



RUMAH TERES 2 TINGKAT JENIS 2G
KELUASAN TANAH: 20' X 70'
KELUASAN BINAAN: 1,835 KPS

FASA 2G1
JUMLAH UNIT : 157
BAKI UNIT: 3
HARGA MIN : RM650,000
HARGA MAK: RM945,000

- **Berkeluasan 1313 ekar**
- **Pegangan Bebas**
- **Tasik Semulajadi**
- **Trek Berjogging & Berbasikal**
- **Berpengawal**

No. Lesen Pemaju : **14297/12-2028/1380(A)**

Tempoh Sah : **12/12/2023 – 11/12/2028**

No. Permit Iklan & Jualan :

14297-18/11-2025/1234(N)-(L)

Tempoh Sah : **9/11/2023 – 8/11/2025**

Pihak Berkuasa yang meluluskan :

Majlis Bandaraya Pasir Gudang

No Kelulusan Pelan Bangunan :

MBPG:JBG/PB/61/2023(PG)(12)

Tarikh Dijangka Siap : **NOVEMBER 2025**

Pegangan Tanah : **KEKAL**

Bebanan Tanah : **TIADA**

Harga : **RM650,000 (min), RM945,000(mak)**

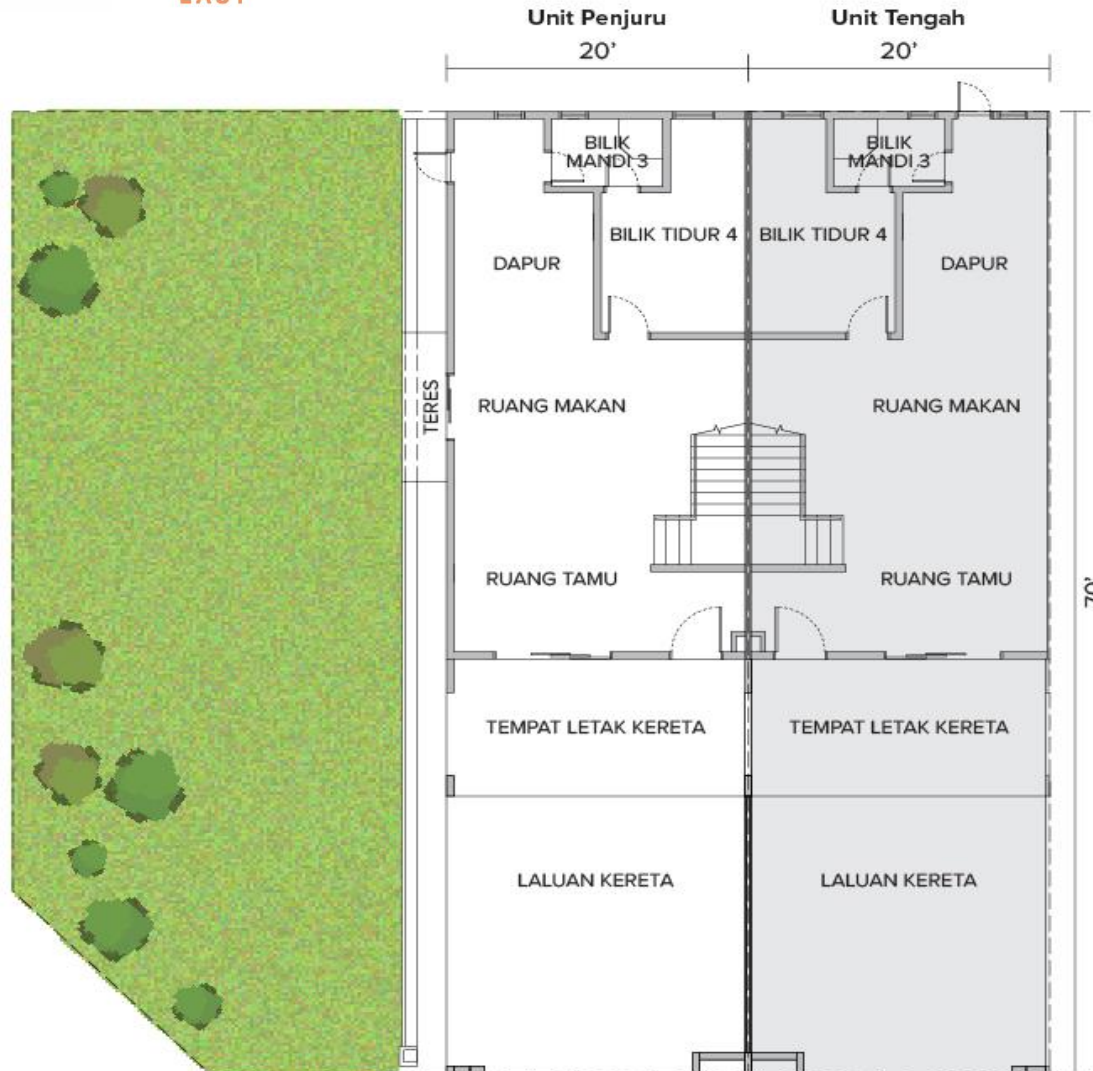
Jumlah Unit: **157** **BAKI UNIT : 3**

**RUMAH CONTOH SEDIA UNTUK
DIKUNJUNGI**

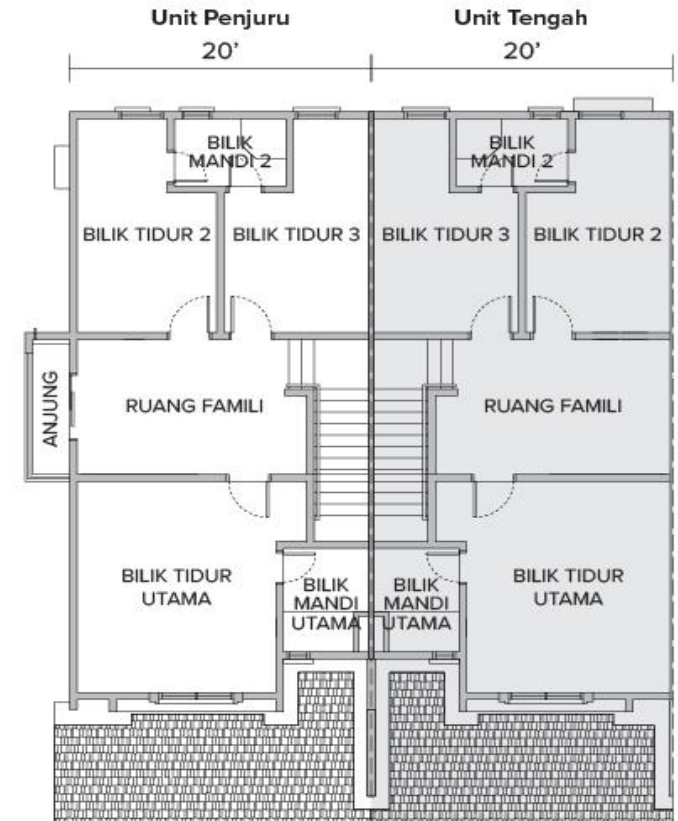
PELAN LANTAI



TINGKAT BAWAH



TINGKAT SATU



SPESIFIKASI



Struktur	: Rangka Konkrit tetulang / Dinding Ricih
