

IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA

BROSUR



RESIDENSI ANGGUN
M MINORI

No. Lesen Pemaju : 30440/05-2028/0117(A)
Tempoh Sah : 3/5/2023 – 2/5/2028
No. Permit Iklan & Jualan :
30440-1/10-2026/1099(N)-(S)
Tempoh Sah : 2/10/2023 – 1/10/2026
Pihak Berkuasa yang meluluskan :
MAJLIS BANDARAYA JOHOR BAHRU
No Kelulusan Pelan Bangunan :
MBJB/U/2022/14/BGN/150/RP(21)
Tarikh Dijangka Siap : DISEMBER 2027
Pegangan Tanah : PEGANGAN BEBAS
Bebanan Tanah : OCBC BANK (MALAYSIA)
BERHAD
Harga : RM379,000 (min), RM
600,000(mak)
Jumlah Unit: 421 Baki Unit: 213

UNIT CONTOH SEDIA UNTUK
DIKUNJUNGI

**PANGSAPURI PERKHIDMATAN
MENARA A – 25 TINGKAT**
Keluasan Binaan : 570 kps – 880 kps

FASA 1
Jumlah Unit : 421
Baki Unit: 213
Harga Min : RM379,000
Harga Mak: RM600,000

MahSing

Nama Pemaju : MS Lakecity Sdn Bhd (868549-T)
M Minori Sales Gallery, No. 17, Jalan Austin Perdana 2, Taman Austin
Perdana 81100 Johor Bahru, Johor

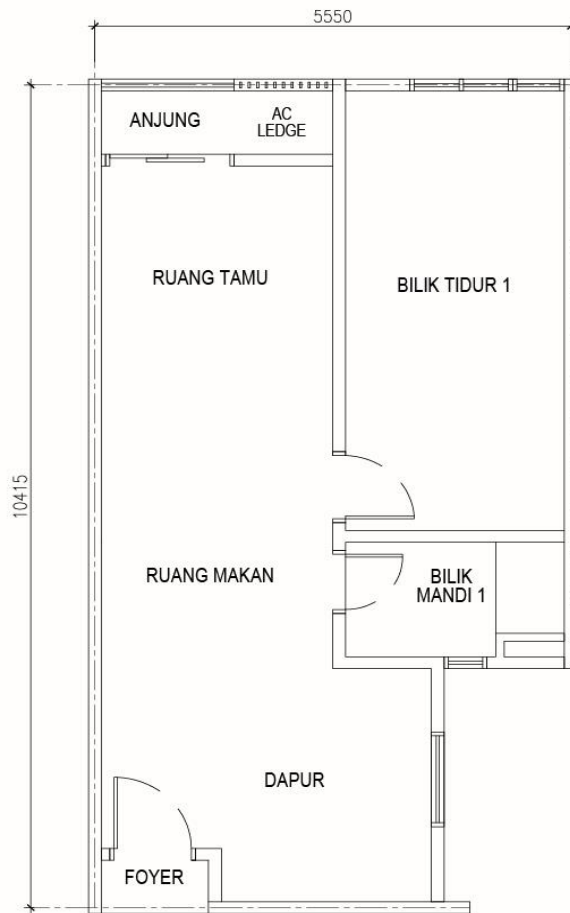
07-291 3228
www.mminori.com.my



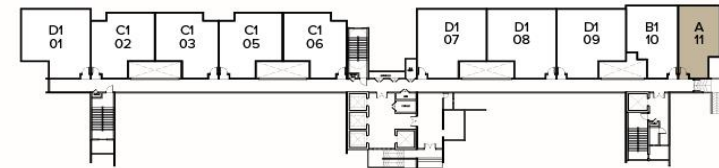
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JOHOR BAHRU



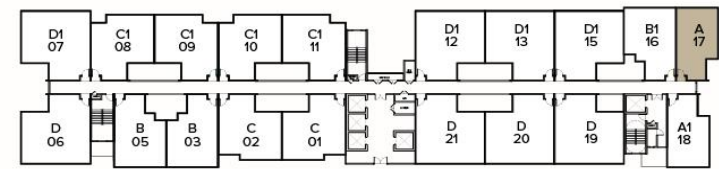
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Jenis A | 570 kps

