

**DESA**  
COUNTRY HOMES

Rawang Refreshed

**TYPE A**

**22' x 93' - 121'**

Artist Impression

# Dreams within Reach

**PHASE B1**

Freehold  
TERRACE HOMES  
DOUBLE STOREY

**TYPE B**

**22' X 70'- 86'**



Artist Impression



Spacious and ample landed homes in countryside setting only minutes from the city



Modern Practical Living Area

Artist Impression



Artist Impression



TYPE A

Artist Impression



Come home to nature every day, just minutes from the city.  
Refresh and rejuvenate your senses in your own modern countryside  
home at the mesmerizing utopia of **Bandar Country Homes**



Artist Impression



**TYPE B**

Artist Impression



Artist Impression

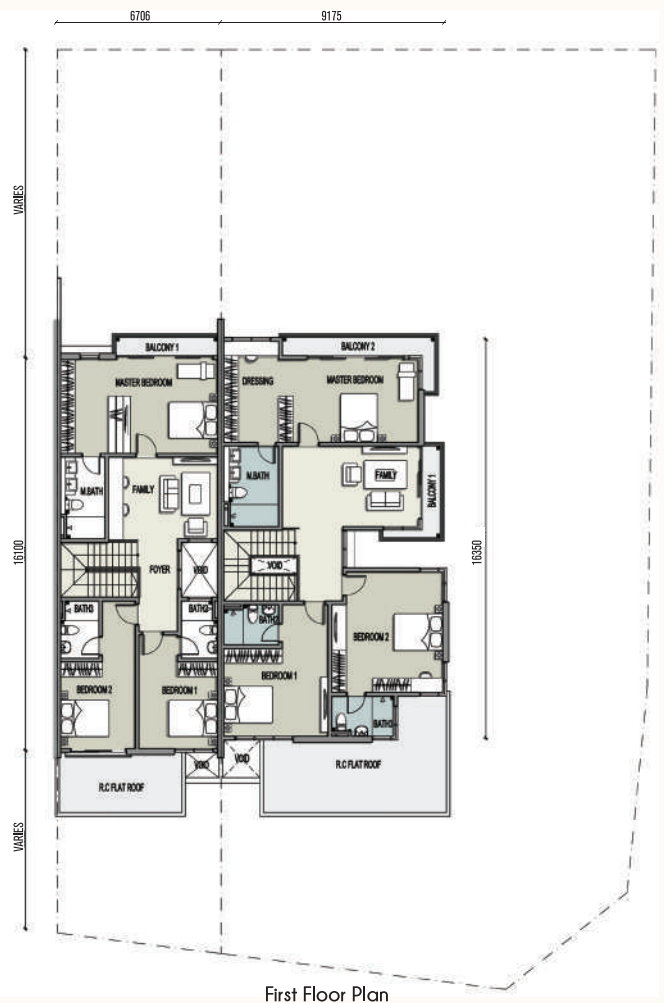
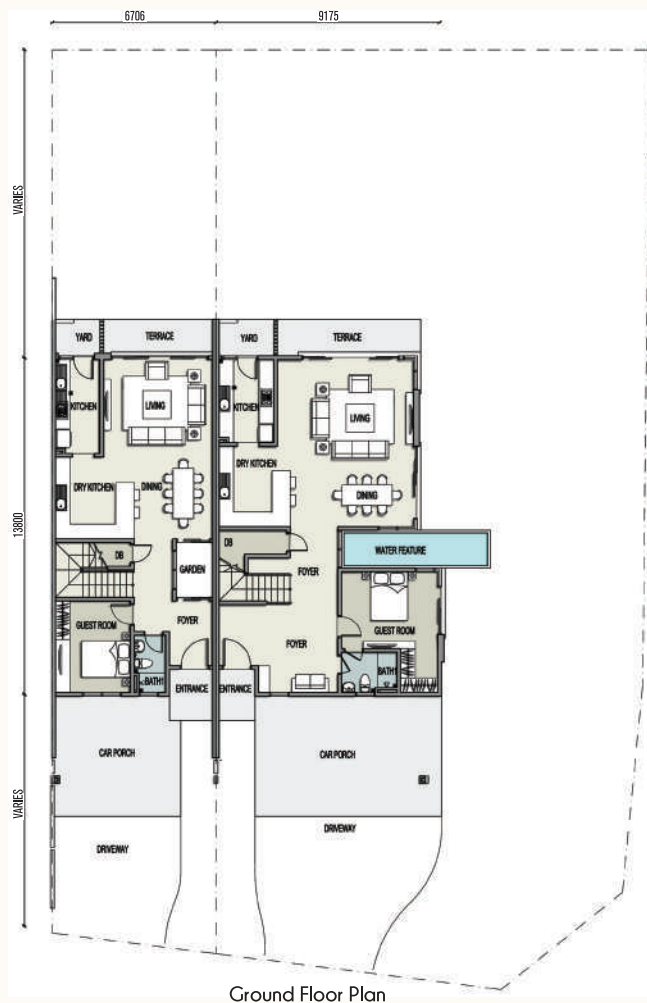
## Phase B1 is nestled within an evolving neighbourhood complete with:

