



Sebuah Projek oleh:

**MSN Homes**

*We Build With Passion*

**RUMAH TERES 1 TINGKAT**

HARGA DARIPADA  
**RM 430,000**  
FREEHOLD | TANAH RIZAB MELAYU

**20' x 73'**

Keluasan Tanah

**1,040 kps**

Keluasan Binaan

**Jenis A**

**3 + 1**

Bilik Tidur

**Jenis B**

**3**

Bilik Tidur

**2**

Bilik Air

ILUSTRASI SAHAJA

# PAKEJ DITAWARKAN

**0%**  
BAYARAN  
PENDAHULUAN

**RM500**  
BAYARAN  
BOOKING

PULANGAN TUNAI +  
REBAT  
**RM 70K\*\***  
(LPPSA/BANK)  
PINJAMAN 100%

LIMITED  
OFFER!

REBAT  
**RM 20K\*\***  
(BANK)  
PINJAMAN 90%

LIMITED  
OFFER!

**PERCUMA**  
YURAN GUAMAN  
(SPA)\*\*

**PERCUMA**  
DUTI SETEM  
PINDAH MILIK (MOT)\*\*

**PERCUMA**  
DISBURSEMENT\*\*

\*\* tertakluk kepada terma dan syarat

# L A T A R B E L A K A N G P R O J E K

Nama Projek	:	J3 Residence
Nama Taman	:	Taman Jenderam Lestari
Bil Unit/ Jenis	:	125 Unit Rumah Teres 1 Tingkat
Lokasi	:	Jenderam, Dengkil
Pemaju	:	MSN Ecoland Sdn. Bhd. (1346735-A)
Kontraktor Utama	:	MSN Construction Sdn. Bhd. (759006-H)
Alamat Perniagaan	:	Unit 13-4, No. 2 Jalan Setia Prima S U13/S Setia Avenue, Setia Alam, Section U13 40170 Shah Alam, Selangor Darul Ehsan

# L A T A R   B E L A K A N G   P R O J E K

Luas Keseluruhan Projek	:	9.719 Ekar
<i>Finished Floor Level (FFL)</i>	:	14.7m (minimum)
Jenis Pegangan Tanah	:	Freehold (Tanah Rizab Melayu)
Keluasan Tanah	:	Bermula daripada 20' x 73'
Keluasan Binaan	:	Bermula daripada 1,040 kps
Bil. Bilik Tidur & Bilik Air	:	Jenis A: 3 + 1 Bilik Tidur & 2 Bilik Air Jenis B: 3 Bilik Tidur & 2 Bilik Air
Harga (SPA)	:	Bermula daripada RM500,000
Bebanan Tanah	:	Tiada

# L A T A R B E L A K A N G P R O J E K

No. Kelulusan Bangunan	:	MPSepang.600-34/3/705(9)
No. Lesen Pemaju	:	30033/03-2027/0032(A)
No. Permit Iklan & Jualan	:	30033-3/02-2028/0155(N)-(L)
Pihak Berkuasa Tempatan	:	Majlis Perbandaran Sepang
Waze/ Google Map	:	J3 Residence
Keterangan Projek	:	Cadangan Membina & Menyiapkan 125 Unit Rumah Teres 1 Tingkat (20' x 73') di Atas Lot PT 76119 - PT76245 (Lot Asal 4049 dan Lot 4050), Tanah Simpanan Melayu Jenderam, Kampung Jenderam Hilir, Mukim Dengkil, Daerah Sepang, Selangor Darul Ehsan untuk Tetuan MSN Ecoland Sdn. Bhd.
Tarikh Dijangka Bermula	:	Februari 2026
Tarikh Dijangka Siap	:	Februari 2028

Penafian: Segala maklumat yang terkandung di dalam risalah ini adalah tertakluk kepada perubahan-perubahan lanjut, tanpa pemberitahuan kepada pihak-pihak yang berkenaan, yang mungkin diperlukan oleh pihak berkuasa yang berkaitan dan/ atau perunding projek yang dilantik oleh pemaju. Sila ambil perhatian bahawa segala penelitian wajar telah diambil kira dalam menyediakan maklumat ini dan bahawa pihak pemilik tanah, pemaju dan pengurus projek tidak bertanggungjawab terhadap sebarang perubahan lanjut sebagaimana yang dinyatakan di atas. Bagi mengelakkan sebarang keraguan berkenaan spesifikasi, sila rujuk kepada perjanjian jual beli yang ditandatangani.

