



# 2 UNITS

## Exclusive Bungalow

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Telipot Township  
Single Storey

**"Your Key  
to extraordinary living"**



**More freedom, more comfort,  
and more happiness located  
right in Kota Bharu city.**

Kota Bharu City enriches the urban experience by offering a harmonious balance between urban vitality and nature beauty.

**Live in the City,  
that offers a serene  
landscapes.**



# There's more to gain when you live here.

## Residential and Community Living

A sense of belonging and a strong community where neighbors look out for each other, fostering a supportive and friendly environment.



## Shopping Center

Multifaceted destination that combines retail, entertainment, dining, and community engagement



## Religious & Spiritual Center

It stands as a symbol of faith, unity, and the enduring legacy of Islam. Provide a space for worship, community engagement, spiritual growth, and cultural expression



## Local Market

Pasar Siti Khadijah offers an authentic and immersive experience for those looking to explore the local culture, shop for traditional goods, and enjoy the lively atmosphere of a bustling market.

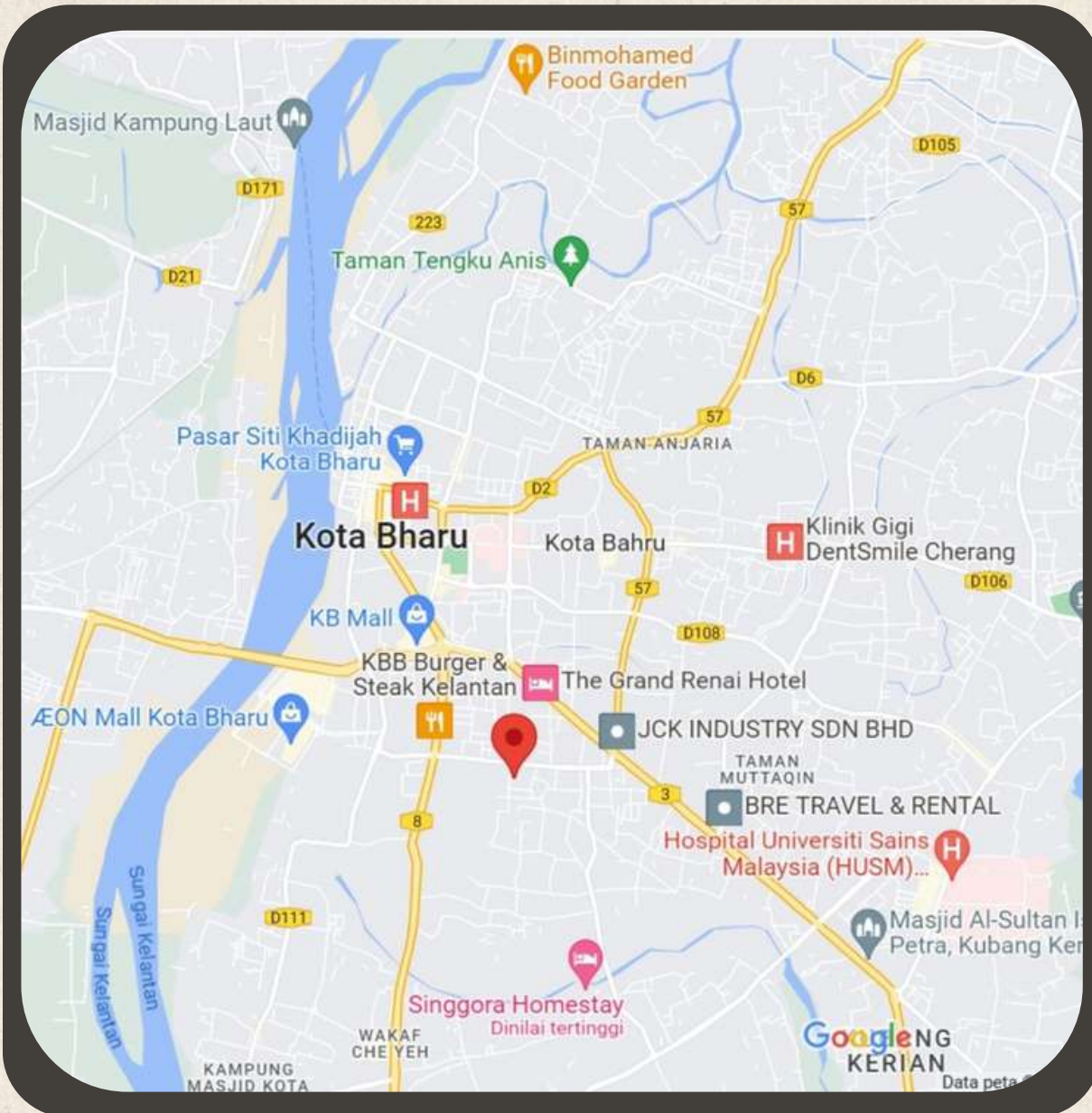


## Outdoor Recreation & Exercise

Jogging and cycling tracks are provided, children's playgrounds, and other facilities, offering healthier ways to move and explore.



