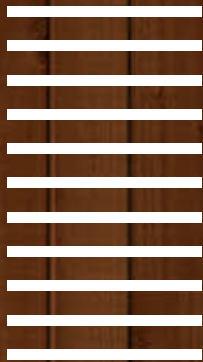


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12 UNITS EXCLUSIVE
3 - STOREY LINKS



KERIAN
LINKS

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WELL CONNECTED MATURE NEIGHBOURHOOD

Nestled within the well-established Taman Rainbow laid 12 exclusive residences, inspired for quality living amidst a full suite of modern conveniences.

Enter the Kerian Links. A limited collection of urban living spaces designed with generous built-up, sensible layout and a distinct facade. Complemented by parcels of greenery and mature trees in this fully developed neighbourhood.

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GENEROUS SPACES THAT FIT THE WHOLE FAMILY



As one good design leads to another, Kerian Links continues to fascinate on the inside as it does on the outside.

Upon entering your residence, there are 7 + 1 rooms for the whole family to choose from. The attention to details and vast spaces take centre stage here.

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INSIDE OR OUTSIDE, EVERYTHING COINCIDES.



Expansive windows invite natural light into the wide-open interior, ensuring it is always bright and airy. Contemporary layout and quality craftsmanship further add up to the appeal.

With perfection and innovation as the cornerstones, Kerian Links is designed to offer an extraordinary living experience at a mature neighbourhood where everything is within reach.

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PROXIMITY TO JUST ABOUT ANYWHERE.

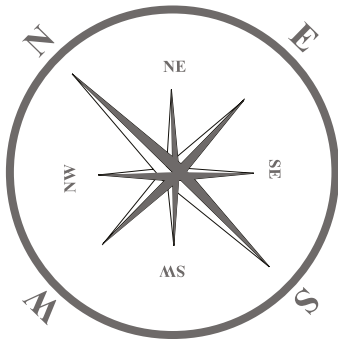
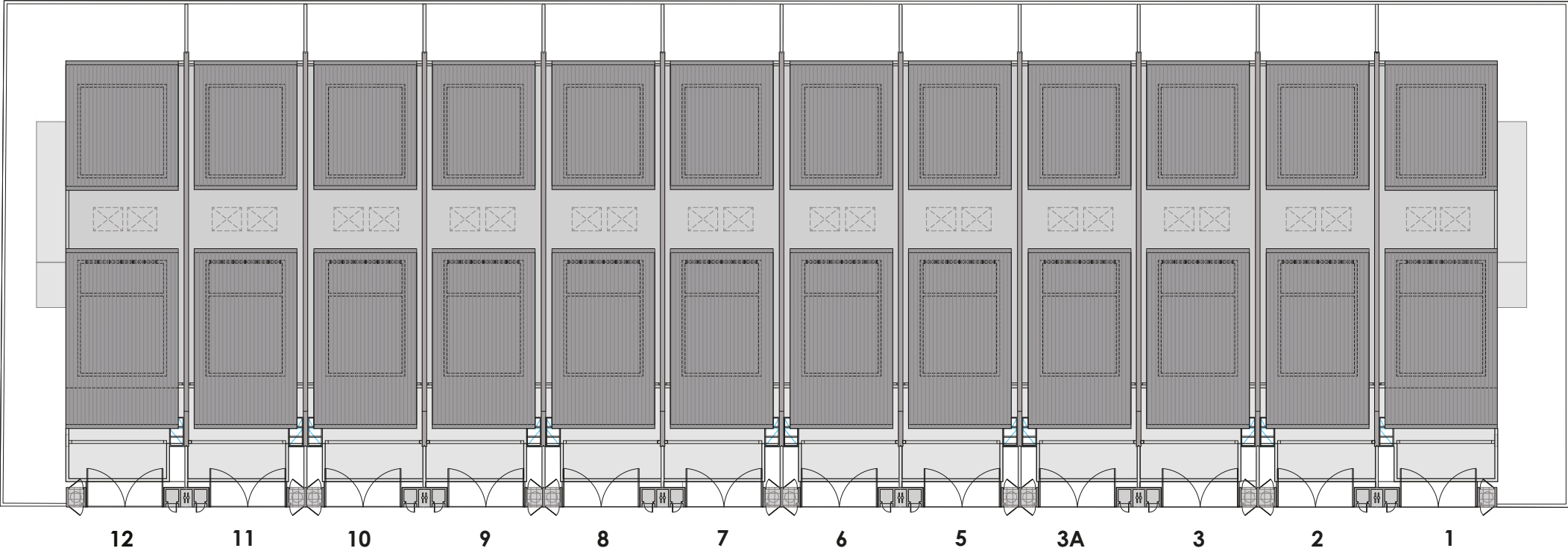
Served by a network of major access roads, Kerian Links enjoys excellent connectivity to Duta-Ulu Klang Expressway (DUKE) and the Mahameru Highway. A trip to KL city centre takes only 8km, while Bangsar and Petaling Jaya are less than 11km and 18km away.

