



TAMAN DESA IDAMAN, Olak Lempit

Rizab Melayu – Pegangan Bebas

(Oleh Sangbumi Jaya Sdn Bhd)

No.	SOALAN	JAWAPAN
1	Lokasi Projek	Olak Lempit, Banting Jalan Seri Gambut, Mukim Tanjung Dua Belas, Daerah Kuala Langat, Selangor Darul Ehsan
2	Koordinat	2.840417, 101.565639
3	Pemaju Projek	Sangbumi Jaya Sdn Bhd
4	Bilangan Keseluruhan Unit & Bilangan Bilik Setiap Unit	28 Unit Rumah Berkembar 1 Tingkat (Semi-D): 4 Bilik Tidur 2 Bilik Mandi 1 Ruang Tamu 1 Ruang Dapur
5	Jenis rumah	Rumah Berkembar 1 Tingkat (semi-D)
6	Pegangan Tanah	Pegangan Bebas (Rizab Melayu)
7	Infrastruktur Dan Kemudahan Yang Berhampiran	• Sekolah Rendah Agama Olak Lempit (2.7 km) • Sekolah Kebangsaan Olak Lempit (3.0 km) • Dewan Jubli Intan (2.3 km) • Pasar Mini Halal Mart (4.1 km) • Zetcom Grocer (4.2 km) • 99 Speedmart 2830 Bandar Mahkota Banting (4.8 km) • Klinik Mediviron Olak Lempit (5.9 km) • Olak Lempit Rural Clinic (2.9 km) • Brookland's Healthcare Clinic (4.5 km) • Petronas Olak Lempit (Arah Dengkil) (2.5 km) • Shell, Jalan Klang Banting (4.1 km) • MR.DIY (6.1 km) • DIY Express (5.2 km)
8	Tarikh Pelancaran	Nov 2024
9	Tarikh Dijangka Siap	Akhir 2026
10	Keluasan Tanah	33.7' - 34.44' x 74' (Build up: 23'x42')
11	Harga SPA	RM 500,000.00 (Min) - RM 522,300.00 (Max)
12	Diskaun/ Promosi	10% Diskaun daripada Harga Jualan
13	SPA & Pinjaman Bank Peguamcara	Ch'ng Suhana & Co Suite B-12A-02, Level 12A, Tower B, Menara UOA Bangsar, No.5, Jalan Bangsar Utama 1, 59000 Kuala Lumpur Tel: 03-2280 0193 / 0194 Fax: 03-2201 1312 Email: uoa@chngsu.com

Taman Desa Idaman – Harga Jualan

NO.	PT NO.	BLOCK	UNIT NO.	LOT TYPE	LAND LOT DIMENSION W X L (ft)	BUILD UP	LAND AREA (sqm)	SPA SELLING PRICE (RM)
1	PT 53370	RB-1	1	SD	57.81' X 74'	42' X 23'	386	522,300.00
2	PT 53369	RB-1	3	SD	34.44' X 74'	42' X 23'	236	503,400.00
3	PT 53368	RB-1	5	SD	34.44' X 74'	42' X 23'	236	503,400.00
4	PT 53367	RB-1	7	SD	34.44' X 74'	42' X 23'	236	503,400.00
5	PT 53366	RB-1	9	SD	34.44' X 74'	42' X 23'	236	503,400.00
6	PT 53365	RB-1	11	SD	34.44' X 74'	42' X 23'	236	503,400.00
7	PT 53364	RB-1	13	SD	34.44' X 74'	42' X 23'	236	503,400.00
8	PT 53363	RB-1	15	SD	34.44' X 74'	42' X 23'	236	503,400.00
9	PT 53362	RB-1	17	SD	34.44' X 74'	42' X 23'	236	503,400.00
10	PT 53361	RB-1	19	SD	34.44' X 74'	42' X 23'	236	503,400.00
11	PT 53360	RB-1	21	SD	34.44' X 74'	42' X 23'	236	503,400.00
12	PT 53359	RB-1	23	SD	34.44' X 74'	42' X 23'	236	503,400.00
13	PT 53358	RB-1	25	SD	34.44' X 74'	42' X 23'	236	503,400.00
14	PT 53357	RB-1	27	SD	47.69' X 74'	42' X 23'	317	514,500.00
15	PT 53356	RB-2	28	SD	46.74' X 74'	42' X 23'	311	511,200.00
16	PT 53355	RB-2	26	SD	33.70' X 74'	42' X 23'	232	500,000.00
17	PT 53354	RB-2	24	SD	33.70' X 74'	42' X 23'	232	500,000.00
18	PT 53353	RB-2	22	SD	33.70' X 74'	42' X 23'	232	500,000.00
19	PT 53352	RB-2	20	SD	33.70' X 74'	42' X 23'	232	500,000.00
20	PT 53351	RB-2	18	SD	33.70' X 74'	42' X 23'	232	500,000.00
21	PT 53350	RB-2	16	SD	33.70' X 74'	42' X 23'	232	500,000.00
22	PT 53349	RB-2	14	SD	33.70' X 74'	42' X 23'	232	500,000.00
23	PT 53348	RB-2	12	SD	33.70' X 74'	42' X 23'	232	500,000.00
24	PT 53347	RB-2	10	SD	33.70' X 74'	42' X 23'	232	500,000.00
25	PT 53346	RB-2	8	SD	33.70' X 74'	42' X 23'	232	500,000.00
26	PT 53345	RB-2	6	SD	33.70' X 74'	42' X 23'	232	500,000.00
27	PT 53344	RB-2	4	SD	33.70' X 74'	42' X 23'	232	500,000.00
28	PT 53343	RB-2	2	SD	52.43' X 74'	42' X 23'	382	520,000.00

Min

Max

	Pemaju	Pembeli
SPA Legal Fi	✓	
SPA Duti Setem	✓	
MOT Duti Setem	✓	
Pinjaman Legal Fi		✓
Pinjaman Duti Setem		✓
Fi Tempahan	RM 200.00	

Effective 1st March (Until end of 30th April 2025)

	4 6 8 10 12 14 16 18 20 22 24 26	3 5 7 9 11 13 15 17 19 21 23 25				
No. of Unit	12 units 33.7' x 74'	12 units 34.44' x 74'	No.28 46.74' x 74' (CL)	No.27 47.69' x 74' (CL)	No.2 52.43' x 74' (CL)	No.1 57.81' x 74' (CL)
SPA	500,000.00	503,400.00	511,200.00	514,500.00	520,000.00	522,300.00
Disc 10%	450,000.00	453,060.00	460,080.00	463,050.00	468,000.00	470,070.00
Additional Disc 2%	441,000.00	443,998.80	450,878.40	453,789.00	458,640.00	460,668.60

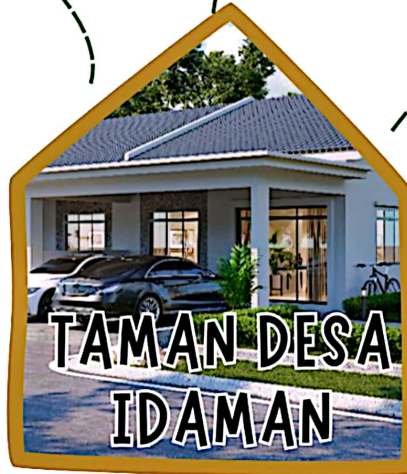


LEBUHRAYA WCE AKSES MUDAH KE (INTERCHANGE):

- KESAS/SAE Highway
- SKVE Highway
- Kajang Silk Highway
- NKVE Highway

AKSES MUDAH KE BANDAR:

- Setia Alam
- Bukit Rimau
- Kota Kemuning
- Saujana Putra
- Banting
- Puchong
- Putrajaya Sentral



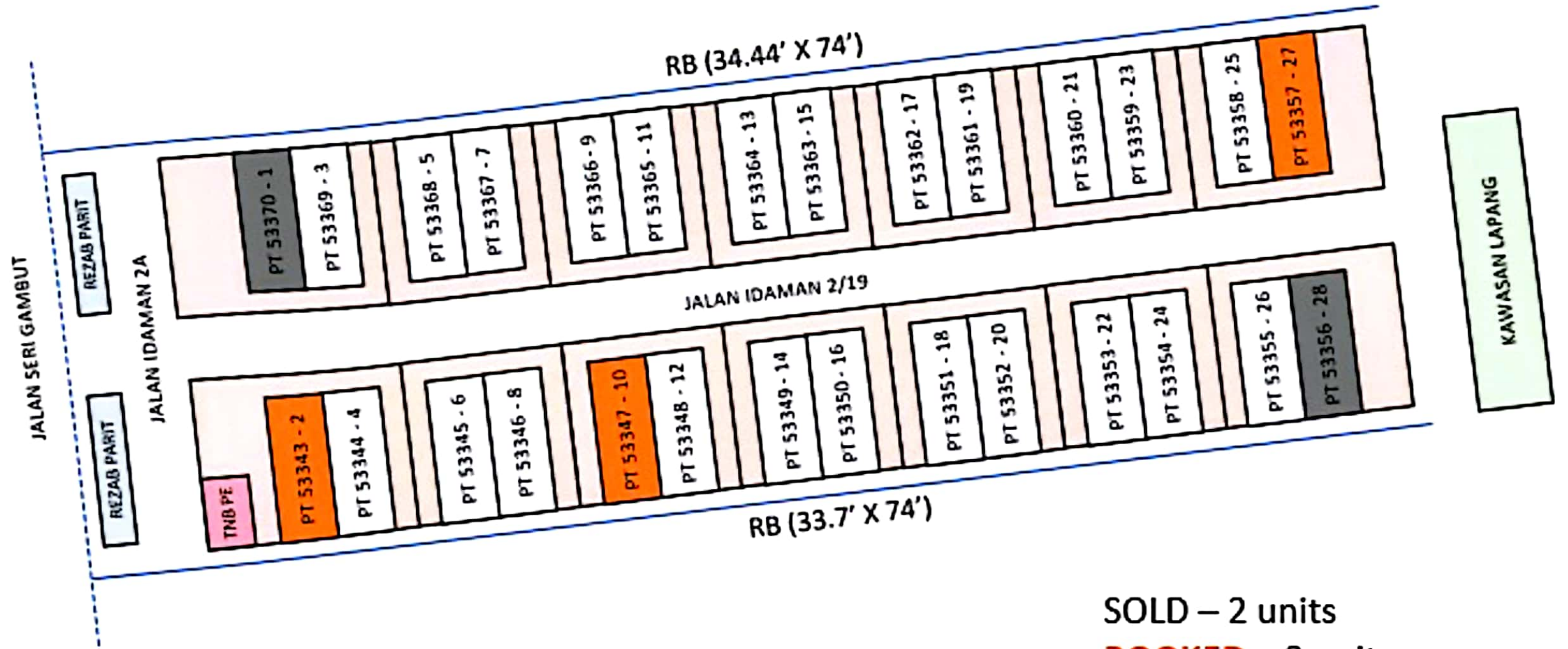
20km
(Melalui Jalan Bukit Perah)



