

" MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY "

**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 :

**MBIP(JB)RP/7/21/2024(21)**

Tarikh Dijangka Siap : **JUN 2027**

Pegangan Tanah : **KEKAL**

Bebanan Tanah : **HSBC BANK MALAYSIA BHD**

Harga : **RM949,000 (min), RM1,416,000(mak)**

Jumlah Unit: **252**     **BAKI UNIT : 114**

### FASA 2A

**JUMLAH UNIT : 252**

**BAKI UNIT : 114**

**HARGA MIN: RM949,000.00**

**HARGA MAK: RM1,416,000.00**

**RUMAH TERES 2 TINGKAT**  
**KELUASAN TANAH: 20' X 70'**  
**KELUASAN BINAAN: 1,798 KPS**

**RUMAH CONTOH SEDIA UNTUK  
DIKUNJUNGI**

**MahSing**

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

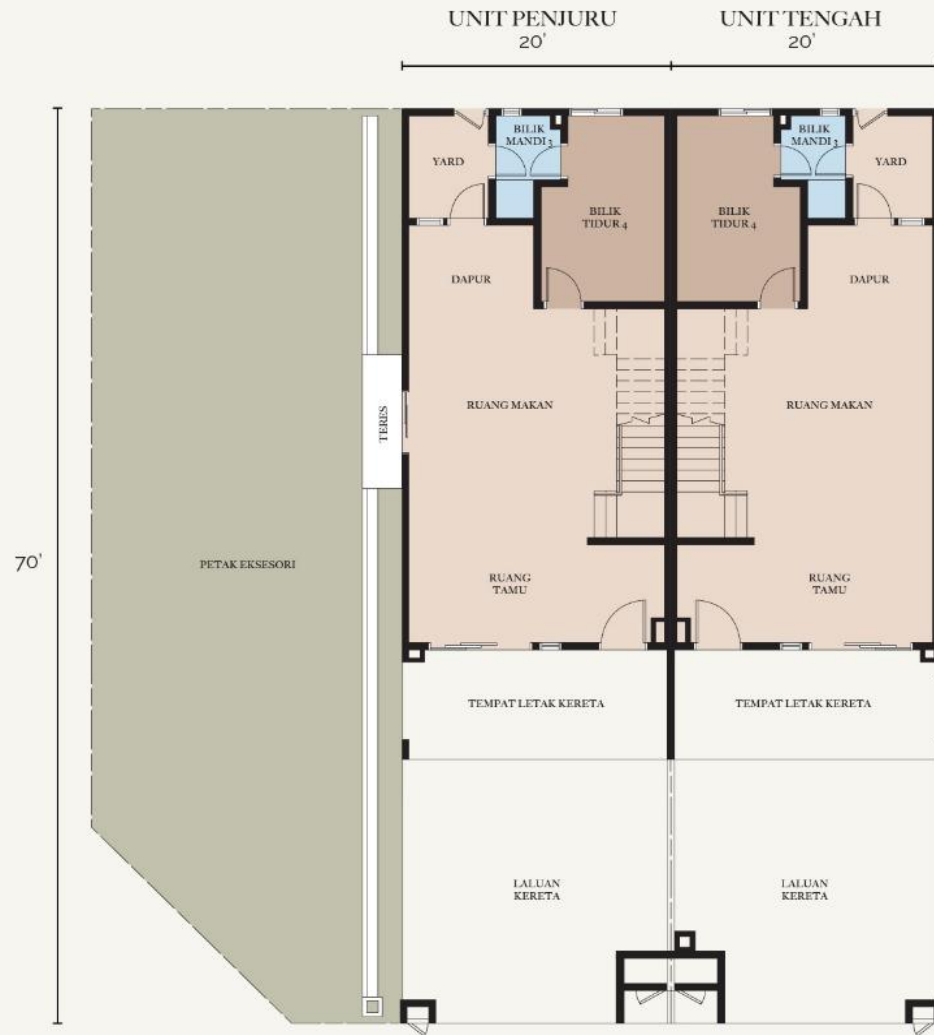
Galeri Jualan M Tiara, No. 1, Jalan Mutiara 1/9, Mutiara Rini 81300

