

Taman 
Miramas
Semporna



Ria

Double Storey Semi-detached/ Rumah Kembar Dua Tingkat

24 UNITS



Features

- ★ Spacious land and built-up area
- ★ Marble + series tiles for ground floor
- ★ Parquet for 1st floor
- ★ Large Kitchen
- ★ Attached bathroom in master bedroom for added convenience

Ciri-ciri:

- ★ Kawasan tanah dan ruang bangunan yang luas dan sesuai
- ★ Jubin marble + series di tingkat bawah
- ★ Lantai lapisan parquet di tingkat atas
- ★ Ruang dapur yang luas
- ★ Bilik mandi di bilik utama untuk menambahkan lagi keselesaan



Ground Floor/
Tingkat Bawah



First Floor/
Tingkat Atas

Floor Layout Plan/ Pelan Bangunan

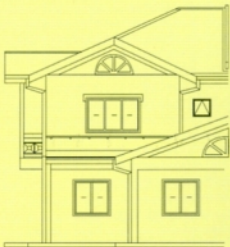
Land area
3,053 - 6,040 sq ft
Gross built-up area
1,678 sq ft
Selling Price
from RM168,000 - 206,900

Building Specifications/ Spesifikasi Bangunan

ELEMENT	DESCRIPTION	ELEMENT	DESCRIPTION
Roof	: Colour bond metal roof	Sanitary Plumbing	: - 1 No. of 200 gallons HDPE Polyethylene water tank - 3 Nos. of pedestal w.c - 3 Nos. of wall hung basin - 3 Nos. of shower head - 1 No. of single bowl Aluminium sink - 1 No. of water tap
Ceiling Finishes	: Selected Asbestos free ceiling board	Electrical	: All electrical installation to SESB standard
Floor Finishes	: Living/Dining - Marble-series tile for floor tiles Kitchen/Bathroom - MML homogeneous tiles Car Porch - Cement rendered Bedroom - Parquet	Painting	: All plastered walls - Emulsion paint All timber and metal works - Gloss paint
Wall Finishes	: Kitchen/Bathroom - MML wall tiles	Others	: According to Specification. All items mentioned above subject to variations, modification and substitution as imposed by the local authorities or as recommended by the Developer's Architect.
Windows	: - Hardwood frames adjustable glass louvres window for rear elevation - Aluminium frames glass panel sliding top hung window for others	Structure	: Reinforced concrete framework
Doors	: - Decorative hardwood solid door for main entrance - PVC door for all bathrooms - Plywood flush door for others	Walls	: Brickwall for external and internal

Taman Miramas

Semporna



Ria - Double Storey Semi-detached/
Rumah Kembar Dua Tingkat

Taman Miramas - sebuah taman perumahan yang akan dimajukan yang terletak di batu 1 $\frac{1}{2}$, Jalan Bubul, Semporna. Projek yang dibangunkan atas kawasan seluas 10 ekar di lokasi yang strategik berhadapan jalan utama yang menghubungkan Tawau dan Semporna, menawarkan 24 unit rumah berkembar dua tingkat dan 110 unit rumah teres dua tingkat.

- Berhampiran dengan kawasan bandar kira-kira 5 minit perjalanan.
- Di hadapan jalan utama yang menghubungkan Tawau dan Semporna.
- Berhampiran dengan sekolah, masjid, pasar dan pengangkutan awam.

Taman Miramas - a residential development along Mile 1 $\frac{1}{2}$ Jalan Bubul, Semporna. Sited on 10 acres of land strategically located on the main road linking Tawau and Semporna, it offers 24 units of double storey semi-detached and 110 units of double storey terrace houses.

