

TAMAN TOPAZ

@ DENGKIL

FASA 2 & 3

ENDLESS POSSIBILITIES

— LIMITLESS JOY —

# UNIT TYPE

20'  
x  
65'

20'  
x  
70'



**2246 - 2327**  
sqft+-



**4**  
Bedroom



**3**  
Bathroom

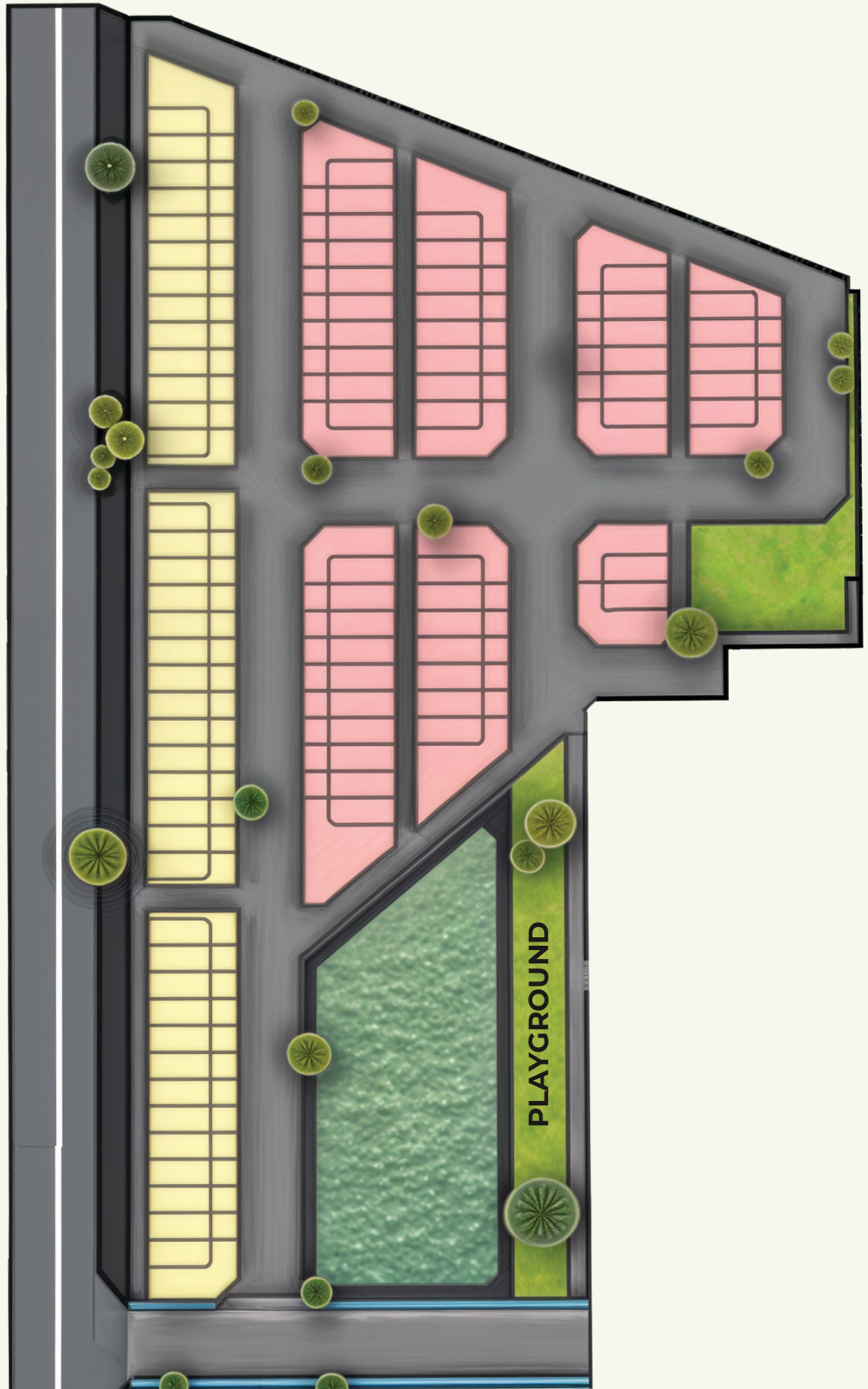


Ground Floor



First Floor

Master Plan



**TYPE 20' x 65'**



**TYPE 20' x 70'**



## Specifications

<b>Structure</b>	Reinforced Concrete	
<b>Wall</b>	Reinforced Concrete/ Light Weight Block/ Brickwork	
<b>Roof Covering</b>	Concrete Tiles Roof/ RC Roof	
<b>Roof Framing</b>	Metal Truss	
<b>Ceiling</b>	Plaster Ceiling/ Skim Coat/ Asbestos Free Ceiling Sheets	
<b>Windows</b>	Aluminum Frame Window with Glass Panel	
<b>Doors</b>	Aluminum Frame Sliding Door with Glass Panel Timber Flush Door PVC Door	
<b>Ironmongery</b>	Quality Ironmongery	
<b>Wall Finishes</b>	Bathroom	Wall Tiles up to ceiling height
	Kitchen	Wall Tiles at least 1525mm height with skim coat & painted
	Internal Wall	Plastered/ Skim Coat & Painted
	External Wall	Plastered/ Cement Rendered & Painted
<b>Floor Finishes</b>	Carporch & Driveway	Concrete Imprint
	Living/ Dining	Floor Tile
	Kitchen/ Bedroom	Floor Tile
	Internal Yard	Floor Tile
	Bathroom	Floor Tile
	Others	Cement Render

	Intermediate	Corner / End
<b>Sanitary &amp; Plumbing</b>		
WC	3	3
Kitchen Sink	1	1
Wash Basin	3	3
Shower Rose	3	3
<b>Electrical Installation</b>		
Ceiling Fan Points	6	6
Lighting Points	21	22
Power Points	18	18
Television Points	1	1
Fibre Wall Socket	1	1
Doorbell	1	1
Water Heater Point	1	1
Aircond Point	2	2
<b>Internal Telecommunication Trunking and Cabling</b>	Copper Fibre	
<b>Fencing</b>	MS Gate, Reinforced Concrete/ Light Weight Block/ Brickwork with Grille Chain Link	

