



clavillia
DOUBLE STOREY CLUSTER HOUSE

FREEHOLD



pulai  **INDAH**



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 Indah,
all these are Naturally Yours.

clavillia

DOUBLE STOREY CLUSTER HOUSE

Land Area: 35' x 65'

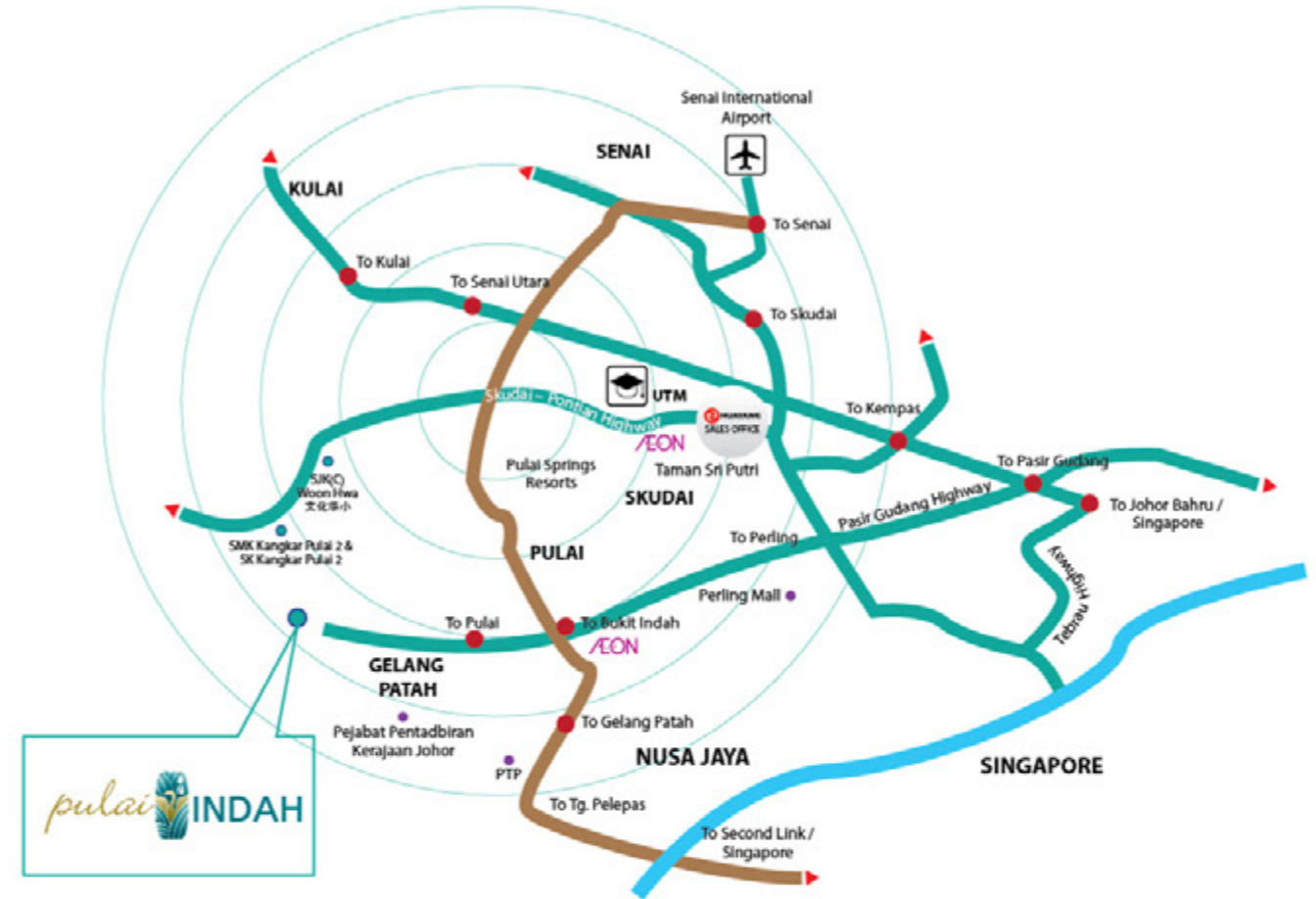
Built-up Area: 2,341 sq.ft.





