

Urban Living
Within Nature



Discover bliss at Puncak Indah @ Ampang,
 a place infused with vibrant energy and peacefully nestled
 in the green suburb of Ampang,
 within Kuala Lumpur city

Developer: **Granstep Development Sdn Bhd** (769692-A)
 Suite 16-18, 16th Floor, Wisma Zelan, No.1,
 Jalan Tasik Permaisuri 2, Bandar Tun Razak,
 Cheras, 56000 Kuala Lumpur, Malaysia.
 T: +603 9173 6288 F: +603 9171 6289

Associate Company: **Sera-Tama Development Sdn Bhd**

For further information:
T: +603 9173 6288
www.granstep.com

Developer's License No : 19222-1/11-2022/03250 (L) • Validity : 17/11/2021 - 16/11/2022 • Advertising & Sales Permit No : 19222-1/11-2022/03250 (P) • Validity : 17/11/2021 - 16/11/2022 • Land Tenure : 99 Years Leasehold. Expiring : 26/03/2116 • Restriction of Interest : Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri. • Land Encumbrances : Bank Islam Malaysia Berhad • Approving Authority : MPAJ. Building Plan No : MPAJ.BS.KB.740-1/2-04/17. • Expected Date of Completion : End of 2021 • Selling Price : Semi-D 3 Storeys - 28 units, RM2,499,000 - RM2,893,138. Superlink 3 Storeys - 52 units, RM1,635,000 - RM2,412,300.

