

**SCIENTEX**®

KUNDANG JAYA

*Discover Your Signature Home,  
Your Perfect Oasis*



**3 STOREY TERRACE HOUSE | FREEHOLD**

Open for Registration





# Sakura

Signature

## A Welcoming Family Sanctuary –

Sakura Signature is not just a house; it's a welcoming sanctuary where families can make lasting memories. Our home has been meticulously crafted to cater to the needs of families, with ample spacious areas that are perfect for spending quality time together. Whether you're relaxing for a movie night in the cozy private family room or hosting guests in the living area, Sakura Signature will make you feel right at home.



Ground Floor



First Floor



Second Floor

Land Size: 18' x 65'  
Built Up Area: 2,035 sq. ft.

4 Bedrooms | 3 Bathrooms | Multipurpose Hall



\*Artist's impression only

### Specification

|   |  |              |            |         |
|---|--|--------------|------------|---------|
| Structure                                       | Reinforced concrete  |              |            |         |
| Wall  | Block/ Brick/ Concrete wall with skim coat/ lightweight block/ 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 / Metal louvre window  |              |            |         |
| Doors   | Flush door/ Metal framed sliding door/ Folding door  |              |            |         |
| Ironmongery                                     | Selected lockset   |              |            |         |
| Wall Finishes                                   | Selected paint on walls  |              |            |         |
|   | Selected tiles up to 1500mm (H) to bathrooms wall  |              |            |         |
|   | Selected tiles up to 1500mm (H) to kitchen wall  |              |            |         |
| Floor Finishes                                  | Selected tiles to living, dining, kitchen, bedrooms, bathrooms, staircase, family areas, balcony, terrace (Corner Lot) |              |            |         |
|   | Cement render to all other areas   |              |            |         |
| Sanitary and Plumbing Fitting                   | Selected sanitary wares with fittings  |              |            |         |
| Electrical Installation                         | Description  | Intermediate | Corner Lot | End Lot |
|   | Ceiling lighting point:  | 20           | 21         | 20      |
|   | Ceiling fan point:   | 4            | 4          | 4       |
|   | 13A switch socket outlet:  | 12           | 12         | 12      |
|   | TV socket point:   | 1            | 1          | 1       |
| Internal Telecommunication Trunking and Cabling | One (1) point ready with conduit only  |              |            |         |
| Fencing   | Painted low wall with grille and chain link fence  |              |            |         |
| Turfing   | Provided   |              |            |         |
| Gas Piping                                      | Not provided   |              |            |         |



# Nearby Amenities

## 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   | 10.3km |
| Tesco Rawang | 16.4km |

## Leisure

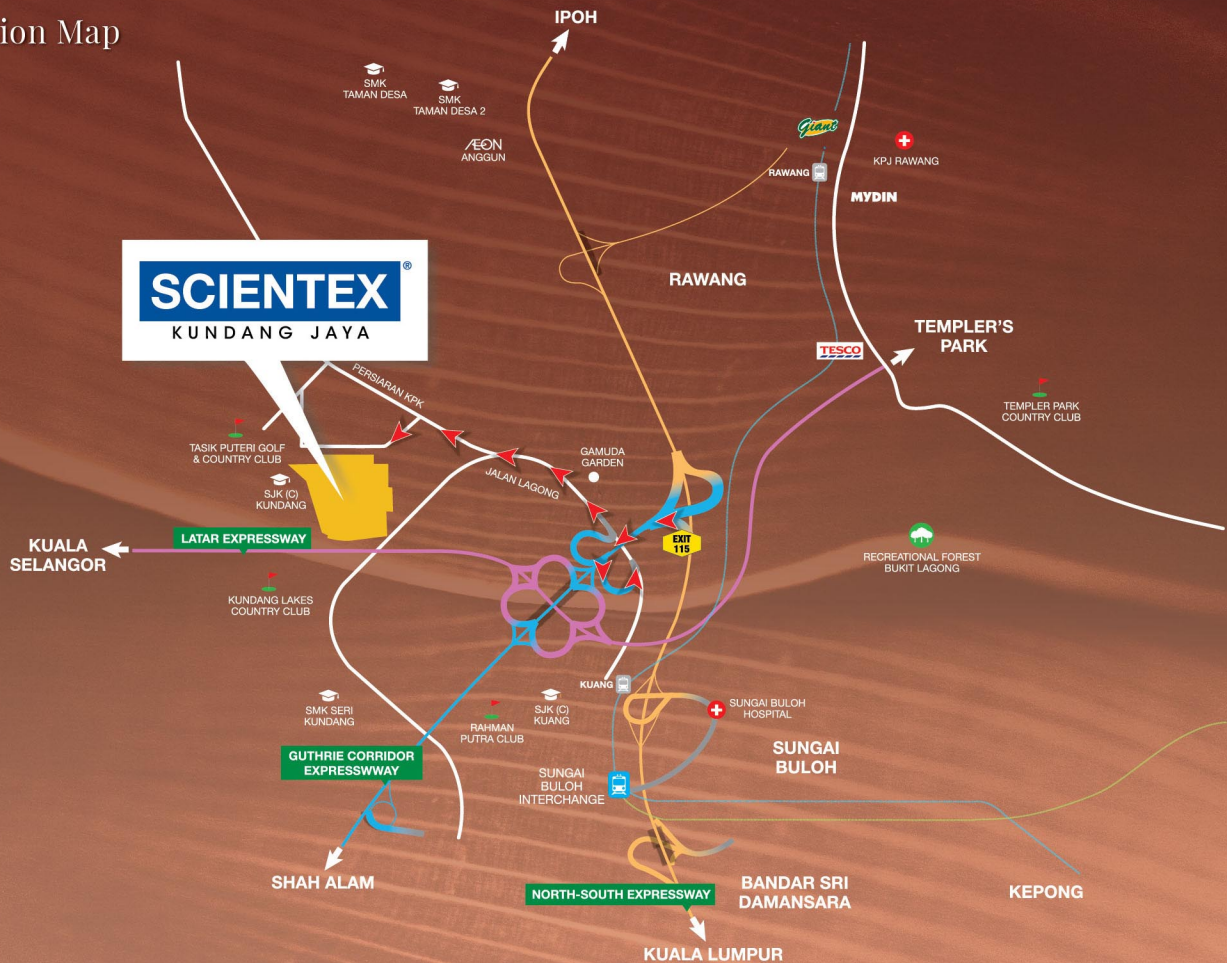
|                                  |        |
|----------------------------------|--------|
| Kundang Lakes Country Club       | 7.5km  |
| Recreational Forest Bukit Lagong | 12.9km |
| Tasik Puteri Golf & Country Club | 10.3km |
| Rahman Putra Golf Club           | 16.4km |

## Hospitals

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



## Location Map



Scientex Kundang Jaya Sales Gallery



MRT Sungai Buloh & Feeder Bus Service

You are just one click away

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Location Map:



Developer:  
**SCIENTEX PARK (M) SDN. BHD.**  
199301010973 (265710-D) (Anak syarikat Scientex Berhad)  
No. 9, Persiaran Selangor, Seksyen 15,  
40200 Shah Alam, Selangor Darul Ehsan.

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



Show Unit Open Daily **Monday to Friday: 9am - 6pm | Saturday, Sunday & Public Holiday: 10am - 6pm**

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