- Security guarded with newly built guardhouse
- Newly installed perimeter anti-climb fencing
- Newly installed and operational CCTV surveillance system
- Operational access card & boom gate system
- Recently upgraded park with playground facilities and landscaping
- Newly built badminton court and jogging track

*The above security services are currently maintained by the Residents' Association through subscription.  
Landscaping with playground facilities are being maintained by Majlis Perbandaran Selayang.*



# Layout Plan - Type A



## Type A (Intermediate) \*

Land size : 2152 sf – 2647 sf  
 Built Up : 2263 sf

## Type AC1 (Corner)

Land size : 7028 sf  
 Built Up : 2924 sf

\* lot size varies according to lot

# Specifications - Type A (Intermediate)

<b>STRUCTURE</b>	Reinforced Concrete
<b>WALL</b>	Cement, Sand Bricks & Clay Bricks to Party Wall
<b>ROOF</b>	Roof Tile & Reinforced Concrete
<b>CEILING</b>	Plasterboard Ceiling / Skim Coat
<b>WINDOW</b>	Powdercoated Aluminium Frame Glass Window
<b>DOOR</b>	Flush door, Timber Louvred Door, Powdercoated Aluminium Frame Glass Sliding Door
<b>IRONMONGERY</b>	Quality Lock Sets
<b>FENCING</b>	Brick Wall with Mild Steel Fencing

<b>FINISHES</b>		
<b>First Floor</b>	<b>Floor</b>	<b>Wall</b>
Master Bedroom	Laminated Timber	Plaster & Paint
Bedroom 1	Laminated Timber	Plaster & Paint
Bedroom 2	Laminated Timber	Plaster & Paint
Master Bath	Tiles	Tiles
Bath 2	Tiles	Tiles
Bath 3	Tiles	Tiles
Family	Laminated Timber	Plaster & Paint
Balcony 1	Tiles	Plaster & Paint

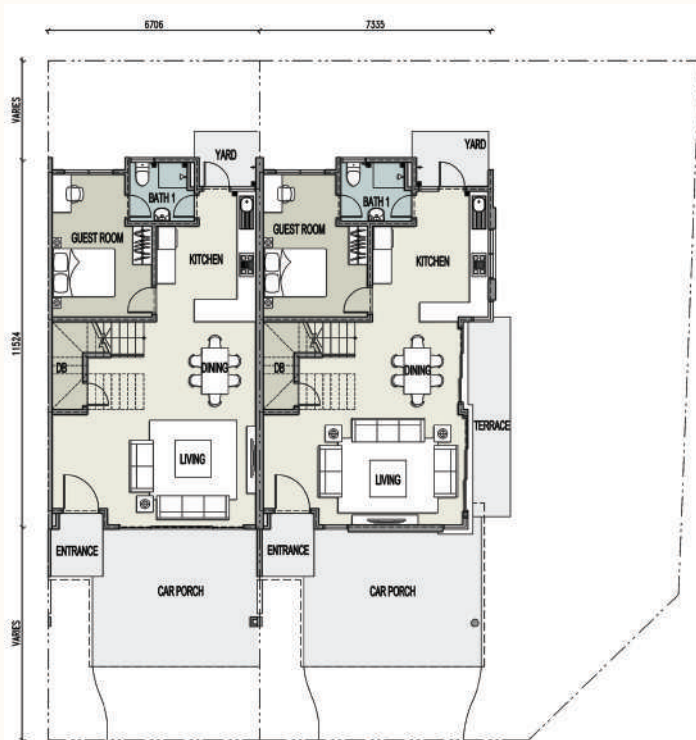
<b>Ground Floor</b>
Car Porch, Driveway
Foyer
Entrance
Living, Dining
Dry Kitchen
Kitchen
Guest Room
Bath 1
Distribution Board (DB)
Staircase
Yard
Terrace

