



DESIRAN 2

2-Storey Semi-Detached Homes



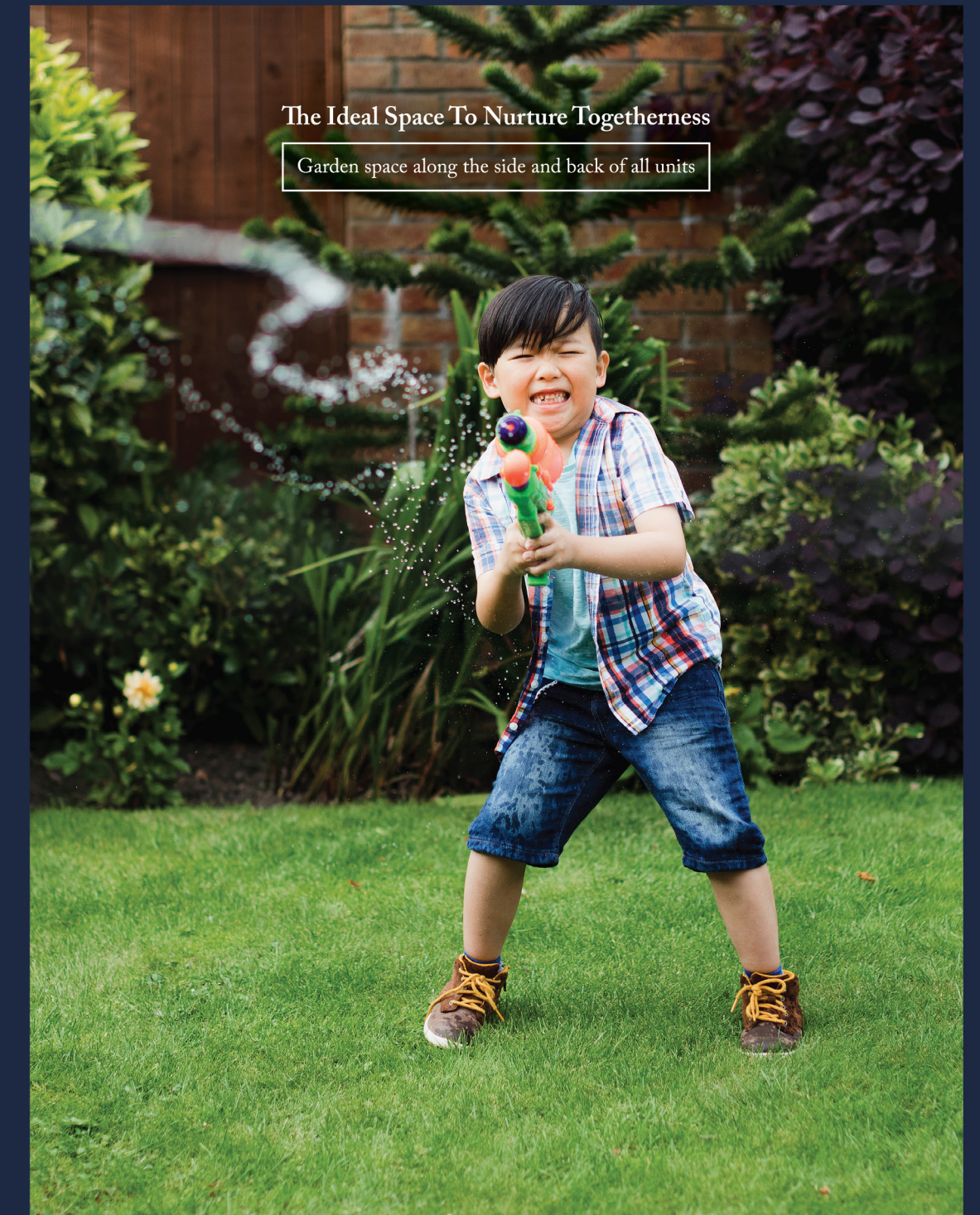
A Life Of Comfort Amidst Conductive Surroundings

Be part of a thriving community with ample amenities, conveniences and commercial zones in the self-contained township of Taman Rinting.