-MITSUI OUTLET
CS Car Scanner
-ASIDE MALL

PT 48370 - TAMAN DESA IDAMAN, OLAK LEMPIT

28 UNITS SINGLE STOREY SEMI-D



Info:

- Sold
- Booking

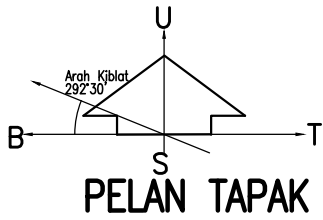
SOLD – 2 units

BOOKED – 3 units

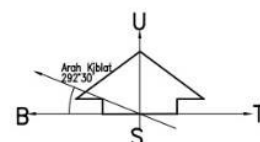
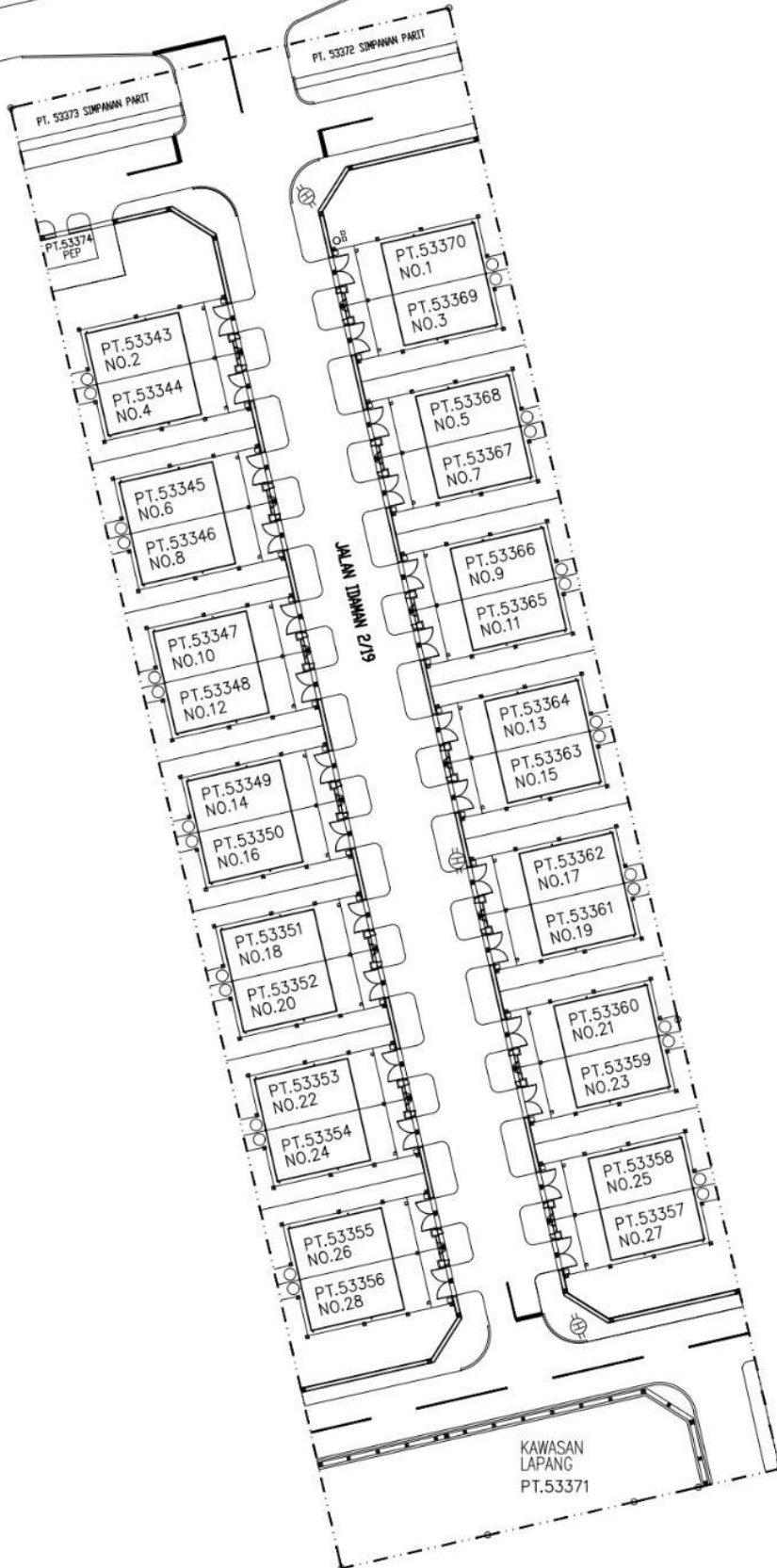
AVAILABLE – 23 units



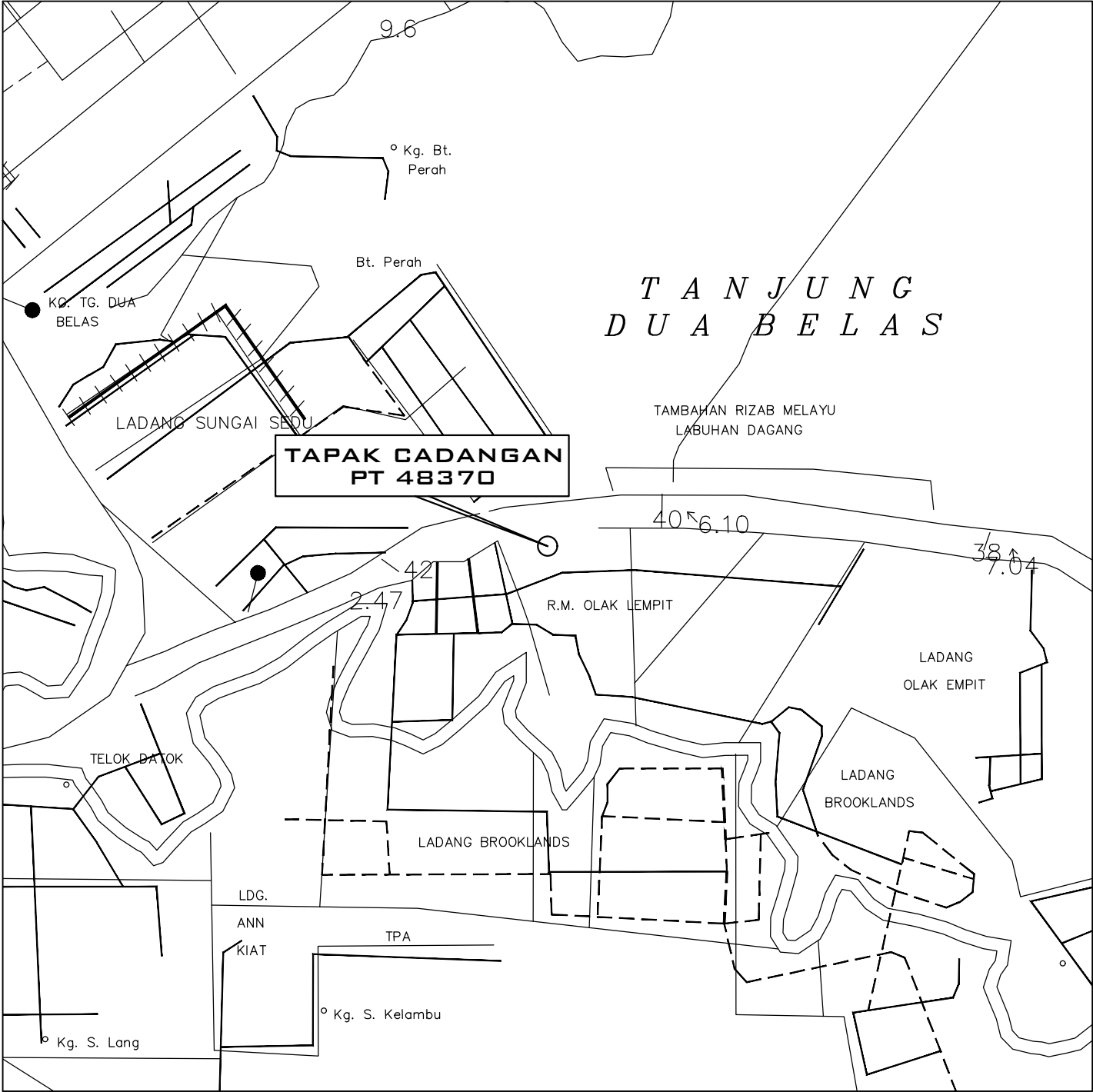
CamScanner



JALAN SERI GAMBUT



JALAN SERI GAMBUT, MUKIM TANJUNG DUA BELAS, DAERAH KUALA LANGAT, SELANGOR DARUL EHSAN
LEMBAH JUARA DEVELOPMENT SDN. BHD.
PT 48370



