

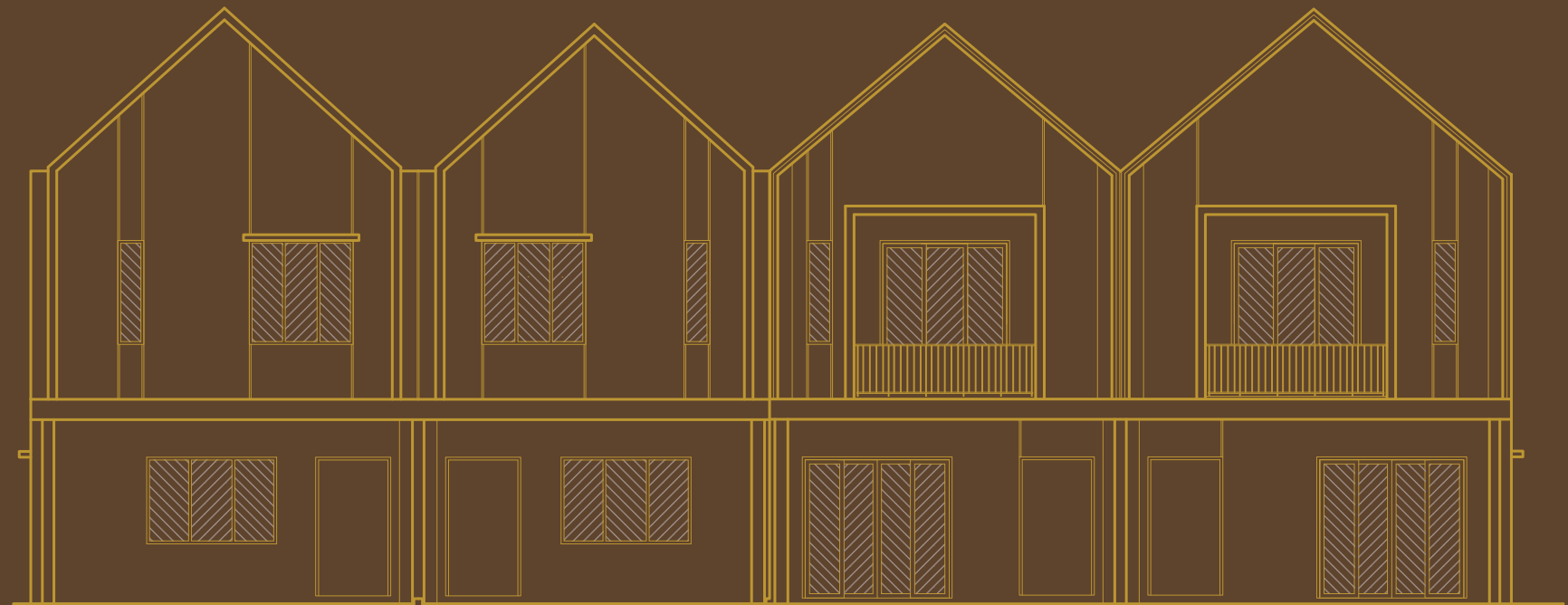
# ARTISAN HOMES



**BIRCH PARK**

CO-HOME / ARTISAN / ALFRESCO / GARDEN HOMES

