

CEDAR

TYPE A3



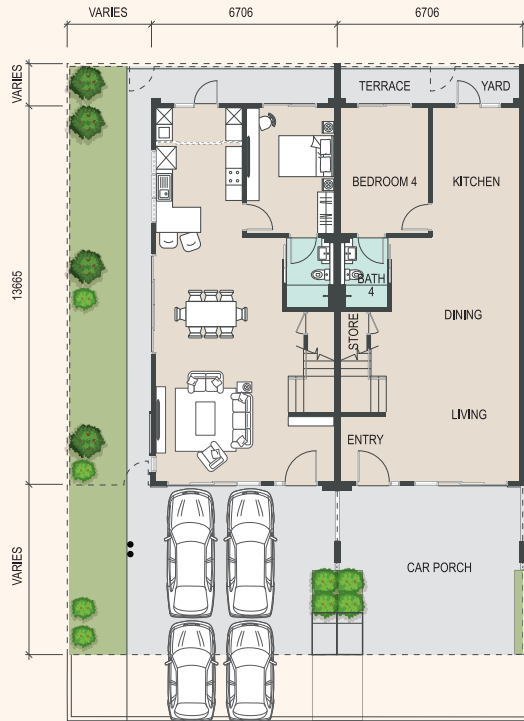
3-Storey Link House

Lot Size **22' X 70'**

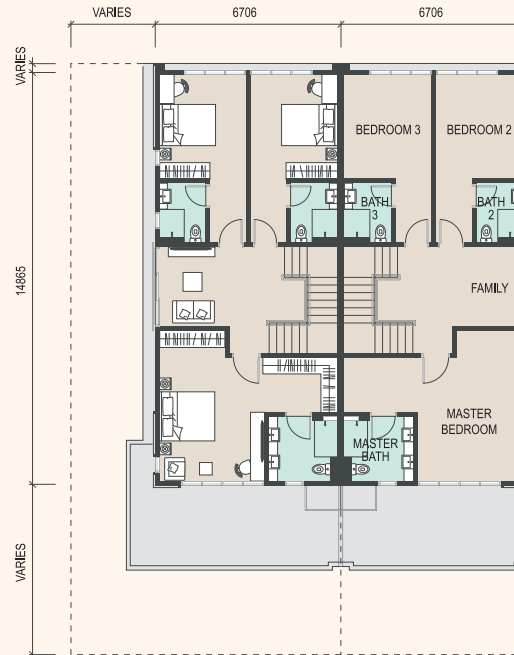
Built-up Area **3,156 sq.ft. & 3,183 sq.ft.**

5 Bedrooms | 5 Bathrooms

Elegant spaces, 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

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.
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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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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

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