# PANDANGAN PERSPEKTIF (JENIS A)



# PANDANGAN PERSPEKTIF (JENIS A)



# PANDANGAN PERSPEKTIF (JENIS A)



# PANDANGAN PERSPEKTIF (JENIS B)



# PANDANGAN PERSPEKTIF (JENIS B)



# PANDANGAN PERSPEKTIF (JENIS B)

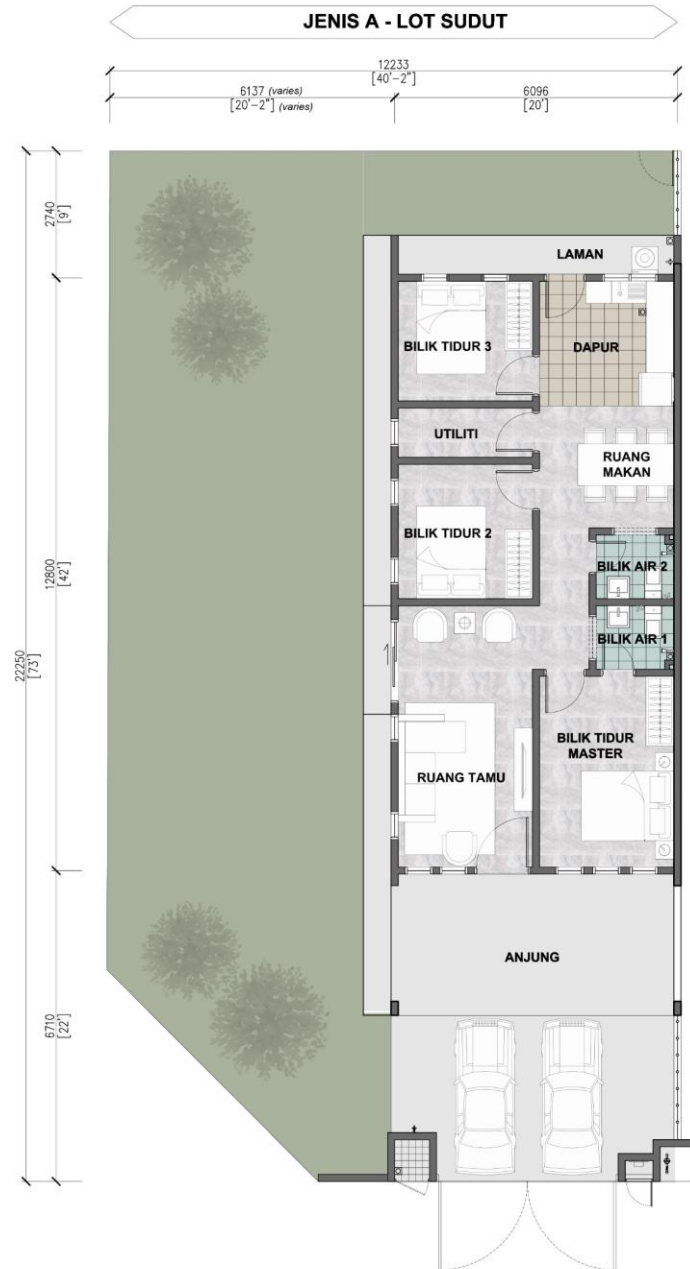


