

LIVING YOUR DREAMS IS JUST A DOORSTEP AWAY



LEISURE

- Tesco Hypermarket
- Today's Market
- Superstar Cinema

HEALTH CARE

- Regency Specialist Hospital
- Poliklinik Penawar
- Klinik 1MALAYSIA
- Guardian
- Watsons
- Caring Pharmacy

FINANCE

- Maybank
- Public Bank
- Bank Rakyat
- Bank Simpanan Nasional

CONNECTIVITY

- Pasir Gudang - 4 km
- Permas Jaya - 6 km
- EDL - 8 km
- Tebrau Highway - 8 km
- North-South Highway - 11 km
- JB Town & CIQ - 12 km

FOOD & BEVERAGES

- Burger King Drive Thru
- McDonald's Drive Thru
- Starbucks Drive Thru
- KFC Drive Thru
- Subway
- Vivo Pizza
- Banafee@Seri Alam
- Moonlight Cake House
- Tea Garden Restaurant
- Der' Cabin Bistro
- Grumpy Goat & Friends
- Sugar Bun
- Family Mart



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2 STOREY TERRACE
FREEHOLD

TOPAZ
RESIDENZ
SECTION 2

SERI ALAM PROPERTIES SDN BHD (41628-A) A wholly-owned subsidiary of UMLAND
SERI ALAM SALES GALLERY (Galleria Seri Alam) 8, Jalan Suria, Bandar Seri Alam, 81750 Johor Bahru, Johor. | Fax: 07 388 8684

- Developer Licence: 3778-44/08-2022/0471(L) • Valid Date: 06/08/2020 – 05/08/2022
- Advertisement & Sales Permit No.: 3778-44/08-2022/0471(P) • Valid Date: 06/08/2020 – 05/08/2022 • Expected Completion Date: SEP 2022
- Building Plan Approving Authority: MPPG • Building Plan Approval No.: MPPG: JBG/50/2017(PG) PINDAAN(39) • Tenure of Land: Freehold • Encumbrances: Nil • Total Units: 150

2 STOREY TERRACE HOUSE

- **TYPE A** 24' x 70' | 2,152 sq ft. | 52 units | Price : RM 711,011 (Min) RM 1,116,629 (Max) • 24' x 75' | 2,152 sq ft. | 50 units | Price : RM 720,000 (Min) RM 1,105,393 (Max)
- **TYPE B** 24' x 70' | 2,177 sq ft. | 24 units | Price : 718,876 (Min) RM 1,250,337 (Max) • 24' x 75' | 2,177 sq ft. | 24 units | Price : RM 727,865 (Min) RM 1,097,528 (Max)

This information contained herein is subject to change without notification as may be required by the relevant authorities or the developer's architect and cannot form a part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations, modifications and substitutions as may be recommended by the Company's Architect and/or relevant Approving Authorities.

TYPE

A

LAND SIZE | 土地面积

24' x 70' | 24' x 75'

BUILT-UP AREA | 建筑面积

2,152 sq ft

TYPE

B

LAND SIZE | 土地面积

24' x 70' | 24' x 75'

