

SPECIFICATIONS

STRUCTURE

- Frame : Reinforced Concrete Structure
- Walls : Reinforced Concrete Wall / Masonry
- Roof : Light weight Steel Truss
- Ceiling : Plaster Ceiling / Skim Coat
- Windows : Aluminium Frame With Glass
- Doors : Main Entrance, Bedrooms, Bathrooms, Kitchen & Utility :
 - Metal Doors Frame : Flush Wooden Door / PVC Door
 - Glass Doors : Aluminium Frame

HARDWARE

- High-quality Locks and Accessories
- All Bathroom

PLUMBING INSTALLATIONS

Fixture	Quantity
• Kitchen Sink.....	1 no
• Water Tap.....	1 no
• Toilet WC.....	4 no
• Wash Basin.....	4 no
• Handwash Tap.....	4 no
• Shower Head.....	4 no
• Wahing Maching Tap.....	1 no
• Tap (yard).....	1 no
• Bidet.....	4 no

WALL FINISHES

- Bathrooms : Full Height Tiles
- Internal Walls : Plaster and Paint
- External Walls : Plaster and Weather-Resistant Paint
- Wet Kitchen : 1500 Height Tiles / Plaster and Paint

FLOOR FINISHES

- Entrance, Living Room, Dining Room, Kitchen, Bedrooms, Staircase : Tiles
- Car Porch & Yard : Imprint

MAIN POWER SUPPLY

- Electricity Supply : 1-Phase
- Gate : Mild Steel Gate / Anti-Climb Safety Fence
- Grass Turfing : Provided
- Gas Piping : Not Provided

ELECTRICAL INSTALLATIONS

INSTALLATION	Quantity
• Lighting Points.....	27 no (Intermediate) 28 no (corner)
• Power Point (13A).....	12 no
• Fan Point.....	7 no
• Aircond Point.....	1 no
• Fiber Points.....	1 no
• Doorbell Point.....	1 no
• Water Heather Point.....	1 no
• Tv Point.....	1 no
• Autogate Point.....	1 no

TAMAN BUKIT KATIL
DAMAI

DOUBLE STOREY TERRACE HOMES

TYPE A : 22' X 70'

TYPE B : 22' X 65'



TAMAN BUKIT KATIL
DAMAI

STRATEGIC
LOCATION

MONTSTONE
DEVELOPMENT SDN BHD
202101045295 (1445393-W)

E107, Jalan 16 / 11,
Phileo Damansara 1, Seksyen 16
46350 Petaling Jaya, Selangor

AGENT NAME :
AGENT PHONE :
OFFICE PHONE :03-7931 7733

MSD • No Lesen Pemaju : 30318/12 - 2027/0317(N) • Tarikh Luput:16/12/2022 - 15/12/2027 • No. Permit Iklan & Jualan : 30318 - 1/05 - 2027/0405(N)-(L) • Tempoh Sah Permit Iklan dan Jualan : 23/05/2025-22/05/2027 • Majlis Perbandaran Hang Tuah Jaya • No Rujukan Pelan Bangunan : MPHTJ/ JKB050123001 • Jumlah Unit: (22' x 65' - 50 Unit) & (22' x 70' - 16 Unit) • Pegangan Pajakan Selama Tempoh 99 Tahun Berakhir Pada 30 Disember 2123 • Harga Jualan (22' x 65' - 50 Unit) RM568,900 - RM726,024 • Harga Jualan (22' x 70' - 16 Unit) : RM 607,500 - RM796,224 • Bebanan Tanah : Ya • Sekatan Kepentingan Tanah : Ada (Kod A Tanah ini tidak boleh dipindahmilik, dipajak atau digadai kecuali dengan kebenaran Pihak Berkuasa Negeri; a) Sekatan kepentingan ini dikecualikan bagi pindahmilik, pajakan atau gadaian kepada/ oleh orang melayu, Kod B Tanah ini tidak boleh dipindahmilik, dipajak atau digadai kecuali dengan kebenaran Pihak Berkuasa Negeri. Sekatan kepentingan ini dikecualikan bagi pindahmilik, pajakan atau gadaian kepada / oleh pembeli pertama) • Jangkaan Tarikh Siap : June 2027 • Diskaun Bumiputera : 15% • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

‘YOUR QUIET ESCAPE
IN THE HEART OF THE CITY’

Designed for Modern Living. Surrounded by Timeless Nature



SITE PLAN



- TYPE A - 22' X 70'
- TYPE B - 22' X 65'

TYPE A

20' X 70'

A flexible layout with customizable option, suited for young professionals on the go and growing families.

2581 sq.ft. (Corner)
4 Bedrooms | 4 Bathrooms

2472 sq.ft. (Intermediate)
4 Bedrooms | 4 Bathrooms



TYPE B - 22' X 65'

TYPE B

20' X 65'

A flexible layout with customizable option, suited for young professionals on the go and growing families.

2355 sq.ft. (Corner)
4 Bedrooms | 4 Bathrooms

2257sq.ft. (Intermediate)
4 Bedrooms | 4 Bathrooms

