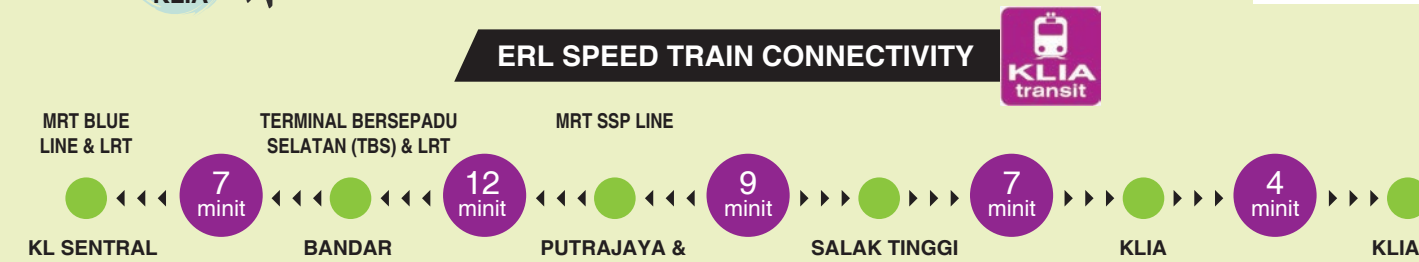
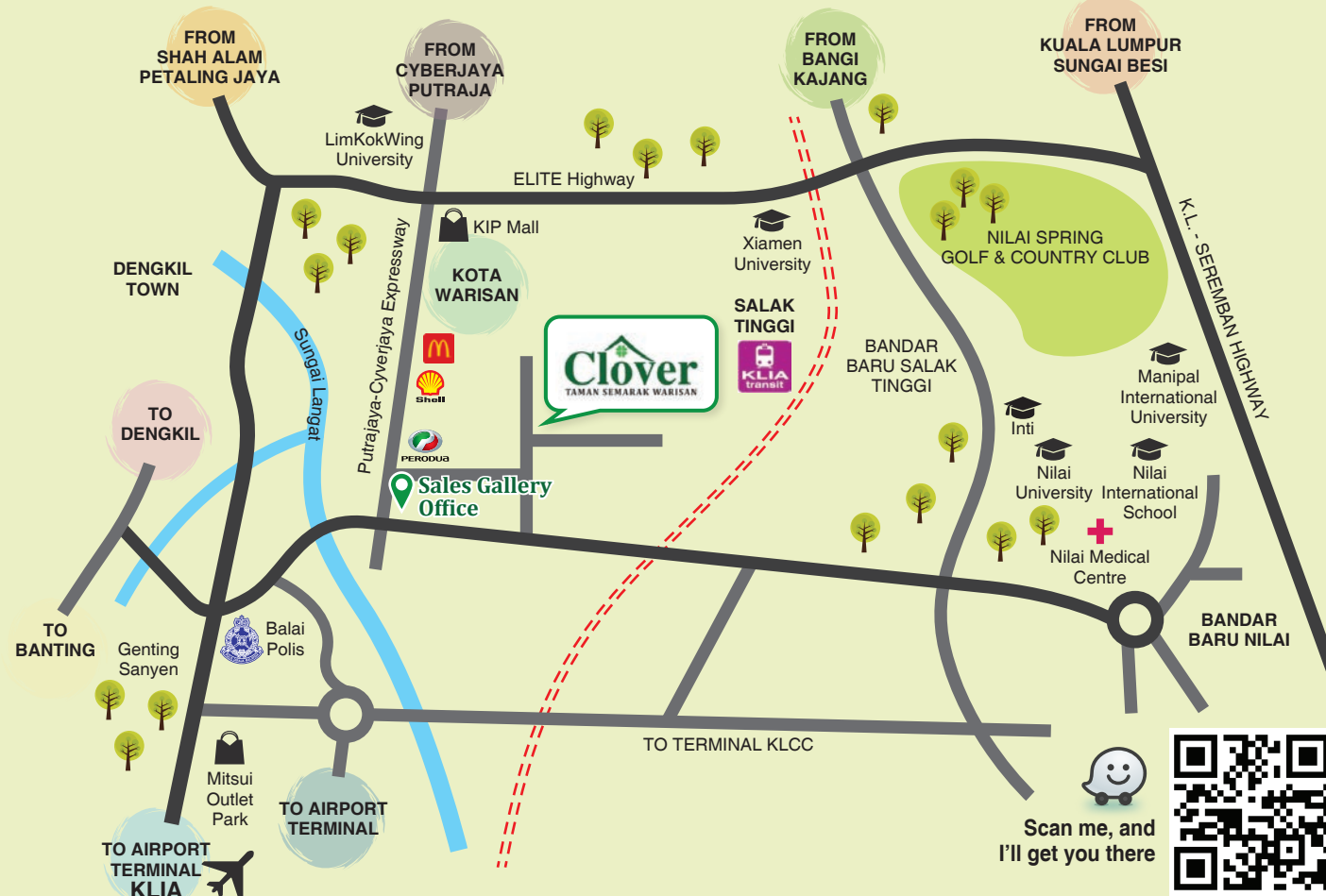


