

phase 7A2, semi-detached & superlink

damai  north





exclusivity. period.



## type sd1

- 2 STOREY SEMI DETACHED HOMES
- BUILT-UP AREA: 3,608 SQ. FT.
- RM1,309,888 - RM1,511,888





Ground Floor



First Floor



## type sd2

- 2 STOREY SEMI DETACHED HOMES
- BUILT-UP AREA: 4,624 SQ. FT.
- LAND AREA: 4,500 - 5,836 SQ. FT.
- RM1,593,888 - RM1,827,888





Ground Floor

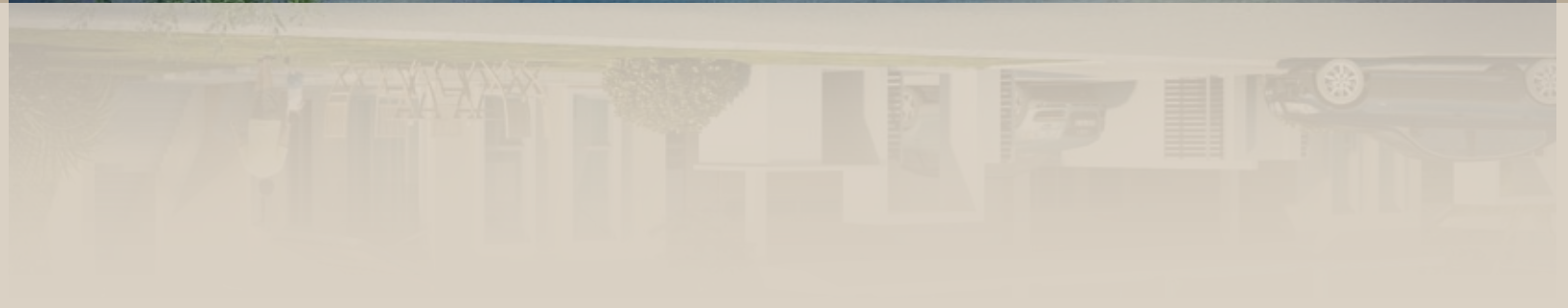


First Floor



## type sd3

- 3 STOREY SEMI DETACHED HOMES
- BUILT-UP AREA: 5,003 SQ. FT.
- LAND AREA: 4,500 - 5,400 SQ. FT.
- RM1,698,888 - RM1,878,888





Ground Floor



First Floor



Second Floor



## type sd4

- 3 STOREY SEMI DETACHED HOMES
- BUILT-UP AREA: 5,431 SQ. FT.
- LAND AREA: 4,500 - 5,442 SQ. FT.
- RM1,790,888 - RM1,974,888