Surrounding facilities such as Mutiara Complex, Tesco, Kuala Lumpur Hospital, Chung Hwa Independent School and a host of shops and the best eateries lining the bustling Jalan Ipoh mean you are never far from what modern living has to offer.



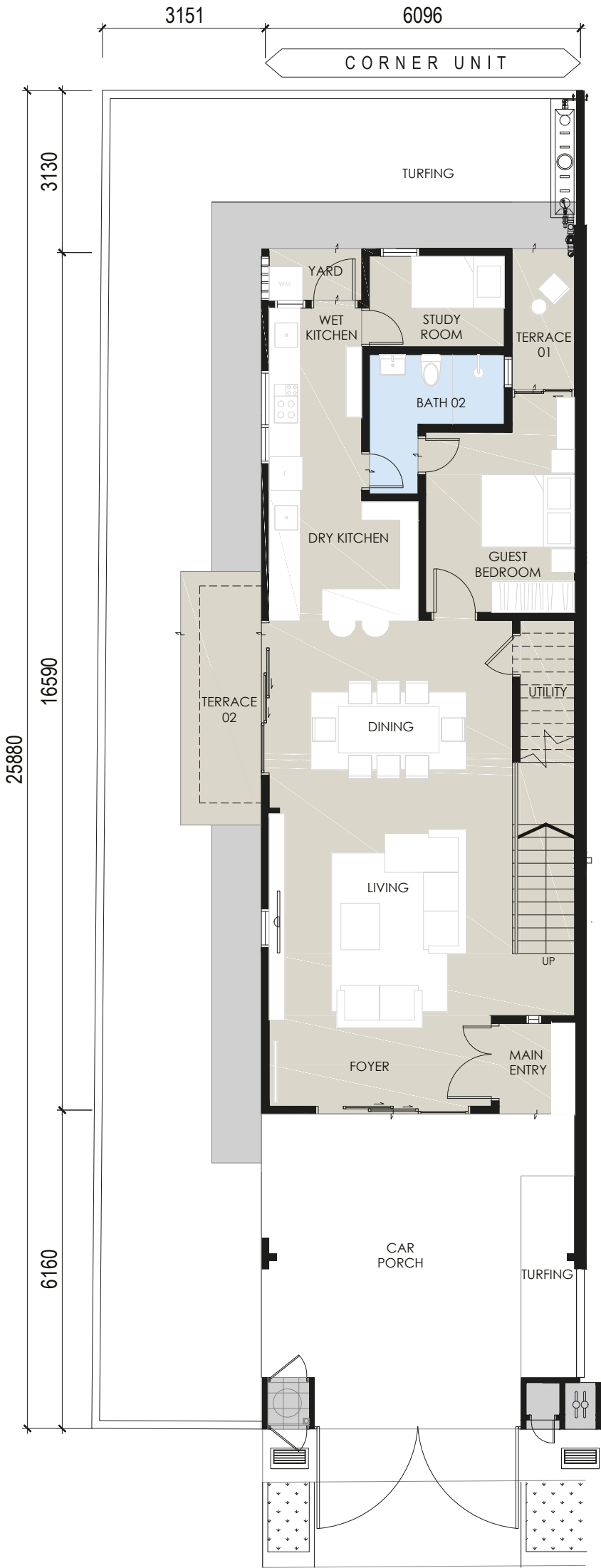
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SITE PLAN



