

CEDAR

TYPE A2



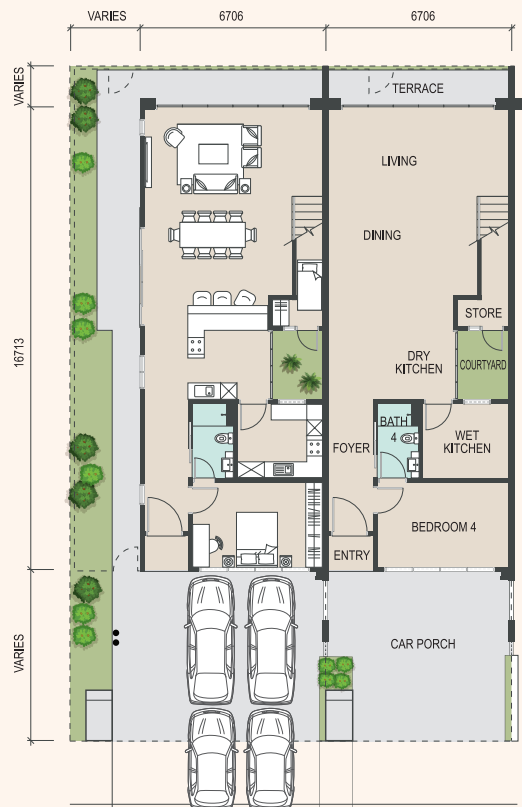
3-Storey Link House

Lot Size **22' X 80'**

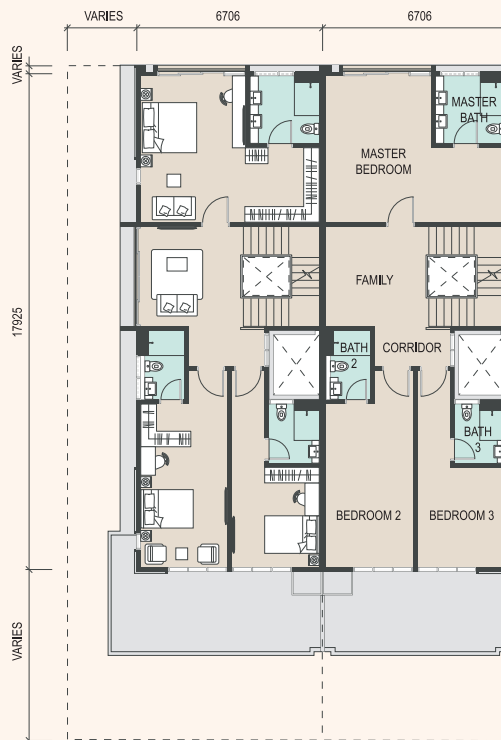
Built-up Area **3,659 sq.ft. & 3,702 sq.ft.**

5 Bedrooms | 5 Bathrooms

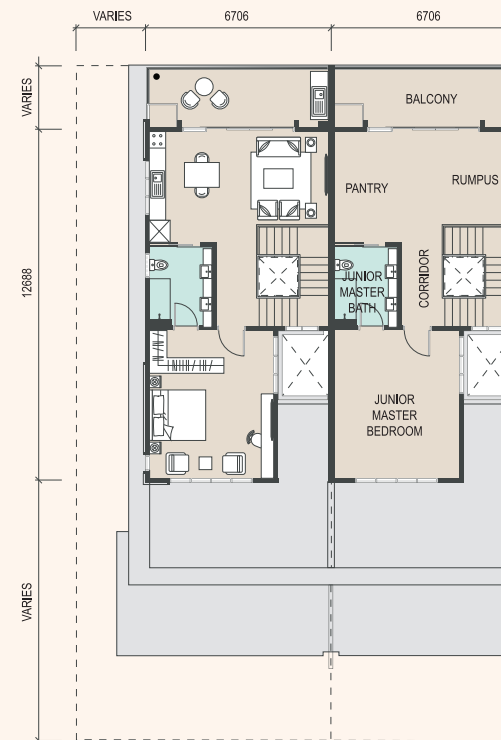
Refined layouts, ideal for multi-generational families.



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.: 30871-4/06-2029/0395(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 menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut petan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan.
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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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