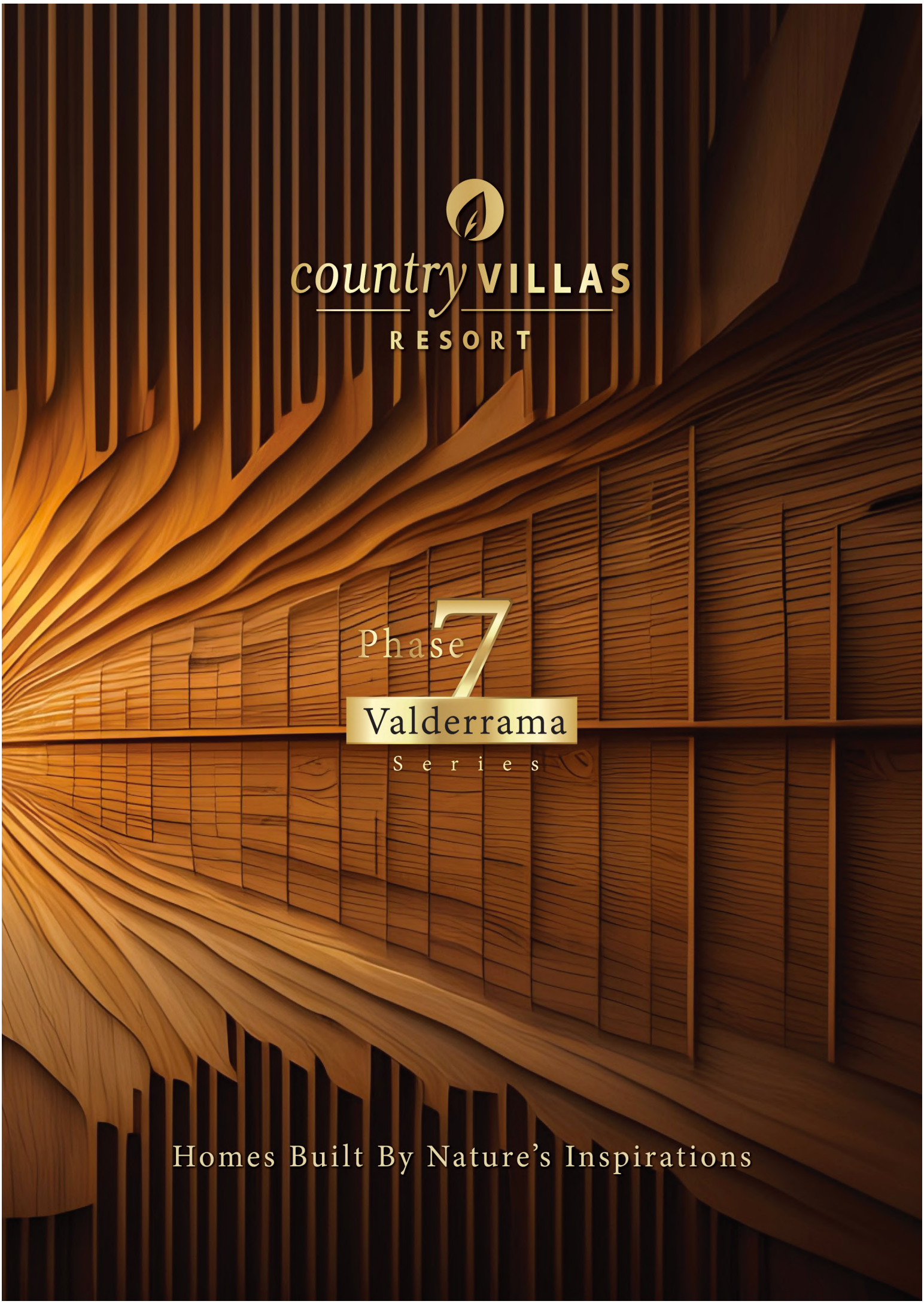

country VILLAS
RESORT
Phase 7
Valderrama
Series
Homes Built By Nature's Inspirations

Master Plan

Exceptional Leisure Facilities

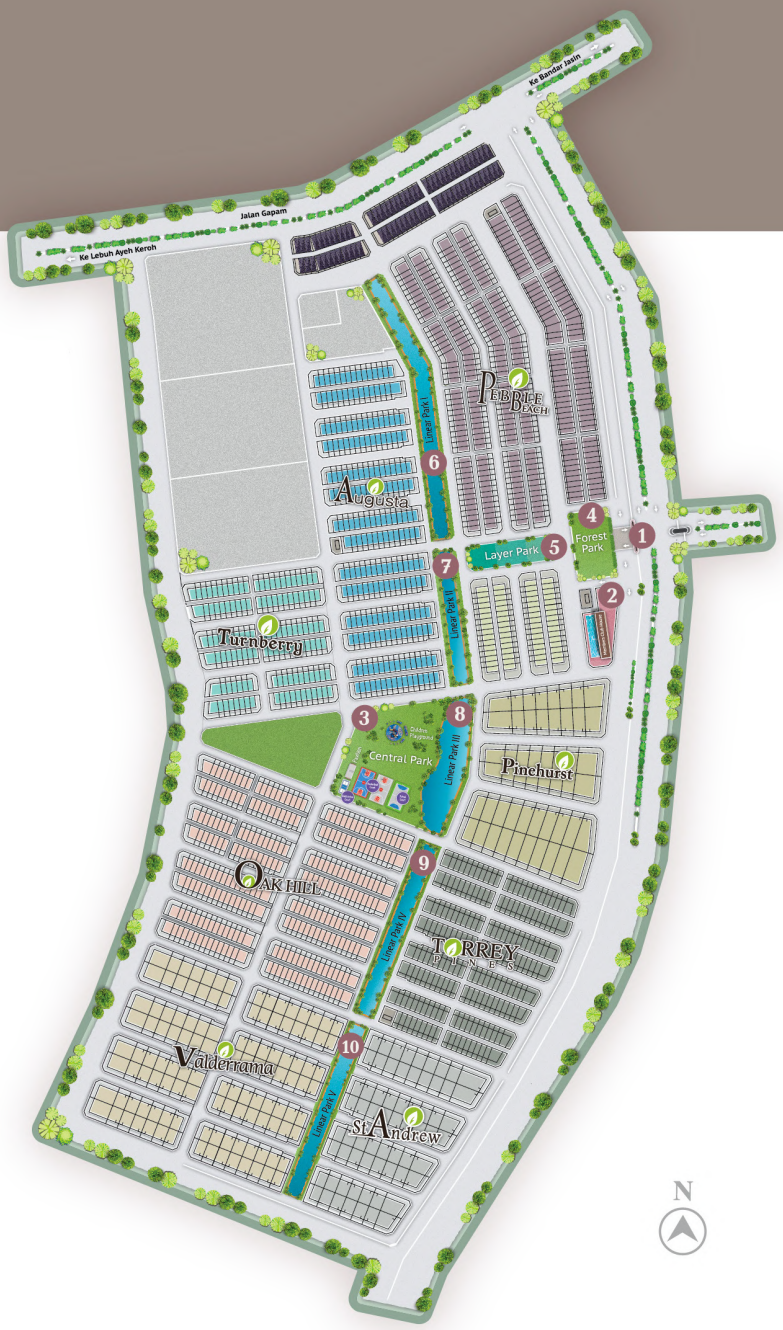
Live the great outdoors facilities Include:

Sales Gallery with Private Pool and Private Gym

1. Grand Entrance
2. Sales Gallery
   - Private Pool 50m*
   - Private Gym* (*T & C Apply)

3. Central Park
   - Jogging Track
   - Cycling Track
   - Basketball Court
   - Futsal Court
   - Badminton Court
   - Children Playground
   - Outdoor Gym & Fitness Equipment
   - Cabana
   - Pavilion