The Ideal Space To Nurture Togetherness

Garden space along the side and back of all units

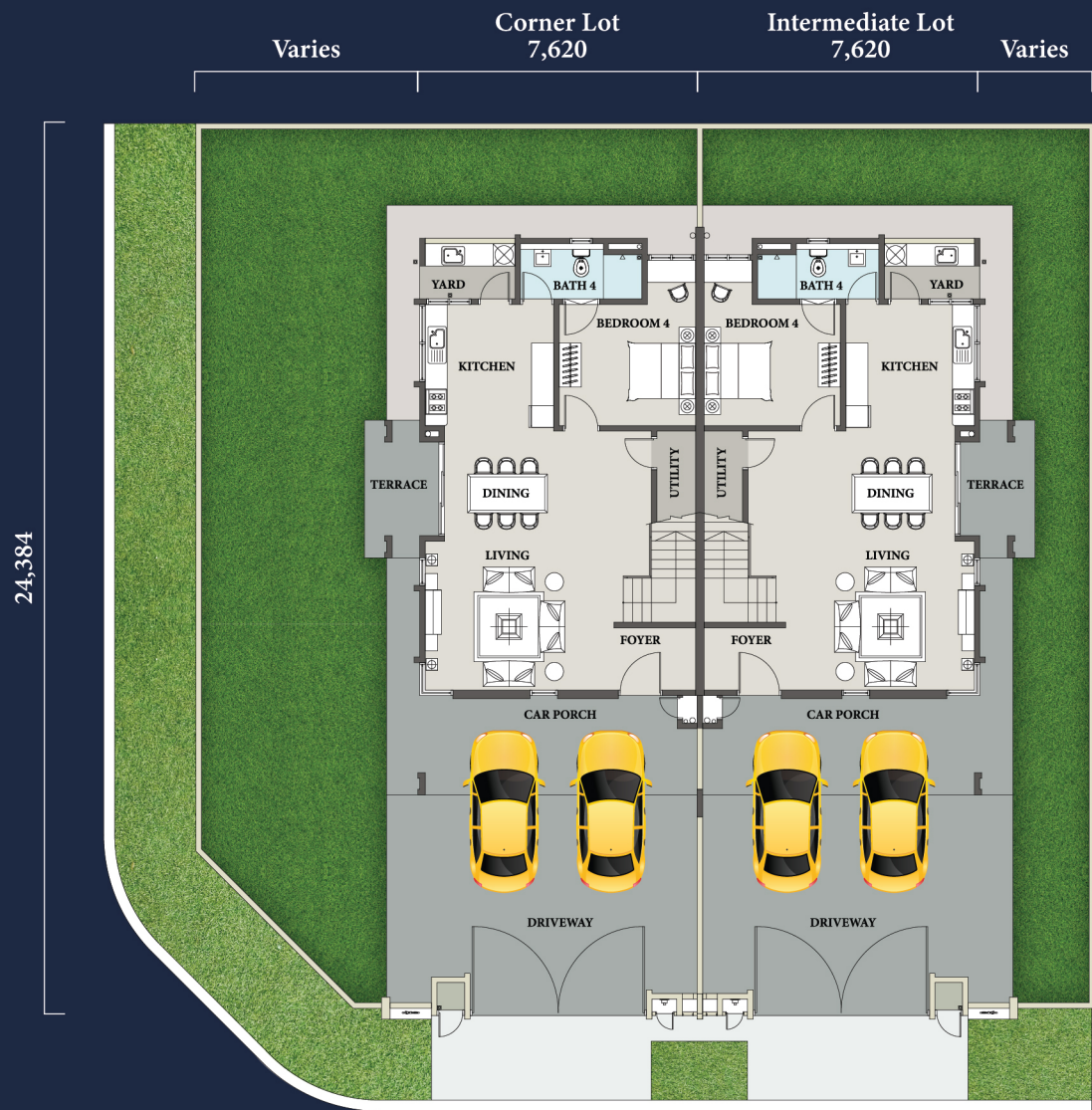


A Spacious Home For An Effortless Lifestyle

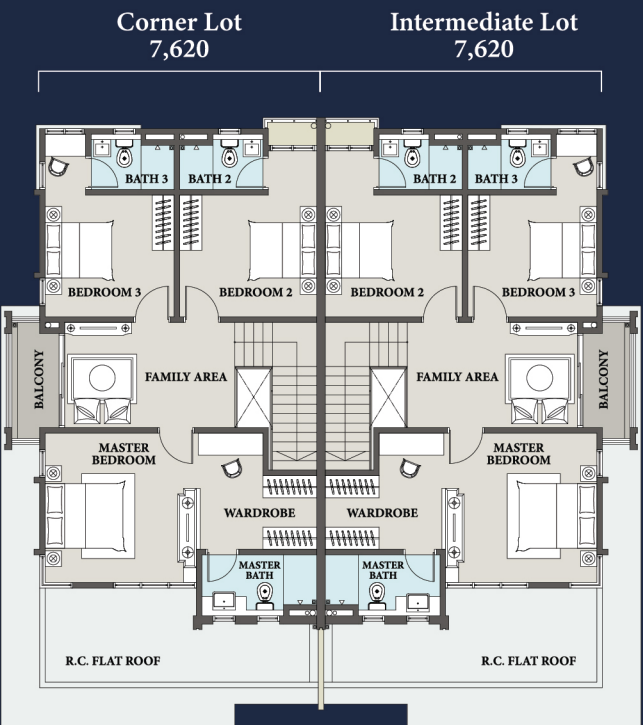
The latest phase of 2-storey semi-detached homes in Taman Rinting, DESIRAN 2 is designed with a larger lot size for greater spaciousness and comfort for every member of the family.

- Lot size: 35' x 80'
- Built-up: 2,583 sq. ft.
- 4 bedrooms & 4 bathrooms
- Stylish open-plan layout for free-flowing living spaces
- Designed for enhanced natural ventilation
- Large master bedroom with space for walk-in wardrobe
- Attached bathrooms for all bedrooms
- Secondary living area with balcony at first floor





