



 **WAZE SALES GALLERY KOTASAS**  
 **www.kotasas.com**    **09-560 9902**     **kotasas**

**WAWASAN INTACT PROPERTIES (PAHANG) SDN. BHD. (1316426-P)**

Sales Gallery, Bangunan Tanah Makmur, KotaSAS Avenue Persiaran KotaSAS,  
Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur  
Monday - Friday, 9am - 6pm • Saturday & Sunday, 10am - 6pm

PRECINCT 12 (SOUTH) - PHASE 1A I 1.5 STOREY SEMI-D I 50'x80'  
Developer's Licence : 19735-5/11-2023/0774 (L). Validity: 02/11/2021-01/11/2023. Approving Authority : Majlis Bandaraya Kuantan.  
Reference No: Bil (25)dIm MPK/R/B:PB/05/2021-C. No of Units : 44 units. Land Tenure : 99 years expiry 04 April 2109.  
Completion Date : September 2023. Advertising Permit : 19735-5/11-2023/0774(P).Validity: 02/11/2021-01/11/2023. Land  
Encumbrances : Nil. Selling Price: From RM888,888.89 to RM1,163,438.27.

PRECINCT 12 (SOUTH) - PHASE 1B I 1.5 STOREY SEMI-D I 50'x80'  
Developer's Licence : 19735-7/11-2023/0788 (L). Validity: 03/11/2021-02/11/2023. Approving Authority : Majlis Bandaraya  
Kuantan. Reference No: Bil (25)dIm MPK/R/B:PB/05/2021-C. No of Units : 64 units. Land Tenure : 99 years expiry 04 April 2109.  
Completion Date : September 2023. Advertising Permit : 19735-7/11-2023/0788(P).Validity: 03/11/2021-02/11/2023. Land  
Encumbrances : Nil. Selling Price: From RM888,888.89 to RM1,107,549.38.

Restriction in interest : The land shall not be transferred, leased or charged without prior approval by the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

A Smart Joint  
Venture Project By,



**MAJESTIC**  
— HOMES —







\*Artist Impression only. Subject to changes



# LIVE THE LIFE OF LUXURY AT THE MAJESTIC HOMES

The crown jewel of KotaSAS, The Majestic Homes is a place that glitters when you are searching for a splendid lifestyle. The One and Half Storey Semi-D Majestic Home is a treasure place designed to present a medley of ravishing style, exuberant comfort and modern-day pragmatism.

Enter this home and lose yourself in a cloud of comfort and luxury. This exciting development consists of five bedrooms which are all generously proportioned and well designed with easy and relaxed living in mind.

## WHY CHOOSE KOTASAS?

KotaSAS provides the best safety and security that comes with a guarded neighbourhood offering peace of mind for your whole family.

Additionally KotaSAS offers healthy lifestyle where you will be able to enjoy the public parks and jogging tracks within the city. Majestic 2 Homes is the perfect luxury enclave to elevate the quality of life for your precious family.



Excellent Accessibility



Guarded Neighbourhood



Widest Frontage Homes



Ample Green Area



Low Density Precinct



Optimized Building Layout





Perfectly crafted for your  
extended family. Additionally,  
enjoy the great outdoors in your  
own private garden.





# MODERN HOMES FOR SERENE LIVING



The Majestic 2 Homes feature fresh, modern architecture, superior finishes throughout and large land sizes. This new modern house offers a spacious area which includes 5 bedrooms and 4 bathrooms. The flexible interiors are spacious and airy with ample indoor-outdoor flow for entertaining and relaxing. Majestic 2 Homes also features double master bedrooms perfectly crafted for your extended family. Additionally, enjoy the great outdoors in your own private garden.

Planned as a township that promotes safe, green and healthy living, KotaSAS is positioned as Kuantan's new Central Business District and Financial Centre and the new State Administrative Capital for Pahang. Be a part of the vibrant future of Kuantan.





