

# 3 UNITS HOUSE

Kampung Chekok

Single Storey



**Top One**  
Property



Your Key to  
Extraordinary Living





## A majestic Chapter Begin...

From building your family to growing your legacy, let a majestic chapter of life begin at Kampung Chekok, Kota Bharu.





## 2 TYPES

# 3 UNITS HOUSE

Build for balance with multigen-rational living in mind. Families live surrounded by private green pockets and ample space for both privacy and family moments while a practical, temporary design allows every member of the family to flourish under one roof.



Built-up Area  
**1746-1903 sqft**

Land Area  
**5651-6006 sqft**

No. of Bedroom  
**4**

No. of Bathroom  
**3-4**

Elegant designs to suit every distinctive lifestyle and season in life



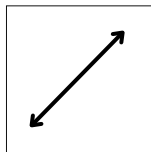


# Elevated in every sense.

Everything you desire in a home is here. This is a luxury abode that can accommodate families that are new, mature and even multi-generational. These designs have been meticulously crafted to fit your lifestyle and needs..



Car porch with heavy  
duty tiles



Spacious open-plan  
layout connecting  
the living & dining area



4 bedrooms and  
3 + 1 bathrooms



Comfortably sized for  
multi-generational



Elegant and timeless  
appearance



Side garden

# Site Plan



- **Pt803 :**  
Build Up Area = 1903Sqft  
(4Bedroom, 4Bathroom)  
Land Area = 6006 Sqft  
Selling Price = Rm 630,000.00

- **Pt804 :**  
Build Up Area = 1903Sqft  
(4Bedroom, 4Bathroom)  
Land Area = 5651 Sqft  
Selling Price = Rm 620,000.00

- **Pt805 :**  
Build Up Area = 1746Sqf  
(4Bedroom, 3Bathroom)  
Land Area = 5651Sqft  
Selling Price = Rm 590,000.00




■ **Type A1**

■ **Type A2**

■ **Type B**

# Type A

Harmonious synergy of light and space.

 1903Sqft  4 Bedroom  4 Bathroom

Love the feeling of natural ambience flowing through your home? Type A is designed with modern minimalist influences that welcome the breeze and natural daylight, thanks to the double volume dining and kitchen areas



## Key floor plan highlights:


- ① Double layer ceiling for main area
- ② Cosy family area with natural light
- ③ Private gardens at the side and spacious frontyard
- ④ Spacious open-plan living concept
- ⑤ Spacious master bedroom
- ⑥ Premium master bathroom





# Type B

Bespoke contemporary living..

 1746qft  4 Bedroom  3 Bathroom

## Key floor plan highlights:

- ① Double layer ceiling for main area
- ② Cosy family area with natural light
- ③ Private gardens at the side and spacious frontyard
- ④ Spacious open-plan living concept
- ⑤ Spacious master bedroom
- ⑥ Premium master bathroom



Type B is designed for those who enjoy indoor activities with their small family.

\*Limited to 1 unit only.





# MINIMALIST

Imagine your ideal space.  
See it come to life.

An open-plan configuration that can be turned into whatever your heart desires. Your home is designed with ample wide windows to maximize natural daylight and ventilation for better comfort all around



**Natural lighting and ventilation**  
Exposure to natural light has been linked to improved mood, productivity, and overall well-being



**Open Plan Layout**  
The living room and dining area is designed to be one open layout for an even greater perception of space.



**Express your creativity.**  
The open-plan concept allows you to easily customize spaces to fit your lifestyle



**Spacious family area**  
There is a large enough area for the corner of the living room where the living room and dining room are in one place.





### Greener pastures? Always.

Enjoy the most beautiful moments with your loved ones in your private garden.  
A space to catch up on hobbies, gardening and your well-being



Green Nature



Frontyard Garden



Discover holistic living  
inside and outside



Majestic spaces at the doorstep.  
Lose yourself in total tranquility





## Standard Specifications and Fittings



Automatic gate system



Quality locksets



Concealed point alarm



Premium sanitary wares and fittings

## Fitting Plus



Air conditioning point



Fiber internet point (wifi)



