





A Sense of Exclusivity

Luxury modern bungalows with beautiful natural touch. Every unit opens out to balcony with spectacular coast view that truly a sight to behold. Ranging from 5,575 sq. ft. to 5,667 sq.ft., the soaring space serves as the canvas for endless inspiration. The privileged indulgence with your loved one.

Type A1
4,587 sq. ft.

Type A2
5,813 sq. ft.

Type A3
4,497 sq. ft.

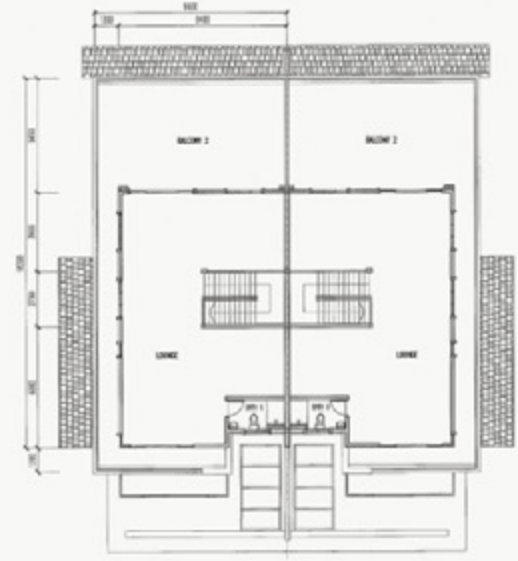
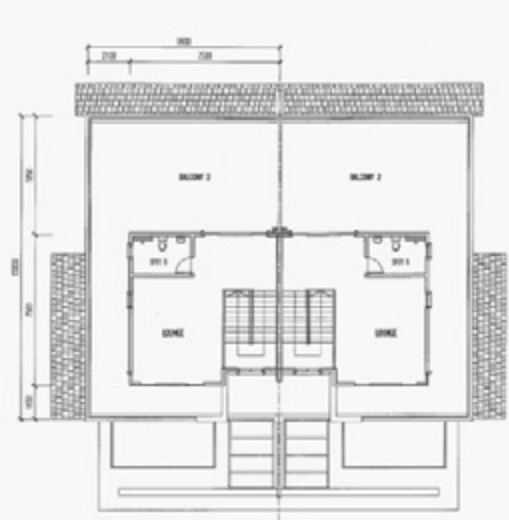
Type B1
5,500 sq. ft.

Type B2
5,667 sq. ft.

An aerial night-time rendering of a residential development. The scene shows a cluster of multi-story houses with blue-tiled roofs and warm interior lighting. A prominent central building has a complex, multi-tiered roof structure. A winding road with light trails from cars is visible on the right. The entire scene is set against a dark background with some ambient lighting on the trees and lawns. A purple square overlay in the top-left corner contains a white logo and text.

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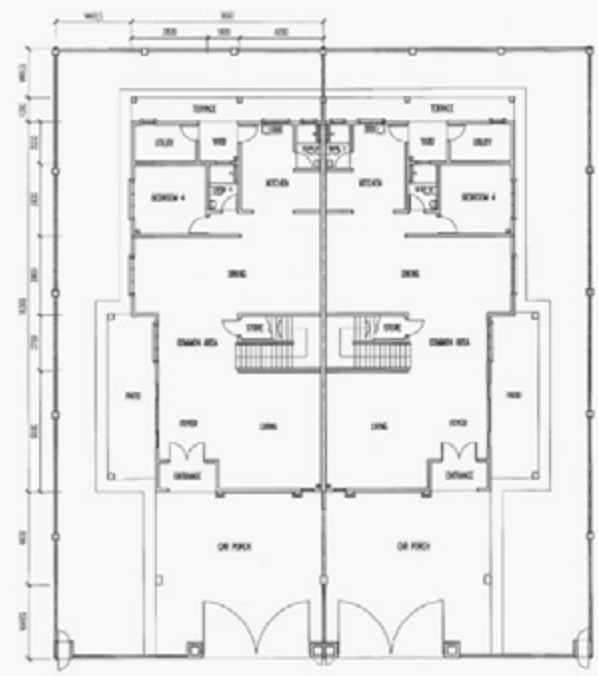
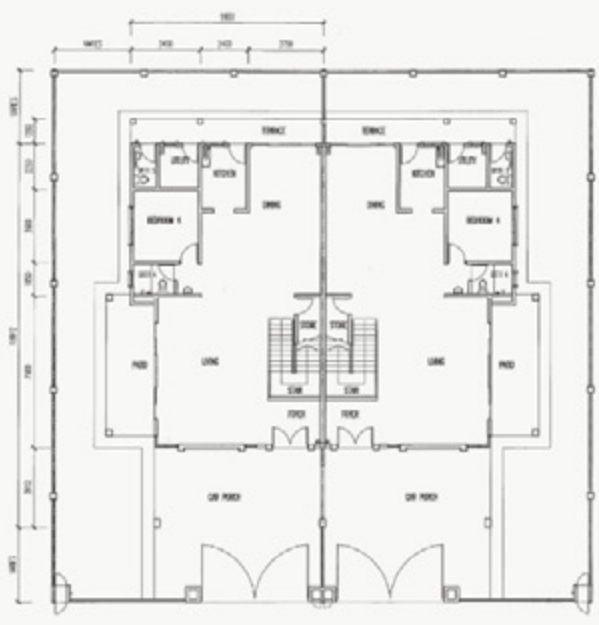
ATTIC FLOOR