# MORE reason to live in Telipot, Kota Bharu



Public buses offer a multitude of benefits that contribute to efficient urban transportation, reduced environmental impact, and improved quality of life for residents.

There are several parks throughout Kota Bharu, which are available for a variety of lifestyles of all ages. TAMAN TENGGU ANIS(6.1km)



Kota Bharu is a complete township that merges residential homes with recreational spaces and commercial hubs.

Set your children is a complete up for success through higher education as you live closer to many schools. SK ZAINAB (1.3km), SMK ZAINAB 1(1.2km), SULTAN ISMAIL COLLEGE(550m), SMK ISMAIL(750m)



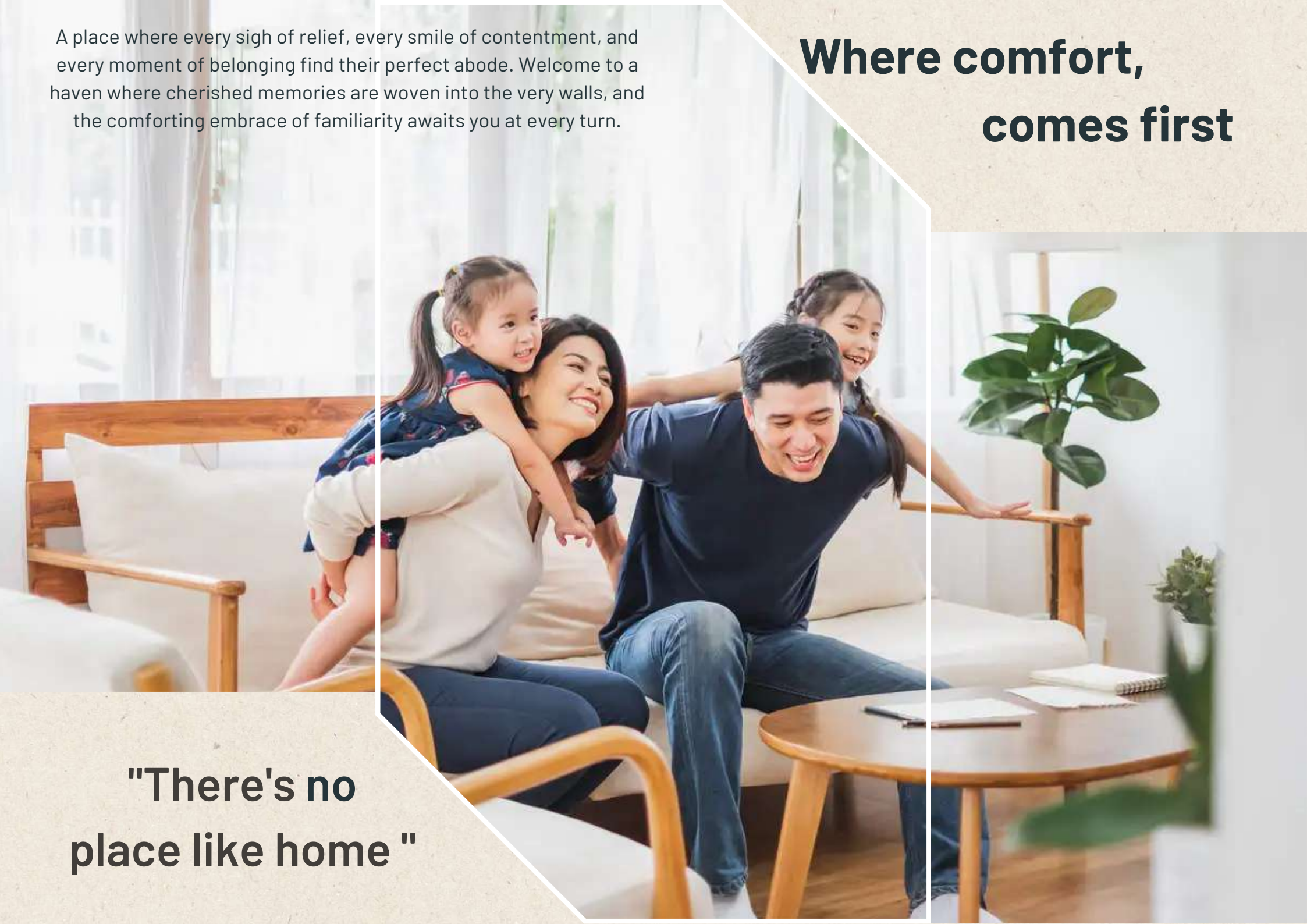
Living near a main road allows for quicker and more efficient commuting. AEON MALL(2.4km), LOTUS(2.4km), HOSPITAL RPZ II(3km)

Located just 7.5 from Telipot, commuting is simpler than ever and ensures your trips locally and overseas are fuss-free



A place where every sigh of relief, every smile of contentment, and every moment of belonging find their perfect abode. Welcome to a haven where cherished memories are woven into the very walls, and the comforting embrace of familiarity awaits you at every turn.