Johor Bahru, Johor

**07-291 3200**

[mtiara.com.my](http://mtiara.com.my)

# PELAN LANTAI



TINGKAT BAWAH



TINGKAT ATAS

# SPESIFIKASI

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

|                          |                                             |
|--------------------------|---------------------------------------------|
| <b>Pintu</b>             |                                             |
| 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      |

|                  |                      |
|------------------|----------------------|
| <b>Set Kunci</b> | : Set Kunci Terpilih |
|------------------|----------------------|

|                        |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| <b>Kemasan Dinding</b> |                                                                       |
| 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                                                  |

|                                   |                                                                                       |
|-----------------------------------|---------------------------------------------------------------------------------------|
| <b>Kemasan Lantai</b>             |                                                                                       |
| 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 / Unit Tepi Ganjil 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 / Unit Tepi Ganjil 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                | : 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                                                                                |
| j) Soket Dinding Fiber             | : 1 unit     | 1 unit                                                                                |

|                    |                                |
|--------------------|--------------------------------|
| <b>Pintu Pagar</b> | : Pintu Pagar Besi             |
| <b>Pagar</b>       | : Pagar Batu Bata / Pagar Besi |

# PELAN LOKASI



"DEVELOPMENT INFORMATION CAN BE CHECKED ON THE PORTAL TEDUH.KPKT.GOV.MY "



### TAMAN TIARA INDAH

- Freehold
- 22 km to Malaysia-Singapore 2<sup>nd</sup> 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 :

**MBIP(JB)RP/7/21/2024(21)**

Expected Date of Completion: **JUNE 2027**

Land Tenure: **FREEHOLD**

Land Encumbrances: **HSBC BANK MALAYSIA BHD**

Pricing : **RM949,000 (min), RM1,416,000(max)**

Total Unit: **252** BAL. UNIT : **114**

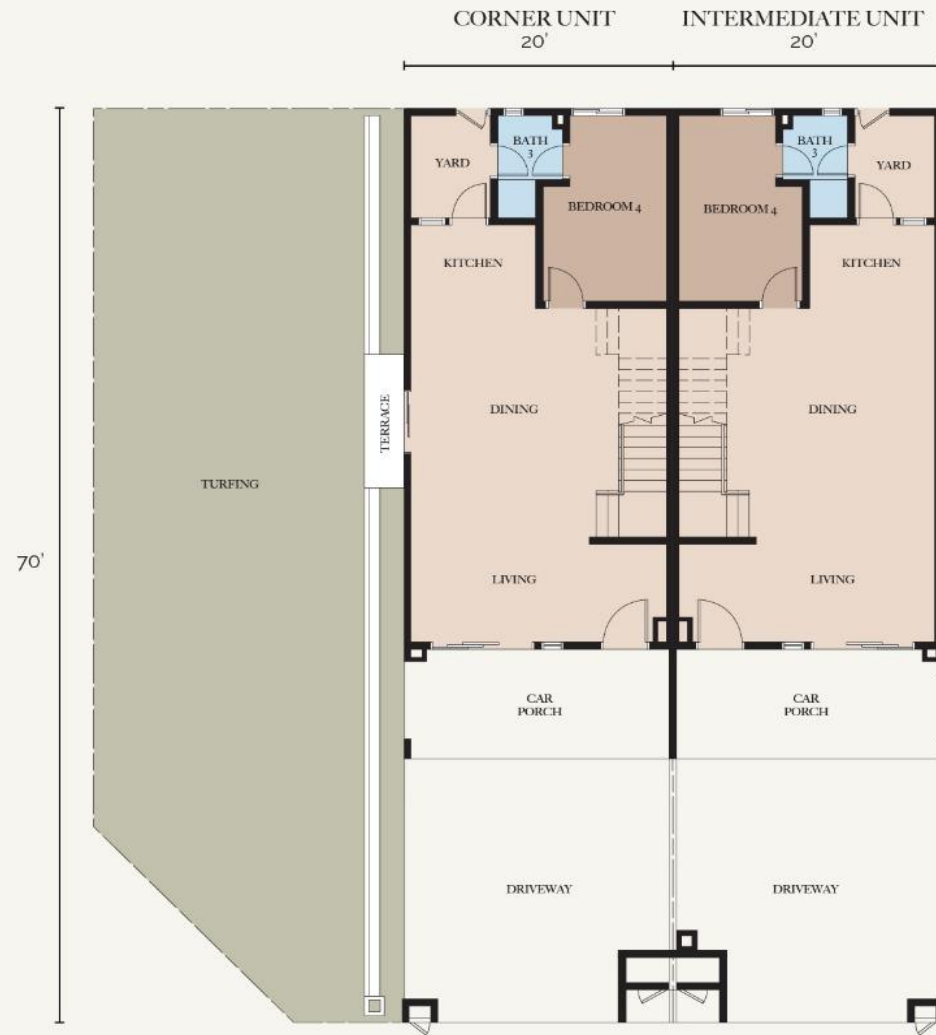
**2 STOREY TERRACE HOUSE**  
**LAND AREA: 20' X 70'**  
**BUILD-UP AREA: 1,798 SQFT**