FIRST FLOOR

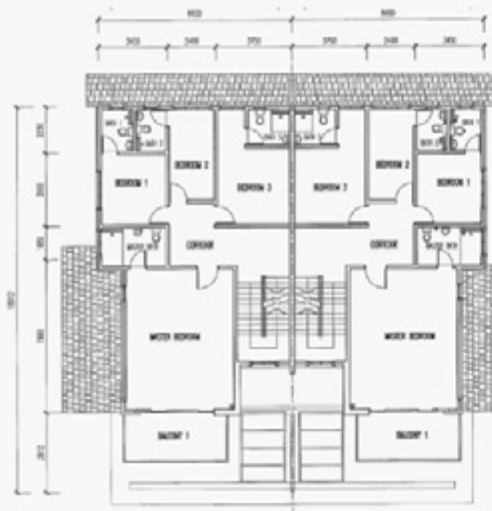
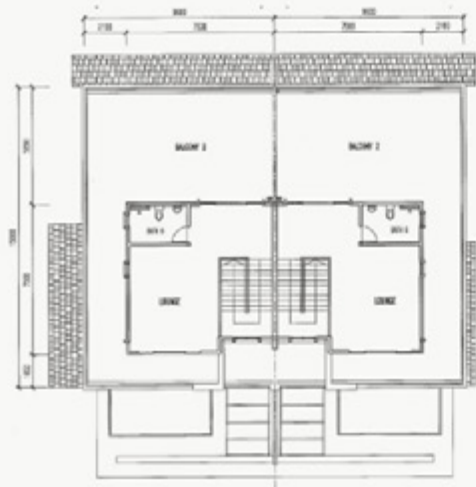


GROUND FLOOR



TYPE A1

TYPE A2



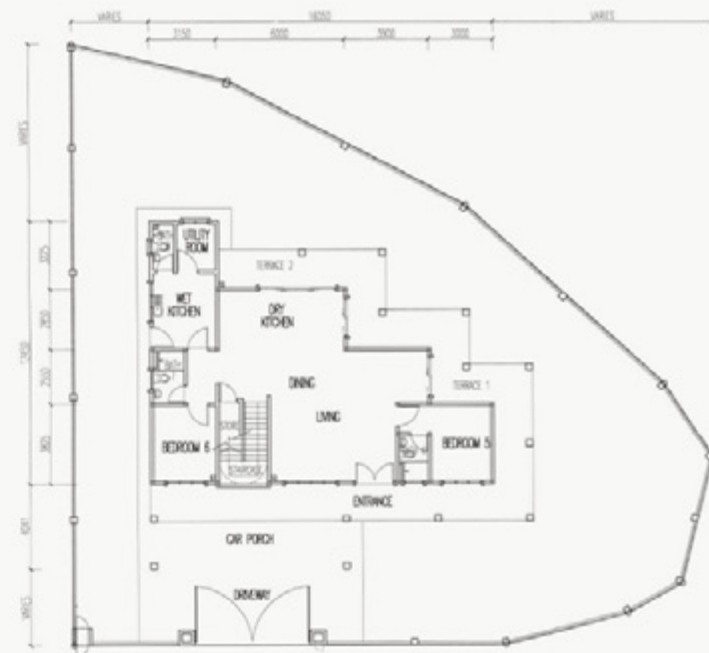
ATTIC FLOOR



FIRST FLOOR



GROUND FLOOR





TYPE B2



TYPE B2

STRUCTURE : Reinforced concrete
WALL : Clay bricks / sand bricks
ROOFING COVERING : Concrete roofing tiles / RC flat roof
ROOF FRAMING : Lightweight metal frame
CEILING : Plaster ceiling / skim coat to concrete slab / cement board ceiling
WINDOWS : Aluminium frame glass window
DOORS : Timber doors / aluminium framed glass door / solid door for entry
IRONMONGERY : Quality lockset