Location Map

- McDonald's (1.4 KM)
 - Shell Petrol Station (2.1 KM)
 - KIP Mall (2.8 KM)
 - Xiamen University (5.5 KM)
 - Mitsui Outlet Park and Kuala Lumpur International Outlet (5.9 KM)
 - FIG Farm (6.6 KM)
 - INTI International University (9 KM)
 - KLIA & KLIA 2 Airport (10 KM)
- Nilai Medical Center Hospital (10.4 KM)
 - Nilai University and Nilai International School (11.4 KM)
 - Manipal International University (12 KM)
 - University Sains Islam Malaysia (15 KM)
 - Shaftsbury Serviced Suites and Hotel, DPULZE Shopping Centre in Cyberjaya (17 KM)
 - Multimedia University Cyberjaya (18 KM)
 - Putrajaya Hospital (19 KM)
 - Limkokwing University of Creative Technology (24 KM)



Sales Gallery Office

Zestrans Sdn. Bhd.; Registration No.: 200201000280 (567943-T) A member of CNH Group
No.1, Jalan Gemilang 1, Pusat Perniagaan Gemilang, 43900 Sepang, Selangor
Tel.: 03-8705 2691/2791 Fax: 03-8705 3291

Developer: Zestrans Sdn Bhd; Registration No.: 200201000280 (567943-T); A member of CNH Group; Main Office: No.51, Persiaran Pegaga, Taman Bayu Perdana, 41200 Klang, Selangor;
License No: 11102-2/03-2022/0223(L); Advertising permit No: 11102-2/03-2022/0223(P); Validity Period: 11/03/2020-10/03/2022;
Tenure of Land: 99 years Leasehold; Land Encumbrances: n/a
Expected date of Completion: October 2022; Approving Authority: Majlis Perbandaran Sepang; Building Plan Ref. MP.Sepang 600-34/4/150; 189 Units Double Storey Terrace House (Min) RM539,350.00-(Max) RM 700,350.00;
7% Bumiputera Discount.
Restriction in interest: This land cannot be transferred, leased or mortgaged except with the permission of the state authorities
Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specification are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer/Architect and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply



Master Plan



Clover
TAMAN SEMARAK WARISAN
FASA 1A & 1B

- RT1 Double Storey Terrace House (20' x 63')
- RT2 Double Storey Terrace House (18' x 70')
- PE Sub-Station
- Open For Sale

