



IFP ADVISORS GROUP



**TAMAN TASIK TITIWANGSA TWIN VILLAS
FOR SALE @ RM 11MIL (Neg)**



PROPERTY INFORMATION

∞ Type:

- ☐ Villa 1: 1 unit of a triple storey detached Villa/Bungalow (with an attic)
- ☐ Villa 2: 1 unit of detached double storey bungalow (used as multi-purpose hall/Surau).

∞ Tenure:

- ☐ Villa 1: Leasehold for a term of 99 years expiring on 26th September 2066.
- ☐ Villa 2: Leasehold for a term of 99 years expiring on 27th March 2074.



∞ Build up area:

□ Villa 1:

- Main floor area: 516.18 sq mtr (5,556.20 sq ft)
- Ancillary floor area: 174.05 sq mtr (1,873.50 sq ft)
- Total villa 1: 690.23 sq mtr (7,429.7 sq ft)

□ Villa 2:

- Main floor area: 224.73 sq mtr (2,419.00 sq ft)



Villa 1

- ∞ All rooms come with ensuite bathrooms.
- ∞ No of bedrooms: 6 (3 rooms with balconies)
- ∞ No of maid's room: 1
- ∞ Kitchen: 1 wet and 1 dry kitchen
- ∞ 1 powder room
- ∞ AV room
- ∞ Living and dining area
- ∞ Office
- ∞ Loft at 3rd floor
- ∞ Swimming pool
- ∞ Outdoor covered laundry area

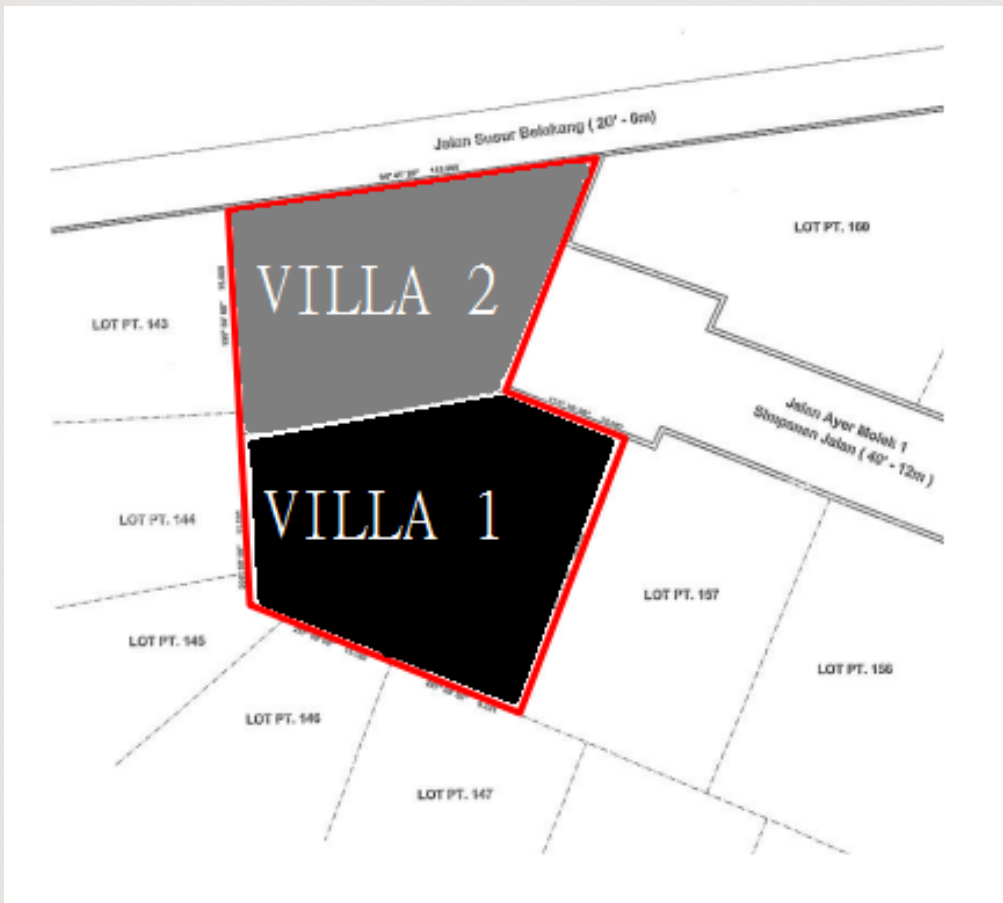


Villa 2

- ∞ Garage
- ∞ Multi-purpose hall
- ∞ Gymnasium
- ∞ 1 pantry
- ∞ Guard House with ensuite bathroom
- ∞ Koi pond
- ∞ 1 room with ensuite bathroom for the employee
- ∞ Price: RM 11 million (Neg.)



Site plan



Land area:
1382.00 sq mtr
(14,875.85 sq ft)



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Villa 1



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First floor



Living room



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Dining Area





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Office



Guest Room

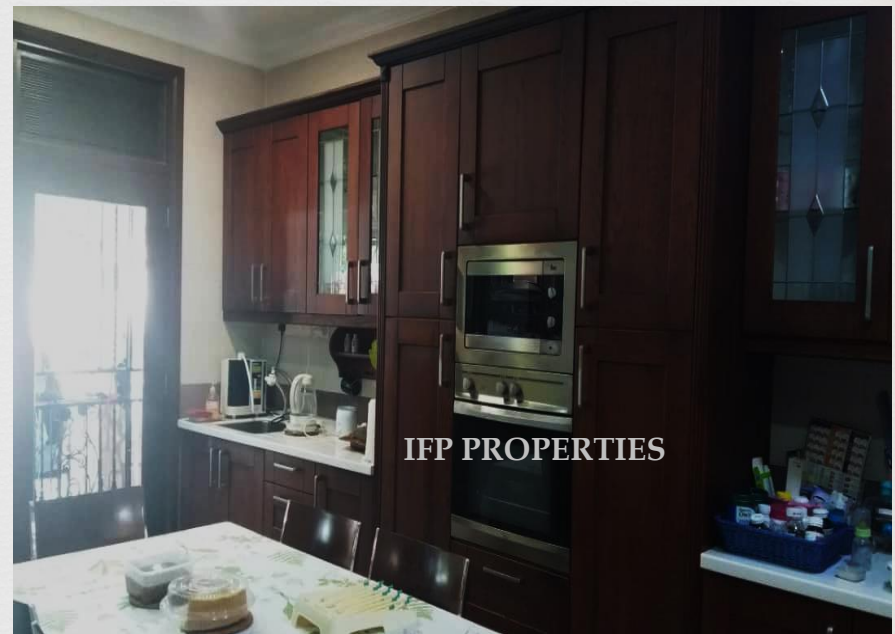




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Dry Kitchen Area





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Wet Kitchen Area





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Second floor



Master bedroom



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Second Bedroom





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Third Bedroom





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Forth Bedroom





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AV Room



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Ensuite Bathrooms





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Swimming Pool





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**Staircase to
attic and main**





Villa 2



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Garage / Multipurpose hall / Surau / Gymnasium





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Multi-purpose hall / Surau





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Gymnasium





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Guard House





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PLEASE CONTACT IFP PROPERTIES :



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