

ComZos

BUKIT RAMBAI

MELAKA

SIT AMIDST A VAST GREEN FIELDS



Crafts and Presents
by ComZos Real Estate



SIT AMIDST A VAST GREEN FIELDS

COMZOS | MELAKA | BUKIT RAMBAI

“Redefine the comfort living lifestyle with stylish modern-contemporary homes surrounded by wellmanicured landscape and cutting edge facilities overlooking a pristine lake.”

MASTER LAYOUT

TYPE A



TYPE B





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Freehold | Type A | Type B

OPEN & AIRY SPACE - SHADED BY NATURE
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“Bask in the serenity of well-shaded tree-lined pathways as you stroll around with caressing gentle cool breeze from the pristine lake.”

Feast your eyes and soul to the sight of well-manicured landscape as you explore the garden during your evening or morning stroll. Equipped with the latest outdoor workout xtures and expansive children's playground area for your kids to play around - all these overlooking the pristine lake setting.

TYPE A
4 Bedroom | 3 Bathroom | Built-up Sqf : 3000spfs



TYPE B
3 Bedroom | 2 Bathroom | Built-up Sqf : 3000spfs



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PLAYGROUND



STUNNING LANDSCAPE

Feast your eyes and soul to the sight of well-manicured landscape as you explore the garden during your evening or morning stroll. Equipped with the latest outdoor workout xtures and expansive children's playground area for your kids to play around - all these overlooking the pristine lake setting.



THE HOUSE DESIGN

With a spacious balcony overlooking the front yard, it is certainly the main draw that epitomizes the modern contemporary architectural style of the house design.



TYPE A



4 Bedroom



3 Bathroom



1ST FLOOR PLAN



GROUND FLOOR PLAN

TYPE B



3 Bedroom



2 Bathroom



Double Storey Terrace House 20'x65'

Single Storey Terrace House 20'x65'

Structure	Reinforced Concrete		Reinforced Concrete
Wall	Brick Wall		Brick Wall
Roof Covering	Metal Deek Roofing Sheet / Glass Roofing with Aluminium Frame		Metal Deek Roofing Sheet / Glass Roofing with Aluminium Frame
Roof Framing	Aluminium Louvers / Steel Trusses		Aluminium Louvers / Steel Trusses
Ceiling	Skim Coat / Plaster Ceiling (Where Applicable)		Skim Coat / Plaster Ceiling (Where Applicable)
Windows	Aluminium Powder Coated		Aluminium Powder Coated
Doors	Timber Door		Timber Door
Wall Finishes	Bathrooms	Full Height up to Ceiling Level	Full Height up to Ceiling Level
	Kitchen	Full Height to Ceiling Level	Full Height to Ceiling Level
	Other	Emulsion Paint	Emulsion Paint
Floor Finishes	Living / Dining	Tiles	Tiles
	Family Area	Tiles	Tiles
	Bedroom	Engineered Timber Flooring	Engineered Timber Flooring
	Kitchen	Concrete imprint	Concrete imprint
	Car Porch / Driveway	Tiles	Tiles
	Open Deek	Tiles	Tiles
	Balcony	Tiles	Tiles
	Staircase	Tiles	Tiles
	A/C Ledge	Tiles	Tiles
	Yard	Tiles	Tiles
Sanitary and Plumbing	Wash Basin	8 nos.	8 nos.
Fittings	Water Closet	6 nos.	6 nos.
	Shower Head	6 nos.	6 nos.
	Kitchen Sink-2	2 nos.	2 nos.
	Wall Mounted FanRegulator Point	1 nos.	1 nos.

LOCATION

Conveniently located in the vicinity of major industrial areas and minutes away to top spots of Melaka City in addition to being surrounded by expansive green fields - made this residential enclave the ideal dwelling place for you & your family.



Developer:



Comzos Real Estate Sdn. Bhd. (UT0040258-H)

No.2, 1st Floor, Jalan MP 10, Taman Merdeka Permai, Batu Berendam,
75350 Hang Tuah Jaya, Melaka, Malaysia.

For More Info, Please Call :

06 - 335 6661

www.comzos.com

Kelulusan: MPJ/JKB/1000-01-09/126(P)(2018) • No. Lesen Pemaju: 13582-5/04-2021/0334(L) • Tempoh Sah: 13/04/2019 - 12/04/2021 • No. Permit Iklan & Jualan: 13582-5/04-2021/0334(P) • Tempoh Sah: 13/04/2019 - 12/04/2021 • Bebanan Tanah: Tiada • Pegangan Tanah: Hak Milik Kekal • Tarikh Jangka Siap: MEI 2021 • Rumah Berkembar 1 Tingkat - 50' X 80' • Unit : 20 • Harga Min : RM 420,000.00 • Harga Maks : RM 560,000.00 • Rumah Berkembar 2 Tingkat - 50' X 75' • Unit : 8 • Harga Min : RM 628,000.00 • Harga Maks : RM 647,000.00 • Rumah Banglo 1 Tingkat Jenis A - 50' X 85' • Unit : 8 • Harga Min : RM 444,000.00 • Harga Maks : RM 515,000.00 • Diskaun 10 % untuk Lot Kuota Orang Melayu. • Sekatan Kepentingan: Kod A - Tanah ini tidak boleh dipindahmilik atau dipajak kecuali dengan kebenaran Pihak Berkuasa Negeri. Sekatan kepentingan ini dikecualikan kepada orang Melayu. • Kod B - Tanah ini tidak boleh dipindahmilik atau dipajak kecuali dengan kebenaran Pihak Berkuasa Negeri. Sekatan kepentingan ini dikecualikan bagi pindahmilik atau pajakan pertama.

IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA