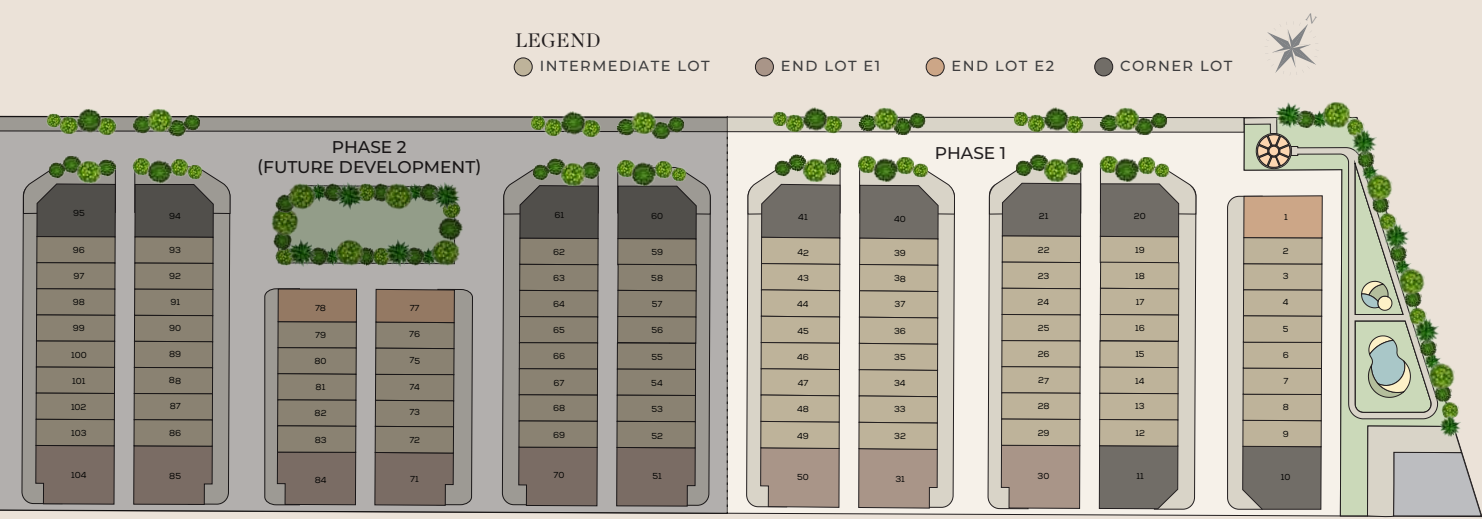




A LIFETIME OF
BELONGING
IN EVERY HOME



Seristana Sdn Bhd 198701004230 (162900-K)
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40675 Shah Alam, Selangor, Darul Ehsan Malaysia.
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Suasana Antara Sales Gallery
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Antara Gapi, 48200 Batang Kali,
Selangor Darul Ehsan, Malaysia.
Coordinate: 3°25'19.6"N 101°37'42.0"E

For Sales Enquiry, Please Contact:
+603 5512 8989
www.pristana.com.my

A Prestigious Development By:
PRISTANA Group

Developer License No.: 7735/09-2028/0332(R) • Validity Period: 12/09/2025 – 11/09/2028 • Advertising & Sales Permit No.: 7735-13/09-2027/0741(N)-(L) • Validity Period: 08/09/2025 – 07/09/2027 • Approving Authority: Majlis Perbandaran Hulu Selangor • Approved Building Plan No.: Bil.(10)DLM.MPHS.431/13/H/2025/080-B • Land Tenure: Freehold • Restrictions in Interest (if any): Nil • Land of Encumbrances (if any): Nil • Total Units: 50 Units (2-Storey Terrace House) • Expected Date of Completion: September 2027 • Selling Price: RM590,000.00 (Min.) - RM910,000.00 (Max.) • Discount: 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
APPROVED DEVELOPMENT INFORMATION AND ADVERTISEMENT CAN BE VIEWED ON THE TEDUH PORTAL
TEDUH.KPKT.GOV.MY.

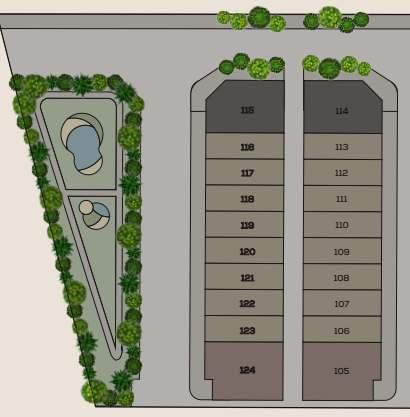


FREEHOLD
DOUBLE STOREY TERRACE HOMES



Embrace a home thoughtfully crafted for every generation of your family, where each member is treated to a space tailored to their unique needs and lifestyle. Suasana Antara Gapi takes pride in its multigenerational design, featuring accessible layouts and comfort-driven spaces that cater to the differently-abled. Here, families grow together, creating cherished memories in a home that welcomes everyone.