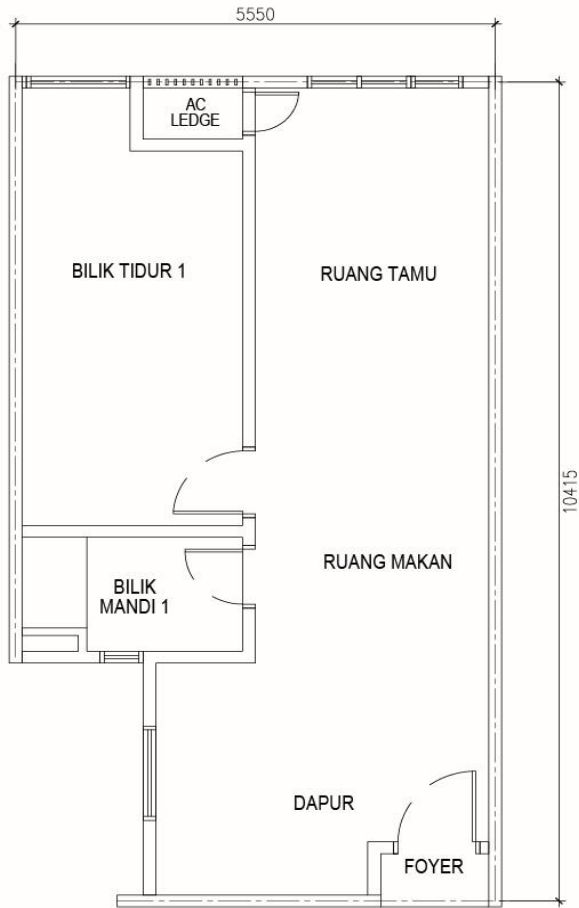


Tingkat 1-6

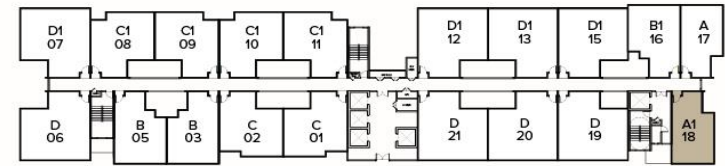


Tingkat 7-25



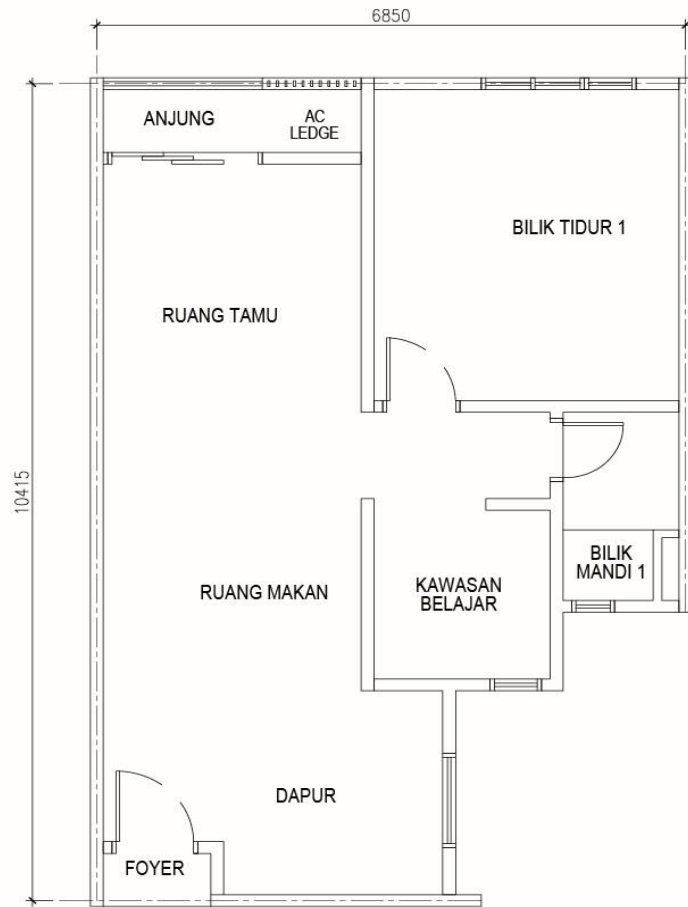


Jenis A1 | 570 kps

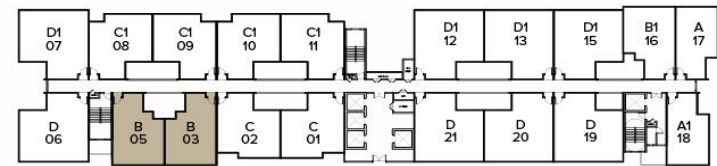


Tingkat 7-25