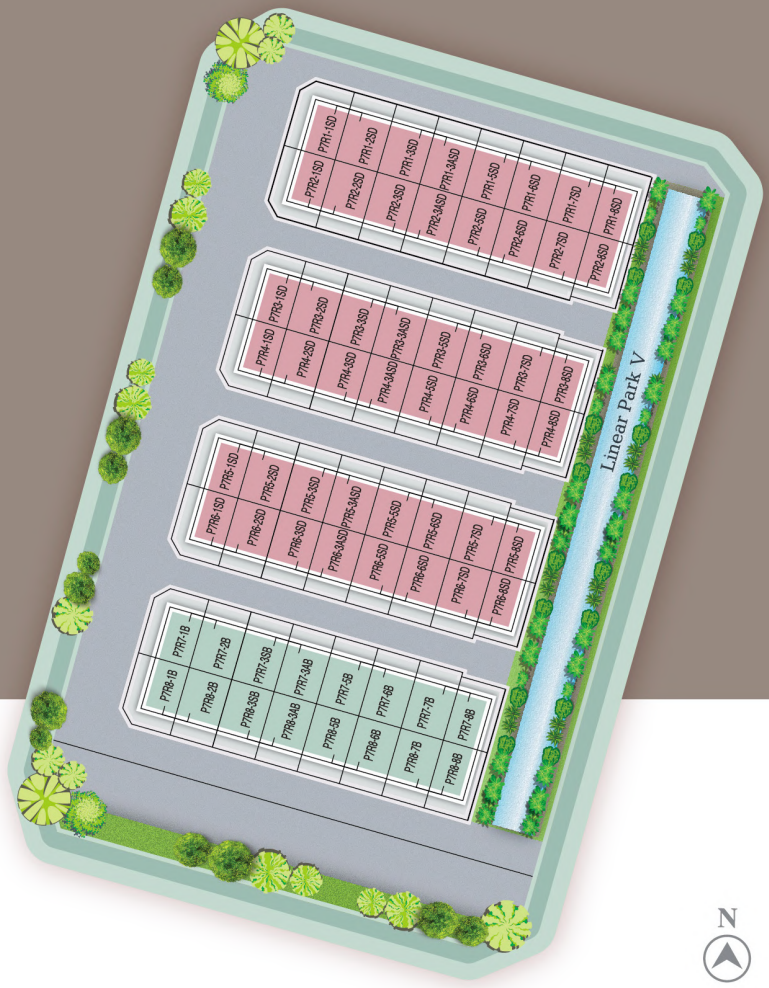
4. Forest Park
5. Layer Park
6. Linear Park I
7. Linear Park II
8. Linear Park III
9. Linear Park IV
10. Linear Park V



Site Plan

When Architecture Meets Nature

Phase 7
Valderrama
Series



- 3 Storey Bungalow 50' x 80' | 50' x 75' - 16 Units
  6 Bedrooms | 8 Bathrooms

- 2 Storey Semi-D 50' x 80' | 50' x 75' - 48 Units
  5 Bedrooms | 6 Bathrooms

3 Storey Bungalow

Modern Styling

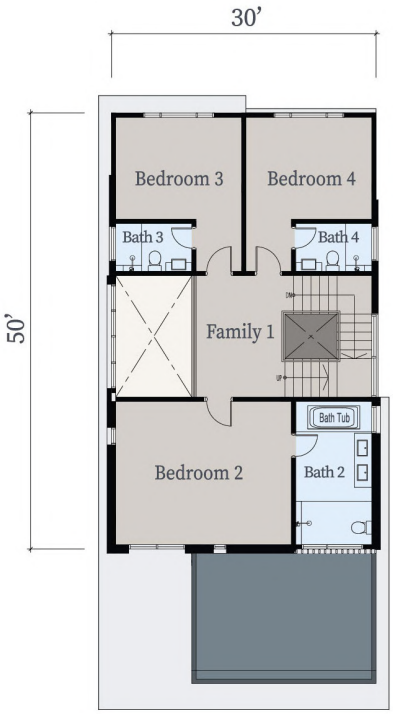
Upper Floor Private Garden, Airy,
Bright, Yet with Privacy.

