



*Taman*  
**BELIMBING SETIA**  
Phase 2





优质环境  
宽敞舒适





## SPECIFICATION

Structure/结构	Reinforced concrete frame/钢筋混凝土结构
Wall/墙壁	Brickwall/红砖
Roof/屋顶	Concrete tiles/钢筋混凝土瓦
Ceiling/天花板	Plaster ceiling (Internal)/石膏板 (内) Skim Coat (Car Porch)/ 撇底灰层 (车房) Cement board (Roof Eaves)/ 纤维板 (屋檐)
Roof Structure/屋顶结构	Metal trusses/钢铁屋架
Windows/窗户	Powder-coated aluminium frame windows/电泳铝框玻璃窗
Doors/门	Solid timber door/实木门 Powder-coated aluminium frame sliding door/电泳铝框推拉式门
Floor Finishes/地板	Living, Dining/客厅、饭厅 - Porcelain tiles/瓷砖 Bedrooms, Kitchen, Baths/卧室、厨房、浴室 - Ceramic tiles/瓷砖 Car porch/车房 - Ceramic tiles/瓷砖 Others/其他 - Cement render/洋灰
Wall Finishes/墙壁修饰	Kitchen/厨房 - 1500mm high ceramic tiles/1500mm高瓷砖 Baths/浴室 - Ceiling height ceramic tiles/全高铺瓷砖 Other/其他 - Cement plaster/洋灰抹面
Painting/漆	Interior walls/内墙 - Emulsion paint/乳胶漆 Exterior walls/外墙 - Weather resistant paint/耐久树脂漆
Sanitary Installation/卫生配套	Water closet/厕位 - 2 Nos. Water basin/洗脸盆 - 2 Nos. Kitchen sink/洗碗盆 - 1 No. Shower/花洒 - 2 Nos.
Electrical Installation/电流装置	Lighting points/电灯位 - 14 Nos. 13 AMP power points/13AMP电源插座 - 13 Nos. Fan points/风扇位 - 6 Nos. Telephone point/电话位 - 1 No. TV point/电视位 - 1 No.
Fencing/篱笆	Cement sand brick wall with cembboard fencing/ 砂浆黄砂墙与石灰板 1500mm high wire mesh fencing/1500mm高铁丝网 M.S. sliding and folding gate/ 钢架式及折叠铁门



Floor Plan

(Built-up Area: 1,725sq. ft.)

# The Location

Good reasons to choose TAMAN BELIMBING SETIA

- **FREEHOLD** land status
- An Exclusive Bungalow development with a lower density
- Spacious Built-up Area
- Better protection against flash floods
- Close proximity to Batu Berendam & MITC
- Short distance from The Krubong Industrial Estate
- Easy access to SPA Highway & Ayer Keroh Toll



**GPS Coordinates:**  
N 2°19'33.20"  
E 102°16'20.62"



+606 - 264 4050 (Sales Gallery)  
+606 - 317 3236 (Batu Berendam)

IEA	016-215 8191	ONG	016-682 1201
DORA	016-441 6278	MICHELLE	012-441 9699
RENEE	011-3342 7052	MARDY	011-1238 8511
FARAH	011-5505 9653	JESSICA	016-715 2684

TELADAN SETIA SDN. BHD. (261447 A)  
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Taman Mutiara Melaka, Batu Berendam, 75350 Melaka.

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We accept:



Tenure of Land: Freehold \* Land Encumbrances: None \* Expected Completion Date: June 2021 \* Approving Authority: Majlis Perbandaran Alor Gajah \* Building Plan Approval No: MPA0 431/EG/740 \* Developer's Licence No: 1305-28/12-2019/00709(L) \* Validity Period: 31.12.2018 - 30.12.2019 - Sales & Advertising Permit No: 1305-20/12-2019/00709(L) \* Validity Period: 31.12.2018 - 30.12.2019 - Single Storey Bungalow House (30' x 80') - 64 units. Min. 379,303 Max. 705622,550