

CEDAR

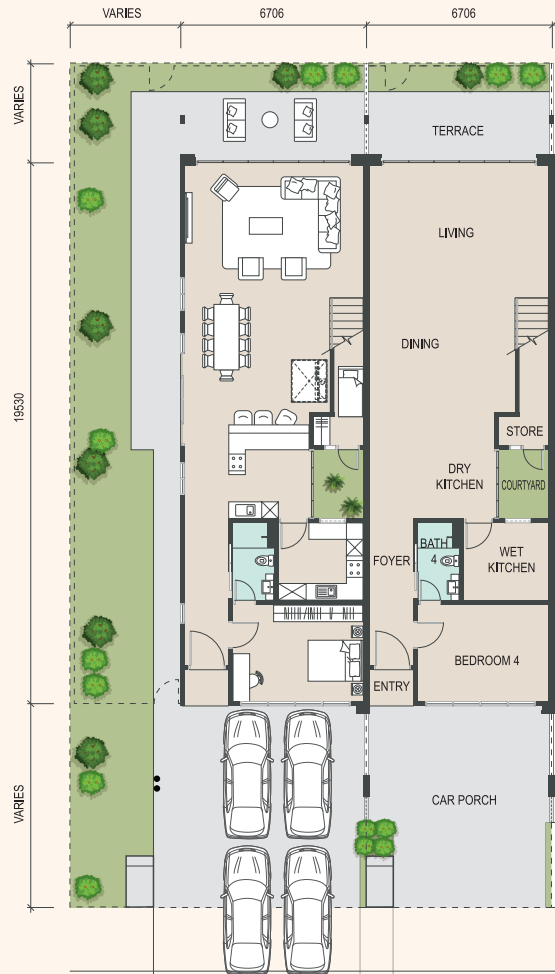
TYPE A1



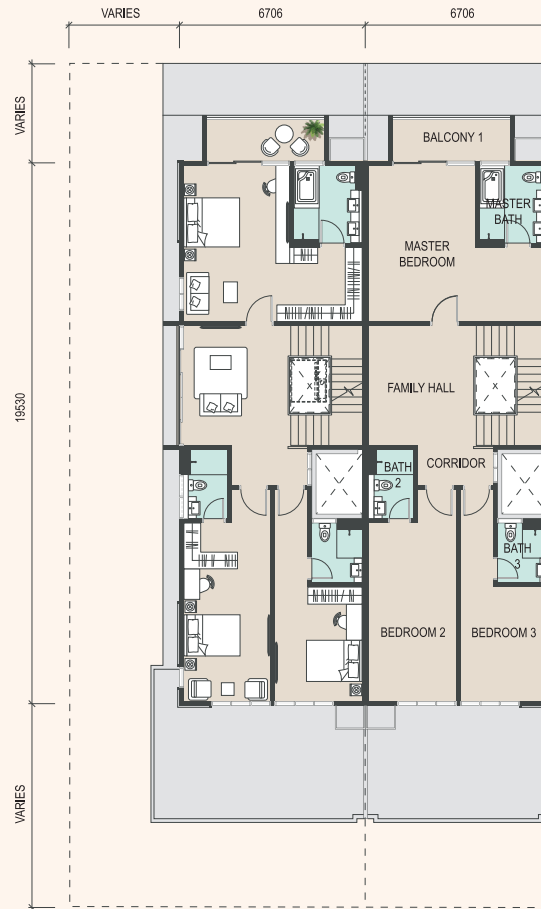
3-Storey Link House
Lot Size **22' X 100'**