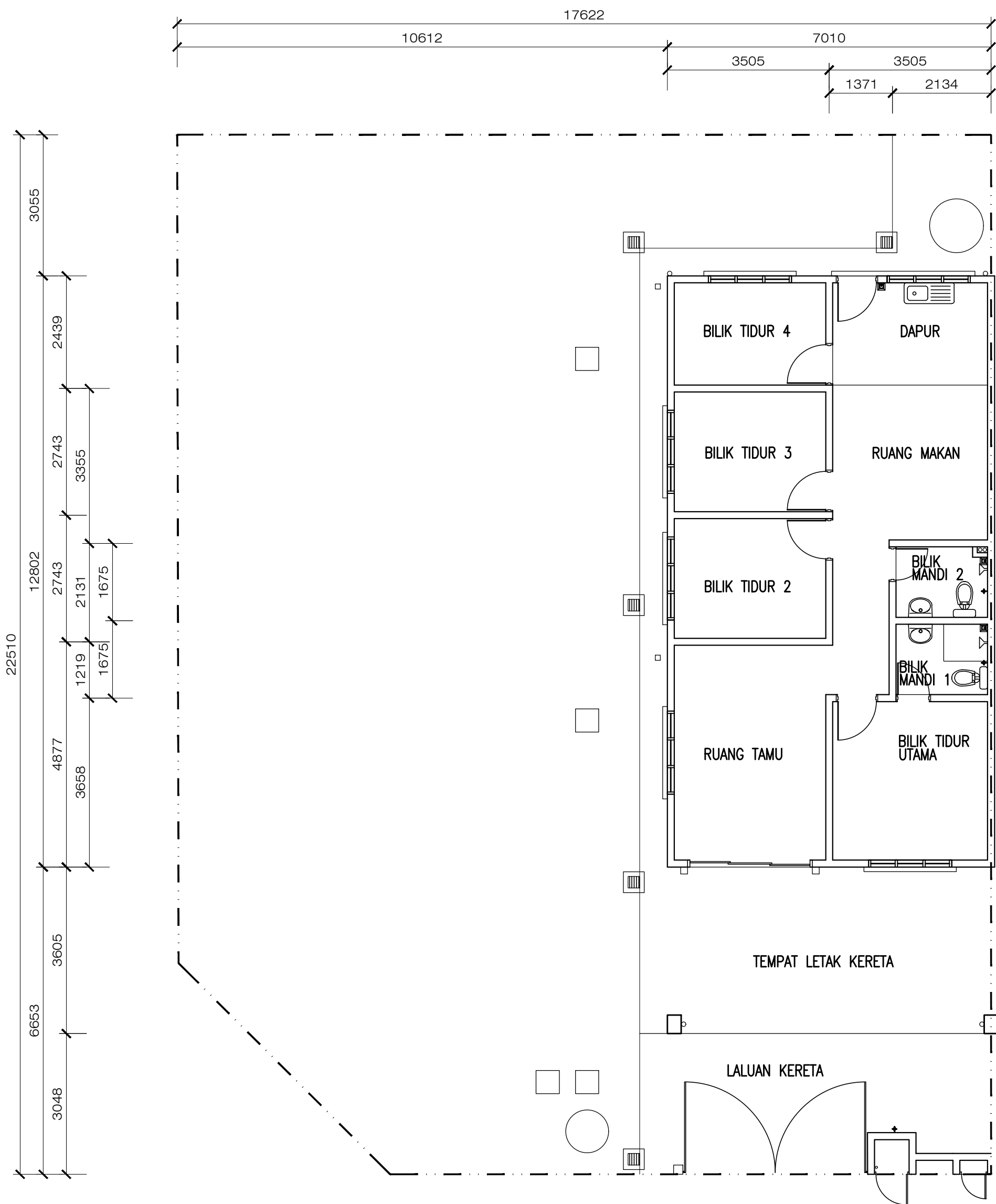
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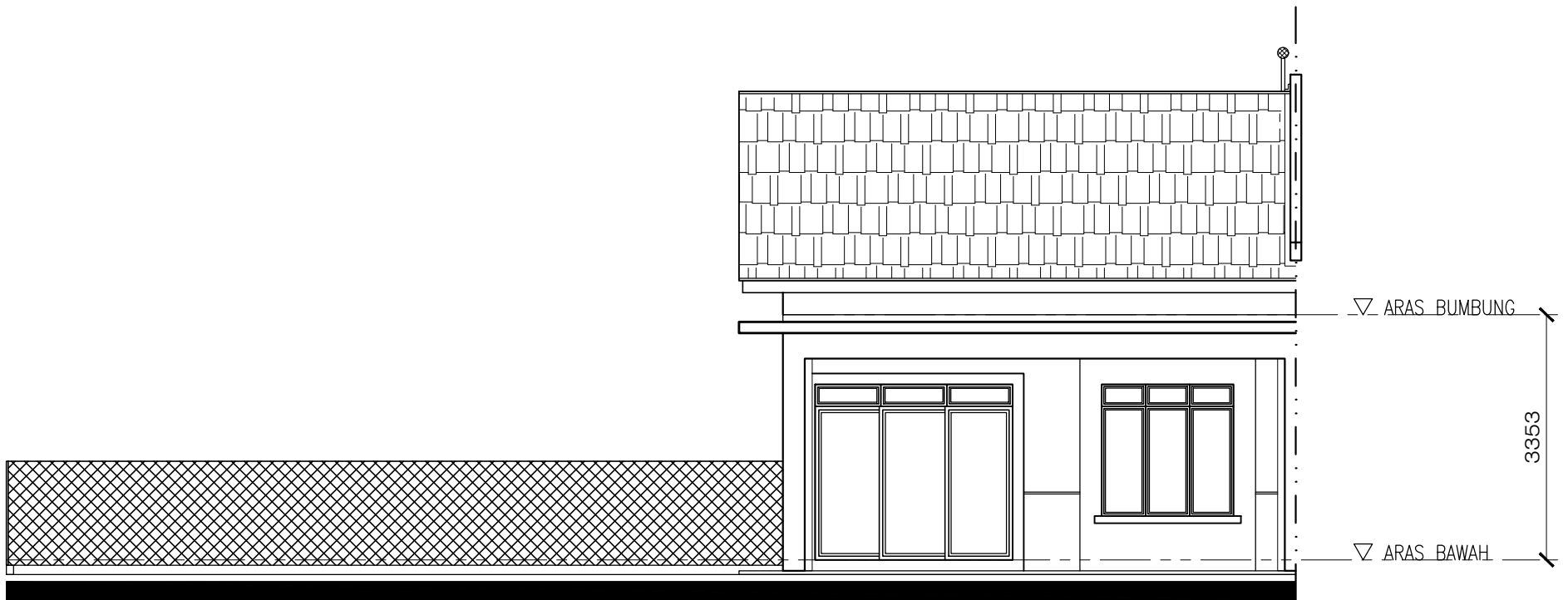
PELAN LOKASI

