



Pulai
Hijauan

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Charm • Comfort • *Cycas*
2 Storey Terrace House

Exclusive

Eco Living Sanctuary

Escape to the nature sanctuary, Taman Pulai Hijauan is another prestigious project by Huayang, a premier developer of garden township in Johor Bahru. We take pride in building homes inspired from the beauty of nature and combined with an artistic flair, creating a welcome retreat every time you come home.



Experience The Wonders of Both Worlds

As the road winds along the slight gradient of Pulai Hijauan, the rumble of the city becomes an almost distant memory. Located along Jalan Pontian and surrounded by lush greenery, the new double storey terrace homes make it to the center stage. This modern designed home creates serenity and heart warming harmony, making it a perfect place to live and grow.

Cycas
2 Storey Terrace House

Land Area : 22'x70' • Built-up Area : 2,197 sq.ft.

Exclusive Haven for Urban Lifestyle

Escape to nature, Cycas terrace homes offer an abundance of eco living features.

With only 242 units, within the entire development, it is large enough to accommodate the warmth of family, yet exclusive enough to pamper its residents with an abundance of personal space – all the while making the most of Mother Nature's offerings.



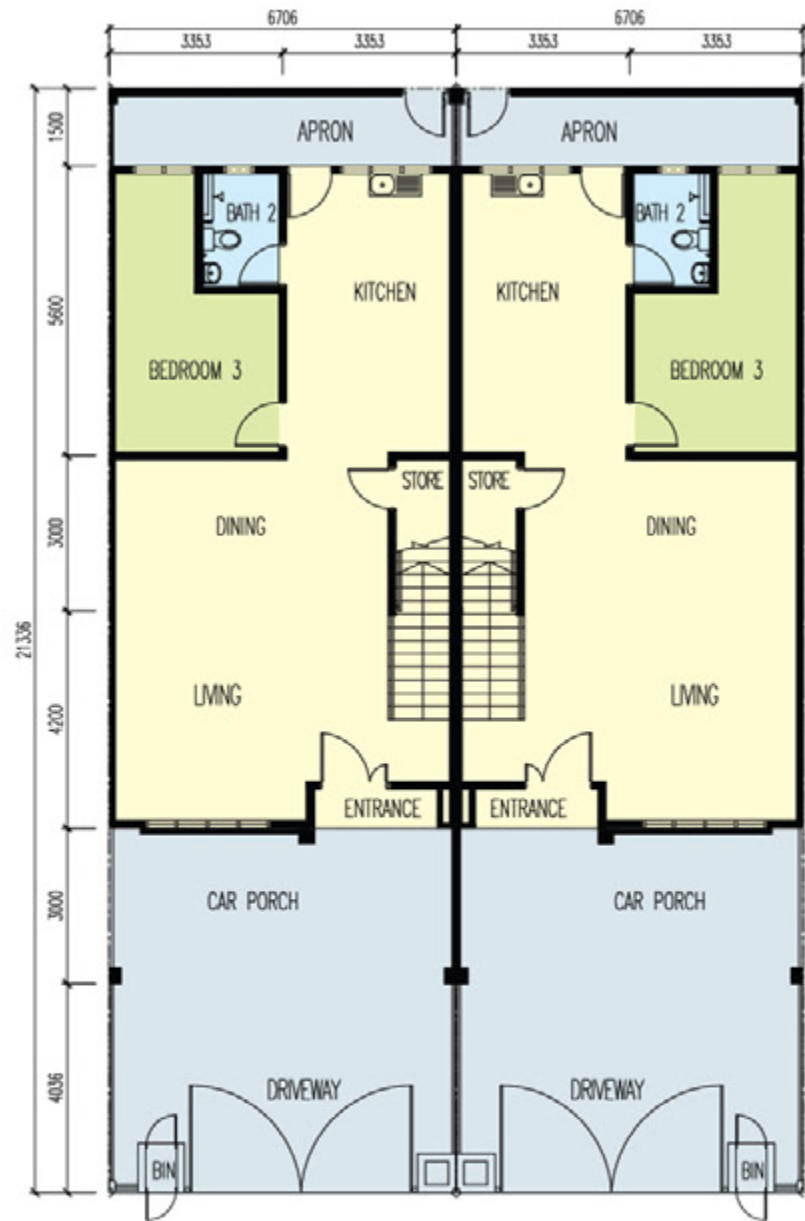


Spacious

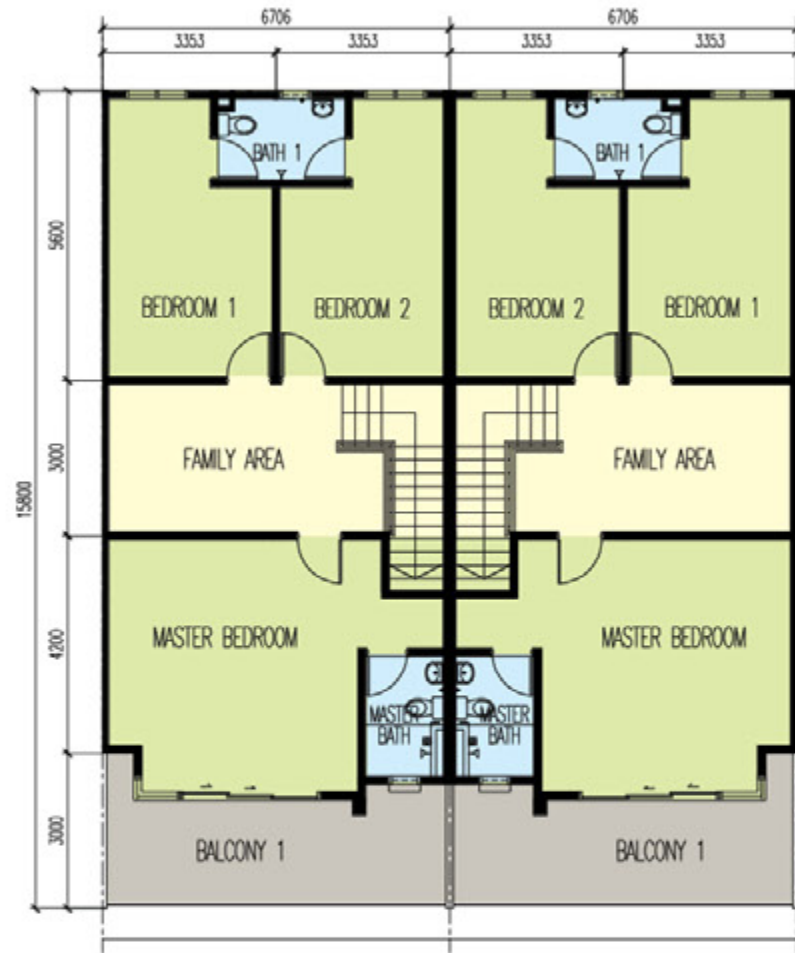
Designed to Cater Your Lifestyle

Apart from the abundant greenery that surrounds Cycas – there's one other thing that makes living here a truly one-of-a-kind experience. The houses themselves. A reflection of contemporary urban living through chic minimalist design, it also hosts a myriad of environmentally friendly features.