<b>Floor</b>	<b>Wall</b>
Concrete with Broom Brushed Finish	Plaster & Paint
Tiles	Plaster & Paint
Tiles	Plaster & Paint
Tiles	Plaster & Paint
Tiles	Plaster & Paint generally & 1.5m High Tiles (one side wall only)
Tiles	Plaster & Paint & 1.5m High Tiles
Tiles	Plaster & Paint
Tiles	Tiles
Cement Render	Plaster & Paint
Laminated Timber	Plaster & Paint
Tiles	Plaster & Paint
Tiles	Plaster & Paint

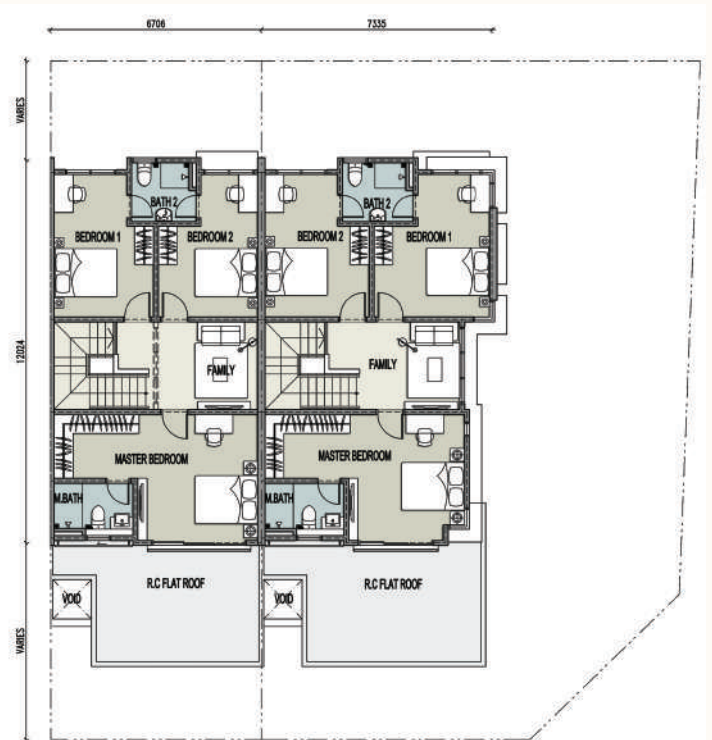
<b>SANITARY &amp; PLUMBING FITTINGS</b>	
Wash Basin (W/B)	5 nos
Water Closet (W/C)	4 nos
Kitchen Sink	2 nos
Shower	4 nos

<b>ELECTRICAL FITTINGS</b>	
Lighting Point	30 nos
Fence Lighting Point	1 no
Ceiling Fan Point	7 nos
Air Conditioning Point	5 nos
Water Heater Point	4 nos
13A Switch Socket Outlet	23 nos
Telephone Point	3 nos
TV Point	3 nos
Data point	2 nos
Door Bell point	1 no
Auto Gate point	1 no
Fiber Wall Socket (FWS) for Unifi Connection	1 no

