



taman  
**LURIK INDAH**  
SUNGAI PETANI

PHASE 5

A Desirable *Elegant*  
Living Awaits You

Single Storey Semi-Detached • **FREEHOLD**

# Elegant Lifestyle with *Comfort*

With specially designed 60 units of single storey semi-detached homes, Lurik Indah (Phase 5) - **Costa Elite** and **Costa**, features a great sense of modern and spacious living spaces that create an elegant living experience.

To ensure your utmost satisfaction, Lurik Indah offers you an open-plan interior, high ceiling and high-quality finishings material, allowing you to decorate your home with minimal to zero renovation required.

In essence, Lurik Indah is truly a perfect home for you to enjoy delightful moments with your loved ones.



Desirable  
Elements,  
*Better* Living



Practical Layout  
& Spacious  
Design



Natural  
Lighting &  
Ventilation



Multi-  
Generational  
Homes



Near To  
Sg. Petani  
Town

# Costa Elite

## TYPE A



4  Bedrooms  
2  Bathrooms

Land Area from  
**32' x 80'**  
Built-up Area  
**1,511sqft**

# Costa

## TYPE B



4  Bedrooms  
2  Bathrooms

Land Area from  
**2,551sqft**  
Built-up Area  
**1,451sqft**



# Trusted Brand for *Quality* Assurance



**Quality & Branded Building Materials**  
ie. White Horse tiles,  
Nippon Paint, Lama



**Cooler Homes With Industrialised Building System (IBS)**



**Skim Coated Walls**

## Specification

|   |  |
|---|--|
| <b>Structure</b>  | reinforced concrete structure  |
| <b>Wall</b>   | IBS interlocking system  |
| <b>Roofing</b>  | concrete roof tiles  |
| <b>Roof Structure</b>   | metal roof trusses   |
| <b>Ceiling</b>  | plaster ceiling / skim coat / ceiling board  |
| <b>Windows &amp; Frame</b>  |  |
| Living, Bedrooms,<br>Kitchen, Bathroom 2<br>Bathroom 1                                  | aluminium frame glass window<br>fixed glass louvers window & metal frame   |
| <b>Doors &amp; Frame</b>  |  |
| Main Entrance<br>Bedrooms<br>Bathrooms<br>Rear<br>Lockset                               | aluminium frame glass sliding door<br>single leaf timber door & metal frame<br>PVC flush door & metal frame<br>MS plate door & metal frame<br>SIRIM approved lockset |
| <b>Floor Finishings</b>   |  |
| Living, Dining & Kitchen<br>Bedrooms<br>Bathrooms<br>Carporch<br>Yard, Apron & Driveway | ceramic tiles<br>ceramic tiles<br>ceramic tiles<br>ceramic tiles<br>cement render  |

|                        |               |
|------------------------|---------------|
| <b>Wall Finishings</b> |               |
| Bathrooms              | ceramic tiles |

|                          |       |
|--------------------------|-------|
| <b>Sanitary Fittings</b> |       |
| Pedestal WC              | 2 nos |
| Wash Basin               | 2 nos |
| Shower Rose & Arm        | 2 nos |
| Stainless Steel Sink     | 1 no  |
| Sink Tap                 | 1 no  |
| Bip Tap                  | 2 nos |
| Pillar Basin Tap         | 2 nos |
| Shower Tap               | 2 nos |
| Hose Union Tap           | 1 no  |

|                               |        |
|-------------------------------|--------|
| <b>Electrical Fittings</b>    |        |
| Lighting Points               | 13 nos |
| 13 Amp Power Point            | 12 nos |
| Fan Hook & Point              | 6 nos  |
| Telephone Point (fibre optic) | 1 no   |
| Air Cond Point                | 2 nos  |
| Water Heater Point            | 2 nos  |

|                           |   |
|---------------------------|---|
| <b>Gate &amp; Fencing</b> | chainlink/brick fencing<br>& swing gate |
|---------------------------|---|





# Tranquil Neighbourhood with Versatile Living

A great residential development always provides you with a healthier lifestyle. Lurik Indah comes with extra land allows you to spend quality time and enjoy recreational activities together with your beloved family.