Dinding	: Konkrit tetulang / Batu bata
Bumbung	: Kepingan Genting/Bumbung Konkrit Rata (Anjung Unit Penjuru/ Unit Penjuru Ganjil/ Unit Tepi/Unit Tepi Ganjil Bertanah dan Teres)
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, Anjung (Penjuru/Tepi)	: Pintu Gelongsor Kaca Berbingkai Aluminium
d) Lain-lain	: Pintu kayu Papan Lapis rata

Set Kunci	: Set Kunci Terpilih
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Kemasan Dinding

a) Dinding Pemisah Konkrit Bertetulang	: Salutan Skim & Cat
b) Dapur	: Jubin Dinding 1500mm Tinggi (Dinding Terpilih) / Letaan Simen & Cat
c) Semua Bilik Mandi	: Jubin Dinding 1500mm Tinggi / Letaan Simen & Cat
b) Lain-lain	: Letaan 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	: Letaan Simen/Jubin
f) Anjung (Unit Penjuru/ Unit Penjuru Ganjil/ Unit Tepi/ Unit Tepi Ganjil Bertanah dan Teres)	: Jubin
a) Laluan Kereta, Apron	: Letaan Simen
b) Lain-lain	: Letaan Simen/Rumput (Unit Penjuru/ Unit Penjuru Ganjil/ Unit Tepi/ Unit Tepi Ganjil Bertanah dan Teres)

Kelengkapan Sanitari

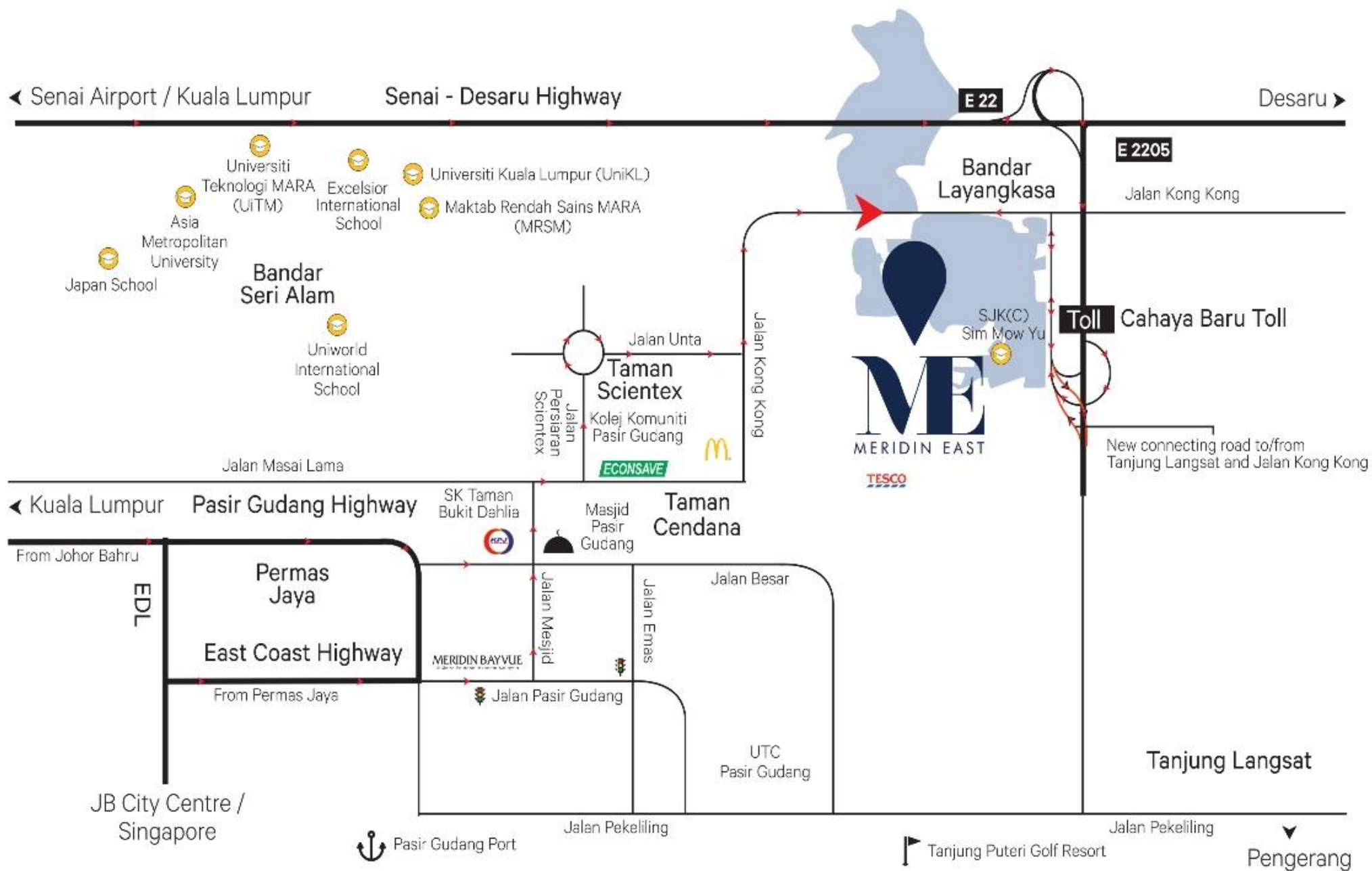
a) Sinki Dapur	: 1 unit
b) Tandas Duduk	: 3 unit
c) Besin Cuci Tangan	: 3 unit
d) Pancuran Mandi	: 3 unit
e) Mangkuk Sabun	: 3 unit
f) Pemegang Tisu Tandas	: 3 unit

Pemasangan Elektrik

a) Mata Lampu	:	18 unit	16 unit
a) Mata Kuasa 13amp	:	11 unit	11 unit
b) Mata Kipas	:	2 unit	2 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	:	1 unit	1 unit
i) Mata Pagar Automatik	:	1 unit	1 unit

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

PELAN LOKASI





2 STOREY TERRACE HOUSE TYPE 2G
LAND AREA: 20' X 70'
BUILD-UP AREA: 1,835 SQFT

PHASE 2G1
TOTAL UNIT : 157
BAL. UNIT: 3
MIN. PRICE : RM650,000
MAX. PRICE: RM945,000

- **1313 Acres**
- **Freehold**
- **Natural Lake**
- **Guarded**
- **Jogging & Bicycle Paths**
- **Easy Access to Major Roads & Highways**

Developer License No :

14297/12-2028/1380(A)

Validity : **12/12/2023 – 11/12/2028**

Advertising Permit No :

14297-18/11-2025/1234(N)-(L)

Validity : **9/11/2023 – 8/11/2025**

Approving Authority :

Majlis Bandaraya Pasir Gudang

Approved Building Plan No :

MBPG:JBGN/PB/61/2023(PG)(12)

Expected Date of Completion: **NOVEMBER 2025**

Land Tenure: **Freehold**

Land Encumbrances: **NIL**

Pricing : **RM650,000 (min), RM945,000(max)**

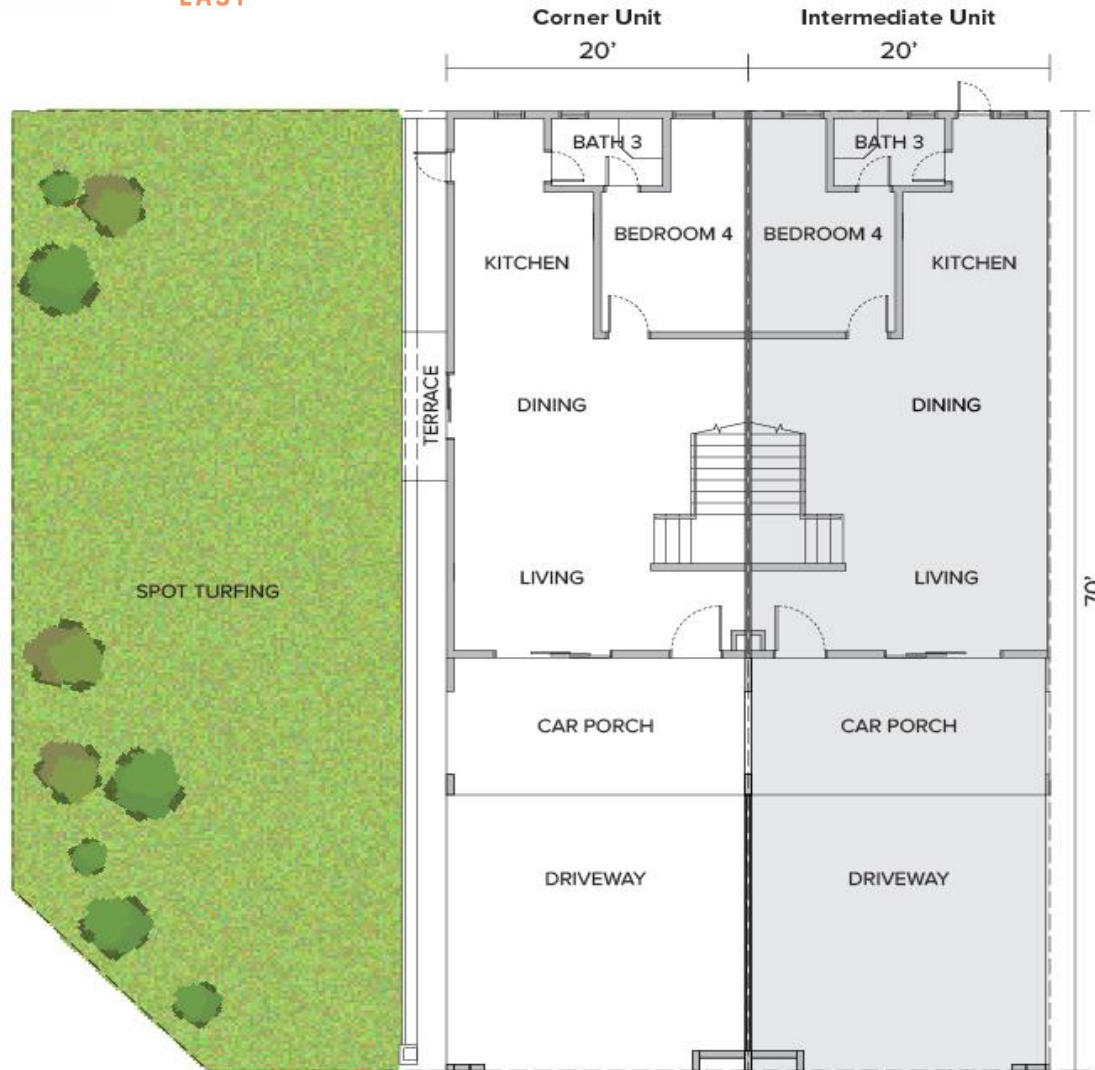
Total Unit: **157** *BAL. UNIT:* **3**

SHOW UNIT READY FOR VIEWING

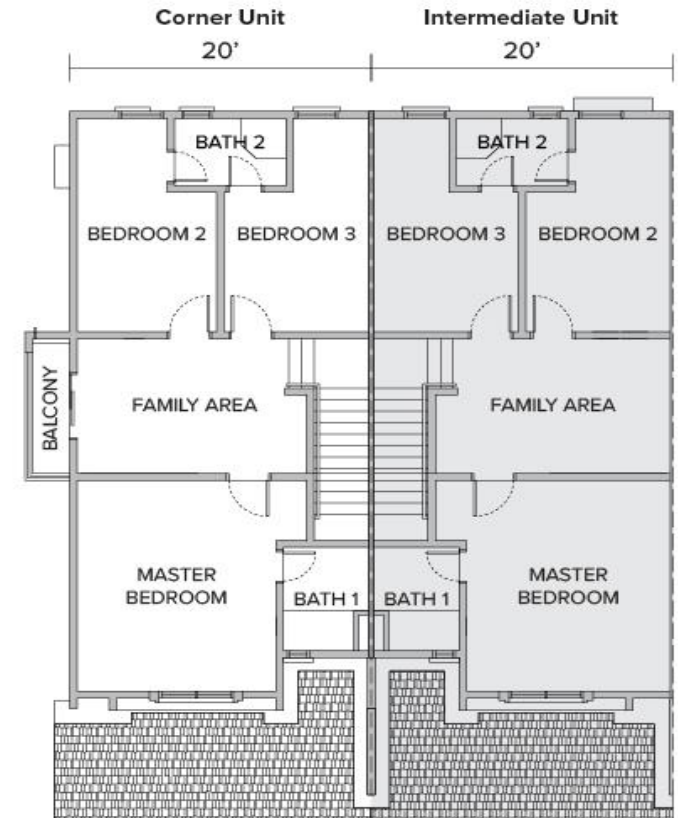
FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



SPECIFICATION

DOUBLE STOREY TERRACE HOUSE (20' x 70') – PARCEL 2G1



STRUCTURE	: Reinforced Concrete / Frame Shear Wall
WALL	: Reinforced Concrete / Brick
ROOF COVERING	: Concrete Roof Tiles / RC Flat Roof (Balcony – Corner & Odd Corner Unit / End & Odd End Unit with Land and Terrace)