Lower Ground Floor



Ground Floor



First Floor



## type t2

- 3 STOREY SUPERLINK
- BUILT-UP AREA: 3,530 SQ. FT.
- LAND AREA: 1,960 - 2,100 SQ. FT.
- RM1,030,888 - RM1,135,888





Ground Floor



First Floor



Second Floor



## type t3

- 3 STOREY SUPERLINK
- BUILT-UP AREA: 3,414 SQ. FT.
- LAND AREA: 1,960 - 2,817 SQ. FT.
- RM998,888 - RM1,088,888





Lower Ground Floor









Ground Floor



First Floor



**LEGEND**

- |  |  |
|--|--|
|  TYPE T2  |  TYPE SD2 |
|  TYPE T3  |  TYPE SD3 |
|  TYPE SD1 |  TYPE SD4 |



siteplan

2 & 3 STOREYS SEMI DETACHED

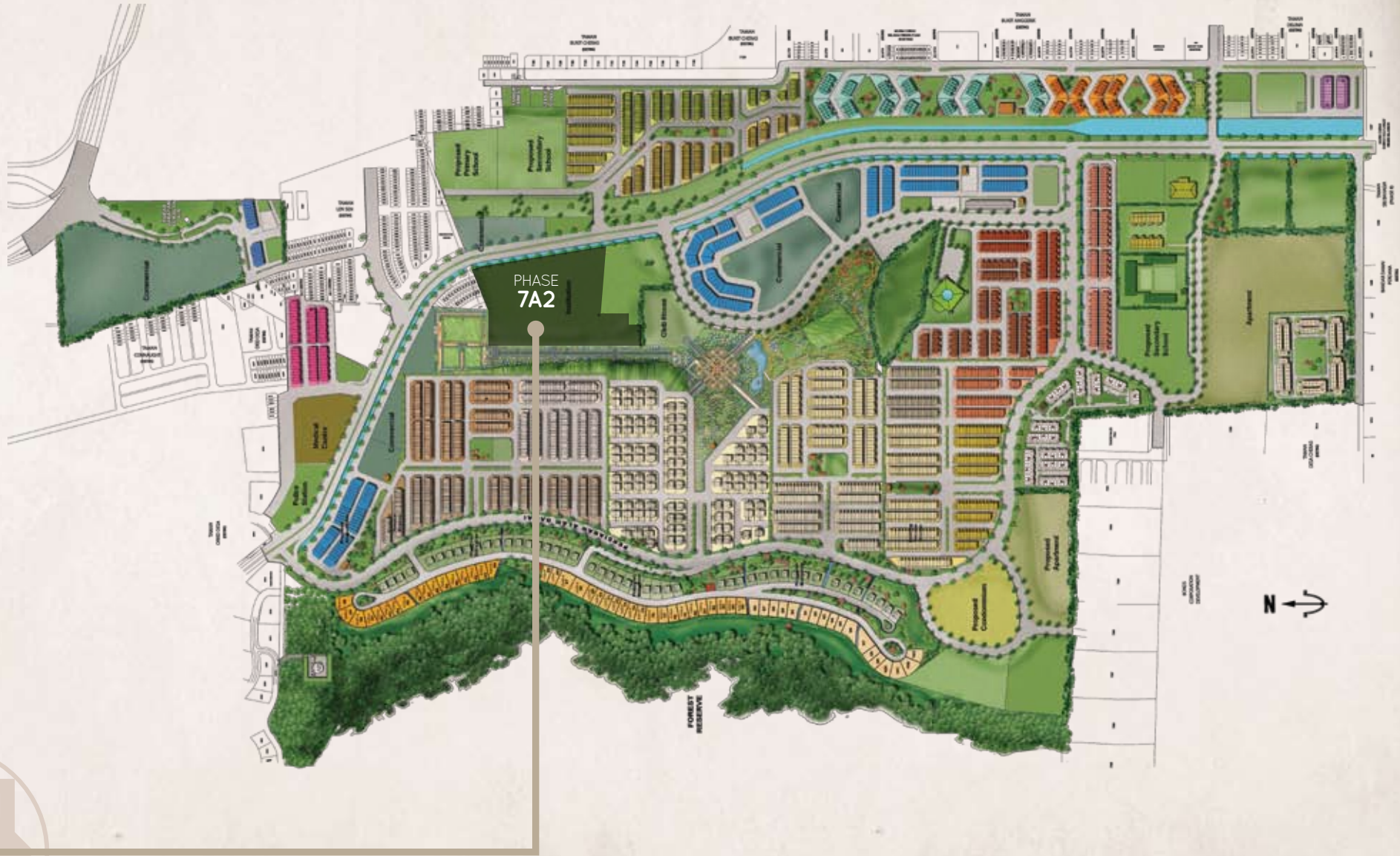
3 STOREY SUPERLINK HOMES

• TOTAL: 61 UNITS

• BUILT-UP AREA SUPERLINK: 3,414 SQ. FT. - 3,530 SQ. FT.

• BUILT-UP AREA SEMI DETACHED: 3,608 SQ. FT. - 5,431 SQ. FT.

