



# CHINTA

**SEMI-DETACHED & BUNGALOW HOMES**

THE PREMIUM PORTFOLIO SERIES



**WELCOME TO BANDAR KINRARA.**

**A PLEASANT DRIVE AS YOU ENTER ITS SURROUNDINGS.  
AS STRESS IS REPLACED WITH SERENITY AND CHAOS WITH CALM.  
A LOW-DENSITY ENCLAVE OF LUXURIOUS HOMES.**



**TRULY A LUXURIOUS LIVING EXPERIENCE, CHINTA SEMI-DETACHED AND BUNGALOW HOMES ARE BEAUTIFULLY SET AGAINST THE LUSH GREEN LANDSCAPE OF THE GOLF COURSE.**



**INTRODUCING CHINTA BUNGALOWS, HOMES THAT COMES WITH A BREATHTAKING VIEW OF THE GREAT GREENERY BEYOND.**

A modern tropical themed, Chinta bungalow maximises sustainability with tropical features of large overhangs and sun shades. Its high roofs and ceilings allow hot air to circulate, keeping homes constantly cool. Take advantage of the glorious greenery beyond - a panoramic view of the golf course from every room. It's a whole new living experience with only 11 units available.

# CHINTA BUNGALOWS

## TYPE C1

- Built-up Area: 5,219 sq. ft.
- Land Area: 9,745 – 11,182 sq.ft.
- Selling Price: RM4,460,888.00 – RM4,557,888



3000 3125 15244



GROUND FLOOR

15244



FIRST FLOOR

# CHINTA BUNGALOWS

## TYPE D1

- Built-up Area: 5,730 sq. ft.
- Land Area: 7,970 – 11,920 sq.ft.
- Selling Price: RM3,941,888.00 – RM4,808,888



GROUND FLOOR



FIRST FLOOR



**FEEL THE ESSENCE OF SUMMER IN CHINTA  
SEMI-DETACHED HOMES THAT IS ENTIRELY  
IN TUNE WITH YOUR SURROUNDINGS.**



Chinta semi-detached is designed with a tropical theme equipped with modern conveniences of smart home alarm system and solar water heater. Maximising sustainability, each home features large overhangs and sun shades. Enjoy its large terraces and balconies capturing the surreal brilliance of natural light and a spectacular view of the golf course.

# CHINTA SEMI-D HOMES

## TYPE A1 & A1A

- Built-up Area: 4,988 sq. ft.
- Land Area: 4,856 – 5,499 sq.ft.
- Selling Price: RM3,121,888.00 – RM3,357,888



## CHINTA SEMI-D HOMES

### TYPE B1 & B1A

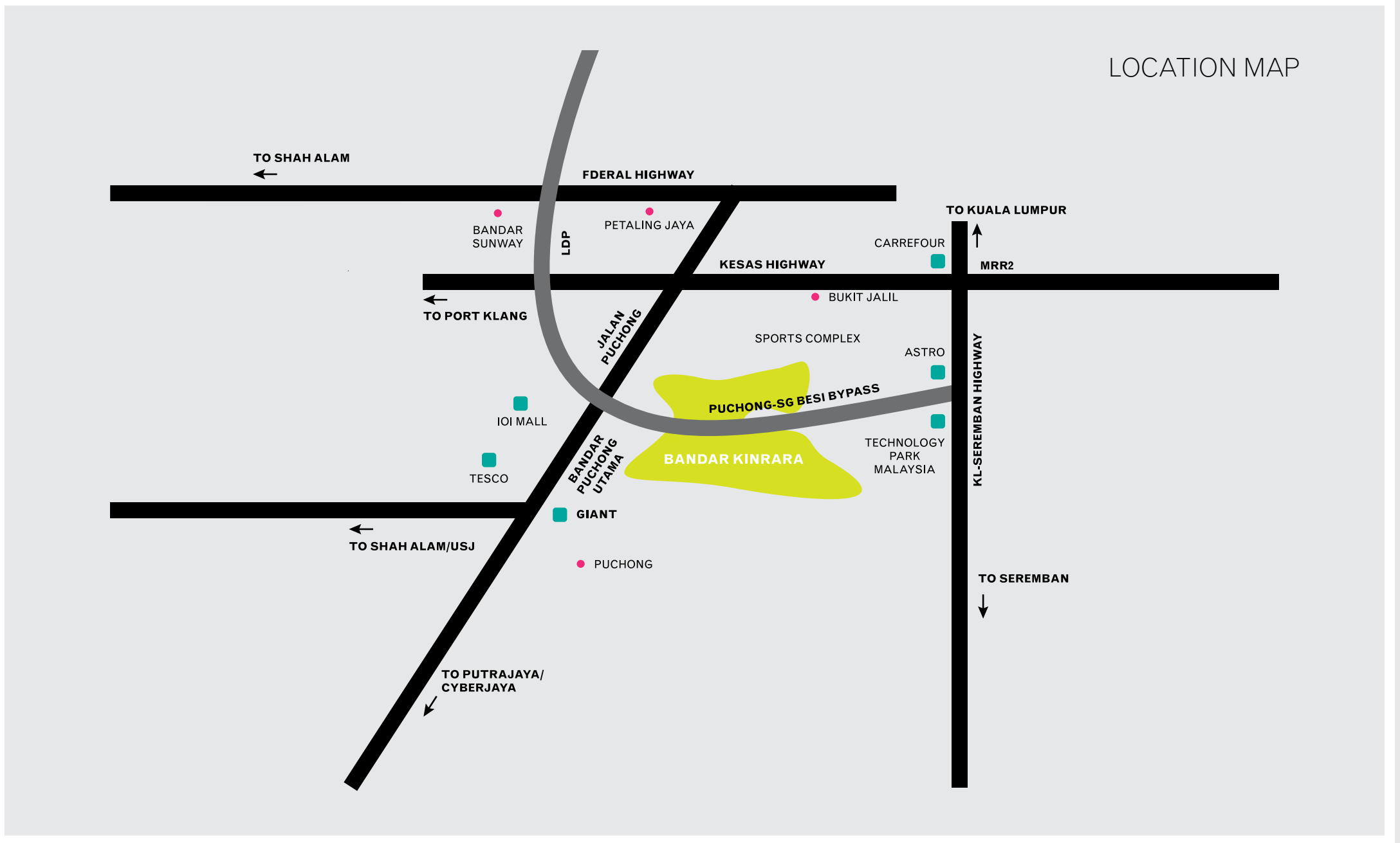
- Built-up Area: 4,994 sq. ft.
- Land Area: 5,499 sq.ft.
- Selling Price: RM2,909,888.00 – RM3,119,888



GROUND FLOOR



FIRST FLOOR



# CHINTA BUNGALOWS & SEMI-D HOMES

## SPECIFICATION

<b>STRUCTURE</b>	• Reinforced concrete structural frames and concrete slab
<b>WALL</b>	• Brick walls
<b>ROOFING COVERING</b>	• Clay roof tiles
<b>ROOF FRAMING</b>	• Lightweight steel truss
<b>CEILING</b>	• Timber trusses
	• Fibrous plaster ceiling
	• Dry stop moisture resistant
	• Skim coat and paint
<b>WINDOWS</b>	• Aluminium frame casement window
	• Aluminium frame top hung window
	• Aluminium louvers
<b>DOORS</b>	• Decorative solid timber door
: Main Entrance	• Aluminium frame glass door
: Living & Dining	• Solid core timber door
: Bedrooms	• Fixed louvers timber door
: Bathrooms i. Ensuite	• Solid core timber door
ii. Common bathrooms	• Timber solid core door with waterproof marine ply on bothsides
: Kitchen	• Fixed louvred timber door
: Store	• Quality lockset
<b>IRONMONGERY</b>	• Plastered and painted
<b>WALL FINISHES</b>	• Marble to ceiling height internally
: Internal & External	• Tiles to ceiling height internally
: Master Ensuite & Powder Room	• Tiles to ceiling height internally
: Bathrooms	• Wash Aggregate
: Kitchen	• Wash Aggregate
<b>FLOOR FINISHES</b>	• Tiles with Wash Aggregate Border
: Driveway/ Car Porch	• Timber Flooring (Semi D Type A1, Type A1a, Type A2, Type A2a, and Bungalow Type C, Type C1, Type D1, Type D2a, Type D3)
: Entrance Terrace	• Marble (Semi D Type B1, Type B1a, Type B2, Type B2a and Bungalow Type D2)
: Terrace	• Marble
: Entrance Foyer	• Timber Flooring
	• Marble
: Living & Dinings	• Tiles
: Guest's Bedroom	• Tiles
: Dry Kitchen	• Tiles
: Wet Kitchen & Yard	• Tiles
: Maid's Room	• Tiles
: Maid's Toilet	• Tiles
: Store	• Tiles
: Powder Room	• Marble