Because when every precious member of your household feels like they belong, a house truly becomes a home.

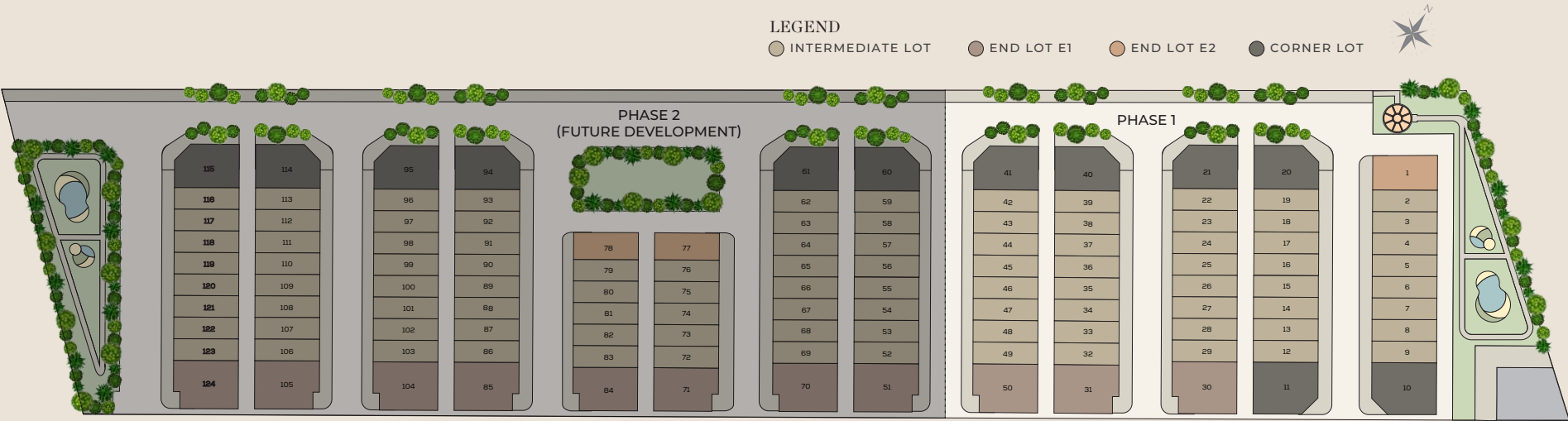




A LIFETIME OF BELONGING IN EVERY HOME

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EMBRACE FAMILY MOMENTS, SCANDINAVIAN STYLE

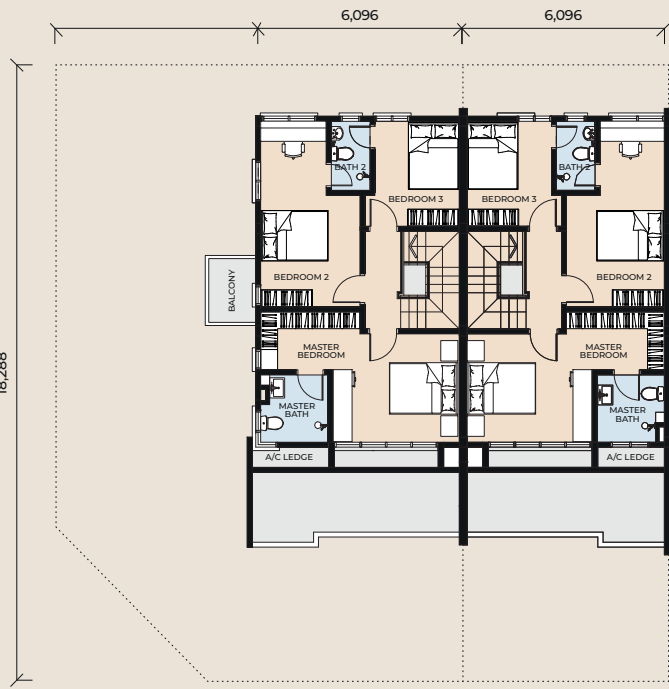
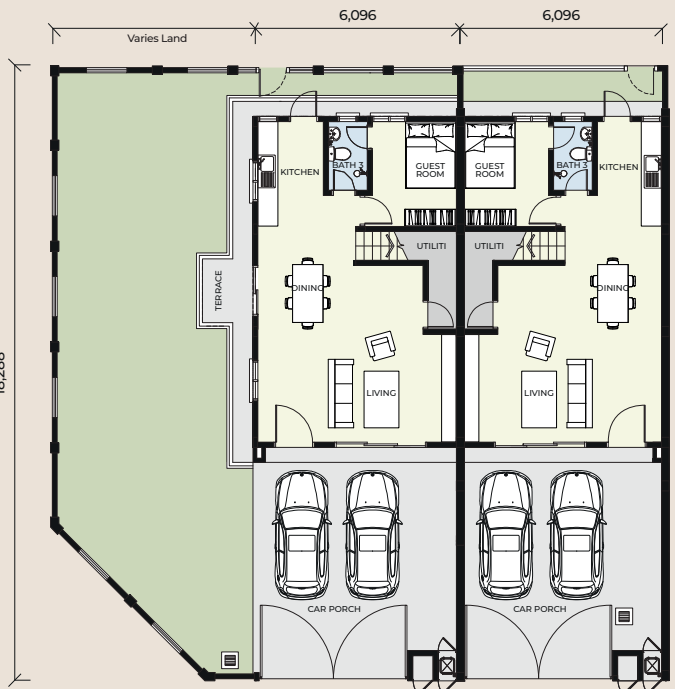
Step into the timeless allure of Scandinavian design at Suasana Antara Gapi, where tranquility meets functionality. Clean lines, natural materials, and soothing hues combine to create a uniquely cozy and comforting living space, perfect for nurturing family bonds and fostering a true sense of home.



