



Lot 16649
LAMAN DESA UTAMA
Sales Kit

WHO IS DESAJASA UTAMA SDN BHD?

Desajasa Utama Sdn Bhd was incorporated on 10th January 2011. The main persons behind the company are Dato' Chai Ming Foo and Mr.Lai Kheong Sum.

The principal activity of the Company is property development. Although the company is new in property development but all the directors are experienced in property development and construction firm for several years.

The objective of the company is established to either acquire land or joint venture with landowner to develop all type of properties. We providing homes, workplaces and recreational facilities that enhance quality of life and we continue corporate vision by staying true on our commitment to deliver for money and quality of products.

We are committed to be leader among world-class property developers by building properties of high quality, completing projects on schedule and within budget.



SINGLE STOREY TERRACE HOUSE

PROJECT DETAILS

- ▶ **OPEN TITLE**
- ▶ **LAND TENURE: LEASEHOLD (until 2101)**
- ▶ **LAND TITLE: RESIDENTIAL**
- ▶ **PROPERTY TYPE: SINGLE STOREY TERRACE HOUSE**
- ▶ **TOTAL UNITS: 30 UNITS. 30 UNITS SINGLE STOREY TERRACE HOUSE**
- ▶ **LAND AREA:INTERMEDIATE: 20X70**
 - ▶ **ENDLOT : 27X70**
 - ▶ **CORNER : 40X70, 47X70**
- ▶ **BUILD-UP AREA: ALL 20X45**
- ▶ **NO.ROOM: 4 BEDROOMS & 2 BATHROOMS**
- ▶ **SPA PRICE:**
 - **SS.TERRACE INTERMEDIATE: RM450,000**
 - **SS.TERRACE ENDLOT: RM470,000**
 - **SS.TERRACE CORNER: RM580,000(47X70) /RM550,000(40X70)**

NET PRICE AFTER REBATE:

- **SS.TERRACE INTERMEDIATE: RM390,000**
- **SS.TERRACE ENDLOT: RM410,000**
- **SS.TERRACE CORNER: RM505,000(47X70)/ RM479,000(40X70)**
- ▶ **LOCATION: SHAH ALAM U15, JALAN BUKIT CERAHAH**
- ▶ **GPS CODE: 3.181800,101.443121 (google map)**
- ▶ **ESTIMATE COMPLETION DATE: FOURTH QUARTER OF 2024/DEC 2024**
- ▶ **LAWYER: KOH&TEH LAW CHAMBER**
- ▶ **CURRENT BANK EF: RHB, MBB, CIMB**

ACCESSIBILITY

5 min- UITM HOSPITAL

5 min- SK BUKIT CHERAKAH

9 min- PUNCAK ALAM

15 min- SETIA CITY MALL

15 min- KAPAR

20 min- PEKAN KLANG

20 min- NKVE

PROMOTION PACKAGE

- ▶ **BOOKING FEE: RM500**
- ▶ **REBATE 10% ON SPA PRICE(CASH BACK YET TO FINAL)**
- ▶ **FREE SPA LEGAL FEE**
- ▶ **FREE MOT**
- ▶ **TRANSFER BANK DETAILS:**

