

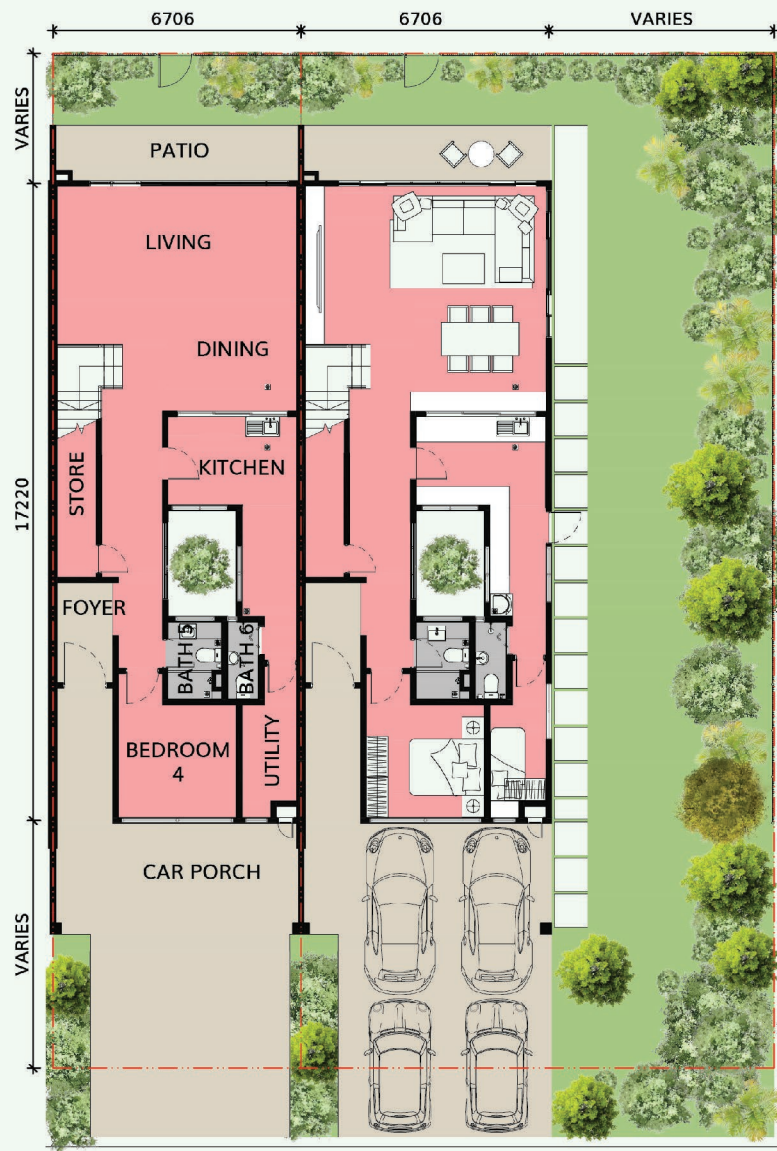
Elm 3-Storey Link House

Lot Size
22' x 90'

Built-Up Area
3,433 sq.ft.

Total Units
39 units





Ground Floor



First Floor



Second Floor

Specification

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

Wall Finishes	: Tiles at Bathrooms
	: Tiles at Kitchen
Floor Finishes	: Living / Dining / Bed 4 / Kitchen / Yard / Utility /
	: Store / Deck / Master Bath / Bath 2 / Bath 3 /
	: Bath 4 / Bath 5 / Bath 6 / Balcony / Balcony 2
	: Master Bed / Bed 2 / Bed 3 / Family Area /
	: Entertainment Area
	: Other Areas
Staircase	: R.C Staircase With Laminated Timber & Plaster Finish
Sanitary & Plumbing	: Selected Quality Sanitary Wares
Fittings	

Electrical Installation	: Lighting point	: 42 nos
	: Fan Point	: 6 nos
	: Socket Outlet Point	: 26 nos
	: TV Outlet Point	: 1 no
	: Air-con Point	: 4 nos
	: Heater point	: 4 nos
	: Bell Point	: 1 no
	: Internet Point	: 5 nos
Internal Telephone	: Available	
Trunking & Cabling		
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.: 30871-1/12-2027/1107(N)-(S) • Validity Period: 05/12/2024-04/12/2027 • Building Type: 2, 3 Storey Terrace House • Type: A1, A3, A4 • Total units: 171 units • Selling Price: RM1,063,000.00 (min) – RM2,099,000.00 (max) • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Approved Plan No: MBIP(JB)RP/5/3/2024(45) • Expected Date of Completion: October 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera

• Restriction in interest: i) Tuan punya tanah tidak dibenarkan menjual 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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