



Taman Desa Kelanahan
@ Papar

2-STOREY TERRACE HOUSE

Built-up area: 1,060 to 1,190 sq. ft. Land Size: 1,092 to 4,570 sq. ft.

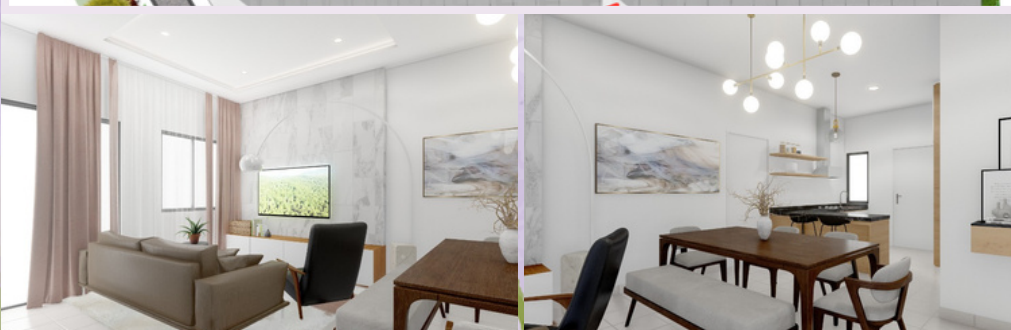
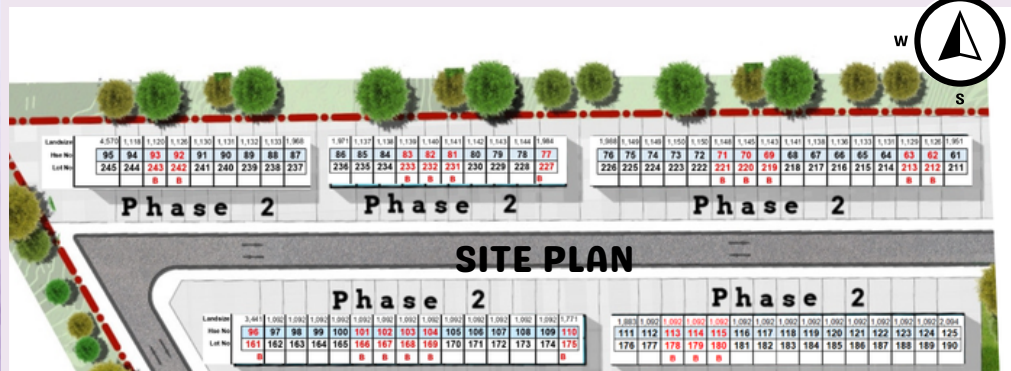
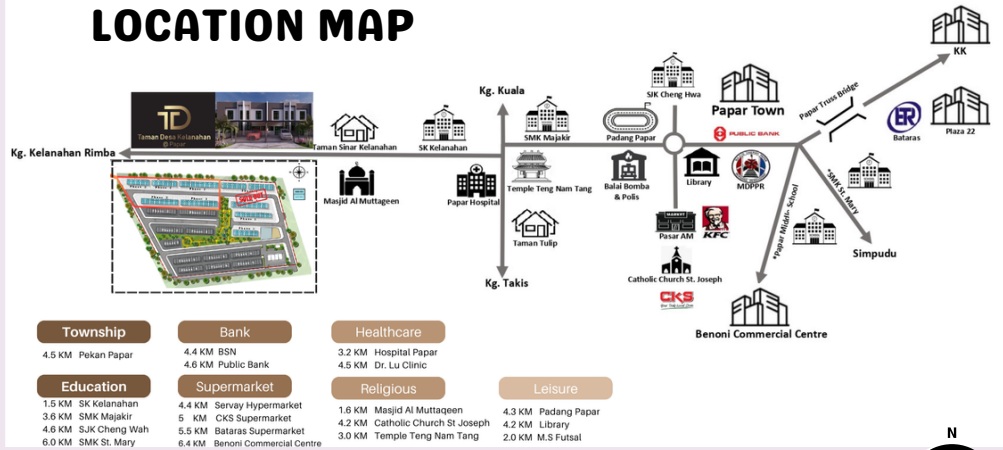
Modern Minimalist Terrace House