DESAJASA UTAMA SDN BHD

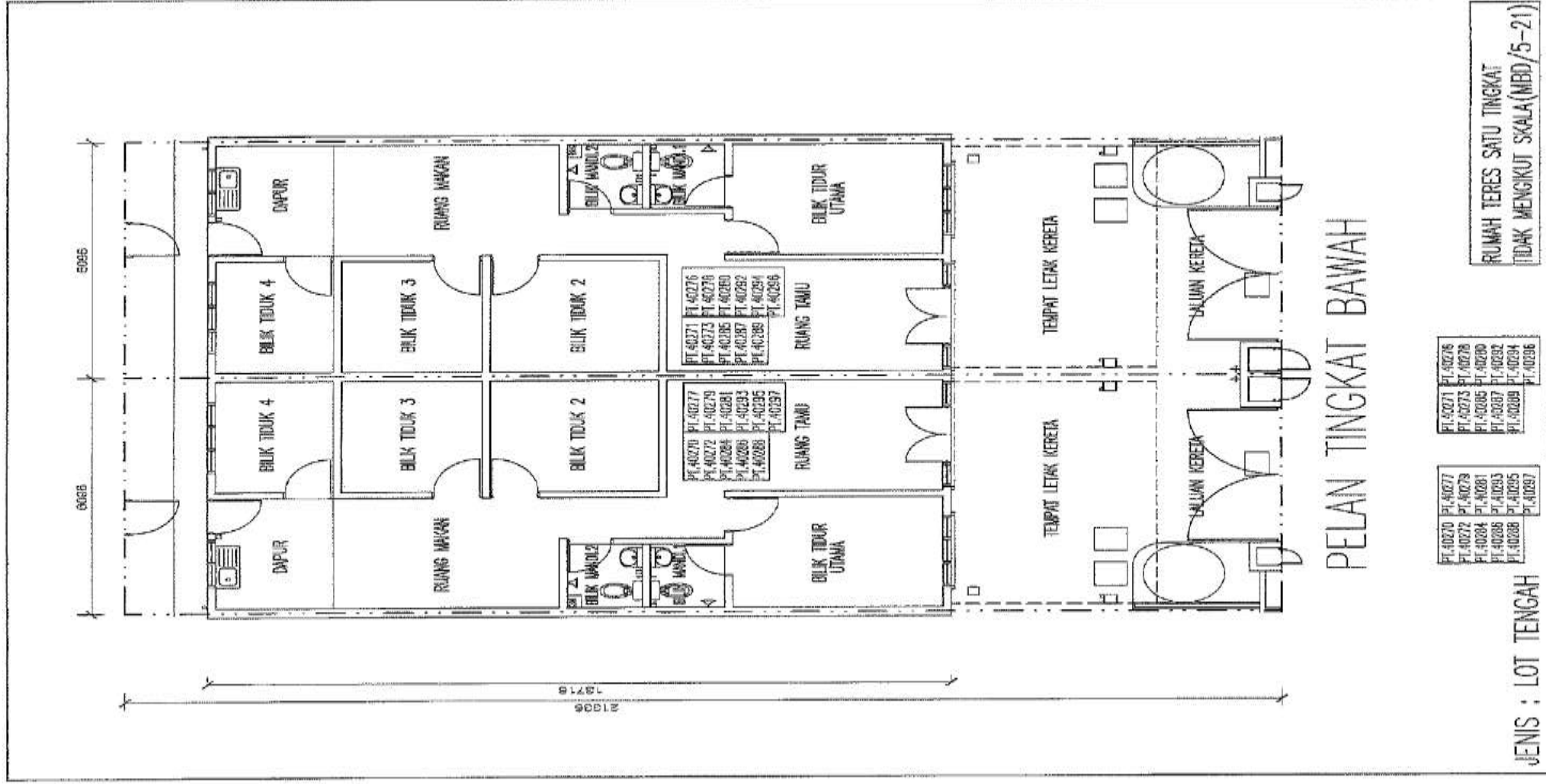
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****BEFORE YOUR CLIENT MAKE A BOOKING PLEASE DOUBLE CHECK THE AVAILABLE UNIT FROM DEVELOPER.****

