

A place to call home

"There is nothing like staying at home for real comfort."

Jane Austen



FACILITIES AVAILABLE



Gym



Playground



24-hour security by Polis Bantuan



BBQ pit



Covered car park



Lift accessibility



Federal & Sarawak state loan acceptable



Ready for occupancy



Not just a place to own, but also

A PLACE TO CALL HOME



Developer:



Managed by:



FOR ENQUIRIES, PLEASE CALL
082 361 111

OR VISIT OUR SALES GALLERY
IBRACO HOUSE NO. 898, JALAN WAN ALWI,
TABUAN JAYA, 93350 KUCHING, SARAWAK.

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Housing Developer's Licence: L2238/KP/HD/01/824-R3 • Validity from 20 October 2017 to 22 October 2019
• Advertisement and Sale Permit: P2162/KP/HD/01/824-R3 • Validity from 23 October 2017 to 22 October 2019
• Approval Authority for Building Plan: MBKS (B.P.109/2014) • SPA Approval No.: P/1D/80-14 • SPA Approved Plan No.: SPA/2-06/1DKCS(TP246/05) • Expected Date of completion.:2018 • Land tenure: 99 years • Total Unit:126 units •

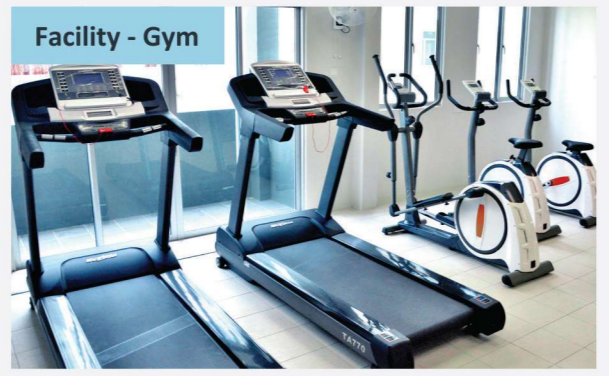
Disclaimer: All illustrations and colour schemes are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developers' architect and cannot form part of an offer or contract. All measurements are approximate. Whilst every effort has been made to ensure accuracy, the owner, developer and managers cannot be held responsible for any variations or inaccuracies.



IBRACO BERHAD
(011286-P)



