



Kepayang

Residence



FREEHOLD



**2 STOREY
TERRACED**



**24' X 80'
2492sqft**



**STRATEGIC
LOCATION**



GROUND FLOOR



FIRST FLOOR



**TYPE A
FLOOR PLAN**

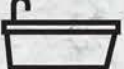
TYPE A

4  **3** 

 **24' x 80'**
2,508 sq.ft

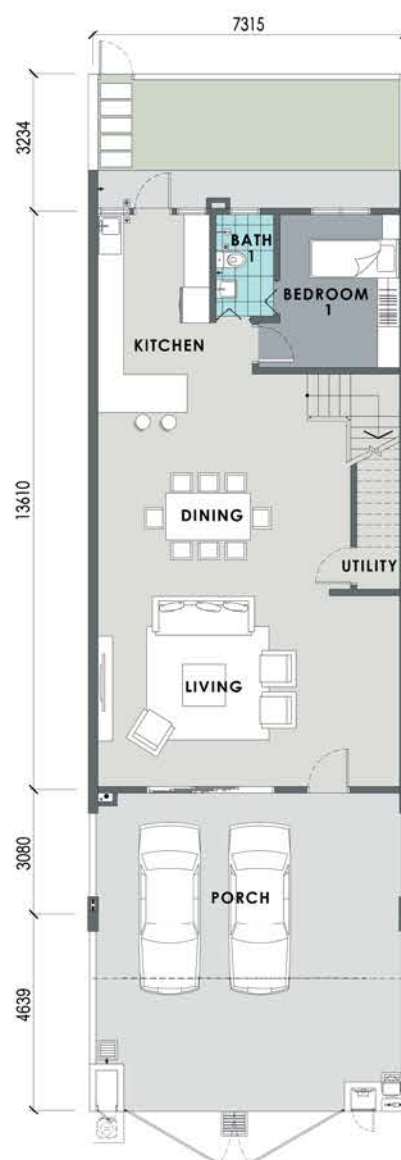


TYPE B

4  3 

 24' x 80'
2,492 sq.ft

GROUND FLOOR



FIRST FLOOR



**TYPE B
FLOOR PLAN**

SPECIFICATIONS

General

Structure	Reinforced Concrete Frame
Wall	Cement, Sand, and Brick
Roofing	RC Flat Roof Concrete Roof Tiles for Type B1 Metal Deck Roofing
Roof Structure	Metal Roof Truss System
Ceiling	Plasterboard Skim Coating
Windows	Aluminium Framed Windows
Doors	Timber Flush Door for Entrance Plywood Flush Door Aluminium Framed Glass Door
Lockset / Ironmongery	Quality Lock set
Wall Finishes	Wall Tiles for Bathrooms Wall Tiles up to 1500mm Height for Kitchen Plaster and Paint
Gate	Brick Wall up to 1500mm Height

Floor Finishes

Dining & Living	Tiles
Bedroom 1 / Kitchen	
Master bedroom / Bedrooms	Tiles
Family / Utility / Staircase	Tiles
Bathrooms	Tiles
Car porch / Entrance	Concrete Imprint
Others	Cement Render

