

# ARTISAN HOMES



**BIRCH PARK**

CO-HOME / ARTISAN / ALFRESCO / GARDEN HOMES

**A-FRAME TERRACES**  
**MULTIGENERATIONAL LIVING**  
**PRIVATE & SECURE**  
**CLOSE TO NATURE**  
**AMPLE VENTILATED SPACES**



2E 20' X 65'

2F 20' X 70'

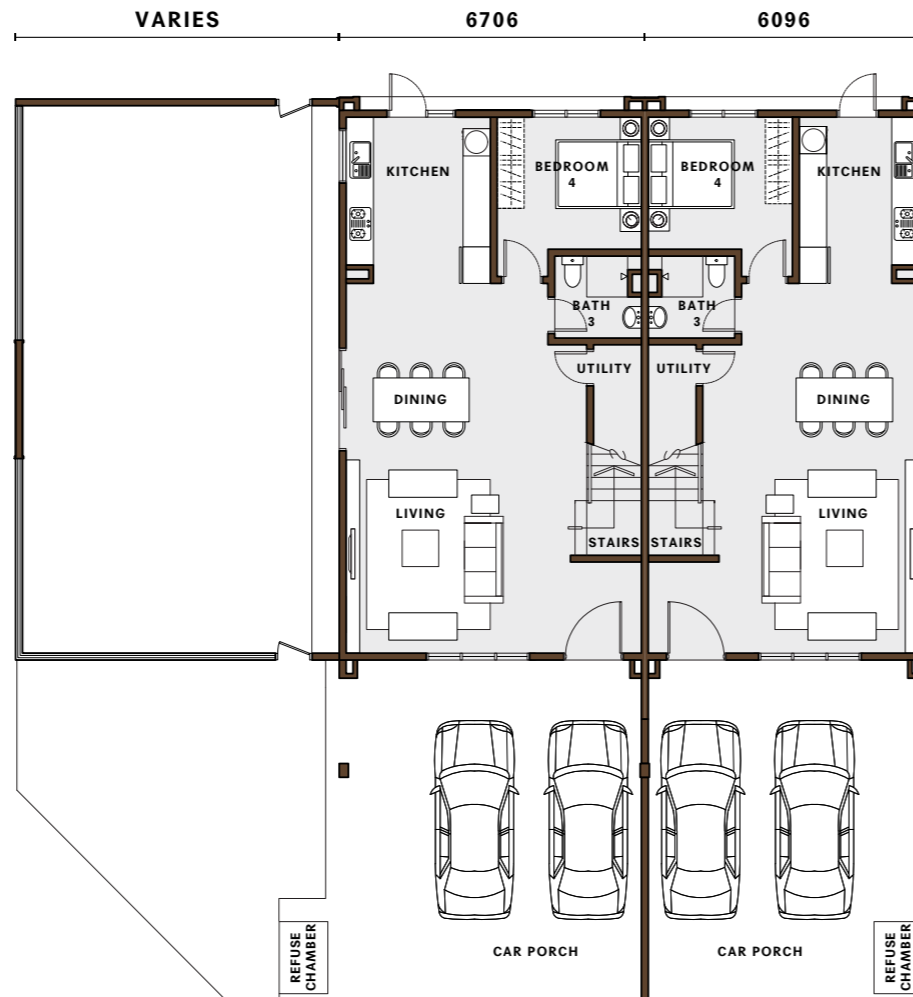
# 2E

intermediate / corner  
1,798 sf / 1,985 sf  
4 Beds 3 Baths

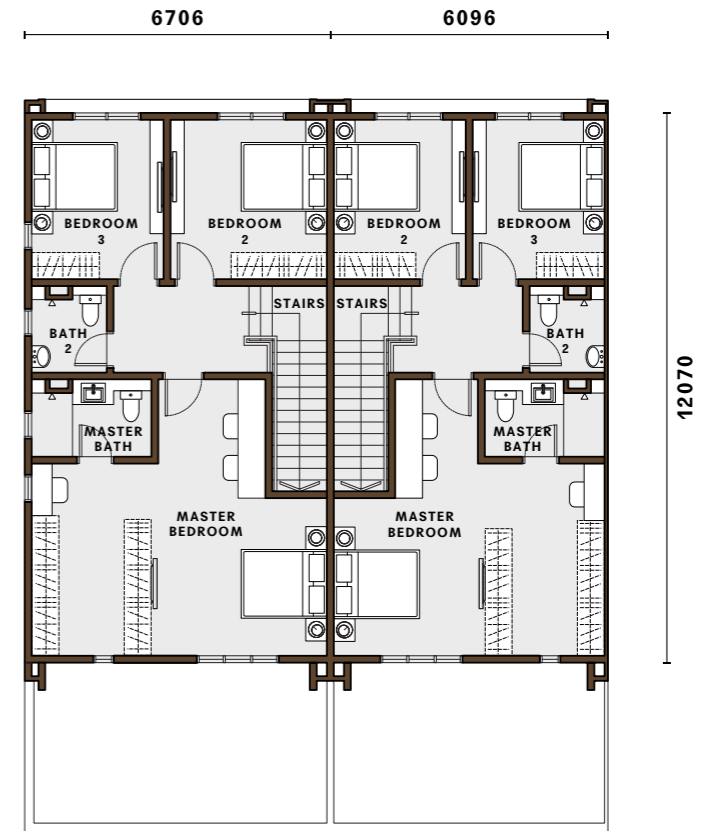
land area  
20' X 65'



