

iconia

Garden Residence

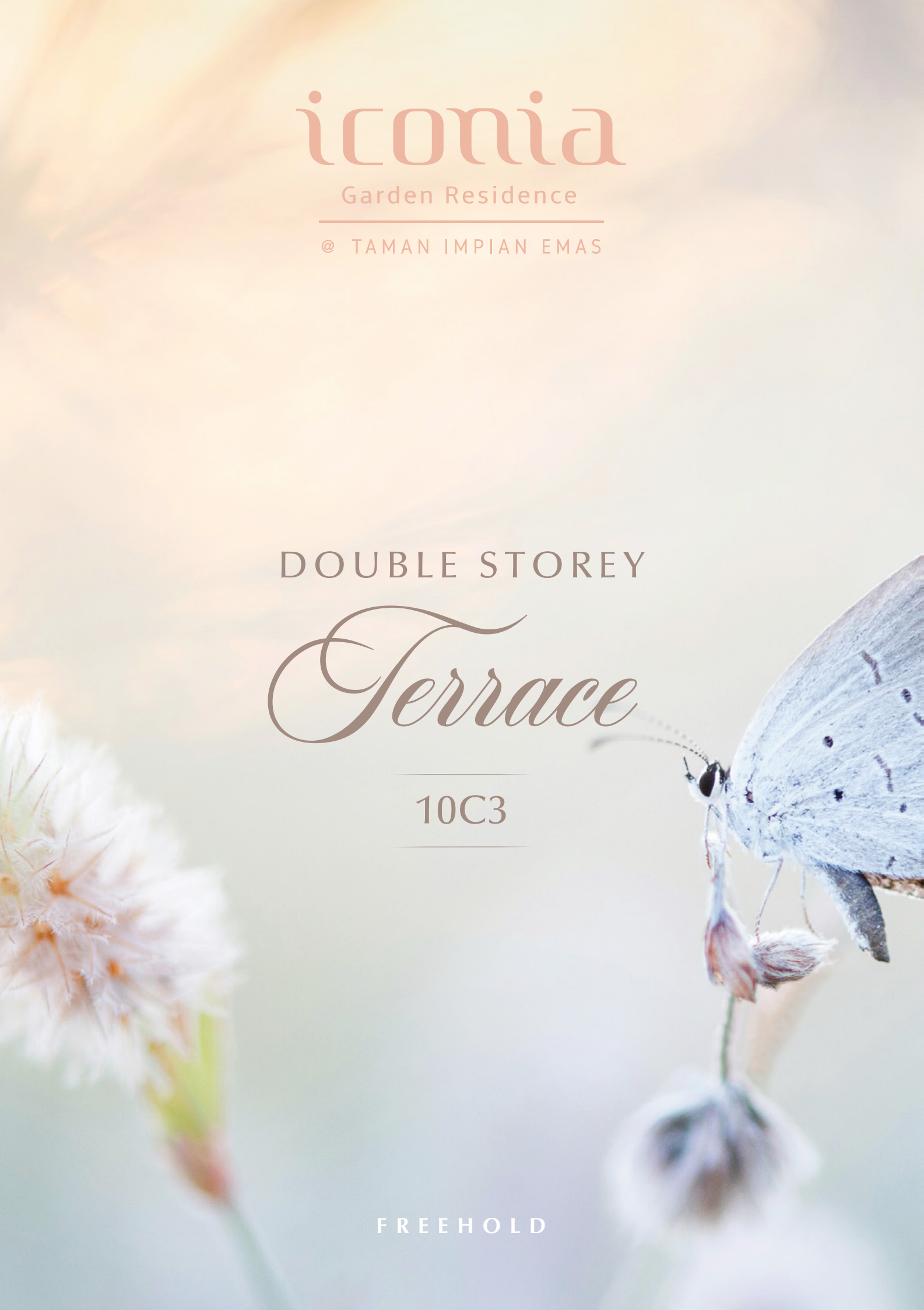
@ TAMAN IMPIAN EMAS

DOUBLE STOREY

Terrace

10C3

FREEHOLD



Harmony

A HOME THAT
INSPIRES

Welcome to a place for design and lifestyle to come together effortlessly.

With modern functional, architecture and a tranquil environment,
this is more than just a home – it's a place where you can truly thrive.



SITE PLAN



iconia
Garden Residence

LEGEND

- Double Storey Terrace
Zone 10C3
- 1 Children's Playground 1
- 2 Children's Playground 2
- 3 Linear Park
- 4 Main Entrance



DOUBLE STOREY TERRACE

Land Area

24' x 80'

Built-up Area

2,198 sq.ft.



Textured Paint Facade

A striking feature that defines the prominent exterior, creating a modern and textured look that adds depth and character to your home.



Semi-Detached-Inspired Facade

A facade that offers balance and symmetry, combining contemporary aesthetics with a timeless design.



Neutral Palette with Warm Wood Elements

A monochrome base complemented by warm wood accents, bringing elegance and an inviting atmosphere to every space.



Energy-Efficient Layout

Thoughtful floor plans maximize natural light, optimise ventilation and minimize the need for artificial lighting, ensuring energy efficiency throughout.