# PANDANGAN PERSPEKTIF (JENIS B)



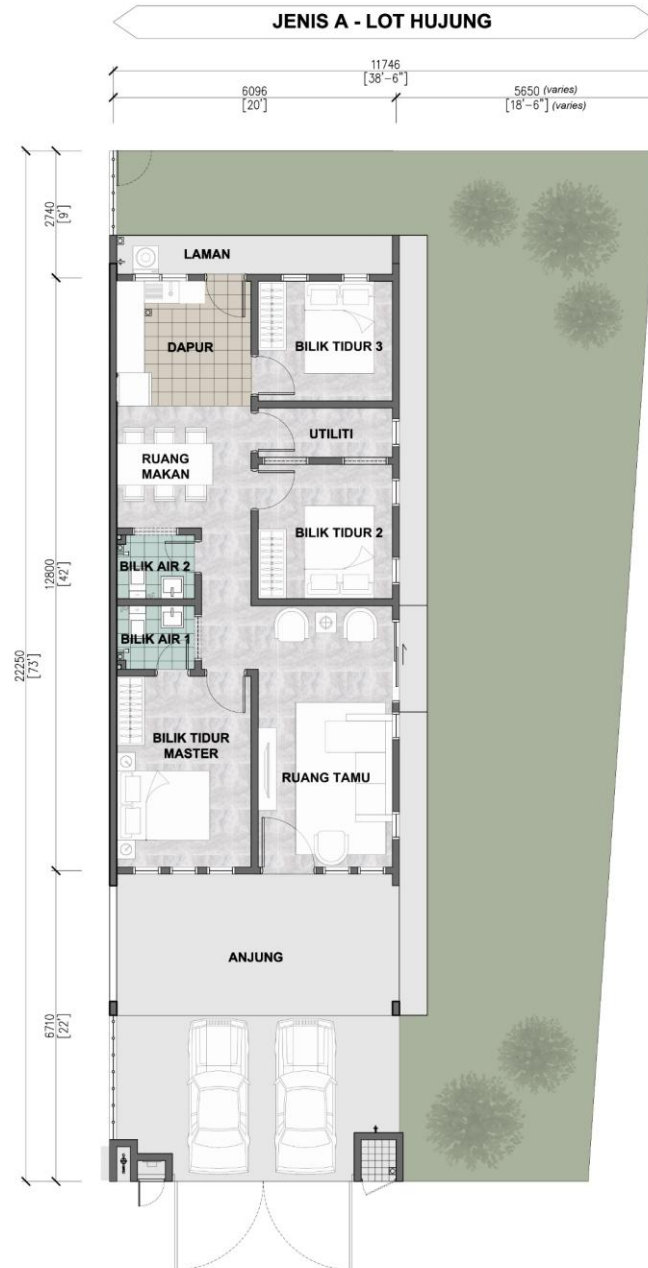
# PELAN LANTAI

Jenis A (Corner Lot)



# PELAN LANTAI

Jenis A (End Lot)



# PELAN LANTAI

Jenis A (Intermediate Lot)



# PELAN LANTAI

Jenis A (Intermediate Lot)



