

ALFRESCO HOMES



BIRCH PARK

CO-HOME / ARTISAN / ALFRESCO / GARDEN HOMES

**SHELTERED OPEN-AIR
A-FRAME TERRACES
MULTIGENERATIONAL LIVING
PRIVATE & SECURE
AMPLE VENTILATED SPACES**

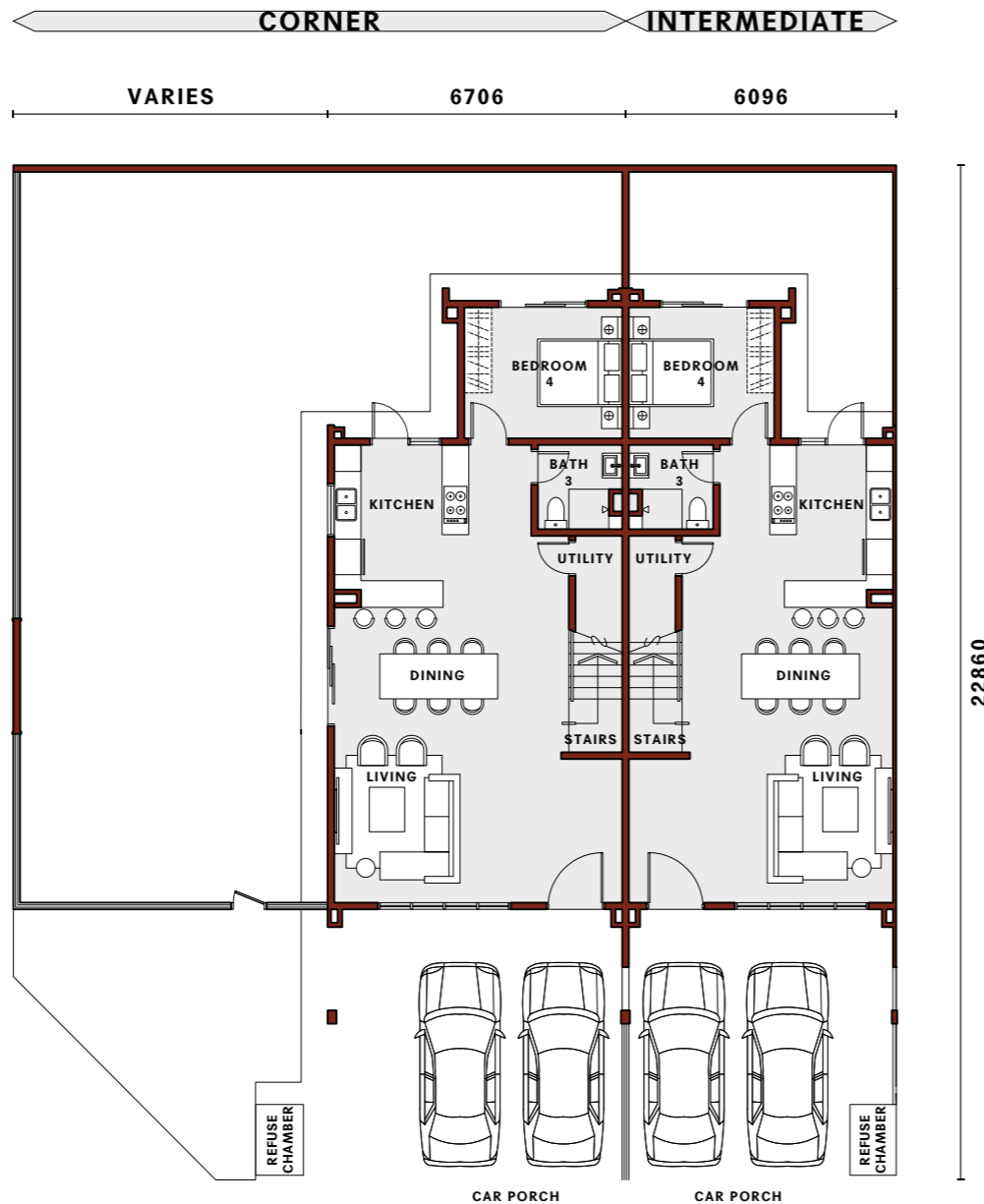


2G 20' X 75'

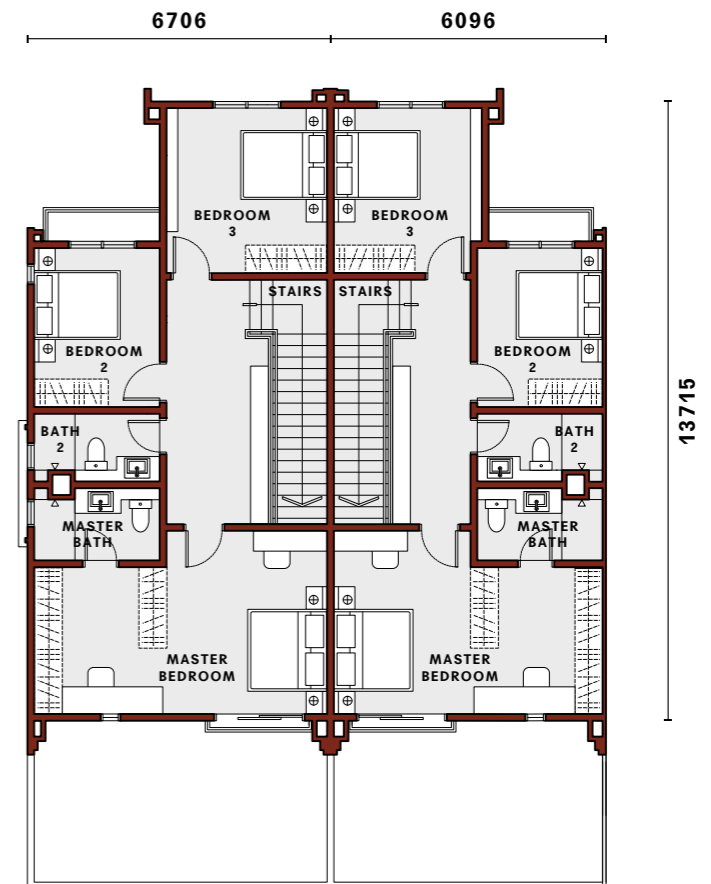
2G

intermediate / corner
1,826 sf / 2,027 sf
4 Beds 3 Baths

land area
20' X 75'



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

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

		2G	
		INTERMEDIATE	CORNER / END
SANITARY & PLUMBING	Water Closet	3	3
	Wash Basin	3	3
	Shower	3	3
	Kitchen Sink	1	1
ELECTRICAL	Light Point	18	19
	Power Point	16	16
	Air-Cond Point	5	5
	Water Heater Point	3	3
	Fan Point	6	6
	Gate Light Point	1	1
	Bell Point	1	1
TRUNKING	Data Point	1	1



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ECOWORLD
CREATING TOMORROW & BEYOND

Developer: Eco Majestic Development Sdn Bhd (1079086-W). Developer's License: 19150/12-2028/1402(A). Validity Period: 25/12/2023 - 24/12/2028. 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)dIm.MPKj2/P/40/2021. Size: 20' x 75' Total Unit: 65, RM914,100 (min) - RM 1,177,000 (max).

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

dated 30 January 2024