SPECIFICATION

- STRUCTURE**
reinforced concrete foundation and frame work
- WALLS & PARTITIONS**
all internal walls to be r.c. Walls with skim coat.
All external walls to be r.c. walls.
- ROOFING**
color bond metal roofing sheet with fibre wools & one layer of alum. Foil insulation.
Car porch roof to be color bond metal roofing sheet.
- CEILING**
fibre board ceiling to 1st floor for all bedrooms and family hall
Fibre cement board to w/c1.
Skim coat to ground floor living room, dining area, kitchen, and w/c2
- WINDOWS**
All aluminium doors & windows to be anodized aluminium with sliding or top/side hung windows c/w glazing; top hung type to all W/Cs' windows.
- DOORS**
 - A. Main Entrance door: Anodized aluminium sliding doors;
 - B. Dining @ Corner Unit Door: Solid Timber Swing Door;
 - C. All other rooms' doors: Plywood flush doors;
 - D. W/C Doors: Plywood Flush Doors.
- FLOOR FINISHES**
 - A. Living, Dining, & Kitchen: Ceramic Tiles
 - B. Bedroom 1, Bedroom 2, Family Hall, and Store: Ceramic Tiles
 - C. W/C 1, and 2: Ceramic Tiles
 - D. Car Porch, Side Apron, & Yard: Cement Rende
- WALL FINISHES**
 - A. Kitchen & W/C: 5' high ceramic tiles to internal walls
 - B. Skim coat to all internal walls
- BATH ROOM / TOILET**
To be installed with quality modern sanitary amenities
- KITCHEN**
To be installed with one single-bowl aluminium sink with one water tap.
- PAINTINGS**
All interior wall surfaces to be painted with acrylic emulsion paint.
All exterior wall surfaces to be painted with weather resistant (textured paint)
- SANITARY AND PLUMBING**
All sanitary and plumbing to Public Works Department standard.
- ELECTRICAL**
All electrical wiring to be concealed with conduits to S.E.S.B. standard.
- WATER TANK**
One 200 gallons water tank (non-corrosive type) to each housing lot.
- OTHERS**
All items mentioned above are subjected to variations, modifications, and substitutions as imposed by the relevant Authorities OR as recommended by the Developer's Architect without prior notice.

LOCATION MAP



BEE HONG PROPERTIES SDN BHD

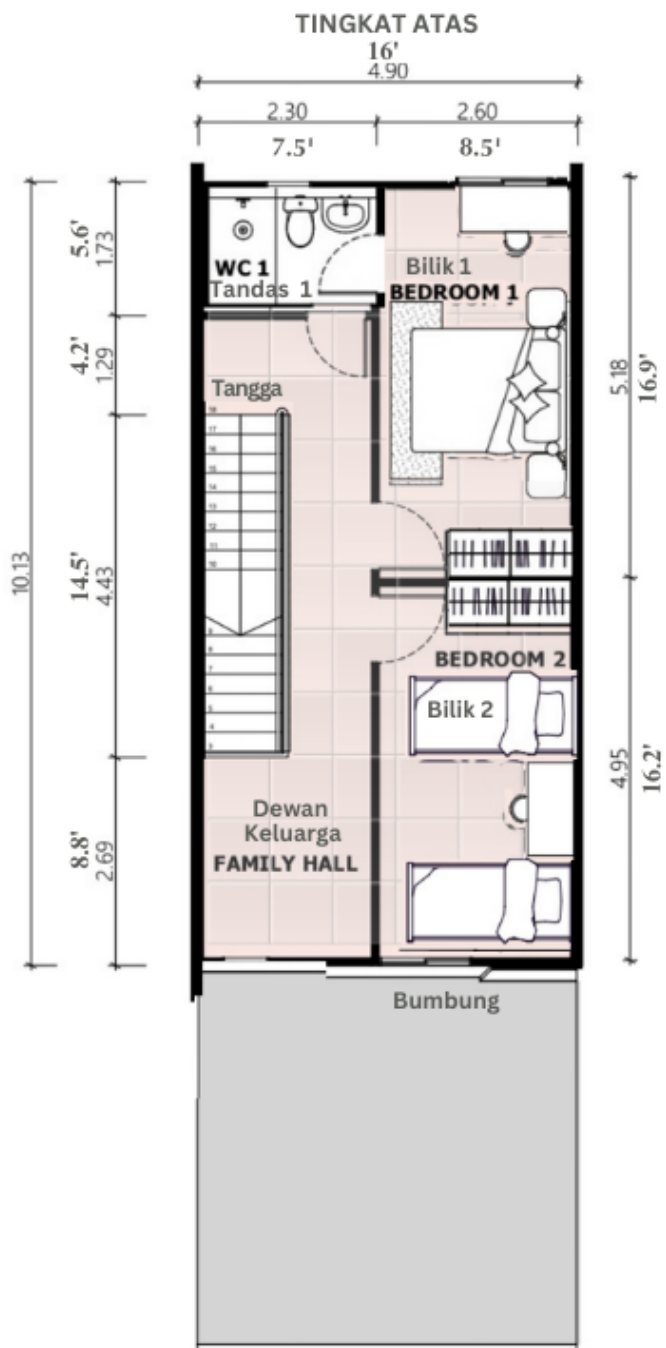
F1-1, Block F, Metro Town, Jalan Lintas, 88400 Kota Kinabalu, Sabah