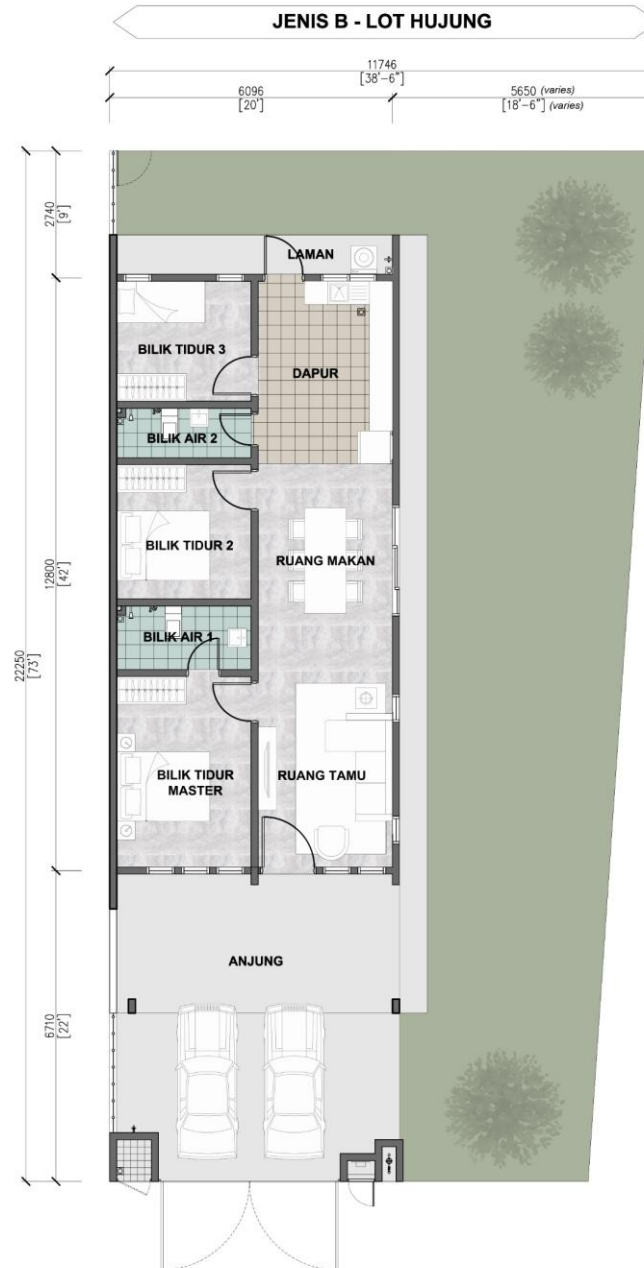
# PELAN LANTAI

Jenis B (Corner Lot)



# PELAN LANTAI

Jenis B (End Lot)



# PELAN LANTAI

Jenis B (Intermediate Lot)



# PELAN LANTAI

Jenis B (Intermediate Lot)



