



taman
LURIKINDAH
SUNGAI PETANI

PHASE 7

New Lifestyle

BEGINS HERE

Semi Detached • **FREEHOLD**

ONE HOME

A THOUSAND *Memories*

Starling Elite II



Extra Land
For
Family Fun



Natural
Lighting & Air
Ventilation



Modern Facade
Design



Flexible Layout
To Customize
Your Spaces



**SINGLE STOREY
SEMI DETACHED**

Starling Elite II



Land Area from **32' x 80'** | Built-Up **1,480sqft**

4 Bed rooms **2** Bath rooms

SPECIFICATION

Structure	reinforced concrete structure			
Wall	IBS interlocking system			
Roofing	metal roof			
Roof Structure	metal roof trusses			
Ceiling	plaster ceiling / skim coat / ceiling board			
Windows & Frame	Living Area, Bedrooms & Kitchen aluminium frame casement window			
	Bathrooms aluminium frame overlap fixed glass window			
Doors & Frame	Main Entrance double leaf plywood door & metal frame			
	Bedrooms single leaf plywood door & metal frame			
	Kitchen MS plate door & metal frame			
	Bathroom 1 PVC flush door & metal frame			
	Bathroom 2 PVC bi-fold			
	Lockset SIRIM approved lockset			
Floor Finishings	Living Area, Dining Area & Kitchen ceramic tiles			
	Bedrooms ceramic tiles			
	Bathrooms ceramic tiles			
	Car Porch ceramic tiles			
	Yard, Apron & Driveway cement render			
Wall Finishings	Bathrooms & Kitchen ceramic tiles			
Sanitary Fittings	WC	2 nos	Stainless Steel Sink	1 no
	Wash Basin	2 nos	Pillar Sink Tap	1 no
	Bip Tap	2 nos	Shower Rose & Arm	2 nos
	Hose Union Bip Tap	1 no	Shower Tap	2 nos
	Pillar Basin Tap	2 nos		
Electrical Fittings	Lighting Point	13 nos	Fiber Wall Socket	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 / mesh fencing / brick fencing & swing gate			

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

FINAL PHASE OF A WELL-PLANNED COMMUNITY

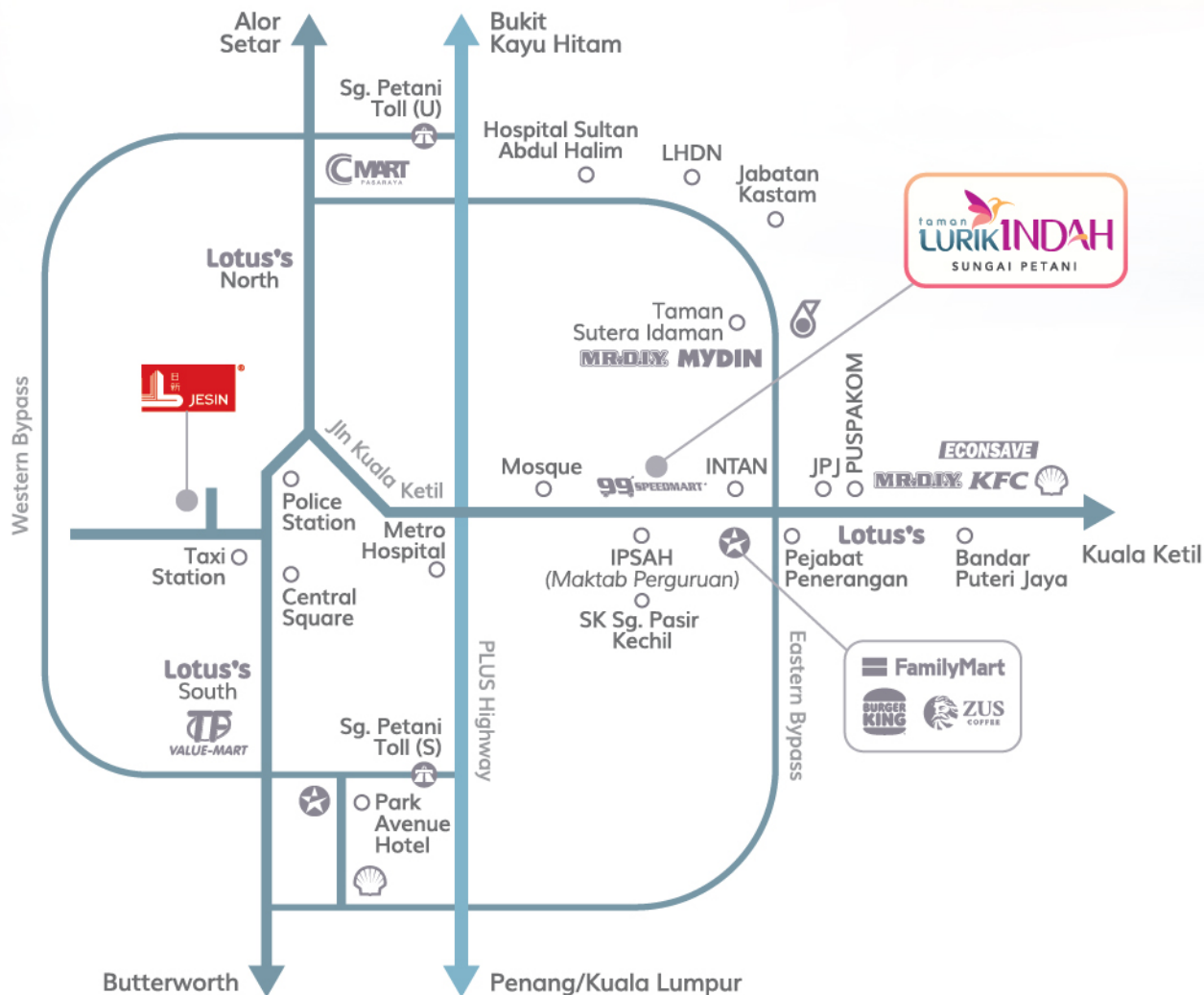


Welcome to the final phase of Taman Lurik Indah, a serene community designed for family living.

With lush greenery, jogging tracks for leisure, and playgrounds to bring people closer, this is where you'll create lasting memories. Make this home yours and enjoy a life that feels more meaningful every day.



EASY ACCESS TO ANYWHERE, EVERYWHERE



Within **1 KM**

- School/Education Institution
- Petrol Station
- Family Mart & Burger King
- Mosque
- Clinic
- 99 Speedmart

Within **3 KM**

- Econsave, Mydin & Lotuses
- Petrol Station
- KFC & Texas Chicken
- Hospitals
- Mr. DIY
- Pizza Hut

Within **7 KM**

- SP Town
- PLUS Highway
- UTC

taman
LURIK INDAH
SUNGAI PETANI

An Exclusive Project Featuring Only
Semi-Ds & Bungalows



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

04 423 5800
019 574 5800

DEVELOPINGDREAMSINTOREALITY™
JesinGroup.com    **JesinGroup**

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 : 13686-9/12-2027/1069 (N)-(L) - Tempoh Sah : 31/12/25-30/12/27 - Tarikh Dijangka Siap : Nov. 2027 - Pihak Berkuasa (PBT) Yang Meluluskan : Majlis Perbandaran Sungai Petani Kedah - No. Rujukan : MP5PK(IP)B.74/2025 C RKM - Rumah Berkembar 1 Tingkat - Harga (Min.) : RM429,900 - Harga (Mak.) : RM642,690 - Bil. Unit : 20 - 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.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**