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, Balcony (Corner & Odd Corner Unit / End & Odd End Unit with Land and Terrace)	: Aluminium Frame Sliding Glass Door
d) Others	: Selected Plywood Flush Door
IRONMONGERY	: Selected Lockset
WALL FINISHES	
a) RC Party Wall	: Skim Coat & Paint
b) All Bathrooms	: Tiles up to 1500mm height / Cement Plaster & Paint
c) Kitchen	: Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint
d) 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	: Cement Render / Tiles
f) Balcony (Corner & Odd Corner Unit / End & Odd End Unit with Land and Terrace)	: Tiles
g) Terrace (Corner & Odd Corner Unit / End & Odd End Unit with Land and Terrace)	: Cement Render
h) Driveway, Apron	: Cement Render
i) Others	: Cement Render / Spot Turf (Corner & Odd Corner Unit / End & Odd End Unit with Land and Terrace)

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>Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace</u>	<u>Intermediate / End & Odd End Unit</u>
a) Light Point	18 nos.	16 nos.
b) 13amp Power Point	11 nos.	11 nos.
c) Fan Point	2 nos.	2 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	1 no.	1 no.
i) Auto Gate Point	1 no.	1 no.

GATE : M.S. Gate

FENCING : Brick Fencing / G.I. Fencing

LOCATION PLAN

