

Pulai
Hijauan

禧
绿
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FREEHOLD
永久地契

EMILIA

Double Storey Cluster House
35' x 70'

Another Prestigious Project by

 **Huayang**
Your dreams, made affordable

Developer:

GRANDEUR PARK SDN. BHD. (201863-A)
53 & 55, Jalan Besi, Taman Sri Putri,
81300 Skudai, Johor Bahru
Tel: 07 559 1388

www.huayang.com.my

EMILIA: Developer's License No.: 8154-34/06-2016/0603(L) | Valid Date: 25/6/2014 - 24/6/2016 | Advertising & Sales Permit No.: 8154-34/06-2016/0603(P) | Valid Date: 25/6/2014 - 24/6/2016 | Land Encumbrances: Nil | Approving Authority: Majlis Perbandaran Johor Bahru Tengah | Authority Building Plan: (17)dlm.MPJBTJBRP/5/63/2013 | Expected Completion Date: Aug 2016 | Land Tenure: Freehold | Total Units: 84 | Price: RM633,330(min) - RM722,455(max)

FINAL PHASE 最后一期



“... Is surely home,
and home-sweet-home:
For there the heart can rest.”

A Home Song by Henry Van Dyke



DOUBLE STOREY CLUSTER HOUSE
BUILT-UP: 2,576 SQ.FT.

Artist's Impression



Artist's Impression

“Sweet Stay-at-Home,
sweet Well-content,
Thou knowest of no
strange continent...”

Sweet Stay-at-Home by William Henry Davies



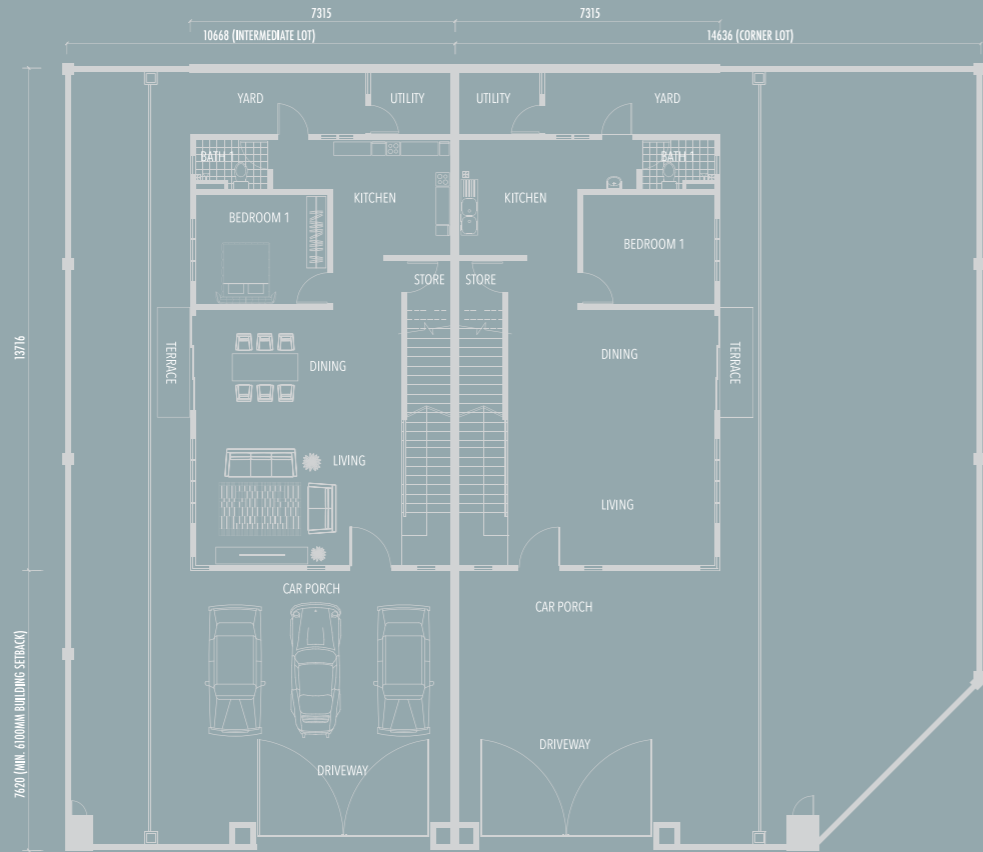


“Look at
the stars,
look how
they shine for
you.”