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.

Safe &
Secure
in Nature



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

Specifications

STRUCTURE

Reinforced Concrete

WALL

Clay Bricks / Sand Bricks

ROOF COVERING

Concrete Roofing Tiles / Metal Roofing Sheet / R.C Flat Roof

ROOF FRAMING

Light Weight Metal Frame

CEILING

Plaster Ceiling / Skim Coat to Concrete Slab

WINDOWS

Aluminum Frame Glass Window

DOORS

General Plywood Flush Doors / Aluminium Framed Glass Door / Solid Door for Entry

IRONMONGERY

Selected Lockset

WALL FINISHES

Kitchen Wall Tiles Height	1500mm
Bathrooms Wall Tiles Height	2100mm
External Wall	Weatherbond Paint
Internal Wall	Emulsion Paint

FLOOR FINISHES

Ceramic Floor Tiles to Living, Dining, Kitchen, Utility, Car Porch, Staircase, Family Hall, Bedrooms & Bathrooms
Cement Render to Others

SANITARY AND PLUMBING FITTINGS

Water Storage Tank	1 no.
Sitting W.C	4 nos.
Wash Hand Basin with Tap	4 nos.
Shower Rose	4 nos.
Bib Tap	5 nos.
Kitchen Sink with Tap	1 no.

ELECTRICAL INSTALLATION

Lighting Point	20 nos.
Wall Light Point	2 nos.
Ceiling Fan Point	7 nos.
13A Switch Socket Point	13 nos.
15A Switch Socket Point (A/C)	4 nos.
Telephone Point	2 nos.
TV Point	2 nos.
Water Heater Point	4 nos.
Air-Con Point	4 nos.
Bell Point	1 no.
Auto Gate Post Point	1 no.