JENIS : PELAN KUNCI & PELAN LOKASI

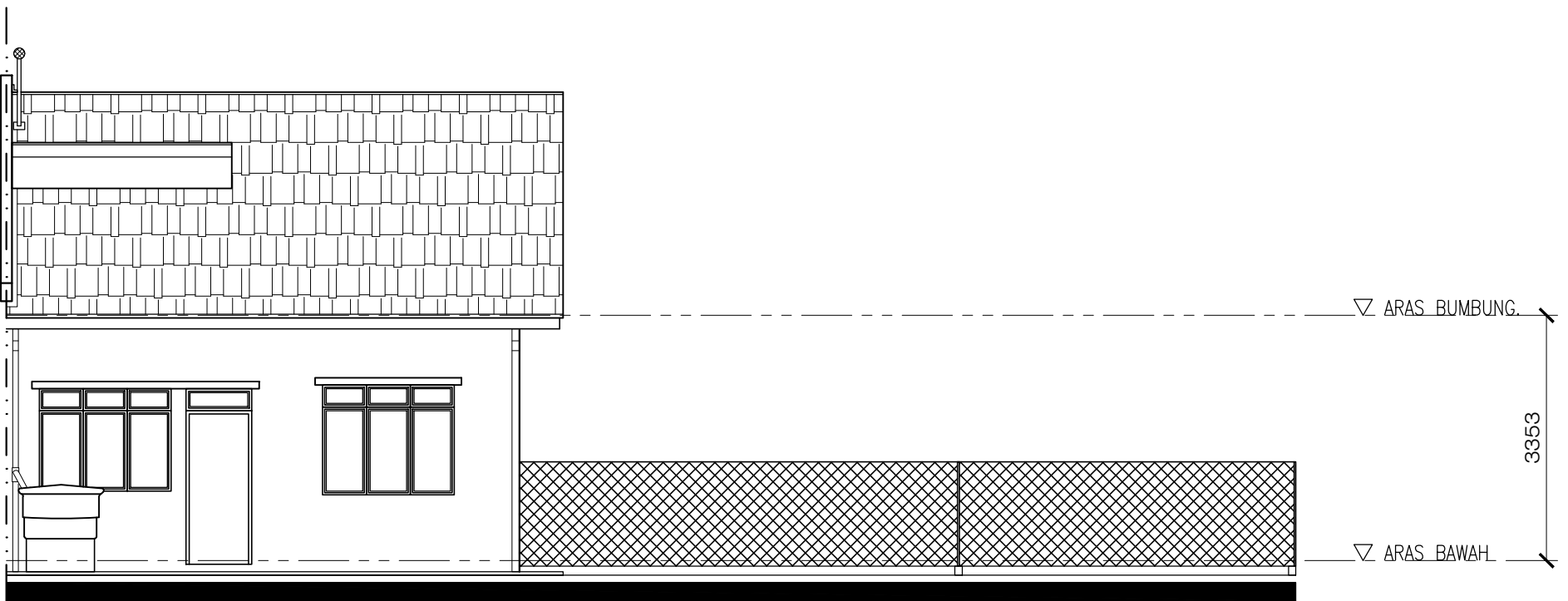
TIADA SKALA



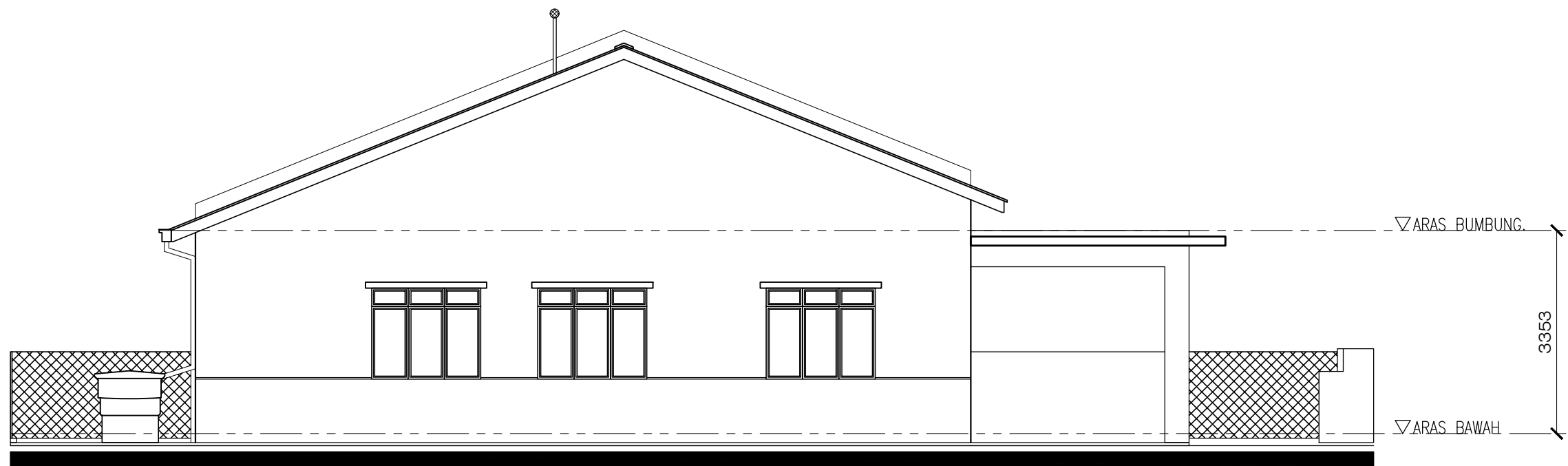
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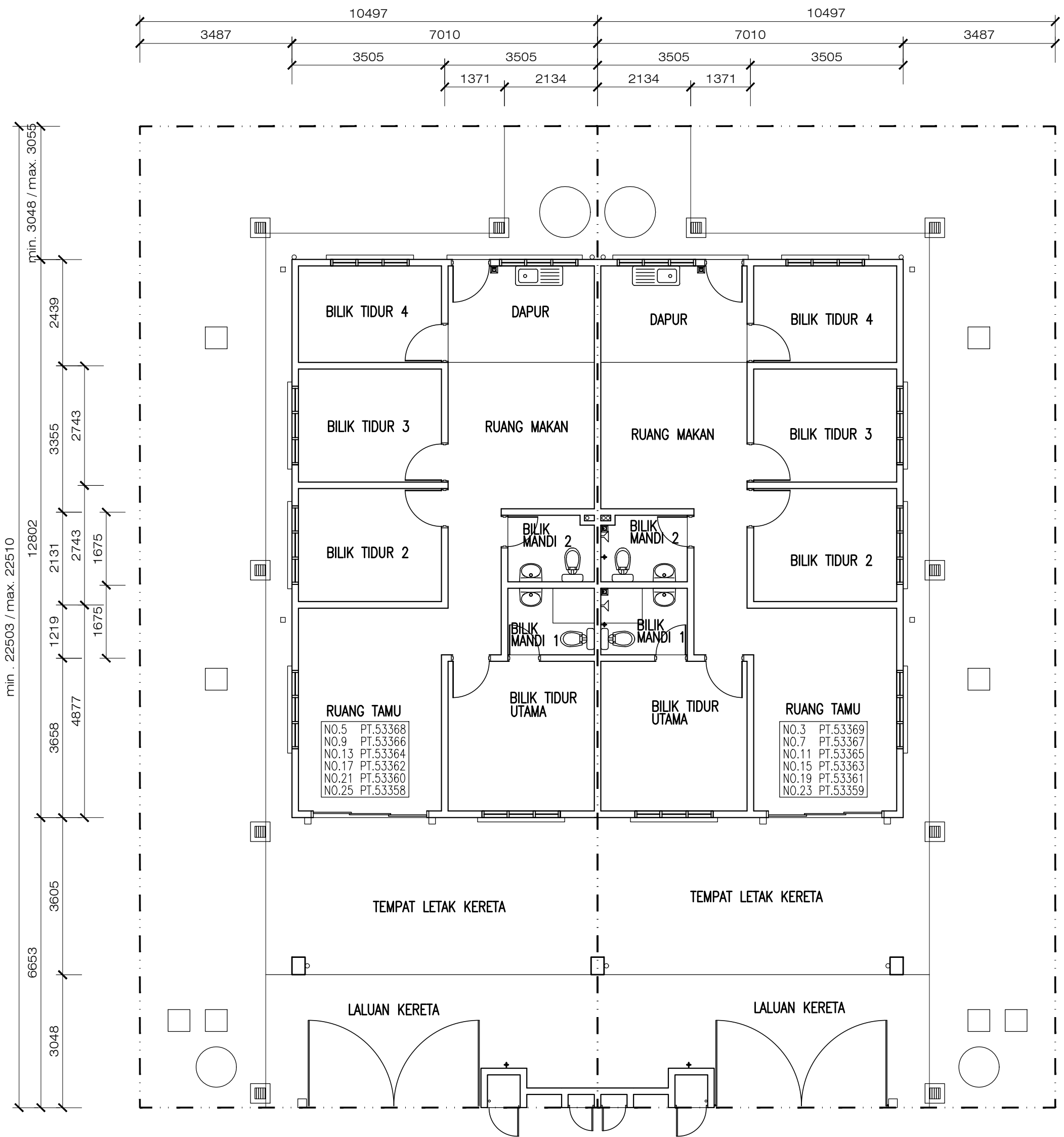
PANDANGAN HADAPAN