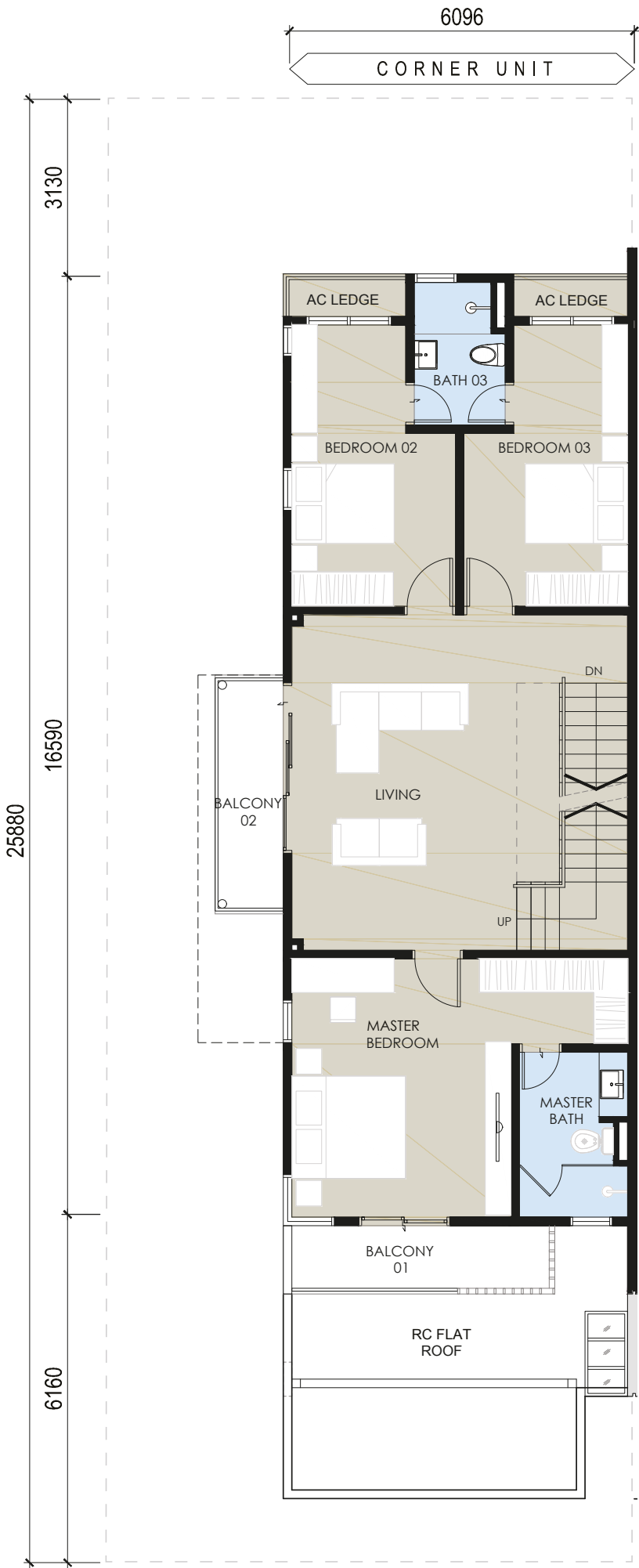
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FLOOR PLANS



