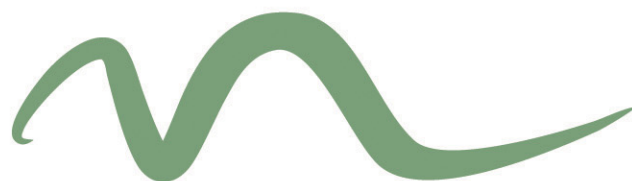


Uncover the blissfulness in this low density home set upon the exclusive acreage within an established township of Mantin.



a prestige development by PTT Development Sdn Bhd

20' X 60' 2 STOREY TERRACE
MANTIN, NEGERI SEMBILAN

4 Rooms + 3 Bathrooms

Type A : Built-up fr. 1797 - 1845 sq. ft.

Type B : Built-up fr. 1648 - 1696 sq. ft.

FREEHOLD

A peaceful environment low density 40 units terrace houses.



** Artist Impression Disclaimer:
This artist's impression is intended to illustrate the appearance of this home once completed. No warranty is given that the completed home will comply to any degree of this artist's impression.*



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SPECIFICATIONS

Structure	: Reinforced concrete / Load bearing wall
Wall	: Brick wall / RC wall
Roof	: Concrete roof tiles and reinforced concrete flat roof
Ceiling	: Skim coat on r.c. soffit and cement boards

Window	: Aluminium frame clear glass window
Door	: Timber flushed doors / solid timber door
	: Aluminium frame clear glass sliding doors

Paint	
Internal	: Emulsion paint
External	: Weather resistant paint

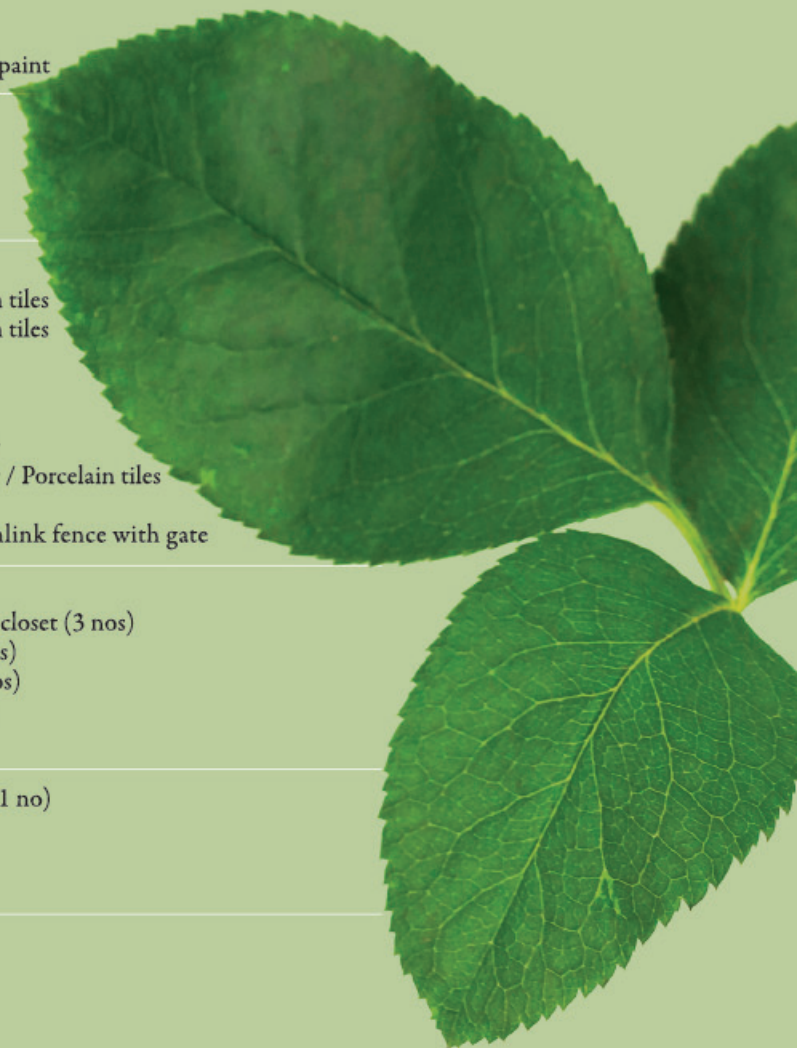
Wall Finishes	
General	: Plaster & paint
Bathroom	: Porcelain tiles
Kitchen	: Ceramic tiles

