

PHASE 6

# THE ART OF *Living*

1 Storey Semi-Detached & Bungalow • FREEHOLD



Canary III (TYPE A)

# MODERN LIVING TIMELESS *Comfort*



Seamless Indoor-Outdoor  
Living with Sliding Door



Natural Lighting  
& Ventilation



Spacious Extra Land  
For Family Fun



Practical Layout  
& Spacious Design



TYPE  
A

## Canary III



Land Area from  
**32' x 80'**

Built-up Area  
**1,451sqft**

**4** Bedrooms  
**2** Bathrooms

## SPECIFICATION (TYPE A)

|                                        |                                             |                               |       |
|----------------------------------------|---------------------------------------------|-------------------------------|-------|
| Structure                              | reinforced concrete structure               |                               |       |
| Wall                                   | IBS interlocking system                     |                               |       |
| Roofing                                | concrete roof tiles                         |                               |       |
| Roof Structure                         | metal roof trusses                          |                               |       |
| Ceiling                                | plaster ceiling / skim coat / ceiling board |                               |       |
| Windows & Frame                        | aluminium frame glass window                |                               |       |
| Living, Bedrooms, Kitchen & Bathroom 2 | fixed glass louvers window & metal frame    |                               |       |
| Bathroom 1                             |                                             |                               |       |
| Doors & Frame                          | aluminium frame glass sliding door          |                               |       |
| Main Entrance                          | single leaf plywood door & metal Frame      |                               |       |
| Bedrooms                               | PVC flush door & metal frame                |                               |       |
| Bathrooms                              | MS plate door & metal frame                 |                               |       |
| Rear                                   | SIRIM approved lockset                      |                               |       |
| Lockset                                |                                             |                               |       |
| Floor Finishings                       | ceramic tiles                               |                               |       |
| Living, Dining & Kitchen               | ceramic tiles                               |                               |       |
| Bedrooms                               | ceramic tiles                               |                               |       |
| Bathrooms                              | ceramic tiles                               |                               |       |
| Carporch                               | ceramic tiles                               |                               |       |
| Yard, Apron & Driveway                 | cement render                               |                               |       |
| Wall Finishings                        | ceramic tiles                               |                               |       |
| Bathrooms & Kitchen (Partial)          |                                             |                               |       |
| Sanitary Fittings                      |                                             |                               |       |
| Pedestal WC                            | 2 nos                                       | Bip Tap                       | 2 nos |
| Wash Basin                             | 2 nos                                       | Pillar Basin Tap              | 2 nos |
| Shower Rose & Arm                      | 2 nos                                       | Shower Tap                    | 2 nos |
| Stainless Steel Sink                   | 1 no                                        | Hose Union Bip Tap            | 1 no  |
| Pillar Sink Tap                        | 1 no                                        |                               |       |
| Electrical Fittings                    |                                             |                               |       |
| Lighting Points                        | 13 nos                                      | Telephone Point (fibre optic) | 1 no  |
| 13 Amp Power Point                     | 12 nos                                      | Air Cond Point                | 2 nos |
| Fan Hook & Point                       | 6 nos                                       | Water Heater Point            | 2 nos |
| Gate & Fencing                         | chainlink / brick fencing & swing gate      |                               |       |



Starling Elite (TYPE B) • Starling (TYPE C)

# A REFRESHED LOOK ENHANCING YOUR *Lifestyle*



Brand New  
Modern Exterior  
Design



Aesthetic Wooden  
Entry Door Enhances  
Elegance



Natural Lighting  
& Ventilation



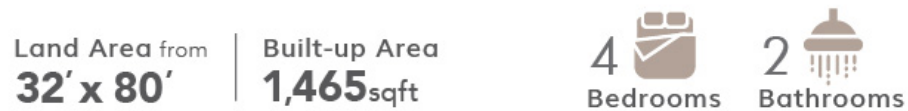
Spacious  
Extra Land For  
Family Fun



Flexible Layout  
Options To Customise  
Your Space



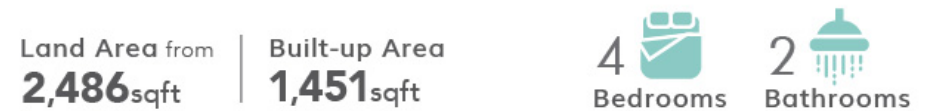
# Starling Elite



All measurements in mm and are approximate. For final measurements, refer to the building plan.

TYPE  
C

# Starling



# SPECIFICATION (TYPE B & C)

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

|                               |                                        |
|-------------------------------|----------------------------------------|
| Wall Finishings               |                                        |
| Bathrooms & Kitchen (Partial) | ceramic tiles                          |
| Sanitary Fittings             |                                        |
| Pedestal WC                   | 2 nos                                  |
| Wash Basin                    | 2 nos                                  |
| Shower Rose & Arm             | 2 nos                                  |
| Stainless Steel Sink          | 1 no                                   |
| Pillar Sink Tap               | 1 no                                   |
| Bip Tap                       | 2 nos                                  |
| Pillar Basin Tap              | 2 nos                                  |
| Shower Tap                    | 2 nos                                  |
| Hose Union Bip Tap            | 1 no                                   |
| Electrical Fittings           |                                        |
| 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                                  |
| Gate & Fencing                | chainlink / brick fencing & swing gate |

Ledex®

Lama  
ROOF TILES

GUOCERA  
LET'S REIMAGINE

WHITE HORSE  
CERAMIC

NIIPPON PAINT

TRUSTED BRANDS FOR  
QUALITY Assurance

Quality & Branded  
Building Materials



Cooler Homes  
With Industrialised  
Building System (IBS)



Skim  
Coated  
Walls





Merlin

# 1 STOREY BUNGALOW DESIGNED FOR *Big* FAMILIES



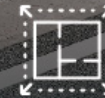
Aesthetic Wooden  
Entry Door Enhances  
Elegance



Natural Lighting  
& Ventilation



Spacious  
Extra Land For  
Family Fun



Practical Layout  
& Spacious Design



BUNGALOW

# Merlin



Land Area  
**5,425sqft**

Built-up Area  
**2,041sqft**

**4** Bedrooms

**3** Bathrooms

## SPECIFICATION

|                                                                              |                                             |  |                        |
|------------------------------------------------------------------------------|---------------------------------------------|--|------------------------|
| Structure                                                                    | reinforced concrete structure               |  |                        |
| Wall                                                                         | IBS interlocking system                     |  |                        |
| Roofing                                                                      | concrete roof tiles                         |  |                        |
| Roof Structure                                                               | metal roof trusses                          |  |                        |
| Ceiling                                                                      | plaster ceiling / skim coat / ceiling board |  |                        |
| Windows & Frame                                                              |                                             |  |                        |
| Living, Bedrooms 1 & Garden Terrace                                          | aluminium sliding window                    |  |                        |
| Living, Bedrooms 1, 2, 3, 4, Dining, Kitchen, Wet Kitchen & Bathrooms 1,2, 3 | aluminium frame glass window                |  |                        |
| Doors & Frame                                                                |                                             |  |                        |
| Main Entrance                                                                | double leaf plywood door & metal frame      |  |                        |
| Garden Terrace                                                               | aluminium frame glass sliding door          |  |                        |
| Bedrooms                                                                     | single leaf plywood door & metal Frame      |  |                        |
| Bathrooms                                                                    | PVC flush door & metal frame                |  |                        |
| Rear                                                                         | MS plate door & metal frame                 |  |                        |
| Lockset                                                                      | SIRIM approved lockset                      |  |                        |
| Floor Finishings                                                             |                                             |  |                        |
| Living, Dining, Kitchen & Wet Kitchen                                        | ceramic tiles                               |  |                        |
| Bedrooms                                                                     | ceramic tiles                               |  |                        |
| Bathrooms                                                                    | ceramic tiles                               |  |                        |
| Carporch                                                                     | ceramic tiles                               |  |                        |
| Garden, Apron & Driveway                                                     | cement render                               |  |                        |
| Wall Finishings                                                              |                                             |  |                        |
| Bathrooms & Wet Kitchen (Partial)                                            | ceramic tiles                               |  |                        |
| Sanitary Fittings                                                            |                                             |  |                        |
| Pedestal WC                                                                  | 3 nos                                       |  | Pillar Sink Tap        |
| Wash Basin                                                                   | 3 nos                                       |  | Bip Tap                |
| Shower Rose & Arm                                                            | 3 nos                                       |  | Pillar Basin Tap       |
| Stainless Steel Sink                                                         | 2 nos                                       |  | Shower Tap             |
| Electrical Fittings                                                          |                                             |  |                        |
| Lighting Points                                                              | 21 nos                                      |  | Telephone Point (fibre |
| 13 Amp Power Point                                                           | 16 nos                                      |  | Air Cond Point         |
| Fan Hook & Point                                                             | 6 nos                                       |  | Water Heater Point     |
| Gate & Fencing                                                               | chainlink / brick fencing & swing gate      |  |                        |



