

BUSINESS HUB

- Maybank
- Bank Simpanan Nasional
- Bank Rakyat
- Public Bank
- Fortuna Hub

CITY OF KNOWLEDGE

- Universiti Kuala Lumpur (UKL)
- Universiti Teknologi MARA (UiTM)
- Mara Junior Science College (MJSC)
- Malaysia Art School
- Excelior International School
- Regius International School
- Japanese School
- Nam Hang Chinese Primary School

HEALTH & LEISURE

- Amarsari Residence Resort
- Regency Specialist Hospital
- Natural Lakes and Parks
- Christina Resort

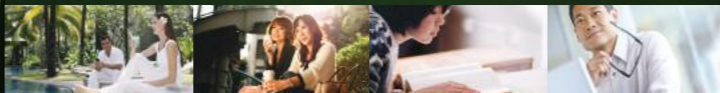
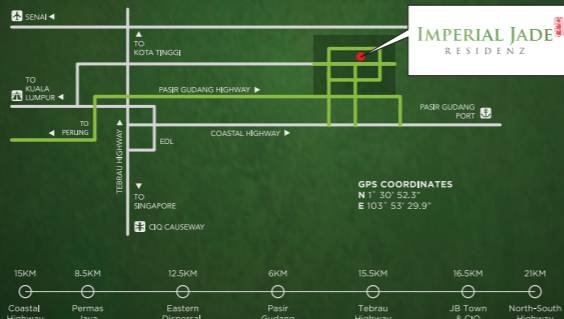
FOOD & SHOPPING PARADISE

- Tesco Hypermarket
- Today's Market
- 24-hour McDonald's DriveThru Restaurant
- KFC DriveThru Restaurant
- Burger King DriveThru Restaurant
- Tea Garden



CONNECTIVITY

Centrally located within a matured township, travel is a breeze with excellent accessibility to major highways like the Coastal Highway and North-South Expressway, and international gateways such as Pasir Gudang Port and Senai International Airport.



For enquiries, please call:
07 388 1111 / 019 775 1133

SERI ALAM PROPERTIES SDN BHD (INCORPORATED)
 A wholly owned subsidiary of UMLAND
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 07 388 1111 / 019 775 1133

SALES OFFICE
 OFFICE TIME: 10.00AM - 6.00PM
 Building: Woodlands 5, Jalan 10, Johor Bahru

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IMPERIAL JADE RESIDENZ

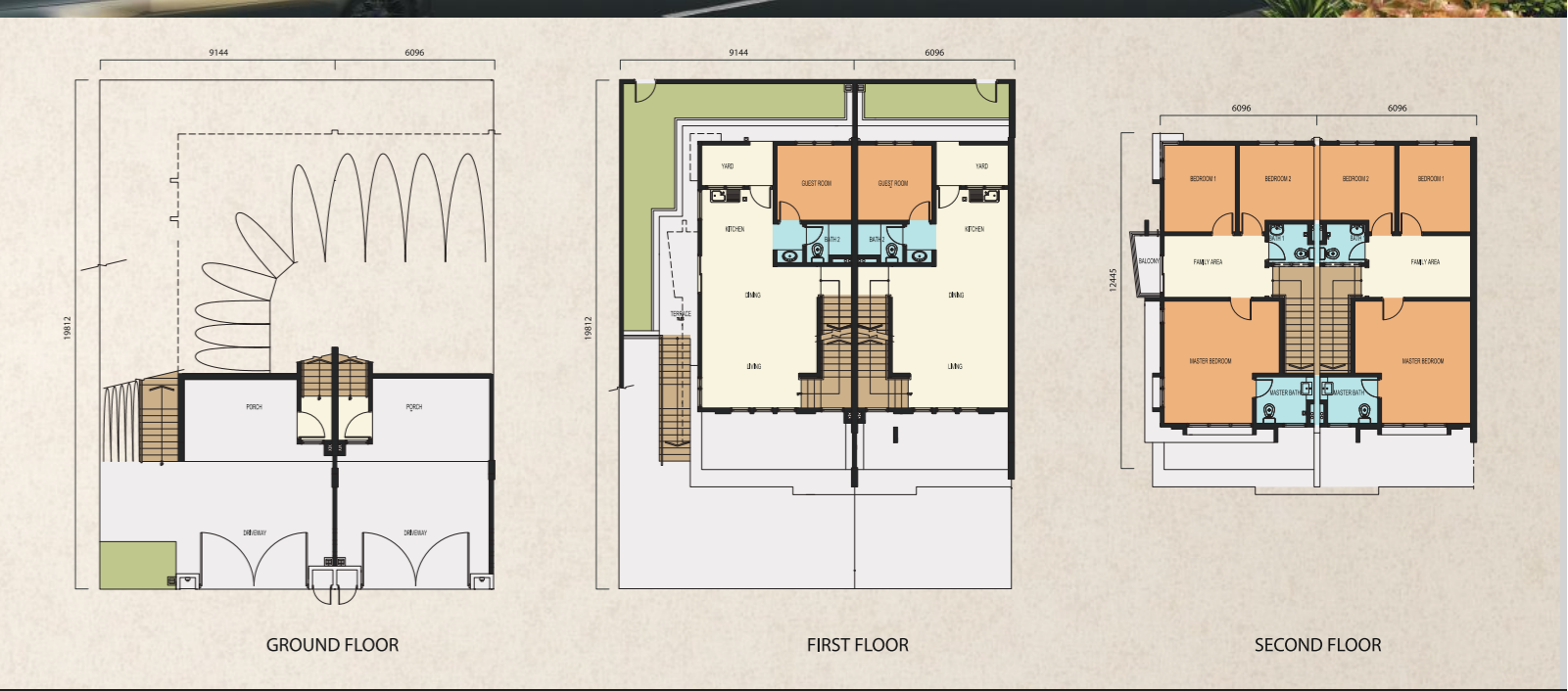
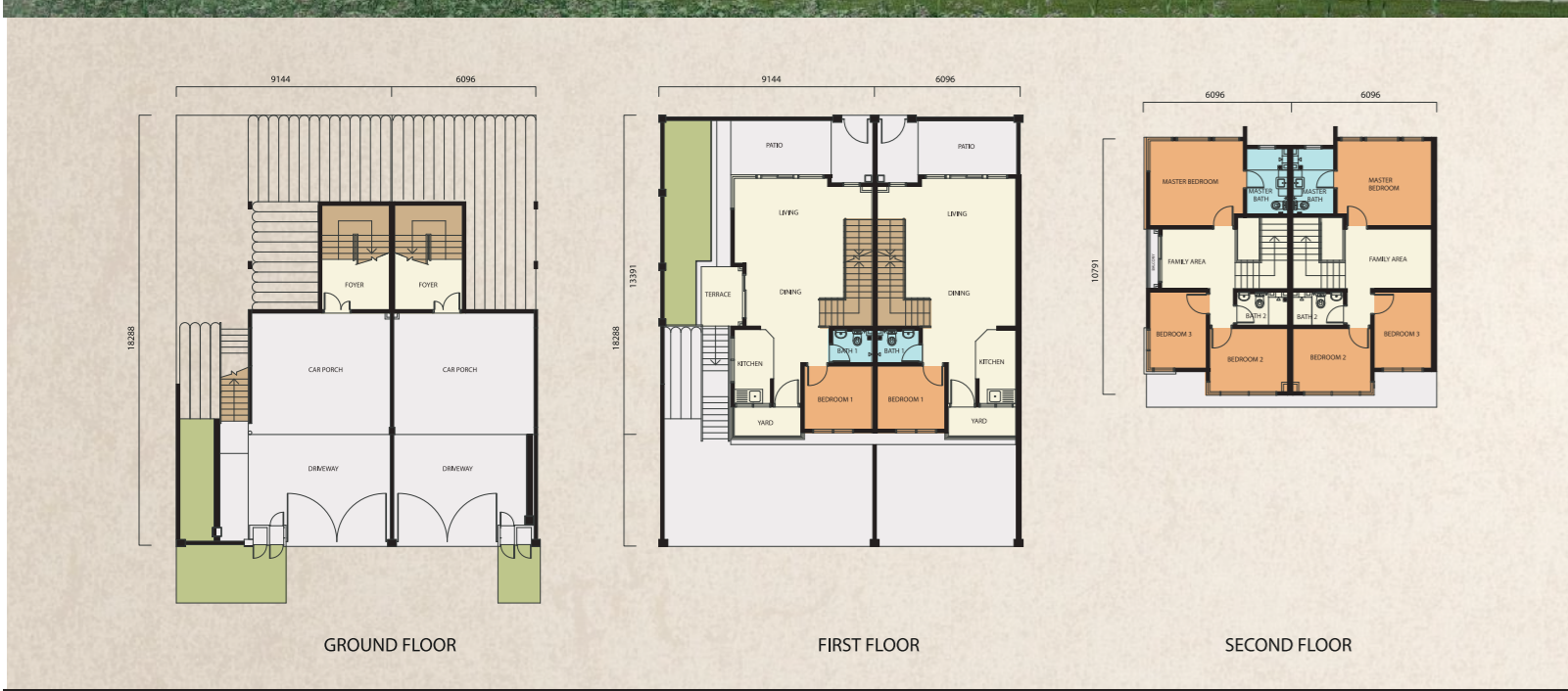
FREEHOLD