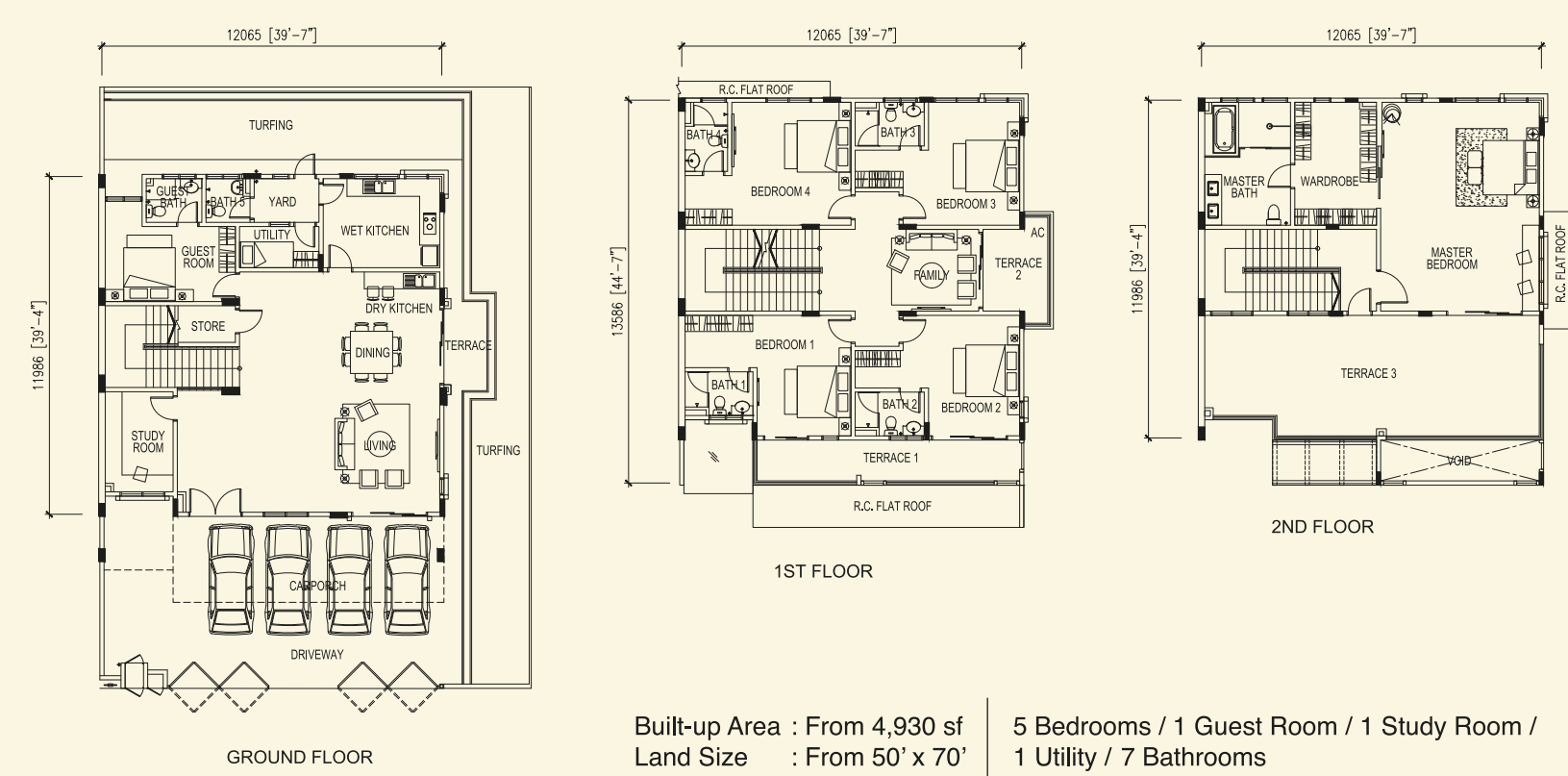
3 STOREY SEMI-D



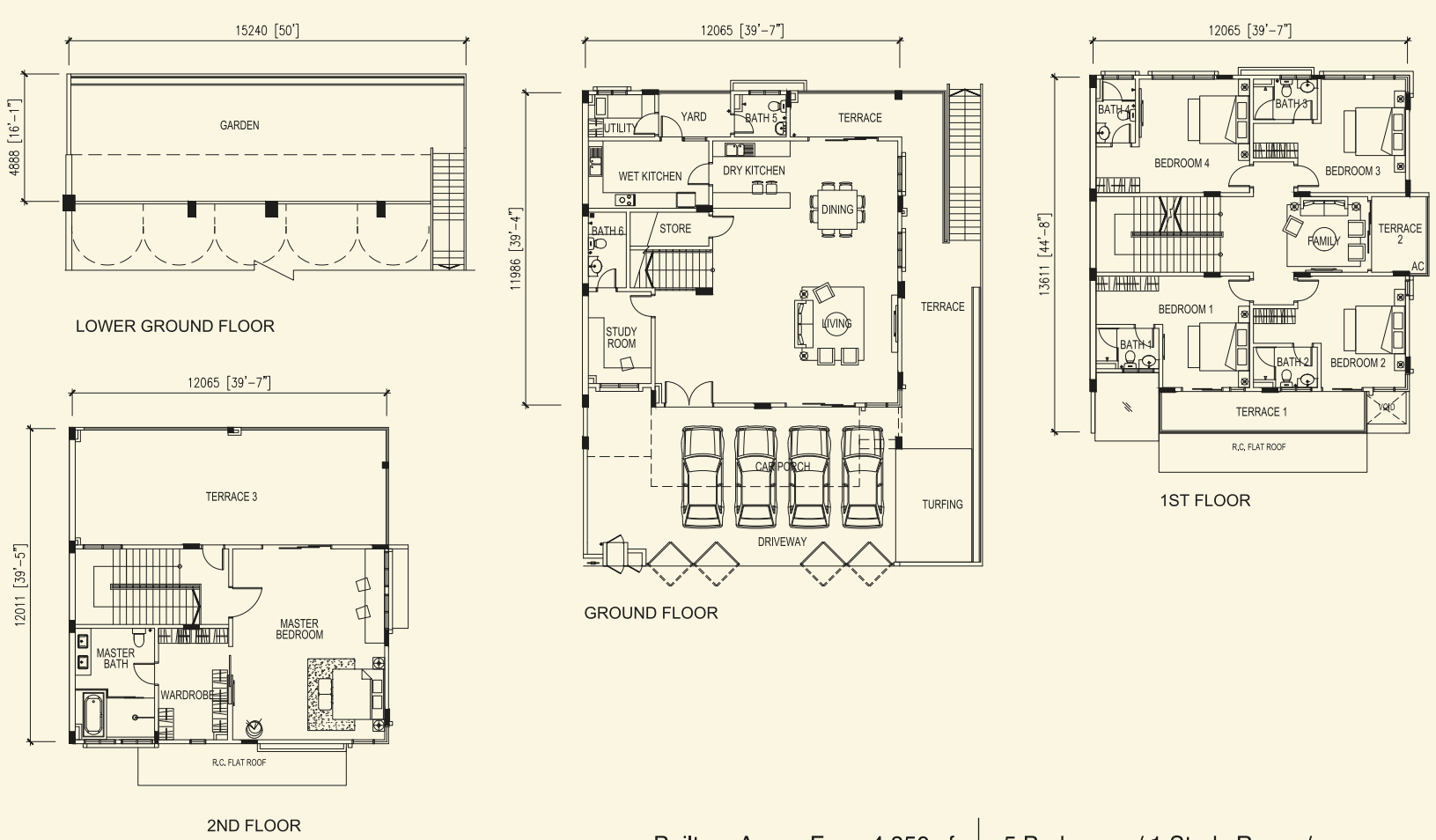
3 STOREY SUPERLINK



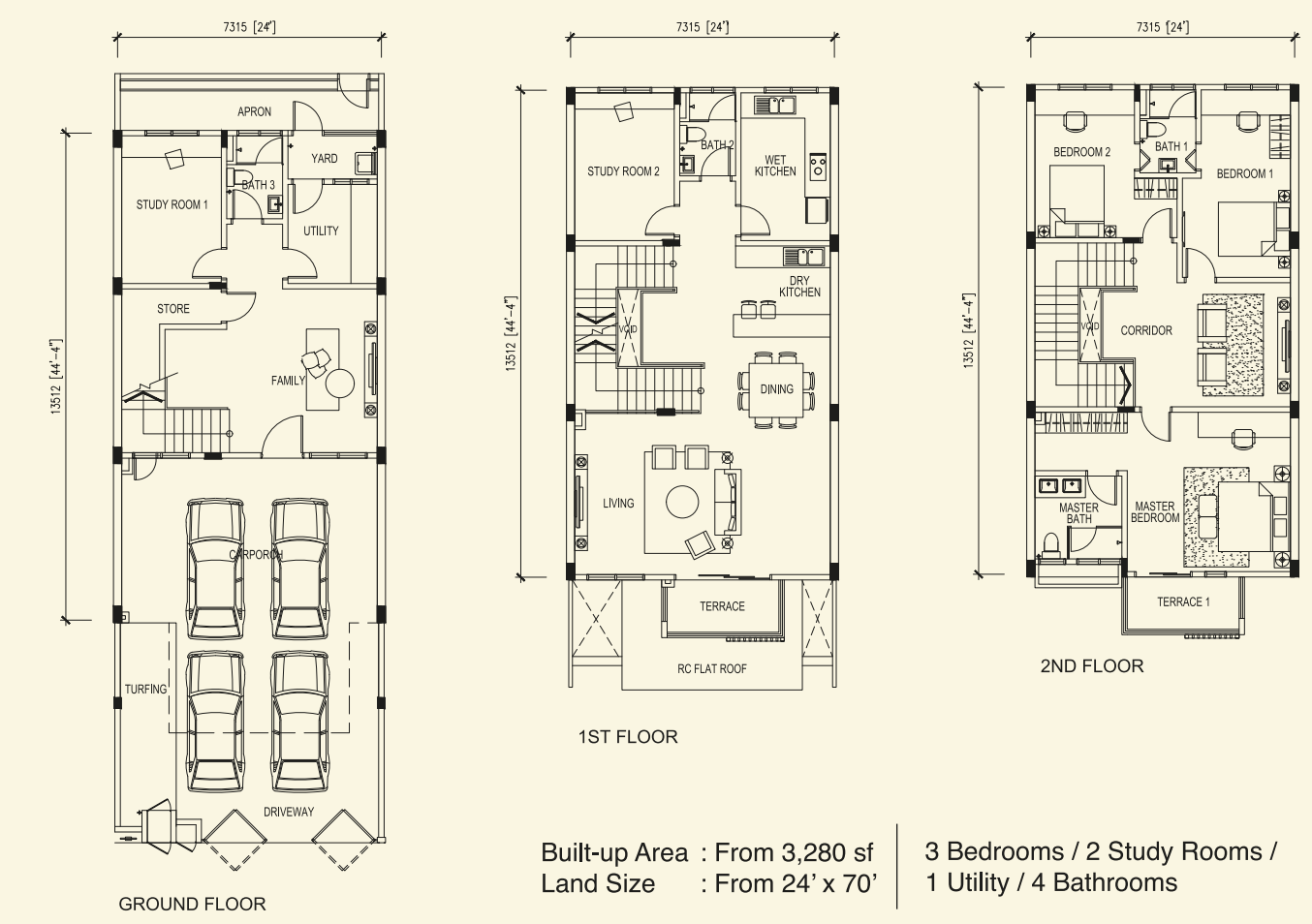
SEMI-D TYPE A



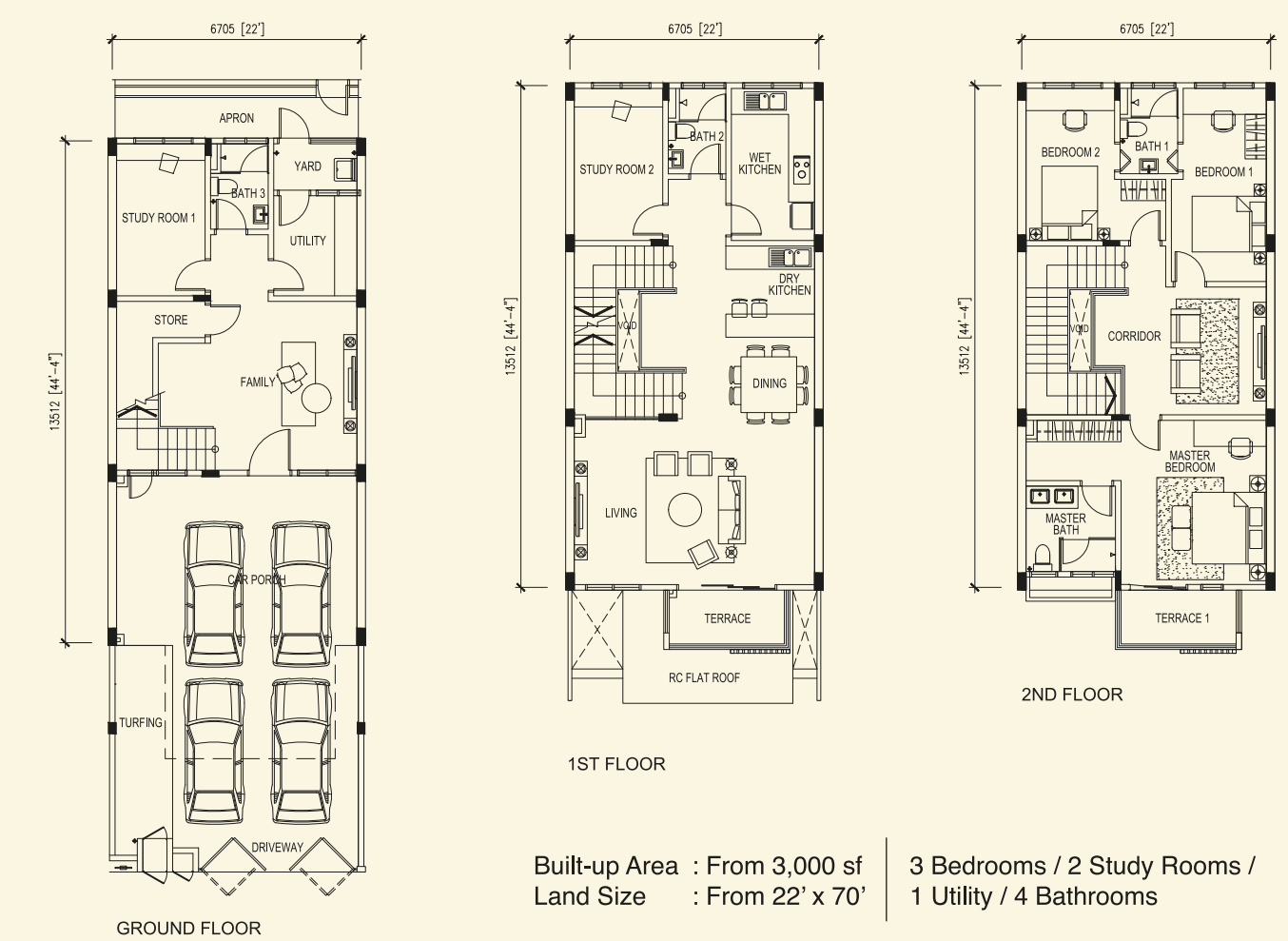
SEMI-D TYPE B



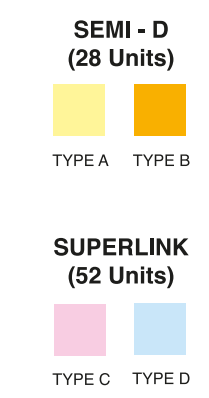
SUPERLINK TYPE C



SUPERLINK TYPE D



SITE PLAN



SPECIFICATION

3 STOREY SEMI-D

- Structure :** Reinforced Concrete Structure
- Wall :** Selected Brick / Reinforced Concrete Wall / Solid Dry Wall
- Roof Covering :** Reinforced Concrete Flat Roof / Metal Decking
- Roof Framing :** Reinforced Concrete Structure / Metal Framing
- Ceiling :** Skim Coat with Painted Finish / Suspended Ceiling to Selected Area
- Windows :** Aluminium / Metal Framed Glass Panel
- Doors :** Timber Door / Plywood Flush Door / Aluminium / Metal Framed Glass Door / Timber Louvers Door / Metal Grille Door
- Ironmongery :** Quality Locksets