beehongproperties@gmail.com 012 892 0138/ 088 380 086

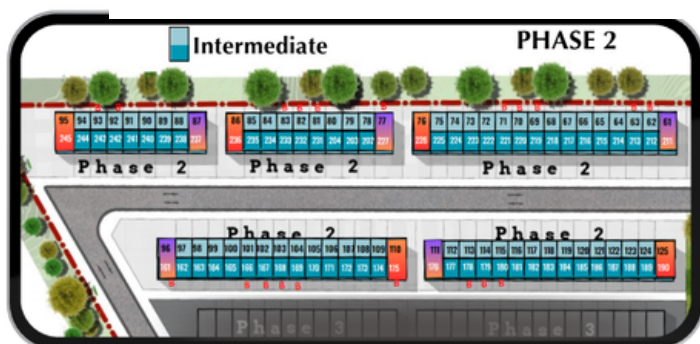
<https://desakelananpapar.com/home>

<https://www.facebook.com/tamandesakelanan/>

- Developer's License N06-2026/06801
- Advertising Permit N06-2026/05111
- Tenure of Land : 99 years
- Expected Completion : 24 months / 30% Bumiputra Quota with 5% discount
- Total units with type of property : 65 units with 2-storey terrace house (selling price from RM3xxx,xxx to RM6xxx,xxx)
- Authority Approving Development & Building Plan : Papar District Council
- Building Plan Reference no : OMA/PA25/PH2/SP1, OMA/PA25/PH2/WK1, PA25/PH2/WK2 & PA25/PH2/WK3
All monies including deposit/booking fees must be paid into Housing Development Account number : 5101 4372 2476 with Malayan Banking Berhad (Karamunsing Branch)



INTERMEDIATE - TYPE A (2 ROOMS)



Type A Intermediate - 2 rooms



Land Size: Luasan Tanah
1,092 to 1,150 sq. ft.



