

DOUBLE STOREY TERRACE 22' / 24' X 70'



- Excellent location - close to the main road, with public amenities nearby.
- Situated within an area of rapid development, with tremendous potential for value growth.
- Modern and attractive design; well suited to today's lifestyle and taste.

SPECIFICATIONS

STRUCTURE

Concrete frame

WALLS

Clay bricks

ROOF

Concrete Tiles / Concrete Slabs

ROOF FRAME

Steel roof truss

CEILING

Skim coat, cement fiber board

WINDOW

Aluminium frame glass window

DOORS

Aluminium frame glass sliding door

LOCKS

Good quality lockset

WALL FINISHES

Kitchen

1500mm high wall tiles

Bath

2100mm high wall tiles

Others

Cement plaster & emulsion paint

FLOOR FINISHES

Living/ Dining/ Bedroom/ Kitchen

Tiles

Stairs

Tiles

Patio/ Balcony

Tiles

Porch

Tiles

Others

Cement plaster

SANITARY & PLUMBING FITTINGS

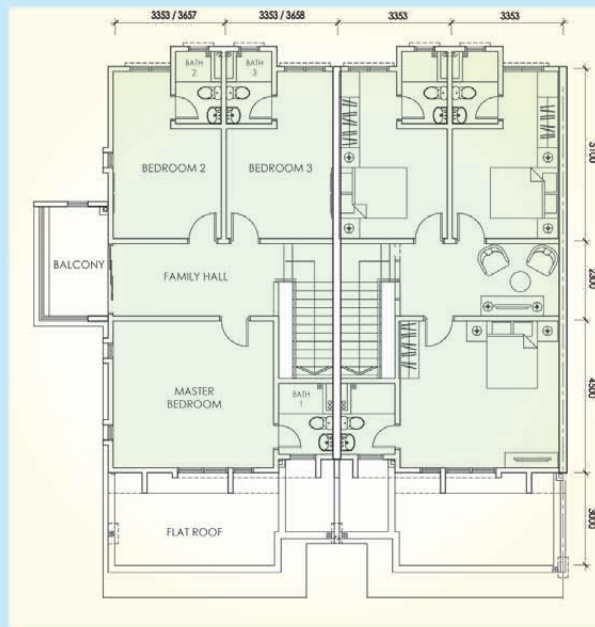
4WC, 4 Basins, 4 Shower Rose, 1 Kitchen Sink

ELECTRICAL INSTALLATION

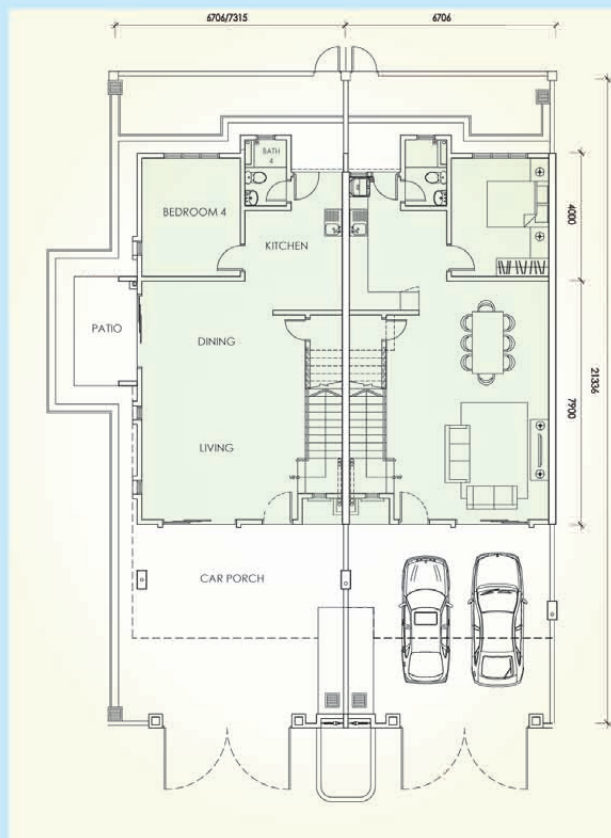
	Intermediate	Corner
Air-Cond point	2	2
Heater point	1	1
13A point	15	15
Lighting point	19	21
Fan point	7	7
Auto-Gate point	1	1
Gate Light point	2	2
Doorbell point	1	1
Telephone/ Internet point	1	1
Television point	2	2

FENCE

Brick/ 1600mm high Steel/ Steel Gate



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FASPADU SDN BHD (275412-V)
(A member of the Miramas Group)

Sales office:

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Pusat Perdagangan, 81500 Pekan Nanas,
Johor Darul Takzim, Malaysia

Office Hours:

Monday-Thursday : 9am - 6pm

Friday: 9am - 5pm

07-699 2611

Email: sales.faspadu@miramas.my

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Land Owner: Setiausaha Kerajaan Johor (Pemerbadanan). Developer: Faspadu Sdn. Bhd. (Co. No. 275412-V) Subsidiary Company of Miramas Development Sdn. Bhd. (60084-M). Developer's License No: 19217/12-2026/0205(A). Validity: 21/12/2021 until 20/12/2026. Permit No: 19217-2/12-2026/1173(N)-(L). Validity: 22/12/2024 until 21/12/2026. Building Plan Approval No: (22)dIm.MDP.16/D0009/16(PINDAAN)@MDP.3291/PB/2023/0008. Building Plan Approving Authority: Majlis Perbandaran Pontian. Land Tenure: 99 years Leasehold (Ends 18 August 2116). Land Encumbrance: None. Double Storey Terrace House: 22'/24' x 70'. Number of units: 20. Expected Completion Date: December 2026. Minimum Price: RM608,000.00. Maksimum Price: RM888,000.00. 15% Discount for Bumiputera Lots. Restriction of Interest: The land that has been endowed cannot be sold, pledged, pawned or transferred in any manner, including the use of any agreement to release/sell the land without consent from the State Authorities.

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