

東湖苑

K.L.C.C

KAMPAR LAKE
CAMPUS CONDOMINIUM



* Artist Impression Only



CLUB HOUSE

* Artist Impression Only



STUDY LOFT

* Artist Impression Only

Strategically located in the vibrant presint of Kampar New Town adjoining to K-UTAR. Kampar Lake Campus Condominium is a first-rated choice for investing in the ideal and good life facilitated with redefined the meaning of convenience.

For the fitness-savvy, the gym offers a whole host of exercise options and there is a cycling track specifically designed around the condominium compound to encourage and impose a healthy and green emlving lifestyle environment. A public swimming pool provided for all residents, encouraging the sport amongst students.

A thoughtfully designed landscaped garden allow residents to enjoy fresh morning breeze Students can study around the relaxing compound. Ample space provided to residents to play freely in the evenings amidst in the vibrant surroundings of Kampar student campus area.

Block 1 & 3

SPECIFICATIONS

Building Description		
STRUCTURE	Reinforced concrete framework	
WALL	Plaster and paint wall	
ROOF	Reinforced concrete flat roof	
CEILING	- Bathrooms	Plaster board ceiling
	- Other Areas	Skim Coat
WINDOWS	Natural anodized frame casement windows with clear sheet glass	
DOORS	- Door Frame	Metal door frame
	- Main Door	Plywood flush door with honey camb in-filled c/w selected ironmongery
	- Sliding Door	Natural anodised frame with clear sheet glass
	- Other Areas	Hollow core plywood flush door with selected ironmongery
IRONMONGERY	Quality lockset and accessories	
FLOOR FINISHES	- Typical Units	Ceramic tiles
	- Staircase	Cement render with grooveline nasing
	- Carpark	Cement render with selected floor hardener
WALL FINISHES	- Kitchen	Wall tiles up to 1.5m height (5ft)
	- Bath rooms	Wall tiles up to ± 2.65m height
	- Others	Plaster and paint
	- Void	1100mm height parapet wall with plaster and paint
	- Car park	Plaster and paint column
	- Refuse centre	Wall tiles up to 1.5m height
SANITARY	Selected sanitary wares and fittings	
RAILINGS	- Staircase	Mild steel (m/s) railing with selected paint finish
	- Lanai	Mild steel (m/s) railing with selected paint finish



Unit Size 913 sq.ft

TYPE A



Unit Size 1213 sq.ft

TYPE D

SITE PLAN

- 1) **Block 1**
 - Type A
 - Type D
- 2) **Block 2**
 - Type B
 - Type C
 - Type A
- 3) **Block 3**
 - Type A
 - Type D
- 4) **Club House**
 - Ground Floor
 - Cafe, Shops, Yoga, Swimming Pool, Bbq Terrace, Badminton Court
 - 1st Floor
 - Multipurpose Hall, Classroom, Office, GYM
- 5) **Guard House**
 - 24 hour Security



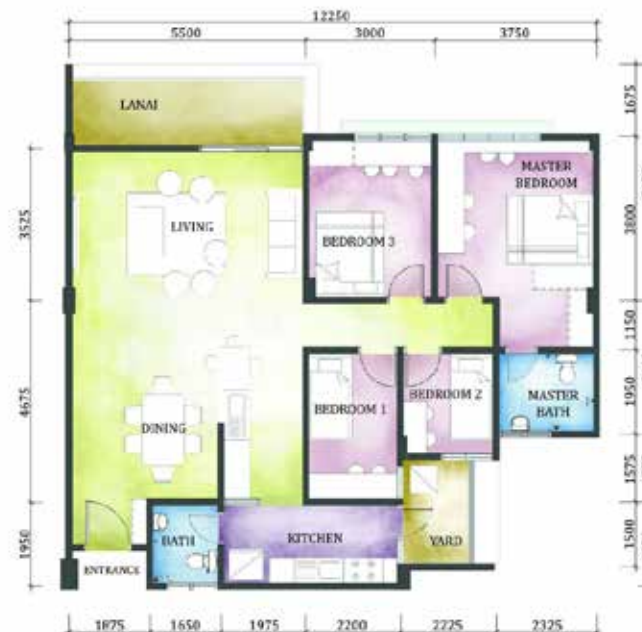
Unit Size 913 sq.ft

TYPE A



Unit Size 1083 sq.ft

TYPE B



Unit Size 1340 sq.ft

TYPE C

Block 2

LOCATION



Strategically located in Kampar New Town, next to the K-UTAR, Kampar Lake Campus Condominium is surrounded by a variety of retail shops, restaurants, hotels, banks, post office, supermarket all just within 1 KM away.



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KAMPAR LAKE CAMPUS CONDOMINIUM

Condo Living Right Beside

K-UTAR

A Prestigious Project By :



Central Office :

F-4-G, Block F, Putra Walk Jalan PP25, Taman Pinggiran Putra, Sek 2, Bandar Putra Permai, 43300 Seri Kembangan, Selangor. T: 03-8945 7777 / 8388

Sales Gallery :

40, Persiaran Batu Karang Taman Kolej Perdana, 31900 Kampar, Perak Darul Ridzuan. T: 05-466 8888 / 4226

www.magnibiz.com

Lesen Pemaju: 14096-1/08-2019/02293(L) • Tempoh Sah: 20-8-2018 hingga 19-08-2019 • Lesen Pengiklanan & Jualan: 14096-1/08-2019/02293(P) • Pajakan Tanah: 99 Tahun • Kelulusan Pelan Bangunan: Majlis Daerah Kampar Bil(9)d/m.MDKpr (OSC)(K)21/2015 Hakmilik tanah: Syarikat Project Vest (M) Sdn Bhd • Jumlah Unit: Kondo 350 Unit • Jangkaan Tarikh Siap: Disember 2019

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