50’ x 80’
50’ x 75’

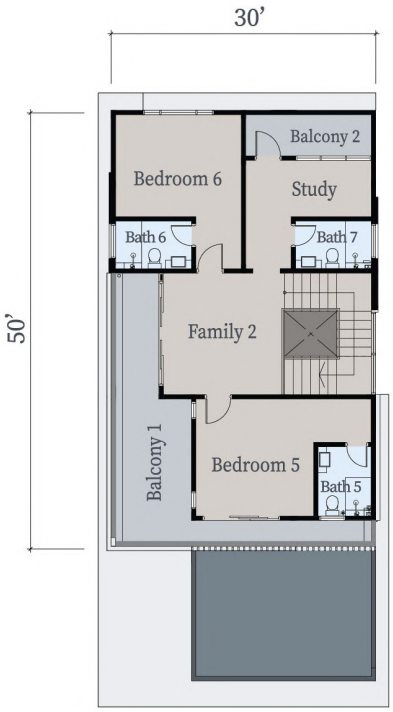
16 units

6 Bedrooms
8 Bathrooms

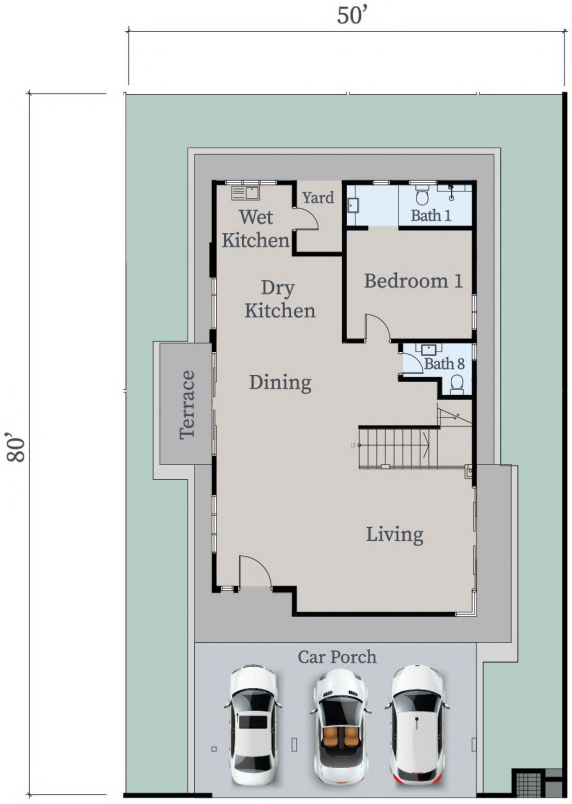
Floor Plan : 3 Storey Bungalow



First Floor



Second Floor



Ground Floor

2 Storey Semi-D

50’ x 80’

50’ x 75’

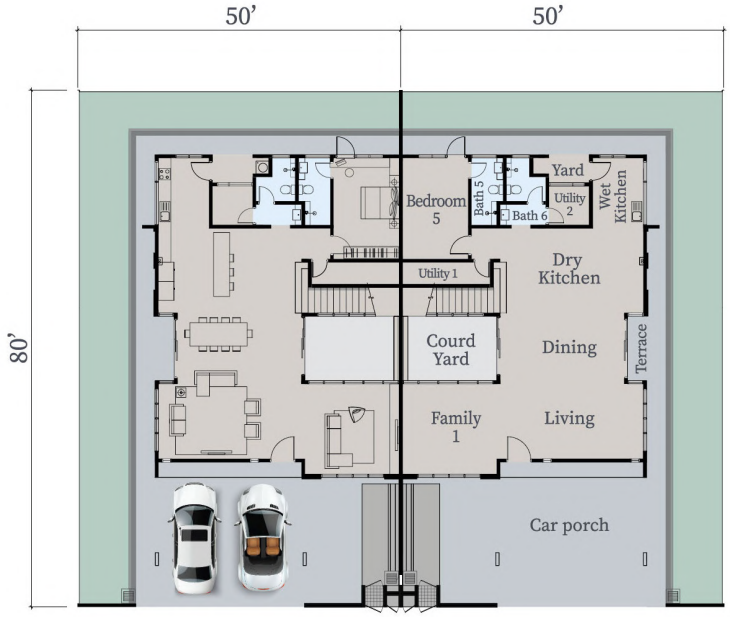
48 units

5 Bedrooms

6 Bathrooms

Excellent
Spatial Planning
Signature
Indoor Courtyard

Floor Plan : 2 Storey Semi-D



Ground Floor

First Floor

Specification :