☼ master layout plan



# specifications

- Structure** • Reinforced concrete frame and concrete slab
- Wall** • Cement sand bricks
- Roofing Covering** • Clay roof tiles
- Roof Framing** • Propriety steel roof trusses
- Ceiling** • Fibrous plaster ceiling  
• Asbestos free ceiling sheets  
• Plaster and paint/skim coat
- Windows**  
• All area  
- Casement window  
- Fixed glass window  
- Top hung window  
- Aluminium louvered window
- Doors**  
• Entrance - Timber door  
• Store - Timber louvered door  
• Bathroom - Plywood flush door  
• Living, Dining - Glass panel door  
• Bedrooms, Kitchen - Plywood flush door

## Sanitary & Plumbing Fitting

Items	TYPE					
	T2	T3	SD1	SD2	SD3	SD4
Pedestal WC	5	6	6	7	7	8
Wash hand basin	5	7	7	8	8	8
Shower rose	5	5	5	6	6	7
Toilet paper holder	5	6	6	7	7	8
Soap holder	1	1	1	1	1	1
Kitchen sink	1	1	1	1	1	1
Jacuzzi	-	-	-	-	-	1
Garden shower	-	-	-	1	1	-

- Internal telephone Trunking & cabling** • Provided
- Fencing** • Brickwall & M.S
- Turfing** • Nil
- Gas piping** • Nil

- Ironmongery** - Quality lockset
- Wall Finishes**  
• Internal - Cement sand brick  
• External - Cement sand brick  
• Kitchen - Ceramic tiles to approx. 1500mm  
• Bathroom - Ceramic tiles to ceiling height internally  
• Party wall - Clay brick
- Floor Finishes**  
• Driveway - Concrete imprint  
• Car Porch - Homogeneous tiles  
• Entrance - Homogeneous tiles  
• Living, Dining, Guest Room - Porcelain tiles/Timber flooring  
• Kitchen - Ceramic tiles  
• Yard - Homogeneous tiles  
• Utility/Maid - Ceramic tiles  
• Store - Cement screed  
• Bathrooms - Ceramic tiles  
• Family - Timber flooring  
• Bedrooms - Timber flooring  
• Staircase - Timber flooring  
• Terrace - Homogeneous tiles

## Electrical Installation

Items	TYPE					
	T2	T3	SD1	SD2	SD3	SD4
Lighting points	33	38	45	51	65	56
Fan point	10	10	11	13	15	13
MATV point	2	2	3	3	3	3
SMATV	1	1	1	1	1	1
Telephone point	3	3	3	3	3	3
Power point	24	24	34	40	45	46
Air cond point	5	5	7	7	8	9
Water heater point	5	5	5	6	6	7
Door bell point	1	1	1	1	1	1
Autogate point	1	1	1	1	1	1





**I & P Group**

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**I'M  
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**THE EDGE TOP10  
PROPERTY  
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AWARD**  
6 CONSECUTIVE YEARS

PHASE 7A2 (3 Storey Superlink & 2 & 3 Storey Semi - Detached Homes) Developer: Syarikat Perumahan Pegawai Kerajaan Sdn. Bhd. (10586-D) • Developer's Address: Tingkat 7, Bangunan Setia 1, No. 15, Jalan Dungun, Damansara Heights, P.O Box 12497, Kuala Lumpur • Developer's License No: 318-35/08 - 2013/913 • Validity Period: 16/08/2010 - 15/08/2013 • Advertising Permit No: 318-35/1915/2011 (10) • Validity Period: 5/10/2010 - 4/10/2011 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval Reference No: BP S3 OSC 2009 4573 approved 10 June 2010 • Expected Date of Completion: October 2012 • Agreement Land Encumbrance (if any): Nil • Tenure of Land: Leasehold 99 years expiring 22/1/2108 • Restriction of interest: The land cannot be transferred, leased and charged without consent from Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • Selling Price: Min RM 1,023,888 Max RM1,974,888 • Discount for Bumiputera: 5% • Built up area Superlink: Min 3,414 sq. ft. Max 3,530 sq. ft. • Built up area Semi Detached: Min - 3,608 sq. ft. Max - 5,431 sq. ft. • No. of Units: 46