

M
TIARA
SKUDAI

TAMAN TIARA INDAH

- Hakmilik Kekal
- 22 km ke Link ke-2 Malaysia – Singapura.
- 9 Ekar Lanskap Kehijauan
- Komuniti Berpengawal
- Seni Bina Kolonial Moden

No. Lesen Pemaju : **10279/07-2025/1095(A)**

Tempoh Sah : **20/7/2022 – 19/7/2025**

No. Permit Iklan & Jualan :

Tempoh Sah :

Pihak Berkuasa yang meluluskan :

MAJLIS BANDARAYA ISKANDAR PUTERI

No Kelulusan Pelan Bangunan :

1A : MBIP(JB)RP/7/4/2024(23)

1B : MBIP(JB)RP/7/5/2024(22)

Tarikh Dijangka Siap : **FEBRUARY 2027**

Pegangan Tanah : **KEKAL**

Bebanan Tanah : **HSBC BANK MALAYSIA BHD**

Harga : **1A: RM920,000 (min), RM1,449,000(mak)**

Jumlah Unit: **123 BAKI UNIT: 46**

Harga : **1B: RM954,000 (min), RM1,449,000(mak)**

Jumlah Unit: **100**

RUMAH TERES 2 TINGKAT

KELUASAN TANAH: 20' X 70' / 20' X 75'

KELUASAN BINAAN: 1,798 KPS

FASA 1A

JUMLAH UNIT : 123

BAKI UNIT : 46

HARGA MIN: RM920,000.00

HARGA MAK: RM1,260,000.00

FASA 1B

JUMLAH UNIT : 100

HARGA MIN: RM954,000.00

HARGA MAK: RM1,449,000.00

**RUMAH CONTOH SEDIA UNTUK
DIKUNJUNGI**

MahSing

Nama Pemaju : Venice View Development Sdn Bhd (711563-V)

Galeri Jualan M Tiara, No. 1, Jalan Mutiara 1/9, Mutiara Rini 81300

Johor Bahru, Johor

07-291 3200

mtiara.com.my

PELAN LANTAI (20' X 70') – 1A & 1B



TINGKAT BAWAH

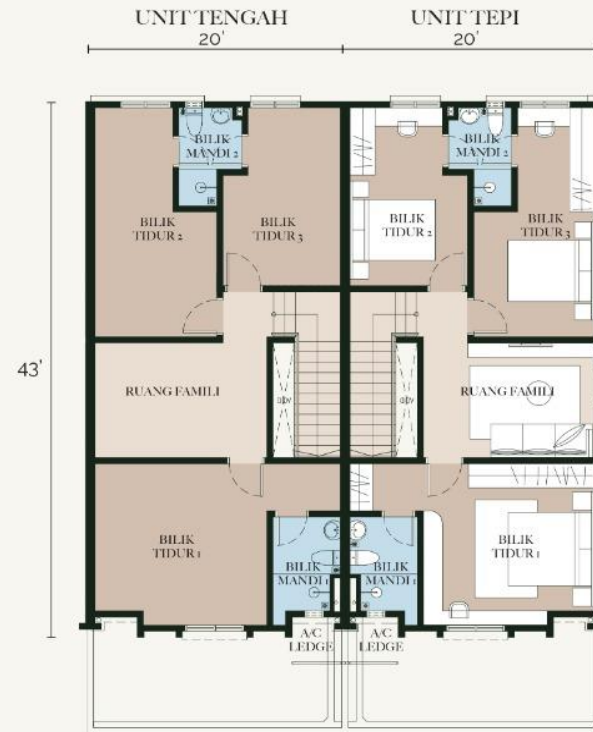


TINGKAT ATAS

PELAN LANTAI (20' X 75') – 1A



TINGKAT BAWAH



TINGKAT ATAS

SPESIFIKASI (20' X 70') – 1A

Struktur : Rangka Konkrit tetulang
Dinding : Batu bata
Bumbung : Kepingan Genting/Bumbung Konkrit Rata
Siling : Salutan Skim/Plaster Siling/Box-up
Tingkap : Tingkap Kaca Berbingkai Aluminium