Phase 7 3 Storey Bungalow | 2 Storey Semi-D

Structure	: Reinforced Concrete Framework
Walls	: Brick Walls
Roof	: Roof Tiles / Steel Roof Trusses
Ceiling	: Skim Coat
	: Plaster Ceiling with Paint
Window	: Aluminum Frame Window
Door	: Entrance Timber Door
	: Aluminum Frame Sliding Glass Door
	: Plywood Flush Door
Ironmongery	: Entrance Smart Door Lock
	High-end Tubular Lock Sets

Wall Finishes	:
Bathrooms	- Porcelain Tiles to Ceiling Height
Kitchen	- Ceramic Tiles to 1500mm Height
Others	- Plaster & Paint

Floor Finishes	:
Living & Dining	- Porcelain Tiles
Kitchen	- Porcelain Tiles
Bedrooms	- Porcelain Tiles
Bathrooms	- Porcelain Tiles
Staircase	- Solid Timber (3 Storey Bungalow)
	- Porcelain Tiles (2 Storey Semi-D)
Car Porch	- Porcelain Tiles
Terrace / Yard	- Porcelain Tiles
Utility / Balcony	- Porcelain Tiles

	3 Storey Bungalow	2 Storey Semi-D
Sanitary Fittings :		
Kitchen Sink	- 1 Unit	- 1 Unit
WC	- 8 Units	- 6 Units
Wash Basin	- 9 Units	- 7 Units
Bathtub	- 1 Unit	- 1 Unit
Shower head	- 6 Units	- 4 Units
Electrical Installation :		
Meter	- 3 Phase	- 3 Phase
Lighting Points	- 47	- 36
13A Power Points	- 29	- 26
Fan Points	- 11	- 9
Alarm Point	- 1	- 1
Fiber Wall Socket	- 2	- 2
TV Point	- 2	- 2
Door Chime Point	- 1	- 1
Air-Conditioner Point	- 7	- 5
Water Heater Point	- 1 (Ground Floor)	- 2 (Ground Floor)
Hot & Cold Water Piping	- 6 (1st & 2nd Floor)	- 4 (1st Floor)

Fencing :	Brick Wall
	Meter Compartment with Letter Box
	Refuse Compartment

Strategically Located

10KM distance to Plaza Tol Ayer Keroh

Sales Hotline

06-521 8888

countryvillasresort.com.my

013-352 0688 • 013-618 0688
013 533 5688

Sales Gallery Open 7 days • 10am - 5pm

Sales Gallery Location

A Prestigious Development By

Country Villas Resort Sdn. Bhd.
(200701034425 / 792454-A)
No. 8, Jalan CVR 2, Country Villas Resort,
Hang Tuah Jaya, 77200 Bemban Melaka.
Fax: 06-5218818

*No. Lesen Pemaju Perumahan: 12308/02-2028/0600(A) *Tempoh Sah: 27/02/2023 hingga 26/02/2028 *No. Permit Iklan Jualan: 12308-8/06-2026/0579(N)-(L) *Tempoh Sah: 26/06/2024 hingga 25/06/2026 *Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Perbandaran Hang Tuah Jaya *No. Rujukan Kelulusan Pelan Bangunan: MPHTJ/JKB051223001 *Tarikh Siap: Siap Dibina pada Disember 2026 *Pegangan Tanah: 99 Tahun *Tarikh Tamat Pajakan: 26 November 2123 *Bebanan Tanah: Tiada *Bilangan unit: 64 unit (FASA 7A & 7B) *Rumah Berkembar 2 Tingkat (Jenis A, 43 unit) Harga (Min.): RM1,297,000.00 Harga (Maks.): RM 1,400,000.00, *Rumah Berkembar 2 Tingkat (Jenis B, 5 unit) Harga (Min.): RM 1,264,000.00 Harga (Maks.): RM 1,264,000.00, *Rumah Banglo 3 Tingkat (Jenis A, 15 unit) Harga (Min.): RM 1,860,000.00 Harga (Maks.): RM 1,960,000.00, *Rumah Banglo 3 Tingkat (Jenis B, 1 unit) Harga (Min.): RM 1,818,000.00 Harga (Maks.): RM 1,818,000.00, *Syarat-syarat Nyata: Tanah ini hendaklah digunakan untuk mendirikan rumah kediaman sahaja *Sekatan-sekatan kepentingan: Kod B: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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