

Urban Lifestyle • Nature Living

All in ONE...

*Juria*

DOUBLE STOREY TERRACE



from RM 196,888.00\*

*Designed for bliss*

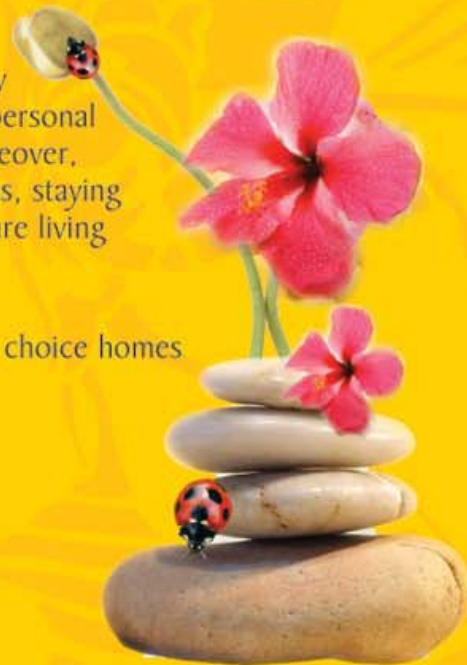
Urban Lifestyle, Nature Living... All in One is an apt depiction of KotaSAS township as a conducive place to dwell in, with its abundant landscape, commanding visage and strategic location.

Comfort is essential for a home. Fittingly, this living space is customized to make the dwelling experience an uplifting one.

Savour the moments offered by the cozy interlinked living and dining areas. Intelligently designed to utilize space, it provides ample personal space yet retains the coziness of home. Moreover, sizeable backyards beckon the gardeners in us, staying true to the concept of 'Urban Lifestyle . Nature living All in One... KotaSAS'

Register now to receive invites to select your choice homes & enjoy 'early bird' pricing !

**KotaSAS**



*Juria* | DOUBLE STOREY TERRACE

FLOOR PLAN



Ground Floor



First Floor

SPECIFICATION

Structure : Reinforced concrete framework  
 Walls : Common clay / Cement sand brick  
 Roof : Concrete roof tiles  
 Ceiling Finishes  
 Ground Floor : Skimcoat / Fibre cement board  
 1st Floor : Fibre cement board / Cement plaster  
 Floor Finishes  
 Living & Dining : Ceramic tiles  
 Bedroom / family : Ceramic tiles  
 Staircase : Ceramic tiles  
 Utility / Kitchen : Ceramic tiles  
 Bathrooms / Terrace / Balcony : Ceramic tiles  
 Car Porch & Driveway : Cement render  
 Other Areas : Cement render  
 Wall Finishes  
 Kitchen : Glazed wall tiles up to 1.5m high  
 Bathrooms : Glazed wall tiles up to ceiling height  
 Internal walls to other areas : Cement plaster and emulsion paint  
 External walls : Cement plaster and weather-resistant paint

Doors  
 Entrance door : Decorative solid door  
 Door to Terrace : Aluminium frame with glass door  
 Bedrooms : Decorative doors  
 Others : Plywood flush doors

Windows : Aluminium frame glass window

Sanitary Fittings  
 Kitchen : Single bowl single drainer stainless steel sink  
 Bathrooms : Wash basin, shower rose and pedestal water closet

Electrical Installation

With 1-Phase Wiring	Corner Unit	Intermediate Unit	End unit
Lighting points : 17 nos	15 nos	17 nos	17 nos
13A power points : 13 nos	12 nos	13 nos	13 nos
Ceiling fan points : 3 nos	3 nos	3 nos	3 nos
Telephone outlet : 1 no	1 no	1 no	1 no
TV point : 1 no	1 no	1 no	1 no
Auto Gate Point : 1 no	1 no	1 no	1 no
Gate light point : 1 no	1 no	1 no	1 no

External  
 Fence : 1.5m high chain link fence  
 Gate : Mild steel gate

LOCATION



Developer :  
**KotaSAS Sdn. Bhd.** 103846-K  
 Bangunan Kurnia Setia, No. 1, Jalan Besar,  
 25000 Kuantan, Pahang Darul Makmur.  
**SALES & INQUIRY :**  
**Tel : 09-514 0000 | Fax : 09-514 0001**  
 Website : www.kotasas.com  
 Email : kotasas@gmail.com

Exclusive Marketing Agents :  
  
**WTW Real Estate Sdn Bhd** E110907/15  
**Agency & Transactional Services**  
 Tel: 09-515 0000 | www.wtw.com.my  
 Email : kuantan@wtw.com.my

Developer's License No: 10840-1/12-2012/1266 • Validity: 10/12/2009 - 09/12/2012 • Approving Authority: Majlis Perbandaran Kuantan  
 Plan Ref. No.: Bil (10) dlm/MPK/B/PB/173/2007-C • No. Of Units: 132 units • Land Tenure: 99 years  
 Completion Date: 24 Months From Date Of Execution Of Sale & Purchase Agreement • Advertising Permit: 10840-1/2497/2010(12)  
 Validity: 11/12/2009 - 10/12/2010 • Land Encumbrances: Nil • Selling Price: RM 196,888 (Min.) - RM 278,300 (Max.)

\*\*All plans, information & Picture Contained herein are subject to change and / or amendment as required by the relevant authorities and architects and cannot form part of an offer or contracts.\*\*