- Spacious master bedroom with a look-out balcony to match
- Large living area with a combined dining room and dry kitchen
- Glass wall windows for efficient natural lighting and air ventilation
- Courtyards for intermediate



Ground Floor Plan



First Floor Plan

Specifications

STRUCTURE	Reinforced concrete frame	
WALL	Clay brick / Sand brick	
ROOFING COVERING	Metal roofing sheet / R.C. flat roof	
ROOF FRAMING	Light weight metal frame	
CEILING	Plaster ceiling, skim coat to concrete slab, cement board ceiling	
WINDOWS	Aluminum frame glass window	
DOORS	General plywood flush doors, Aluminum framed glass door, Solid door for entry	
IRONMONGERY	Selected quality lockset	
WALL FINISHES	Kitchen wall tiles 1500mm Bathrooms wall tiles 2100mm External wall Weatherbond Internal wall Emulsion paint	
FLOOR FINISHES	Ceramic floor tiles to living, dining, terrace, staircase, family area, bedrooms, bathrooms and balcony. Cement render to others	
SANITARY AND PLUMBING FITTINGS		
Water storage tank	1	
Sitting W.C	3	
Wash hand basins with tap	3	
Shower rose	3	
Bib taps	4	
Kitchen sink with tap	1	
ELECTRICAL INSTALLATION	Intermediate Unit	Corner & End Unit
Ceiling lighting point	16	18
Wall lighting point	4	4
Ceiling fan point	7	7
Switch socket outlet	16	16
Telephone socket outlet	2	2
TV socket outlet	2	2
Water heater socket outlet	3	3
Air cond power point	2	2
Autogate power point	1	1
Gate bell point	1	1
Gate pillar light point	2	2
INTERNAL TELEPHONE TRUNKING AND CABLING	UPVC conduit	
FENCING	1500mm high brick and MS grille fencing	
TURFING	Spot turfing	

