**THE ANDES @ Project Information**

\*\*DO NOT CIRCULATE THIS TO YOUR CUSTOMER!

\*\*\*FOR YOUR REFERENCE ONLY

|  |  |
| --- | --- |
| Project Name | THE ANDES BANDAR KINRARA |
| Developer Name | POLA AMAN SB ( VILLAMAS GROUP ) |
| Project Location | BANDAR KINRARA ( NEXT TO KINRARA MAS ) |
| Type of Development | CONDOMINIUM |
| Site Area | TOTAL LAND SIZE : 6.25 ACRES |
| Title Type | FREEHOLD RESIDENTIAL TITLE |
| Land Tenure | LOAN MARGIN 90% |
| No. of units | ATRIA = 353 UNITS |
| Building component | BASEMENT : CAR PARK  GRD FLR = LOBBY  LEVEL 1-5 = CAR PARK LEVEL  LEVEL 6 = FACILITY AND RESIDENT  LEVEL 25 = TOP FLOOR |
| Built up(sf) | Type A – 1105SF 3R2B  Type B – 1325SF 3R2B  Type B1 – 1596SF 3R2B  Type B2 – 1843SF DUAL KEY 3R2B+1 STUDIO |
| LIFT | 3 LIFTS FOR BLOCK A  6+1 LIFTS FOR BLOCK B ( PRIVATE LIFT ) |
| Completion date | 2018 3Q |
| Ceiling Height | 11 FEET |
| Maintenance fees | 0.30 PSF + 10% SINKING FUND ( TOTAL : 0.33PSF ) |
| Furnishings | 4 AIRCONDS + 1 WATER HEATER  LIVING : 2 HP  MASTER ROOM : 1.5 HP / 2 MIDDLE ROOMS : 1 HP |
| How many per sf? | RM 500 – 550 PSF AFTER REBATE |
| Tiers of security | 3 TIERS – CAR PARK AND LOBBY AND YOUR LEVEL |
| Direction | NORTH WEST FACING SWIMMING POOL / KL  SOUTH EAST FACING KINRARA MAS |
| Utilities rate | RESIDENTIAL RATE |
| Facilities | SWIMMING POOL, JACUZZI, SUN DECK, MUTIFUCTIONAL COURT,GYM,KIDS POOL, PLAYGROUND, YOGA DECK, KINDERGARDEN ROOM,BANDMINT COURT / |
| Current construction stage | START 2B. 9TH FLOOR ONLY |
| Sales Gallery operation hours Showroom | TTDI PLAZA |
| NO OF UNIT FOR FLOOR | 1105 SF ONLY AT BLOCK A = 7 UNITS PER FLOOR  1300-1800SF AT BLOCK B = 12 UNITS FOR FLOOR |
| CAR PARK : | Type A – 1105SF 3R2B( 2 TANDEM )  Type B – 1325SF 3R2B (2 SIDE BY SIDE)  Type B1 – 1596SF 3R2B ( 2 SIDE BU SIDE )  Type B2 – 1843SF DUAL KEY 3R2B+1 STUDIO  3 CAR PARKS ( 2 SIDE BY SIDE + 1 )  NO EXTRA CAN BUY |
| BLOCKS : | 2 BLOCK : BLOCK A ALL TYPE A  BLOCK B : TYPE B,B1,B2 |
| VIEWING : | KL VIEW , POOL VIEW  KINRARA MAS VIEW |
| BALCONY : | ALL UNITS IS COME WITH BALCONY AND LANAI |
| DIRECTION : | NORTH EAST : KL VIEW  SOUTH WEST : KINRARA MAS VIEW |
| HOW MANY LEVEL PER BLOCK | BLOCK A : 25LEVEL  BLOCK B : 24LEVEL |
| ROOF TOP | BLOCK A : -  BLOCK B : FACILITY FLOOR, SKY GARDEN |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

PAYMENT MODE:

|  |  |
| --- | --- |
| BOOKING FEE: | RM 3000 |
| DOWN PAYMENT : | 3% DOWN PAYMENT FOR TYPE A IF LOAN MARGIN 70% |
| SPA & LOAN AGREEMENT | SPA : FREEALL  LOAN AGREENEMENT : ONLY FREE LEGAL FEE . DISBURSEMENT AND STAMP DUTY BEAR BY PURCHASER |
| PACKAGE: | 27% REBATE FOR TYPE A  30% REBATE FOR TYPE B,B1,B2 |
| BUMI REBATE | NO EXTRA |
| END FINANCING | PBB,HLB,UOB,AFFIM,ALLIANCE,AMBANK |
| BOOKING FEE WILL REFUND IF THE LOAN REJECTED ? | 3 REJECTED LETTER FROM BANKS |
| DATE OF SIGNING AFTER PAY BOOKING FEE | 21 DAYS AFTER PAY BOOKING FEE |
| BOOKING FEE PAYMENT MODE : | CASH , CHEQUE  CHEQUE : POLA AMAN S/B |
| THE EXTRA SELLING PRICE WILL REFUND IN : | EXTRA CASH BACK IS REDUND ON STAGE 2C AND THE 3K BOOKING FEE IS REFUND ON VACANT POSSESSION |