# *Elegantly* YOURS HOME OWNERSHIP MADE EASY





# ENHANCING WELLNESS WITH RECREATION



Playground  
& Jogging Track



Healthy  
Lifestyle

Our neighborhood is dedicated to your well-being, offering delightful amenities such as a lively playground and a jogging track. Experience the joy of playing and exercising conveniently close to home, enhancing your quality of life in our community.



# EVERYTHING WITHIN EASY *Reach*

## LOCATION MAP

  
School/Education  
Institution

  
Petrol  
Station

  
Family Mart  
& Burger King

**Within  
1km**

  
Mosque

  
Clinic

  
Restaurant

  
Econsave, Mydin  
& Lotus's

  
Petrol  
Station

  
KFC &  
Texas Chicken

**Within  
3km**

  
Hospitals

  
Mr. DIY

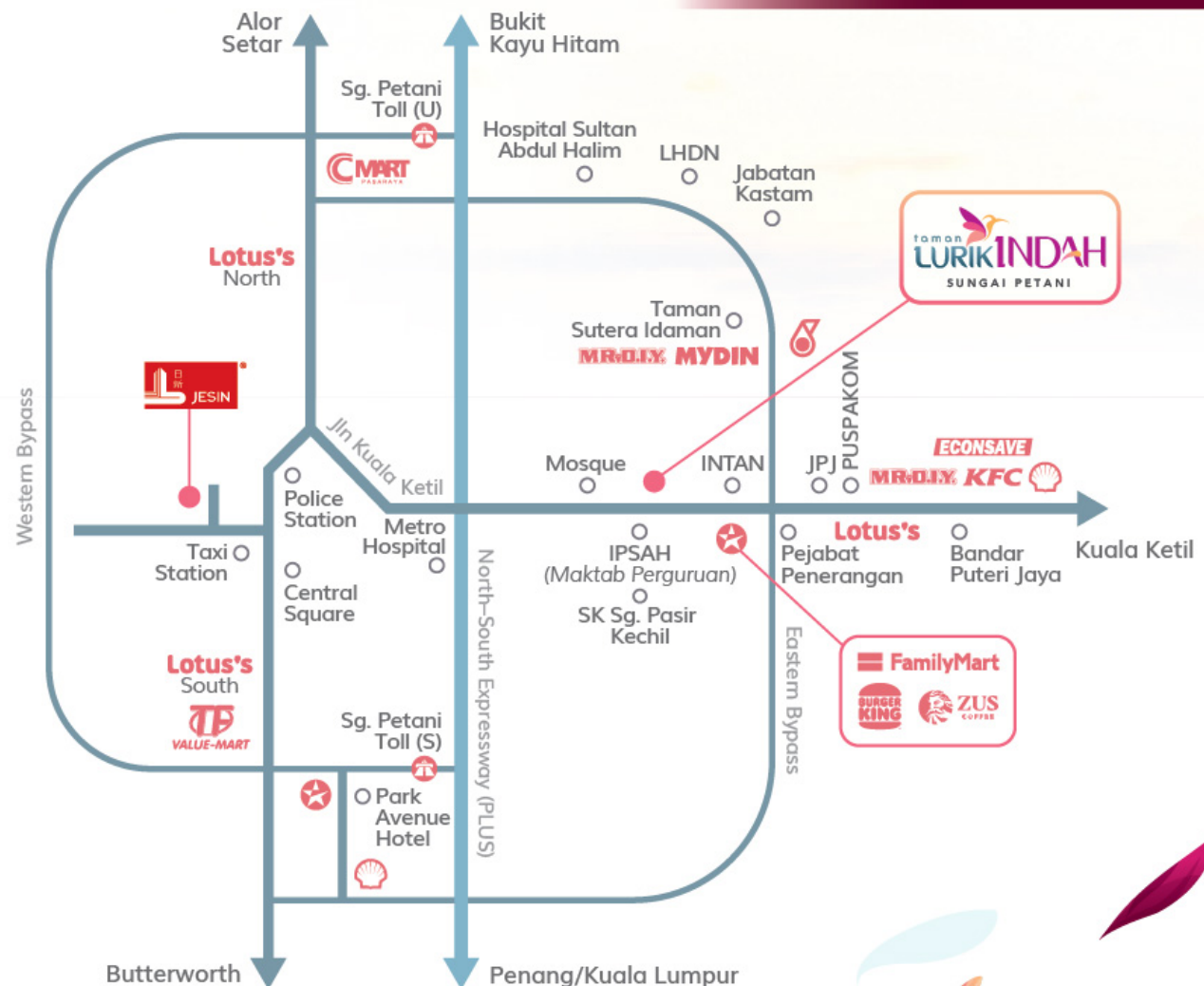
  
Pizza Hut

  
SP Town

  
PLUS Highway

  
UTC

**Within  
7km**







An Exclusive Project Featuring Only  
**Semi-Ds & Bungalows**



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

Loyal Revenue Sdn. Bhd. 201201043052 (1027528-A) - 26 & 27, Jalan Petani, 08000 Sungai Petani, Kedah Darul Aman. - Nama Pemajuan Perumahan : Taman Lurik Indah - No. Lesen Pemaju : 13686/12-2028/1424(A) - Tempoh Sah : 12/12/2023-11/12/2028 - No. Permit Iklan & Jualan : 13686-7/05-2026/0479(N)-(L) - Tempoh Sah : 31/05/2024 - 30/05/2026 - Tarikh Dijangka Siap : Jun. 2026 - Pihak Berk kuasa (PBT) Yang Meluluskan : Majlis