

RUMAH *selangor*ku

NEW SOHO @ SETIA ALAM INTERGRATED DEVELOPMENT

*Rumah Selangor*ku

**ONLY
RM230,000**

**BOOKING
FOR ONLY
RM1,000**

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RUMAH SELANGORKU DETIALS

DETAILS	REMARKS
PRICE	RM230,000
BOOKING	RM1,000
STATUS	FREEHOLD & BUMI-LOT
LAND SIZE	13.5 Acres
LAND TYPE	Commercial with HDA
NUMBER OF UNITS	98 Units only, from level 10 to level 15
NUMBER OF LIFTS	4 lifts
SECURITY	3 Tier Security System
TYPES	Type B: 453 sqft Type C: 463 sqft Type D: 452 sqft Type E: 441 sqft
RESTRICTION TO SELL	5 Years
COMPLETION DATE	1 ST Quarter of 2022



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DEVELOPMENT COMPONENTS

1. Lifestyle Mall:

- 256,000sqft

2. Corporate Office:

- 39 storeys
- 346 units
- 624 – 14,400sqft

3. SOHO suites:

- 41 storeys
- 653 units
- 441 – 904sqft

4. Residential Suites:

- 49 storeys
- 568 units
- 894 – 1,195sqft



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SURROUNDING



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SURROUNDING

Shopping Malls

Central Park

Convention Centre

Education Campus

4-Star Hotel

Medical Wellness Hub

Hospital

Exclusive Prestige Bungalow

Corporate Office Tower

Automobile Service Centers

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SOHO SUITES

North-South Facing Units

Enjoy abundance of natural sunlight in the morning and consistent lighting throughout the day!

Integrated Lifestyle Development

Providing convenience thanks to the short distances between live, work & recreational destinations!

Comprehensive Amenities

Comprehensive amenities are available to cater to all your lifestyle needs!

Multi-tier Security

Equipped with 24-hour multitier security with access card, security patrol & CCTV, feel safe where you live and work!

Lifestyle Facilities

Level 9 Facilities Deck allows lifestyle indulgence and provides a meeting place for the community!

Practical Unit Layout

Practical and minimalist layout concept

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NORTH VIEW



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SELANGORKU STOREY PLAN

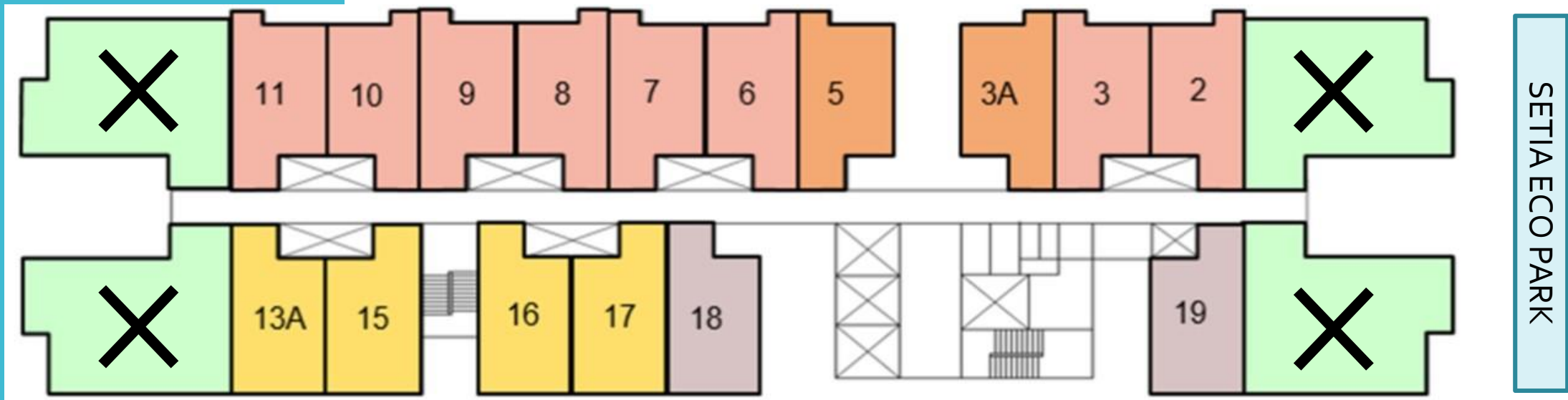
- Level 10 – 15
- 16 units per floor
- 98 units in total

	TYPE B 453 sqft		TYPE C 463 sqft		TYPE D 452 sqft		TYPE E 441 sqft
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SETIA NUSANTARA



SETIA CITY MALL



SETIA ECO PARK

FACILITIES

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FACILITIES – SHARED BETWEEN SOHO SUITES AND CORPORATE OFFICE

LOCATED AT LEVEL 9

1. Botanical Courtyard
2. Jogging track
3. Lounge Pool
4. Amarillo Starlight Pool
5. Terrace Jacuzzi
6. Gymnasium
7. Surau
8. Changing Room
9. Multipurpose Hall
10. Thematic Planting Island
11. People's Junction
12. Community Pod
13. BBQ Pit
14. Shaded Pavilion
15. Planter Seating
16. Toddler Land
17. ABC 123 Stepping
18. Yoga / Tai Chi Deck
19. Diamond Reflexology Trail
20. Serene Deck



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ARTIST IMPRESSION



Community Pod

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ARTIST IMPRESSION



Amarilla Starlight Pool

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TYPE B

- 453 sqft
- 1 Bedrooms
- 1 Bathrooms

1. Foyer
2. Studio
3. Bathroom
4. A/C ledge

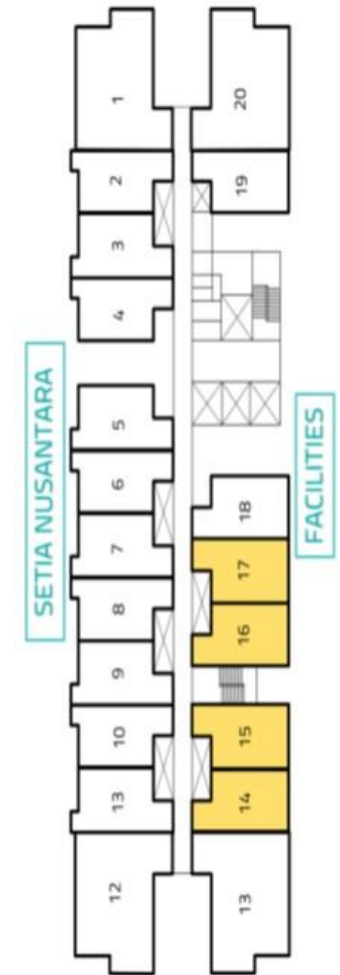


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TYPE C

- 463 sqft
- 1 Bedrooms
- 1 Bathrooms

1. Foyer
2. Studio
3. Bathroom
4. A/C ledge



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TYPE D

- 452 sqft
- 1 Bedrooms
- 1 Bathrooms

1. Foyer
2. Studio
3. Bathroom
4. A/C ledge

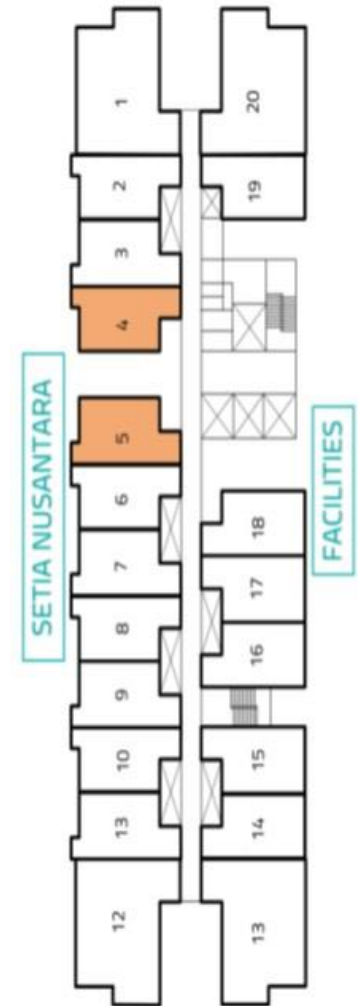


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TYPE E

- 441 sqft
- 1 Bedrooms
- 1 Bathrooms

1. Foyer
2. Studio
3. Bathroom
4. A/C ledge



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RUMAH SELANGORKU SPECIFICATION

a)	Struktur	Konkrit Bertetulang	i)	Kemasan Lantai	Ruang Tamu / Dapur / Ruang Makan (jika berkenaan)							Jubin	
b)	Dinding	Bata / Konkrit Bertetulang			Bilik Mandi							Jubin	
c)	Atap	Konkrit Bertetulang			Anjung Penyaman Udara							Bersimen	
d)	Siling	Lapisan Skim / Bod Siling	j)	Kemasan & Peralatan Bilik Mandi	B	B1	C	C1	D	D1	E	E1	
e)	Tingkap	Tingkap Rangka Aluminium		Tandas	1	1	1	1	1	1	1	1	
f)	Pintu	Pintu Masuk		Basin	1	1	1	1	1	1	1	1	
		Bilik Tidur (jika berkenaan)	Pintu Padu	Paip Singki	1	1	1	1	1	1	1	1	
		Bilik Mandi	Pintu Papan Lapis Licin	Pancuran Mandi	1	1	1	1	1	1	1	1	
g)	Kunci	Set Kunci Berkualiti		Singki Dapur	1	1	1	1	1	1	1	1	
h)	Kemasan Dinding	Ruang Tamu / Ruang Makan /		Paip Dapur	1	1	1	1	1	1	1	1	
		Bilik Tidur (jika berkenaan)	Plaster / Lapisan Skim	Paip Berbibir	1	1	1	1	1	1	1	1	
		Dapur	Jubin Dinding hingga 1.5m / Plaster /	Paip Mesin Basuh	1	1	1	1	1	1	1	1	
		Bilik Mandi	Lapisan Skim										
			Jubin Dinding sehingga Paras Siling	k)	Pemasangan Elektrik	B	B1	C	C1	D	D1	E	E1
				Punca Lampu	3	3	3	3	4	4	4	4	
				Punca Kipas Siling	2	2	2	2	1	1	1	1	
				Punca Kuasa 13A	7	7	7	7	7	7	7	7	
				Punca Kuasa 15A	1	1	1	1	1	1	1	1	
				Punca Loceng Rumah	1	1	1	1	1	1	1	1	
				Punca Pengagihan	1	1	1	1	1	1	1	1	
				Soket Dinding Gentian	1	1	1	1	1	1	1	1	
				Punca SMATV	1	1	1	1	1	1	1	1	

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