Extra Land For  
Leisure Activities



Healthy Lifestyle



**Within 1km**



**Within 3km**

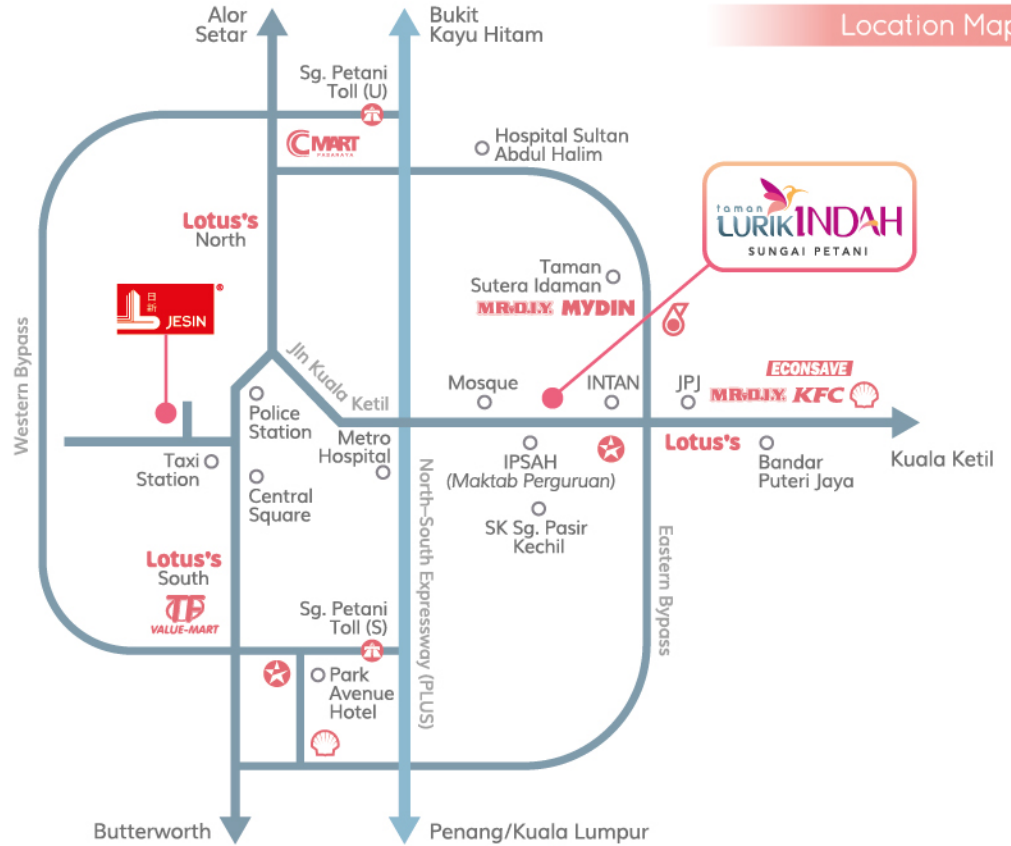


**Within 7km**



# Everything Within Easy Reach

**Location Map**



**Loyal Revenue Sdn. Bhd.** (1027528-A)  
26 & 27, Jalan Petani,  
08000 Sungai Petani, Kedah.

**04 423 5800**  
**1700 81 5800**

**DEVELOPING DREAMS INTO REALITY™**  
**JesinGroup.com** **JesinGroup**

Loyal Revenue Sdn. Bhd. (1027528-A) - 26 & 27, Jalan Petani, 08000 Sungai Petani, Kedah Darul Aman. - Nama Pemajuan Perumahan: Taman Lurik Indah - No. Lesen Pemaju: 13686/12-2023/0911(A) - Tempoh Sah: 12/12/2021 - 11/12/2023 - No. Permit Iklan & Jualan: 13686-6/12-2023/0284(A)-(L) - Tempoh Sah: 12/12/2021 - 11/12/2023 - Tarikh Dijangka Siap: Oct 2023 - Pihak Berkuasa (PBT) Yang Meluluskan: Majlis Perbandaran Sungai Petani Kedah - No. Rujukan: MPSPK/PIB.143/2020 D RKM - Rumah Berkembar Setingkat (Jenis A) - Harga (Min.): RM388,900 - Harga (Mak.): RM517,220 - Bil. Unit: 54 - Rumah Berkembar Setingkat (Jenis B) - Harga (Min.): RM388,580 - Harga (Mak.): RM473,452 - Bil. Unit: 6 - Pegangan Tanah: Kekal - Sekatan Kepentingan: Ditegah tuan tanah membuat sebarang perkara (dealings) di atas tanah yang hendak dimajukan sebagai tapak perumahan itu melainkan tuan tanah bina dan pilihara simpanan jalan itu dan taruh batu dan tar menurut taraf Jabatan Kerja Raya Serta perbuat parit-parit dengan sepuas hati Penguasa Tempatan serta mendapat sokongan daripada Jabatan Kerja Raya atau jaminan daripada Penguasa Tempatan dan Jabatan Kerja Raya bahawa jalan-jalan dan parit-parit itu dapat disempurnakan. 5% diskaun atau rebat untuk Lot Melayu adalah berdasarakan nilai yang lebih tinggi. Semua ilustrasi adalah gambaran pelukis sahaja. Semua maklumat, gambar dan pelan adalah berdasarakan kepada cadangan yang dikemukakan kepada pihak berkuasa dan tidak boleh dijadikan sebahagian daripada kontrak perjanjian. Pihak pemaju tidak bertanggungjawab di atas segala ketidaktepatan di dalam penyediaan maklumat. Sila rujuk Perjanjian Jual Beli untuk maklumat yang muktamad. C-Mart, Caltex, Econsave, KFC, LAMA, Lotus's, Mr. DIY, Mydin, Nippon Paint, PETRONAS, Shell, Texas Chicken, TF Value-Mart, UTC dan White Horse Ceramic merujuk kepada entiti yang menuntut tanda dan jenama masing-masing. Jesin menafikan hak milik tanda dan jenama tersebut.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**