Perbandaran Sungai Petani Kedah - No. Rujukan : MPSPK/IPJ/8.117/2023 D RKM - Rumah Berkembar 1 Tingkat (Jenis A) - Harga (Min.): RM395,100 - Harga (Mak.): RM493,010 - Bil. Unit : 14 - Rumah Berkembar 1 Tingkat (Jenis B) - Harga (Min.): RM395,100 - Harga (Mak.): RM595,410 - Bil. Unit : 36 - Rumah Berkembar 1 Tingkat (Jenis C) - Harga (Min.): RM392,860 - Harga (Mak.): RM435,420 - Bil. Unit : 4 - Rumah Sesebuah 1 Tingkat - Harga (Min.): RM499,900 - Harga (Mak.): RM499,900 - Bil. Unit : 1 - Pegangan Tanah : Kekal - Bebanan Tanah : Tiada - Sekatan Kepentingan : Ditegah tuan tanah membuat sebarang perkiraan (dealings) di atas tanah yang hendak dimajukan sebagai tapak perumahan itu melainkan tuan tanah bina dan pelihara 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 berdasarkan nilai yang lebih tinggi. Sila rujuk Perjanjian Jual Beli untuk maklumat yang muktamad. Burger King, C-Mart, Caltex, Econsave, Family Mart, GUOCERA, KFC, LAMA, Ledex, Lotus's, Mr. DIY, Mydin, Nippon Paint, PETRONAS, Shell, Texas Chicken, TF Value-Mart, UTC, White Horse Ceramic dan Zus Coffee merujuk kepada entiti yang menuntut tanda dan jenama masing-masing. Jesin menafikan hak milik tanda dan jenama tersebut.

**04 423 5800**  
**019 574 5800**

**DEVELOPINGDREAMSINTOREALITY™**

 **JesinGroup.com**   **JesinGroup**

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