

IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA

BROSUR

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/7/25/2024(19)

Tarikh Dijangka Siap : **SEPTEMBER 2027**

Pegangan Tanah : **KEKAL**

Bebanan Tanah : **HSBC BANK MALAYSIA BHD**

Harga : **RM1,031,520 (min), RM1,450,400(mak)**

Jumlah Unit: **116** **BAKI UNIT: 52**

RUMAH TERES 2 TINGKAT
KELUASAN TANAH: 22' X 65' & 22' X 70'
KELUASAN BINAAN: 2,004 KPS

FASA 2B
JUMLAH UNIT : 116
BAKI UNIT: 52
HARGA MIN: RM1,031,520.00
HARGA MAK: RM1,450,400.00

**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

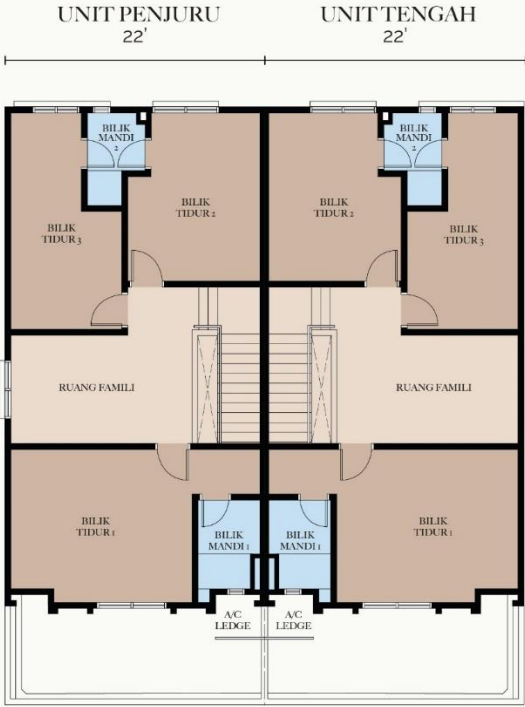
mtiara.com.my

PELAN LANTAI (22' X 65')

M Tiara Pelan Lantai 22'x65'



TINGKAT BAWAH



TINGKAT ATAS

PELAN LANTAI (22' X 70')

M Tiara Pelan Lantai 22'x70'



SPESIFIKASI (22' X 65')

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
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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
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

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

SPESIFIKASI (22' X 70')

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
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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
j) Soket Dinding Fiber	: 1 unit	1 unit

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

PELAN LOKASI





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 :

MBIP(JB)RP/7/25/2024(19)

