

Golden Opportunity

TO OWN
YOUR DREAM HOME



错失良机!
缔造您
理想家居

15% Discount for Bumiputra

- Modern design with spacious built-up area and practical layout.
- Located in an established township with modern conveniences, facilities and businesses.
- Close proximity to the wholesale market (Pasar Borong) and less than 1km from Nirwana and Billion Supermarket – all in the vicinity of Taman Yayasan.
- Approximately 6km to Segamat town and easily accessible to Segamat-Kuantan Highway and trunk road to Johor Bahru to the south and north to Gemas-Tampin-Kuala Lumpur.

PHASE 4B
DOUBLE STOREY
TERRACE
22' X 70'
80 UNITS ONLY

诚意邀请您到访示范屋参观

SPECIFICATIONS

- STRUCTURE** : Reinforced Concrete
- WALL** : Brick with Cement Plaster
- ROOF** : Clay Roof Tiles / R.C. Flat Roof
- ROOF FRAME** : Metal Frame
- CEILING** : Skim Coat / Plaster Board
- WINDOWS** : Aluminium Frame Glass
Aluminium Frame Louvred Window
- DOORS** : Solid Timber / Plywood Flush
Aluminium Frame Sliding Glass
PVC Door for Bathroom

IRONMONGERY : Quality Lockset

WALL FINISHES

- Ceramic Tiles : Kitchen and Bathrooms up to 2100 mm Height
- Cement Plaster : Others

FLOOR FINISHES

- Porcelain Tiles : Bedrooms, Living, Dining, Dry Kitchen, Family Area and Staircase.
- Ceramic Tiles : Wet Kitchen, Bathrooms and Maid Room
- Homogenous Tiles : Car Porch, Balcony and Patio

SANITARY & PLUMBING FITTINGS

- | | |
|----------------------------------|---|
| Kitchen Sink | 1 |
| Sitting WC & Wash Basin | 3 |
| Toilet Roll Holder & Shower Rose | 3 |
| Water Tap | 7 |