SITE PLAN

- JADE 21-STOREY TERRACE HOUSE
- JADE 11-2-STOREY TERRACE HOUSE
- JADE 61-3-STOREY TERRACE HOUSE
- JADE 81-3-STOREY TERRACE HOUSE

A LIVING TREASURE AWAITS

Bandar Seri Alam, one of United Malaysian Land Bhd's signature projects, is located across 3,800 acres of freehold land just 15 minutes away from Johor Bahru City Centre via major highways.



JADE 2 | 3-STOREY TERRACE HOUSE | 20' x 60' | 1,651 sq.ft. (Std Unit)

JADE 3 | 2-STOREY TERRACE HOUSE | 20' x 65' | 1,625 sq.ft. (Std Unit)

JADE 6 | 2-STOREY TERRACE HOUSE | 20' x 65' | 1,623 sq.ft. (Std Unit)

JADE 8 | 3-STOREY TERRACE HOUSE | 20' x 65' | 1,645 sq.ft. (Std Unit)

SPECIFICATIONS				
Structure	Reinforced concrete structure	Sanitary and Plumbing Fitting	Water closet	Intermediate - 3 nos.
Wall	Brickwall with cement plaster		Wash basin	Corner/End - 3 nos.
Roofing covering	RC flat roof, metal roof		Shower rose	- 3 nos.
Roof framing	G.I purlin system		Toilet roll holder	- 3 nos.
Ironmongery	Quality lockset		Soap holder	- 3 nos.
Windows	Aluminum frame casement window, aluminum frame sliding window with top hung above, aluminum frame fixed glass louvre window, Solid timber door for main entrance, plywood flush door for bedrooms, aluminum frame sliding door.		Kitchen sink	- 1 no.
Doors			Bib tap	- 3 nos.
			Sink tap	- 1 no.
			Hose bib tap	- 2 nos.
Ceiling	Fibrous plaster ceiling, asbestos-free cement sheet, skins coating to concrete slab soffits	Electrical Installation	Lighting point	- 22 nos.
			Gate post lighting point	- 1 no.
Floor Finishes	Living, foyer, staircase - Tiles Dining, kitchen - Tiles Bedrooms, bathrooms - Tiles Terrace, balcony - Tiles Car porch, yard - Tiles Driveway, patio - Cement render Apron, others - Cement render		13 Amp power point	- 17 nos.
			Fan point	- 2 nos.
			TV point/Astro point	- 2 nos.
			Telephone point	- 2 nos.
			Air-Cond point	- 2 nos.
			Water heater point	- 1 no.
			Bell point	- 1 no.
			Auto gate point	- 2 nos.
			Data point	- 2 nos.
Wall finishes	External wall - Weather resistant paint, feature wall with spray texture paint Internal wall - Emulsion paint Kitchen - Tiles to 5 feet height, cement plaster and paint Master bath, bath 1 & bath 2 - Tiles to ceiling height/ 8 feet height, cement plaster and paint	Fencing	Steel gate, half sand brick fencing with decorative mild steel grill	

