

**SCIENTEX**<sup>®</sup>

KUNDANG JAYA

  
Orchid



2 STOREY TERRACE HOUSE • FREEHOLD

# “A Home Like No Other”

Orchid 3 is more than just a comfortable house - it's a space to nurture your well-being. With the perfect blend of modern design, this is the place to experience all that life has to offer with peace of mind. Cherish beautiful memories with your loved ones and create a lifetime of unforgettable moments in this exceptional home. Welcome to Orchid 3, where you'll find a place to call home like no other.



Land size  
18' x 65'



Built Up Area  
1,621 sqft



Bedrooms  
4



Bathrooms  
3



# Floor Plan



## Specification

Structure	Reinforced concrete
Wall	Block/ Brick/ Concrete wall with skim coat/ plaster and paint
Roofin Coverig	Concrete roof tiles/ RC flat roof
Roof Framing	Proprietary trusses
Ceiling	Plater ceiling/ Ceiling board/ Skim coat
Windows	Metal framed glass window/ louvre window
Doors	Flush door/ Sliding door/ Folding door
Ironmongery	Selected lockset
Wall Finishes	Selected paint on walls Selected tiles up to 1500mm (H) to bathrooms wall Selected tiles up to 1500mm (H) to kitchen wall
Floor Finishes	Selected tiles to living area, dining area, kitchen, bedrooms, balcony, bathrooms, staircase, family area Cement render to all other areas
Sanitary and Plumbing Fitting	Selected sanitary wares with fittings

Electrical Installation	Description	Intermediate	Corner Lot	End Lot
	Ceiling lighting point:	15	16	15
	Wall lighting point:	1	1	1
	Ceiling fan point:	3	3	3
	13A switch socket outlet:	10	10	10
	TV socket:	1	1	1

Internal Telecommunication Truing and Cabling	One (1) point ready with conduit only
Fencing	Generally painted low wall with grille and chain link fence



# Nearby Amenities



## Education

SJK (C) Kundang	2.6km
SK Seri Kundang	5.4km
SJK (C) Kuang	6.0km
SMK Taman Desa	7.7km
SMK Taman Desa 2	7.6km
UiTM Sungai Buloh Campus	16.3km

## Shopping

AEON Rawang	7.5km
Mydin Rawang	12.9km
NSK Rawang	10.3km
Tesco Rawang	16.4km

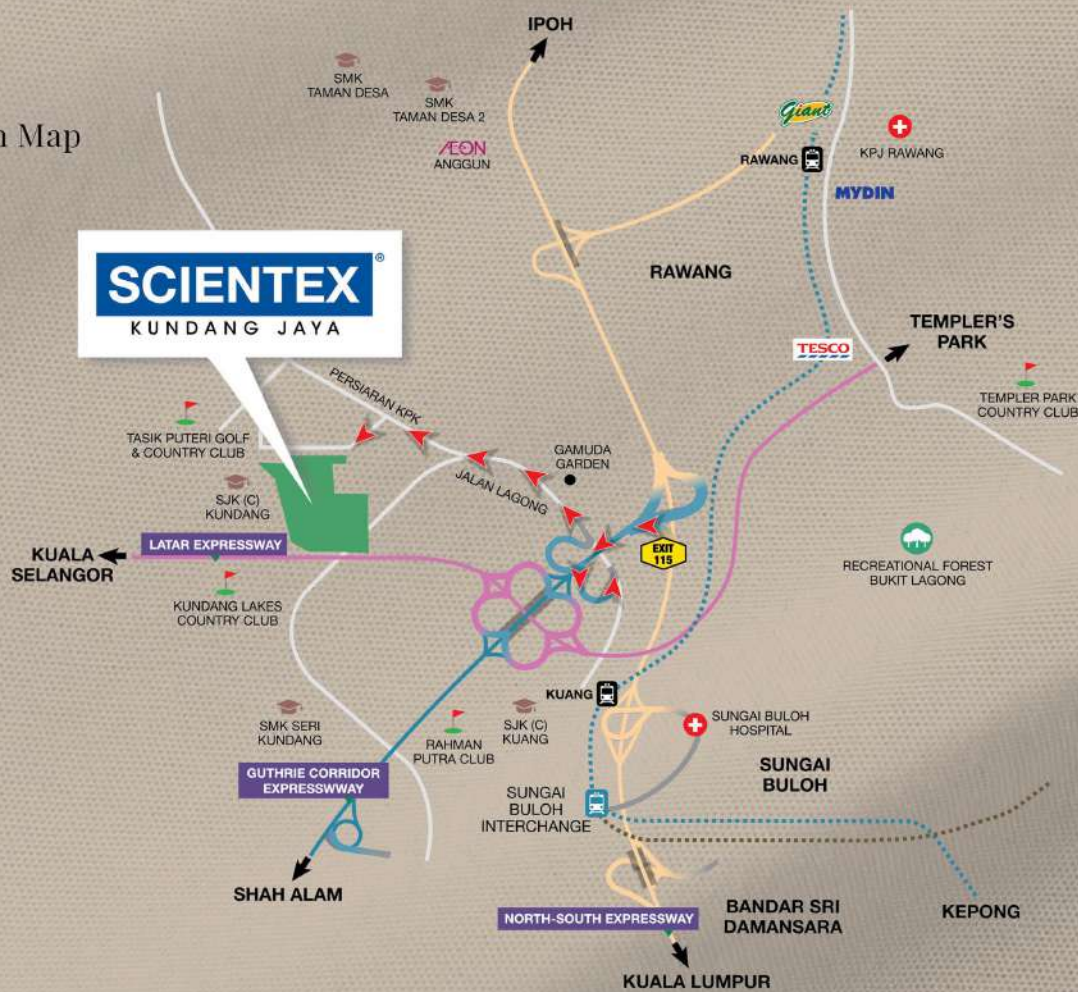
## Leisure

Kundang Lakes Country Club	7.5km
Recreational Forest Bukit Lagong	12.9km
Tasik Puteri Golf & Country Club	10.3km
Rahman Putra Golf Club	16.4km

## Hospitals

Sungai Buloh Hospital	12.7km
KPJ Rawang Specialist Hospital	12.8km
Selgate Rawang Hospital	7.6km

## Location Map



Scientex Kundang Jaya Sales Gallery



MRT Sungai Buloh & Feeder Bus Service

.....You are just one click away.....

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Location Map:



Developer:  
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**SCIENTEX**

No. Lesen Pemaju: 6331/05-2023/0194(A); Tempoh Sah: 22/5/2021-21/5/2023; No. Permit Iklan dan Jualan: 6331-20/03-2025/0313 (N-VL); Tempoh Sah: 23/3/2023 - 22/3/2025; Pegangan Tanah: Pegangan Kekal Pihak Meluluskan Pelan Bangunan; Majlis Perbandaran Selangor; No. Kelulusan Pihak Berkuasa: BIL(21)DLM MPS 3/2-1371(2839)PB(A)F1-1B; Jenis Perumahan: Rumah Teres 2 Tingkat Luas Tanah: 18' x 65'; Luas Binaan: 1,621 kps; Betanaran Tanah: Tiada; Sekatan Kepentingan Tanah: Tiada; Fasa 1-1 (BKD4b); No. Unit: 275 unit; Harga Min.: RM584,879; Harga Maks.: RM608,080; Tarikh Dijangka Siap: April 2025 \*The information contained is subject to change and cannot form part of an offer or contract. While every reasonable care has taken in preparing this floor plan, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by Authorities or recommended by the Architect or Engineer. \*Terms and conditions apply. \*Artist's impression only.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA