

# iconia

Garden Residence

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@ TAMAN IMPIAN EMAS

DOUBLE STOREY

*Terrace*

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10C3

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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

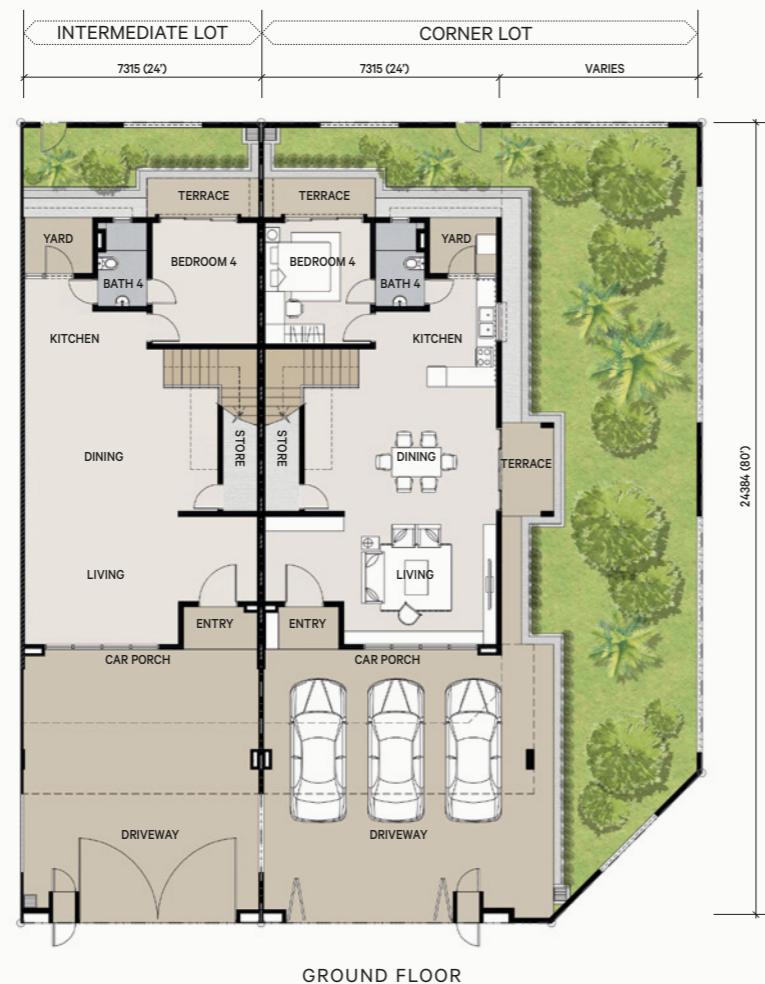
Spacious and functional open-plan living and dining areas with a kitchen that seamlessly accommodate diverse activities, offering comfort and flexibility for modern living.



## 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



## 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.
Ceiling Fan Point	7 nos.
Socket Outlet Point 13A	23 nos.
Socket Outlet Point 15A	1 no.
T.V. Outlet Point	3 nos.
Air Conditioning Point	2 nos.
Water Heater Point	4 nos.
Auto Gate Point	1 lot
Door Bell Point	1 no.
Gate Lighting Point	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.



 **Iconia Garden Residence**

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**Impian**  
TAMAN IMPIAN EMAS  
The Golden District



**Developer's License No.:** 7228/03-2029/0080(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

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