

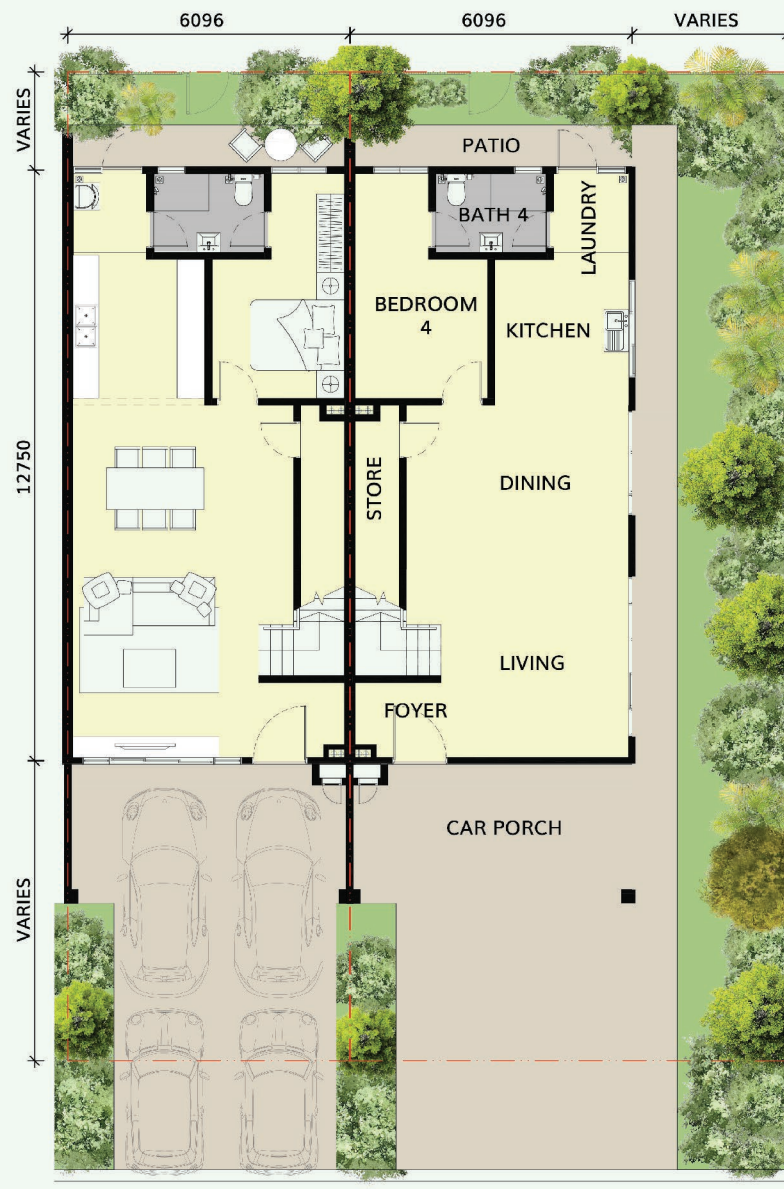
Pine 2-Storey Link House

Lot Size
20' x 70'

Built-Up Area
2,003 sq.ft.

Total Units
55 units





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	: Fibrous Plaster Ceiling / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Aluminium Framed Glass Doors : Plywood Flush Doors
Ironmongery	: Selected Quality Ironmongeries

Wall Finishes	: Tiles at Bathrooms : Tiles at Kitchen
Floor Finishes	: Foyer / Living / Dining / Bed 4 / Kitchen / Laundry / Yard / Master Bath / Bath 2 / Bath 3 / Bath 4 : Master Bed / Bed 2 / Bed 3 / Family Area : Store : R.C Staircase With Laminate Timber & Plaster Finish
Staircase	: R.C Staircase With Laminate Timber & Plaster Finish
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares

Electrical Installation	: Lighting point : 25 nos : Fan Point : 5 nos : Socket Outlet Point : 23 nos : TV Outlet Point : 1 no : Air-con Point : 3 nos : Heater point : 3 nos : Bell Point : 1 no : Internet Point : 3 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.: 30871-1/12-2027/1107(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 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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