# PELAN SUSUN ATUR

REZAB JALAN AWAM SEDIA ADA



**LEGEND:**

- LOCKED
- BOOKED
- SOLD

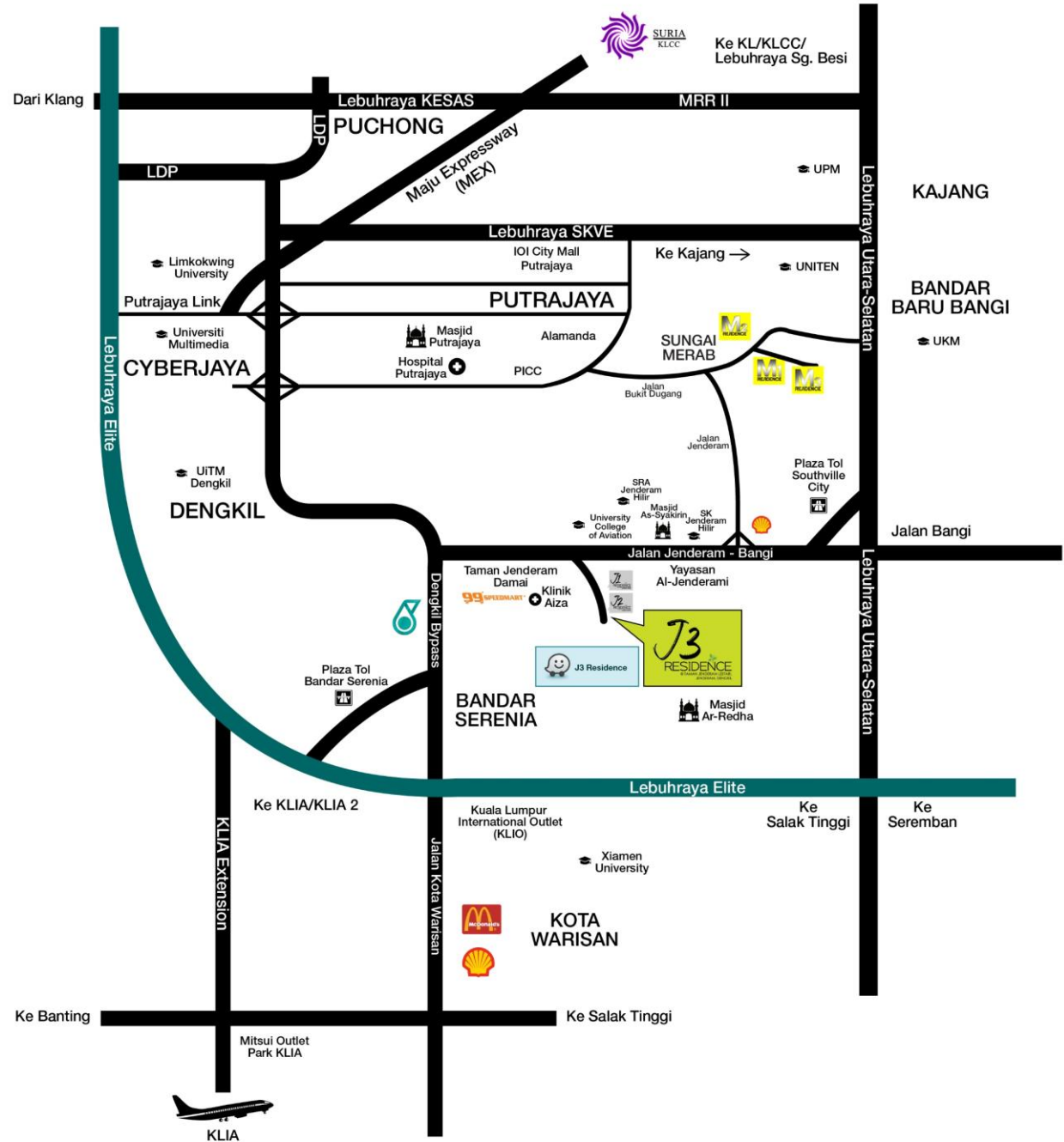
# SENARAI HARGA

NO	BLOCK	LOT NO	HS(M) NO	PT NO	DESCRIPTION	LAND SIZE (sq.ft)		BUILT UP (sq.ft)	SPA PRICE (RM)	DISCOUNT (RM)	90% LOAN (RM)	REBATE (RM)	NET PRICE (RM)	REMARK	
62	BLOCK E	1	30048	76180	Corner	± (25'/40' x 73')	± 2,831	1,040	668,000.00	66,800.00	601,200.00	20,000.00	581,200.00	LOCKED	
63		3	30049	76181	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	BOOKED	
64		5	30050	76182	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	LOCKED	
65		7	30051	76183	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
66		9	30052	76184	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
67		11	30053	76185	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
68		13	30054	76186	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
69		15	30055	76187	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
70		17	30056	76188	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
71		19	30057	76189	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
72		21	30058	76190	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
73		23	30059	76191	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
74		25	30060	76192	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
75		27	30061	76193	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
76		29	30062	76194	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	BOOKED	
77		31	30063	76195	End	± (35'/40, x 73')	± 2,745	1,040	658,000.00	65,800.00	592,200.00	20,000.00	572,200.00	AVAILABLE	
78		BLOCK F	2	30079	76211	Corner	± (34'/50' x 73')	± 3,498	1,040	742,000.00	74,200.00	667,800.00	20,000.00	647,800.00	AVAILABLE
79			4	30078	76210	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	BOOKED
80			6	30077	76209	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
81			8	30076	76208	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
82	10		30075	76207	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
83	12		30074	76206	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
84	14		30073	76205	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
85	16		30072	76204	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
86	18		30071	76203	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
87	20		30070	76202	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
88	22		30069	76201	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
89	24		30068	76200	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
90	26		30067	76199	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE	
91	28	30066	76198	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE		
92	30	30065	76197	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE		
93	32	30064	76196	End	± (36'/32' x 73')	± 2,476	1,040	628,000.00	62,800.00	565,200.00	20,000.00	545,200.00	LOCKED		

