

Taman Langkat Utama 2 Bukit Changgang



Single-storey Terrace & Bungalows





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.

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 RM352,200 to RM424,200



a) Structure	Reinforced concrete	h) Hardware	Quality lockset	k) Installation of Sanitary Fittings	Sitting toilet	:2
b) Walls	Cement sand brick	i) Floor Finishes	Car park/Courtyard/Terrace : Cement render		Washbasin	:2
c) Roof	Concrete roof tiles/Reinforced concrete roof		Living Room/Dining Room/Kitchen : Ceramic tiles		Shower	:2
d) Roof Framing	Hardwood/Iron frame		Bedrooms : Ceramic tiles		Kitchen sink	:1
e) Ceiling	Plastered ceiling/Coated plaster ceiling		Bathroom : Ceramic tiles		Water pipes	:4
f) Windows	Aluminium framed windows	j) Wall Finishes	Kitchen : 6 feet high ceramic tiles	l) Installation of telephone and electricity	Light points	:14
g) Doors	Main door : Flat decorative plywood door		Bathroom : Ceramic tiles		Ceiling fan points	:5
	Master bedroom : Flat plywood door		Others : Plaster and paint		Socket outlets	:10
	Bathroom : Flush door		Paint : Interior emulsion paint and exterior weatherproof paint		Air conditioning points	:-
	Others : Flat plywood door/ Aluminium framed sliding door				Water heater points	:-
					Telephone points	:1
					TV points	:1
				m) Fence	1500mm high front and back fence	
				n) Turfing	Earth	



Prices start from
RM577,200 to RM640,200

Comfortable Living with Perfect Convenience

Experience quality living at Taman Langat Utama 2, where our exclusive single-storey bungalows offer the perfect blend of comfort and practicality. Each home features spacious living areas that blend seamlessly with the surrounding environment, providing a comfortable escape from daily hustle. Enjoy privacy and convenience, with proximity to the airport, essential amenities, and key cities via major highway connections. At Taman Langat Utama 2, you'll find a home designed for comfort and well-being, catering to a practical, modern lifestyle.

Single-storey Bungalow

4 Bedrooms + 2 Bathrooms

- **Type A (3 units):**
 Land Area: 79.7ft x 54.9ft - 61.8ft
 Built-up Area: 1,350 sqft
- **Type B (2 units):**
 Land Area: 79.7ft x 50.2ft - 54.9ft
 Built-up Area: 1,301 sqft
- **Type C (1 unit):**
 Land Area: 79.7ft x 47.8ft - 50.2ft
 Built-up Area: 1,157 sqft
- Prices start from RM577,200 to RM640,200