Pintu

a) Utama : Pintu Kayu Sedatar
 b) Ruang Tamu : Pintu Gelongsor Kaca Berbingkai Aluminium
 c) Teres, (unit penjuru) : Pintu Gelongsor Kaca Berbingkai Aluminium
 d) Yard : Pintu Grill
 e) Lain-lain : Pintu kayu Papan Lapis Rata Terpilih

Set Kunci : Set Kunci Terpilih

Kemasan Dinding

a) Semua Bilik Mandi : Jubin Dinding Setinggi hingga Siling
 b) Dapur : Jubin Dinding 1500mm Tinggi (Dinding Terpilih) / Lepaan Simen & Cat
 c) Lain-lain : Lepaan Simen & Cat

Kemasan Lantai

a) Ruang Tamu, Ruang Makan, Dapur : Jubin
 b) Semua Bilik Tidur : Jubin
 c) Tangga, Ruang Famili : Jubin
 d) Semua Bilik Mandi : Jubin
 e) Anjung Kereta : Jubin
 f) Yard : Jubin
 g) Teres (Unit Penjuru) : Jubin
 h) Laluan Kereta, Apron : Lepaan Simen
 i) Lain-lain : Lepaan Simen/Rumput (Unit Penjuru)

Kelengkapan Sanitari

a) Sinki Dapur : 1 unit
 b) Tandas Duduk : 3 unit
 c) Besin Cuci Tangan : 3 unit
 d) Mangkuk Sabun : 3 unit
 e) Pemegang Tisu Tandas : 3 unit
 f) Pancuran Mandi : 3 unit

Pemasangan Elektrik

	Unit Penjuru	Unit Tengah/Unit Tepi & Unit Tepi Ganjil
a) Mata Lampu	: 20 unit	19 unit
a) Mata Kuasa 13amp	: 14 unit	14 unit
b) Mata Kipas	: 6 unit	6 unit
c) Mata TV	: 2 unit	2 unit
d) Mata Pendawaian Penghawa Dingin	: 2 unit	2 unit
f) Mata Pemanas Air	: 3unit	3 unit
g) Mata Loceng Pintu	: 1 unit	1 unit
h) Mata Lampu Pagar	: 2 unit	2 unit
i) Mata Pagar Automatik	: 1 unit	1 unit

Pintu Pagar : Pintu Pagar Besi
Pagar : Pagar Batu Bata / Pagar Besi

SPESIFIKASI (20' X 75') – 1A

Struktur	: Rangka Konkrit tetulang
Dinding	: Batu bata
Bumbung	: Kepingan Genting/Bumbung Konkrit Rata
Siling	: Salutan Skim/Plaster Siling/Box-up
Tingkap	: Tingkap Kaca Berbingkai Aluminium

Pintu	
a) Utama	: Pintu Kayu Sedatar
b) Ruang Tamu	: Pintu Gelongsor Kaca Berbingkai Aluminium
c) Yard	: Pintu Grill
d) Lain-lain	: Pintu kayu Papan Lapis Rata Terpilih

Set Kunci : Set Kunci Terpilih

Kemasan Dinding

a) Semua Bilik Mandi	: Jubin Dinding Setinggi hingga Siling
b) Dapur	: Jubin Dinding 1500mm Tinggi (Dinding Terpilih) / Lepaan Simen & Cat
c) Lain-lain	: Lepaan Simen & Cat

Kemasan Lantai

a) Ruang Tamu, Ruang Makan, Dapur	: Jubin
b) Semua Bilik Tidur	: Jubin
c) Tangga, Ruang Famili	: Jubin
d) Semua Bilik Mandi	: Jubin
e) Anjung Kereta	: Jubin
f) Yard	: Jubin
g) Laluan Kereta, Apron	: Lepaan Simen
h) Lain-lain	: Lepaan Simen/Rumput (Unit Tepi Bertanah)

Kelengkapan Sanitari

a) Sinki Dapur	: 1 unit
b) Tandas Duduk	: 3 unit
c) Besin Cuci Tangan	: 3 unit
d) Pancuran Mandi	: 3 unit
e) Mangkuk Sabun	: 3 unit
f) Pemegang Tisu Tandas	: 3 unit

Pemasangan Elektrik

a) Mata Lampu	:	19 unit
a) Mata Kuasa 13amp	:	14 unit
b) Mata Kipas	:	6 unit
c) Mata TV	:	2 unit
d) Mata Pendawaian Penghawa Dingin	:	2 unit
f) Mata Pemanas Air	:	3 unit
g) Mata Loceng Pintu	:	1 unit
h) Mata Lampu Pagar	:	2 unit
i) Mata Pagar Automatik	:	1 unit

Pintu Pagar	: Pintu Pagar Besi
Pagar	: Pagar Batu Bata / Pagar Besi

Unit Tengah/Unit Tepi &
Unit Tepi Bertanah

SPESIFIKASI (20' X 70') – 1B

Struktur : Rangka Konkrit tetulang
Dinding : Batu bata
Bumbung : Kepingan Genting/Bumbung Konkrit Rata
Siling : Salutan Skim/Plaster Siling/Box-up
Tingkap : Tingkap Kaca Berbingkai Aluminium

Pintu

a) Utama : Pintu Kayu Sedatar
 b) Ruang Tamu : Pintu Gelongsor Kaca Berbingkai Aluminium
 c) Teres, (unit penjuru) : Pintu Gelongsor Kaca Berbingkai Aluminium
 d) Yard : Pintu Grill
 e) Lain-lain : Pintu kayu Papan Lapis Rata Terpilih

Set Kunci : Set Kunci Terpilih

Kemasan Dinding

a) Semua Bilik Mandi : Jubin Dinding Setinggi hingga Siling
 b) Dapur : Jubin Dinding 1500mm Tinggi (Dinding Terpilih) / Lepaan Simen & Cat
 c) Lain-lain : Lepaan Simen & Cat

Kemasan Lantai

a) Ruang Tamu, Ruang Makan, Dapur : Jubin
 b) Semua Bilik Tidur : Jubin
 c) Tangga, Ruang Famili : Jubin
 d) Semua Bilik Mandi : Jubin
 e) Anjung Kereta : Jubin
 f) Yard : Jubin
 g) Teres (Unit Penjuru) : Jubin
 h) Laluan Kereta, Apron : Lepaan Simen
 i) Lain-lain : Lepaan Simen/Rumput (Unit Penjuru / Unit Tepi Bertanah)

Kelengkapan Sanitari

a) Sinki Dapur : 1 unit
 b) Tandas Duduk : 3 unit
 c) Besin Cuci Tangan : 3 unit
 d) Mangkuk Sabun : 3 unit
 e) Pemegang Tisu Tandas : 3 unit
 f) Pancuran Mandi : 3 unit

Pemasangan Elektrik

	Unit Penjuru	Unit Tengah/Unit Tepi & Unit Tepi Ganjil & Unit Tepi Bertanah
a) Mata Lampu	: 20 unit	19 unit
a) Mata Kuasa 13amp	: 14 unit	14 unit
b) Mata Kipas	: 6 unit	6 unit
c) Mata TV	: 2 unit	2 unit
d) Mata Pendawaian Penghawa Dingin	: 2 unit	2 unit
f) Mata Pemanas Air	: 3 unit	3 unit
g) Mata Loceng Pintu	: 1 unit	1 unit
h) Mata Lampu Pagar	: 2 unit	2 unit
i) Mata Pagar Automatik	: 1 unit	1 unit

Pintu Pagar : Pintu Pagar Besi
Pagar : Pagar Batu Bata / Pagar Besi

PELAN LOKASI



M
TIARA
SKUDAI

TAMAN TIARA INDAH

- Freehold
- 22 km to Malaysia-Singapore 2nd Link
- 9 acres of Lush Green Landscape
- Guarded Community
- Modernized Colonial Architecture

Developer License No : 10279/07-2025/1095(A)

Validity : 20/7/2022 – 19/7/2025

Advertising Permit No :

Validity :

Approving Authority :

MAJLIS BANDARAYA ISKANDAR PUTERI

Approved Building Plan No :

1A : MBIP(JB)RP/7/4/2024(23)

1B : MBIP(JB)RP/7/5/2024(22)

Expected Date of Completion: **FEBRUARI 2027**

Land Tenure: **FREEHOLD**

Land Encumbrances: **HSBC BANK MALAYSIA BHD**

Pricing : **1A: RM920,000 (min), RM1,260,000(max)**

Total Unit: **123 BAL. UNIT : 46**

Pricing: **1B: RM954,000 (min), RM1,449,000(max)**

Total Unit: **100**

2 STOREY TERRACE HOUSE
LAND AREA: 20' X 70' / 20' X 75'
BUILD-UP AREA: 1,798 SQFT

PHASE 1A
TOTAL UNIT : 123
BAL. UNIT : 46
MIN. PRICE : RM920,000.00
MAX. PRICE: RM1,260,000.00

PHASE 1B
TOTAL UNIT : 100
MIN. PRICE : RM954,000.00
MAX. PRICE: RM1,449,000.00

SHOW UNIT READY FOR VIEWING

MahSing

Developer Name : Venice View Development Sdn Bhd (711563-V)

Galeri Jualan M Tiara, No. 1, Jalan Mutiara 1/9, Mutiara Rini 81300

Johor Bahru, Johor

07-291 3200

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FLOOR PLAN (20' X 70') – 1A & 1B



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN (20' X 75') – 1A



SPECIFICATION (20' X 70') – 1A

STRUCTURE : Reinforced Concrete

WALL : Brick

ROOF COVERING : Concrete Roof Tiles / RC Flat Roof

CEILING : Skim Coat / Plaster Board / Box-Up

WINDOWS : Aluminium Frame Glass Window

DOORS

a) Entrance : Timber Flush Door

b) Living : Aluminium Frame Sliding Glass Door

c) Terrace (Corner Unit) : Aluminium Frame Sliding Glass Door

d) Yard : Grille Door

e) Others : Selected Plywood Flush Door

IRONMONGERY : Selected Lock Set

WALL FINISHES

a) All Bathrooms : Tiles up to ceiling height

b) Kitchen : Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint

c) Others : Cement Plaster & Paint

FLOOR FINISHES

a) Living, Dining, Kitchen : Tiles

b) All Bedrooms : Tiles

c) Staircase, Family Area : Tiles

d) All Bathrooms : Tiles

e) Car Porch : Tiles

f) Yard : Tiles

g) Terrace (Corner Unit) : Tiles

h) Driveway, Apron : Cement Render

i) Others : Cement Render / Spot Turf (Corner Unit)