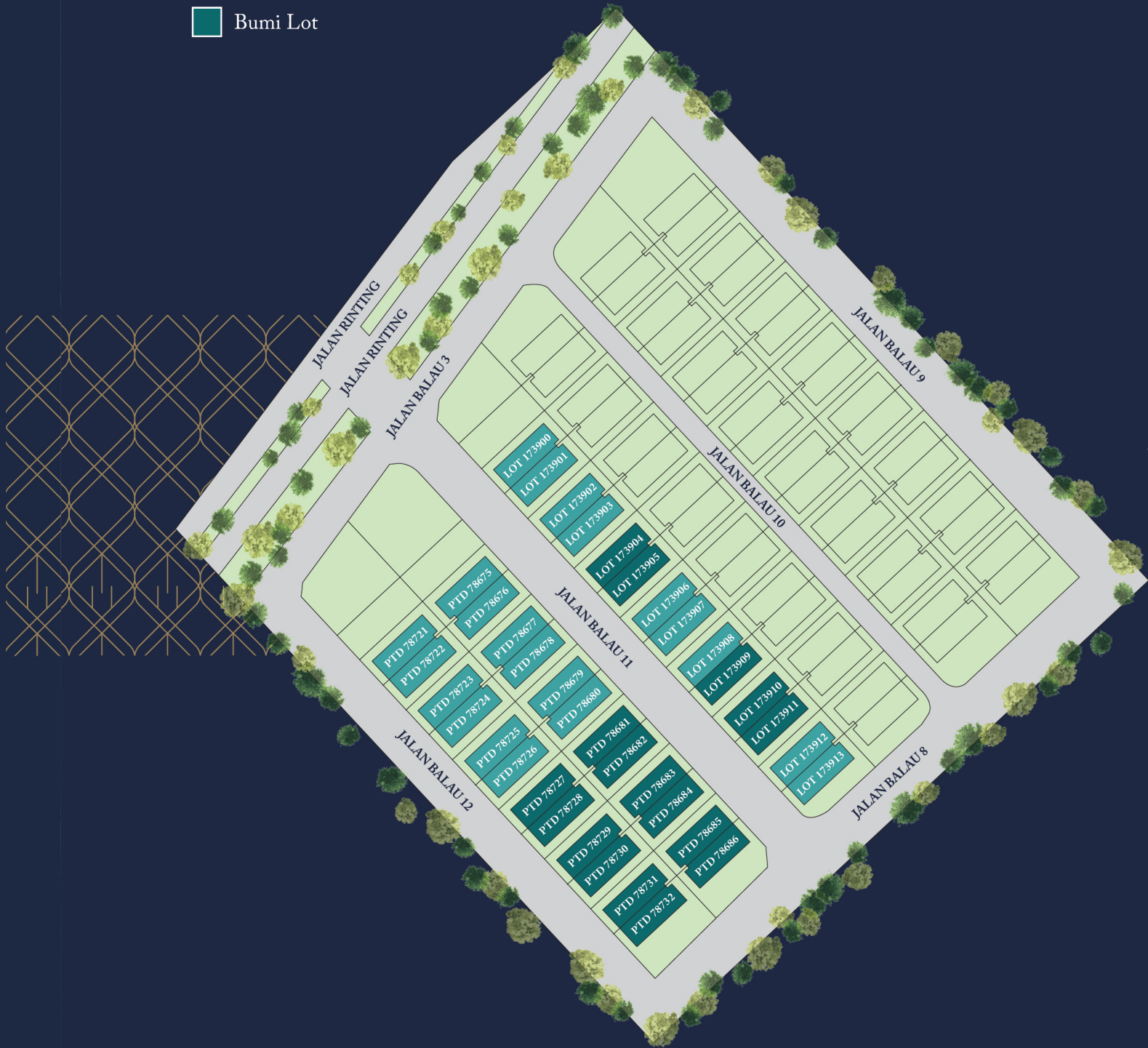
Ground Floor



First Floor

2-Storey Semi-Detached Homes

 Bumi Lot



Structure	: Reinforced concrete framework	
Wall	: Brickwall / Drywall and / or Precast panels	
Roofing covering	: Reinforced concrete flat roof, Roof tiles	
Roof framing	: Quality roof truss	
Ceiling	: Asbestos free ceiling board, Plaster ceiling board, Skim coat	
Windows	: Aluminium frame sliding window, Fixed glass panel window, Top hung window, Casement window	
Doors	: Timber door, Flush door, Flush door with louvre, Aluminum frame sliding glass door	
Ironmongery	: Provided	
Wall finishes	: Kitchen Master bath, Bath 2, Bath 3, Bath 4 Other areas	- Full height tiles - Full heigh tiles - Plaster & paint
Floor finishes	: Ground Floor Foyer, Living, Dining, Kitchen Bedroom 4 Bath 4 Terrace, Staircase Utility, Yard, Bin Car porch, Driveway Other areas	- Tiles - Tiles - Tiles - Tiles - Tiles - Tiles - Cement render
	: First Floor Master bedroom, Bedroom 2 & 3 Family area Master bath, Bath 2 & 3 Balcony, Staircase Other areas	- Tiles - Tiles - Tiles - Tiles - Cement render
Sanitary and plumbing fittings	: Kitchen sink Wash basin Toilet roll holder Shower rose W.C. Hand bidet	- 1 no. - 4 nos. - 4 nos. - 4 nos. - 4 nos. - 4 nos.