Single-storey Bungalow House Floor Plan

Specifications

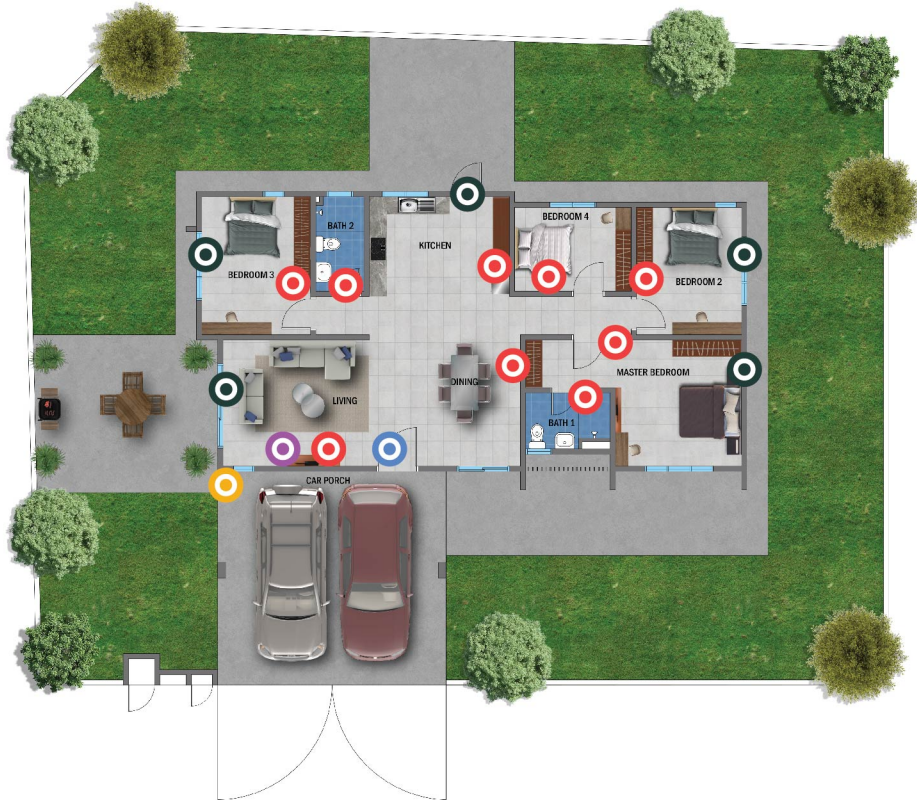
a) Structure	Reinforced concrete	h) Hardware	Quality lockset	k) Installation of Sanitary Fittings	Sitting toilet	: 2
b) Walls	Cement sand brick	i) Floor Finishes	Car park/Courtyard/Terrace		Washbasin	: 2
c) Roof	Concrete roof tiles/Reinforced concrete roof		Living Room/Dining Room/Kitchen	: Cement render	Shower	: 2
d) Roof Framing	Hardwood/Iron frame		Bedrooms	: Ceramic tiles	Kitchen sink	: 1
e) Ceiling	Plastered ceiling/Coated plaster ceiling		Bathroom	: Ceramic tiles	Water pipes	: 4
f) Windows	Aluminium framed windows	j) Wall Finishes	Kitchen	: 6 feet high ceramic tiles	Light points	: 16
g) Doors	Main door : Flat decorative plywood door		Bathroom	: Ceramic tiles	Ceiling fan points	: 6
	Master bedroom : Flat plywood door		Others	: Plaster and paint	Socket outlets	: 11
	Bathroom : Flush door		Paint	: Interior emulsion paint and exterior weatherproof paint	Air conditioning points	: 2
	Others : Flat plywood door/ Aluminium framed sliding door				Water heater points	: 1
					Telephone points	: 1
					TV points	: 1
					1500mm high front and back fence	
					Earth	
				m) Fence		
				n) Turfing		

Welcome to the Future of Living

The First Smart Home System in RTB Bukit Changgang

Exclusive Offer for Bungalows

Single-storey Bungalow House Floor Plan



x1



x1



x5

Aqara Smart Camera

- View of Wide Angle 146° (diagonal)
- 1080p Full HD with flexible placement

Aqara Smart Hub

- 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

Aqara Door and Window Sensor

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



x1



x9

Aqara Smart Doorlock

- **9 unlock methods** (Fingerprint, NFC Card, Permanent, One Time and Configurable Passwords, Mechanical Key, Aqara App, Apple Homekit, Google Assistant)

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

- Remote Control (Aqara 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.

Groceries & Shopping

-  2.1 KM 99 Speedmart
-  8.6 KM Mitsui Outlet

Education

-  1.3 KM Sekolah Kebangsaan RTB Bukit Changgang
-  1.7 KM KAFA Integrasi RTB Bukit Changgang
-  5.0 KM Kolej Mara Banting
-  5.9 KM SMK Bukit Changgang
-  13.4 KM Xiamen University

Health

-  21.7 KM Hospital Banting

Others

-  2.2 KM Petronas Bukit Changgang
-  4.2 KM Masjid Bukit Changgang
-  12 KM KLIA



For more information, contact:

 Office: 03-33447000 / Chiu: 012-5083812 / Nurul: 013-9165170

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 - 24 unit • Rumah Sesebuah 1 Tingkat • Jumlah Unit - 6 unit • Nilai Jualan Rumah Teres Setingkat (Min-Max) RM352,200-RM424,200 • Nilai Jualan Rumah Sesebuah Setingkat (Min-Max) RM577,200-RM640,200 • Sekatan-Sekatan Kepentingan: Tanah ini hanya boleh dipindah milik, dipajak atau digadai dengan kebenaran bertulis oleh Pihak Berkuasa Negeri