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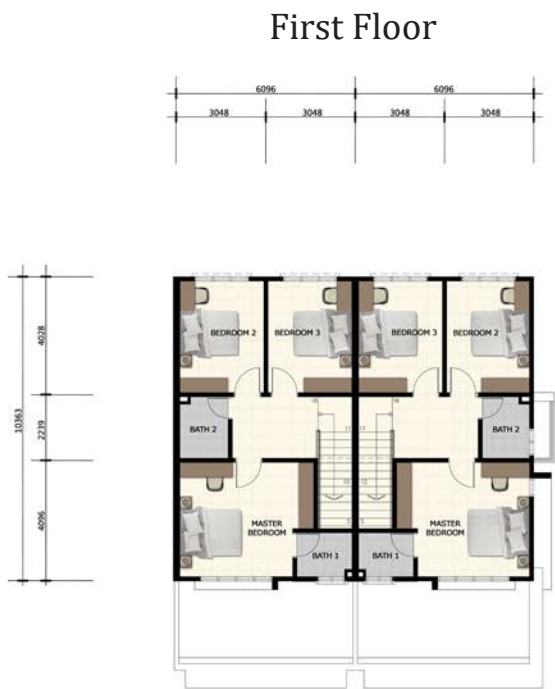
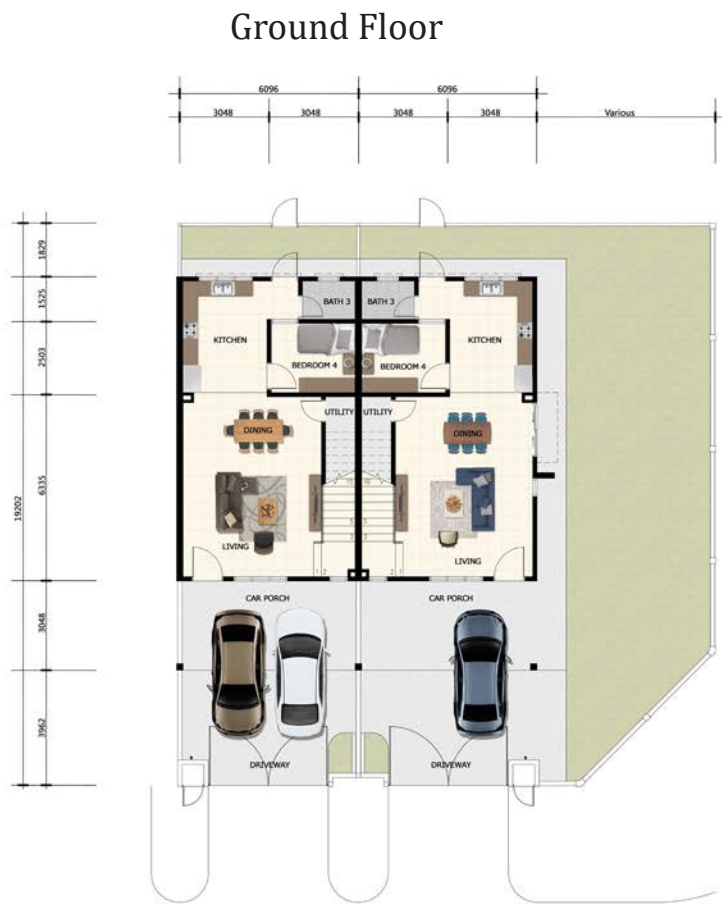
Specifications

PROJECT : FASA 1A (SEBAHAGIAN LOT ASAL 19616)
SPECIFICATIONS - 2 STOREY TERRACE HOUSE (RT 1 & RT 2)

