



BAYU HOMES

@Taman Saga 3, Klang

Freehold,
20' x 80' (Intermediate)
2,148 sq.ft (Intermediate)

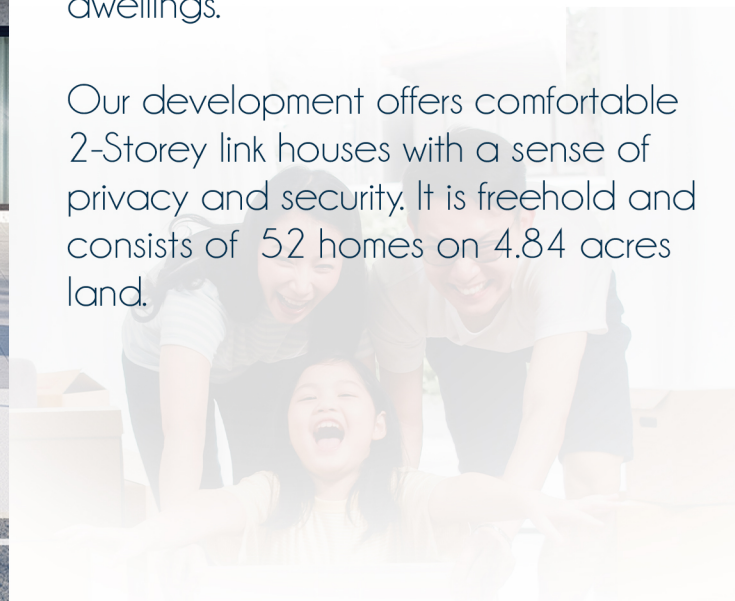
From RM683,550 (Bumiputera price)



PRIVACY SECURITY AFFORDABILITY

Bayu Homes @Taman Saga 3, Klang are for aspiring home owners who are looking at affordability but also wants to escape high density and high rise dwellings.

Our development offers comfortable 2-Storey link houses with a sense of privacy and security. It is freehold and consists of 52 homes on 4.84 acres land.



BAYU SENJA FLOOR PLAN

Property Type
Link House

Land Tenure
Freehold

Land Area
20' x 80'

Built-up Area
Fr. 2,148 sq.ft.

**4 Bedrooms +
3 Bathrooms**



BAYU SENJA SPECIFICATIONS

Specification

Structure	Reinforced concrete
Wall	Brick Wall with plaster and paint
Roof	Reinforced concrete/Roof tiles
Ceiling	Skim coat/Plaster ceiling with paint finish
Windows	Natural Anodized Aluminium framed with glass panel
Doors	Flush door/Natural Anodized Aluminium framed glass sliding door

Finishes

	Floor	Wall
Carporch	Concrete Imprint	-
Living/Dining/Bedrooms	Tiles	Plaster & Paint
Dry & Wet Kitchen	Tiles	Tiles (5' Height)
Bathrooms	Tiles	Tiles (7' Height)
Staircase	Tiles	Plaster & Paint
Terrace/Balcony	Tiles	Plaster & Paint
Store	Cement Render	Plaster & Paint

*There is no balcony for Bayu Senja Odd Lot Unit 19 & 20

Sanitary Installation

	Nos
Water Closet	3
Basin	3
Shower Rose	3
Kitchen Sink with Tap	1

Electrical Installation

	All Type
Lighting Points	18
Power Points	16
Water Heater Points	3
Auto Gate Point	1
A/C Point	4
Ceiling Fan Points	7
SMATV Outlet	1
Bell Point	1



MASTER PLAN



Bayu Homes @ Taman Saga 3 Klang is adjacent to a proposed future commercial development (subject to relevant authority approval) named Bayu Niaga. Offering convenience to future home owners.

