

 **Pulai
Hijauan**

禧
绿
苑

Beautiful
Bold

bellis

2 STOREY CLUSTER HOUSE



Awaken to the beauty
of a natural haven amidst
the splendour of green serenity
where every day is filled
with peace and harmony.

Here, at Pulai Hijauan,
all these are Naturally Yours.

bellis
2 STOREY CLUSTER HOUSE

Naturally Eco-Living

The poetic beauty of lush natural gardens is the inspiration behind Pulai Hijauan. Located along the famed Jalan Pontian and surrounded by abundant greenery, the new double storey cluster homes are truly beyond compare. Designed to add warmth and comfort to urban lifestyles, this is not just a home with a captivating facade, this is home at the very heart of modern eco-living.





Nature's Splendour. Endless Wonder.



Experience the sounds, sights and scents of nature at Pulai Hijauan. Resplendent with lush foliage and natural trees in a verdant green enclave, Bellis cluster homes offer luxuriant greenery outside your windows and wondrous gardens to reconnect with nature. Enjoy the vivid colours of daybreak or stroll in the park and be refreshed by the morning breeze. All this and more are right at your doorstep.

Naturally Spacious

Discover an innovative development concept linking houses back to back with no unwelcome back lanes, in a well-planned living environment. The luxurious garden cluster homes offer more space with private side garden and patio, all set in lush greenery.

Each home is a well-designed corner unit in a low-density enclave. Ample balconies are linked to living spaces and provide more natural light and ventilation across your home.



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3 STOREY CLUSTER HOUSE

Land Area: 35' x 70'

Built-up Area: 2,606 sq.ft.

FIRST FLOOR



GROUND FLOOR



SPECIFICATIONS

STRUCTURE

Reinforced concrete

BRICKWALL

Clay bricks / Sand bricks

ROOFING

Metal roofing sheet / RC flat roof

ROOF TRUSS

Light weight metal frame

CEILING

Plaster ceiling, skim coat to concrete slab

WINDOWS

Aluminum frame glass window

DOORS

General plywood flush doors
Aluminum framed glass door
Solid door for entry

LOCKS

Quality lockset

DECORATION

External wall - Weather bond
Internal wall - Emulsion paint

FLOOR FINISHES

Ceramic floor tiles to living, dining, dry / wet kitchen, staircase, family hall, bedrooms and bathrooms
Cement render to others

WALL TILES

Kitchen wall tiles height : 1500mm
Bathrooms wall tiles height : full height

SANITARY INSTALLATION

Water storage tank : 1 no.
Sitting w.c : 3 nos.
Wash hand basin with tap : 3 nos.
Shower rose : 3 nos.
Bib tap : 3 nos.
Kitchen sink with tap : 1 no.

ELECTRICAL INSTALLATION

Lighting point : 25 nos.
Ceiling fan point : 6 nos.
13A SPN switch socket point : 15 nos.
Heater power point : 3 nos.
TV point : 3 nos.
Telephone point : 2 nos.
Door bell point : 1 no.
Electrical distribution board : 2 nos.
Auto gate point : 1 no.
Air cond power point : 5 nos.

Fencing : 1500mm high brick and MS grille fencing
Turfing : Spot turfing
Trunking and cabling : UPVC conduit
Telephone : UPVC conduit

结构

钢筋混凝土骨架

墙壁

陶土砖 / 沙砖

屋顶

金属屋顶 / 混凝土平顶

屋顶结构

金属框

天花板

石膏天花板, 涂层抹灰

窗

铝框玻璃窗

门

三合板门, 铝框滑动玻璃门, 入口为实心木门

锁具

优质锁

装潢

外墙 - 晴雨漆
内墙 - 乳胶漆

地面材料

客厅, 饭厅, 干 / 湿厨房, 楼梯, 起居室, 卧室及浴室 - 铺砌磁砖
其他地区 - 洋灰地面

墙壁修饰

厨房铺磁砖至1500mm高
浴室铺磁砖至天花板高

卫生装置

储水槽 : 1个
坐式马桶 : 3个
洗手盆及水龙头 : 3个
花洒 : 3个
水龙头 : 3个
厨房洗涤槽及水龙头 : 1个

电源设备

电灯位 : 25个
风扇位 : 6个
13安培电插座 : 15个
热水器插座 : 3个
电视天线插座 : 3个
电话插座 : 2个
门铃位 : 1个
电源分布板 : 2个
电动闸门位 : 1个
冷气插座 : 5个

围篱

: 1500mm高砖墙铁栅篱笆

铺草

: 点状式铺草

导管及电缆

: UPVC线管

电话

: UPVC线管



Naturally Luxurious

For those who relish living with nature, Bellis cluster homes offers a peaceful respite from the busy world. Tall glass windows allow the sunlight to stream into a space that had been developed into a classy modern home. Well-planned layouts and cleverly designed features make your home a luxury to reside in. Awaken each day to a refreshing morning surrounded by nature. This is your invitation to live green and live grand.

Safe & Secure in Nature

Sleep soundly in your modern concept home built within a gated and guarded community with 2-tier security for added peace of mind. Come home to a truly secure serene sanctuary, one designed with your family's safety in mind.



Naturally Accessible

Life is naturally better when everything you need is conveniently located around you. Strategically located at the heart of Iskandar Malaysia, Taman Pulai Hijauan lies within the Skudai-Pontian corridor enjoys all around accessibility. And quality education lies within a convenient radius from home.

- 10 minutes drive to Pulai Springs Golf Resort and Universiti Teknologi Malaysia
- 15 minutes drive to AEON, Taman Universiti
- 20 minutes drive to AEON, Bukit Indah, Gelang Patah and 2nd Link Highway
- Close to Sek. Men. Kebangsaan Kangkar Pulai 2, Sek. Kebangsaan Kangkar Pulai 2 & Kangkar Pulai and Woon Hwa Primary School



Exclusive & Renowned, Naturally

Taman Pulai Hijauan is another prestigious project by Huayang, a premier developer of garden townships in Johor Bahru. Hua Yang Berhad is a public listed company listed on the Main Board of Bursa Malaysia since 29 November 2002. The company takes pride in building homes inspired by nature and given an artistic flair, making each residential collection a work of art crafted by a genius.

07-559 1388

www.huayang.com.my

ANOTHER PRESTIGIOUS PROJECT BY HUAYANG



GRANDEUR PARK SDN. BHD. (201863-A)

Johor Bahru Office:
53 & 55, Jalan Besi, Taman Sri Putri,
81300 Skudai, Johor Bahru
F 07-556 0388 E jb@huayang.com.my

Head Office:
C-21, Jalan Medan Selayang 1, Medan Selayang,
68100 Batu Caves, Selangor
T 03-6188 4488 F 03-6188 4487 E kl@huayang.com.my

• Developer's License No.: 8154-25/10-2015/1424 • Validity Period: 22/10/2012 – 21/10/2015 • Advertising & Sales Permit No.: 8154-25/2680/2013(11) • Validity Period: 08/11/2012 – 07/11/2013
• Land Charge: OCBC Bank (Malaysia) Berhad • Approving Authority: Majlis Perbandaran Johor Bahru Tengah • Authority Approving Building Plan: MPJBT(JB)RP/5/22/2012(E1)OSC/74/5/2012(B1)
• Expected Date of Completion: October 2014 • Land Tenure: Freehold • Selling Price: RM526,548 (Min) RM697,979 (Max) • No. of Units: 64

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