

**NEW LAUNCH**



# ANJUNG BESTARI LEKIR

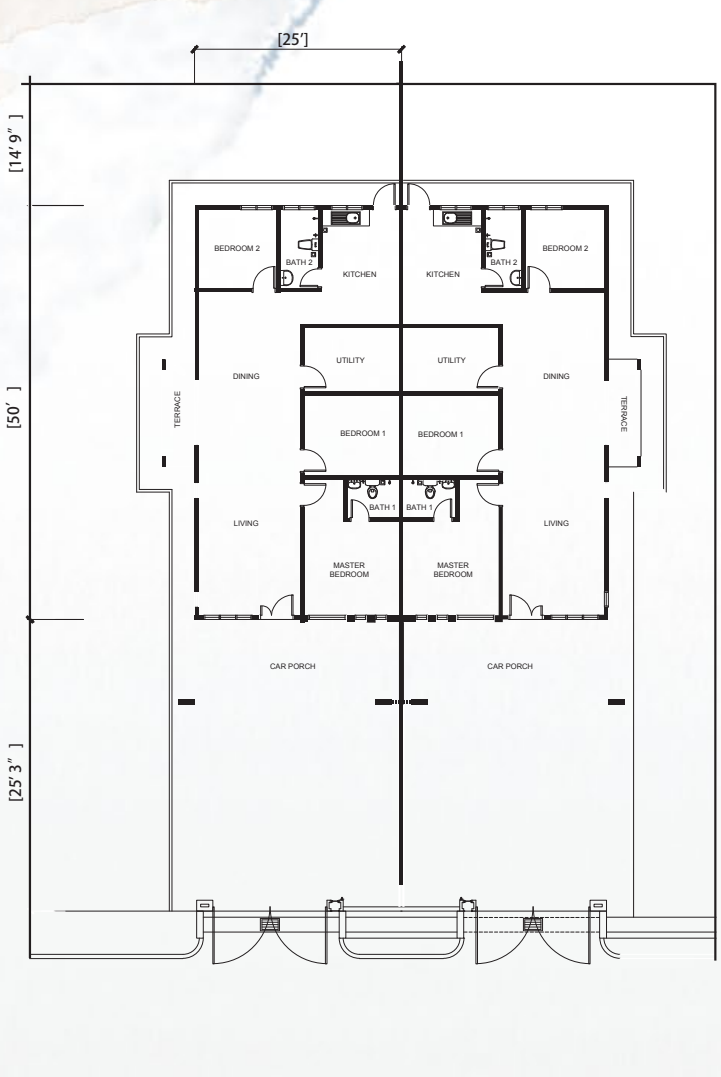
**FREE HOLD  
MALAY RESERVE LAND**

## EXECUTIVE SEMI DETACHED



## LIMITED EDITION UNITS

### FLOOR PLAN



### SPECIFICATIONS

Structure	: Reinforce Concrete Framework
Wall	: Red Brickwall
Roof Covering	: Roof Tiles
Roof Frame	: Aluminium/Steel Frame
Ceiling	: Plaster Ceiling
Windows	: Aluminium Casement Window/Top Hung Window
Doors	: Entrance - Aluminium frame Sliding Glass Door Kitchen - M.S Door Bedroom - Decorative Door Bathroom - PVC Door
Ironmongery	: Quality Lock
Floor Finishes	: Living & Dining - Ceramic Tiles Bedroom - Ceramic Tiles Bathrooms, Kitchen - Ceramic Tiles Carporch - Tiles
Wall Finishes	: Kitchen - Ceramic Tiles to 5'
Painting	: Bathrooms - Ceramic Tiles to 9'
Sanitary Fittings	: Wash Basin - 2 Nos Sitting W.C. - 2 Nos Aluminium Sink/ Stainless Steel Sink - 1 Nos
Electrical Installation	: Lighting Point - 12 Nos Socket Point - 11 Nos Fan Point - 5 Nos Telephone Point - 1 Nos TV Point - 1 Nos Air-Con Point - 2 Nos Water Heater Point - 2 Nos Door Bell Point - 1 Nos Auto Gate Point - 1 Nos
Others	: Concealed Letter Box - 1 Nos
Fencing	: Sand Brickwall
Gate	: M.S Gate

### AT THE HEART OF LEKIR

Built in a strategic location in Lekir, Good location are easily access major highway. Include WCE Highway link Expressway, the North-South Expressway is often congested. With WCE, road users will have an alternative to travel north. When there is an alternative, road users can plan their journey better. Goodbye to jams during the holidays. Amenities like medical centres, supermarkets, hypermarkets, international schools, transportation hubs, tertiary education institutions, are conveniently available in the vicinity.



## LUXURY SINGLE STOREY TERRACE



### FLOOR PLAN



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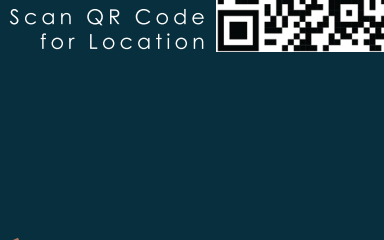
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- Freehold**
- Low Density Community**
- Flexible Multi Layout**
- Strategic Location**
- Easy Accessibility To Major Highway WCE Highway**
- Spacious Area**
- Grand Design**

### LIFE'S ESSENTIALS ALL WITHIN REACH

4.16630,  
100.71265



Scan QR Code for Location



### A GOOD LOCATION IS A CONNECTED TOWN DISTANCE FROM ANJUNG BESTARI

ESSENTIAL	LEARNING	LEISURE
0.8 km 99 Speedmart Lekir	2.0 km Sekolah Menengah Agama	800 m Manjung Badminton Arena
1.0 km Coflex Lekir	2.7 km SMK Methodist Siliawan	6.0 km Padang Astaka
1.0 km Shell KG Koh	2.8 km Sekolah Kebangsaan Lekir	15 km Lumut Jetty
2.7 km Petronas KG Koh	2.8 km Sekolah Rendah Agama Rakyat	16 km Marina Island
2.0 km Clinic Kesihatan Lekir	3.0 km SJK (C) Uk Din	17 km Pantai Teluk Batik
3.0 km Maybank KG Koh	3.5 km SK ACS Siliawan	
7.5 km Lotus's Manjung	4.5 km SMUK NAN HWA	
7.5 km Hospital KPJ	5.0 km SJK (C) Chung Cheng	
8.0 km TF Mart		
9.0 km Hospital Seri Manjung		
9.0 km Aeon Manjung		

Project by: **SEMPURNA PRESTASI SDN. BHD.**  
No. 23, Persiaran PM 22, Pusat Bandar Seri Manjung, Schengen, 32000 Seri Manjung, Perak.

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