Expected Date of Completion: **SEPTEMBER 2027**

Land Tenure: **FREEHOLD**

Land Encumbrances: **HSBC BANK MALAYSIA BHD**

Pricing : **RM1,031,520 (min), RM1,450,400(max)**

Total Unit: **116** BAL. UNIT: **52**

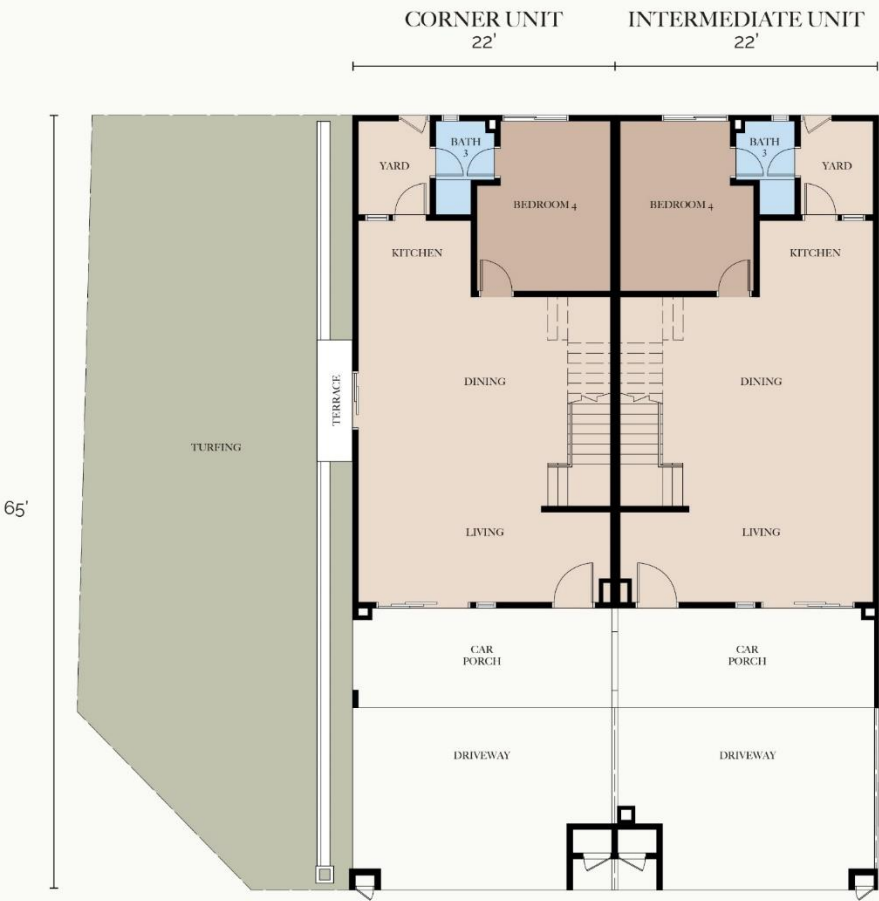
SHOW UNIT READY FOR VIEWING

2 STOREY TERRACE HOUSE
LAND AREA: 22' X 65' & 22' X 70'
BUILD-UP AREA: 2,004 SQFT

PHASE 2B
TOTAL UNIT : 116
BAL. UNIT: 52
MIN. PRICE : RM1,031,520.00
MAX. PRICE: RM1,450,400.00

FLOOR PLAN (22' X 65')

M Tiara Floor Plan 22'x65'