Floor Finishes	
Living	: Polished porcelain tiles
Dining	: Polished porcelain tiles
Kitchen	: Porcelain tiles
Yard	: Ceramic tiles
Bathroom	: Porcelain tiles
Study area	: Laminated timber
Bedrooms	: Laminated timber / Porcelain tiles
Carporch	: Concrete finish
Fencing	: Brickwall / Chainlink fence with gate

Sanitary Installation	
Bathrooms	: Sitting type water closet (3 nos)
	: Wash basins (3 nos)
	: Shower hose (3 nos)
	: Bidettaps (3 nos)
	: Taps (3 nos)

Kitchen	: Aluminium sink (1 no)
	: Tap (1 no)
Carporch	: Tap (1 no)
Yard	: Tap (1 no)

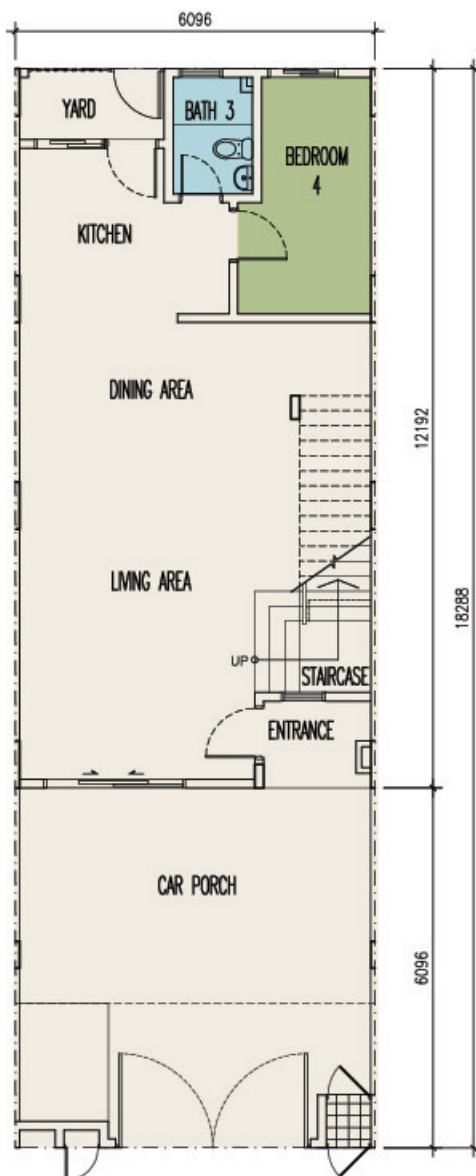
Electrical Installation	
Ceiling lighting point	
Corner	: 17
Intermediate / End lot	: 16
Wall lighting point	: 2
Ceiling fan point	: 7
Power point	: 11
Water heater point	: 1
Air-cond point	: 2
Telephone point	: 1
TV point	: 1
Door bell point	: 1