: Master Bedroom	• Timber Flooring
: Bedrooms	• Timber Flooring
: Family Lounge	• Timber Flooring
: Master Ensuities	• Marble
: Balcony	• Tiles with Wash Aggregate Border
: Bathrooms	• Tiles
: Staircase	• Timber Flooring
: Refuse Compartment	• Tiles

<b>SANITARY &amp; PLUMBING FITTING</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>
	<b>Type A1</b>	<b>Type A1a</b>	<b>Type A2</b>	<b>Type A2a</b>	<b>Type B1</b>	<b>Type B1a</b>	<b>Type B2</b>	<b>Type B2a</b>	<b>Type C</b>	<b>Type C1</b>	<b>Type D1</b>	<b>Type D2a</b>	<b>Type D2</b>	<b>Type D3</b>	
: Pedestal W.C	6	6	6	6	6	6	6	6	7	7	7	7	7	7	7
: Wash hand basin	7	7	7	7	7	7	7	7	8	8	8	8	8	8	8
: Shower rose	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6
: Toilet roll holder	6	6	6	6	6	6	6	6	7	7	7	7	7	7	7
: Soap holder	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
: Hand bidet	6	6	6	6	6	6	6	6	7	7	7	7	7	7	7
: Kitchen sink	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
<b>ELECTRICAL INSTALLATION</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Semi-D</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>	<b>Bungalow</b>
	<b>Type A1</b>	<b>Type A1a</b>	<b>Type A2</b>	<b>Type A2a</b>	<b>Type B1</b>	<b>Type B1a</b>	<b>Type B2</b>	<b>Type B2a</b>	<b>Type C</b>	<b>Type C1</b>	<b>Type D1</b>	<b>Type D2a</b>	<b>Type D2</b>	<b>Type D3</b>	
: Light points	83	83	86	86	81	81	82	82	92	93	92	92	91	92	
: Fan points	12	12	13	13	11	11	12	12	14	15	14	14	14	14	
: Power point	48	48	51	51	48	48	50	50	52	51	49	49	49	49	
: Telephone outlets	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
: TV outlets	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
: Water heater points	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
: Air-cond point	8	8	9	9	8	8	9	9	10	10	9	9	10	9	
: Door bell point	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
: Gate light point	3	3	3	3	3	3	3	3	4	4	4	4	4	4	

<b>INTERNAL TELEPHONE TRUNKING AND CABLING</b>	• Provided
<b>FENCING</b>	• Brickwall with fiber cement plank to perimeter
	• Feature stone to front
<b>TURFING</b>	• Nil
<b>GAS PIPING</b>	• Nil



Call **03 8073 7100**  
[www.bandarkinrara.my](http://www.bandarkinrara.my)



**I & P Group**

33, 35 & 37, Jalan BK5A/2, Bandar Kinrara, 47180, Puchong, Selangor T: 03 8073 7100 F: 03 8073 7070 W: [www.bandarkinrara.my](http://www.bandarkinrara.my)

PHASE 7A10A (Double Storey Detached & Semi Detached) Developer: Perumahan Kinrara Berhad • Developer's Address: No 33, 35 & 37 Jalan BK5A/2, Bandar Kinrara, 47180 Puchong, Selangor • Developer's License No: 4924-57/03-2014/278 • Validity Period: 08/03/2011 – 07/03/2014 • Advertising Permit No: 4924-57/472/2012(03) • Validity Period: 11/03/2011 – 10/03/2012 • Approving Authority: Majlis Perbandaran Subang Jaya • Building Plan Approval Reference No: MPSJ/BGN/KW/C-9/24(16) • Expected Date of Completion: March 2013 • Agreement Land Encumbrance (if any): Nil • Tenure of Land: Freehold • Selling Price: Min-RM2,880,888 Max-RM4,808,888 • Discount for Bumiputera: 7% • No. of Units: 33



**I'M HOME WITH I&P**

<b>THE EDGE-PEPS</b>	<b>THE EDGE</b>
<b>VALUE CREATION EXCELLENCE AWARD 2010</b> <small>(RESIDENTIAL CATEGORY)</small>	<b>TOP PROPERTY DEVELOPERS AWARD</b>
<b>INAUGURAL WINNER</b>	<b>7 CONSECUTIVE YEARS</b>