

**SCIENTEX**  
KUNDANG JAYA

# Sakura

**3 STOREY TERRACE HOUSE**  
双层排屋

Waze/Google Map : Scientex Kundang Jaya Sales Gallery

**EDUCATION**

- ✓ SJK (C) Kundang 2.6km
- ✓ SK Seri Kundang 5.4km
- ✓ SJK (C) Kuang 6.0km
- ✓ SMK Taman Desa 7.7km
- ✓ SMK Taman Desa 2 7.6km
- ✓ UITM Sungai Buloh Campus 16.3km

**SHOPPING**

- ✓ AEON Rawang 7.5km
- ✓ Mydin Rawang 12.9km
- ✓ NSK Rawang 10.1km
- ✓ Tesco Rawang 16.4km

**LEISURE**

- ✓ Kundang Lakes Country Club 4.5km
- ✓ Recreational Forest Bukit Lagong 10.7km
- ✓ Tasik Puteri Golf & Country Club 13.8km
- ✓ Rahman Putra Golf Club 11.4km

**HOSPITALS**

- ✓ Sungai Buloh Hospital 12.7km
- ✓ KPJ Rawang Specialist Hospital 12.8km
- ✓ Selgate Rawang Hospital 7.6km



MRT Sungai Buloh & Feeder Bus Service

For more information, please visit our sales gallery or call us at

**014-711 6499**  
[www.scientex.com.my](http://www.scientex.com.my)

**SCIENTEX PARK (M) SDN. BHD.** (265710-D)  
*(A Subsidiary of Scientex Berhad)*

No. 9, Persiaran Selangor, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan.

Lot 1887, Jalan Kundang Jaya 1, 48020 Rawang, Selangor D.E.  
Email: [kundangjayaproperty@scientex.com.my](mailto:kundangjayaproperty@scientex.com.my)

**Sales Gallery Open Daily**

Monday to Friday  
Saturday, Sunday & Public Holiday

9am - 6pm  
10am - 6pm



The Brand Laureate  
Brandpreneurial Leadership  
Award 2015 - 2016



The Brand Laureate  
Most Sustainable Brand  
2015 - 2016



The EDGE Billion Ringgit Club  
Highest Growth In Profit  
After Tax Over Three Years  
1st Place - Gold

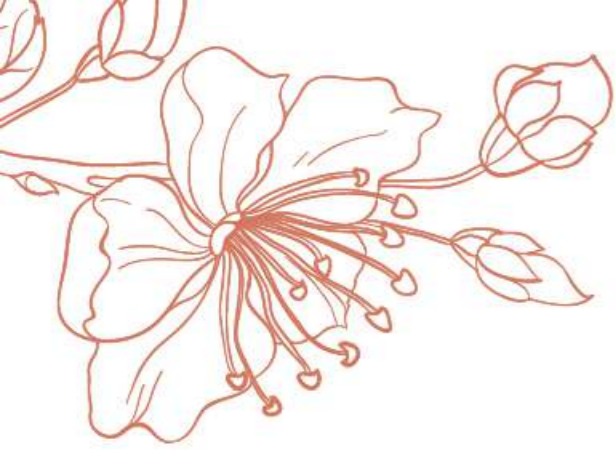


The EDGE Billion Ringgit Club  
Highest Return on Equity  
Over Three Years  
1st Place - Gold

We are just one click away @ Scientex Kundang Jaya @ scientexkundangjaya +6014-711 6499 @ ScKundangJaya

\* No. Lesen Pemaju: 6321-15/05-2023/0464(L) • Tempoh Sah: 22/05/2021 - 21/05/2023 • No. Permit Kian & Jualan: 6321-15/05-2023/0464(P) • Tempoh Sah: 22/05/2021 - 21/05/2023 • Pegangan Tanah: Pegangan Kekal • Pihak Meluluskan Petan Bangunan: Majlis Perbandaran Selangor • No Kelulusan Pihak Bertuas: B1(14)dm.MPS.3/2-1371/2644/PB/AF2-26 • Jenis Perumahan: Rumah Teres 2 Tingkat • Luas Tanah: 16' x 65' • Luas Binaan: 2,082 kps • Bebanan Tanah: Tada • Sekatan Kepentingan Tanah: Tada, Fasa 2-26 (Sakura); No. Unit: 216 unit • Harga Min: RM545,000 Harga Maks: RM825,000 • Tarikh Dijangka Siap Keseluruhan Projek: Mei 2023

*Freehold*  
永久地契



# Convenience and Comfortable Living Within Your Reach

Indulge in the luxurious space with large voluminous living zone for each of your family members. A peaceful retreat to call home with high accessibility and great connectivity within Klang Valley.

Sakura of Scientex Kundang Jaya creative design captures the peaceful essence of nature living with a placid ambience and offer thoughtful spaces for your growing family.



Working space      Study area      Leisure room      Bedroom

**4 BEDROOMS + 3 BATHROOMS**  
+ MULTI-FUNCTIONAL SPACE

**FLOOR PLAN 平面图**  
LAND SIZE 土地面积: 18' x 65'  
BUILD-UP AREA 建筑面积: 2,082 sq.ft.



Ground Floor 底楼



First Floor 一楼



Second Floor 二楼

## SPECIFICATION

|   |   |        |         |          |         |
|---|---|--------|---------|----------|---------|
| STRUCTURE                                       | : Reinforced concrete   |        |         |          |         |
| WALL  | : Block / Brick / Concrete wall with skim coat / plaster and paint  |        |         |          |         |
| ROOFING COVERING                                | : Concrete roof tiles / RC flat roof  |        |         |          |         |
| ROOF FRAMING                                    | : Proprietary trusses   |        |         |          |         |
| CEILING   | : Plaster ceiling / Ceiling board / Skim coat   |        |         |          |         |
| WINDOWS   | : Metal framed glass window   |        |         |          |         |
| DOORS   | : Flush door / Metal frame sliding door / Folding door  |        |         |          |         |
| IRONMONGERY                                     | : Selected lockset  |        |         |          |         |
| WALL FINISHES                                   | : Selected paint on walls<br>Selected tiles up to 1500mm (H) to bathrooms wall<br>Selected tiles up to 1500mm (H) to kitchen wall |        |         |          |         |
| FLOOR FINISHES                                  | : Selected tiles to living, dining, kitchen, bedrooms, bathrooms, staircase and family areas<br>Cement render to all other areas  |        |         |          |         |
| SANITARY AND PLUMBING FITTING                   | : Selected sanitary wares with fittings   |        |         |          |         |
| INTERNAL TELECOMMUNICATION TRUNKING AND CABLING | : One (1) point ready with conduit only   |        |         |          |         |
| FENCING   | : Plaster and painted wall with grille  |        |         |          |         |
| ELECTRICAL INSTALLATION                         | : Description   |        |         |          |         |
|   | Type C2   | Type C | Type C1 | Type C2a | Type C3 |
| Lighting point                                  | 20  | 20     | 21      | 21       | 20      |
| Fan point                                       | 4   | 4      | 4       | 4        | 4       |
| 13A switch socket outlet                        | 12  | 12     | 12      | 12       | 12      |
| TV socket point                                 | 1   | 1      | 1       | 1        | 1       |

*Disclaimer : All information, plans & specifications contained are subject to amendments as may be required by Authorities or developer project consultants.*