(a)	Structure	Reinforced Concrete Structure		
(b)	Wall	Cement Sand Bricks		
(c)	Roofing Covering	Concrete Tiles Roofing		
(d)	Roof Framing	Light Gauge Galvanized Steel		
(e)	Ceiling	Skim Coat at Ground Floor Plaster Ceiling at First Floor		
(f)	Windows	Aluminium Frame Glass Panel Casement Window M.S. Frame Adjustable Glass Louvers Window Aluminium Frame Glass Panel Top Hung Window High Level M.S. Frame Fixed Louvers Glass Window High Level Aluminium Frame Glass Panel Top Hung Window		
(g)	Doors	Main	: M.S. Frame Solid Door.	
		All Bedroom	: M.S. Frame Plywood Flush Door.	
		Kitchen	: M.S. Frame Plywood Flush Door.	
		Bathrooms	: PVC Door.	
(h)	Ironmongery	Local Made Quality		
(i)	Wall Finishes	All Walls	: Cement Plaster With Paint	
		Bathrooms & Kitchen	: 5' 0" Height Glazed Wall Tiles	
		Internal	: Emulsion Paint	
		External Wall	: Weather Paint	
(j)	Floor Finishes	Living , Dining,	: Ceramic Tiles With Skirting	
		All Bedroom,	: Ceramic Tiles With Skirting	
		Kitchen,	: Ceramic Tiles With Skirting	
		All Bath	: Ceramic Tiles With Skirting	
		Car Porch / Driveway	: Concrete Imprint	
		Utility, Others	: Cement Render	
(k)	Sanitary and Plumbing Fittings	Wash Basin	: 3 Nos	
		Sitting W.C.	: 3 Nos	
		Kitchen Sink	: 1 Nos	
		Shower Head	: 3 Nos	
(l)	Electrical Installation		End	Inter
		Auto Gate Point	: 1 Nos	1 Nos
		Light Points	: 24 Nos	23 Nos
		13A Socket Outlet	: 15 Nos	15 Nos
		Ceiling Fan Points	: 5 Nos	5 Nos
		TV Points	: 1 Nos	1 Nos
		Air-cond Point	: 5 Nos	5 Nos
		Door Bell	: 1 Nos	1 Nos
		Water Heater Point	: 3 Nos	3 Nos
(m)	Internal Telephone Trunking & Cabling	Telephone Points	: 1 Nos	
(n)	Fencing	5' High Wall Fencing 5' High Chain Link Fencing 5' High Brick Wall With M.S. Grilles Fencing 5' High M.S. Swing Gate.		
(o)	Turfing	- Nil -		

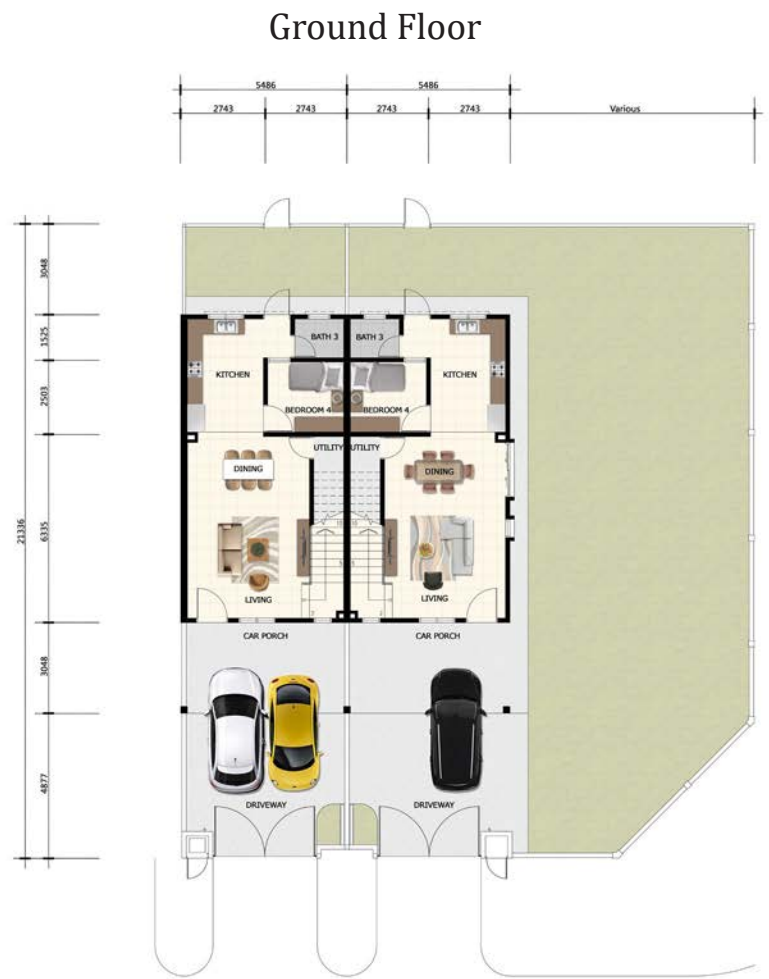
All plan & specification are subject to change by the relevant Authorities or Developer's Architect
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Double Storey
Terrace House
RT 1
20' x 63'
Build up : 1,460 sf



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Double Storey
Terrace House
RT 2
18' x 70'
Build up : 1,314 sf



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