CORNER INTERMEDIATE



GROUND FLOOR

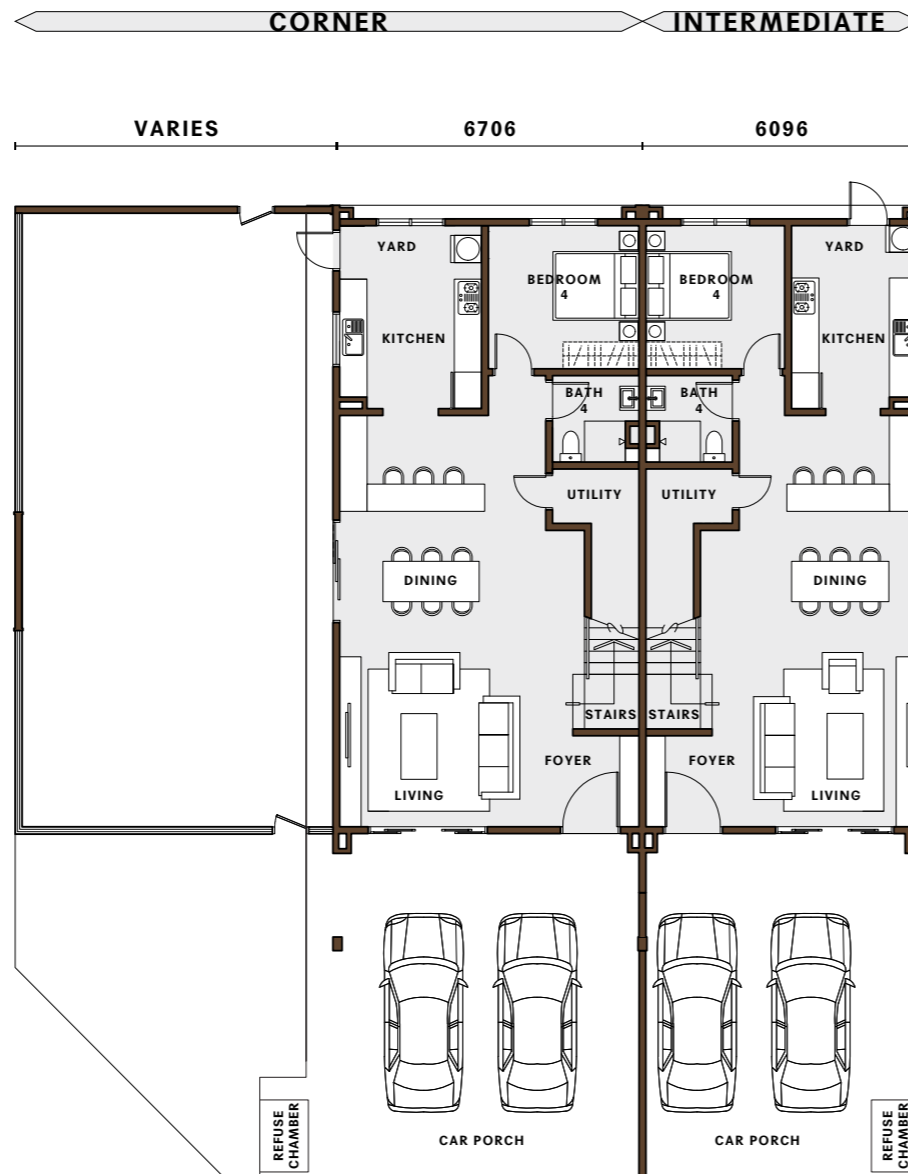


FIRST FLOOR

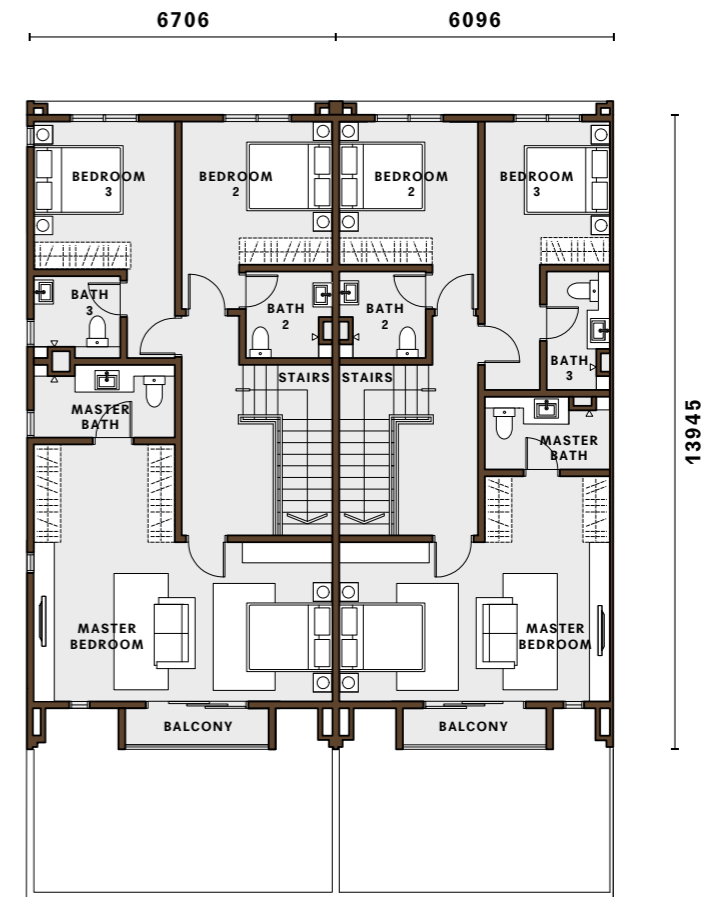
# 2F

intermediate / corner  
2,005 sf / 2,239 sf  
4 Beds 4 Baths

land area  
20' X 70'



