

# Pekatra INDAH

SIMPANG AMPAT, PENANG

Linking Luxuries with Affordability





A woman with long brown hair, wearing a pink top, is shown in profile from the chest up, looking out a large window with a grid pattern. She has a slight smile and is looking upwards and to the left. The window is filled with bright light, and there are some plants visible in the foreground and background.

## *Linking Luxuries with Affordability*

Pekatra Indah is an exclusive, low density neighborhood that offers a lifestyle of freedom, elegance and potential for growth. The bungalow offer extraordinary huge land size from 50'x 80' (4000sqft), giving you the freedom to create any desire design. Its unique wide car porch space allows you to park up to 4 cars.

Thoughtfully designed with spacious private garden, high ceiling and fine finishing of house specification.

Pekatra Indah is located strategically at Simpang Ampat, Penang with seamless accessibility to anywhere. It's definitely the choice for you and your family.

## SPACIOUS FAMILY LOUNGE



*designed for relaxation and connection*



## FAMILY DINING & KITCHEN SPACE



*a space where cooking & gathering  
come naturally*

## GRAND MASTER BEDROOM



*ample space for relaxation*



## SERENE PRIVATE GARDEN

for quiet moments and family gatherings



# Meticulous details

tailored for your well-being



### SPACIOUS CAR PORCH

Park conveniently for the entire family



### FLOOR TILES

Clean, sleek and easy to maintain



### HIGH CEILING

Enjoy the comfort and airy feeling throughout the home



### SEMI-UNDERGROUND CABLE

Ensure a cleaner and safer streetscape



### ALARM SYSTEM

Built-in safety features for your protection



### CONCEALED AIR-COND PIPING

For a neat and seamless interior



### AUTO GATE POINT

Easy upgrade to motorised access

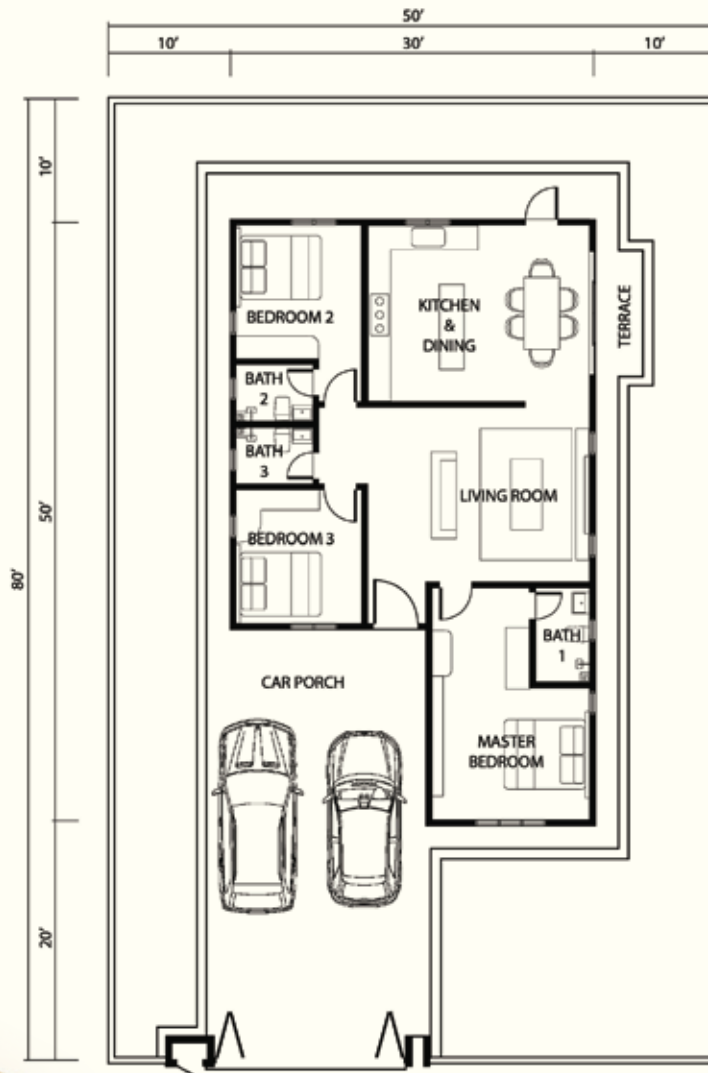
# SINGLE STOREY BUNGALOW

(Type A)