**PHASE 2A**  
**TOTAL UNIT : 252**  
**BAL. UNIT : 114**

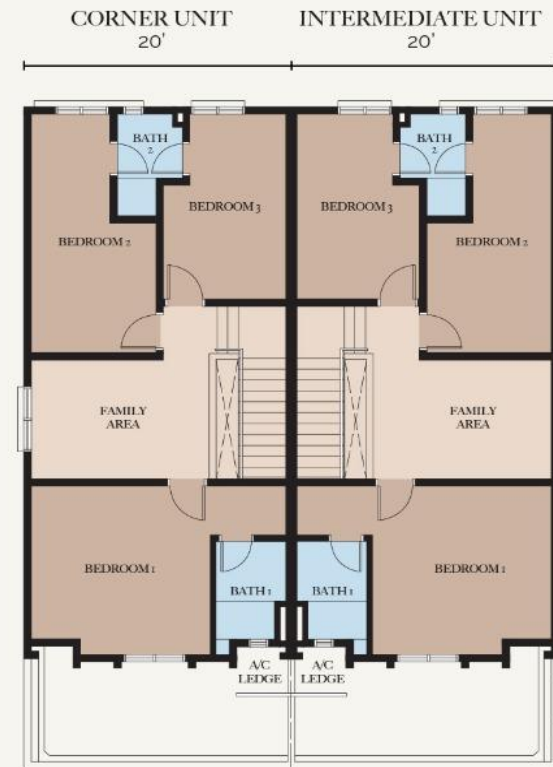
**MIN. PRICE : RM949,000.00**  
**MAX. PRICE: RM1,416,000.00**

**SHOW UNIT READY FOR VIEWING**

# FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

# SPECIFICATION

|                                       |                                                                                         |
|---------------------------------------|-----------------------------------------------------------------------------------------|
| <b>STRUCTURE</b>                      | : Reinforced Concrete                                                                   |
| <b>WALL</b>                           | : Brick                                                                                 |
| <b>ROOF COVERING</b>                  | : Concrete Roof Tiles / RC Flat Roof                                                    |
| <b>CEILING</b>                        | : Skim Coat / Plaster Board / Box-Up                                                    |
| <b>WINDOWS</b>                        | : Aluminium Frame Glass Window                                                          |
| <b>DOORS</b>                          |                                                                                         |
| 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                                                           |
| <b>IRONMONGERY: Selected Lock Set</b> |                                                                                         |
| <b>WALL FINISHES</b>                  |                                                                                         |
| 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                                                                |
| <b>FLOOR FINISHES</b>                 |                                                                                         |
| 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 / Odd 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

|                          |   |        |
|--------------------------|---|--------|
| 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   |
| j)Fiber Wall Socket      | : | 1 no   |

## CORNER UNIT

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

|  |  |        |
|--|--|--------|
|  |  | 19 nos |
|  |  | 14 nos |
|  |  | 6 nos  |
|  |  | 2 nos  |
|  |  | 2 nos  |
|  |  | 3 nos  |
|  |  | 1 no   |
|  |  | 2 nos  |
|  |  | 1 no   |
|  |  | 1 no   |

**GATE** : M.S Gate

**FENCING** : Brick Fencing / G.I Fencing

# LOCATION PLAN