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



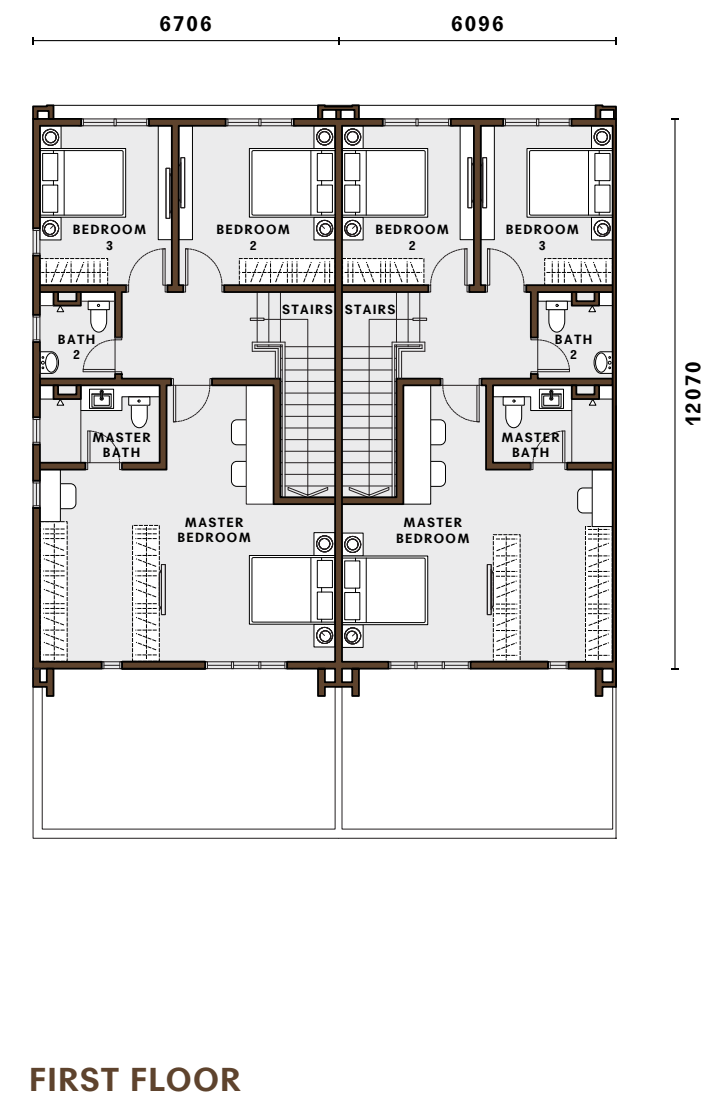
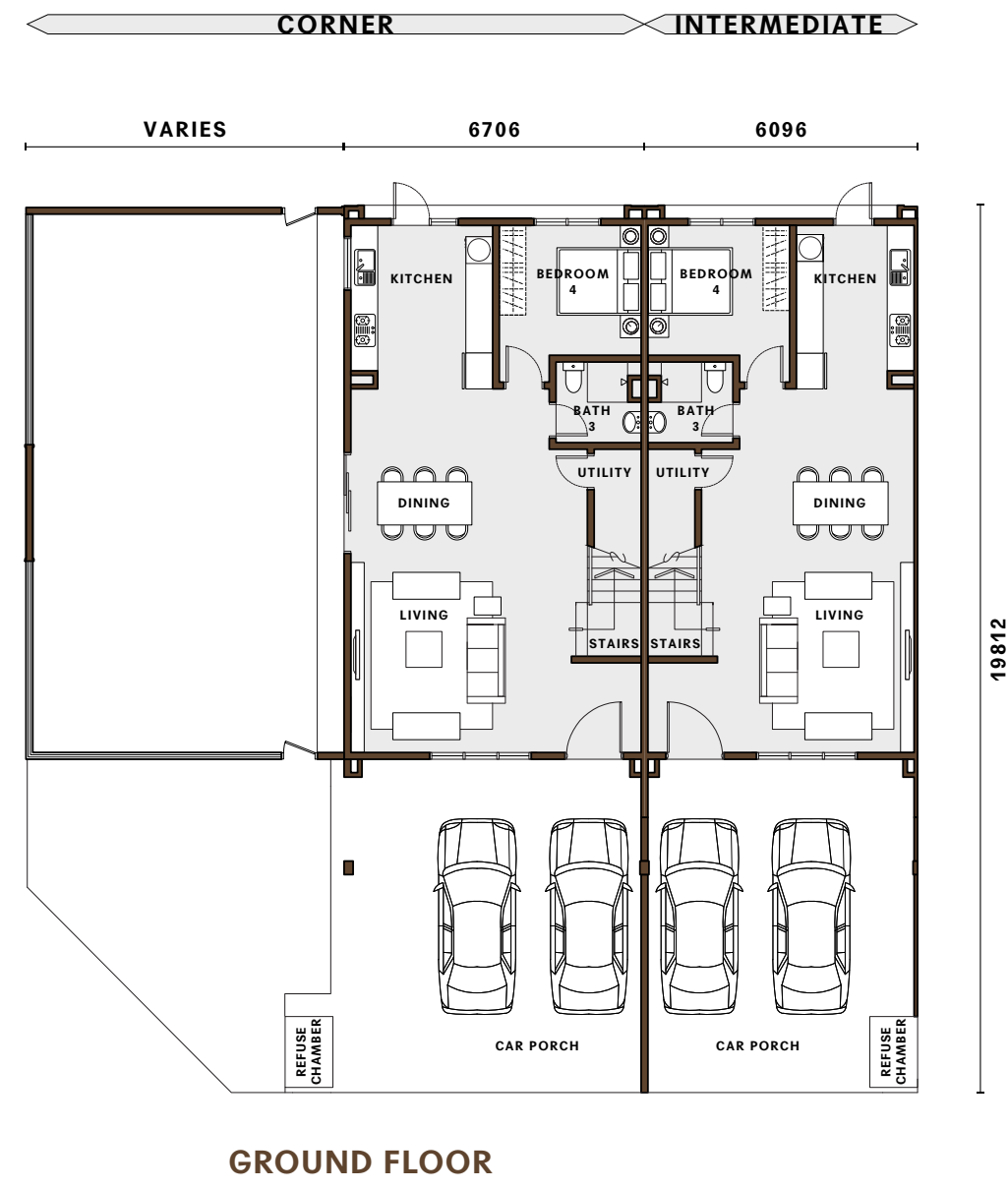
2E 20' X 65'