3 Bedrooms | 3 Bathrooms

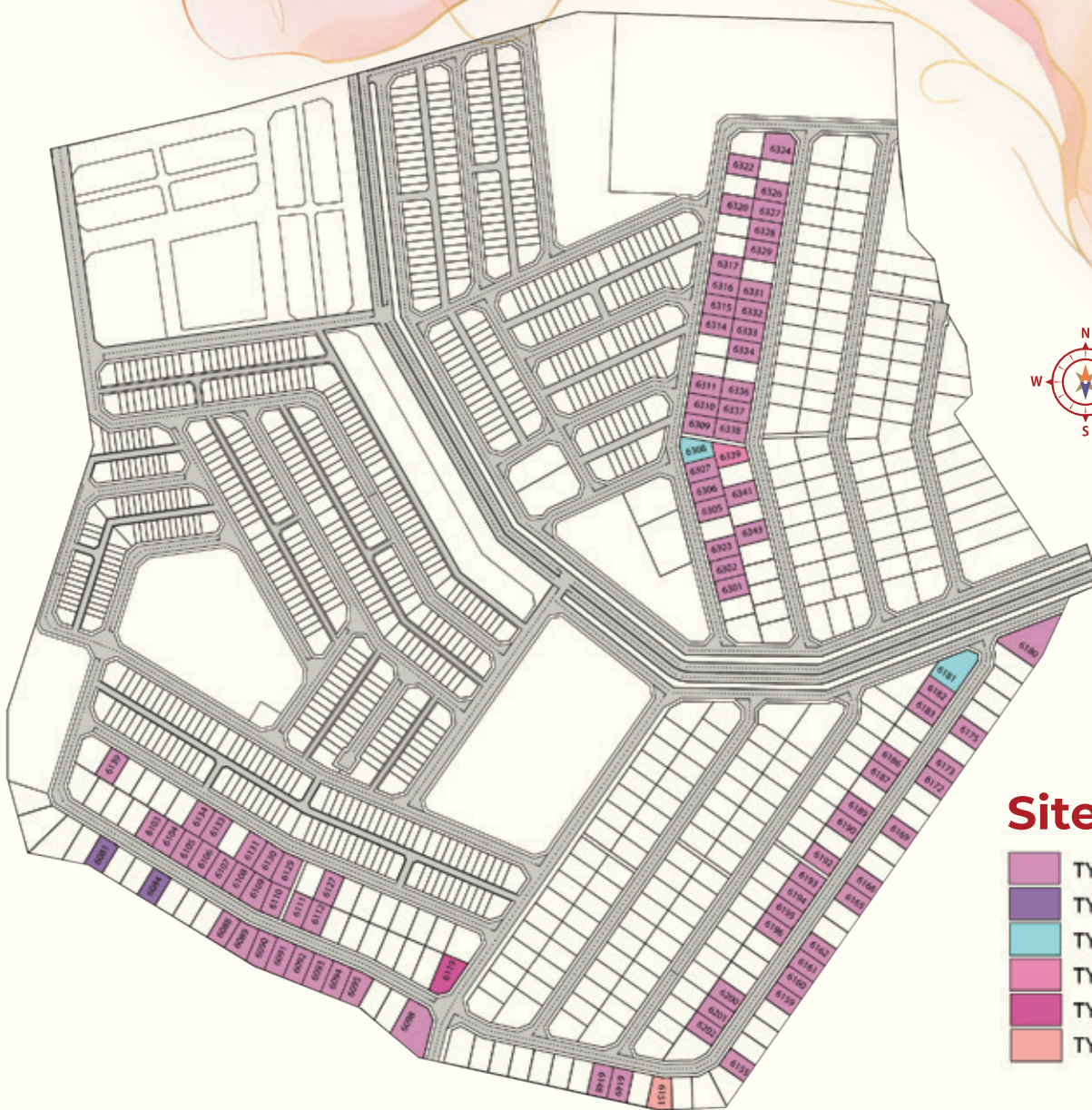
Land Size : 4,000sf - 9,806sqft

Built Up Size : 1,528 sqft



Floor Plan





## Site Plan

- TYPE A (83 UNITS)
- TYPE B (2 UNITS)
- TYPE C (2 UNITS)
- TYPE D (1 UNIT)
- TYPE E (1 UNIT)
- TYPE F (1 UNIT)

# LOCATION



OIB Sales Gallery (Kulim)  
940, Jalan Lembah Impiana 5,  
Lembah Impiana III, 09000 Kulim, Kedah

**012-4010246**

OIBgroup [www.oibgroup.com](http://www.oibgroup.com)

TAMAN PEKATRA INDAH | Developer Name: Robert Fullerton Realty (Tasek) Sdn. Bhd. | Licence No.: 19946/07-2027/0681(A) | Validity: 29/07/2022 - 28/07/2027 | Permit No.: 19946-2/06-2027/0445(N)-(L) | Validity: 06/06/2025 - 05/06/2027 | Authority Approving Building Plan: MBSP/40/20-75/92(12) | Single Storey Bungalow | Type A | No. of Unit: 83 units | Selling Price: RM764,175 (min) - RM1,222,105 (max) | Type B | No. of Unit: 2 units | Selling Price: RM780,735 (min) - RM780,735 (max) | Type C | No. of Unit: 2 units | Selling Price: 770,385 (min) - RM1,034,425 (max) | Type D | No. of Unit: 1 unit | Selling Price: RM839,500 (min) - RM839,500 (max) | Type E | No. of Unit: 1 unit | Selling Price: RM987,850 (min) - RM987,850 (max) | Type F | No. of Unit: 1 unit | Selling Price: RM819,490 (min) - RM819,490 (max) | Expected Completion Date: Mac 2027 | Land Encumbrances: Nil | Tenure: Leasehold 99 years (18/09/2093) | Disclaimer: All plans, information and specification are subject to variations, modifications and/ or amendments as required by the relevant authorities or developer's consultant/ architect and cannot form part of an offer or contract. All drawings and illustrations contained herein are artist impressions only. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. THE APPROVED DEVELOPMENT AND ADVERTISEMENT INFORMATION CAN BE VERIFIED AT THE PORTAL TEDUH.KPT.GOV.MY.