- Wall Finishes :** Bathrooms
 - Selected Tiles up to Suspended Ceiling Height
 - Painted Finish
 - Selected Tiles up to 1500mm high/ Painted Finish
 - Painted Finish
- Floor Finishes :** Internal Walls / External Walls
 - Living & Dining - Selected Tiles
 - Dry Kitchen / Wet Kitchen - Selected Tiles
 - Bathrooms / Terrace / AC / Utility / Store - Selected Tiles
 - Bedrooms / Study Room / Guest Room - Selected Tiles
 - Family - Laminated Flooring
 - Staircase - Laminated Flooring
 - Car Porch / Driveway - Selected Tiles

Sanitary and Plumbing Fittings :

	Type A	Type B
Water Closet	7	7
Shower Fitting	7	7
Hose Bidet	7	7
Hose Bib Tap	3	3
Water Basin with Tap	8	8
Kitchen Sink with Tap	2	2
Toilet Roll Holder	7	7

Electrical Installation :

	Type A	Type B
Ceiling Light Point	54	53
Wall Light Point	4	8
Gate Light Point	1	1
13A Switch Socket Outlet	38	38
Air Cond Point	7	7
Ceiling Fan Point	12	11
Solar Heater Point	1	1
TV Point	3	3
Telephone Point	3	3
Door Bell Point	1	1
Auto Gate Point	1	1

Fencing : Brick Wall / MS Fencing / Anti-Climb Fencing

3 STOREY SUPERLINK

- Structure :** Reinforced Concrete Structure
- Wall :** Selected Brick / Reinforced Concrete Wall / Solid Dry Wall
- Roof Covering :** Reinforced Concrete Flat Roof / Metal Decking
- Roof Framing :** Reinforced Concrete Structure / Metal Framing
- Ceiling :** Skim Coat with Painted Finish / Suspended Ceiling to Selected Area
- Windows :** Aluminium / Metal Framed Glass Panel
- Doors :** Timber Door / Plywood Flush Door / Aluminium / Metal Framed Glass Door / Timber Louvers Door / PVC Folding Door / Metal Grille Door
- Ironmongery :** Quality Locksets
- Wall Finishes :** Bathrooms
 - Selected Tiles up to Suspended Ceiling Height
 - Painted Finish
 - Selected Tiles up to 1500mm high / Painted Finish
 - Painted Finish
- Floor Finishes :** Internal Walls / External Walls
 - Living & Dining / Family - Selected Tiles
 - Dry Kitchen / Wet Kitchen - Selected Tiles
 - Bathrooms / Terrace / AC / Utility / Store - Selected Tiles
 - Bedrooms / Study Room - Laminated Flooring
 - Corridor / Staircase - Laminated Flooring
 - Car Porch / Driveway - Selected Tiles

Sanitary and Plumbing Fittings :

	Type C	Type D
Water Closet	4	4
Shower Fitting	4	4
Hose Bidet	4	4
Hose Bib Tap	3	3
Water Basin with Tap	5	5
Kitchen Sink with Tap	2	2
Toilet Roll Holder	4	4

Electrical Installation :

	Type C	Type D
Ceiling Light Point	38	38
Wall Light Point	3	3
Gate Light Point	1	1
13A Switch Socket Outlet	27	27
Air Cond Point	6	6
Ceiling Fan Point	10	10
Solar Heater Point	1	1
TV Point	3	3
Telephone Point	3	3
Door Bell Point	1	1
Auto Gate Point	1	1

Fencing : Brick Wall / MS Fencing / Anti-Climb Fencing