Electrical installation	: Lighting point Power point (13A) TV & Astro point Ceiling fan point Water heater point (15A) Cooker point (15A) Air-cond point (15A) Autogate point Gate lighting point Door bell point	- 27 nos. - 20 nos. - 3 nos. - 7 nos. - 4 nos. - 1 nos. - 5 nos. - 1 nos. - 2 nos. - 1 nos.
Internal telecommunication trunking and cabling	: Telephone point Network point	- Provided - Provided
*Fencing	: Provided	
*Turfing	: Nil	
*Gas piping	: Nil	

Note: The developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.

Designed For Idyllic Family Living

While located in a relaxing locality, DESIRAN in Taman Rinting offers easy access to a matured highway network and numerous well-established amenities and attractions in the vicinity.



450 m
SK Taman Rinting 3

650 m
SMK Taman Rinting 2

900 m
Mydin Mall

1.4 km
SK Taman Rinting 2

1.8 km
Tesco Sri Alam

2.1 km
Regency Specialist Hospital

2.3 km
TODAY'S Market Seri Alam

6.9 km
Hospital Penawar

17 km
Johor Bahru via Coastal Highway

20 km
Singapore via Coastal Highway

38 km
Senai International Airport

Setia
eGreenLiving



Smart Lock



Solar Panel Ready



Green Switch Ready



Rainwater Harvesting System



Box 366



Car Charging Point Ready

Stay Together. Stay Setia
livelearnworkplay

07 475 2255

Taman Gunong Hijau Sdn. Bhd. 197301002956 (16420-U)
PTD 46378, Jalan Balau, Taman Rinting, 81750 Masai, Johor Darul Takzim, Malaysia.
Website: www.spsetia.com
Mon to Fri: 9am - 6pm • Sat, Sun & PH: 10am - 6pm

Setia