

TAMANSARI

RAWANG

THE ART OF LIVING

Tamansari BRDB Sales Gallery

03 2727 7550

Pinggir Mentari Sdn. Bhd. (939134-H)

(A wholly-owned subsidiary of BRDB Development Sdn. Bhd.)

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BRDB

tamansari



brdbdevelopments



Tamansari BRDB Sales Gallery

Developer: Pinggir Mentari Sdn. Bhd. (939134-H) • Developer Address: Level 11, Menara BRDB, 285 Jalan Maarof, Bukit Bandaraya, 59000 Kuala Lumpur, No. Tel: 03-2688 2888 • Developer's License No.: 13819/02-2027/0078(R) • Validity Period: 06/02/2022– 05/02/2027 • Advertising and Sales Permit No.: 13819-4/09-2025/0191(N)-(S) • Validity Period: 26/09/2022– 25/09/2025 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval No.: MPS3/2-1371/1499(PB(A))-F2B • Land Tenure: Freehold • Land Restrictions: No • Type of Residence: 2-Storey Terraces • Total No. of Units: 173 Units (Fasa 2B) • Selling Price: RM987,850.00 (Minimum), RM1,474,300.00 (Maximum) • 7% Discount for Bumiputera • Expected Date of Completion: October 2025 • This advertisement has been approved by National Housing Department.

All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments without notification as may be required by the authorities or the developer's consultants and is not intended to form and cannot form part of an offer or contract. All measurements are approximate and illustrations are artist's impressions only. The descriptions of the specifications of building materials and fittings are merely general descriptions and may vary according to the types of units, which will be specifically provided in the Sales and Purchase Agreement.



Jasmin
2-STOREY TERRACE HOMES

Liberating Living Experience

Spread across 245 acres of undulating hills in Tamansari, Jasmin resides on a prime freehold land in Rawang.

Encompassing over 15 phases with more than 1800 homes, we've commissioned 26% of space to develop gardens and parks. Each gated and guarded neighbourhood you live in opens up to the scenery of lush greenery.