FUTURE PROPOSED DEVELOPMENT



Bayu Niaga



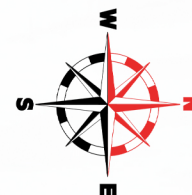
BAYU HOMES

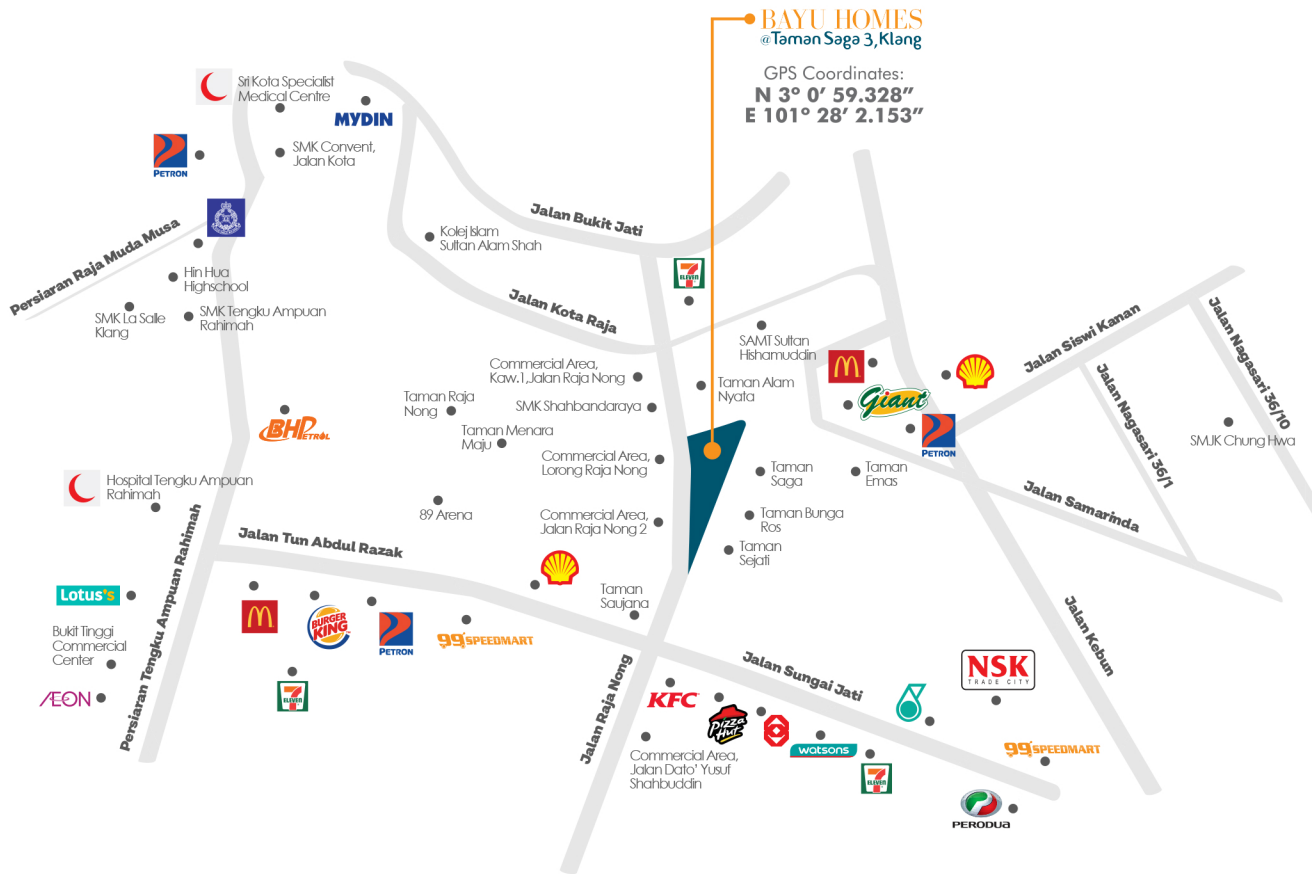
@Taman Saga 3, Klang

Bayu Suria (Phase 2)



Bayu Senja (Phase 1)





BAYU HOMES @Taman Saga 3, Klang

GPS Coordinates:
N 3° 0' 59.328"
E 101° 28' 2.153"

Another Project By:



Headquarters:
03-6201 8680
IBM:
016-269 5336
Raymee
019-321 5636
Nazrie Zainer
016-3644 555

fineaccess
 www.fineaccess.com.my
 Fine Access Sdn Bhd

Bayu Homes Sales Gallery
No.2 Lorong Raja Nong 20A
Taman Bunga Raya 2
41000 Klang, Selangor

Developer License No:13298-2/02-2024/89 (L) | Validity Period: 08/02/2022 to 07/02/2024 | Sales & Advertising Permit No: 13298-2/02-2024/89 (P) | Validity Period: 08/02/2022 to 07/02/2024 | Approving Authority: Majlis Perbandaran Klang | Building Plan Approval Reference No: MPK/BGN-600-4/1/0048(2020)-P|Tenure of Land: Freehold |Expected Date of Completion: February 2024 (Phase 1) | Phase 1 Total No of Units: 22 (Type B – Senja) | Selling Price :Type B – Senja (Min RM661,000.00 – Max RM1,008,000.00) | Bumiputra Discount: 7% | Land Encumbrances: Maybank Islamic Berhad | Disclaimer: All information contained herein including the measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form or cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impressions only.

1 SPORTS AND RECREATIONAL HUB



2 HEALTHCARE PROVIDER



7 EDUCATIONAL INSTITUTIONS



8 COMMERCIAL ESTABLISHMENTS