Booster pump



Winter Triton & Elmark Vifask remote fan



LED Downlight 6" for all area



# Specification

Structure		: Reinforced Concrete
Wall		: Reinforced Concrete
Roof Covering		: Monier elabana concrete roof tiles
Building Height	: All interior area	: 12 feet height floor to ceiling
	: Bathroom	: 10 feet height floor to ceiling
Roof Framing		: Lightweight steel roof structure
Ceiling		: Decorative plaster ceiling (Living Area, Dining Area, Family Area & Master Bedroom)
Windows	: All	: Silver aluminium casement window with emerald green glass
Doors	: Main entrance	: Solid wood (Nyatoh) with premium Armor mortise lock
	: Kitchen (Back door)	: Solid wood (Nyatoh) with premium Armor mortise lock
	: Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3	: Solid wood (Meranti) for all bedroom door
	: Bathroom	: Folding Vitally Aluminium door
Ironmongery		: Quality locksets
Wall Finishes	: External wall	: Plaster and paint
	: Kitchen	: Ceramic tiles/plaster and paint
	: All bedroom	: Full ceramic tiles up to ceiling (300mm x 600
	: Others	: Plaster and paint
Floor Finishes	: Living and dining	: White horse tiles (500mm * 500mm)
	: Family area	: White horse tiles (500mm * 500mm)
	: Kitchen	: White horse tiles (500mm * 500mm)
	: All bathroom	: White horse tiles (300mm * 600mm)
	: Master bedroom, bedroom 1,2,3	: White horse tiles (500mm * 500mm)
	: Wash area	: White horse tiles (500mm * 500mm)
	: Car porch	: Heavy duty tiles (300mm * 600mm)
Sanitary & Plumbing Fittings	: Kitchen	: Sink/tap
	: Bathroom	: Premium sanitary wares and fittings
	: Car porch	: Tap
Gate	: All cover area	: 5 feet height concrete fencing
	: Main entrance	: Mild steel with powder coated finishing gate
	: Gate system	: Automatic gate system
Security	: All internal area	: Concealed point alarm
Electrical Installation	: Light type	: LED downlight 6" for all area
	: Air conditioning concealed system	: Living and Dining, Family Area and All Bedroom
	: Power Supply 3-Phase	
Free Item	: 1.5 hp Daikin aircond	: Master bedroom
	: Winter Triton Remote Fan	: Living and Dining, Family Area, All Bedroom
	: Elmark Vifask Remote Fan	: Bedroom 1, Bedroom 2 and Bedroom3
	: Fiber Internet Point (wifi)	
	: Booster pump 0.5Hp with external 5 layer water filter	
	: TNB & AKSB deposit free	

With plenty of educational options within driving distance, the sky's the limit for your children



Sekolah Kebangsaan Tanjong Mas, 4km



SK Sri Chempaka, 1.6 km



SMK Tanjong Mas, 3.7 km



SMKA Tengku Amalin A'ishah Putri, 1.8 km



More educational options beyond



# Easy accessibility via 3 town: Pengkalan Chepa, Kubang Kerian, Kota Bharu

## Education

Tadika Qari	3.2 km
SK Tanjung Mas	4.0 km
SK Seri Chempaka	1.6 km
SMK Tanjung Mas	3.7 km
SMKA Tengku Amalin A'Ishah Putri	1.8 km
Kelantan International School	7.5 km

## Medical

Hospital Universiti Sains Malaysia	6.8 km
Hospital Raja Perempuan Zainab II	4.8 km
KPJ Healthcare	4.8 km

## Shopping

Pantai Timur Hypermarket	4.4 km
Taman Bendahara	4.4 km
KBMall	6.7 km
Aeon Mall	7.4 km
Billion Shopping Centre	5.5 km
Lotus Kota Bharu	6.9 km
Mydin Kubang Kerian	7.1 km
Econsave Kubang Kerian	6.7 km

## Transportation

Lapangan Terbang Sultan Ismail Petra	8.4 km
Terminal Bas Kota Bharu	7.4 km

Proudly Sustainable, Proudly Top One Property



## Developing Homes, Building Lifestyles,

The business has been established in the market about 15 years since under the name of Top One Dinamik. The management is optimistic that Top One Dinamik is able to position itself well in the market and complement to other players in reaching for excellence business goals. In line with the company's vision and going concern principle, the management has decided to upgrade the business entity to a Private Limited Company, executed on 2 Jan 2020 with the newly formed company known as Top One Development Sdn Bhd to take over business of Top One Dinamik. With the approval of the new business entity Top One Development Sdn Bhd has then enrolled with CIDB Grade G4 duly approved under registration CIDB No 0120210114-KN066542.

Top One Development Sdn Bhd focuses in providing skill manpower and technical services in the Civil & Structure Engineering works and its related field. The company's core values are to provide professional services including power of knowledge, creative and innovative, honest and ethical in business affairs.

The corporate have been registered under the name of Top One Development while Top One Property serves as our flagship branding name, representing our dedication to delivering exceptional properties and real estate solutions.

Under this distinguished brand, we offer a portfolio of property development (ready made house), and custom house that cater to various preferences and requirements. Our properties are designed to meet the highest standards of quality and aesthetics, providing our clients with the ideal spaces they deserve.





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