**Where comfort,  
comes first**



**"There's no  
place like home "**



## 2 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, modern design allows every member of the family to flourish under one roof.



Build-up Area

**2163 sqft**

Land Area

**5177 sqft**

**RM815,000.00**

No. Of  
Bedrooms

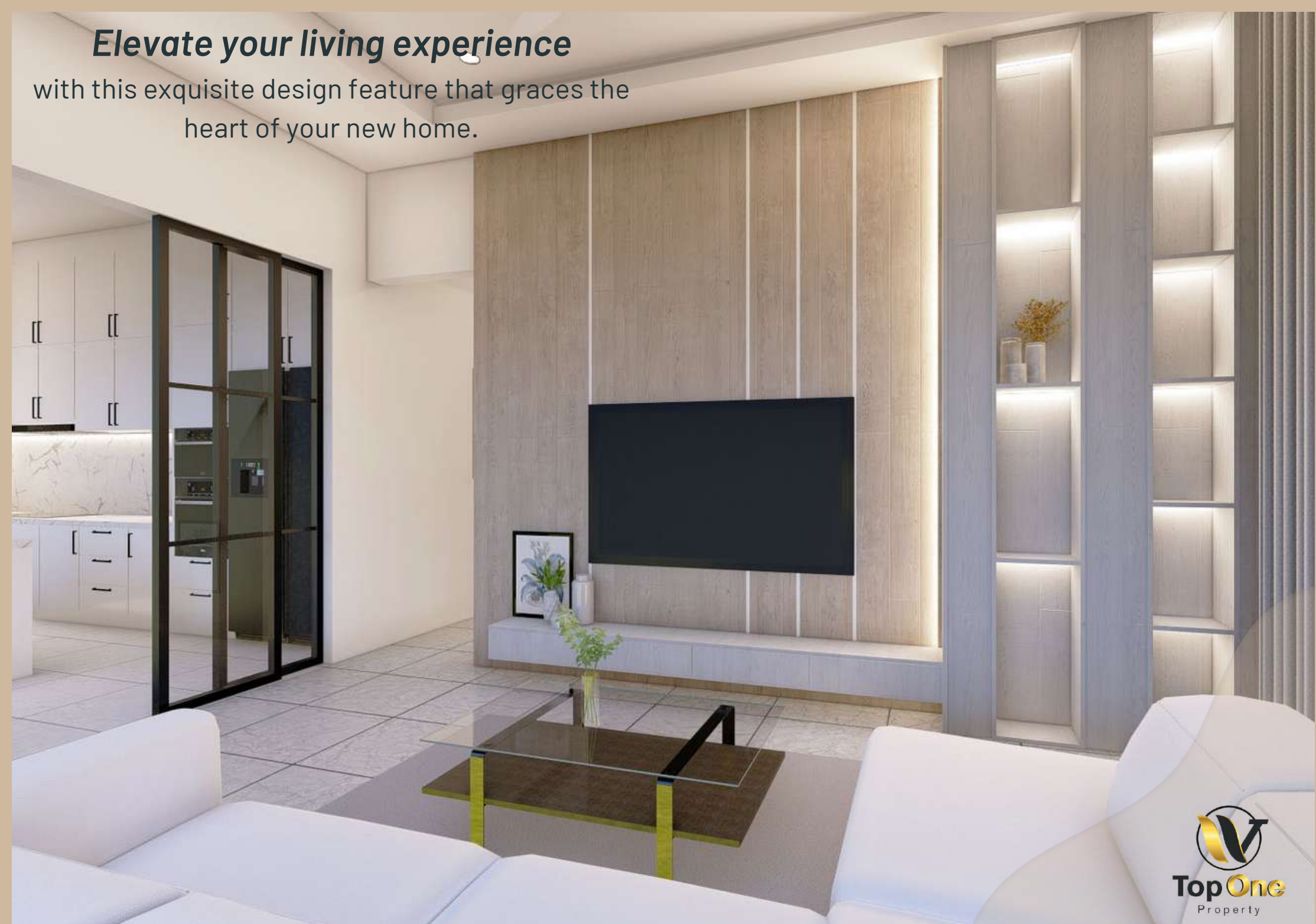
**4**

No. Of  
Bathrooms

**4**

# *Elevate your living experience*

with this exquisite design feature that graces the heart of your new home.