Interior View - Bedroom



Facility - Gym



Facility - 24-hour security by Polis Bantuan



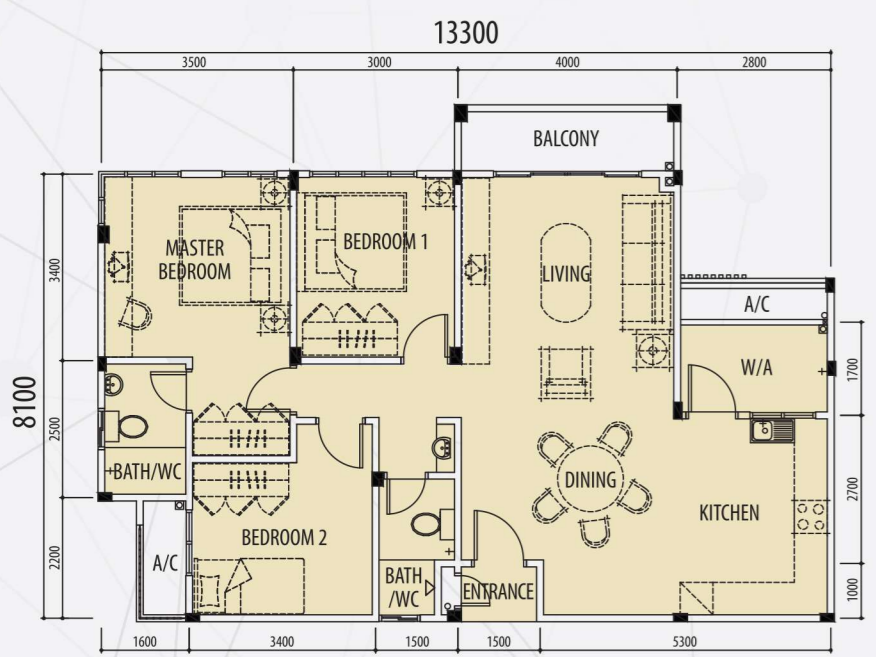
Facility - Playground

SPECIFICATIONS

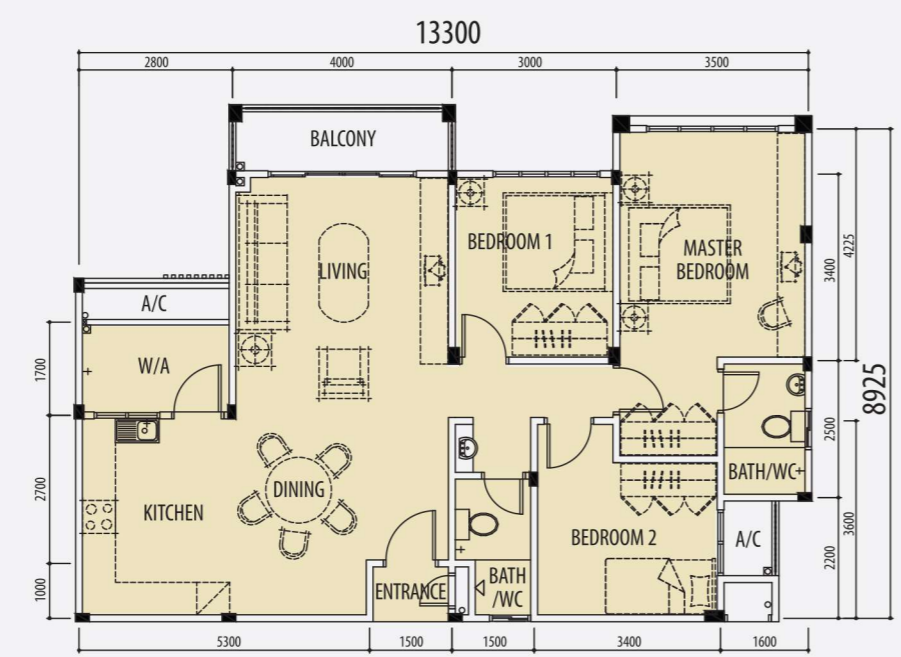
STRUCTURE	Reinforced concrete framework / red brick wall.
ROOF	Selected metal roofing sheet (main roof).
CEILING	Gypsum plaster ceiling to kitchen and bath W/C. / Skim Coat to softlit of RC slab.
FLOOR	Cement render to corridor. / Quality floor tiles to living, dining, kitchen and bedrooms. / Non-slip tiles to bath/WC and wash area. / Cement screeding and nosing tile to step of common staircase.
WALL FINISHES	Weather shield or equivalent pain to external walls. / Emulsion paint to internal walls. / Ceramic wall tiles all round to bath, toilets and kitchen.
DOORS	Timber doors to main door and all rooms.
WINDOWS	Natural anodised aluminum framed glass windows.
ELECTRICAL	Concealed conduit wiring, socket points and switches.
PLUMBING	Concealed plumbing, vitreous china w.c and wash basin. / Stainless steel sinks to kitchen.
GATE & FENCING	Decorative mild steel gate/boom gate. / Brickwall fencing to perimeter boundary.
COMMON AREA	Concrete slab/premix to footpath area. / Mild steel railing to balcony. / Lift for common access with stainless steel panel and wall tiles furnishing. / Parapet brick wall at walkway (1st Floor onward).



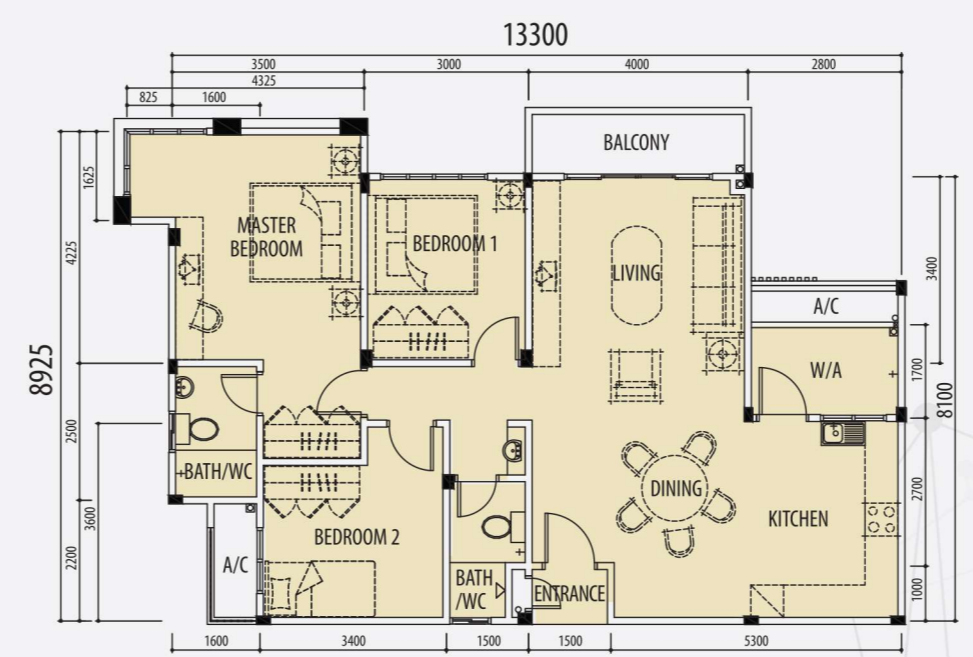
SITE PLAN



TYPE L1
3 bedrooms
Built-up: 1,065 sq. ft.



TYPE L2
3 bedrooms
Built-up: 1,097 sq. ft.



TYPE L3
3 bedrooms
Built-up: 1,108 sq. ft.

