

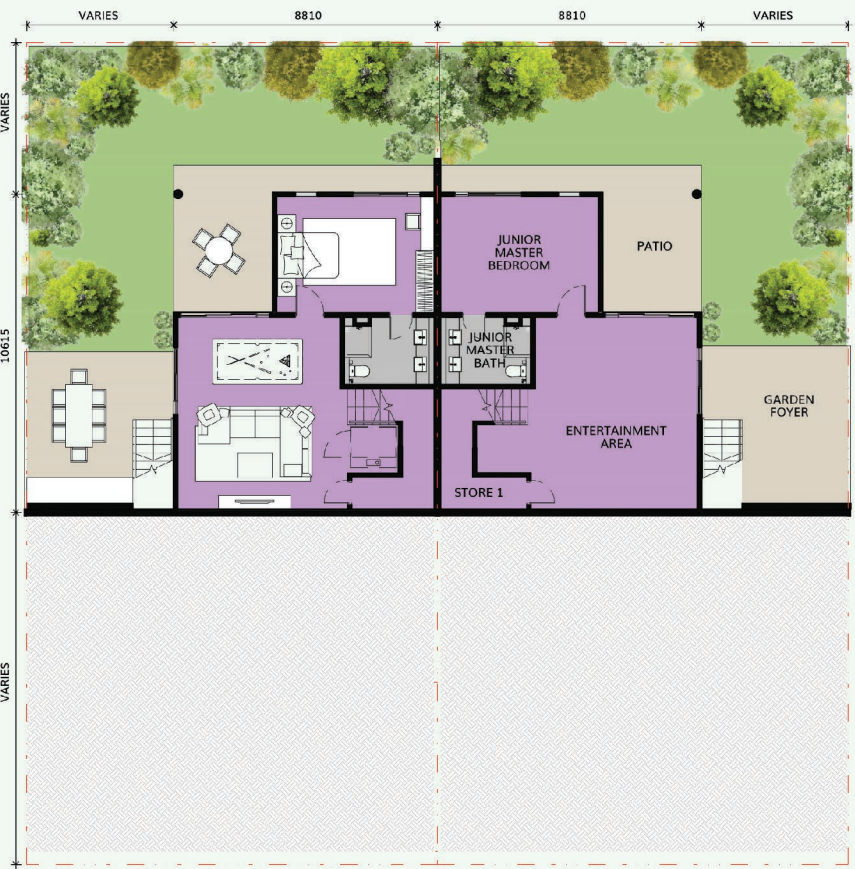
Oak 3-Storey Semi-Detached House With Basement

Lot Size
45' x 90'

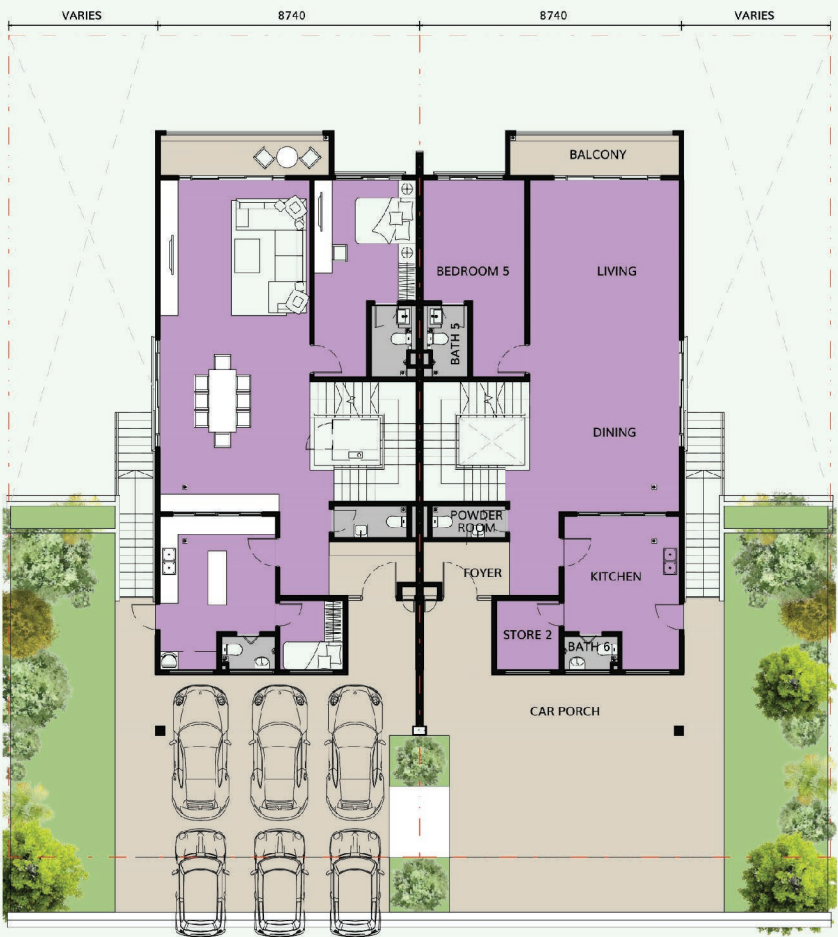
Built-Up Area
4,975 sq.ft.