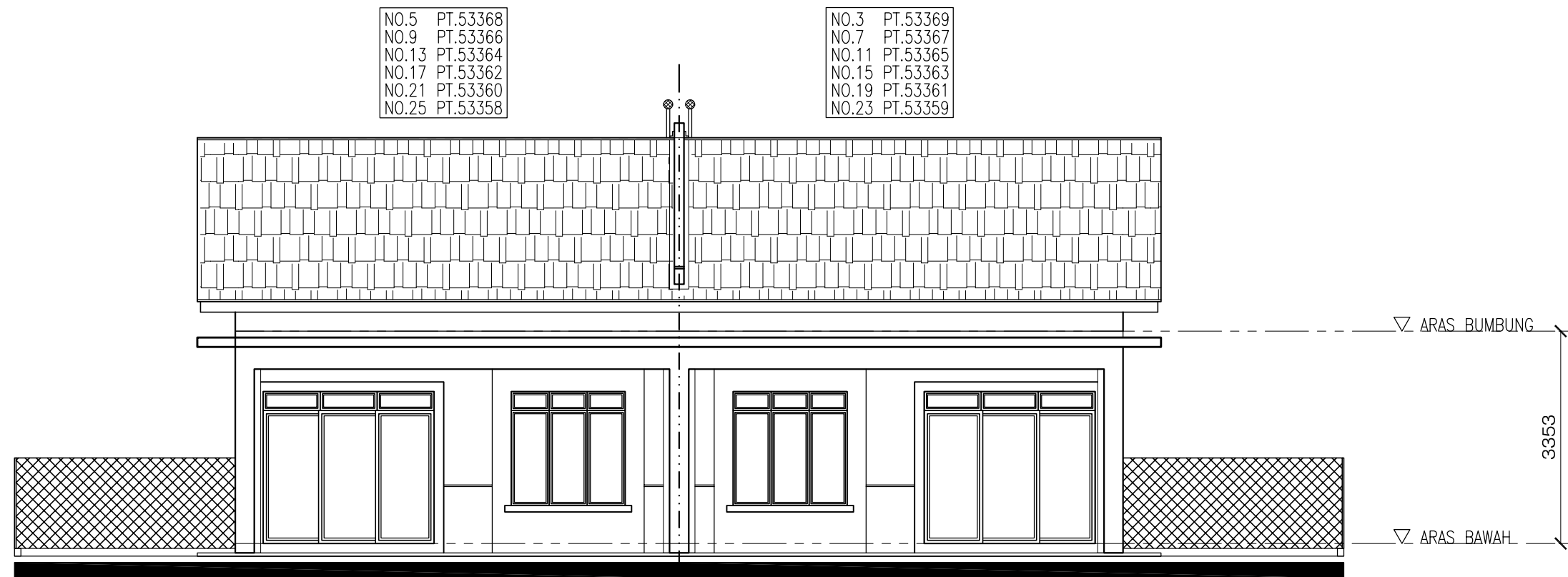
PANDANGAN BELAKANG



PANDANGAN SISI KIRI



PELAN TINGKAT BAWAH



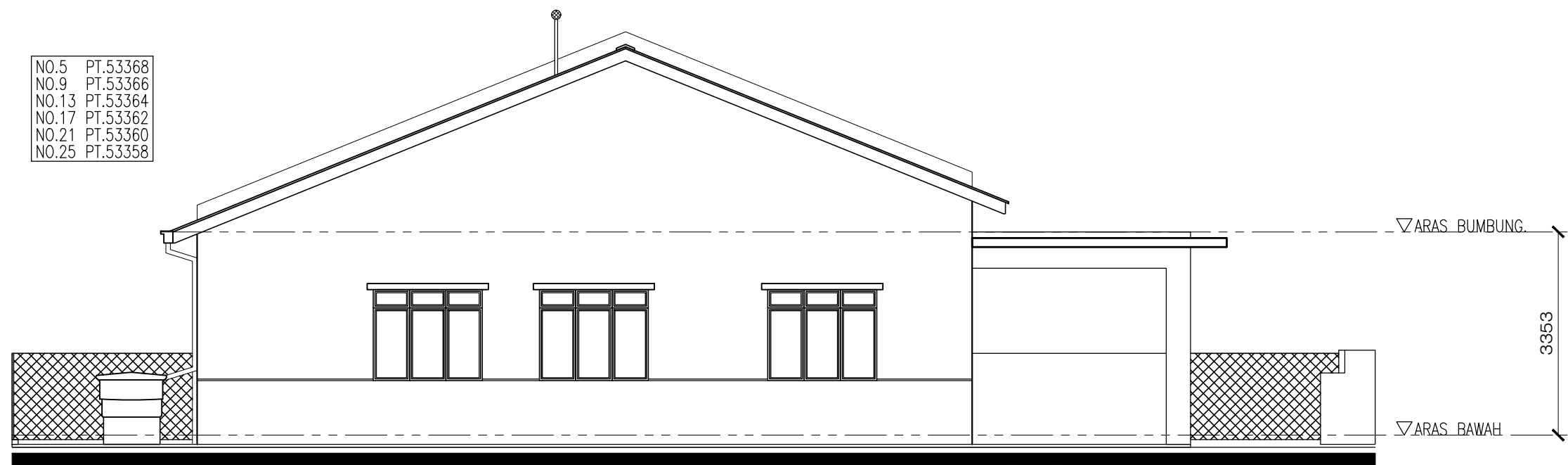
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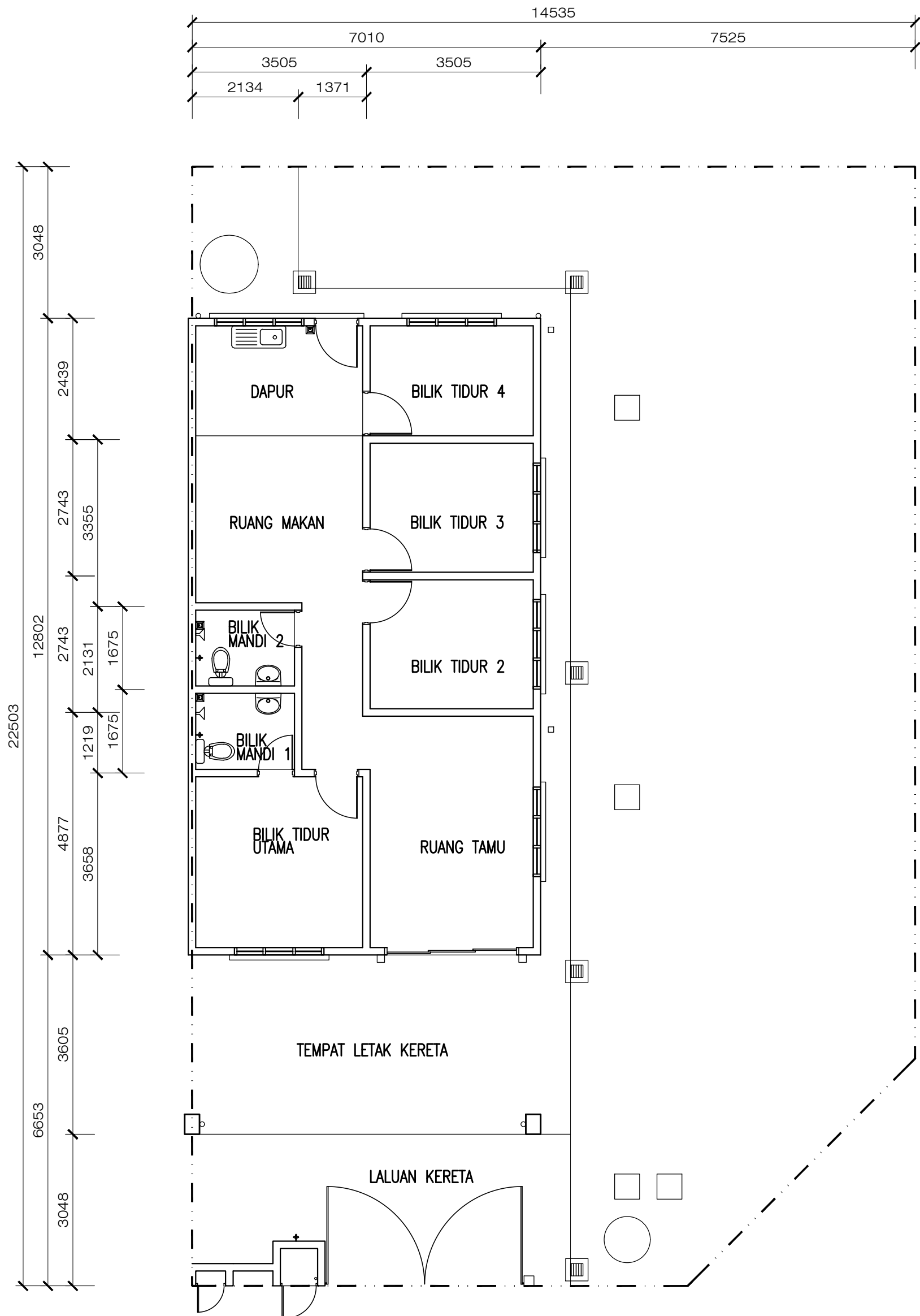
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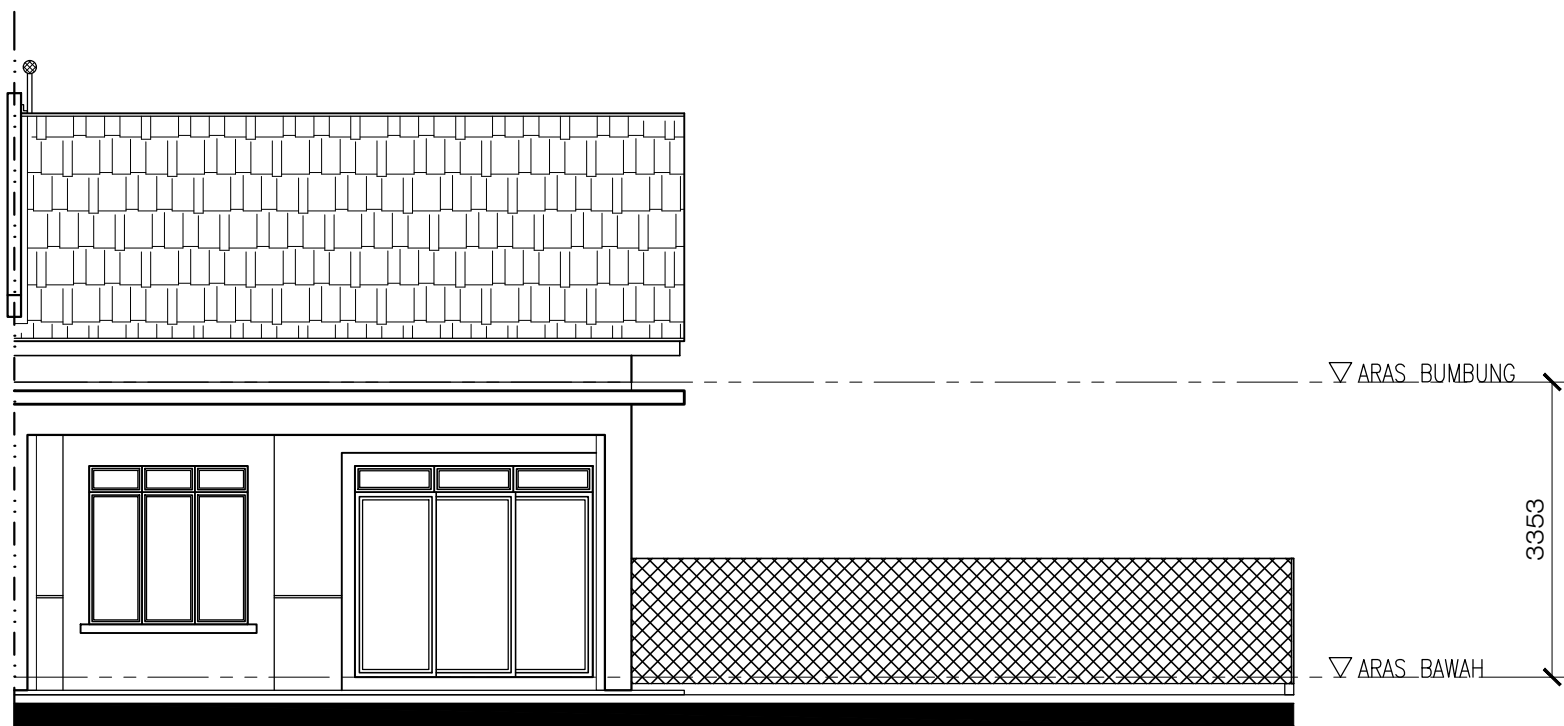


PANDANGAN SISI KANAN

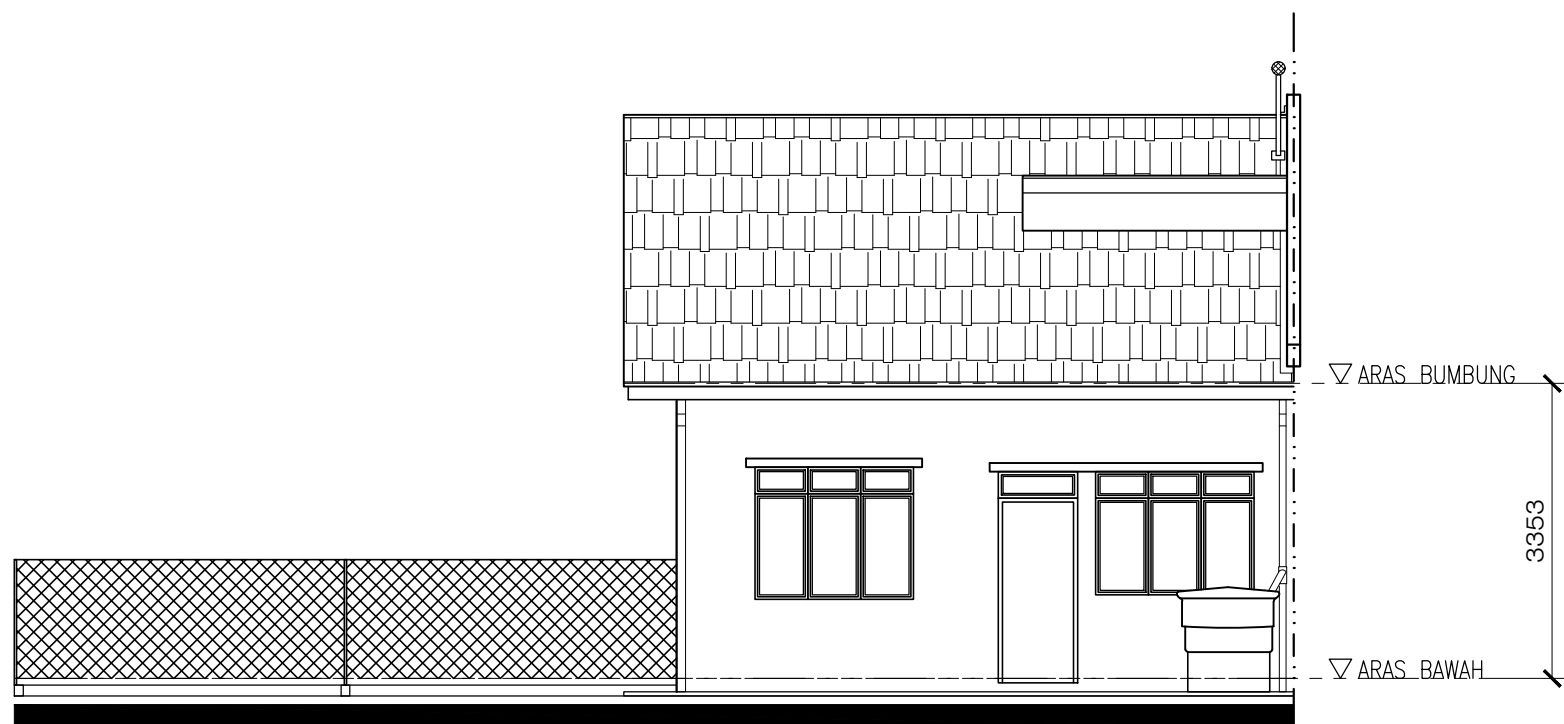


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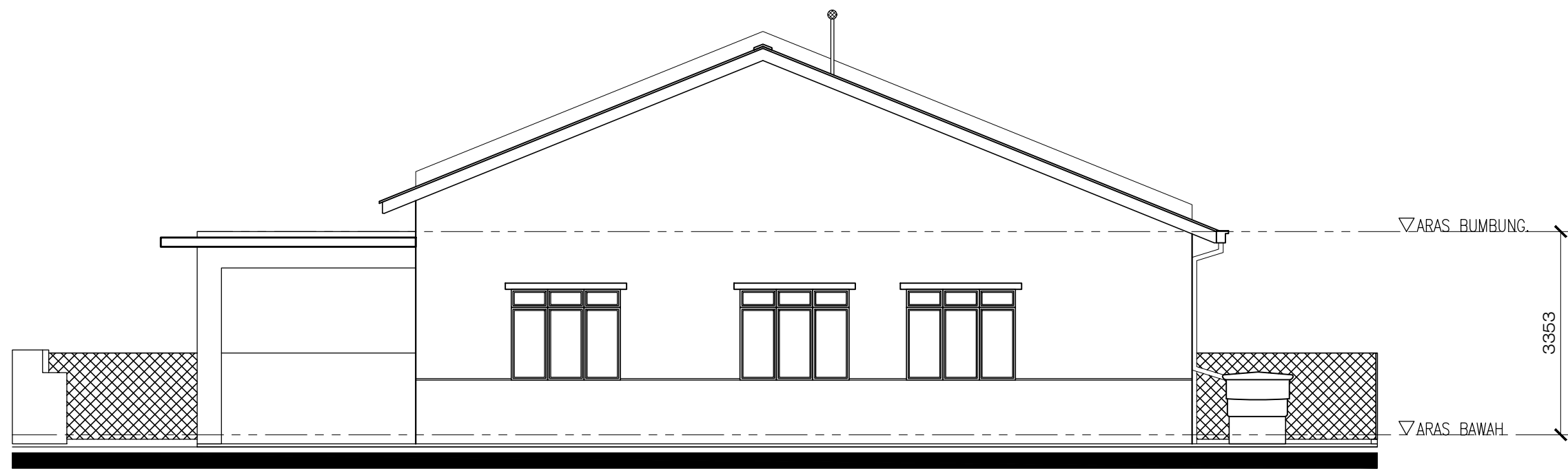




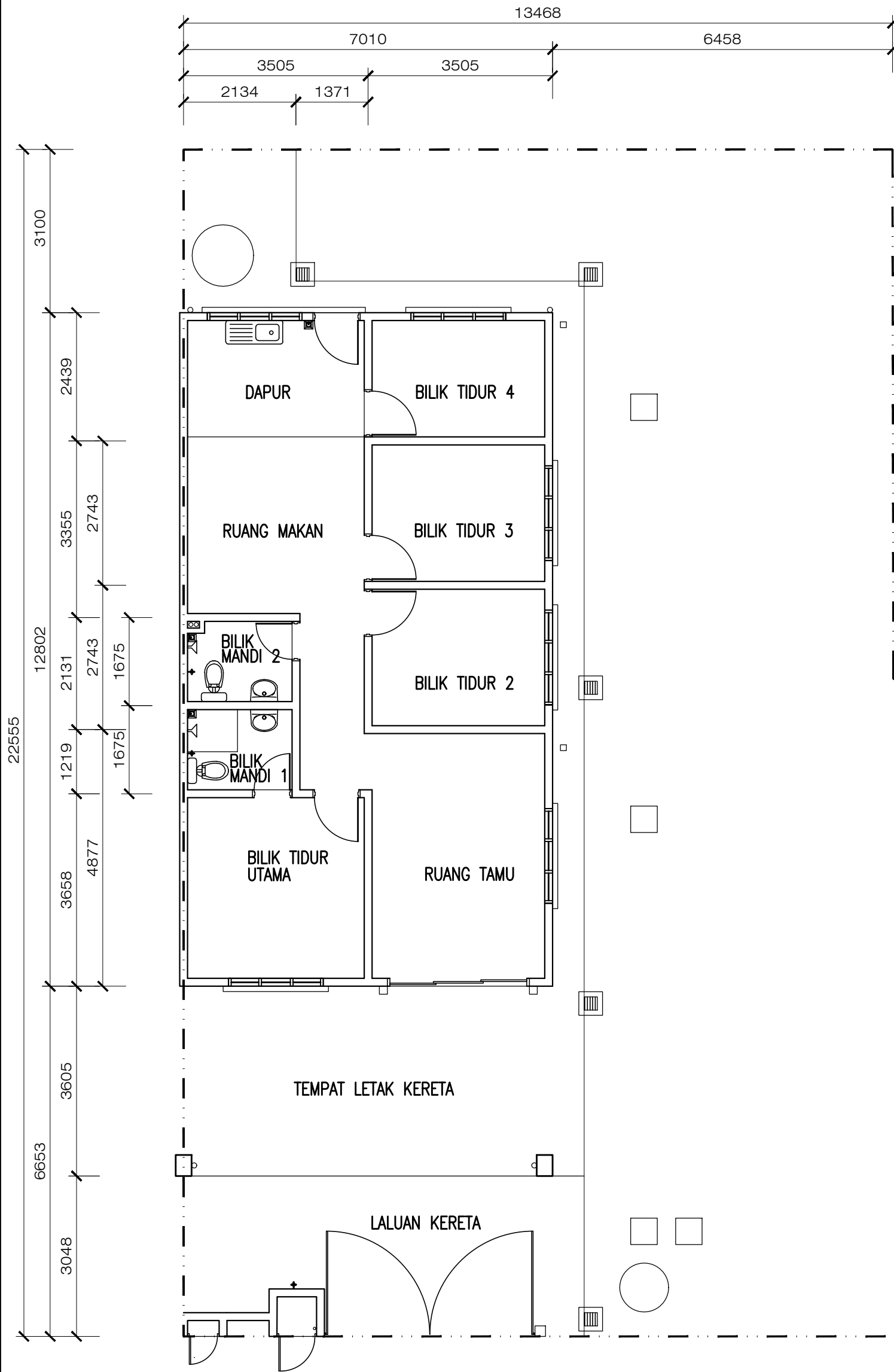
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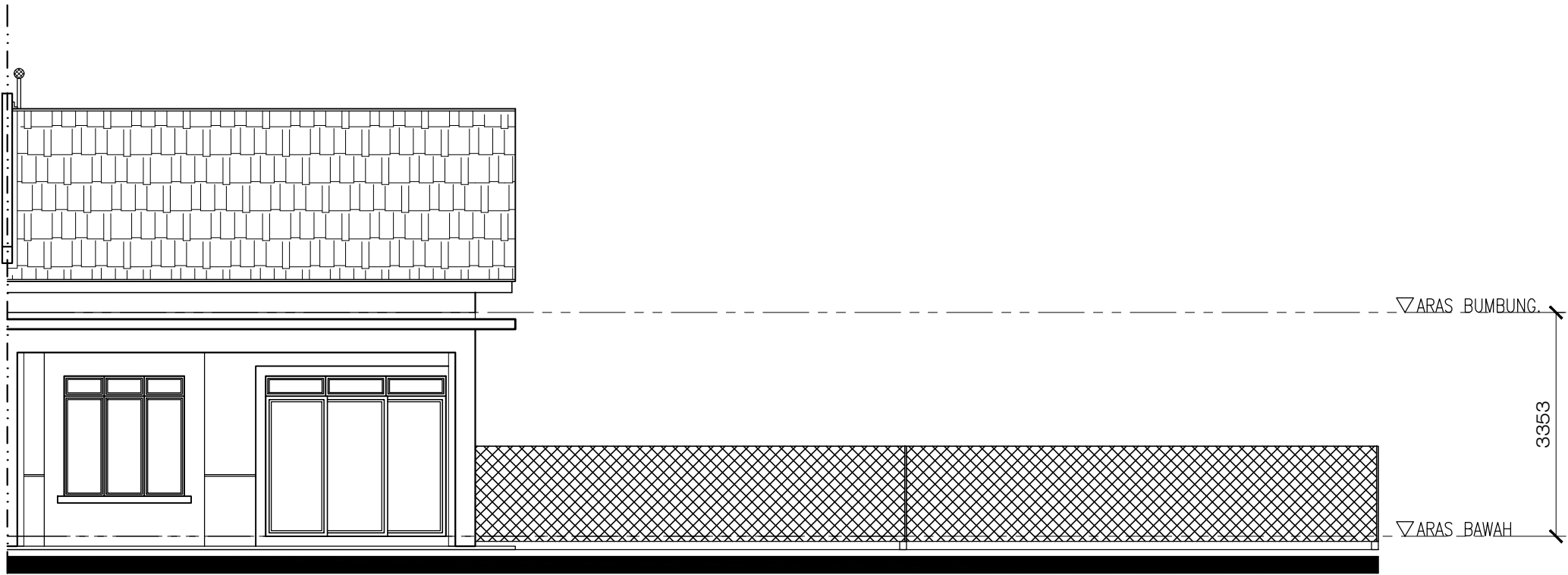
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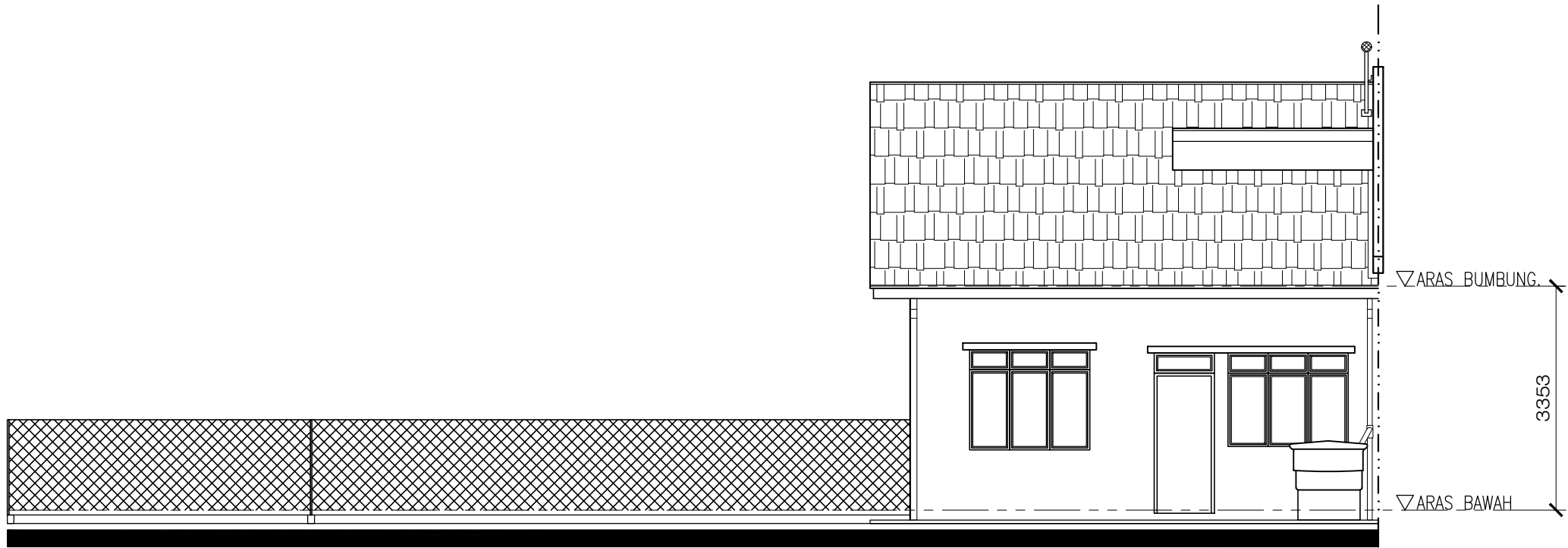
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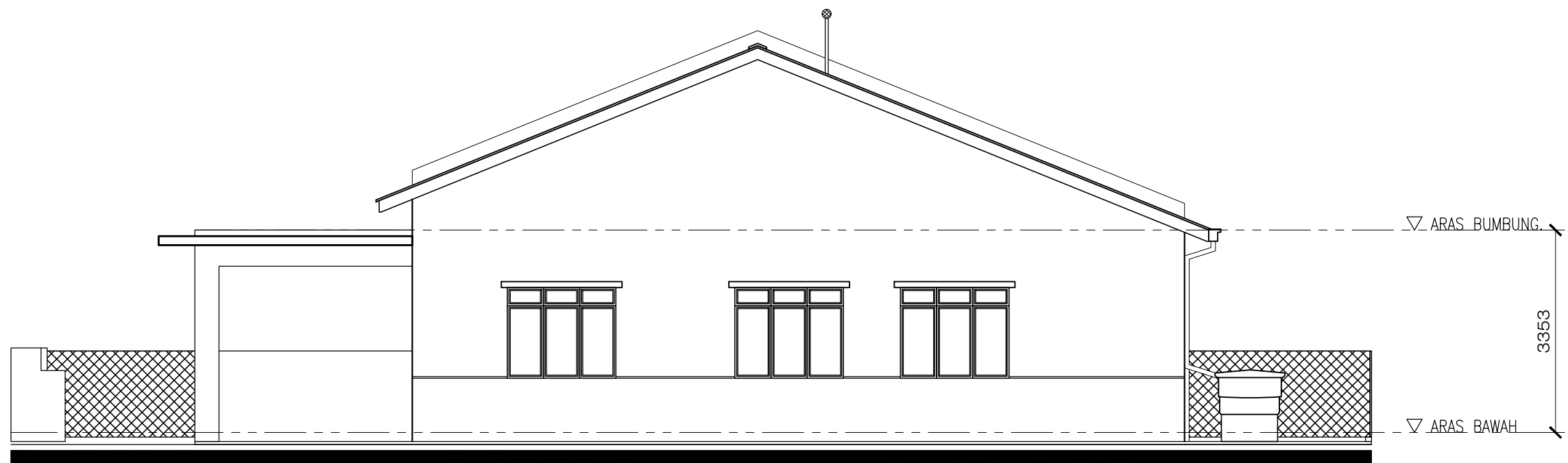