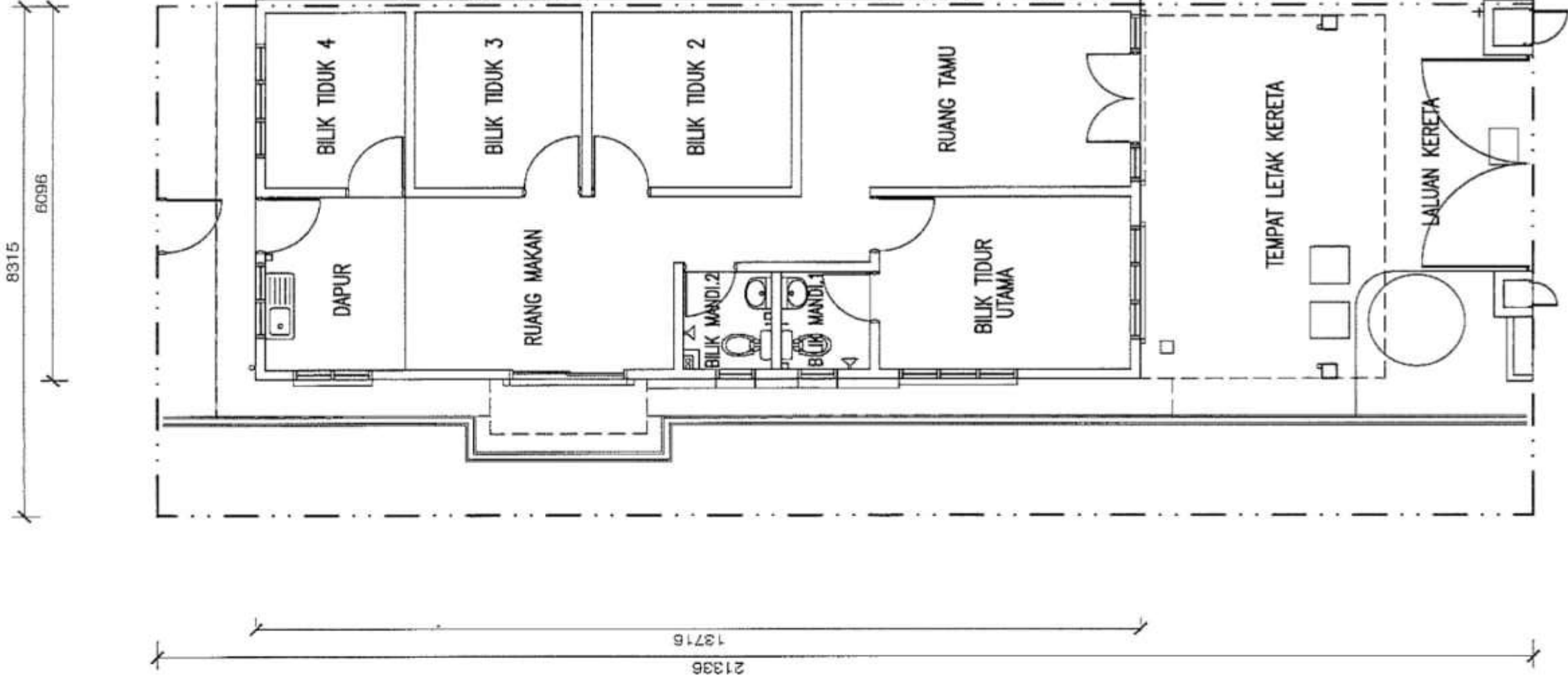
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HANES: 011-12395121

UNIT LAYOUT (INTERMEDIATE)