INTERNAL TELEPHONE TRUNKING AND CABLING

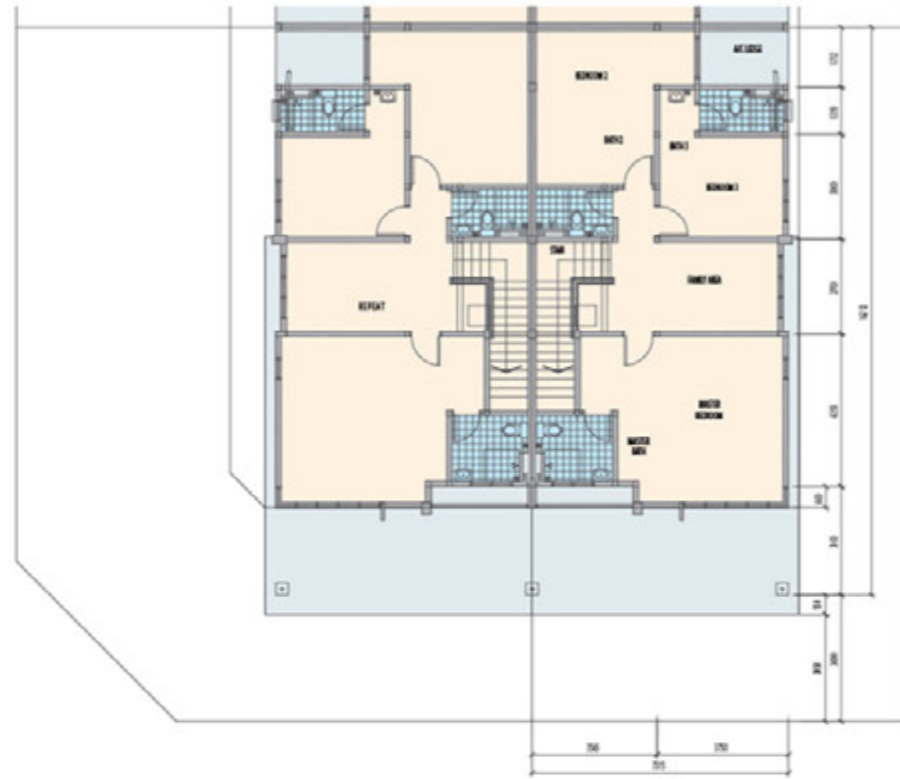
UPVC Conduit

FENCING

1500mm High Brick and M.S Grill Fencing

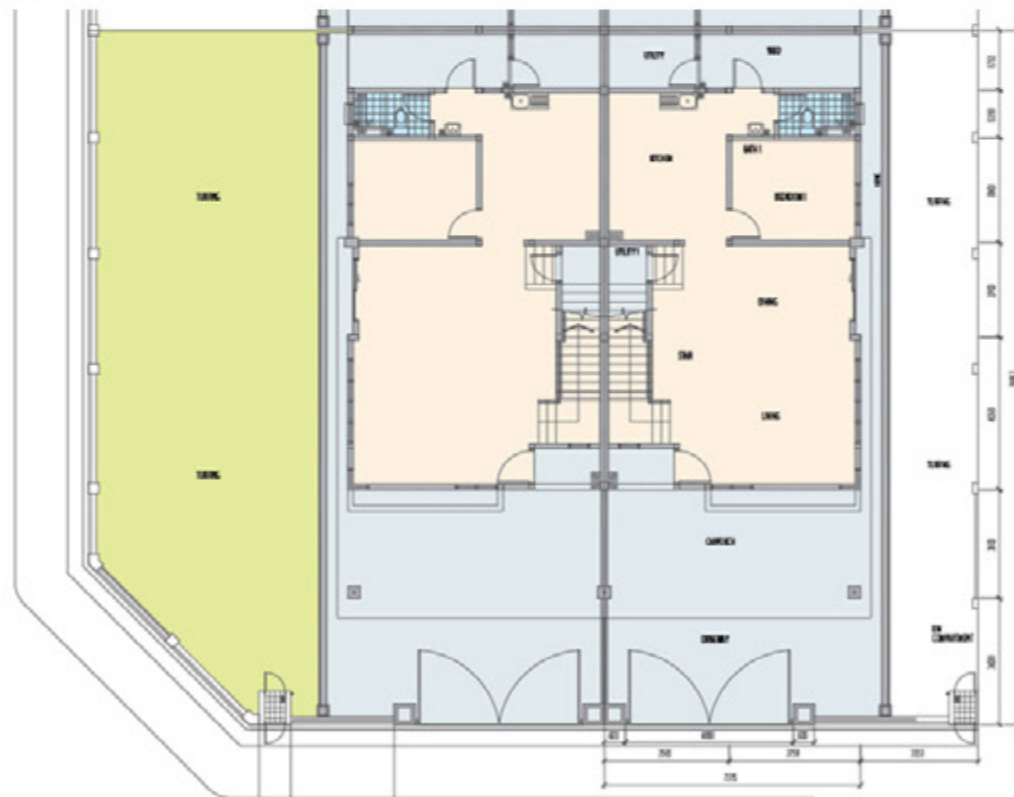
TURFING

Spot Turfing



FIRST FLOOR

GROUND FLOOR



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 Skudal, 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.: 8154-30/07-2015/0384(L) • Validity Period: 25/07/2013-24/07/2015 • Advertising & Sales Permit No.: 8154-30/07-2015/0384(P) • Validity Period: 25/07/2013-24/07/2015 • Land Charge: Nil • Authority Approving Building Plan: Majlis Perbandaran Johor Bahru Tengah • Building Plan Approval No.: (23)d/m.MPJBT(JB)RP/8/12/2013 • Expected Date of Completion: June 2015 • Tenure of Land: Freehold • Total Units: (Cluster) 57 units, (Semi-D) 6 units, (Bungalow) 1 unit • Selling Price: (Cluster) RM531,216 (min) RM671,125 (max), (Semi-D) RM672,000 (min) RM878,196 (max), (Bungalow) RM900,000

All pictures shown are artist's impression only. All plans, specifications and information contained herein are subject to change without notification as may be required by the authorities / engineer / architect and the developer and cannot form part of any offer or contract.