# SENARAI HARGA

NO	BLOCK	LOT NO	HS(M) NO	PT NO	DESCRIP TION	LAND SIZE (sq.ft)		BUILT UP (sq.ft)	SPA PRICE (RM)	DISCOUNT (RM)	90% LOAN (RM)	REBATE (RM)	NET PRICE (RM)	REMARK
94	BLOCK G	1	30080	76212	Corner	± (34'/49' x 73')	± 3,466	1,040	738,000.00	73,800.00	664,200.00	20,000.00	644,200.00	AVAILABLE
95		3	30081	76213	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
96		5	30082	76214	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
97		7	30083	76215	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
98		9	30084	76216	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
99		11	30085	76217	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
100		13	30086	76218	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
101		15	30087	76219	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
102		17	30088	76220	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
103		19	30089	76221	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
104		21	30090	76222	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
105		23	30091	76223	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
106		25	30092	76224	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
107		27	30093	76225	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
108		29	30094	76226	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
109	31	30095	76227	End	± (39'/40' x 73')	± 2,906	1,040	676,000.00	67,600.00	608,400.00	20,000.00	588,400.00	AVAILABLE	
110	BLOCK H	2	30111	76243	Corner	± (34'/49' x 73')	± 3,444	1,040	736,000.00	73,600.00	662,400.00	20,000.00	642,400.00	AVAILABLE
111		4	30110	76242	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
112		6	30109	76241	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
113		8	30108	76240	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
114		10	30107	76239	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
115		12	30106	76238	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
116		14	30105	76237	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
117		16	30104	76236	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
118		18	30103	76235	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
119		20	30102	76234	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
120		22	30101	76233	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
121		24	30100	76232	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
122		26	30099	76231	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
123		28	30098	76230	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	AVAILABLE
124		30	30097	76229	Int	± (20' x 73')	± 1,460	1,040	500,000.00	50,000.00	450,000.00	20,000.00	430,000.00	LOCKED
125	32	30096	76228	End	± (42'/40' x 63'/72')	± 2,734	1,040	657,000.00	65,700.00	591,300.00	20,000.00	571,300.00	AVAILABLE	

# PETA LOKASI



# A K S E S

- ELITE (Exit Bandar Serenia: 5 km)
- LEBUH RAYA UTARA – SELATAN (Exit Southville City: 8 km)
- KLIA EXTENSION
- LEBUH RAYA PLUS
- SKVE
- LDP
- LEKAS HIGHWAY
- MEX HIGHWAY

# KEMUDAHAN



MASJID AS-SYAKIRIN



MASJID DENGKIL



MASJID KIBLAH



MASJID AR-RIDHA

# KEMUDAHAN



SEK KEB JENDERAM HILIR



SEK REN AGAMA JENDERAM HILIR



SEK KEB KOTA WARISAN



SMK DENGKIL

# KEMUDAHAN



XIAMEN UNIVERSITY



UiTM DENGKIL



UNIVERSITY COLLEGE OF AVIATION



UNIKL - MIAT

# KEMUDAHAN



HOSPITAL PUTRAJAYA



HOSPITAL SERDANG



HOSPITAL PAKAR AN-NUR



NILAI MEDICAL CENTRE

# KEMUDAHAN



KLIA



PUSAT PENTADBIRAN KERAJAAN



PICC



PUTRAJAYA SENTRAL

# KEMUDAHAN



ALAMANDA PUTRAJAYA



IOI CITY MALL



KIPMALL KOTA WARISAN



MITSUI OUTLET PARK KLIA

# PEMBIAYA PINJAMAN



Untuk keterangan lanjut, sila hubungi:

**MASNAWI ARIFFIN**  
**019 616 8912**



[www.msnhomes.com.my](http://www.msnhomes.com.my)



msndevelopment

**MSN** Homes

*We Build With Passion*