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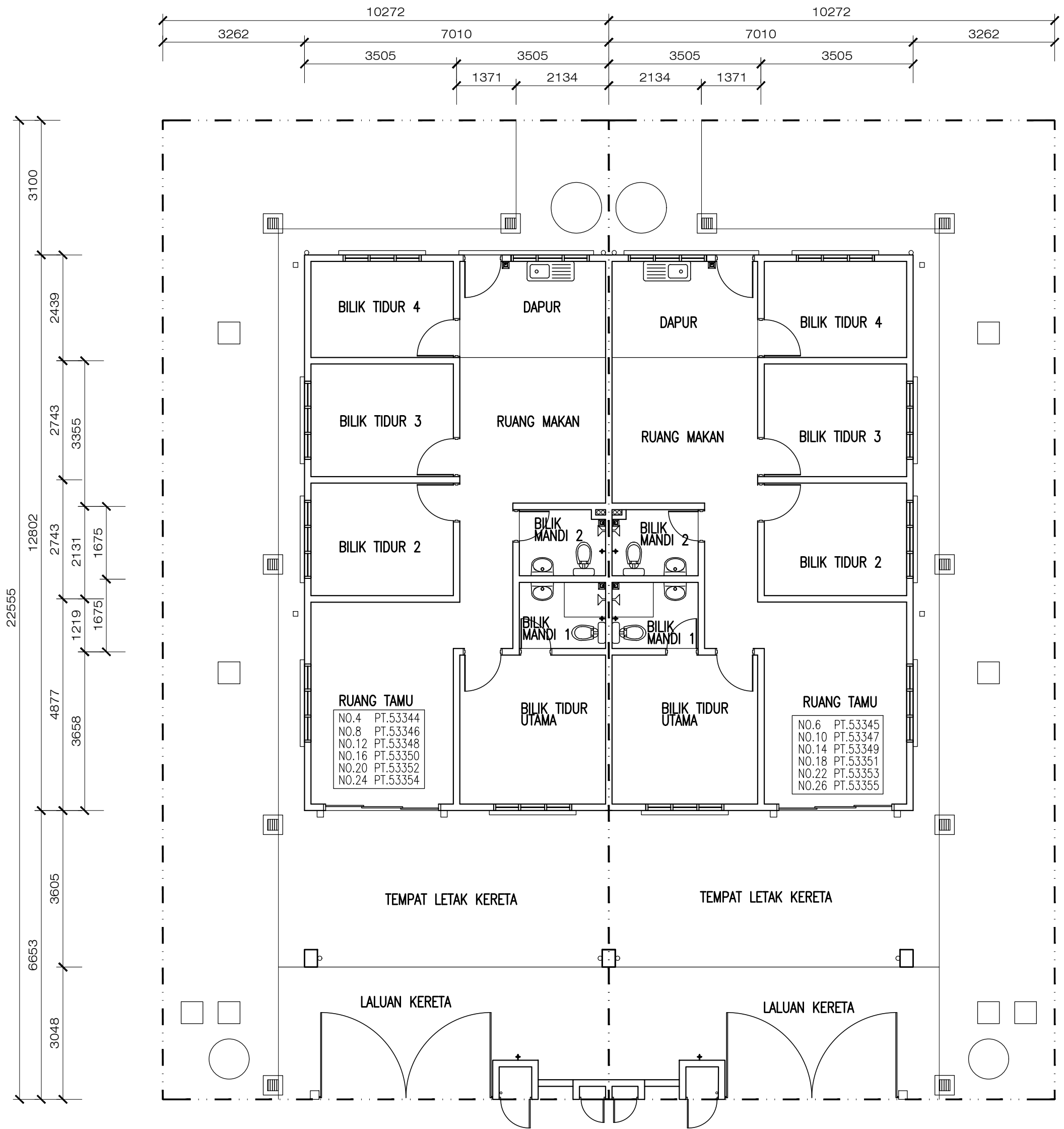
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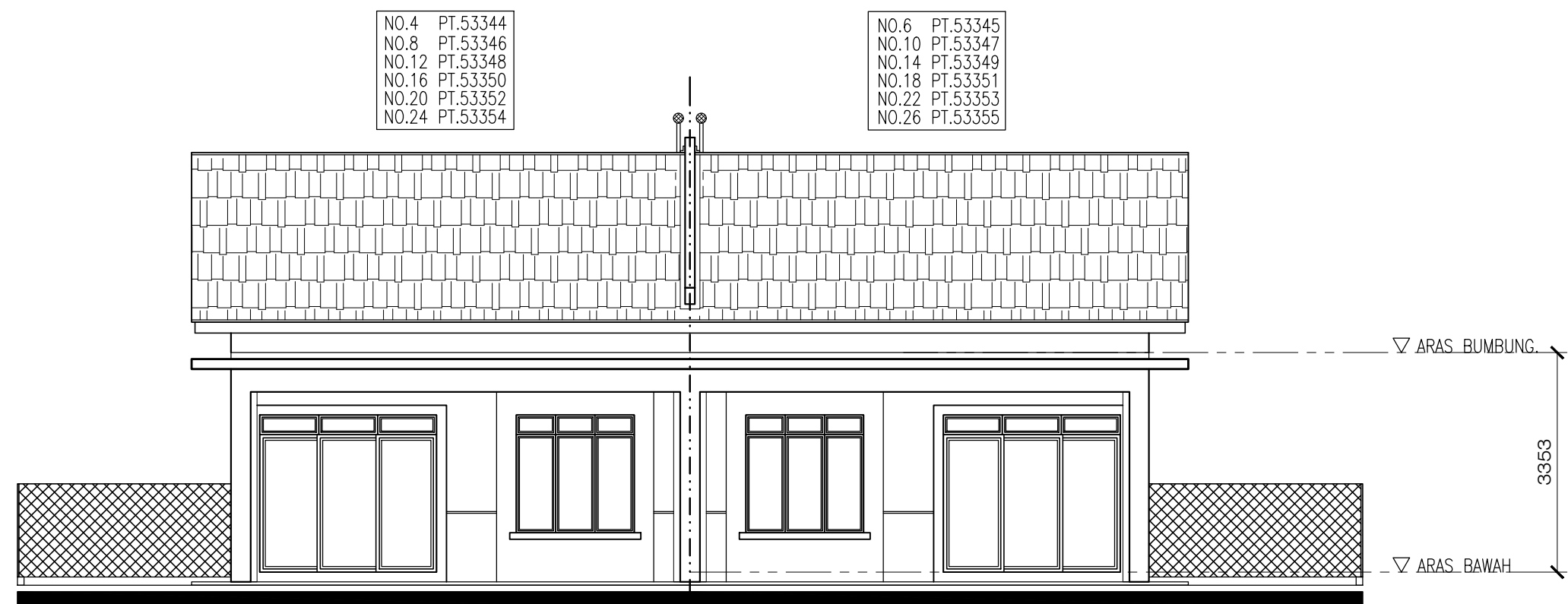
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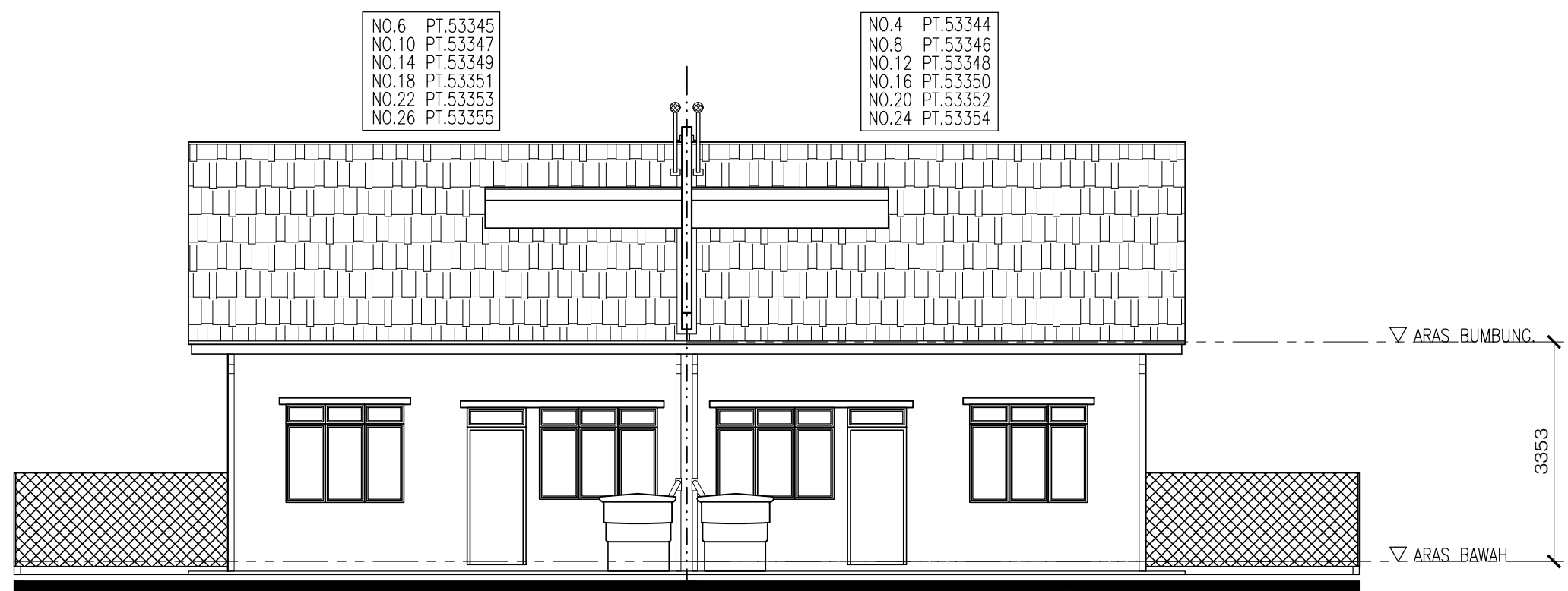
PANDANGAN SISI KANAN