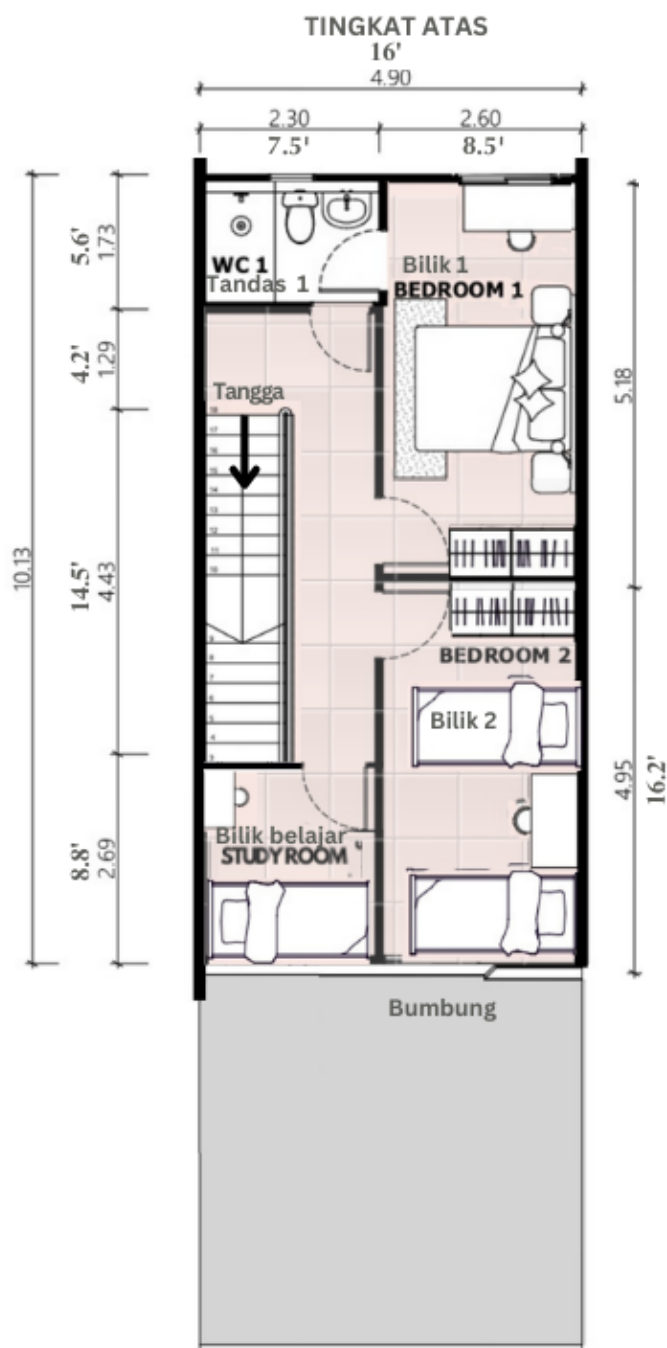
Built- up area: 1,060 sq.ft
Luasan Binaan