BUILT-UP AREA | 建筑面积

2,177 sq ft

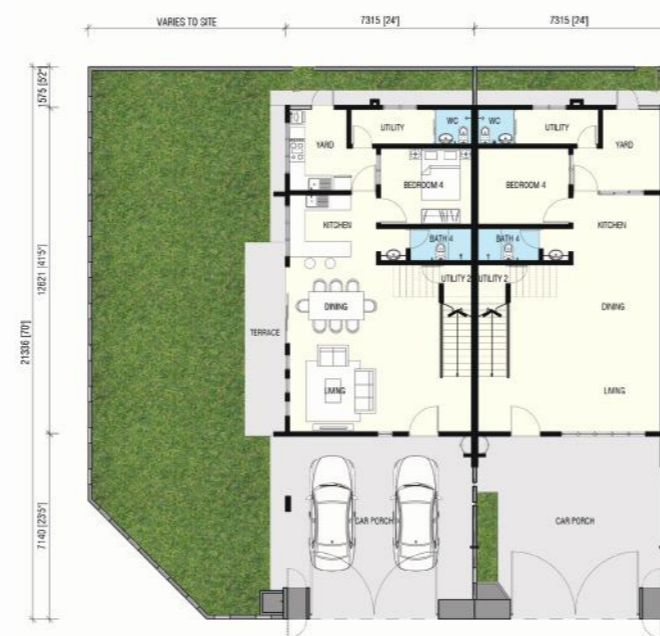
SPECIFICATION
建筑规格



GROUND FLOOR | 底层平面图



FIRST FLOOR | 一楼平面图



GROUND FLOOR | 底层平面图



FIRST FLOOR | 一楼平面图

STRUCTURE
Reinforced Concrete Structure

WALL
Brickwall with Cement Plaster

ROOF COVERING
Metal Roof / R.C. Roof (Type A),
Concrete Roof Tile / R.C. Roof (Type B)

ROOF FRAMING
Metal Truss

CEILING
Plasterboard Ceiling, Cement Board,
Skims Coating to Concrete Slab Soffits

DOORS
Timber Door / Flush Door / Grille Door
Aluminium Frame Sliding Door (Corner / End lot with land)

WINDOWS
Aluminium Frame Glass Window

IRONMONGERY
Quality Lockset

FLOOR FINISHES
Living, Dining, Kitchen, Utility & Utility 2, - Tiles
Master Bedroom, Bedroom, Family Area,
Master Bath, Bath, WC, Balcony, Terrace,
Yard, Refuse Bin, Carporch,
Internal Driveway, Staircase
Apron/ Others - Cement Render

WALL FINISHES
External Wall - Weather Resistant Paint
Internal Wall - Emulsion Paint
Kitchen - Tiles to 5ft Height,
Cement Plaster and Paint
Bath & WC - Tiles to Ceiling Level /
9ft Height
Master Bath - Tiles to Ceiling Level /
9ft Height

ELECTRICAL INSTALLATION

	CORNER LOT	INTERMEDIATE/ END LOT	END LOT WITH LAND
Lighting Point	29 nos.	27 nos.	28 nos.
Gate Post Lighting Point	2 nos.	2 nos.	2 nos.
Power Point	21 no.	21 no.	21 no.
Fan Point	6 nos.	6 nos.	6 nos.
TV Point	3 nos.	3 nos.	3 nos.
Telephone Point	3 nos.	3 nos.	3 nos.
Air-Cond Point	2 nos.	2 nos.	2 nos.
Heater Point	4 nos.	4 nos.	4 nos.
Data Point	2 nos.	2 nos.	2 nos.
Bell Point	1 no.	1 no.	1 no.
Astro Point	2 nos.	2 nos.	2 nos.
Auto Gate Point	2 nos.	2 nos.	2 nos.
CCTV Point	2 nos.	2 nos.	2 nos.
Oven Point	1 no.	1 no.	1 no.
Power Supply	Three Phase	Single Phase	Single Phase

SANITARY & PLUMBING FITTING

Water Closet	5 nos.
Wash Basin	5 nos.
Basin Tap	5 nos.
Hand Bidet	4 nos.
Rain Shower	1 no.
Shower Rose	1 no.
Hand Shower	3 nos.
Toilet Roll Holder	5 nos.
Soap Holder	1 no.
Bib Tap	3 nos.
Grated Container	2 nos.
Kitchen Sink	1 no.
Sink Tap	1 no.
Garden Tap	1 no.

FENCING
SS Frame Aluminium Gate, Brickwall with M.S Fence.

All drawings and specifications are subject to change by relevant Authorities, Engineers or Architects.

SALIENT FEATURES:



LARGE LAND SIZE



SPACIOUS FUNCTIONAL AREAS



WIDE CAR PORCH



4+1 BEDROOMS



5 BATHROOMS



QUALITY SANITARY WARES