## THE MAJESTIC HOMES

1.5 STOREY SEMI-D



Spacious Area 50' x 80'

Built up from - 3,156sqft (Intermediate)

Double Master Bedrooms

5 Bedrooms + 4 Bathrooms

Living + Dining + Terrace

2 Kitchen + Yard

Family Area on 1st Floor

Double Volume Dining

4 Car Porchs

Single entrance / Single exit development

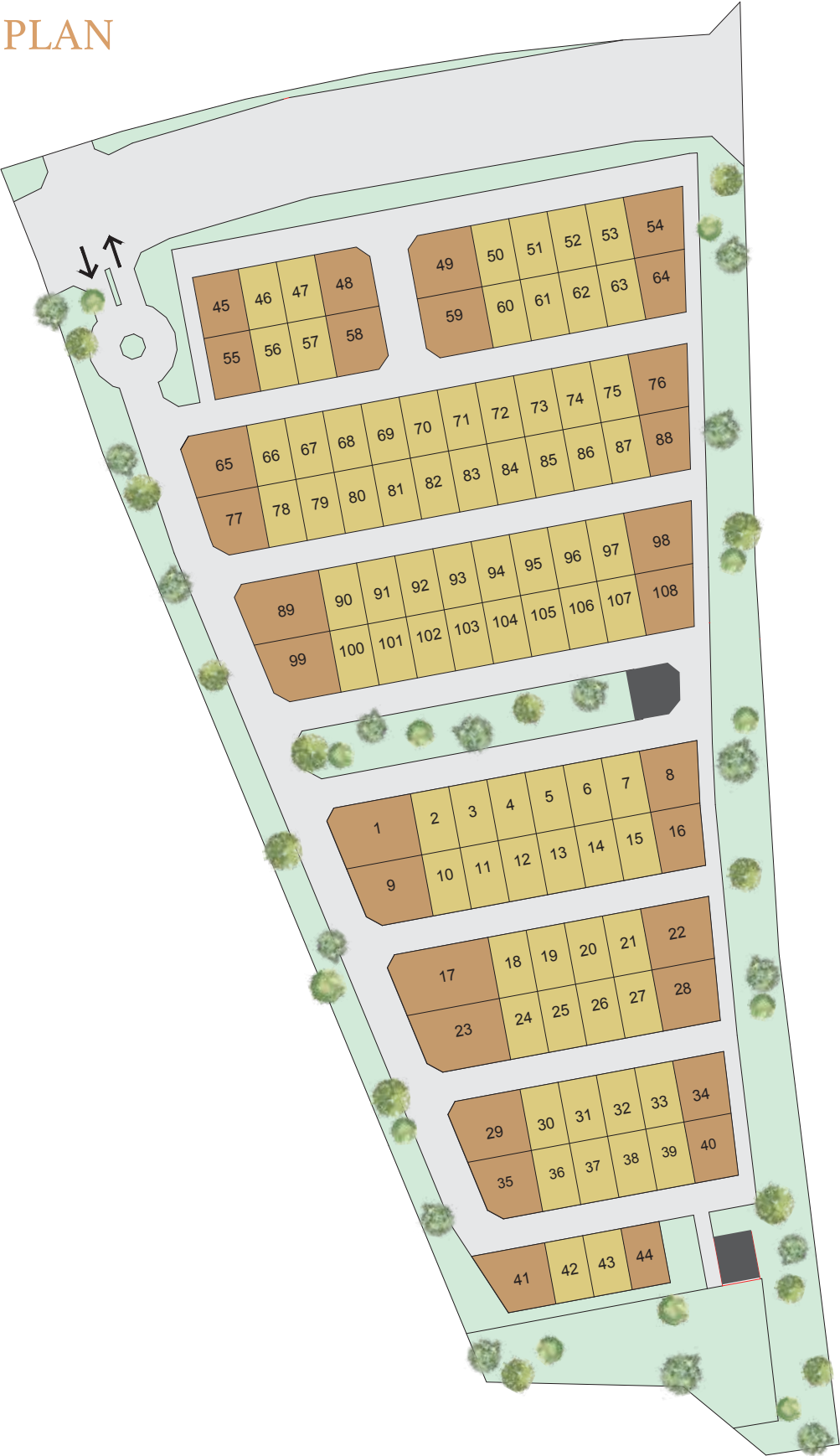
Guarded Neighborhood

Public Parks Nearby

Walking Distance to CBD



SITE PLAN



MAJESTIC HOMES

50' x 80' 1.5 STOREY SEMI-D

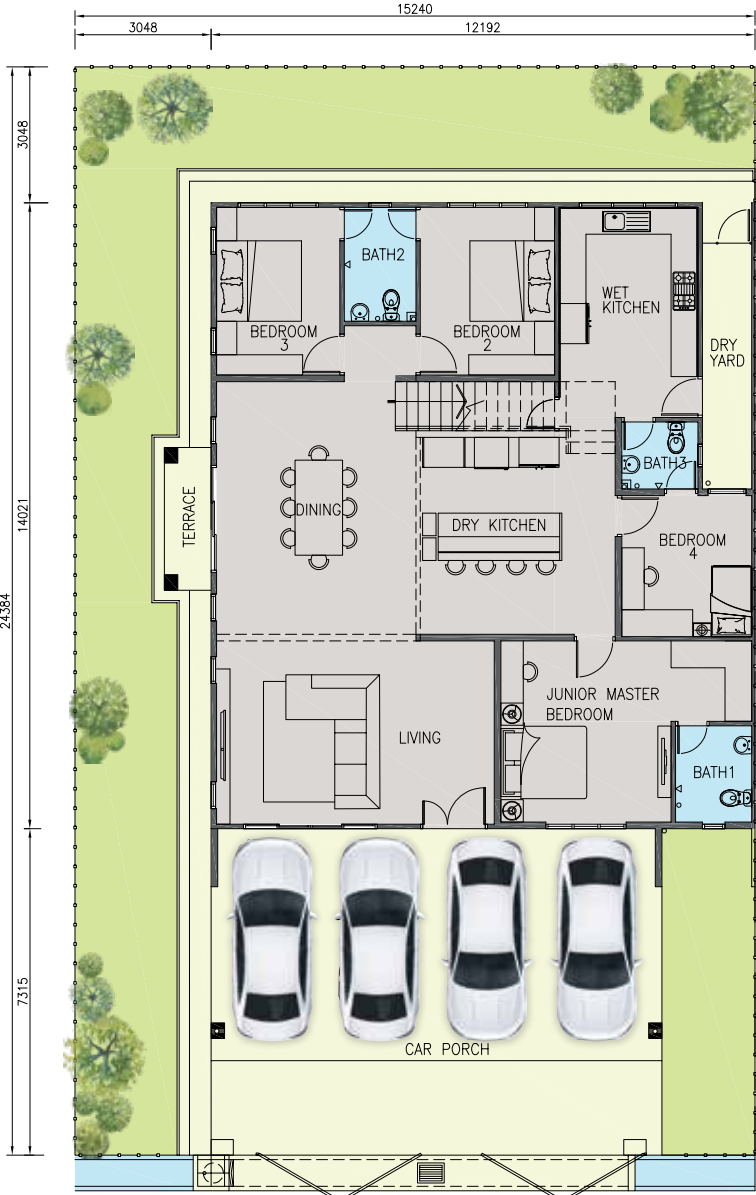
- Corner Lot
- Intermediate



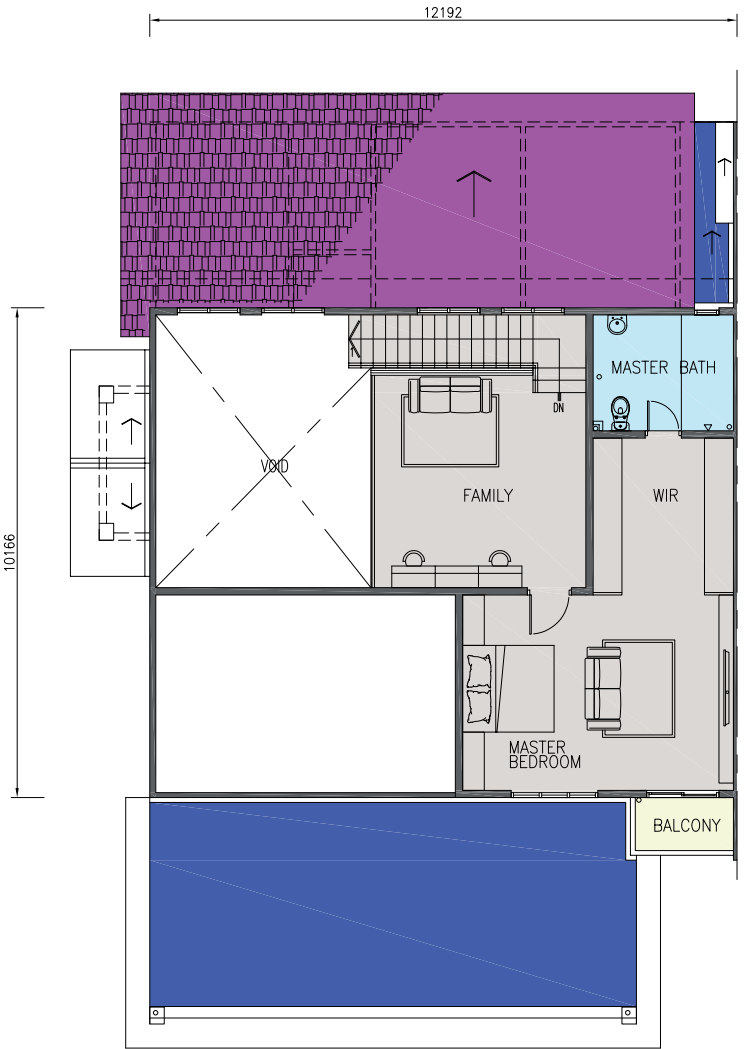
FLOOR PLAN

50' x 80' 1.5 STOREY SEMI-D

- 5 Bedrooms / 4 bathrooms
- 4 Car Porches
- 1 Living + 1 Dining
- 2 kitchens