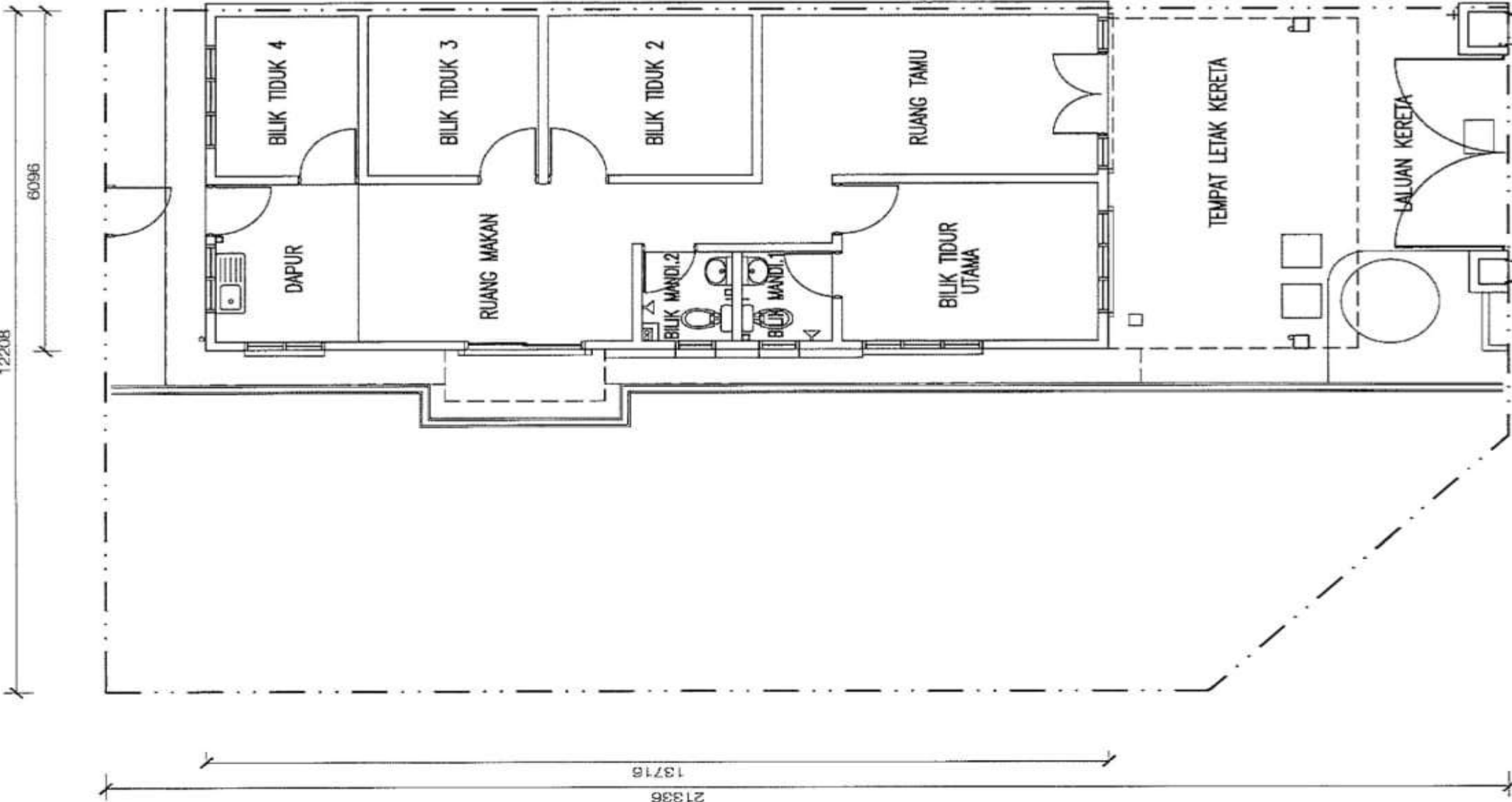


UNIT LAYOUT ENDLLOT



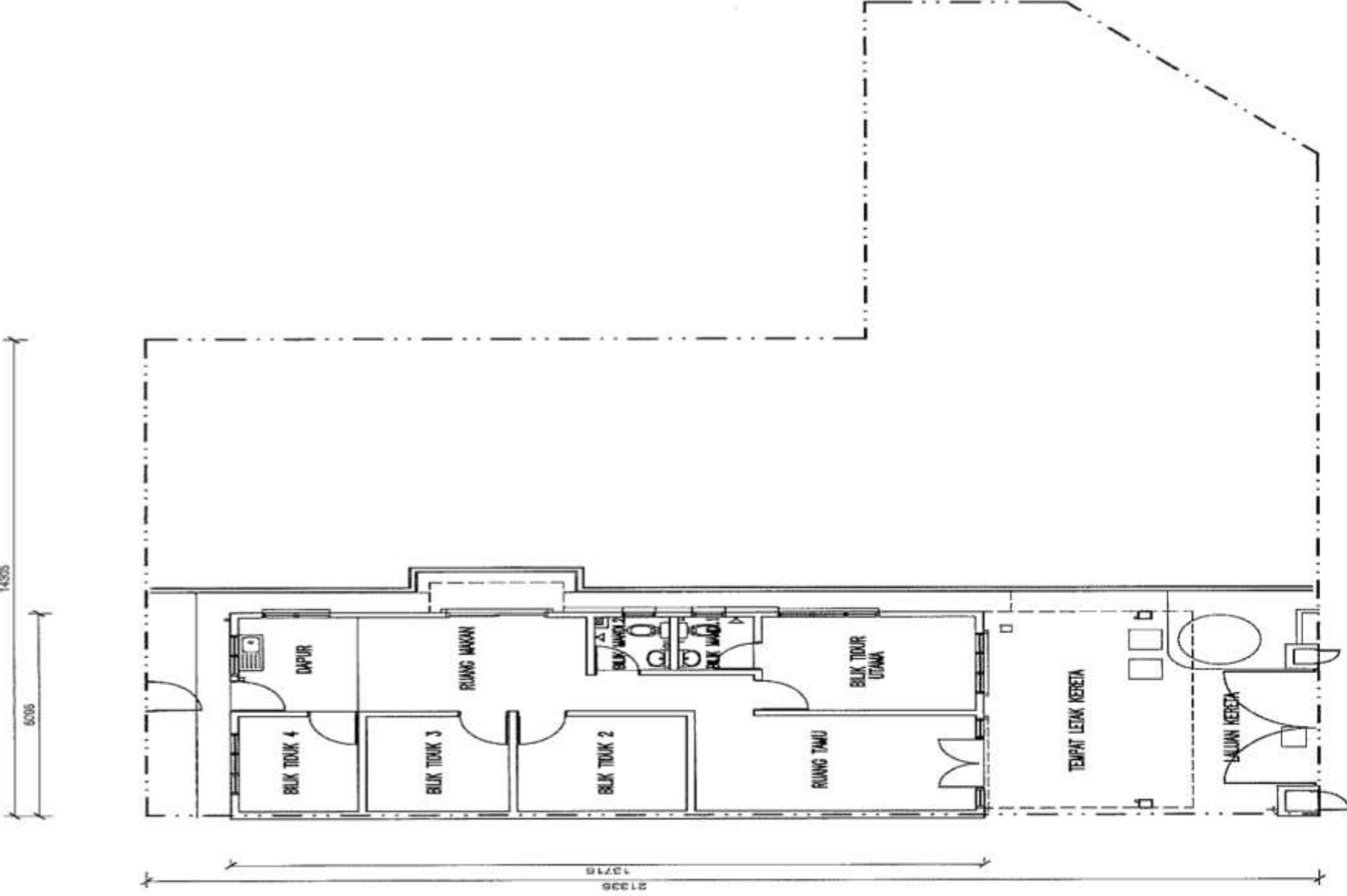
PELAN TINGKAT BAWAH