SPECIFICATIONS				
Structure	Reinforced concrete frame	Sanitary and Plumbing Fitting	Water closet	Intermediate - 3 nos.
Wall	Brickwall with cement plaster		Wash basin	Corner/End - 3 nos.
Roofing covering	RC flat roof, metal roof		Basin tap	- 3 nos.
Roof framing	Metal roof truss		Shower rose	- 3 nos.
Ironmongery	Quality lockset		Toilet roll holder	- 3 nos.
Windows	Aluminum frame casement windows, aluminum frame sliding window, aluminum frame top hung windows, aluminum frame fixed window, metal frame fixed glass louvers window		Kitchen sink	- 1 no.
Doors	Solid timber door for main entrance, plywood flush door for bedrooms, aluminum frame glass door		Sink tap	- 1 no.
Ceiling	Fibrous plaster ceiling, asbestos-free cement sheet, skins coating to concrete slab soffits	Electrical Installation	Lighting point	- 16 nos.
			Gate post lighting point	- 2 nos.
Floor Finishes	Living/ Dining/ Kitchen - Tiles Staircase/ Family Area - Tiles Master Bedroom/ Bedrooms - Tiles Guest Room/ Master Bath - Tiles Bathrooms/ Yard/ Porch - Tiles Driveway - Cement render Apron/ Others - Cement render		13 Amp power point	- 15 nos.
			Fan point	- 2 nos.
			TV point/ Astro point	- 2 nos.
			Telephone point	- 2 nos.
			Air-Cond point	- 2 nos.
			Water heater point	- 1 no.
			Data point	- 2 nos.
			Bell point	- 1 no.
			Auto gate point	- 2 nos.
Wall finishes	External wall - Weather resistant paint Internal wall - Emulsion paint Kitchen - Tiles to 5 feet height, cement plaster and paint Master bath - Tiles to ceiling height Bathrooms - Tiles to ceiling 8 feet height, cement plaster and paint	Fencing	Mild Steel gate, G.I fencing	

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Ironmongery	Quality lockset		Toilet roll holder	- 3 nos.
Windows	Aluminum frame casement windows, aluminum frame sliding window, aluminum frame top hung windows, aluminum frame fixed window, metal frame fixed glass louvers window		Bib tap	- 3 nos.
Doors	Solid timber door for main entrance, plywood flush door for bedrooms, aluminum frame glass door		Hose bib tap	- 2 nos.
Ceiling	Fibrous plaster ceiling, asbestos-free cement sheet, skins coating to concrete slab soffits		Kitchen sink	- 1 no.
			Sink tap	- 1 no.
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			Fan point	- 2 nos.
			TV point/ Astro point	- 2 nos.
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			Air-Cond point	- 2 nos.
			Water heater point	- 1 no.
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Floor Finishes	Living/ Dining/ Kitchen - Tiles Staircase/ Family Area - Tiles Master Bedroom/ Bedrooms - Tiles Guest Room/ Master Bath - Tiles Bathrooms/ Yard/ Porch - Tiles Driveway - Cement render Apron/ Others - Cement render	Electrical Installation	Lighting point	- 20 nos.
			Gate post lighting point	- 2 nos.
			13 Amp power point	- 15 nos.
			Fan point	- 1 no.
			TV point/ Astro point	- 2 nos.
			Telephone point	- 2 nos.
			Air-Cond point	- 2 nos.
			Water heater point	- 1 no.
			Data point	- 2 nos.
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