Sanitary Fittings

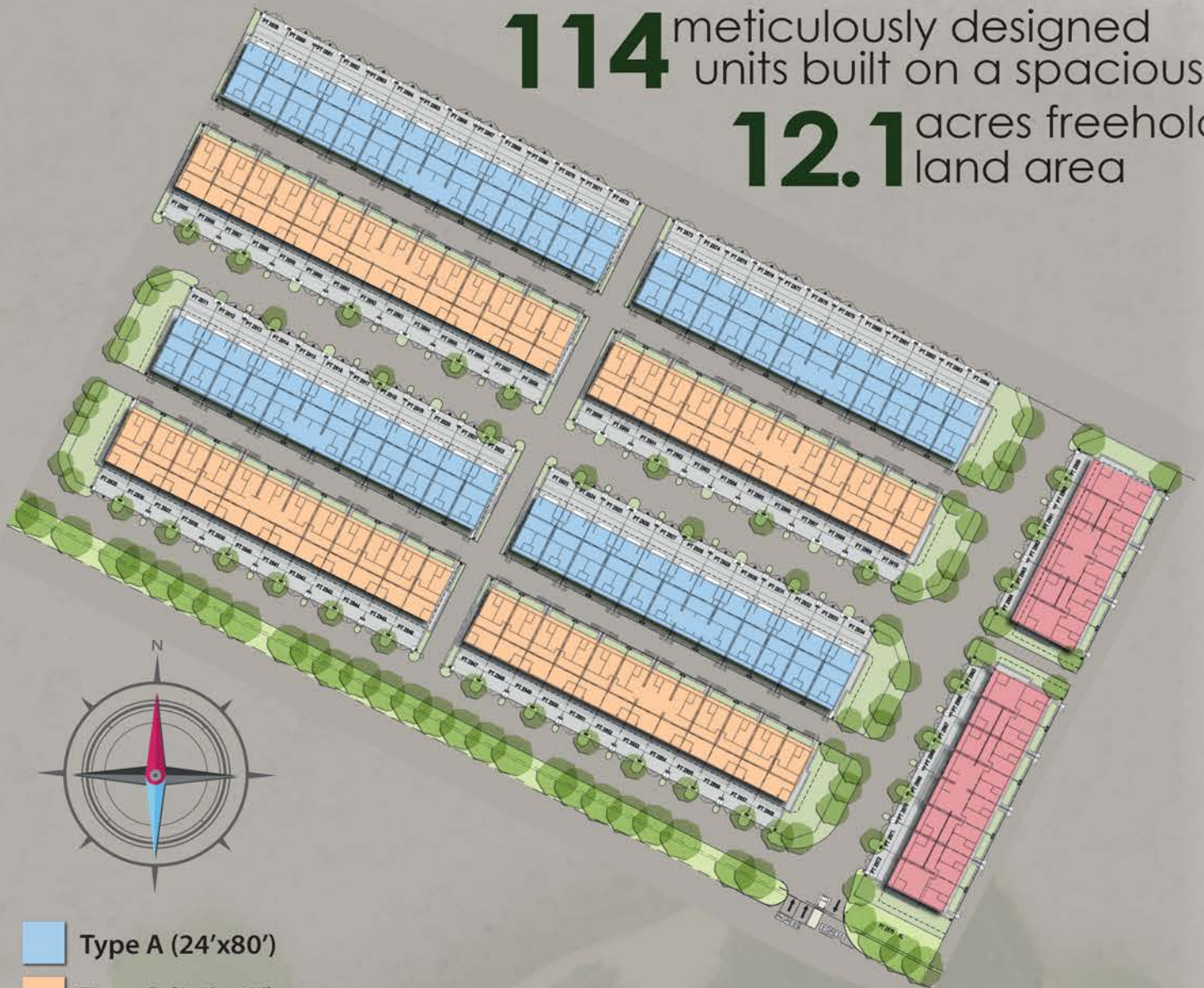
	Intermediate / End / Corner
Pedestal WC	3
Wash Hand Basin	3
Shower Head	3
Kitchen Sink	1

Electrical Installations

	Type A		Type B & B1	
	Intermediate / End	Corner	Intermediate / End	Corner
Lighting Point	28	29	29	30
Fan Point	7	7	7	7
FWS Point	1	1	1	1
TV Point	2	2	2	2
Power Point	22	22	24	24
Air-Cond Point	6	6	6	6
Door Bell Point	1	1	1	1
Auto Gate Point	1	1	1	1
Water Heater Point	3	3	3	3



114 meticulously designed
units built on a spacious
12.1 acres freehold
land area

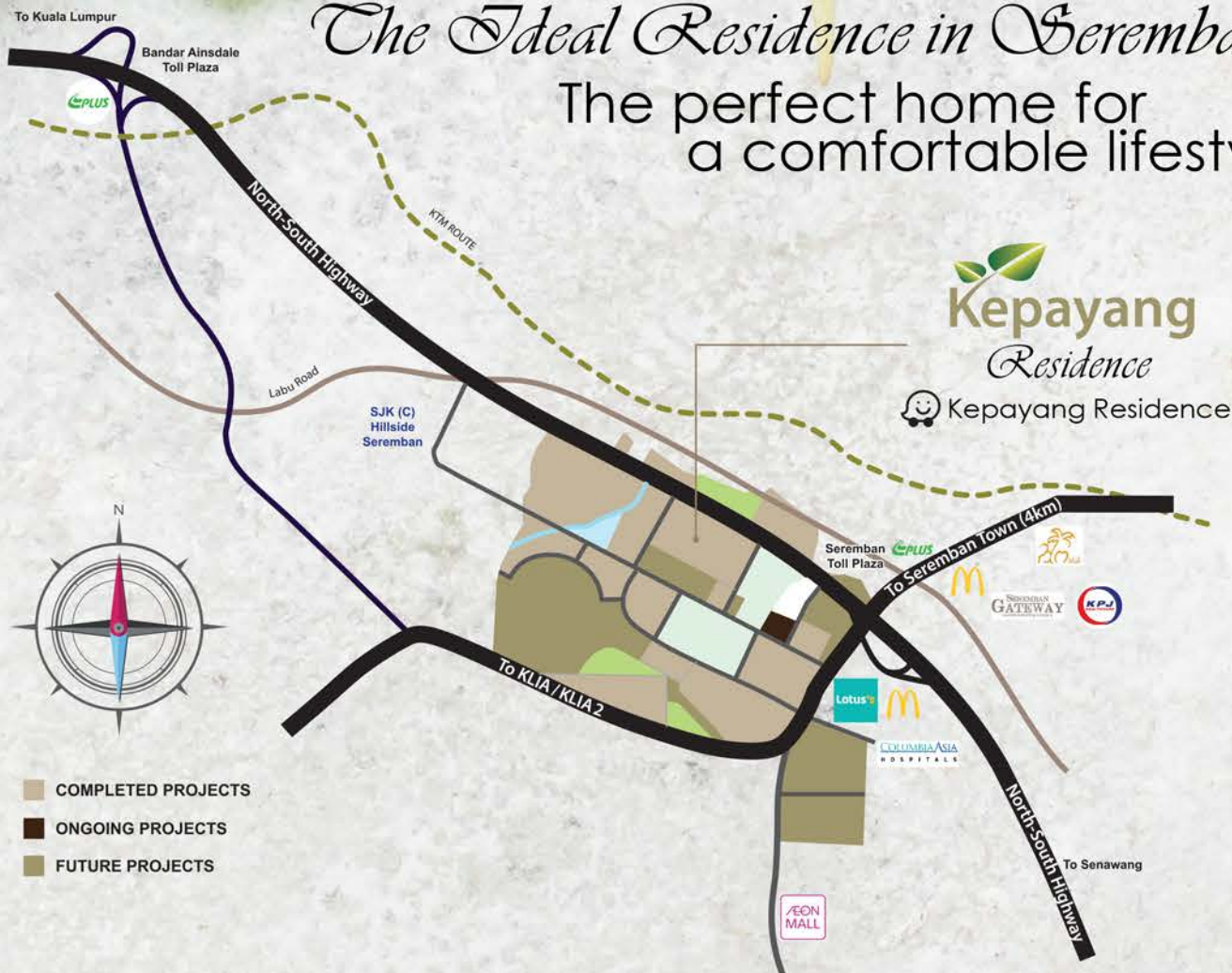


- Type A (24'x80')
- Type B (24'x80')
- Type B1 (24'x80')

SITE PLAN

The Ideal Residence in Seremban!

The perfect home for a comfortable lifestyle



Commercial

- Kepayang Sentral
- Kepayang Commerce Square
- Kepayang Biz Avenue
- Lotus's Seremban 2
- AEON Mall Seremban 2
- Seremban Gateway
- Palm Mall

Learning Centres

- International Schools
- Local Schools
- Private Colleges

Medical Centres

- Columbia Asia Hospital
- KPJ Seremban Specialist Hospital
- Tuanku Ja'afar Hospital

Others

- Near to the PLUS North-South Expressway's entrance and exit
- KTM Seremban
- Bus & Taxi Terminal
- Surrounded by matured residential area



Office & Sales Gallery

GUH PROPERTIES SDN. BHD. (197801007022, (44057-D))

32 & 33, Jalan MPK 6, Medan Perdagangan Kepayang, 70200 Seremban, Negeri Sembilan Darul Khusus.

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Developer's License: 2482/08-2027/0609(A), License Validity Period: 14/8/2022 - 13/8/2027, Advertising & Sales Permit: 2482-10/05-2025/0551 (A)-(L), Permit Validity Period: 17/5/2023 - 16/5/2025, Approving Authority: Majlis Bandaraya Seremban, Building Plan Approval Letter Reference No.: Bil (30) dlm MB5.S.KB 1-02/22(B), Expected Date Of Completion: December 2025, Total No. Of Units: 114 Units 2 Storey Terrace House, 2 Storey Terrace House (Type A) 24' x 80' - 50 Units (Balance : 46 Units), Selling Price : RM976,799.70 (Minimum) - RM1,298,333.00 (Maximum), 2 Storey Terrace House (Type B) 24' x 80' - 50 Units (Balance : 44 Units), Selling Price : RM971,399.70 (Minimum) - RM1,292,333.00 (Maximum), 2 Storey Terrace House (Type B1) 24' x 80' - 14 Units (Balance : 13 Units), Selling Price : RM965,599.20 (Minimum) - RM1,212,888.00 (Maximum), Land Tenure: Freehold, Land Encumbrance: H.S. (D)228536 - H.S. (D)228583 (CIMB Islamic Bank Berhad), Pledge Period: 1/8/2022 - 31/7/2026.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.