2F 20' X 70'

# 2E

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

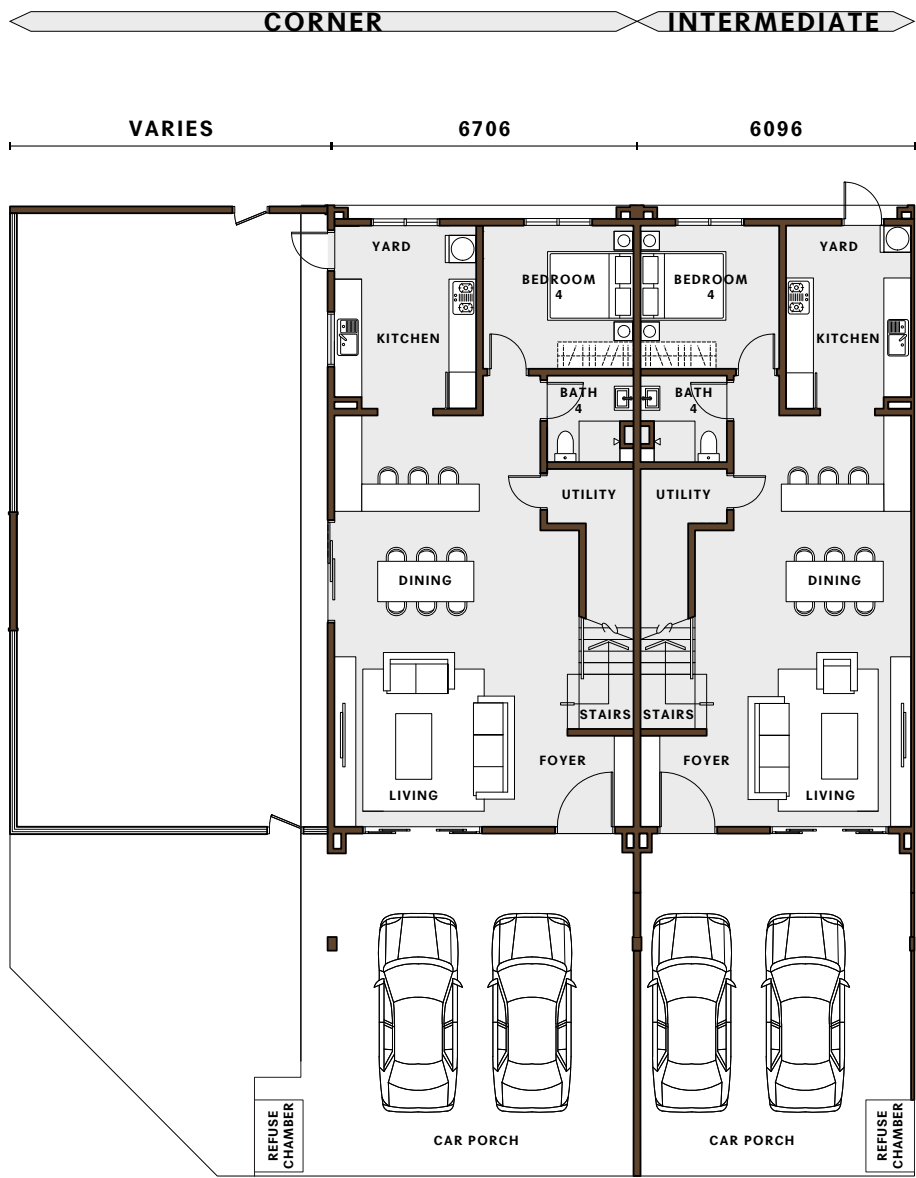
land area  
20' X 65'



