

Rubica • SimBrochure
• Cloese Size: W24cmx H30cm • Open Size: W48cmx H30cm

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame					
WALL	Brickwork / Reinforced Concrete / Precast Concrete Panel					
ROOFING	Concrete Slab					
CEILING	Skim Coat / Plaster Ceiling and Paint					
WINDOWS	Aluminium Frame Windows					
DOORS	Main Entrance	Solid Core Door				
	All Bedrooms / Study	Flush Door				
	All Bathrooms	Flush Door				
	Balcony (Type A, B, B1 & C)	Sliding Door				
	Kitchen	Flush Door				
IRONMONGERY	Quality Locksets					
WALL FINISHES	Kitchen	1.5m High Wall Tiles / Skim Coat and Paint				
	All Bathrooms	Wall Tiles Up to Ceiling Height				
	Others	Skim Coat and Paint				
FLOOR FINISHES	Living Area / Dining Area	Tiles				
	Kitchen	Tiles				
	Yard	Tiles				
	All Bedrooms / Study	Laminated Timber Flooring				
	All Bathrooms	Tiles				
	Balcony (Type A, B, B1 & C)	Tiles				
	Main Entrance	Tiles				
	TYPE	A	B	B1	C	C1
SANITARY & PLUMBING FITTINGS	Water Closet	3	2	2	2	2
	Wash Basin	3	2	2	2	2
	Kitchen Sink	1	1	1	1	1
	Shower Head	3	2	2	2	2
ELECTRICAL INSTALLATION	Light Point	14	11	11	12	11
	Power Point	15	13	13	13	13
	Fan Point	1	1	1	1	1
	TV Point	1	1	1	1	1
	A/C Point	5	4	4	4	4
	Water Heater Point	3	2	2	2	2
	Door Bell Point	1	1	1	1	1
	Fibre Well Socket (FWS) Outlet	1	1	1	1	1

Rubica®

HARBOUR PLACE

绿碧阁

FREEHOLD

HARBOUR PLACE SALES GALLERY
Lot 2249 & 2450, Jalan Chain Ferry,
Seberang Perai Utara, 12100 Butterworth, Penang
WAZE: Harbour Place Sales Gallery

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www.rubica.com.my



OSK
PROPERTY

PID: EASTERN LAND SDN BHD [1960101094/02845-H] (A subsidiary of OSK Property Holdings Bhd) Developer Principal Office Address: 18th Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, Tel: 603-27778688, Fax: 603-27778687, Development Name: Pangsapuri Perkhidmatan Rubica, Developer's License No. 8858/04-2020/0069(A), Validity: 14/03/2020 – 08/04/2029, Advertising & Sales Permit No. 8858/04/2020/0069(B)(H), Validity: 26/07/2022 – 24/07/2025, Approving Authority: Majlis Bandaraya Seberang Perai, Building Plan No. M45294/20-24/3, Type of Development: Serviced Apartment, Land Tenure: Freehold, Land Encumbrances: Nil, Expected Completion Date: Sept 2026, Built Up Area: 946sqft – 1335sqft, Selling Price: RM484,000 (min) – RM793,000 (max), Total Unit: 230 Units, Sekatan Kepentingan: No. 5% Discount For Malay Loc. This advertisement has been approved by National Housing Department. The development details and information contained herein are subject to change and shall not constitute be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product.

SERENE LIVING AMIDST AN EXCLUSIVE ENCLAVE

3-DIMENSIONAL LIVING

AT ITS FINEST

Live life with a peace of mind in Rubica. Meticulously designed to meet the robust lifestyles of a modern urbanite, this where discoveries are made, dreams are realised, and the perfect place for you to call home.



230
EXCLUSIVE
UNITS



ALL AROUND AND WITHIN REACH

Rising tall right at the heart of Butterworth city centre, be immersed in the modern urban conveniences and savour old world charms that the neighbourhood has to offer, a place where the best of both worlds intertwined.