SANITARY FITTINGS

a) Kitchen Sink : 1 no

b) Pedestal W.C : 3 nos

c) Wash Hand Basin : 3 nos

d) Soap Holder : 3 nos

e) Toilet Roll Holder : 3 nos

f) Shower Rose : 3 nos

ELECTRICAL INSTALLATION

a) Light Point : 20 nos

b) 13amp Power Point : 14 nos

c) Fan Point : 6 nos

d) TV Point : 2 nos

e) Air-cond Wiring Point : 2 nos

f) Water Heater Point : 3 nos

g) Door Bell Point : 1 no

h) Gate Light Point : 2 nos

i) Auto Gate Point : 1 no

CORNER UNIT

INTERMEDIATE / END UNIT / ODD END UNIT

GATE : M.S Gate

FENCING : Brick Fencing / G.I Fencing

SPECIFICATION (20' X 75') – 1A

STRUCTURE	: Reinforced Concrete
WALL	: Brick
ROOF COVERING	: Concrete Roof Tiles / RC Flat Roof
CEILING	: Skim Coat / Plaster Board / Box-Up
WINDOWS	: Aluminium Frame Glass Window
DOORS	
a) Entrance	: Timber Flush Door
b) Living	: Aluminium Frame Sliding Glass Door
c) Yard	: Grille Door
d) Others	: Selected Plywood Flush Door
IRONMONGERY	: Selected Lock Set
WALL FINISHES	
a) All Bathrooms	: Tiles up to ceiling height
b) Kitchen	: Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint
c) Others	: Cement Plaster & Paint
FLOOR FINISHES	
a) Living, Dining, Kitchen	: Tiles
b) All Bedrooms	: Tiles
c) Staircase, Family Area	: Tiles
d) All Bathrooms	: Tiles
e) Car Porch	: Tiles
f) Yard	: Tiles
g) Driveway, Apron	: Cement Render
h) Others	: Cement Render / Spot Turf (End Unit with Land)

SANITARY FITTINGS	
a) Kitchen Sink	: 1 no
b) Pedestal W.C	: 3 nos
c) Wash Hand Basin	: 3 nos
d) Soap Holder	: 3 nos
e) Toilet Roll Holder	: 3 nos
f) Shower Rose	: 3 nos

ELECTRICAL INSTALLATION	<u>INTERMEDIATE / END UNIT / END UNIT with LAND</u>
a) Light Point	: 19 nos
b) 13amp Power Point	: 14 nos
c) Fan Point	: 6 nos
d) TV Point	: 2 nos
e) Air-cond Wiring Point	: 2 nos
f) Water Heater Point	: 3 nos
g) Door Bell Point	: 1 no
h) Gate Light Point	: 2 nos
i) Auto Gate Point	: 1 no

GATE : M.S Gate

FENCING : Brick Fencing / G.I Fencing

SPECIFICATION (20' X 70') – 1B

STRUCTURE : Reinforced Concrete

WALL : Brick

ROOF COVERING : Concrete Roof Tiles / RC Flat Roof

CEILING : Skim Coat / Plaster Board / Box-Up

WINDOWS : Aluminium Frame Glass Window

DOORS

a) Entrance : Timber Flush Door

b) Living : Aluminium Frame Sliding Glass Door

c) Terrace (Corner Unit) : Aluminium Frame Sliding Glass Door

d) Yard : Grille Door

e) Others : Selected Plywood Flush Door

IRONMONGERY : Selected Lock Set

WALL FINISHES

a) All Bathrooms : Tiles up to ceiling height

b) Kitchen : Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint

c) Others : Cement Plaster & Paint

FLOOR FINISHES

a) Living, Dining, Kitchen : Tiles

b) All Bedrooms : Tiles

c) Staircase, Family Area : Tiles

d) All Bathrooms : Tiles

e) Car Porch : Tiles

f) Yard : Tiles

g) Terrace (Corner Unit) : Tiles

h) Driveway, Apron : Cement Render

i) Others : Cement Render / Spot Turf (Corner Unit /End Unit with Land)

SANITARY FITTINGS

a) Kitchen Sink : 1 no

b) Pedestal W.C : 3 nos

c) Wash Hand Basin : 3 nos

d) Soap Holder : 3 nos

e) Toilet Roll Holder : 3 nos

f) Shower Rose : 3 nos

ELECTRICAL INSTALLATION

CORNER UNIT

INTERMEDIATE UNIT / END UNIT / ODD END UNIT / END UNIT WITH LAND

a) Light Point : 20 nos

b) 13amp Power Point : 14 nos

c) Fan Point : 6 nos

d) TV Point : 2 nos

e) Air-cond Wiring Point : 2 nos

f) Water Heater Point : 3 nos

g) Door Bell Point : 1 no

h) Gate Light Point : 2 nos

i) Auto Gate Point : 1 no

GATE : M.S Gate

FENCING : Brick Fencing / G.I Fencing

LOCATION PLAN