Built-up Area **4,256 sq.ft. & 4,311 sq.ft.**
5 Bedrooms | 5 Bathrooms

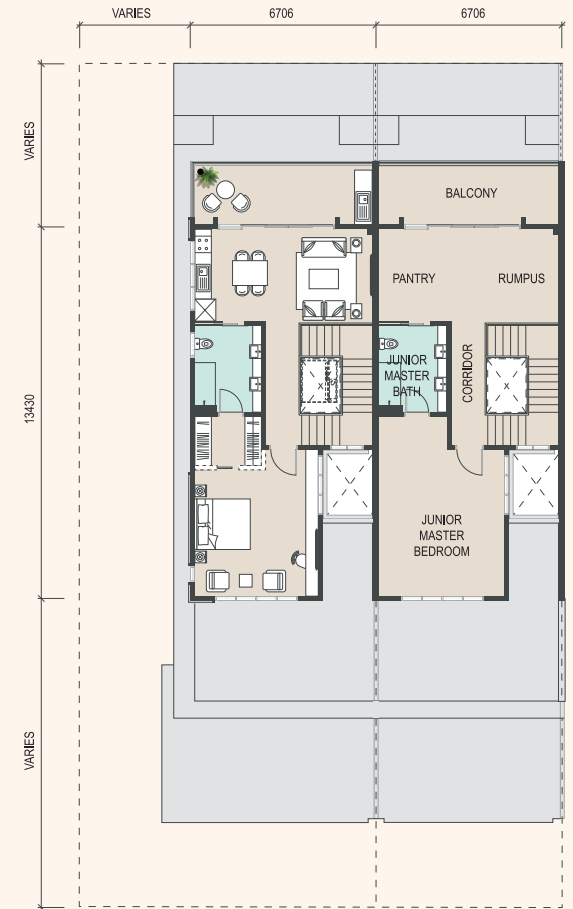
Luxurious spaciousness, ideal for multi-generational families.



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.: 30871-3/02-2029/0144(N)-(S) • Validity Period: 25/02/2026 - 24/02/2029 • Building Type: 3 Storey Terrace House • Type: A1 • Total Units: 20 • Selling Price: RM2,130,000.00 (min) - RM2,538,000.00 (max) • Building Type: 3 Storey Terrace House • Type: A3 • Total Units: 53 • Selling Price: RM1,599,000.00 (min) - RM2,012,000.00 (max) • Building Type: 2 Storey Terrace House • Type: A4 • Total Units: 28 • Selling Price: RM1,344,000.00 (min) - RM1,688,000.00 (max) • Building Type: 2 Storey Terrace House • Type: A5 • Total Units: 62 • Selling Price: RM1,222,000.00 (min) - RM1,725,000.00 (max) • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Approved Plan No: MBIP(JB)RP/5/10/2025(27) • Expected Date of Completion: January 2029 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • 15% discount for Bumiputera

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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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CEDAR

Type A1, A2 & A3

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		
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 / Bedroom / Bathroom / Store / Car Porch / Terrace		Tiles
	Dry Kitchen (Type A1 & Type A2) / Wet Kitchen (Type A1 & Type A2) / Kitchen (Type A3)		Tiles
	Foyer (Type A1 & Type A2)		Tiles
	Courtyard (Type A1 & Type A2)		Loose Gravel Chips
	Yard (Type A3)		Tiles
	Other Areas		Cement Render
First Floor	Bedrooms / Family		Timber Flooring
	Bathrooms		Tiles
	Balcony (Type A1)		Tiles
	Other Areas		Cement Render
Second Floor	Bedroom / Rumpus		Timber Flooring
	Bathroom / Balcony		Tiles
	Other Areas		Cement Render
Staircase	R.C. Staircase with Timber Flooring & Plaster Finish		
Sanitary and Plumbing Fittings	Selected Quality Sanitary Wares & Fittings		
	TYPE A1	TYPE A2	TYPE A3
Electrical Installation			
Lighting Point	39	36	35
Fan Point	8	7	7
Socket Outlet Point	30	30	29
Air-cond Point	5	5	5
TV Outlet Point	1	1	1
Bell Point	1	1	1
Network Point	3	3	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 (Type A1 & Type A2) / Picket Fence and/or Steel Mesh Fence (Type A3)		

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