# Layout Plan - Type B



Ground Floor Plan



First Floor Plan

## Type B (Intermediate) \*

Land size : 1431 sf - 1980 sf  
Built Up : 1680 sf - 1740 sf

## Type BC2 (Corner)

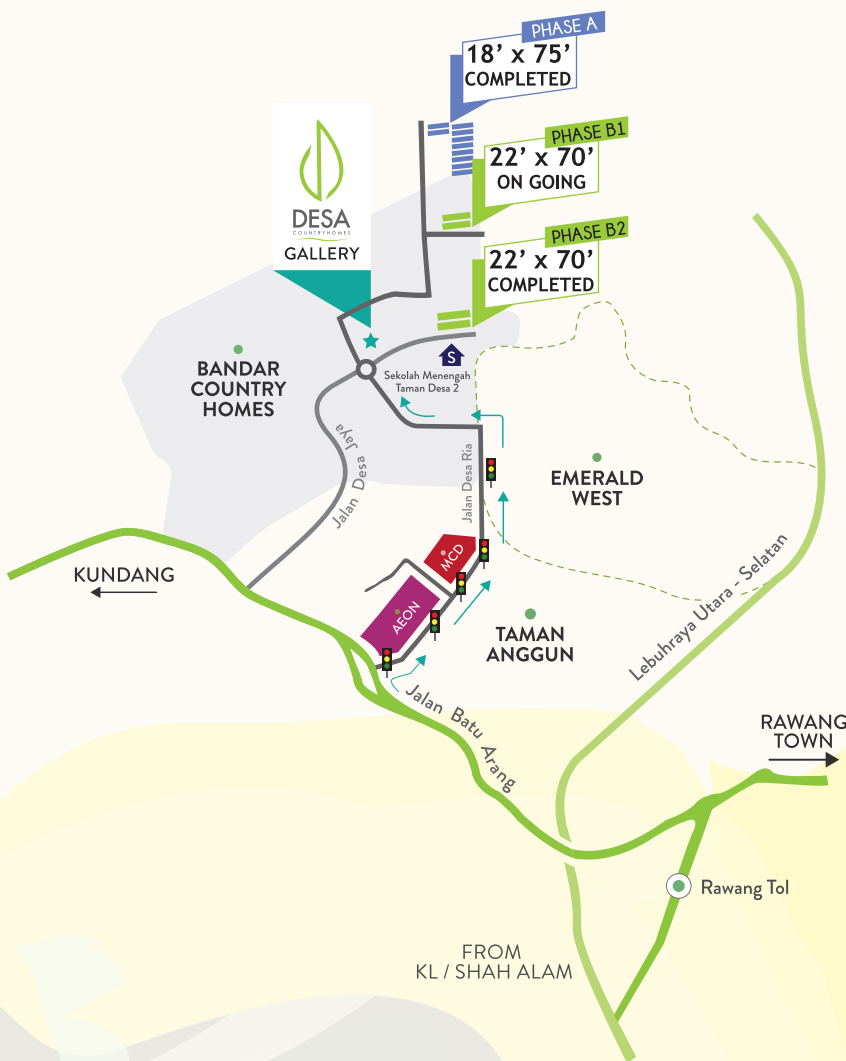
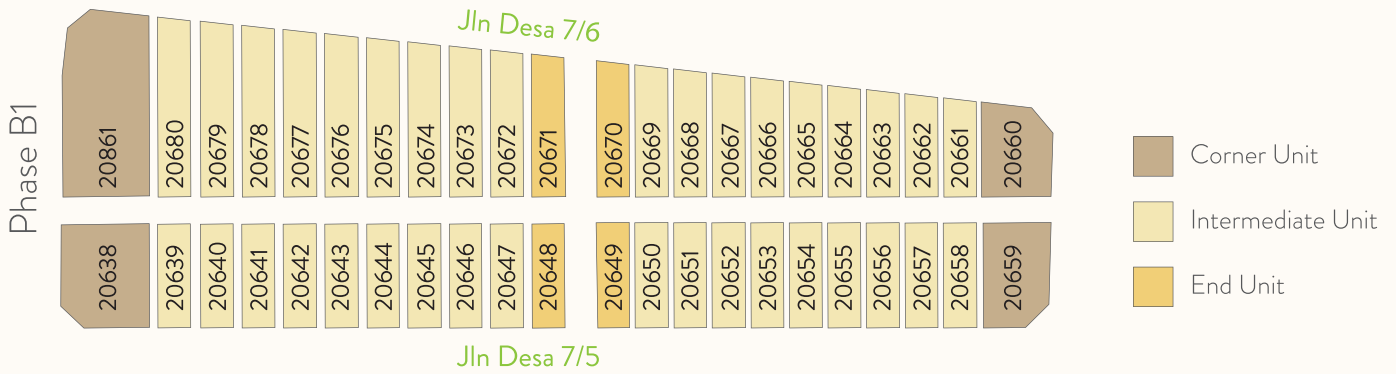
Land size : 2992 sf  
Built Up : 1846 sf