ELECTRICAL INSTALLATIONS

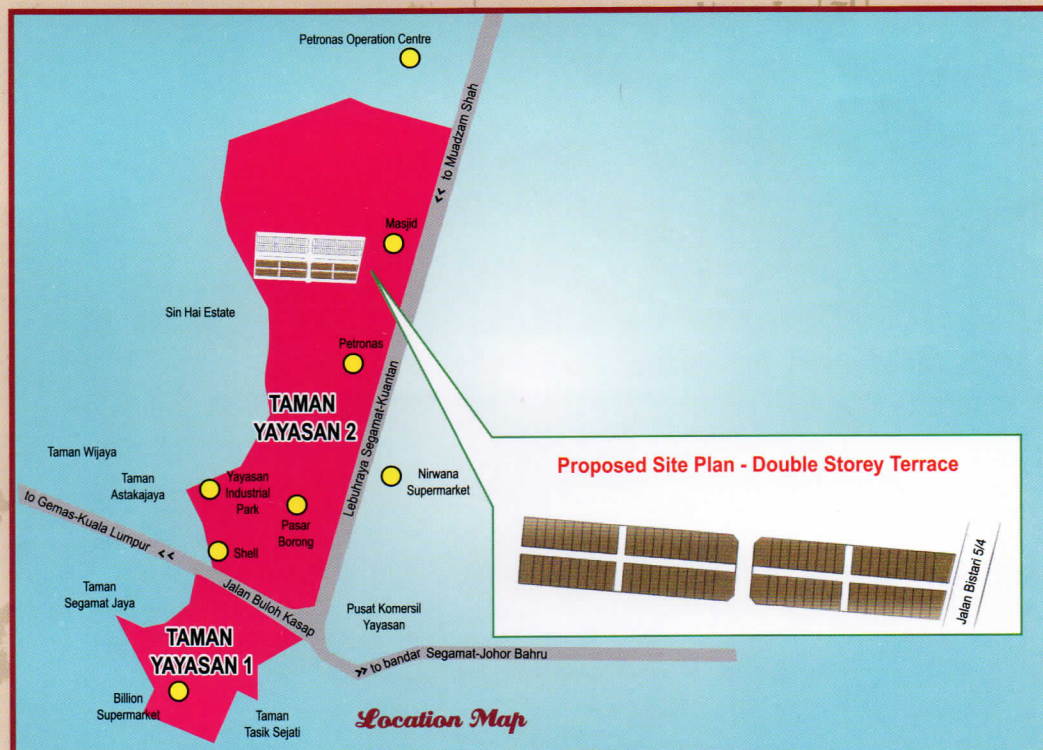
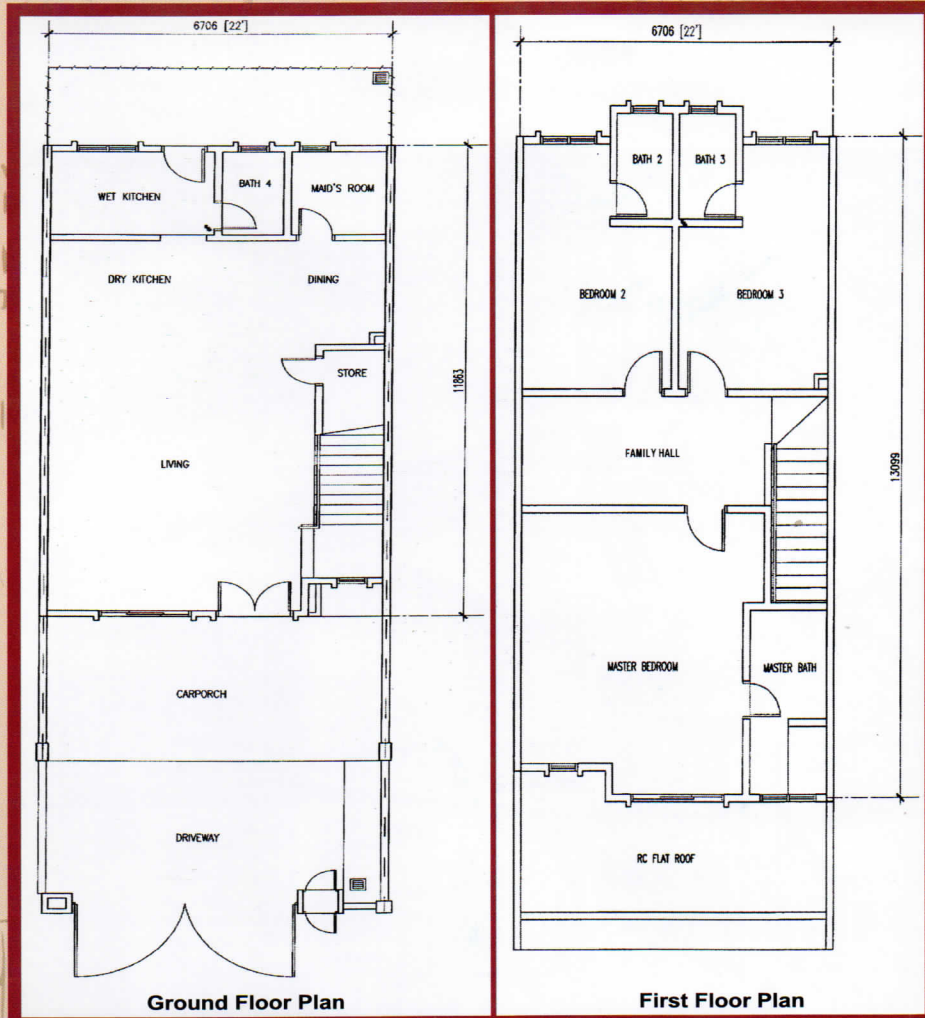
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|-------------------------------|----|
| Lighting Point | 21 |
| Gate Post & Bell Point | 1 |
| Ceiling Fan Point | 2 |
| Water Heater & Air Cond Point | 1 |
| Auto Gate Point | 1 |
| Power Point (13A) | 13 |
| TV Point | 2 |
| Telephone Point | 2 |

FENCING

- Mild Steel Gate with Pier c/w Refuse Chamber and Letter Box.
- Brick Fencing with Mild Steel Grille, Chain Link.

TURFING

None



Developer:
ISHTIHAR PROPERTIES & DEVELOPMENT SDN BHD (66558-D)
(A subsidiary of Miramas Development Sdn Bhd)
Sales Office:
No. 1 & 2, Jalan Bistari 5/2, Taman Yayasan,
85010 Segamat, Johor Darul Takzim



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