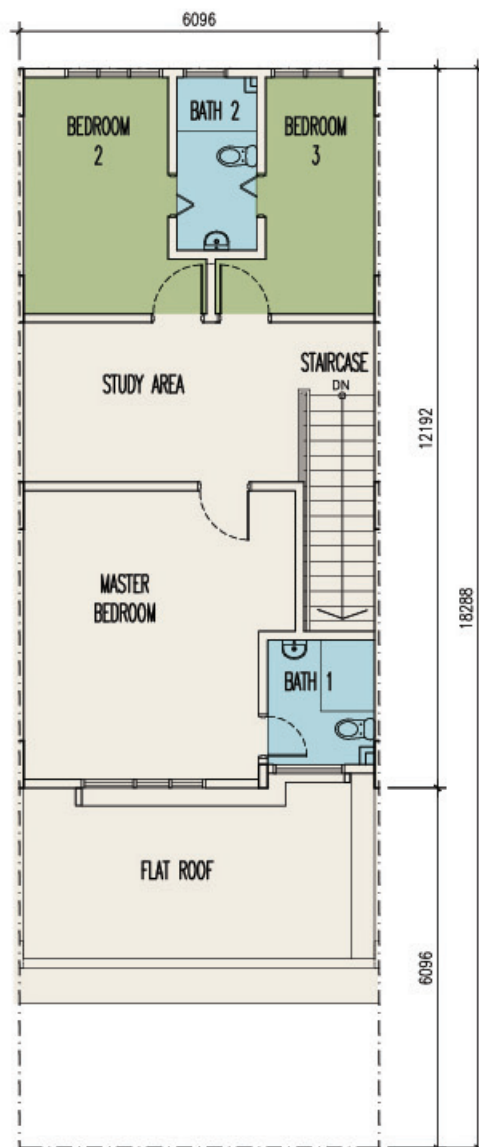


FLOOR PLAN DETAILS

Type A - Ground Floor Plan



Type A - First Floor Plan



Embrace this new life journey with proximity to various amenities such as public schools, private colleges, and universities, which can enhance the property's value.

Besides, there are banks, clinics, markets, a mosque, a post office, and many more with ease of traveling to Kuala Lumpur via North-South Expressway(Plus).



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#amenities within 2.5 km.

SCHOOLS:

SK Mantin
SMK Mantin
SJK (C) Chi Chi
SJK (C) Chung Hua
SJK (T) Ladang Cairo

HYPERMARKETS:

Econmart
Pasar Raya Zemart

HIGHER EDU. INSTITUTES:

Linton College University
Pertama Institute of Technology
Jati Institute
Institute of Medical Science Mantin
Legenda College

Mantin Police Station
Mantin Post office

HEALTHCARE:

Mantin Klinik Kesihatan

PETROL STATIONS:

PETRONAS
Petron

MOSQUE:

Masjid Kariah

BANK:

BSN, Ambank, Maybank
& Public Bank



a prestige development by PTT Development Sdn Bhd

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sekatasrimawar.com



Developed by:

PTT Development Sdn Bhd Co. No.: 198201001372 (81116-T)
2A-1-1(B), SpaceU8, No.6, Persiaran Pasak Bumi, Taman Bukit Jelutong,
Seksyen U8, 40150 Shah Alam, Selangor D. E.
Tel: 03-5037 2822 Fax: 03-5037 2823

SEKATARAKYAT

• Developer: PTT Development Sdn. Bhd. (Co No. 198201001372(81116-T), 2A-1-1 (B), Space U8, No.6, Persiaran Pasak Bumi, Taman Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor. • Developer's License No.: 13306/09-2029/0325(R) • Validity Period: 03/09/2024-02/09/2029 • Advertising Sales & Permit No.: 13306-2/06-2026/0365 (A)-(L) • Validity Period: 14/06/2025-13/06/2026 • Approving Authority : Majlis Bandaraya Seremban • Building Plan Approval: MPN.431/2327/2017/4 • Expected completion date: September 2025 • Land Tenure: Freehold • Land Encumbrances: Nil • Type of Building: Double Storey Terrace House • Total No. of Unit: 40 Units – 20' x 60' (36 units) and 20' x 55-60' (4 units) • Selling Price: RM 561,000.00 (min) – RM 720,500.00 (max)