- 1 Family Area
- 1 Terrace + 1 Yard



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

FOUNDATION	Reinforce Concrete
WALL	Concrete Wall
ROOF COVERING	Cement Tiles Roofing Metal Deck Roofing Sheets at Car Porchs & Terrace Metal Deck & Transparent Roofing Sheets at Dry Yard
ROOF FRAMING	Lightweight GI Roof Trusses System
CEILING	Fibreglass Plaster Ceiling
WINDOWS	Aluminium Frame Glass Panel Window
DOORS	
MAIN ENTRANCE	Aluminium Frame Sliding Glass Panel Door With Top Hung Above / Metal Frame Moulded Door
BEDROOMS	Metal Frame Moulded Door
BATHROOMS	Metal Frame Aluminum Glass Door
KITCHEN	Metal Frame Moulded Door
IRONMONGERY	Selected Lockset
WALL FINISHES	
EXTERNAL WALLS	Skim Coat and Paint
INTERNAL WALLS	Skim Coat and Paint
BATHROOMS	2.4m high wall tiles
KITCHEN	1.5m high wall tiles at cabinet area, other area Skim Coat with Paint

FLOOR FINISHES	
LIVING	Floor Tiles
DINING	Floor Tiles
BEDROOMS	Floor Tiles
KITCHEN	Floor Tiles
BATHROOMS	Floor Tiles
DRY YARD	Floor Tiles
TERRACE	Floor Tiles
CAR PORCH	Floor Tiles
DRIVEWAY	Cement Render
SANITARY AND PLUMBING FITTINGS	
WATER CLOSET	4 Nos
WASH BASIN	4 Nos
SHOWER ROSE	4 Nos
WASHING MACHINE TAP	1 Nos
KITCHEN SINK	1 Nos
ELECTRICAL FITTINGS	
LIGHTING POINT	26 Nos
FAN POINT	6 Nos
SOCKET OUTLET	18 Nos
TV POINT	1 Nos
AIR COND POINT	3 Nos
WATER HEATER POINT	3 Nos
TELEPHONE POINT	1 Nos
FENCING	MS Security Fencing C/W Accessories

LOCATION MAP