UNIT LAYOUT CORNER



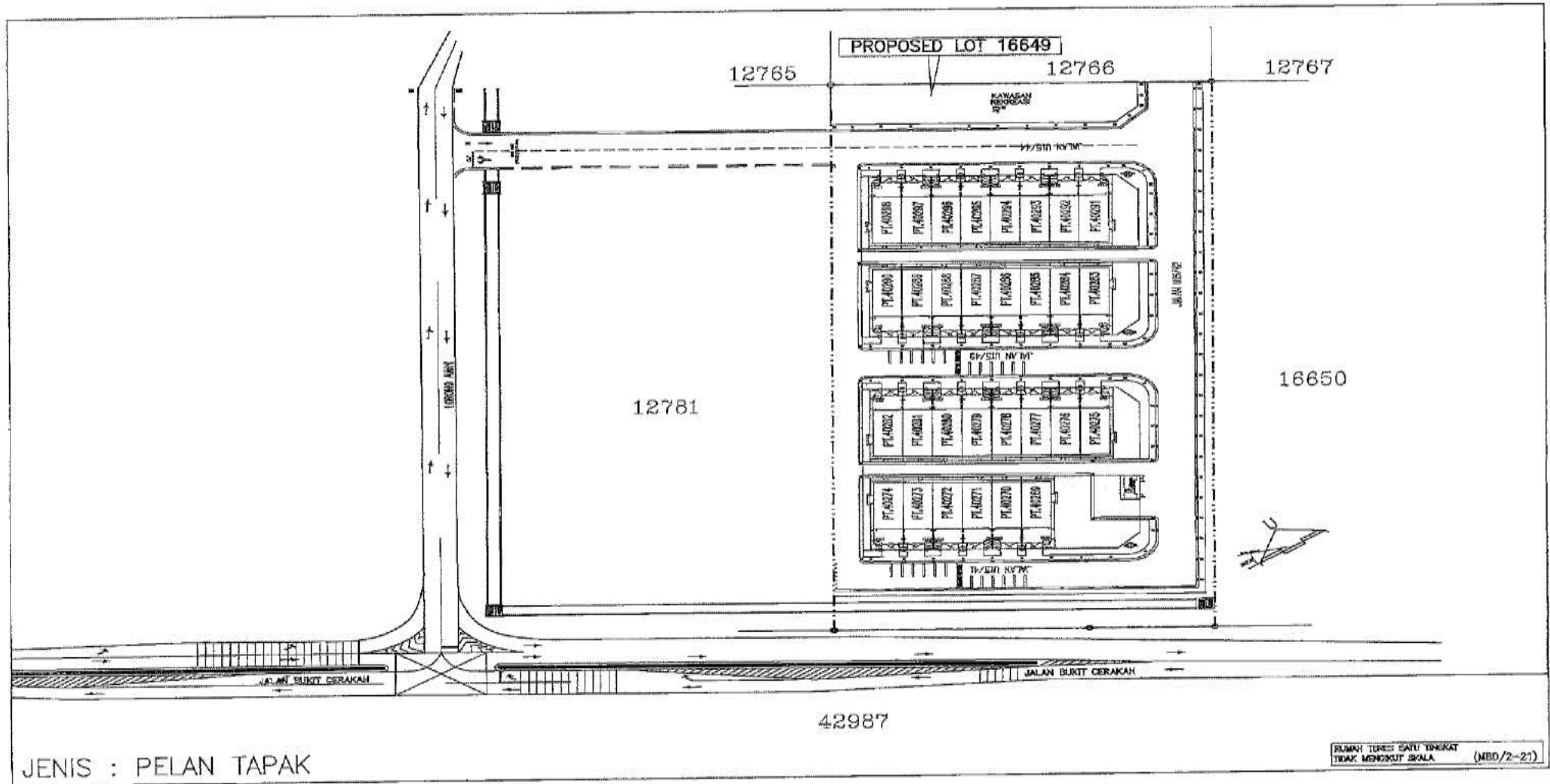
PELAN TINGKAT BAWAH

UNIT LAYOUT CORNER (PT40269)



PELAN TINGKAT BAWAH

LOT 16649 SITE PLAN



JENIS : PELAN TAPAK

RUMAH TUNGGAL SATU TINGKAT
TIDAK MENGGOTI BALAI (MBD/2-21)

THANK YOU !!
HAPPY SELLING!