

specifications

Structure : Reinforced Concrete Structure Frame
 Brick : Brick Wall / Blocks / R.C. Wall
 Roof Cover : Metal Roofing / Roof Tiles / R.C. Roofing
 Roof Trusses : Metal Roof Trusses / Timber Roof Trusses

Ceiling
 Ground Floor : Skim Coat
 Living & Dining : Skim Coat
 Kitchen : Skim Coat
 Bathroom : Plaster Board Ceiling
 Guest Room : Skim Coat
 Car Porch : Plaster Board Ceiling / Metal Deck

First Floor
 Bedroom 2 : Skim Coat
 Bathroom 2 : Plaster Board Ceiling
 Hall : Skim Coat / Plaster Board Ceiling
 Bedroom 3 & 4 : Plaster Board Ceiling
 Bathroom 3 & 4 : Plaster Board Ceiling

Attic Floor
 Master Suite : Plaster Board Ceiling
 Bathroom 1 : Plaster Board Ceiling

Windows
 Aluminium Frame / Metal Frame

Doors
 Main Entrance : Timber Door
 Living : Aluminium Frame Sliding Glass Door
 Bedrooms, Kitchen, Bathrooms & Store : Flush Door

Locks
 Locksets with Accessories

Floor Finishes
 Car Porch : Concrete Imprint / Cement Render
 Wet & Dry Kitchen : Ceramic Tiles
 Living & Dining : Porcelain Tiles
 Staircase : Ceramic Tiles
 Bedrooms : Ceramic Tiles
 Guest Room : Ceramic Tiles
 Bathrooms : Ceramic Tiles

Wall Finishes
 Wet & Dry Kitchen : Ceramic Tiles up to 1500mm high
 Bathrooms : Ceramic Tiles up to 1500mm high
 External Walls : Plaster & Paint
 Bedrooms, Kitchen, Living & Dining, Store : Plaster & Paint

Sanitary Installation
 Kitchen : Sink with Tap
 Bathrooms : Water Closet & Tap, Shower Rose, Wash Basin, Toilet Roll Holder

Fencing
 Chain Link / Brickwork

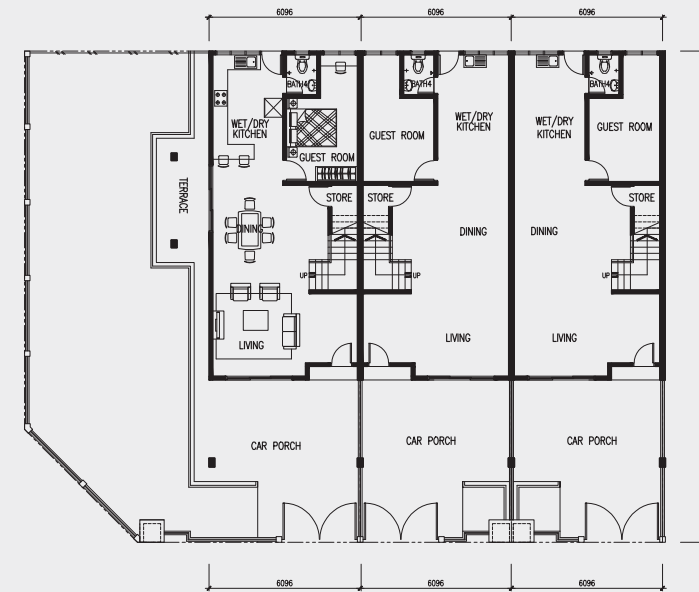
Electrical Specification

- Lighting Points : 24
- Fan Points : 7
- 13A Switch Socket Outlet : 17
- Air Conditioner Points : 5
- Water Heater Points : 2
- TV Outlets : 2
- Telephone point : 2
- Gate Bell Point : 1
- Gate Light Point : 1
- Autogate Point : 1

