Taman Langat Utama 2

Bukit Changgang



Single-storey Terrace House

Welcome to the Future of Living
The First Smart Home System in RTB Bukit Changgang





Seamless Connectivity in a Rapidly Developing Area

Nestled in the peaceful surroundings of Bukit Changgang, Taman Langat Utama 2 offers a serene haven, while being strategically located in a rapidly developing area. This vibrant community ensures seamless connectivity to essential lifestyle amenities such as schools, grocery stores, shopping outlets, KLIA, and major highways connecting key cities across the country. Taman Langat Utama 2 presents the perfect blend of tranquillity and development, making it the ideal destination for those seeking a fulfilling, convenient, and forward-looking lifestyle.

Single-storey **Terrace House**

3 Bedrooms + 2 Bathrooms

- Intermediate Lot (20 units): Land Area: 21.5ft x 65ft Built-up Area: 967 sqft
- Corner Lot (2 units): Land Area: 41.5ft x 65ft Built-up Area: 967 sqft
- End Lot (2 units): Land Area: 25.5ft x 65ft Built-up Area: 967 sqft
- Prices start from RM367,200 to RM439,200



Specifications

01	Structure
a)	Structure

c) Roof

e) Ceiling

g) Doors

Concrete roof tiles/Reinforced concrete roof

Hardwood/Iron frame

Aluminium framed windows

Bathroom : Flush door

Plastered ceiling/Coated plaster ceiling

Main door : Flat decorative plywood door Master bedroom : Flat plywood door

: Flat plywood door/ Aluminium framed sliding door

h) Hardware

j) Wall Finishes

Quality lockset

Living Room/Dining Room/Kitchen

Bathroom

: 6 feet high ceramic tiles

Kitchen Bathroom Plaster and paint Others

Ceramic tiles : Ceramic tiles

: Ceramic tiles

: Interior emulsion paint and exterior weatherproof paint

k) Installation of Sanitary Fittings

Sitting toilet Washbasin Shower Kitchen sink Water pipes

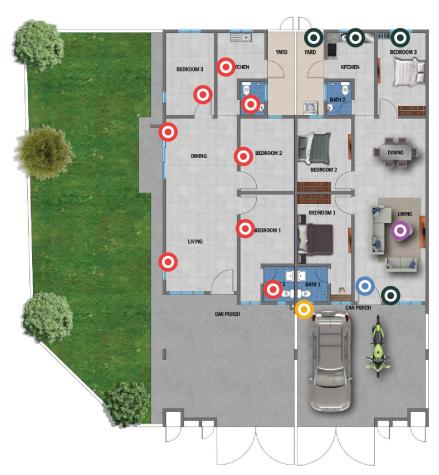
Light points Ceiling fan points Socket outlets Air conditioning points Telephone points

m) Fence 1500mm high front and back fence

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Single-storey Terrace House Floor Plan





Agara Smart Camera

• View of Wide Angle 146°

• 1080p Full HD with flexible

(diagonal)

placement

x1





- Hub to be placed in the living room
- 360 infrared control (control AC, TV, TV box, etc.)
- Built-in speaker can be use as alarm or doorbell via automations

Agara Door and Window Sensor

- Place on windows and act as security system
- IF Window is open, THEN turn on smart hub ringtone





9 unlock methods

(Fingerprint, NFC Card, Permanent, One Time and Configurable Passwords, Mechanical Key, Agara App, Apple Homekit, Google Assistant)



Agara Smart Switch (cover whole house - light and fan)

- Remote Control (Agara Home Apps)
- Set Timers
- Voice Control
- Automation
- Energy Monitoring









Conveniences at Your Fingertips

With Taman Langat Utama's strategic location within the lively Bukit Changgang, you can find all you need in the charming township. All conveniences and facilities are within close proximity so you do not need to travel far for anything.



For more information, contact:

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Operating Hours:

9:00am - 5:30pm

Company Address:

35-1, Wisma Mega, Jalan Miri, 41400 Klang, Selangor.

IMPERIAL LAND Construction & Development

https://imperial-land.com



IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

No. Lesen Pemaju.: 30365/02-2028/0042(A) • Tempoh Sah Laku: 13/02/2023 Sehingga 12/02/2028 • No. Permit Iklan dan Jualan: 30365-2/05-2027/0387(N)-(L) • Tempoh Sah Laku: 15/05/2025 Sehingga 14/05/2027 • Hak Milik Tanah: Pajakan 99 Tahun • Tarikh Tamat Tempoh: 24 Jun 2119 • Nama Pihak Berkuasa: Majlis Perbandaran Kuala Langat (MPKL) • No Rujukan: MPKL/JKB/4/4/12/2023(12) • Tarikh Dijangka Siap: Ogos 2027 • Bebanan Tanah: Tiada • Pegangan Tanah: Bebas • Rumah Teres Setingkat • Jumlah Unit - 6 unit • Nilai Jualan Rumah Teres Setingkat (Min-Max) RM408,000 • Nilai Jualan Rumah Sesebuah 1 Sekatan-Sekatan Kepentingan: Tanah ini hanya boleh dipindah milik, dipajak atau digadai dengan kebenaran bertulis oleh Pihak Berkuasa Negeri