\* Lot size varies according to lot

## Specifications - Type B (Intermediate)

STRUCTURE	Reinforced Concrete	FINISHES			SANITARY & PLUMBING FITTINGS	
WALL	Cement, Sand Bricks & Clay Bricks to Party Wall	<b>Ground Floor</b>	<b>Floor</b>	<b>Wall</b>	Wash Basin (WB)	3 nos
ROOF	Roof Tile & Reinforced Concrete	Car porch, Driveway	Concrete with Broom Brushed Finish	Plaster & Paint	Water Closet (WC)	3 nos
CEILING	Plasterboard Ceiling / Skim Coat	Entrance	Tiles	Plaster & Paint	Kitchen Sink	1 no
WINDOW	Powdercoated Aluminium Frame Glass Window	Living, Dining	Tiles	Plaster & Paint	Shower	3 nos
DOOR	Flush door, Timber Louvred Door, Powdercoated Aluminium Frame Glass Sliding Door	Kitchen	Tiles	Plaster & Paint & 1.5m High Tiles		
IRONMONGERY	Quality Lock Sets	Guest Room	Tiles	Plaster & Paint	<b>ELECTRICAL FITTINGS</b>	
FENCING	Brick Wall with Mild Steel Fencing	Bath 1	Tiles	Tiles	Lighting Point	20 nos
		Distribution Board (DB)	Cement Render	Plaster & Paint	Fence Lighting Point	1 no
		Staircase	Laminated Timber	Plaster & Paint	Ceiling Fan Point	7 nos
		Yard	Tiles	Plaster & Paint	Air Conditioning Point	2 nos
		<b>First Floor</b>			Water Heater Point	3 nos
		Master bedroom	Laminated Timber	Plaster & Paint	13A Switch Socket Outlet	21 nos
		Bedroom 1	Laminated Timber	Plaster & Paint	Telephone Point	2 nos
		Bedroom 2	Laminated Timber	Plaster & Paint	TV Point	2 nos
		Master bath	Tiles	Tiles	Data point	1 no
		Bath 2	Tiles	Tiles	Door Bell point	1 no
		Family	Laminated Timber	Plaster & Paint	Auto Gate point	1 no
					Fiber Wall Socket (FWS) for Unifi Connection	1 no

# Site Plan



## Desa Sales Gallery

48, Jalan Desa 9/5, Bandar Country Homes  
48000 Rawang, Selangor

For more information, please contact :

**T : 03-6733 1857 | F : 03-6733 1920**

or visit [desacountryhomes.com.my](http://desacountryhomes.com.my)

Land Owner : Temasya Mentari Sdn. Bhd. (941736-A) | Developer : Temasya Mentari Development Sdn. Bhd. (1051658-W)

Developer License No. : 13776-3/02-2019/0147(L) | Validity : 25/02/2017 - 24/02/2019

Advertising Permit : 13776-3/02-2019/0147(P) | Validity : 25/02/2017 - 24/02/2019

Land Tenure : Freehold | Land Encumbrances: Public Bank Berhad

Building Plan Approval Authority : Majlis Perbandaran Selangor | Building Plan Approval No. : MPS 3/2/1371/1681/ (OSC3.0)/PB/PIN(A) FB1

Target Date of Completion: June 2020 | Number of Units : 44 | Price : RM566,304 (min) – RM1,585,495 (max)

All information contained herein is subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only.