

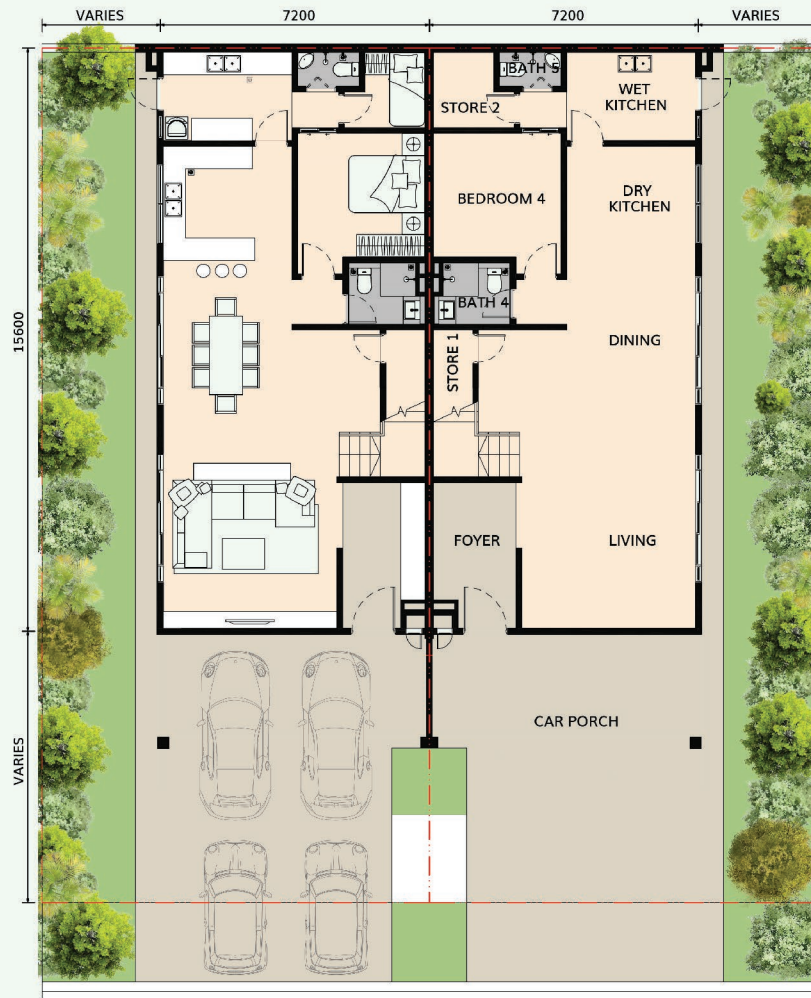
# *Cassia* 2-Storey Cluster House With Balcony

Lot Size  
34' x 75'

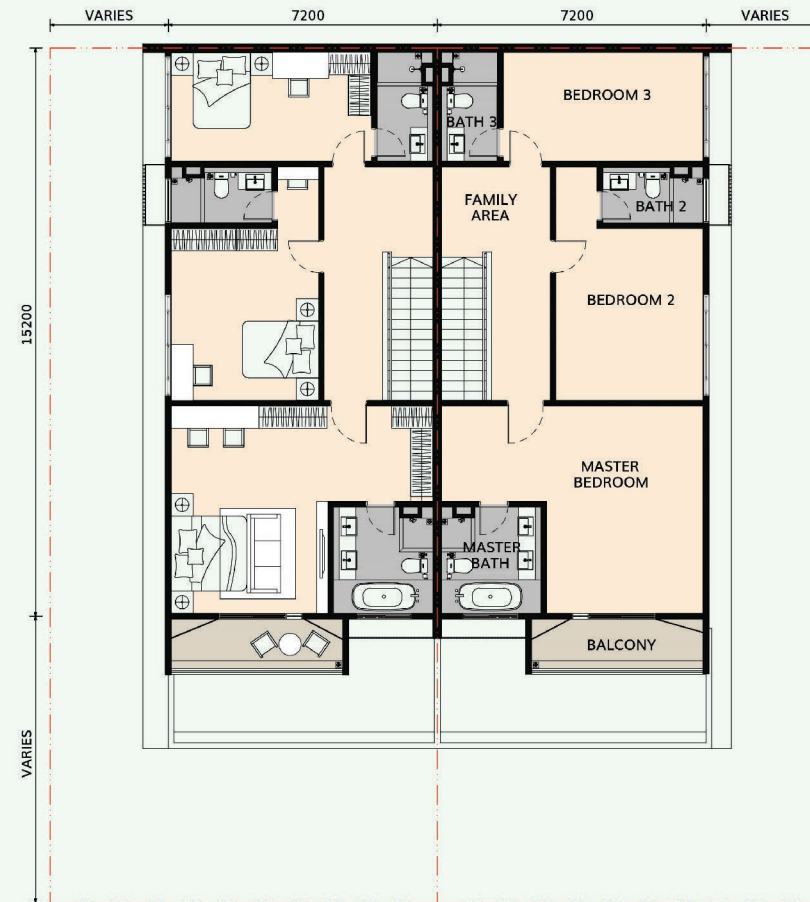
Built-Up Area  
2,787 sq.ft.

Total Units  
16 units





Ground Floor



First Floor

## Specification

<b>Structure</b>	: Reinforced Concrete Framework	<b>Wall Finishes</b>	: Tiles at Bathrooms	<b>Electrical Installation</b>	: Lighting Point	: 31 nos
<b>Wall</b>	: Clay Bricks		: Tiles at Kitchen		: Fan Point	: 5 nos
<b>Roofing Covering</b>	: Metal Roofing / R.C Flat Roof	<b>Floor Finishes</b>	: Living, Dining, Bedroom, Kitchen, Bathroom,		: Socket Outlet Point	: 30 nos
<b>Roof Framing</b>	: Light Weight Steel		Balcony & Store		: TV Outlet Point	: 1 no
<b>Ceilings</b>	: Plaster Ceiling / Skim Coat		: Bedroom & Family Area		: Air-Con Point	: 4 nos
<b>Windows</b>	: Aluminium Framed Glass Windows		: Other Areas		: Heater Point	: 1 no
<b>Doors</b>	: Aluminium Framed Glass Doors	<b>Staircase</b>	: R.C Staircase With Timber Floor & Plaster Finish		: Bell Point	: 1 no
	: Plywood Flush Doors	<b>Sanitary &amp; Plumbing</b>	: Selected Quality Sanitary Wares		: Internet Point	: 2 nos
	: Mild Steel Grille Door	<b>Fittings</b>		<b>Internal Telephone Trunking &amp; Cabling</b>	: Available	
<b>Ironmongery</b>	: Selected Quality Ironmongeries			<b>Fencing</b>	: 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 menawar 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 Bukan 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 Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

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