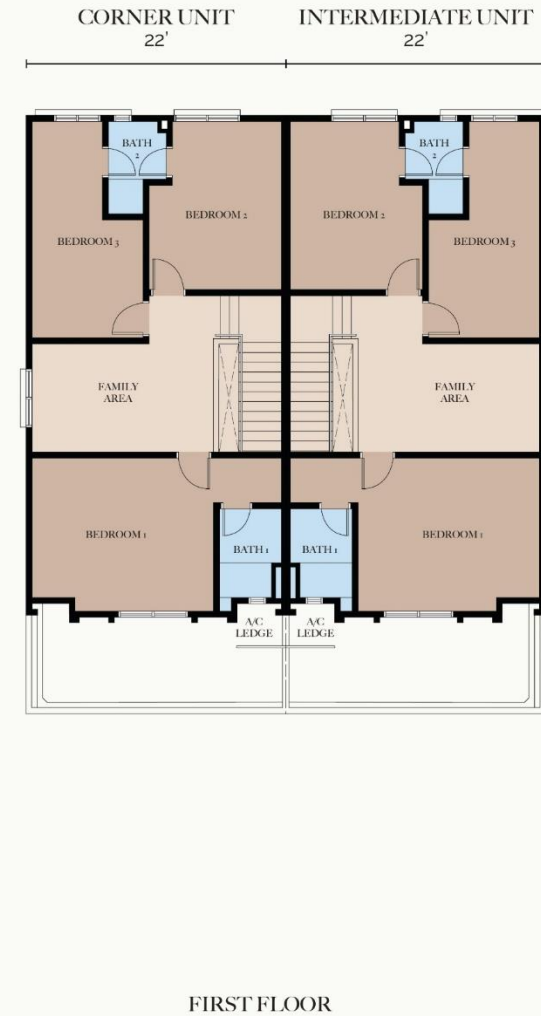
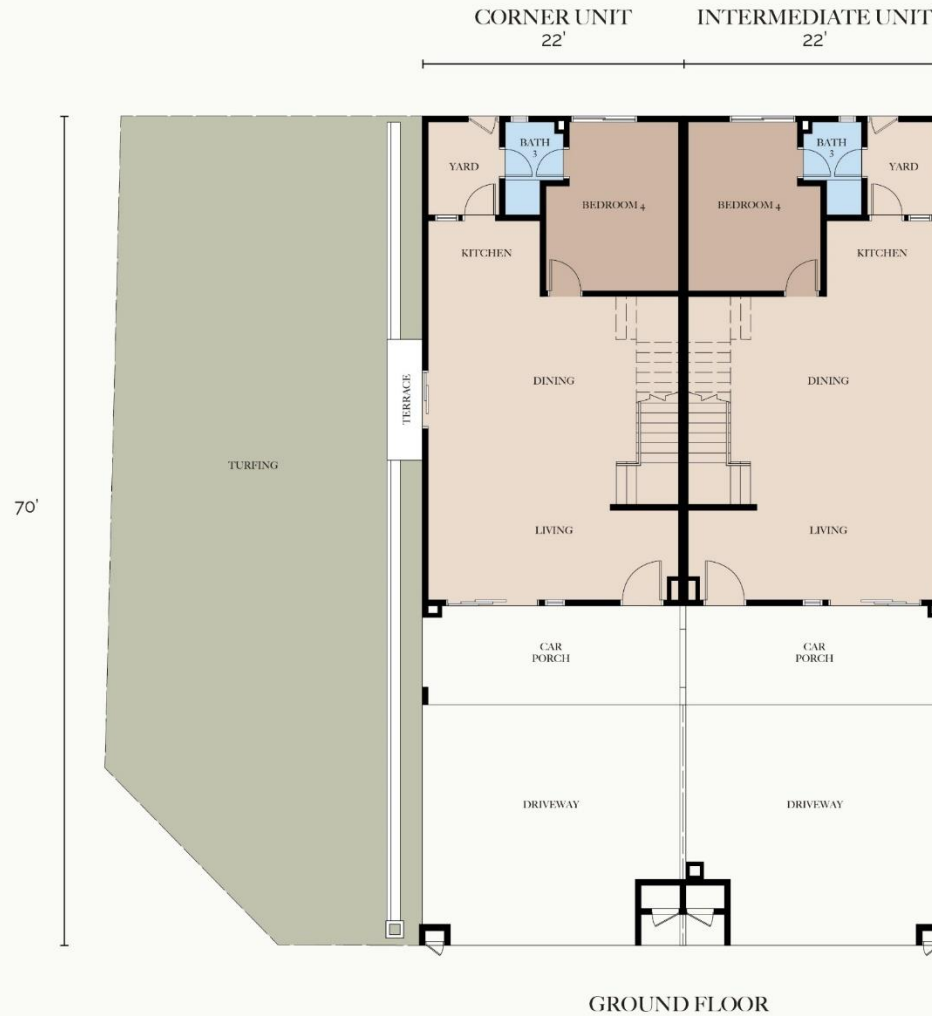
GROUND FLOOR



FIRST FLOOR

FLOOR PLAN (22' X 70')

M Tiara Floor Plan 22'x70'



SPECIFICATION (22' X 65')

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

	CORNER UNIT	INTERMEDIATE / END UNIT
a) Light Point :	20 nos	19 nos
b) 13amp Power Point :	14 nos	14 nos
c) Fan Point :	6 nos	6 nos
d) TV Point :	2 nos	2 nos
e) Air-cond Wiring Point :	2 nos	2 nos
f) Water Heater Point :	3 nos	3 nos
g) Door Bell Point :	1 no	1 no
h) Gate Light Point :	2 nos	2 nos
i) Auto Gate Point :	1 no	1 no
j)Fiber Wall Socket :	1 no	1 no

GATE : M.S Gate

FENCING : Brick Fencing / G.I Fencing

SPECIFICATION (22' X 70')

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
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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
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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	<u>INTERMEDIATE / END UNIT / ODD END UNIT</u>
a) Light Point	: 20 nos	19 nos
b) 13amp Power Point	: 14 nos	14 nos
c) Fan Point	: 6 nos	6 nos
d) TV Point	: 2 nos	2 nos
e) Air-cond Wiring Point	: 2 nos	2 nos
f) Water Heater Point	: 3 nos	3 nos
g) Door Bell Point	: 1 no	1 no
h) Gate Light Point	: 2 nos	2 nos
i) Auto Gate Point	: 1 no	1 no
j) Fiber Wall Socket	: 1 no	1 no

GATE	: M.S Gate
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FENCING	: Brick Fencing / G.I Fencing
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LOCATION PLAN