WALL FINISHES
KITCHEN WALL : Wall tile (full height)
BATHROOM WALL : Wall tile (full height)
EXTERNAL WALL : Weather bond / spray texture paint / decorative stone
INTERNAL WALL : Emulsion paint

FLOOR FINISHES
GROUND FLOOR :

- Floor tiles to car porch, foyer, living, dining, bedrooms, utility, kitchen, terrace, patio (Type A1, A2 & A3)
- Floor tiles to car porch, living, dining, bedrooms, utility, dry & wet kitchen, terrace (Type B1 & B2)

FIRST & ATTIC FLOOR :

- Timber strip to staircase, corridor, bedrooms & lounge area (Type A1 & A3)
- Timber strip to staircase, family area, bedrooms & lounge area (Type A2 & B1)
- Timber strip to staircase, common area, family area & bedrooms (Type B2)
- Floor tiles to bathrooms & balconie

OTHERS :

- Cement render

	TYPE	A1 / A3	A2	B1	B2
SANITARY & PLUMBING SANITARY					
Water storage tank		1 no.	1 no.	1 no.	1 no.
Hot water tank		2 nos.	2 nos.	2 nos.	2 nos.
Rainwater harvesting tank		1 no.	1 no.	1 no.	1 no.
Sitting W.C		7 nos.	7 nos.	9 nos.	8 nos.
Wash hand basin with tap		7 nos.	7 nos.	9 nos.	8 nos.
Shower rose		7 nos.	7 nos.	9 nos.	8 nos.
Bib tap		12 nos.	12 nos.	16 nos.	13 nos.
Bib bidet		7 nos.	7 nos.	9 nos.	8 nos.
Kitchen sink with tap		1 no.	1 no.	1 no.	1 no.
ELECTRICAL INSTALLATION					
Lighting point		29 nos.	38 nos.	40 nos.	43 nos.
Wall lighting point		9 nos.	8 nos.	10 nos.	11 nos.
Air-cond power point		8 nos.	10 nos.	11 nos.	11 nos.
Heater power point		2 nos.	2 nos.	3 nos.	3 nos.
Switch socket point		24 nos.	28 nos.	31 nos.	31 nos.
Ceiling fan point		8 nos.	10 nos.	11 nos.	11 nos.
Telephone point		1 no.	1 no.	1 no.	1 no.
Network point (HSBB system)		3 nos.	3 nos.	3 nos.	3 nos.
TV point		3 nos.	4 nos.	4 nos.	4 nos.
Autogate point		1 no.	1 no.	1 no.	1 no.
Gate pillar lighting point		2 nos.	2 nos.	2 nos.	2 nos.
Bell point		1 no.	1 no.	1 no.	1 no.
Security alarm		1 no.	1 no.	1 no.	1 no.
Booster pump		1 no.	1 no.	1 no.	1 no.

INTERNAL TELEPHONE TRUNKING & CABLING : UPVC conduit

FENCING : 1800mm high brick & M.S grille fencing

TURFING : Spot turfing



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• Developer's License No.: 8154-31/08-2015/0504 (N) • Validity Period: 23.8.2013 - 22.8.2015
 • Advertising & Sales Permit No.: 8154-31/08-2015/0504 (P) • Validity Period: 23.8.2013 - 22.8.2015
 • Expected Date of Completion: August 2015 • Authority Approving Building Plan: Majlis Bandaraya Johor Bahru
 • Building Plan Approval No.: MBJB/U/2012/14/B0N/85(16) • Tenure of Land: Freehold • Land Charge: Nil
 • No. of Units: 28 (Semi-DL 3 (Bungalow)) • Prive: (Min) RM2,228,160 - (Max) RM2,756,640
 (Semi-DL (Min) RM2,720,160 (Max) RM3,128,184 (Bungalow))

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.