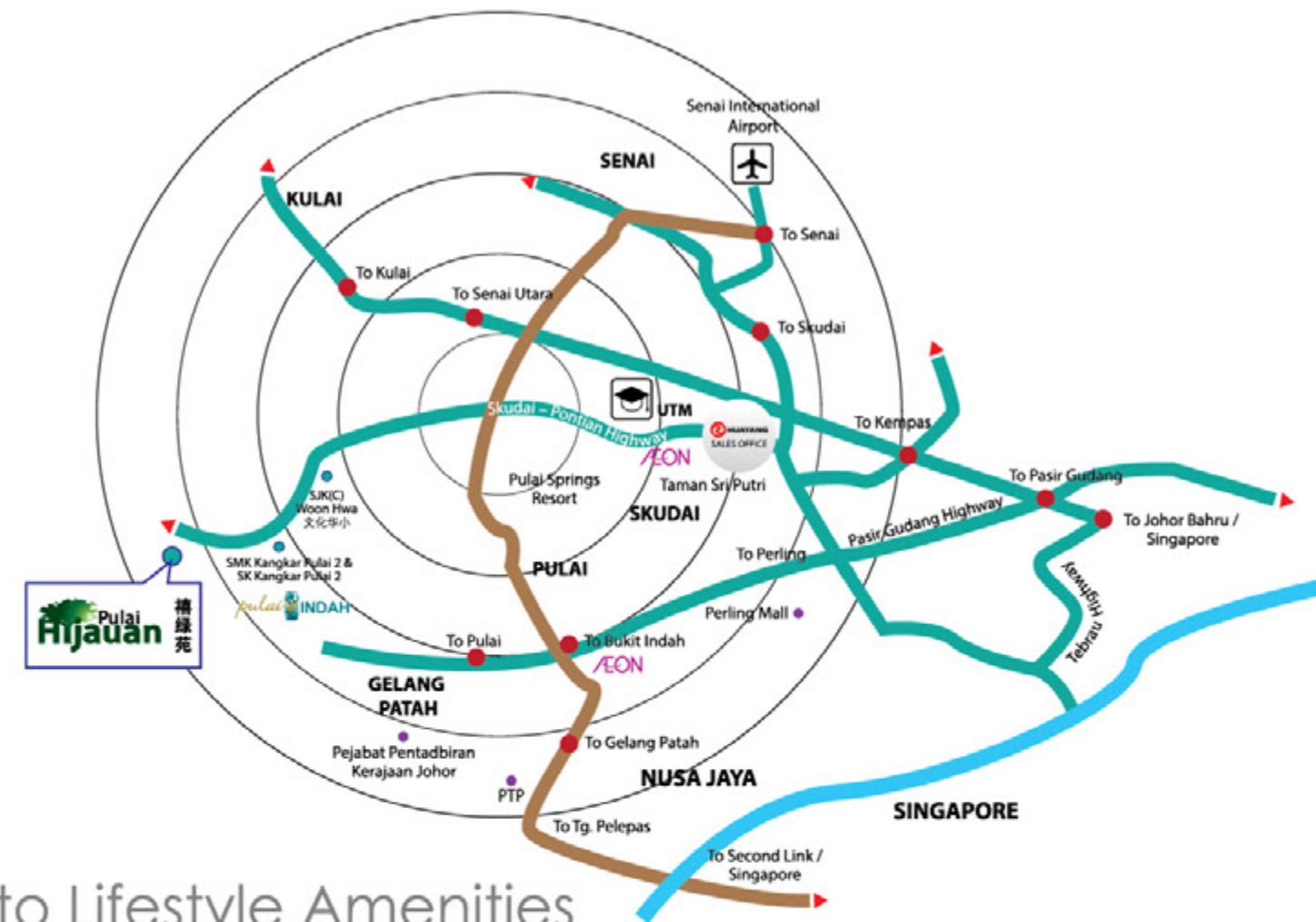
结构	钢筋混凝土结构	
墙	陶土砖 / 沙砖	
屋顶	金属瓦片	
屋顶结构	轻质金属框	
天花板	石膏天花板, 涂层抹灰, 洋灰天花板	
窗	铝框玻璃窗	
门	三合板门, 铝框玻璃门, 实心木门	
锁具	优质门锁	
墙壁修饰	厨房铺磁砖 1500mm 浴室铺磁砖 2100mm 外墙 晴雨漆 内墙 防护漆	
地面材料	客厅, 饭厅, 走廊, 楼梯, 起居室, 卧房, 浴室及阳台-铺磁砖 其他范围-水泥地面	
卫生装置		
储水槽	1	
坐式马桶	3	
洗手盆及水龙头	3	
花洒	3	
水龙头	4	
厨房洗涤盆及水龙头	1	
电源设备	中间单位	角头及末端单位
天花板电灯位	16	18
墙壁电灯位	4	4
天花板风扇位	7	7
电插座	16	16
电话插座	2	2
电视插座	2	2
热水器插座	3	3
空调位	2	2
电动闸门位	1	1
门铃位	1	1
闸门柱电灯位	2	2
导管及电缆	UPVC线管	
围篱	1500mm高砖墙铁栅篱笆	
铺草	点状式铺草	



Tranquility

for The Sense of Solitude

Sited in a gated and guarded community, the aura of peace at Cycas is enhanced by its excellent security features. Feel safe and sound with 2-tier security system coupled with security access card and 24 hours security patrols, you can be assured that tranquility is always within reach.



Accessible to Lifestyle Amenities

Prime urban suburb that is both conveniently located, yet distinctly buffered from urban excesses. Taman Pulai Hijauan lies within the Skudai-Pontian corridor, close proximity to amenities and 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



ANOTHER PRESTIGIOUS PROJECT BY HUAYANG



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Developer's License and Advertising & Sales Permit No.: 8154-28/06-2015/0134 • Validity Period: 04/06/2013 – 03/06/2015 • Land Encumbrance: Nil • Approving Authority: Majlis Perbandaran Johor Bahru Tengah • Authority Approving Building Plan: (24)d/m.MPJBT(JB)RP/S/52/2012
Land Tenure: Freehold • Expected Date of Completion: May 2015 • No. of Units: 88 • Selling Price: RM443,833 (Min) RM630,295 (Max) • Expected Date of Completion: Dec 2015 • No. of Units: 80 • Selling Price: RM455,361 (Min) RM641,579 (Max)

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