PELAN TINGKAT BAWAH



PANDANGAN HADAPAN



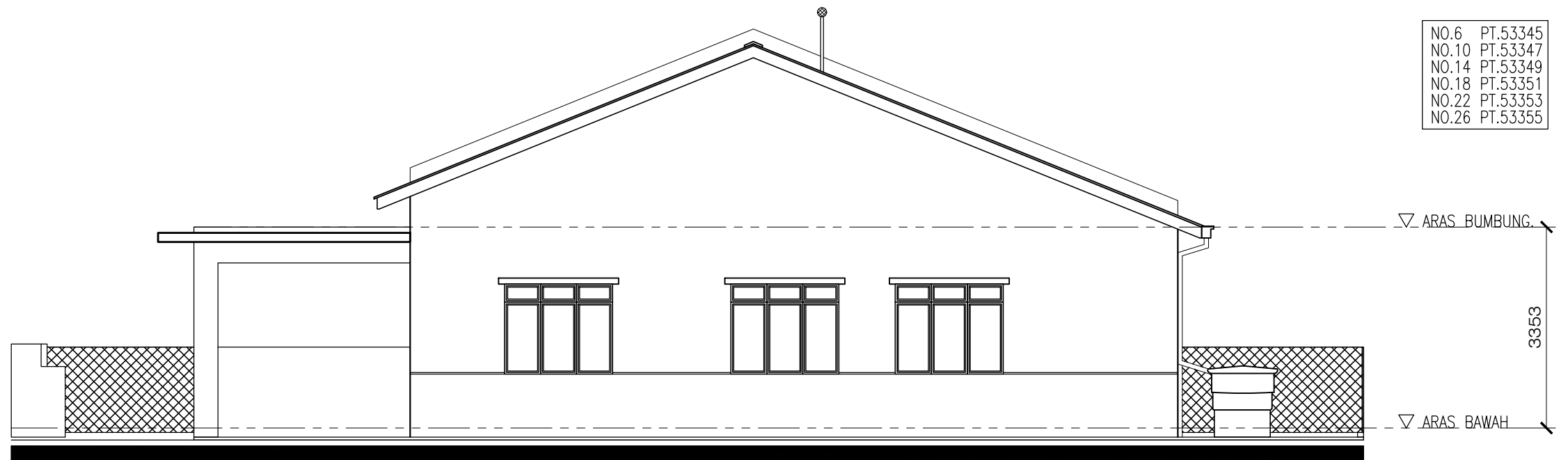
PANDANGAN BELAKANG

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NO.12 PT.53348
NO.16 PT.53350
NO.20 PT.53352
NO.24 PT.53354
NO.28 PT.53356

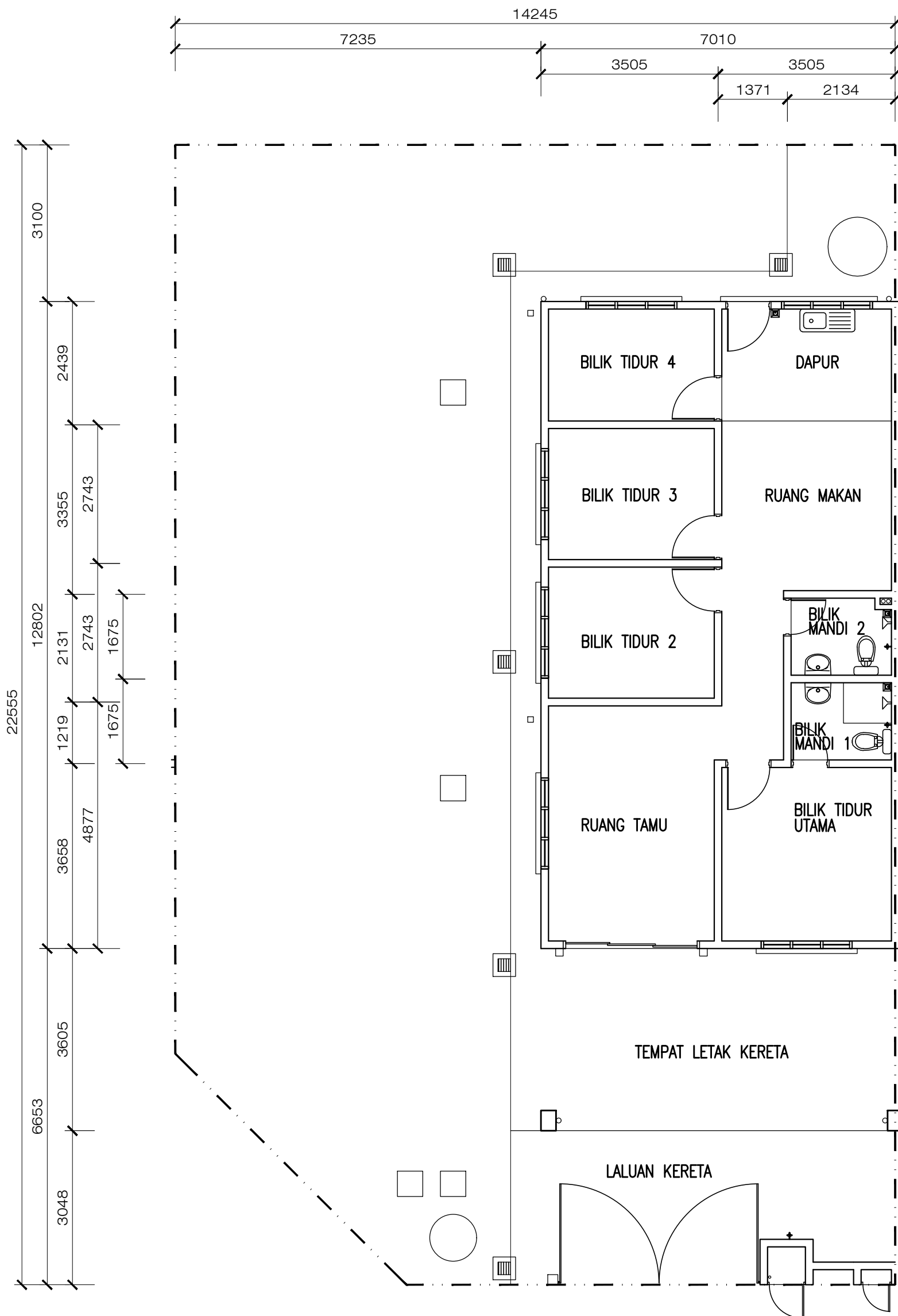


PANDANGAN SISI KIRI

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NO.26 PT.53355



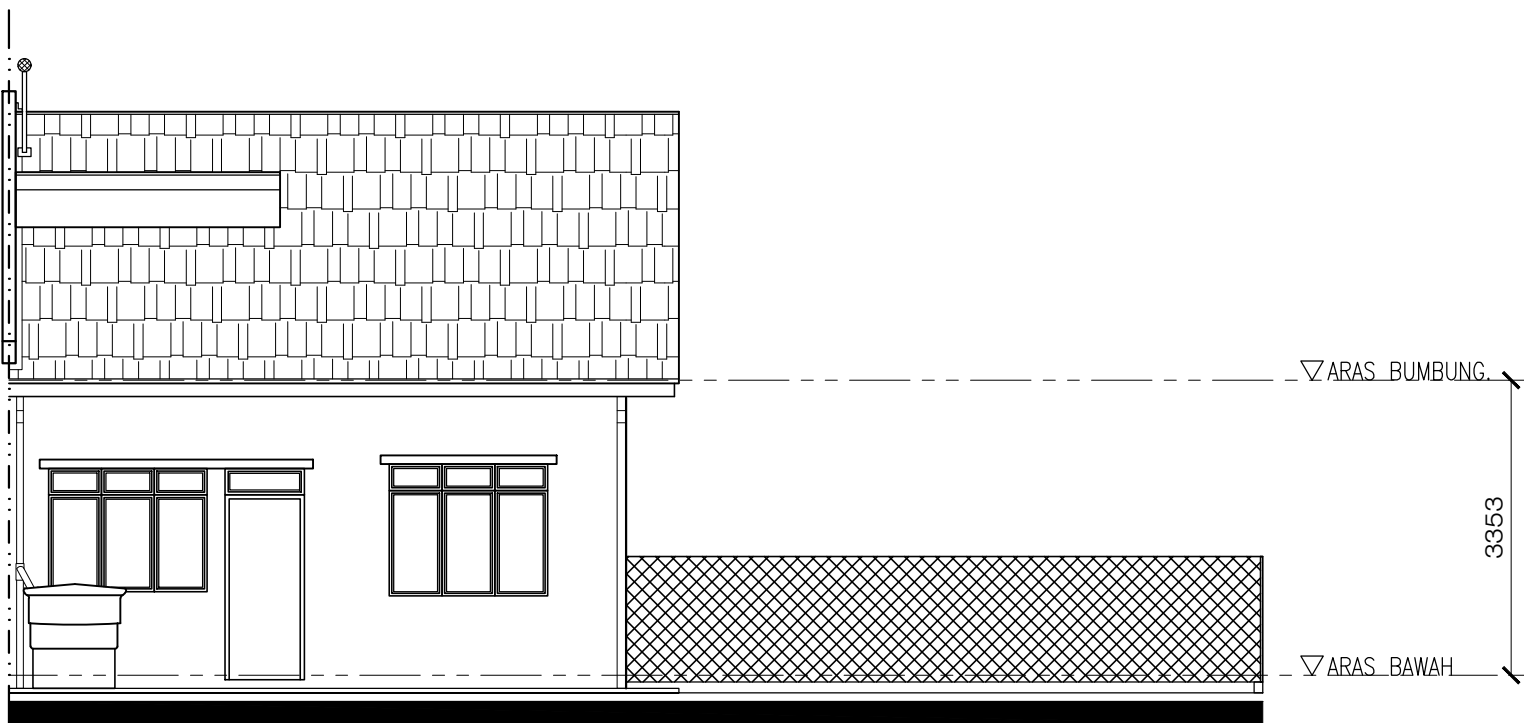
PANDANGAN SISI KANAN



PELAN TINGKAT BAWAH



PANDANGAN HADAPAN



PANDANGAN BELAKANG



PANDANGAN SISI KIRI