Versatile Living Areas

Spacious and functional open-plan living and dining areas with a kitchen that seamlessly accommodate diverse activities, offering comfort and flexibility for modern living.



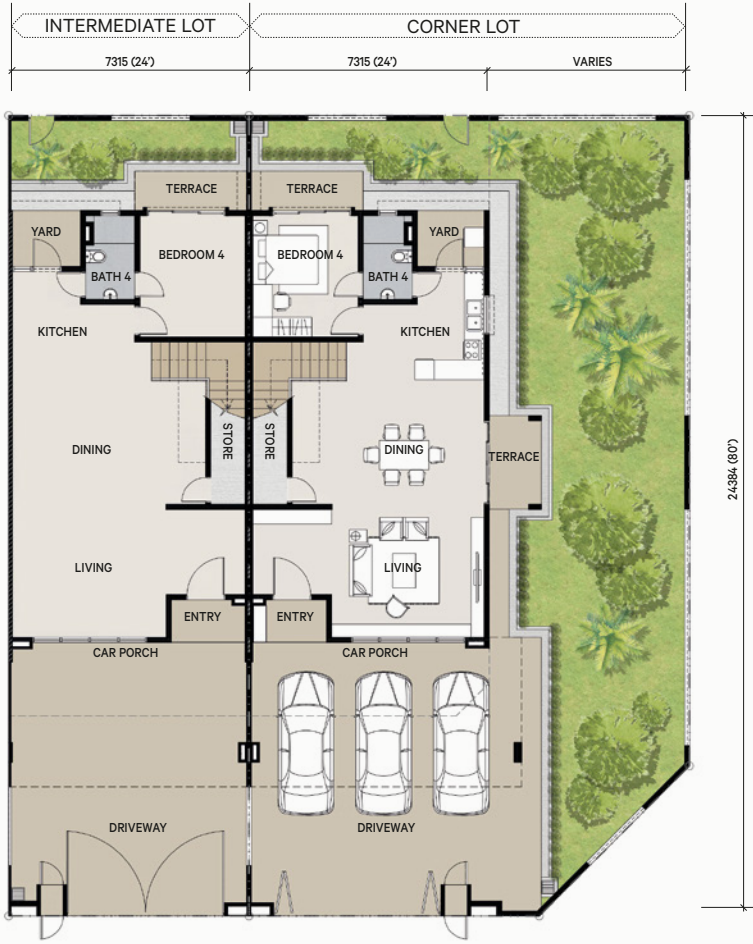
Guarded Neighbourhood

Enjoy peace of mind with enhanced security and controlled access, offering a safe and secure environment for your family to thrive.

FLOOR PLAN



FIRST FLOOR



GROUND FLOOR

SPECIFICATION

STRUCTURE

Reinforced Concrete Framework

WALL

Brick Wall

ROOFING COVERING

Concrete Roof Tile / Reinforced Concrete Flat Roof / Metal Roofing Sheet (Intermediate Unit)

ROOF FRAMING

Reinforced Concrete Framework / 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 / Aluminium-Framed Glass Door

IRONMONGERY

Quality Lockset

WALL FINISHES

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

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING

1 no. Fibre Wall Socket

FLOOR FINISHES

Ground Floor

Entry, Living, Dining, Kitchen, Bedroom 4	Quality Tiles
Bath 4	Quality Tiles
Staircase	Quality Tiles
Yard	Quality Tiles
Carporch, Driveway, Terrace	Quality Tiles
Store and Other Areas	Cement Render

First Floor

Bedroom 1, Bedroom 2 and Bedroom 3	Quality Tiles
Family Hall	Quality Tiles
Bath 1, 2 & 3	Quality Tiles
Lanai	Quality Tiles
Balcony (Corner & End Unit)	Quality Tiles
Other Areas	Cement Render

SANITARY & PLUMBING FITTINGS

Quality Sanitary Wares and Fittings

ELECTRICAL INSTALLATION

	Corner / End Unit	Intermediate
Lighting Point	34 nos.	32 nos.
Ceiling Fan Point	7 nos.	7 nos.
Socket Outlet Point 13A	23 nos.	23 nos.
Socket Outlet Point 15A	1 no.	1 no.
T.V. Outlet Point	3 nos.	3 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.

FENCING

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



Taman Impian Emas – your new beginning, where you can create lasting memories with your loved ones in a sustainable and stylish environment.



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Developer's License No.: 7228/03-2029/0060(A) (04/03/2024 - 03/03/2029). **Advertising and Sales Permit No.:** 7228-65/02-2027/0164(N)-(L) (26/02/2025-25/02/2027). **Title:** Individual title. **Land Tenure:** Freehold. **Land Encumbrances:** Free. **Expected Date of Completion:** March 2027. **Approving Authority:** Majlis Bandaraya Iskandar Puteri (MBIP). **Approved Plan No.:** MBIP(JB)RP/8/16/2023 (29). **Units:** Type A – 44 units, Type B – 132 units. **Selling Price:** Type A - RM 1,033,000.00(min) - RM 1,446,000.00(max), Type B - RM 860,000.00(min) - RM 880,000.00(max) *15% discount for bumiputera lot

The developer gives notice that these particulars do not form, or form any part of, any offer or contract. 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 plan contained herein.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

03/2025