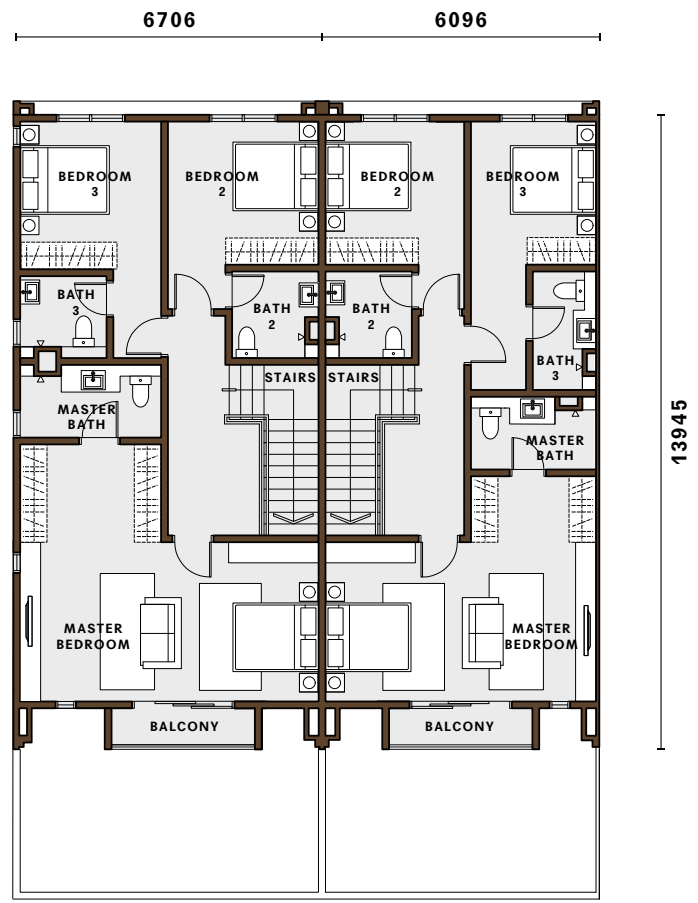
# 2F

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

land area  
20' X 70'



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	Flush Door	
	OTHERS	Aluminum Framed Glass Door	
WALL FINISHES	KITCHEN, MASTER BATH / BATH 2 / BATH 3 / BATH 4 (2F)	Tiles, Plaster & Paint	
	OTHERS	Plaster & Paint	
FLOOR FINISHES	GROUND FLOOR	CAR PORCH	Tiles
		LIVING / DINING / KITCHEN / UTILITY / BEDROOM 4	Tiles
		BATH 3 (2E) / BATH 4 (2F)	Tiles
		STAIRCASE	Laminated Floor
		OTHERS	Cement Render
	FIRST FLOOR	STAIRCASE / MASTER BEDROOM / BEDROM 2 & 3	Laminated Floor
		MASTER BATH / BATH 2 / BATH 3 (2F) BALCONY	Tiles
		OTHERS	Cement Render
	FENCING		Minimum 1.2m High Brick Wall
	TURFING (WHERE APPLICABLE)		Yes
IRONMONGERY		Quality Lockset	

		2E		2F	
		INTERMEDIATE	CORNER / END	INTERMEDIATE	CORNER / END
SANITARY & PLUMBING	Water Closet	3	3	4	4
	Wash Basin	3	3	4	4
	Shower	3	3	4	4
	Kitchen Sink	1	1	1	1
ELECTRICAL	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
TRUNKING	Data Point	1	1	1	1



KLANG VALLEY | ISKANDAR MALAYSIA | PENANG | SYDNEY | LONDON

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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)d1m.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