Total Units
6 units

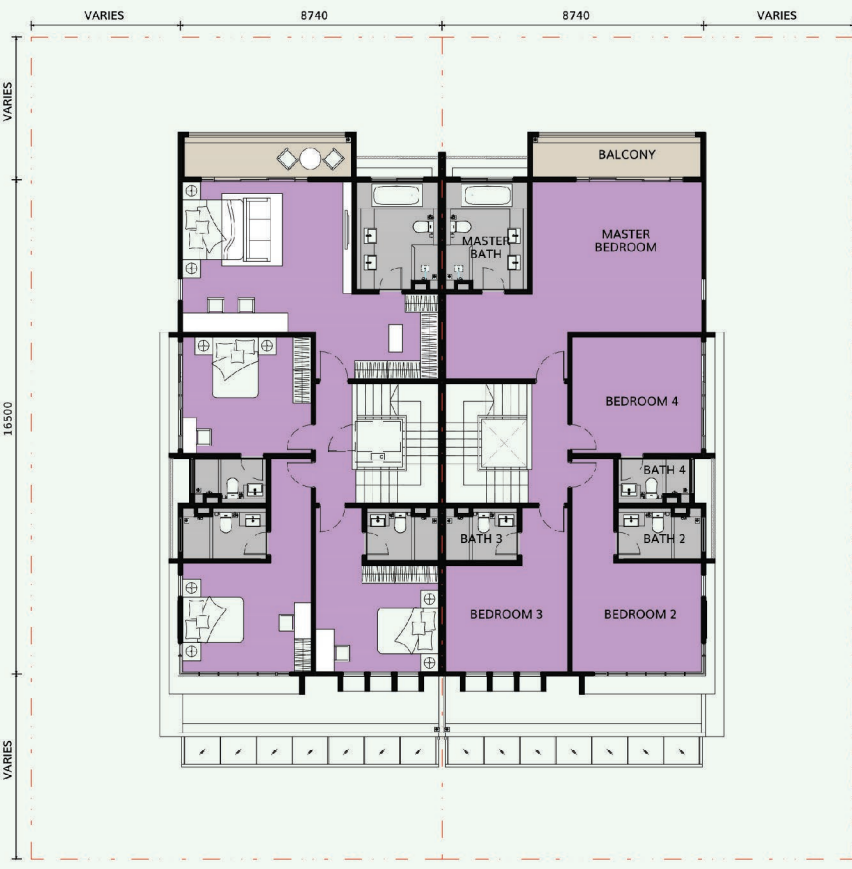




Lower Ground Floor



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, Powder Room, Store, Patio & Balcony : Bedroom & Entertainment Area : Other Areas
Staircase	: R.C Staircase With Timber Floor & Plaster Finish
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares

Electrical Installation	: Lighting Point	: 43 nos
	: Fan Point	: 8 nos
	: Socket Outlet Point	: 36 nos
	: TV Outlet Point	: 1 no
	: Air-Con Point	: 6 nos
	: Heater Point	: 1 no
	: Bell Point	: 1 no
	: Internet Point	: 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 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 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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