

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



Land Area **24' x 80'**

Built-up Area **2,091 sq.ft.**



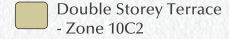








LEGEND



- 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

<u>WINDOWS</u>

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 Quality Tiles Quality Tiles Bathroom 4 Staircase Quality Tiles Yard Carporch, Patio **Quality Tiles** Store Cement Render Others Areas Cement Render

<u>First Floor</u> 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

FLECTRICAL INSTALLATION

LLLCTHICAL INSTALLATION		Corner /
	<u>Intermediate</u>	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

Legoland™ / Educity™ Puteri Harbour

35 km

Port of Pasir Gudang Port of Tanjung Pelepas

40 km

Second Link Checkpoint

Conia 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

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