

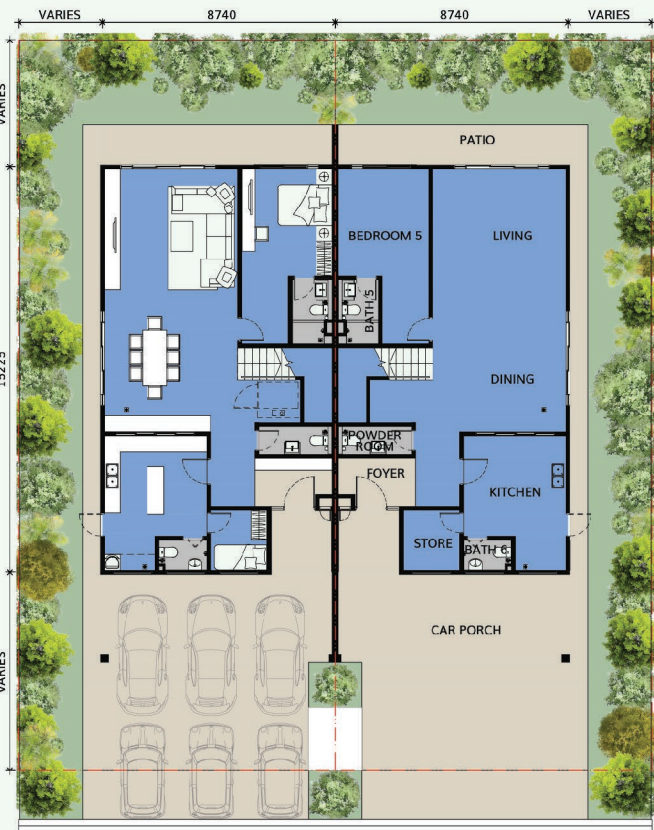
Birch 2-Storey Semi-Detached House

Lot Size
39' x 90'/120'

Built-Up Area
3,660/4,091 sq.ft.

Total Units
12 units





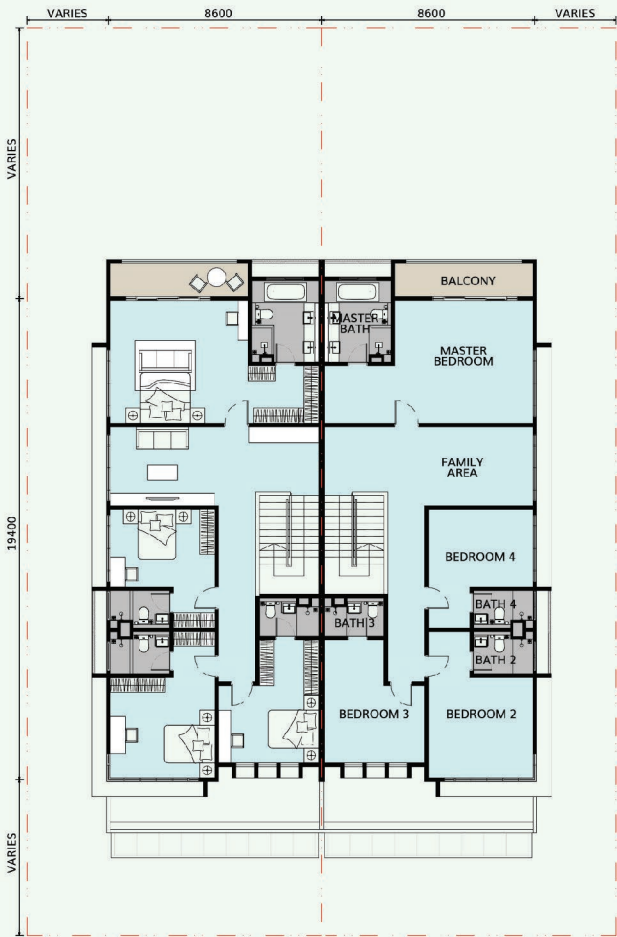
Ground Floor



First Floor



Ground Floor



First Floor

Specification

Structure	: Reinforced Concrete Framework
Wall	: Clay Bricks
Roofing Covering	: Metal Roofing / R.C Flat Roof
Roof Framing	: Light Weight Steel
Ceilings	: Plaster Ceiling / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Aluminium Framed Glass Doors : Plywood Flush Doors : Mild Steel Grille Door
Ironmongery	: Selected Quality Ironmongeries

Wall Finishes	: Tiles at Bathrooms : Tiles at Kitchen
Floor Finishes	: Living, Dining, Bedroom, Kitchen, Bathroom, Balcony, Powder Room, Store & Patio : Bedroom & Family Area (Type B3/B6) : Other Areas : Tiles : Timber Floor : Cement Render
Staircase	: R.C Staircase With Timber Floor & Plaster Finish
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares

Electrical Installation	: Lighting Point : Fan Point : Socket Outlet Point : TV Outlet Point : Air-Con Point : Heater Point : Bell Point : Internet Point	Type B1 : 35 nos : 5 nos : 32 nos : 1 no : 5 nos : 1 no : 1 no : 1 nos	Type B3/B6 : 40 nos : 6 nos : 30 nos : 1 no : 5 nos : 1 no : 1 no : 2 nos
Internal Telephone Trunking & Cabling	: Available		
Fencing	: Galvanised Mesh Fence		

• Developer's License No: 30871/09-2029/0214(A) • Validity Period: 25/09/2024-24/09/2029 • Advertisement & Sales Permit No: 30871-2/10-2028/0822 (N)-(S) • Validity Period: 08/10/2025 – 07/10/2028 • Building Type: 2 Storey Terrace House • Type: A2 • Total units: 16 units • Selling Price: RM1,397,000.00 (min) – RM1,891,000.00 (max) • Building Type: 2 Storey Cluster House • Type: C1, C2A, C2B • Total units: 76 units • Selling Price: RM1,655,000.00 (min) – RM2,198,000.00 (max) • Building Type: 2, 3 Storey Semi-Detached House • Type: B1, B2, B3, B4A, B4B, B5, B6 • Total units: 68 units • Selling Price: RM2,648,000.00 (min) – RM3,814,000.00 (max) • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Approved Plan No: MBIP(JB)RP/5/3/2024 JLD.2 (20) • Expected Date of Completion: September 2028 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • 15% discount for Bumiputera

• Restriction in interest: i) Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii) Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bumiputera Asing tanpa persetujuan Pihak Berkuasa Negeri.

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