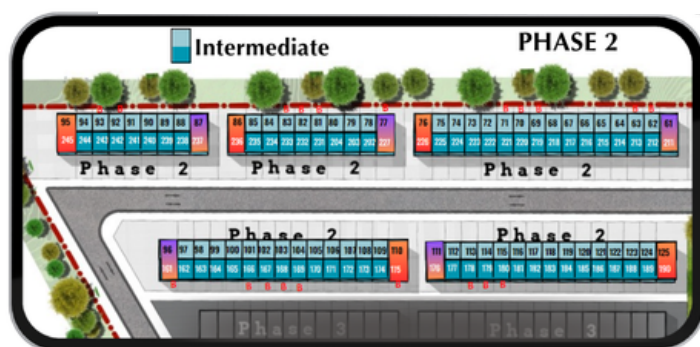
Bedroom: 2



Bathroom: 2

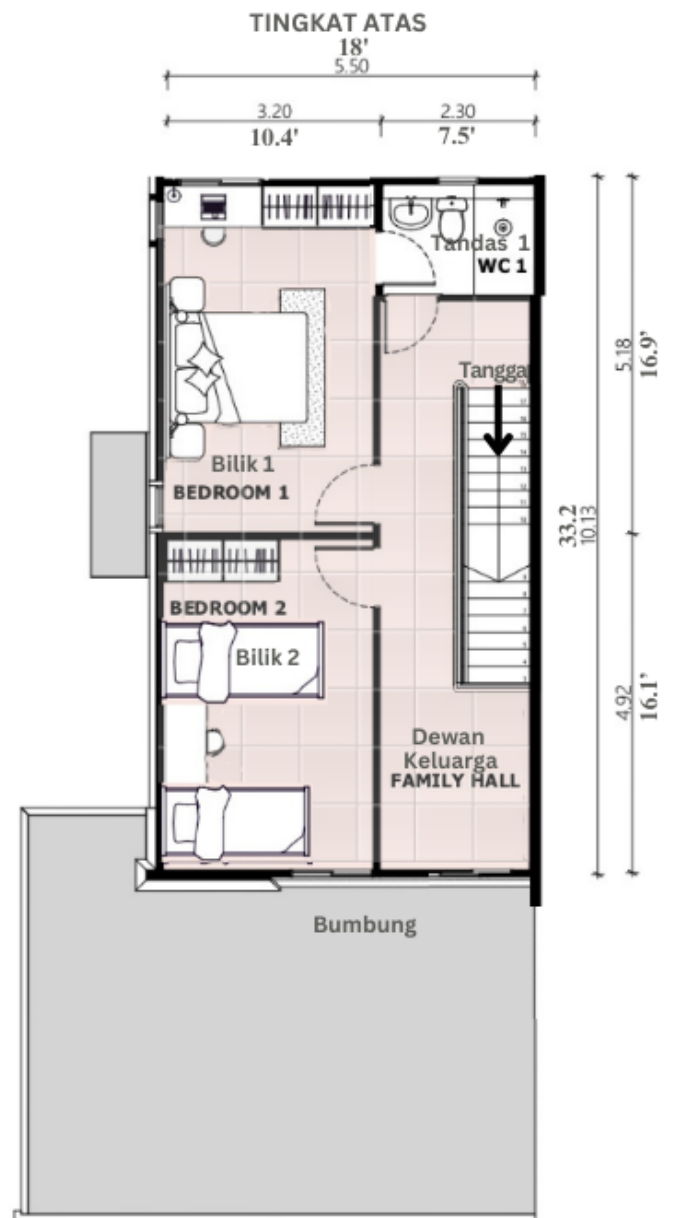
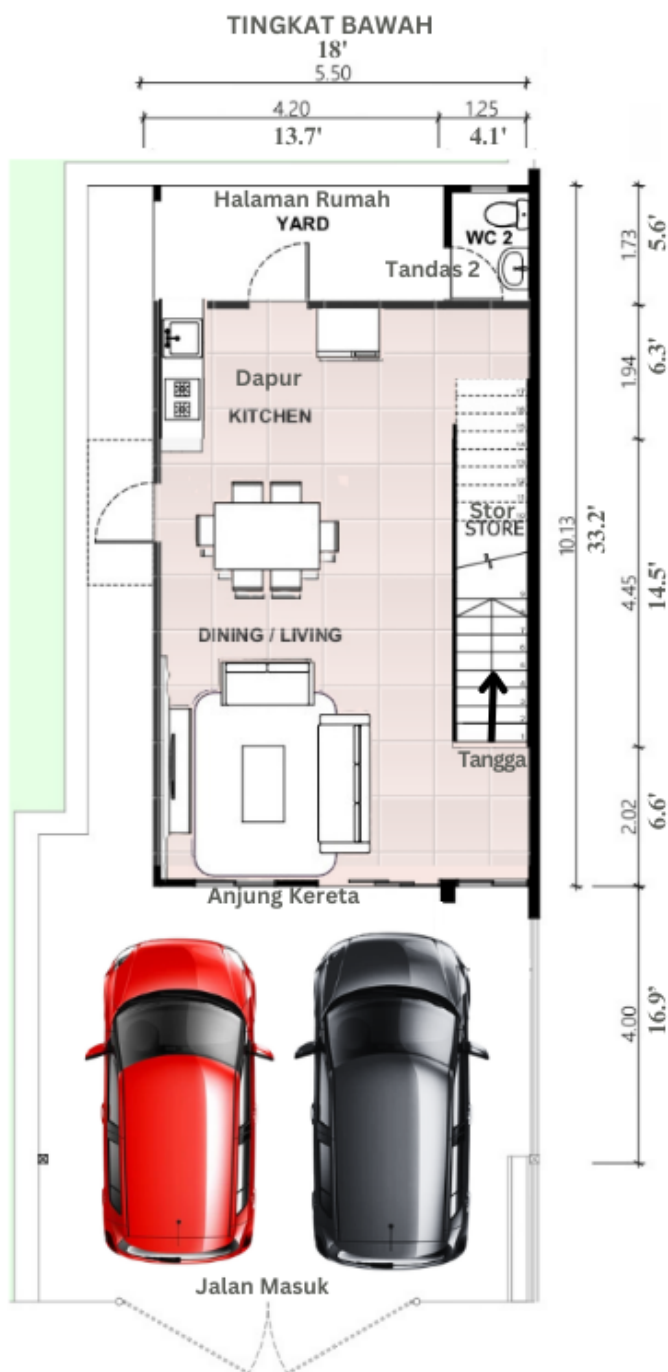