Rubica
HARBOUR PLACE
绿碧阁

- Perai Industrial Zone
- Penang Bridge
- SMK Convent Butterworth
- Penang International Dental College
- George Town
- SK Convent Butterworth
- Econsave Supermarket
- Bagan Specialist Centre
- Raja Uda Food Street
- SRJK(C) Chung Hwa 1
- Penang Sentral (Transportation Hub)

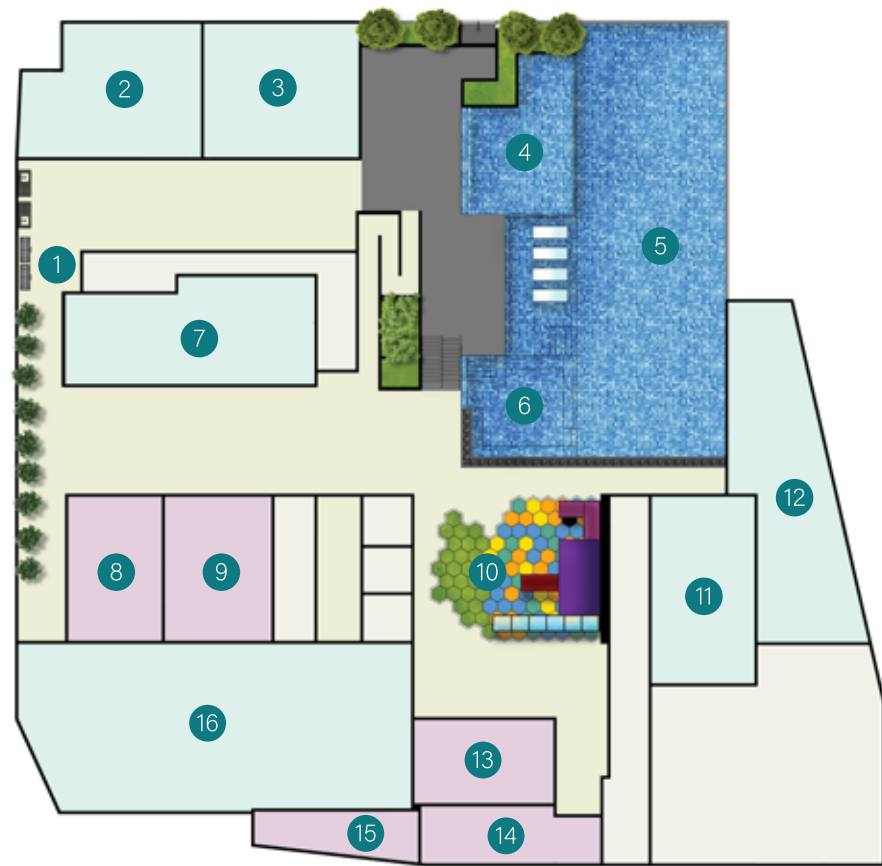
d-VIEW



LIVE THE STANDARDS YOU DESERVE

Experience the high life of an urban sanctuary. Mingle with family and friends in the games room; or just drift away into blissful serenity while reclining into a cosy bench by the pool, overlooking city views. Come home to rejuvenate and let all your worries melt away.

FACILITIES (LEVEL 11)



- LEGEND
- 1

BBQ Area

2

Chilling Room

3

Games Room

4

Wading Pool

5

Swimming Pool

6

Hydrotherapy Pool

7

Reading Room

8

Changing Room (Female)
- 9

Changing Room (Male)

10

Children's Playground

11

Management Office

12

Gym Room

13

Surau (Male)

14

Surau (Female)