GROUND FLOOR



FIRST FLOOR

# SPECIFICATIONS

|                                   |   |  |                 |
|-----------------------------------|---|--|-----------------|
| <b>STRUCTURE</b>                  |   | Reinforced Concrete                                  |                 |
| <b>WALL</b>                       |   | Brick Wall   |                 |
| <b>ROOF COVERING</b>              |   | Metal Roof / Reinforced Concrete Roof                |                 |
| <b>ROOF FRAMING</b>               |   | Metal Roof Truss                                     |                 |
| <b>CEILING</b>                    |   | Skim Coat / Plaster Ceiling                          |                 |
| <b>WINDOWS</b>                    |   | Aluminum Framed Glass Window                         |                 |
| <b>DOORS</b>                      | <b>MAIN ENTRANCE</b>  | Timber Door  |                 |
|                                   | <b>BEDROOM / BATHROOM</b>                                   | Flush Door   |                 |
|                                   | <b>OTHERS</b>   | Aluminum Framed Glass Door                           |                 |
| <b>WALL FINISHES</b>              | <b>KITCHEN, MASTER BATH / BATH 2 / BATH 3 / BATH 4 (2F)</b> | Tiles, Plaster & Paint                               |                 |
|                                   | <b>OTHERS</b>   | Plaster & Paint                                      |                 |
| <b>FLOOR FINISHES</b>             | <b>CAR PORCH</b>  | Tiles  |                 |
|                                   | <b>LIVING / DINING / KITCHEN / UTILITY / BEDROOM 4</b>      | Tiles  |                 |
|                                   | <b>GROUND FLOOR</b>   | <b>BATH 3 (2E) / BATH 4 (2F)</b>                     | Tiles           |
|                                   |   | <b>STAIRCASE</b>                                     | Laminated Floor |
|                                   |   | <b>OTHERS</b>  | Cement Render   |
|                                   | <b>FIRST FLOOR</b>  | <b>STAIRCASE / MASTER BEDROOM / BEDROM 2 &amp; 3</b> | Laminated Floor |
|                                   |   | <b>MASTER BATH / BATH 2 / BATH 3 (2F) BALCONY</b>    | Tiles           |
| <b>OTHERS</b>                     |   | Cement Render  |                 |
| <b>FENCING</b>                    |   | Minimum 1.2m High Brick Wall                         |                 |
| <b>TURFING (WHERE APPLICABLE)</b> |   | Yes  |                 |
| <b>IRONMONGERY</b>                |   | Quality Lockset                                      |                 |

|                                |                    | <b>2E</b>           |                     | <b>2F</b>           |                     |
|--------------------------------|--------------------|---------------------|---------------------|---------------------|---------------------|
|                                |                    | <b>INTERMEDIATE</b> | <b>CORNER / END</b> | <b>INTERMEDIATE</b> | <b>CORNER / END</b> |
| <b>SANITARY &amp; PLUMBING</b> | Water Closet       | 3                   | 3                   | 4                   | 4                   |
|                                | Wash Basin         | 3                   | 3                   | 4                   | 4                   |
|                                | Shower             | 3                   | 3                   | 4                   | 4                   |
|                                | Kitchen Sink       | 1                   | 1                   | 1                   | 1                   |
| <b>ELECTRICAL</b>              | Light Point        | 16                  | 17                  | 19                  | 20                  |
|                                | Power Point        | 14                  | 14                  | 15                  | 15                  |
|                                | Air-Cond Point     | 5                   | 5                   | 5                   | 5                   |
|                                | Water Heater Point | 3                   | 3                   | 4                   | 4                   |
|                                | Fan Point          | 6                   | 6                   | 6                   | 6                   |
|                                | Gate Light Point   | 1                   | 1                   | 1                   | 1                   |
|                                | Bell Point         | 1                   | 1                   | 1                   | 1                   |
| <b>TRUNKING</b>                | Data Point         | 1                   | 1                   | 1                   | 1                   |



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**ECOWORLD**  
CREATING TOMORROW & BEYOND

Developer: Eco Majestic Development Sdn Bhd (1079086-W). Developer's License: 19150/12-2023/0957(A). Validity Period: 25/12/2021 - 24/12/2023. Developer's Permit: 19150-12/10-2025/0218(A)-(S). Validity Period: 05/10/2022 - 04/10/2025.  
Land Tenure: Freehold. Approving Local Authority: Majlis Perbandaran Kajang. Expected Date of Completion: Oct 2025. Land Encumbrances: Public Bank Berhad. Restriction in Interest: Nil. Type of property: Double Storey Terrace House.  
Building Plan Ref No.: Bil.(20)d/m.MPKj2/P/40/2021. Size: 20' x 65', Total Unit: 55, RM841,500 (min) - RM1,089,000 (max). Size: 20' x 70', Total Unit: 58, RM 947,100 (min) - RM 1,203,400 (max).

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA