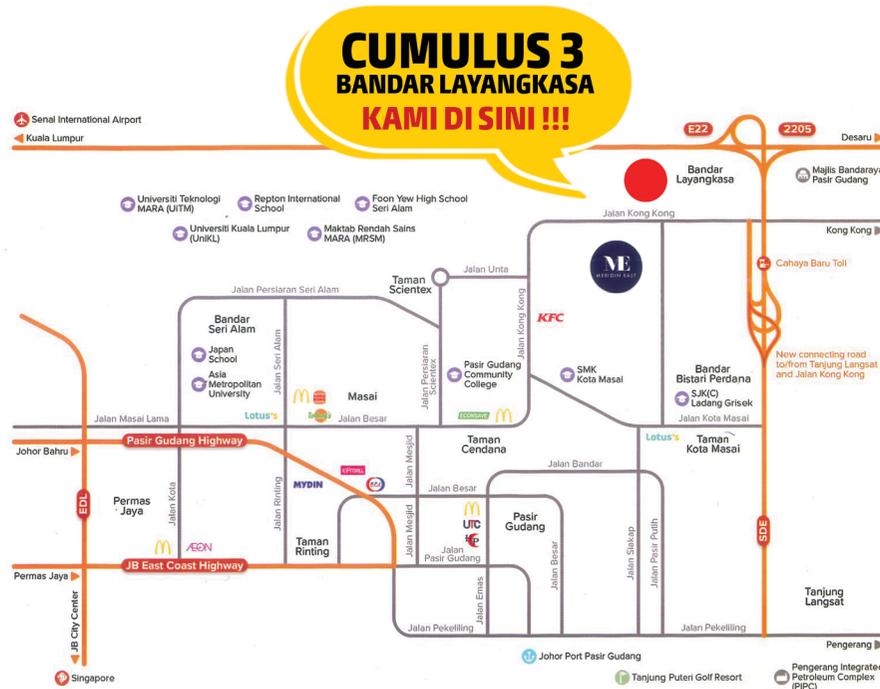


KEBOLEHCAPAIAN DAN KETERSAMBUNGAN YANG MUDAH

- 3.9km ke Senai - Desaru highwau exit.
- 35km ke Pengerang.
- 30.1km dari JB City Centre dan CIQ.
- 30.1km ke Tesco Eco Tropics.
- 7.6km ke Politeknik Ibrahim Sultan.
- 12km ke KPJ dan 14.5km ke Regency Specialist Hospital.
- Flagship Zone di Eastern Gateway daripada Iskandar Malaysia.
- Bersebelahan dengan ke Meridian East oleh Mah Sing.



Untuk pertanyaan, sila hubungi

017-770 7088 / 017-202 9992



JMC CAHAYA SDN BHD(1206900-P)

Developer office : No.6-01 & 6-02, Jalan Ros Merah 2/17,
Taman Johor Jaya, 81100 Johor Bahru, Johor.
TEL: 07-3539282 FAX:07-3539281

JMC Cahaya Sdn Bhd

No. Lesen Pemaju: 19437/08-2028/0318(R) . Tarikh Sah Lesen: 20/08/2025 - 19/08/2028 . No. Permit Iklan dan Jualan (AP): xxxxxxx . Tempoh Sah Permit Iklan dan Jualan: xxxxxxx .
Tarikh Dijangka Siap: Tahun 2027 . Pihak Berkuasa: Majlis Bandaraya Pasir Gudang (MBPG) . No. Kelulusan Pelan Bangunan: MBPG: JKB/PB/48/2022 (PG) (14) . Sekatan: Tiada. Jumlah Unit: 59 .
Jenis Kediaman: Rumah Teres 2 Tingkat . Luas Binaan: 20' x 70' (Lot Penjur:1950kps, Lot Tengah: 1900kps dan Lot Tepi: 1950kps) . Harga Jualan: RM 644,300 (Min) RM 1,739,350 (Max) .

Iklan ini telah diluluskan oleh Jabatan Perumahan Negara. Maklumat Pemajuan dan iklan yang diluluskan boleh disemak di portal TEDUH.KPKT.GOV.MY

Spesifikasi

STRUKTUR	- Rangka konkrit bertetulang.
DINDING	- Batu bata dengan campuran simen dan pasir melepa.
BUMBUNG	- Dek logam/ bumbung rata konkrit bertetulang.
RANGKA BUMBUNG	- Rangka Logam ringan.
SILING	- Siling plaster/ Kepingan siling/ Skim coating.
TINGKAP	- Tingkap kaca berbingkai aluminium.
PINTU	- Pintu jenis Plywood. - Pintu jenis PVC.
IRONMONGERY	- Kunci berkualiti.
KEMASAN DINDING	- Dinding dalam : Cat emulsi. - Dinding luar : Cat tahan cuaca. - Dinding bilik mandi dan dapur : Jubin dengan ketinggian 1.5m.
KEMASAN LANTAI	- Ruang tamu, ruang makan, lantai dapur, bilik tidur, ruang keluarga : Jubin. - Bilik mandi : Jubin. - Lain-lain : Lepatan simen.
PEMASANGAN SANITARI DAN KELENGKAPAN	- Tandas duduk : 3 no. - Basin basuh tangan : 3 no. - Pancuran mandi : 3 no. - Sinki Dapur : 1 no.
PEMASANGAN ELEKTRIK	- Lampu point : 17 nos. - Kipas point : 6 nos. - 13A Power Point : 13 nos. - TV point : 1 nos. - Telefon point : 1 nos.
PAGAR	- Pagar BRC
TURFING	- Rumput

CUMULUS 3

Bandar Layanghasa



CUMULUS 3

Bandar Layanghasa

(Rumah Teres 2 Tingkat)

- Luas Tanah : 20' X 70'
- Luas Binaan :
- Lot Penjuru : 1950kps
- Lot Tengah : 1900kps
- Lot Tepi : 1950kps



CUMULUS 3

Bandar Layangkasa



CUMULUS 3

Bandar Layangkasa

(Double Storey Terrace House)

- Land Area : 20' X 70'
- Built-up Area :
- Corner Lot = 1950 kps
- Intermediate Lot = 1900 kps
- End Lot = 1950 kps



GROUND FLOOR PLAN
SCALE 1 : 100

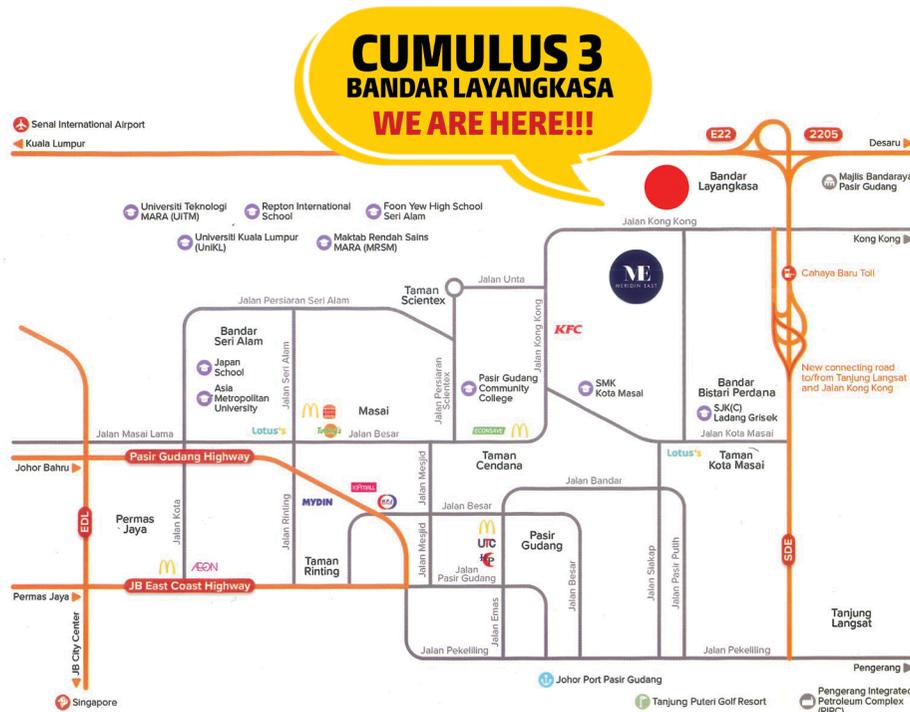


1ST FLOOR PLAN
SCALE 1 : 100

EASY ACCESSIBILITY AND CONNECTIVITY

- 3.9km to Senai - Desaru highwau exit.
- 35km to Pengerang.
- 30.1km from JB City Centre and CIQ.
- 30.1km to Tesco Eco Tropics.
- 7.6km to Politeknik Ibrahim Sultan.
- 12km to KPJ and 14.5km to Regency Specialist Hospital.
- Flagship Zone di Eastern Gateway of Iskandar Malaysia.
- Adjacent to Meridian East by Mah Sing.

Specification



For enquiries, please call

017-770 7088 / 017-202 9992



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TEL: 07-3539282 FAX:07-3539281

JMC Cahaya Sdn Bhd

Developer Licence: 19437/08-2028/0318(R) . Valid date: 20/08/2025 - 19/08/2028 . Advertising & Sales Permit No: xxxxxxxx . Valid date: xxxxxxxx . Expected Completion Date: Year 2027 .
Building Plan Approving Authority: Majlis Bandaraya Pasir Gudang (MBPG) . Building Plan Approval No: MBPG: JKB/PB/48/2022 (PG) (14). Encumbrances: Nil . Land tenure: Freehold. Total Units: 59 .
Type of Property : Double Storey Terrace House . Built-up Area: 20' x 70' (Corner lot:1950kps, Intermediate lot: 1900kps & End Lot: 1950kps) . Sales price: RM 644,300 (Min) RM 1,739,350 (Max) .

STRUCTURE	- Reinforced concrete frame.
WALL	- Generally Bricks with Cement Sand Plastering
ROOFING COVERING	- Metal Roofing Sheet/ Reinforced Concrete Slab
ROOF FRAMING	- Light weight Metal Framing
CEILING	- Plaster Ceiling/Ceiling Board/Skim Coating
WINDOW	- Aluminium Framed Glass Window
DOORS	- Plywood Flush Door - PVC Door
IRONMONGERY	- Selected Quality Lock Set
WALL FINISHES	- Internal Wall : Emulsion Paint - External Wall : Weather Resistant Paint - Bathroom and kitchen wall : Ceramic Tiles to 1.5m high.
FLOOR FINISHES	- Living,Dining,Kitchen Floor,Bedroom,Family Area : Porcelain Tile - Bathroom : Ceramic Tile - Others : Cement Render
SANITARY AND PLUMBING FITTINGS	- WC-pedestal : 3 no. - Wash Basin : 3 no. - Shower Head : 3 no. - Kitchen Sink : 1 no.
ELECTRICAL INSTALLATION	- Light Point : 17 nos. - Fan Point : 6 nos. - 13A Power Point : 13 nos. - Television Point : 1 nos. - Telephone Point : 1 nos.
FENCING	- BRC Fencing
TURFING	- Grass