15

Store / Changing Room

16

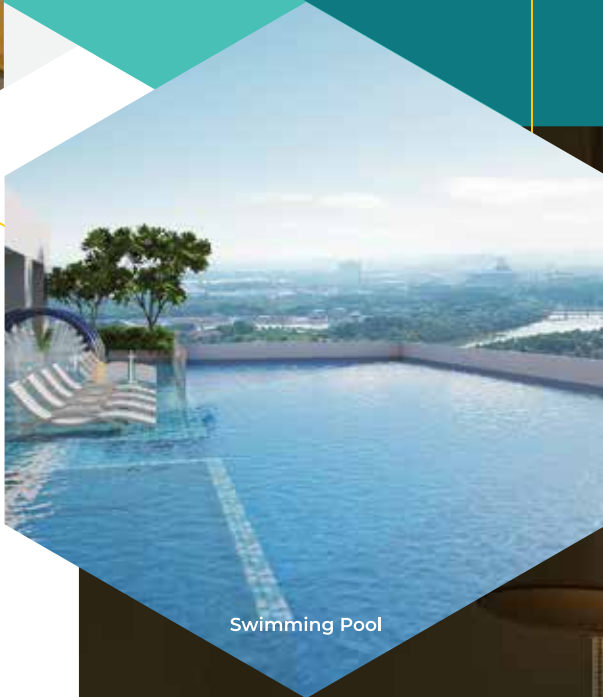
Multipurpose Hall



Games Room



Reading Room



Swimming Pool



Chilling Room

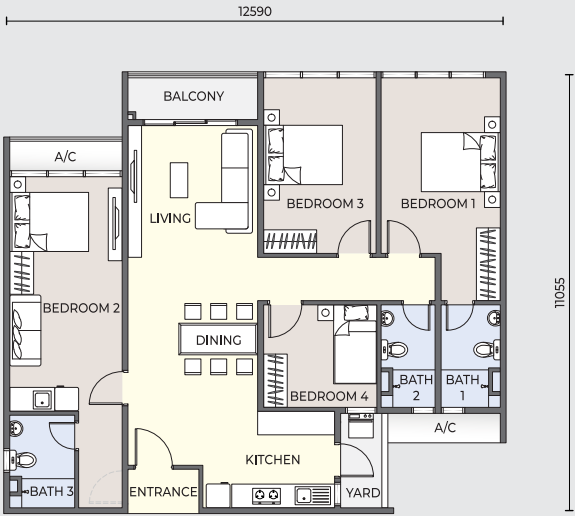
WELCOME HOME

MODERN LIVING IS YOURS TO EMBRACE

Living spaces are designed with comfort and practicality in mind, where each layout is thought-through with a sense of purpose. The tranquil life you have always desired for, awaits at Rubica.



d-Space



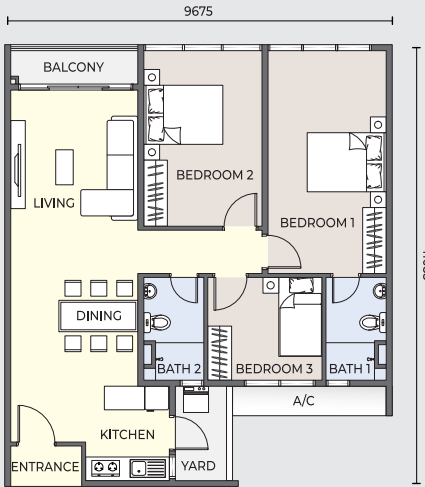
TYPE A
1,335 sq.ft.



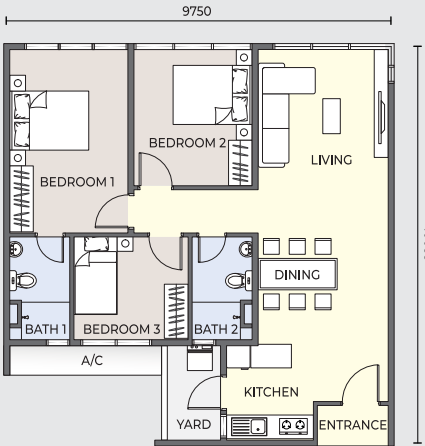
TYPE B
1,182 sq.ft.



TYPE B1
1,150 sq.ft.



TYPE C
1,040 sq.ft.



TYPE C1
946 sq.ft.