# Designed for comfort that stretches beyond 3 generations.

A wider home that suits the entire family, ensuring everyone lives comfortably under one roof. With greater innovative multi-generational features, this house has more of what you love to be shared with all your loved ones



## Grandparents

Moving around the home has gotten a lot more effortless



Ground floor bedroom with en suite bath



Direct Access to garden from family area



One-floor abode, a haven of convenience perfectly suited for seniors

## Adults

A home with more room for personalization and convenience.



Findable address for delivery



Convenient parking lot for a car



Wider kitchen allows for greater visibility & good ventilation



Spacious master bedroom fitting a king bed size



Convertible family area to cater family needs



High speed coverage

## Children



Private bathroom for each bedroom



Seamless Indoor-Outdoor Integration to keep an eye on your children outdoors



Wide windows for greater sunlight beneration



# LIVING DINING

## Larger space for larger comfort.

With an open concept that allows different spaces to flow seamlessly into each other, the expansive living room is the heart of home. There is ample space for the entire family to gather around, enjoy the fresh air, the gentle sunlight and each other's company.

### LIVE CONNECTED

Its located at high internet coverage area. Experience the thrill of instant downloads, buffer-free streaming, and uninterrupted video conferencing no matter where you are within your new abode.

### EXCELLENT VENTILATION AND NATURAL SUNLIGHT

The large windows are as functional as they are beautiful. These open up to invite both light and a cooling breeze into home

### OPEN PLAN LAYOUT

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

# KITCHEN



## **A** Completely Free Cabinet

Minimize your space with complete full cabinet kitchen to ceiling with cooker hood

## **B** Flooring Beyond Compare

Indulge your sense with the stunning allure of white horse tiles that grace the floors (600mm x 600 mm)

## **C** Well-Ventilated with natural sunlight

The large windows are as they are beautiful. These open up to invite both light and a cooling breeze into the home.

## **D** Automatic Remote Fan

Experience the pinnacle of convenience and luxury with our state-of-the-art remote-controlled ceiling fan

# MASTER BEDROOM



**B**

**D**

**C**

**A**

**A** **White Tile**

An elegant and timeless appearance. White tiles, in particular, can create a clean, bright and airy space, making the space feel larger and more open.

**B** **Natural light**

Exposure to natural light has been shown to have a positive effect on mood and well-being.

**C** **Two-layer ceiling**

Control moisture and prevent condensation from forming on the surface of the ceiling.

**D** **LED Downlight**

Allows users to adjust the brightness to create different moods and levels.

# FLOOR PLAN















# 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	: White powder coated aluminium casement window with Blue 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 (1,2,3), Wash Area	: Solid wood (Meranti) for all bedroom door
	: Bathroom	: Swing and 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 600mm)
	: Others	: Plaster and paint
Floor Finishes	: Living and dining	: White horse tiles (600mm * 600mm)
	: Family area	: White horse tiles (600mm * 600mm)
	: Kitchen	: White horse tiles (600mm * 600mm)
	: All bathroom	: White horse tiles (600mm * 600mm)
	: Master bedroom, bedroom 1,2,3	: White horse tiles (600mm * 600mm)
	: Wash area	: White horse tiles (600mm * 600mm)
	: 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	: 6 feet height concrete fencing
	: Main entrance	: Stainless steel + aluminium panel gate
	: Gate system	: Automatic gate system
Security	: All internal area	: Basic home 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
	: Rubin Remote Fan	: Living and Dining, Family Area, Master Bedroom
	: Automatic Remote Fan	: Bedroom 1, Bedroom 2 and Bedroom3
	: Fiber Internet Point (wifi)	
	: Full Kitchen Cabinet	
	: Stamped Concrete Driveway	
	: Booster pump 0.5Hp with external 5 layer water filter	
	: TNB & AKSB deposit free	



## Standard Features & Specifications

- 1**  Monier elabana concrete roof tiles
- 3**  White powder coated aluminium casement window with emerald green glass
- 5**  White horse tiles
- 2**  Reinforced concrete
- 4**  Solid Wood (Nyatoh)
- 6**  6 feet height concrete fencing

- A**  Plaster and paint
- C**  Lightweight steel roof structure
- B**  Alarm system
- D**  Stamped concrete driveway





## Proudly Sustainable, Proudly Top One Property



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.



**Top One**

Property

**TOP ONE DEVELOPMENT SDN BHD**

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**Tel: 09-7739191**