INTERMEDIATE - TYPE B (3 ROOMS)

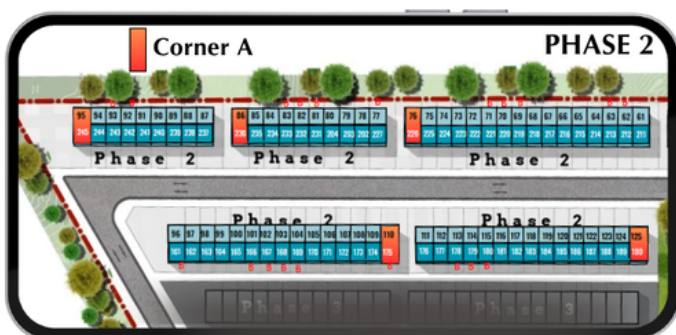


Type B Intermediate - 3 rooms





CORNER A

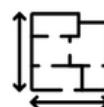


Corner A



Land Size:
1,771 to 4,570 sq. ft.

Hse no	Lot	sq.ft
76	226	1,988
86	236	1,971
95	245	4,570
110	175	1,771
125	190	2,094



Built- up area: 1,190 sq.ft

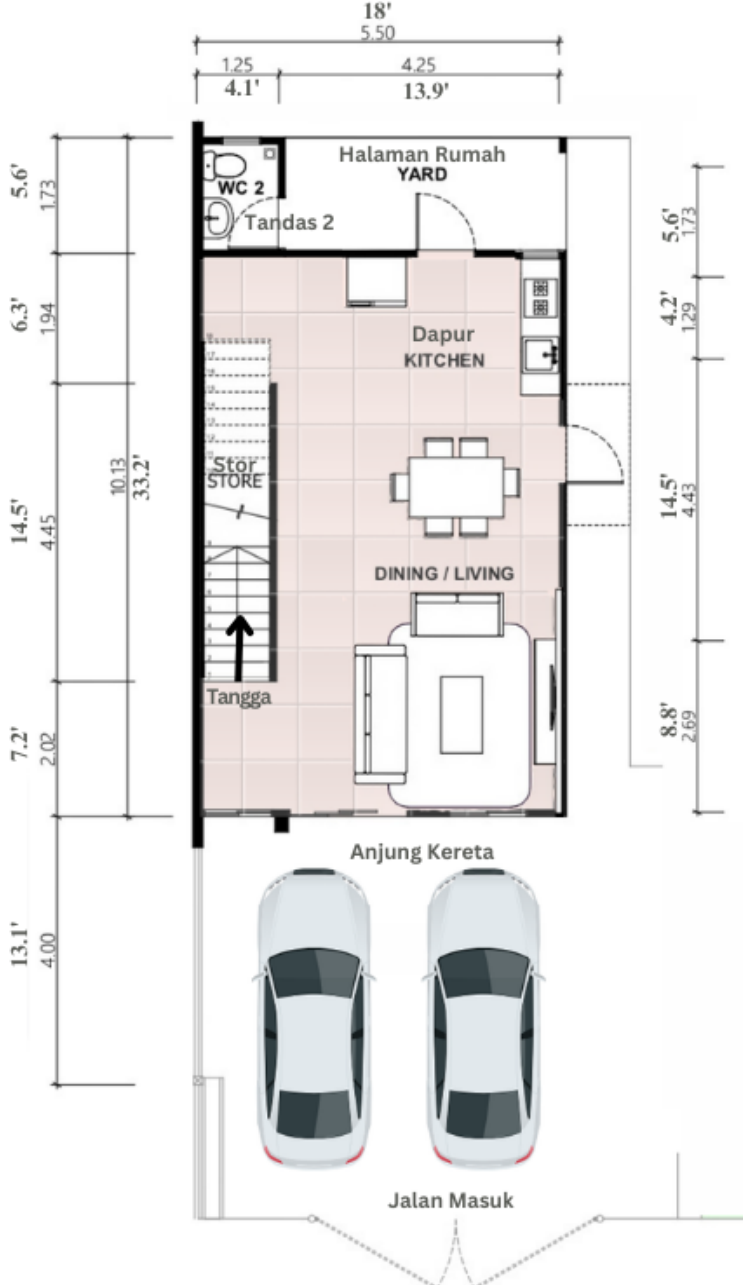


Bedroom: 2 to 3

