

A close-up photograph of a large, teal-colored leaf with prominent veins, set against a dark background. The leaf is the central visual element of the advertisement.

iconia

Garden Residence

@ TAMAN IMPIAN EMAS

10C2

DOUBLE STOREY  
TERRACE

FREEHOLD



Welcome

to your dream home,  
where every feature  
enhances your daily life.

## FEATURES

01

Bedroom connected to a  
PRIVATE GREEN SPACE

02

The different SHED ROOF DESIGN  
is intended to create a prominent  
look on the side elevation and the  
front facade of the corner lot unit

03

FULL HEIGHT GLASS WINDOWS  
maximize use of natural daylight  
and ventilation

04

Each bedroom is equipped with its  
OWN BATHROOM

05

Provided PATIO AND TERRACE  
serve as a direct connection to the  
natural surroundings

06

The DOUBLE VOLUME SPACE  
at the centre of house



NATURE & URBAN

living in *H*ARMONY

# DOUBLE STOREY TERRACE

Land Area  
24' x 80'

Built-up Area  
2,091 sq.ft.



Home is not just a place, it's a feeling. Every detail is crafted to elevate your living experience, offering unmatched quality and comfort for a truly luxurious lifestyle.

## FIRST FLOOR



## GROUND FLOOR





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**LEGEND**

 Double Storey Terrace - Zone 10C2

 Children's Playground 1

 Children's Playground 2

 Linear Park

 Main Entrance



**SPECIFICATION**

**STRUCTURE**

Reinforced Concrete Framework

**WALL**

Brickwall

**ROOFING COVERING**

Concrete Roof Tile / Reinforced Concrete Flat Roof

**ROOF FRAMING**

Lightweight Roof Truss

**CEILING**

Skim Coat / Gypsum Plaster Board Ceiling / Gypsum Plaster Board with Moisture Resistant Ceiling

**WINDOWS**

Aluminium-Framed Glass Window

**DOORS**

Flush Door / Aluminium-Framed Sliding Glass Door

**IRONMONGERY**

Quality Lockset

**WALL FINISHES**

Quality Wall Tiles in Kitchen Up to 1500mm ht. on 2 sides  
Quality Wall Tiles in Bath 1, 2, 3 & 4 Up to 2100mm ht.  
External Wall with Weather Resistant Paint  
Internal Wall with Emulsion Paint

**INTERNAL TELECOMMUNICATION**

**TRUNKING AND CABLING**

1 no. Fibre Wall Socket

**FENCING**

GI Wire Mesh Fencing, Brick Wall, and M.S. Gate

**FLOOR FINISHES**

**Ground Floor**

Foyer, Living, Dining, Kitchen, Bedroom 4	Quality Tiles
Bathroom 4	Quality Tiles
Staircase	Quality Tiles
Yard	Quality Tiles
Carporch, Patio	Quality Tiles
Store	Cement Render
Others Areas	Cement Render

**First Floor**

Master Bedroom, Bedroom 2 & 3	Quality Tiles
Bathroom 1, 2 & 3	Quality Tiles
Balcony	Quality Tiles
Other Areas	Cement Render

**SANITARY & PLUMBING FITTINGS**

Quality Sanitary Wares and Fittings

**ELECTRICAL INSTALLATION**

	Intermediate	Corner / End Lot With Land
Lighting Point	27 nos.	28 nos.
Ceiling Fan Point	5 nos.	5 nos.
Socket Outlet Point 13A	21 nos.	21 nos.
Socket Outlet Point 15A	1 no.	1 no.
T.V. Outlet Point	2 nos.	2 nos.
Air Conditioning Point	2 nos.	2 nos.
Water Heater Point	4 nos.	4 nos.
Auto Gate Point	1 lot.	1 lot.
Door Bell Point	1 no.	1 no.
Gate Lighting Point	2 nos.	2 nos.



- 2 km**  
Skudai Highway
- 2.5 km**  
North-South Highway
- 11 km**  
Senai International Airport

- 15 km**  
Afiat Healthpark  
Johor Premium Outlets
- 20 km**  
Johor Bahru Checkpoint
- 25 km**  
Legoland™ / Educity™  
Puteri Harbour

- 35 km**  
Port of Pasir Gudang  
Port of Tanjung Pelepas
- 40 km**  
Second Link Checkpoint

Iconia Garden Residence

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Taman Impian Emas



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**Developer's License No.:** 7228/03-2029/0080(A) (04/03/2024 – 03/03/2029) • **Advertising and Sales Permit No.:** 7228-62/08-2026/0737(N)-(L) (15/08/2024-14/08/2026) • **Title:** Individual Title • **Land Tenure:** Freehold • **Land Encumbrances:** Free • **Expected Date of Completion:** July 2026 • **Approving Authority:** Majlis Bandaraya Iskandar Puteri (MBIP) • **Approved Plan No.:** MBIP(JB)RP/8/17/2023 (16) • **Units:** Type A – 160 units, Type B – 48 units • **Selling Price:** Type A – RM788,000.00 (min) – RM808,000.00 (max), Type B – RM943,700.00 (min) – RM1,443,600.00 (max) \*15% discount for bumiputera lot

The developer gives notice that these particulars do not form, or form any part of, any offer or contact. These particulars are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission it may contain, However caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

07/2024