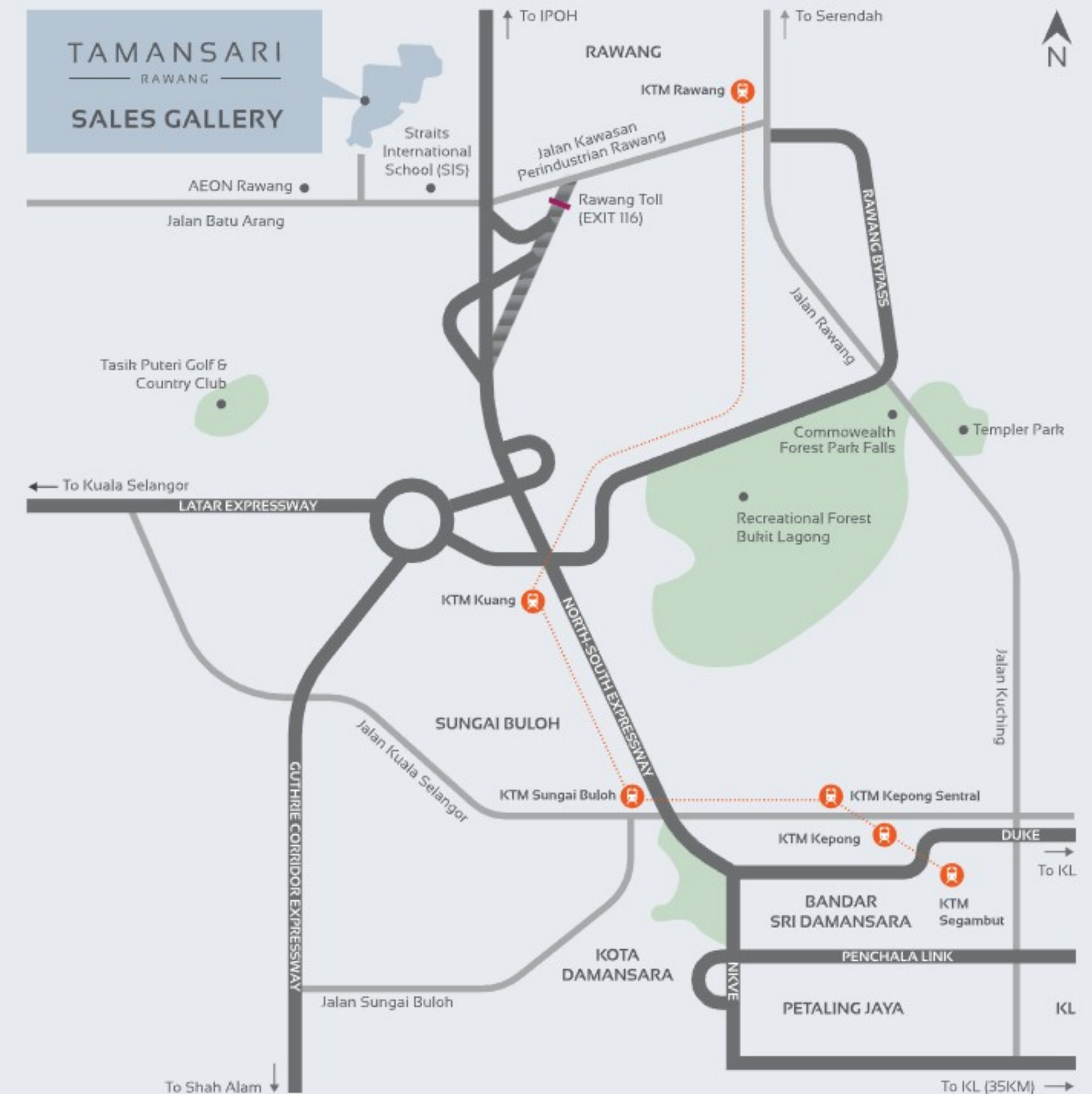
A HAVEN OF TRANQUILITY WITHIN A VIBRANT
AND CARING COMMUNITY

ARTIST'S IMPRESSION

Master Plan of Tamansari

Wake up to the sound of birds chirping and misty fresh air.
Comprising meticulously crafted townships that are surrounded by 65 acres of natural greenery, parks, and undulating hills.

To fulfill a holistic living experience, each township is equipped with all inclusive amenities.



Excellent Connectivity

Boasting connectivity via major highways, get to the heart of Kuala Lumpur located just 35 kilometers away with ease. Open access to crucial expressways, key amenities like the Straits International School, AEON Rawang, and KPJ Rawang Specialist Centre are just around the corner.

Seamless connectivity to metropolitan centers

- Bandar Utama – 25 km
- Subang – 28 km
- Bangsar – 30 km
- MidValley – 32 km
- KLCC – 35 km

Connected by major highways

- North-South Expressway
- NKVE Highway
- LATAR Expressway
- Guthrie Corridor Expressway
- Rawang Bypass



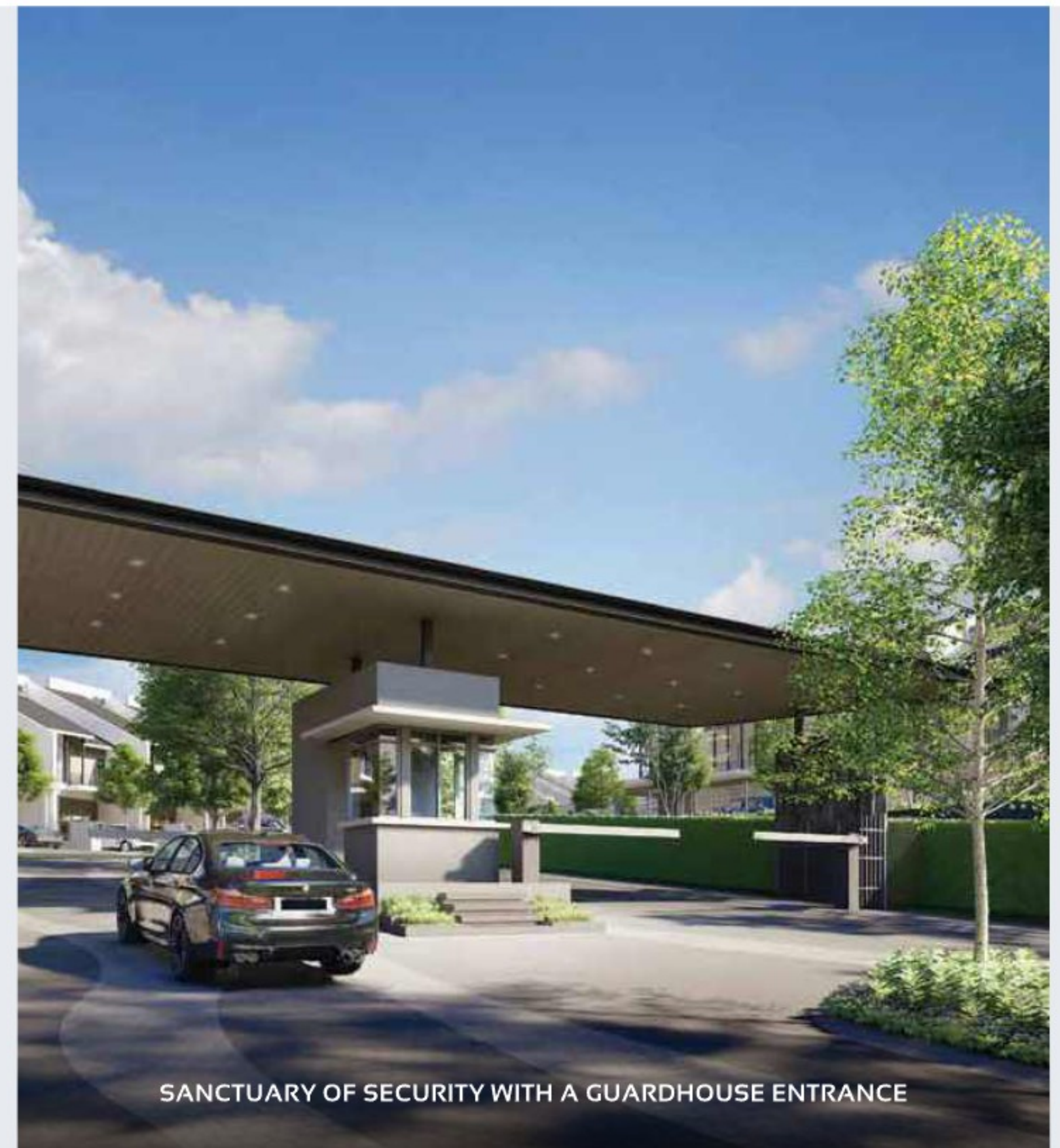
ORNAMENTAL TREES ADORN SCENIC LANDSCAPES

ARTIST'S IMPRESSION

New way of living at Jasmin

We're more than a normal double-storey terrace home. Designed as a self-contained enclave, Jasmin upholds intelligent designs, uplifting aesthetics, and embraces the cosmopolitan vibe.

Underpinned by an idyllic pace of life at Tamansari, Jasmin features lakeside jogging, and the prestigious Straits International School.



SANCTUARY OF SECURITY WITH A GUARDHOUSE ENTRANCE

ARTIST'S IMPRESSION

Master Plan



Jasmin



- 1 GUARD HOUSE
- 2 MANAGEMENT OFFICE

- 3 HALF BASKETBALL COURT
- 4 PLAYGROUND

UNIT TYPE

B	BE1	C	CC1
BC1	BE2	C1	CE1
BC2	BE3	C2	



DESIGNED TO ACCOMMODATE MORE TIME SPENT AT HOME

ARTIST'S IMPRESSION

TYPE B

Inspired by modern and contemporary designs, Jasmin homes are optimized to allow natural lighting and air flow from the luscious green surrounding.

Provides a modern living environment yet close to nature at its finest.

TYPE B INTERMEDIATE UNIT

4 Bedrooms | 4 Bathrooms



GROUND FLOOR

FIRST FLOOR

Size: 22' x 70' | Built-up Area: 1,862 sq.ft. | Land Area: 1,539 sq.ft.

TYPE BC2 CORNER UNIT

4 Bedrooms | 4 Bathrooms



GROUND FLOOR

FIRST FLOOR

Size: 22' x 70' | Built-up Area: 2,159 sq.ft. | Land Area: 3,853 sq.ft.



ARTIST'S IMPRESSION

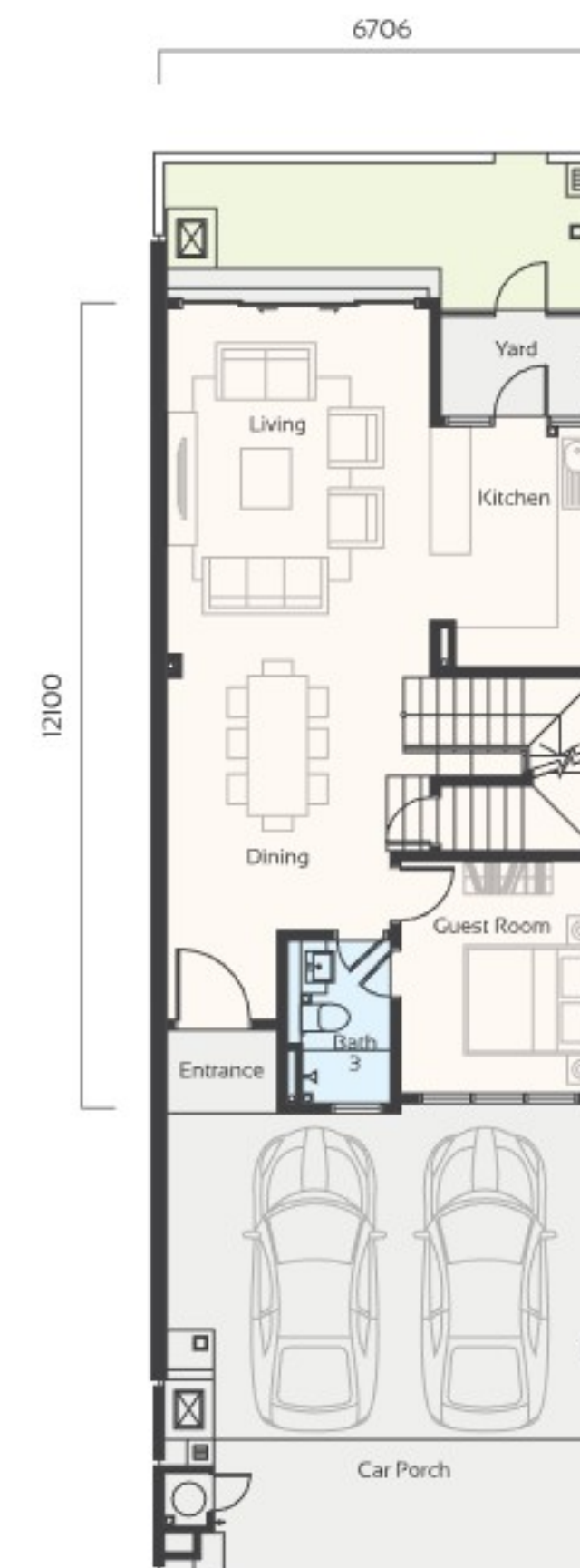
TYPE C

Crafted for families with ample room to grow, Jasmin comprises layouts with 4 bedrooms and 4 bathrooms, high ceiling, with large balconies.

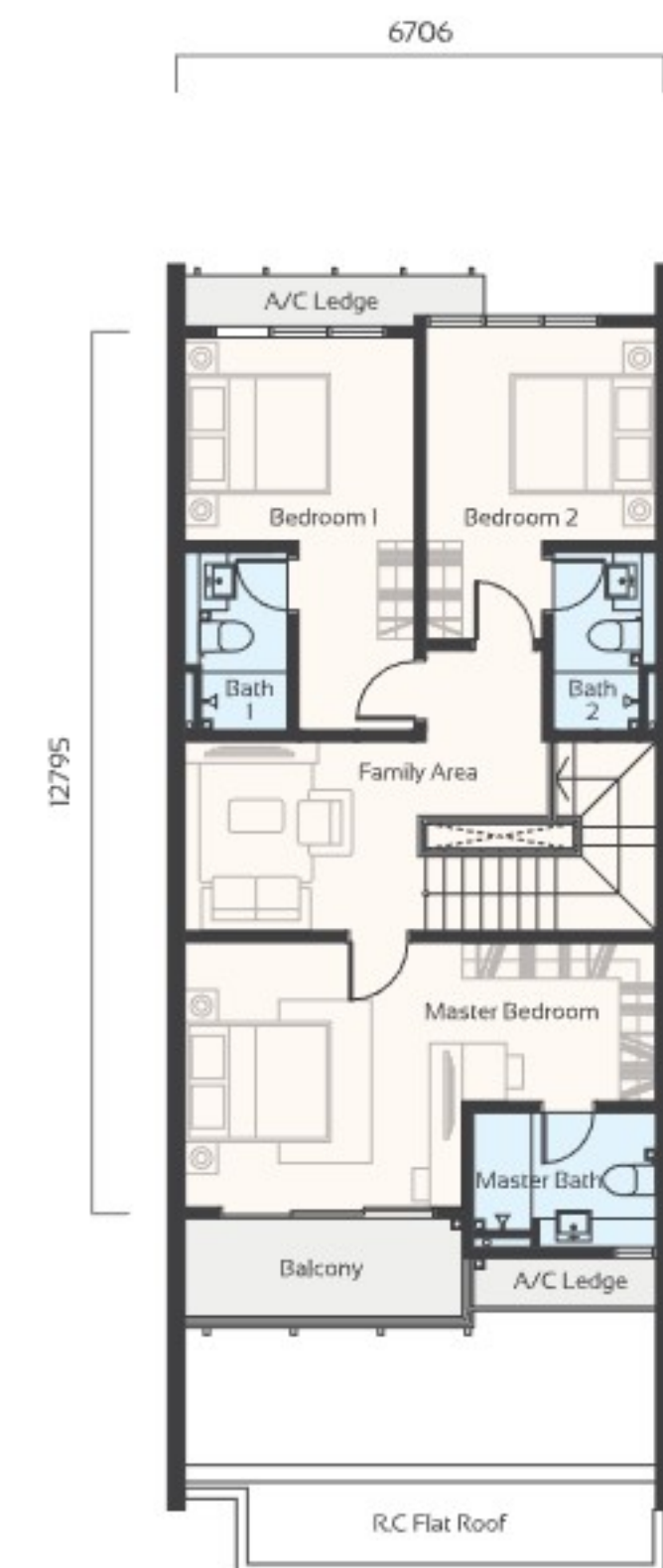
Come be part of this wondrous environment, where beautifully designed modern homes and parks are seamlessly integrated into the natural setting.