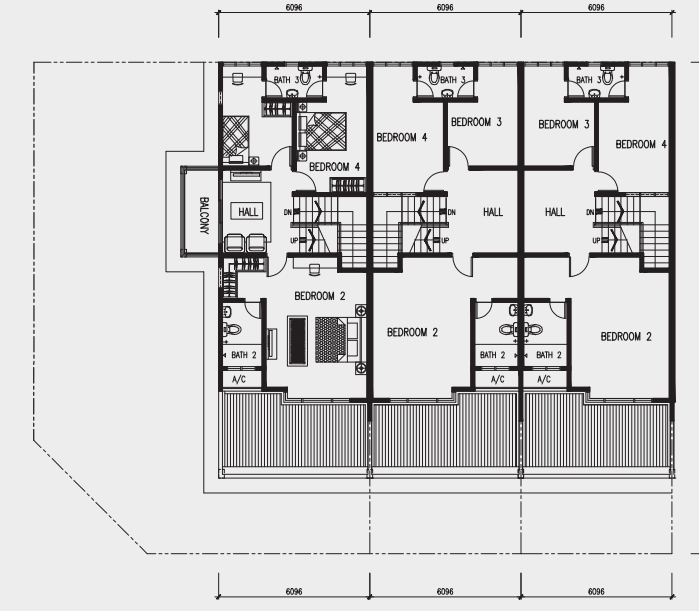
Note: All information is subject to changes or deviations as may be required or approved by the appropriate authorities

floor plan

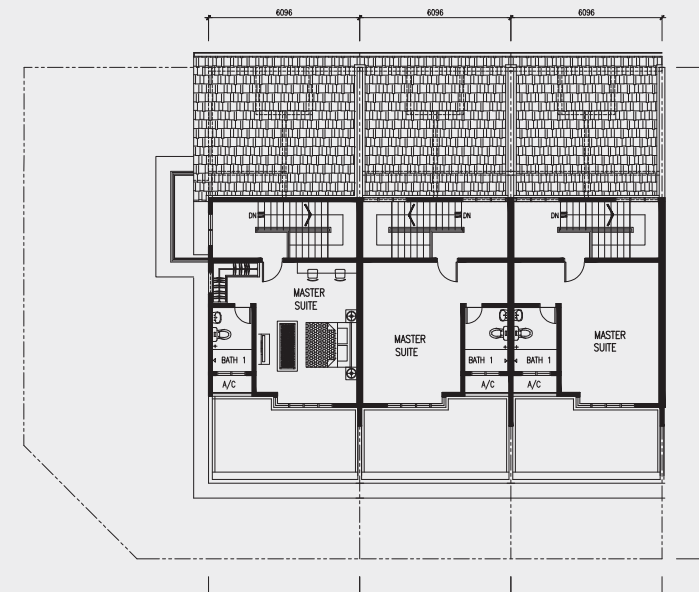
2½ storey terraced link house (20' x 65')