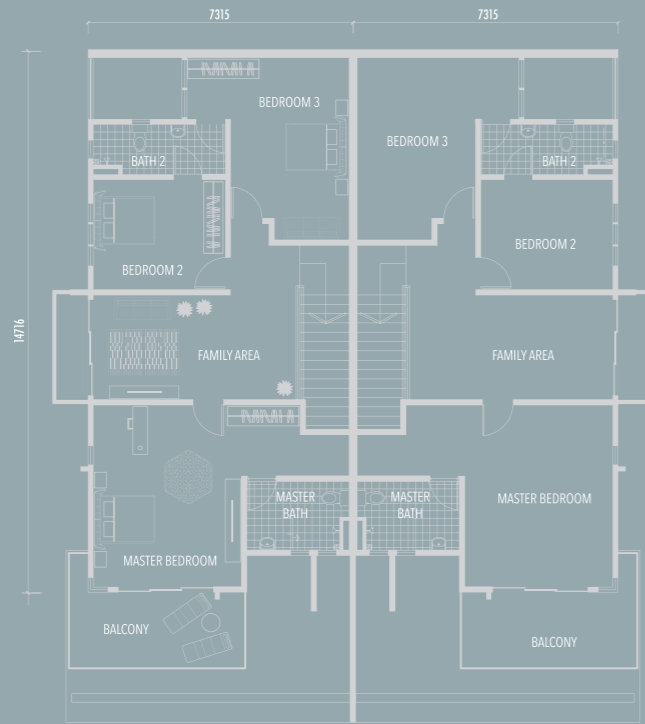
Coldplay, the famous band



Floor Plan



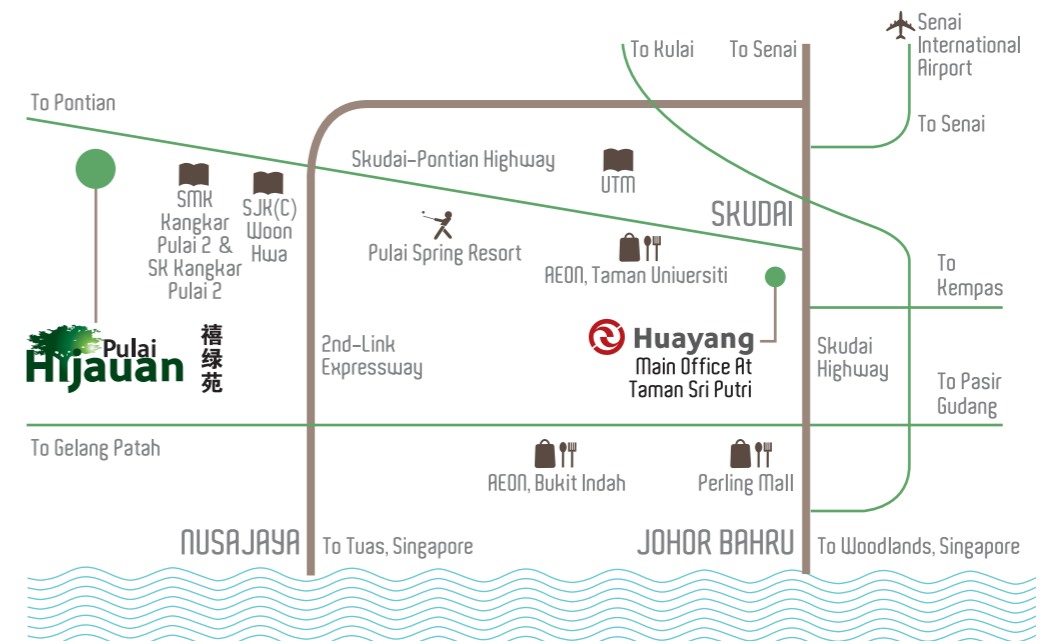
底楼
Ground Floor



一楼
First Floor

Specification

Structure	Reinforced Concrete																						
Wall	Clay bricks / Sand bricks																						
Roofing Covering	Metal deck roof / RC flat roof																						
Roof Framing	Light weight metal frame																						
Ceiling	Plaster ceiling, skim coat to concrete slab, cement board ceiling																						
Windows	Aluminium frame glass window																						
Doors	Plywood flush doors, Aluminium framed glass door, Solid door for entry																						
Ironmongery	Selected lockset																						
Wall Finishes	Kitchen: Wall tile (full height), bathrooms: Wall tile (full height), external wall: Weatherbond, internal wall: Emulsion paint																						
Floor Finishes	Floor tiles to car porch, living, dining, kitchen, staircase, yard, store 1, family area, bedrooms, bathrooms, terraces & balcony; Others: cement render																						
Sanitary & Plumbing Fittings	<table border="0"> <tr> <td>Water storage tank</td> <td>1 no.</td> </tr> <tr> <td>Rainwater harvesting tank</td> <td>1 no.</td> </tr> <tr> <td>Sitting w.c.</td> <td>3 nos.</td> </tr> <tr> <td>Wash hand basin with tap</td> <td>3 nos.</td> </tr> <tr> <td>Shower rose</td> <td>3 nos.</td> </tr> <tr> <td>Bid tap</td> <td>5 nos.</td> </tr> <tr> <td>Kitchen sink with tap</td> <td>1 no.</td> </tr> </table>	Water storage tank	1 no.	Rainwater harvesting tank	1 no.	Sitting w.c.	3 nos.	Wash hand basin with tap	3 nos.	Shower rose	3 nos.	Bid tap	5 nos.	Kitchen sink with tap	1 no.								
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Internal Telephone Cabling	Cat 3																						
Fencing	1500mm high brick and MS grille fencing																						
Turfing	Spot turfing																						



UNIQUE SELLING POINT 特点

- Built-up Area 建筑面积 2,576sf 平方尺
- 4 Bedrooms & 3 Bathrooms 4间卧室与3间浴室
- 2' x 2' Porcelain Floor Tiles 2' x 2'优质地砖
- Gated & Guarded 严密围篱住家
- 24-Hour Guard Patrolling 二十四小时警卫巡逻
- 2.32 acres Greeneries Park 2.32 英亩绿色花园