TYPE C INTERMEDIATE UNIT

4 Bedrooms | 4 Bathrooms



GROUND FLOOR



FIRST FLOOR

Size: 22' x 70' | Built-up Area: 1,871 sq.ft. | Land Area: 1,539 sq.ft.

TYPE CE1
CORNER UNIT

4 Bedrooms | 4 Bathrooms



Size: 22' x 70' | Built-up Area: 1,893 sq.ft. | Land Area: 1,894 sq.ft.

Specification

STRUCTURE	Reinforced Concrete				
WALL	Common Brick / Reinforced Concrete				
ROOFING COVERING	Tiles & Reinforced Concrete Roof				
ROOF FRAMING	Metal Frame				
CEILING	Plaster Board / Skim Coat				
WINDOWS	Aluminium Frame Glass Window				
DOORS	Flush Door with Timber Frame / Flush Door With Metal Frame / Aluminium Sliding Door				
IRONMONGERY	Quality Lock Sets				
WALL FINISHES	Living, Dining, Staircase, Store, Master Bedroom, Typical Bedroom, Family Area, Yard	Plaster and Paint			
	Kitchen	Tiles / Plaster and paint			
	Master Bath, Typical Bath	Tiles			
FLOOR FINISHES	Entrance, Living, Dining, Kitchen, Balcony, Master Bath, Typical Bath, Car Porch, Yard, Guest Room	Tiles			
	Store, A/C Ledge	Cement Render			
	Staircase (First & Second Floor), Master Bedroom, Typical Bedroom, Family Area	Laminated Timber Flooring			
SANITARY AND PLUMBING FITTINGS	Master Bathroom, Typical Bathroom	Wash basin, water closet, toilet roll holder, shower, bib tap & hook bar			
	Kitchen	Kitchen sink with tap			
	Yard	Bib tap			
FENCING	Brickwall				
TURFING	Spot Turfing to Selected Areas				
ELECTRICAL INSTALLATION	Type	B	BC2	C	CE1
	Light Point	28 nos.	34 nos.	28 nos.	32 nos.
	13A Switch Socket Outlet	18 nos.	18 nos.	18 nos.	18 nos.
	13A Switch Socket with USB Outlet	3 nos.	3 nos.	3 nos.	3 nos.
	Wall Fan Point	1 no.	–	1 no.	–
	Ceiling Fan Point	6 nos.	7 nos.	6 nos.	7 nos.
	Data Outlet	2 nos.	2 nos.	2 nos.	2 nos.
	TV Outlet	1 no.	1 no.	1 no.	1 no.
	20A Power Point	2 nos.	2 nos.	2 nos.	2 nos.
	20A Air Conditioning Point	5 nos.	5 nos.	5 nos.	5 nos.
	20A Water Heater Point	4 nos.	4 nos.	4 nos.	4 nos.
	Wall Lighting Point	4 nos.	2 nos.	3 nos.	1 no.
	Fiber Wall Socket	1 no.	1 no.	1 no.	1 no.
	Door Bell Point	1 no.	1 no.	1 no.	1 no.
	Mechanical Ventilation Fan	1 no.	1 no.	1 no.	1 no.