FLOOR PLAN

2 STOREY TERRACE | 20' X 60'
INTERMEDIATE LOT / END (E1) (E2) / CORNER LOT

4 BEDROOMS 3 BATHROOMS Built-up: 1,459sq.ft. - 1,505sq.ft. Lot Size: 1,200sq.ft. - 2,790sq.ft.



SPECIFICATIONS

STRUCTURE	Reinforced Concrete	SANITARY & PLUMBING FITTINGS		CORNER	INTERMEDIATE	END
WALL	Masonry	BATHROOM 1, 2, 3 & 4				
ROOFING	Metal Roof / RC Flat Roof	WC Fitting	3	3	3	
		Hand Spray Bidet Set	3	3	3	
		Basin	3	3	3	
		Shower head	3	3	3	
CEILING	Skim Coat & Plaster Board Ceiling	Paper Holder	3	3	3	
WINDOWS	Aluminum Framed Glass Window	KITCHEN				
DOORS	Main Entrance - Timber Door & Aluminum Framed Glass Sliding Door Internal - Flush Door Side Entrance - Aluminum Framed Glass Sliding Door	Sink	1	1	1	
		Sink Tap*	1	1	1	
		Laundry Tap	1	1	1	
		GARDEN				
		Garden Tap*	1	1	1	
		ELECTRICAL INSTALLATIONS		CORNER	INTERMEDIATE	END
IRONMONGERY	Quality Locksets	LIGHTING				
WALL FINISHES	Kitchen - Tiles up to 1500mm height Bathrooms - Tiles up to 2100mm height Other areas - Plaster & Paint	Lighting Point	20	19	20	
		Ceiling Fan Point	5	5	5	
		TV Socket Outlet	1	1	1	
		POWER POINT				
FLOOR FINISHES	Living, Dining, Kitchen, Bathrooms, Staircase & Bedrooms – Tiles Driveway - Concrete Imprint Other Areas - Cement Render	13A Power Point	15	15	15	
		15A Power Point	1	1	1	
		Water Heater Point	1	1	1	
		Air-Cond. Point	2	2	2	
		Autogate Point	1	1	1	
		Fibre Wall Socket	1	1	1	
		DB Distribution Board*	1	1	1	

Notes:
1. The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for them or items marked with an * which may be deleted if not applicable.
2. The building description/specifications are subject to change by the Authorities, the Developer and/or Project Consultants.

YOUR LIFE-LONG SERENE SANCTUARY

Suasana Antara Gapi offers a haven for those seeking a balance of tranquility and modern living, a thoughtfully designed space enveloped by the charmingly serene landscapes. As the ideal home crafted for you to truly reconnect with your loved ones, nature and sweet serenity, Suasana Antara Gapi makes each moment feels naturally at ease, giving you the comfort and peace you deserve.

- Freehold Development
- Practical Layout
- Recreational & Leisure Park
- Nearby KTM Railway & Future ECRL
- Surrounded by Natural Landscapes