GROUND FLOOR

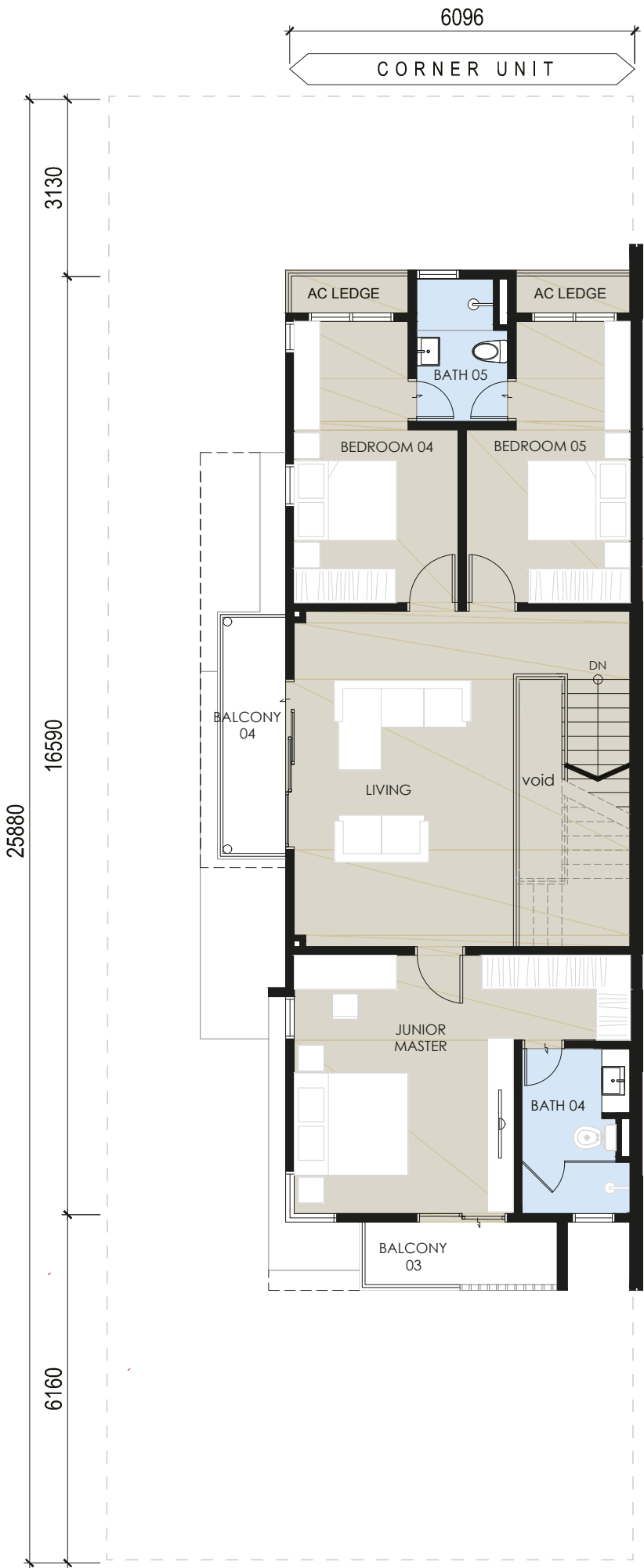
FLOOR PLANS



FIRST FLOOR

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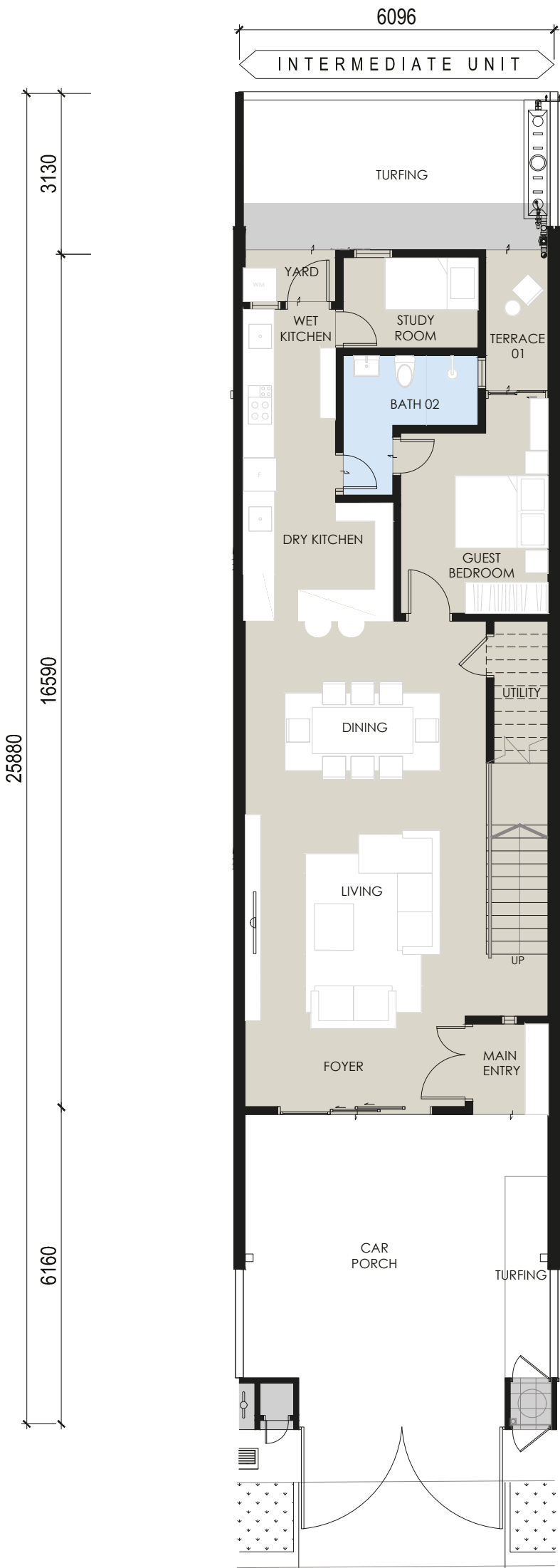
FLOOR PLANS