ground floor plan

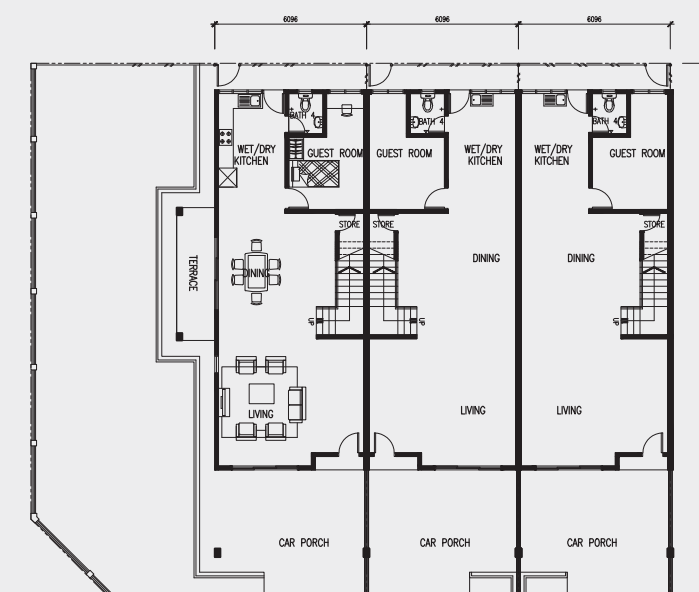


first floor plan

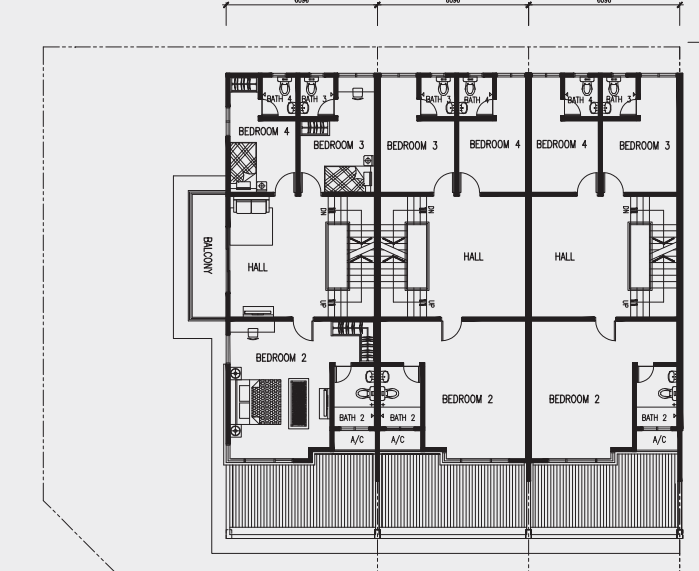


second floor plan

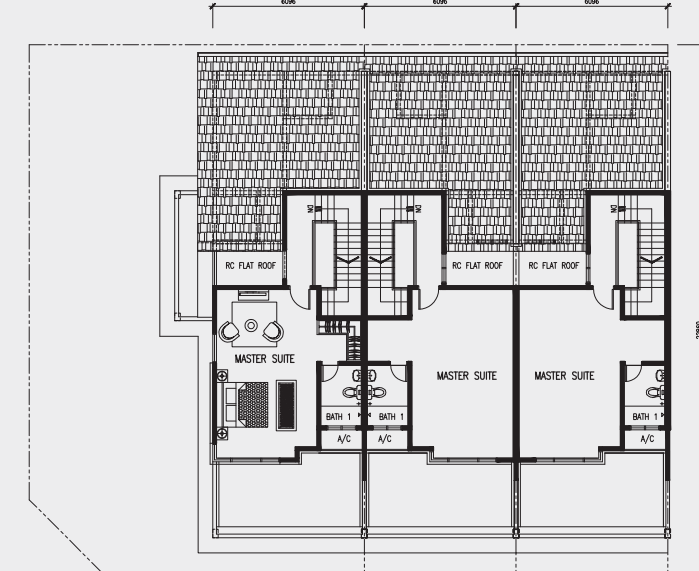
2½ storey terraced link house (20' x 75')



ground floor plan



first floor plan



second floor plan

OPEN FOR REGISTRATION



Inspired living. Perfect life.

MUTIARA RESIDENCES

GATED & GUARDED FREEHOLD

* Subject to change

TITIJAYA LAND BERHAD
 BUILT TO INSPIRE
 HEAD OFFICE
 N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G
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Just like its name, **Mutiara Residence** is a precious gem cocooned in a sanctuary at the fringe of the bustling and vibrant Klang. Its modern sophistication and simplicity provides residents with a respite from the outside world.



This small and private development revives communal living, a highly revered lifestyle which was once very much ingrained in our multicultural society. With the values that is built on, this low density development, makes it simply perfect for raising families. The well thought-out and landscaped playground and park within the Mutiara Residence compound will allow residents to indulge in their own thoughts before starting or ending their day, as well as provide an area for children to just be themselves. In adding desirability to this gated community with a single entry/exit point, is the 24 hour security services which will be offered to enable residents to have a peace of mind, at all times.



accessibility to convenience

Highways

- 500m to Shapadu Highway
- 3km to NKVE
- 5km to Federal Highway
- 6km to Klang Town



Schools

- SJK (C) Pui Ying
- SJK (C) Pin Hwa
- SMK Tinggi Klang
- SMJK Kwang Hwa
- Kwang Hua Private High School
- Tenby International School



Amenities

- Banks
- Post Office
- TNB Klang
- TMpoint
- Medical Centre
- Klang Sentral Bus Terminal
- Giant Hypermarket
- Tesco Hypermarket
- Parkson
- AEON Big
- Setia City Mall
- AEON Bukit Raja Shopping Centre
- Klang Parade

