

BANYAN

TYPE C1



3-Storey Cluster House

Lot Size **34' X 70'**

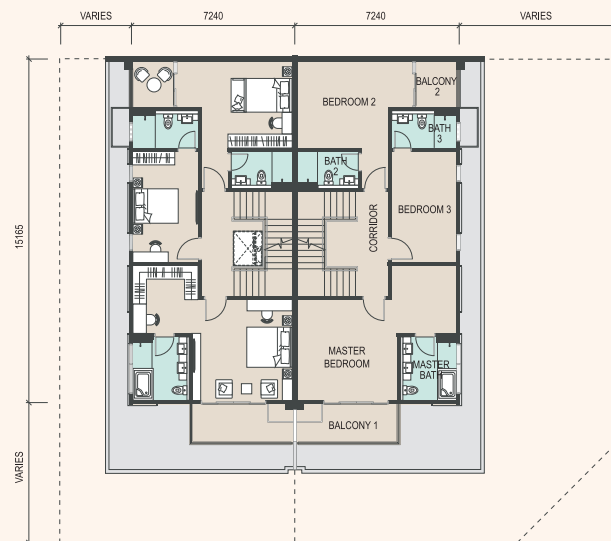
Built-up Area **3,868 sq.ft.**

5 Bedrooms | 6 Bathrooms

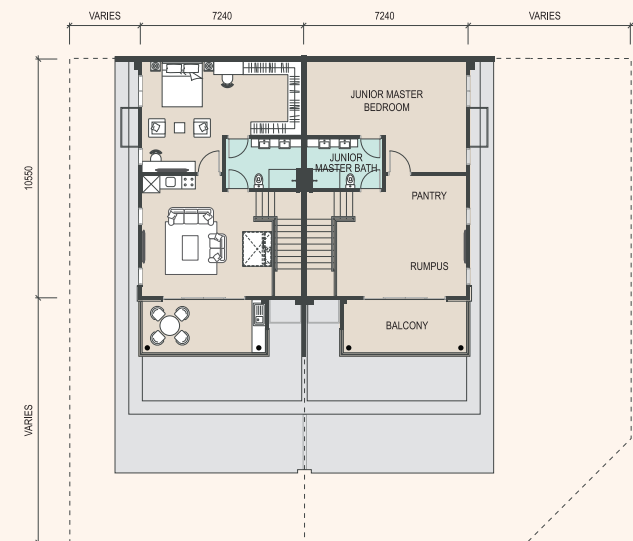
Charming community-style living, ideal for close-knit families.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Developer's License No: 30871/09-2029/0214(A) • Validity Period: 25/09/2024 - 24/09/2029 • Advertisement & Sales Permit No.: 30871-4/06-2029/0395(N)-(S) • Validity Period: 03/06/2026 - 02/06/2029 • Building Type: 3 Storey Terrace House • Type: A1 • Total Units: 17 • Selling Price: RM2,062,000.00 (min) - RM2,680,000.00 (max) • Building Type: 3 Storey Terrace House • Type: A2 • Total Units: 14 • Selling Price: RM1,922,000.00 (min) - RM2,295,000.00 (max) • Building Type: 3 Storey Cluster House • Type: C1 • Total Units: 32 • Selling Price: RM2,238,000.00 (min) - RM2,528,000.00 (max) • Building Type: 2 Storey Cluster House • Type: C2 • Total Units: 32 • Selling Price: RM1,925,000.00 (min) - RM2,306,000.00 (max) • Building Type: 3 Storey Link Bungalow House • Type: D1 • Total Units: 2 • Selling Price: RM3,186,000.00 (min) - RM3,390,000.00 (max) • Approving Authority: Majlis Bandaraya Iskandar Puteri • Approved Plan No: MBIP(JB)RP/5/10/2025(27) • Expected Date of Completion: April 2029 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • 15% discount for Bumiputera

Restriction in interest:

- 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.
- 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.
- 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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BANYAN, ACACIA & REDWOOD

Type C1, C2 & D1

Specifications

KEW WOODS
@ The Kews

Structure	Reinforced Concrete		
Wall	Bricks		
Roof Covering	Metal Roof / R.C Flat Roof		
Roof Framing	Light Weight Steel		
Ceilings	Plaster Ceiling / Cement Board Panel / Skim Coat		
Windows	Aluminium Framed Glass Windows		
Doors	Aluminium Framed Glass Doors / Plywood Flush Doors / Mild Steel Grille Door		
Ironmongery	Selected Quality Ironmongery		
Wall Finishes	Tiles at Bathrooms		
	Tiles at Wet Kitchen		
	Plaster & Paint at Other Areas		
Floor Finishes			
Ground Floor	Entry / Living / Dining / Dry Kitchen / Bedroom / Wet Kitchen / Bathrooms / Stores / Powder Room (Type D1) / Car Porch / Terrace / Yard Other Areas		Tiles Tiles Cement Render
First Floor	Bedrooms / Family (Type D1) Bathrooms / Balconies Other Areas		Timber Flooring Tiles Cement Render
Second Floor (Type C1 & Type D1)	Bedroom / Rumpus Bathroom / Balcony Other Areas		Timber Flooring Tiles Cement Render
Staircase	R.C. Staircase with Timber Flooring & Plaster Finish		
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares & Fittings		
	TYPE C1	TYPE C2	TYPE D1
Electrical Installation			
Lighting Point	37	29	45
Fan Point	7	5	8
Socket Outlet Point	26	19	31
Air-cond Point	5	4	5
TV Outlet Point	1	1	1
Bell Point	1	1	1
Network Point	3	2	3
Heater Point	1	1	1
Solar Water Heater System	Provided for main bathrooms	Provided for main bathrooms	Provided for main bathrooms
Internal Telephone Trunking & Cabling	Available		
Fencing	Where applicable: Picket Fence and/or Masonry Fence (Type C1 & Type C2) / Where applicable: Picket Fence (Type D1)		

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