- Close to town area - only 5 minutes away from town
- Along main road linking Tawau and Semporna
- Proximity to schools, mosques, market and public transport



Jaya - Double Storey Terrace/
Rumah Teres Dua Tingkat



Jaya

Double Storey Terrace/ Rumah Teres Dua Tingkat

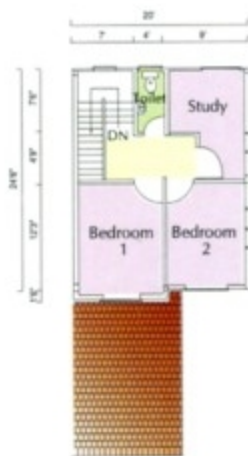
110 UNITS

Features

- * Affordable price
- * Good built-up area
- * Attractive Aluminium Sliding Windows for front and side

Ciri-ciri:

- * Harga yang berpatutan yang selesa
- * Keluasan ruang bangunan
- * Tingkap aluminium sliding di babagian badapan dan tepi



Floor Layout Plan/ Pelan Bangunan

Land area
1,299 - 3,495 sq ft
Gross built-up area
1,063 sq ft
Selling Price
from RM98,000 - 132,400

Building Specifications/ Spesifikasi Bangunan

ELEMENT	DESCRIPTION	ELEMENT	DESCRIPTION
Structure	: Reinforced concrete framework	Sanitary Plumbing	: - 1 No. of 200 gallons HDPE Polyethylene water tank - 2 Nos. of pedestal w.c - 2 Nos. of wall hung basin - 2 Nos. of shower head - 1 No. of single bowl Aluminium sink - 1 No. of water tap
Walls	: Brickwall for external and internal	Electrical	: All electrical installation to SESB standard
Roof	: Colour bond metal roof	Painting	: All plastered walls - Emulsion paint All timber and metal works - Gloss paint
Ceiling Finishes	: Selected Asbestos free ceiling board	Others	: According to Specification, All items mentioned above subject to variations, modification and substitution as imposed by the local authorities or as recommended by the Developer's Architect
Floor Finishes	: Living/Dining - Cement rendered Kitchen/Bathroom - MML homogeneous tiles Car Porch - Cement rendered Bedroom/study - Cement rendered		
Wall Finishes	: Kitchen/Bathroom - MML wall tiles		
Windows	: - Hardwood frames adjustable glass louvres window for rear elevation Aluminium frames glass panel sliding/swing window for others		
Doors	: - PVC door for all bathrooms - Plywood flush door for others		

Taman Miramas

Semporna



Free Legal fees for preparation of SPA and transfer documents with our appointed lawyer & bankers

Land tenure: 99 years
30% reserved for Bumiputera

Bayaran guaman percuma bagi penyediaan Surat Perjanjian Jual Beli dengan peguam dan bank yang telah dilantik.

Tempoh Pajakan: 99 Tahun
30% Khusus Untuk Bumiputera

Stamp Duty Exemption on SPA, MOT & MOC for houses priced below RM 180,000.00 if you purchase between 1/6/2003 - 31/5/2004

Pengecualian ke atas Duti Setem Perjanjian Jual Beli, dokumen Pindah Hak Milik & Pinjaman untuk rumah berharga di bawah RM180,000.00 Bermula dari 01/06/2003 - 31/05/2004



Development Plan/
Pelan Pembangunan

For Enquiries, Please Call/ Untuk Maklumat, Sila Hubungi: **Tel: 018-2867130 (Site Office)** & 089-773311 & 771409



A Leader in Property Development



Developer : **HAP SENG PROPERTIES DEVELOPMENT SDN. BHD.** (11995-D)
(Wholly owned subsidiary of Malaysian Mossaics Berhad)

Completion Date: 30 months after signing SPA

Advertisement Permit : (100-24/626/12/1)/06-2006/01900

TB 2109, Mile 1, Jalan Tg Batu,
P. O. Box 27, 91007 Tawau,
Sabah, Malaysia.
Tel: 089-773311 & 771409

Sales/Site Office,
Mile 1 1/2 Jalan Bubul,
Semporna.
Tel: 018-2867130

Developer's Licence : (100-24/626/12/1)/06-2006/01997

Land Tenure: 99 years

All illustration are artist's impressions only. All plans and specifications are subject to change as directed and approved by the relevant authorities and developer's consultants.