SECOND FLOOR

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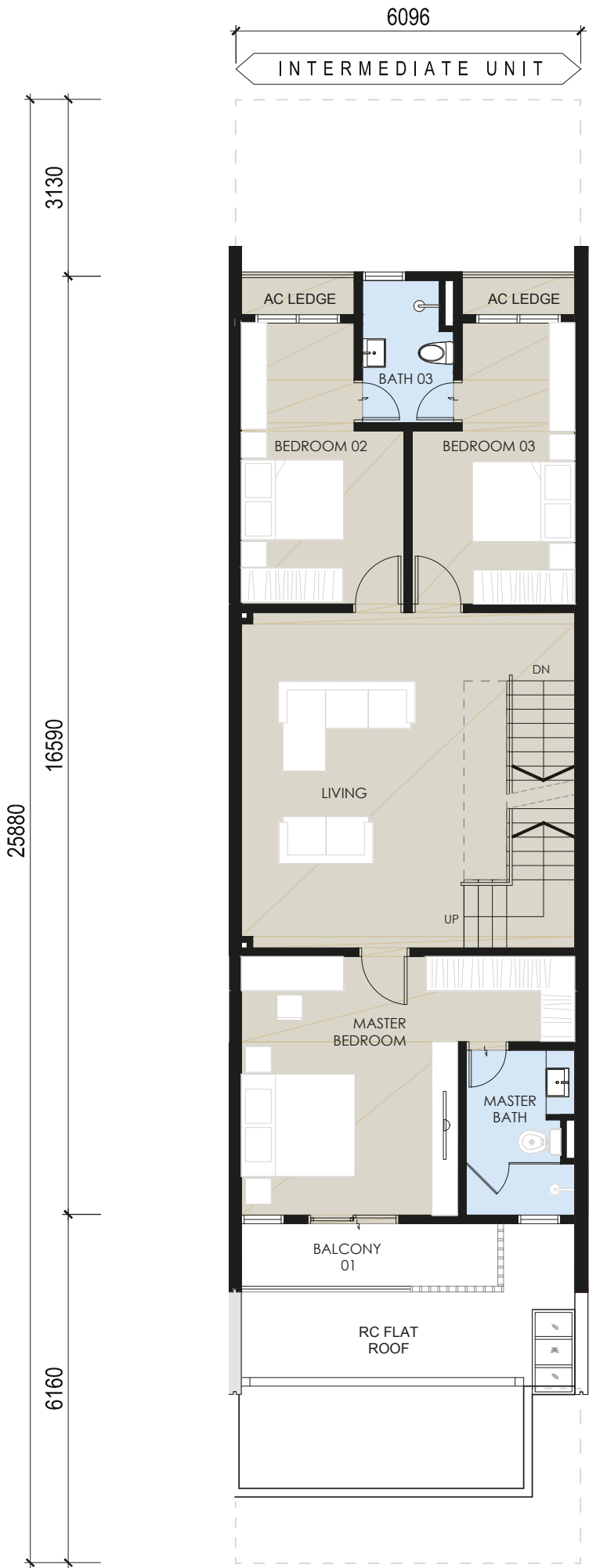
FLOOR PLANS



GROUND FLOOR

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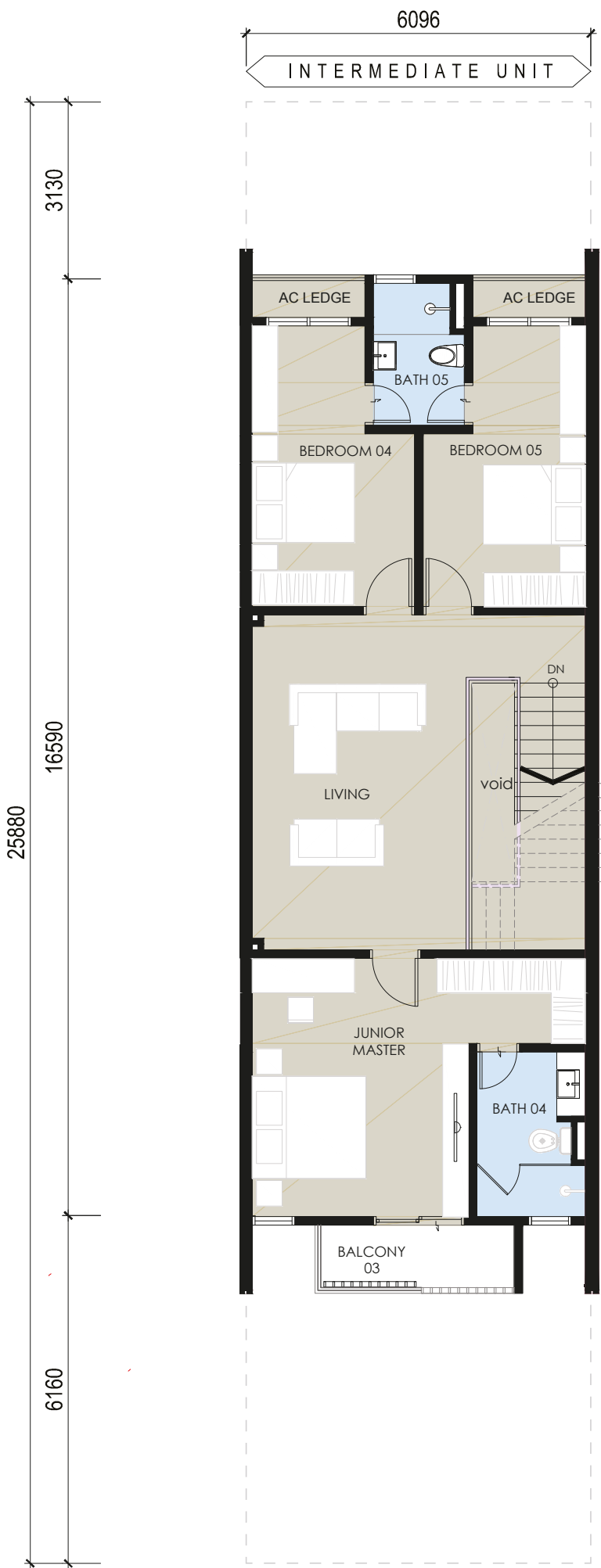
FLOOR PLANS



FIRST FLOOR

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FLOOR PLANS



SECOND FLOOR

SPECIFICATIONS

- STRUCTURE

:

Reinforced Concrete
- WALL

:

Sand Brick with Plaster & Paint
Vent Block (non-painted)
- ROOF COVERING

:

Metal Deck Roofing / R.C Roof
- ROOF STRUCTURE

:

Proprietary Roof Truss System
- CEILING

:

Plaster Ceiling (for internal)
Cement Boards Soffit Ceiling at roof eaves
Skim Coat & Paint to exposed soffits
Moisture Resistant Plaster Board Ceiling (all bathrooms)
- WINDOWS

:

Powder Coated Aluminium Frame with Clear Glass
(Double Glazing for rear bedroom)
- DOORS

:

- Main Entrance Door : Metal Frame Solid Timber Decorative Door

- Terrace 01 : Powder Coated Aluminium Frame Sliding Glass Door

- Wet Kitchen Door : Metal Frame Timber Flush Door

- Terrace 02 : Powder Coated Aluminium Frame Sliding Glass Door (Corner & End unit)

- Bedroom & Bathroom Door : Metal Frame Timber Flush Door

- Balcony 01 & 03 : Powder Coated Aluminium Frame Sliding Glass Door

- Balcony 02 & 04 : Powder Coated Aluminium Frame Sliding Glass Door (Corner & End unit)
- IRONMONGERY

:

Quality locksets
- WALL FINISHES

:

- External Walls : Weathershield Paint

- Living / Dining / Bedroom : Skim coat with emulsion paint

- Bathrooms : Porcelain Wall Tiles (Up to ceiling height)

- Kitchen : Porcelain Wall Tiles (Up to ceiling height)

- FLOOR FINISHES

:

- Living / Dining / Kitchen : Porcelain Tiles (Ground Floor only)

- Study Room & Guest Bedroom : Porcelain Tiles

- Staircase & Corridor : Laminated Timber Flooring

- Living 1 & Living 2 : Laminated Timber Flooring

- Bedrooms : Laminated Timber Flooring

- Bathrooms : Porcelain Tiles

- Terrace : Porcelain Tiles

- Car Porch : Heavy Duty Tiles

SANITARYWARE AND PLUMBING FITTINGS

- Washing Machine Tap

:

1 no.
- Single Bowl Kitchen Sink

:

1 no.
- Kitchen Sink Tap

:

1 no.
- Pedestal WC

:

5 nos.
- Wash Basin

:

5 nos.
- Basin Tap

:

5 nos.
- Shower Rose

:

5 nos.
- Hand Bidet Tap

:

5 nos.
- Car Porch Tap

:

1 no.

- WATER TANK

:

Approved Water Tank

- FENCING

:

600mm height low wall with 900mm height M.S fencing (intermediate fencing)

2400mm height Brickwall fencing (back fencing)

- ELECTRICAL INSTALLATION

:

Quality switches fitting

		Corner Lot	Intermediate Lot	End Lot
Electrical Installations	Lighting Point	51	48	51
	Ceiling Fan Point	10	10	10
	Power Point (13A)	35	35	35
	Air Cond Wiring Point	11	11	11
	Water Heater Wiring Point	5	5	5
	Door Bell Point	1	1	1
	Autogate System Wiring Point	Provide	Provide	Provide
	Fibre Wall Socket(FWS)	1	1	1
	Telephone Point (RJ11 Outlet)	1	1	1
	Data Point (RJ45 Outlet)	3	3	3
	SMATV Point	5	5	5
	Security Alarm System	Provide	Provide	Provide
	CCTV Camera	6	4	4
Mechanical	Air Conditioning	Blower & Compressor	N/A	N/A
		Refrigerant For Piping & Control Wiring Point	11	11
	Water Heater	Instant Unit	N/A	N/A
		Storage Unit	5	5
		Hot Water Piping For Storage Type	5	5



CREATING
PERFECTION
THROUGH
INNOVATION

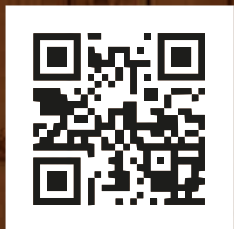
**KNT Media
Sdn Bhd**
(1187107-T)

A subsidiary of
CPI Land Sdn Bhd
(1090546-D)

BO1-A-08,
Level 8, Menara 2,
No. 3 Jalan Bangsar,
KL Eco City,
59200 Kuala Lumpur

Tel +603 2202 1688
Fax +603 2202 1682

www.cpiland.com



FOR ENQUIRY

018 212 0668



KERIAN LINKS

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Developer License: 19795-1/10-2021/0986(L) **Validity:** 24/10/2019 - 23/10/2021 **Advertising & Sales Permit:** 19795-1/10-2021/0986(P) **Validity Period:** 24/10/2019 - 23/10/2021 **Developer:** KNT Media Sdn Bhd (1187107-T) **Land Tenure:** Freehold **Encumbrance:** Affin Bank Berhad **Approval Authority:** Dewan Bandaraya Kuala Lumpur **Building Plan Referral No:** (27) dlm.BP U1 OSC 2017 2886 **Expected Date Of Completion:** June 2021 **Type:** 3 Storey Terrace Houses **Number of Units:** 11 **Selling Price:** RM 1,685,000 (min) - RM 2,053,0000 (max) **5% Bumiputra discount**

Disclaimer: All plans, specifications and information contained herein may be subject to changes as may be required by the Authorities. All statements are believe to be correct but are not to be regarded as statements or representations of fact. All information and specifications are current at time of print and are subjected to changes as may be required and cannot form part of an offer or contracts. All plans are subjected to any amendments approved by relevant authority. Illustrations are artist impressions only and cannot be regarded as representation of fact.