# Site Plan



- OUR SITE - TAMAN TOPAZ
- K.L.I.A AIRPORT
- UNIVERSITY
- TRAIN STATION
- SHOPPING MALL

## ACCESSIBLE LOCATION



### NEARBY TOWNS / CITIES

- Seremban
- KLIA
- Banting
- Putrajaya
- Cyberjaya
- Puchong



### SUPERMARKETS & MALLS

- Dpulze Shopping Centre
- Mitsui Outlet



### RECREATIONAL & LEISURE

- Paya Indah Wetlands
- SplashMania Waterpark

+6018-3198 168 (SALES)

Projek Oleh: Puncak Wahyu Sdn Bhd 1341480-W No.3B, Jalan BPU 5, Bandar Puchong Utama, 47100 Puchong, Selangor. Tel: 03 58824102 (General) Email:puncakwahyu.dengkil@gmail.com · Pemaju: Puncak Wahyu Sdn Bhd · No.lesen pemaju: 20190/11-2028/1407(R) · Tempoh sahlaku: 01/12/2023 hingga 31/11/2028 · No.permit iklan&jualan: 20190-3/09-2026/0806(N)-(L) · Hak milik tanah: Pegangan kekal · Sekatan: Tiada · Sekatan kepentingan: Tiada · Tarikh jangka siap: Jun 2026 · No.rujukan Pelan Bangunan: MPSepang 600-34/4/260 · Kelulusan pihak berkuasa Negeri: Majlis Perbandaran Sepang · Jenis Bangunan: Rumah teres dua tingkat · Bilangan unit: 28 · Harga jualan: RM592,400(min.)-RM768,700(maks.) No.permit iklan&jualan:20190-2/07-2026/0671(N)-(L) · Hak milik tanah: Pegangan kekal · Sekatan: Tiada · Sekatan kepentingan: Tiada · Tarikh jangka siap: Mac 2026 · No.rujukan Pelan Bangunan: MP.SPG.600-34/4/261(9) · Kelulusan pihak berkuasa Negeri: Majlis Perbandaran Sepang · Jenis Bangunan: Rumah teres dua tingkat · Bilangan unit: 60 · Harga jualan: RM580,000(min.)-RM791,300(maks.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



# STEP ASIDE

AND  
BE ENVELOPED BY THE INVITING  
OF THIS BEAUTIFULLY DESIGNED  
HOME.

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@ DENGKIL