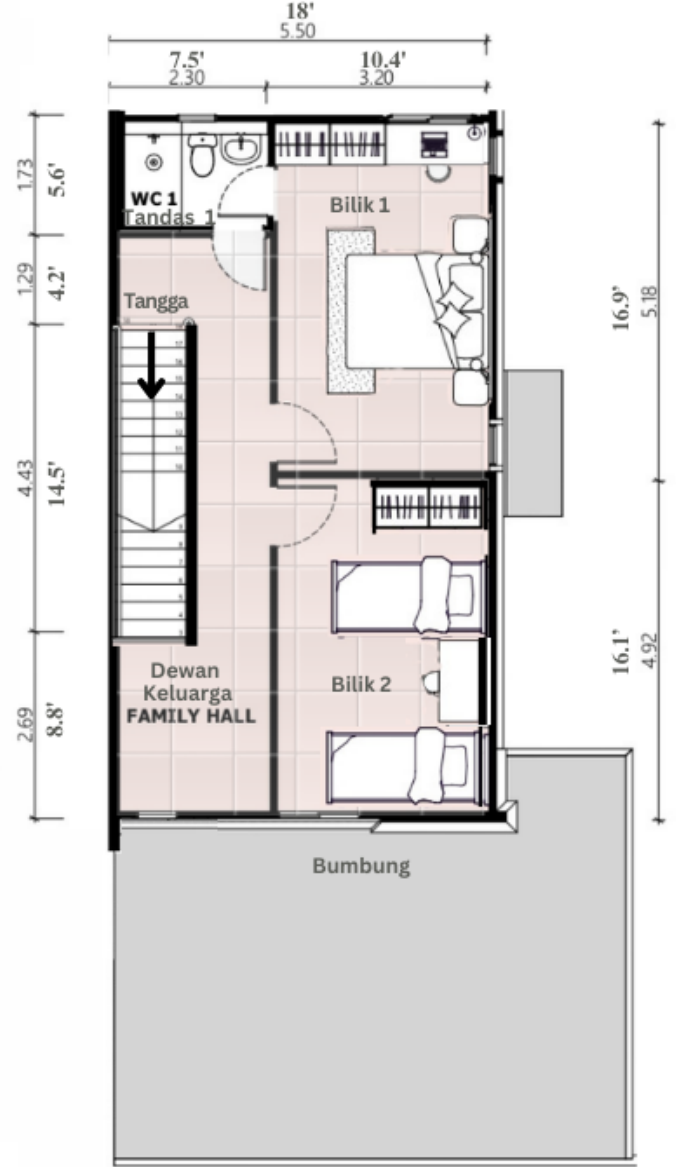


Bathroom: 2

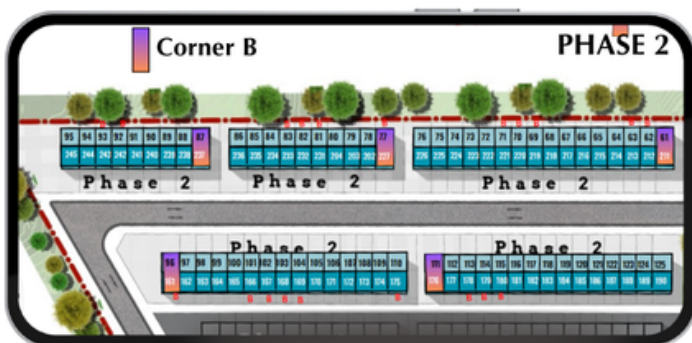
TINGKAT BAWAH



TINGKAT ATAS



CORNER B

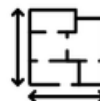


Corner B.....



Land Size:
1,951 to 3,441 sq. ft.

Hse no	Lot	sq.ft
61	211	1,951
77	227	1,982
87	237	1,968
96	161	3,441
111	176	1,883



Built-up area: 1,190 sq.ft



Bedroom: 2 to 3



Bathroom: 2