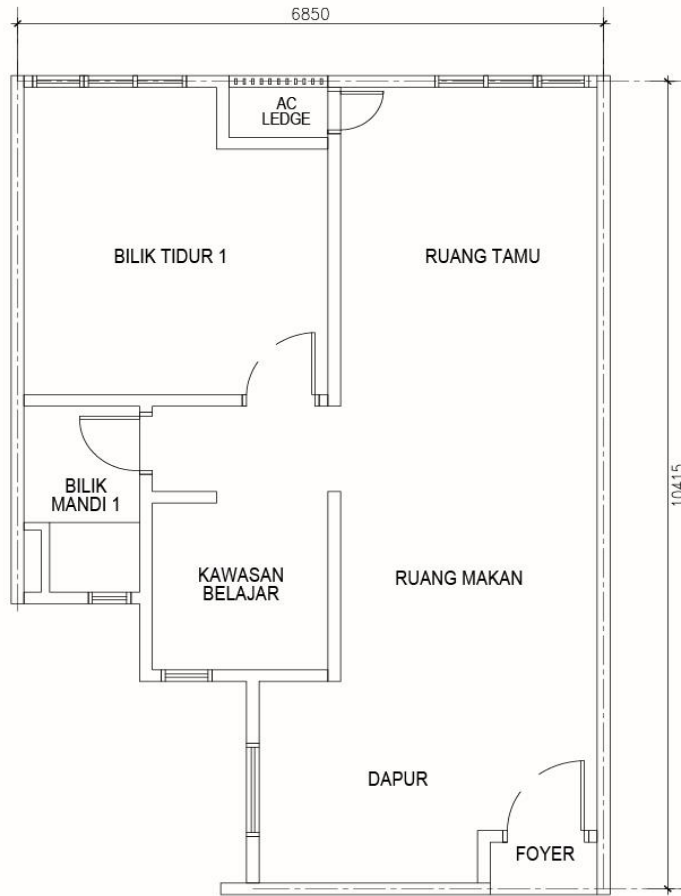


Jenis B | 670 kps

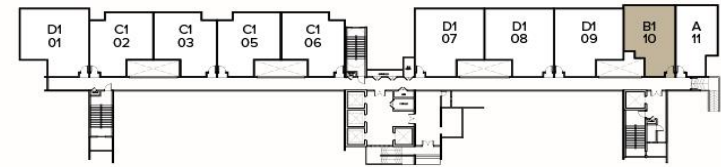


Tingkat 7-25

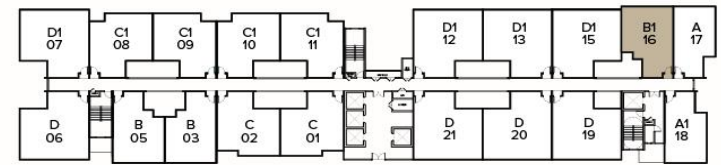




Jenis B1 | 670 kps

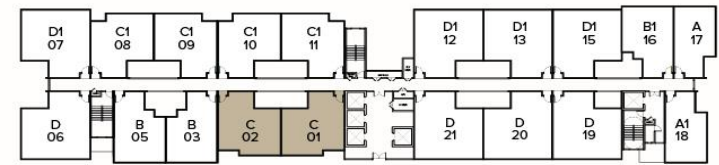
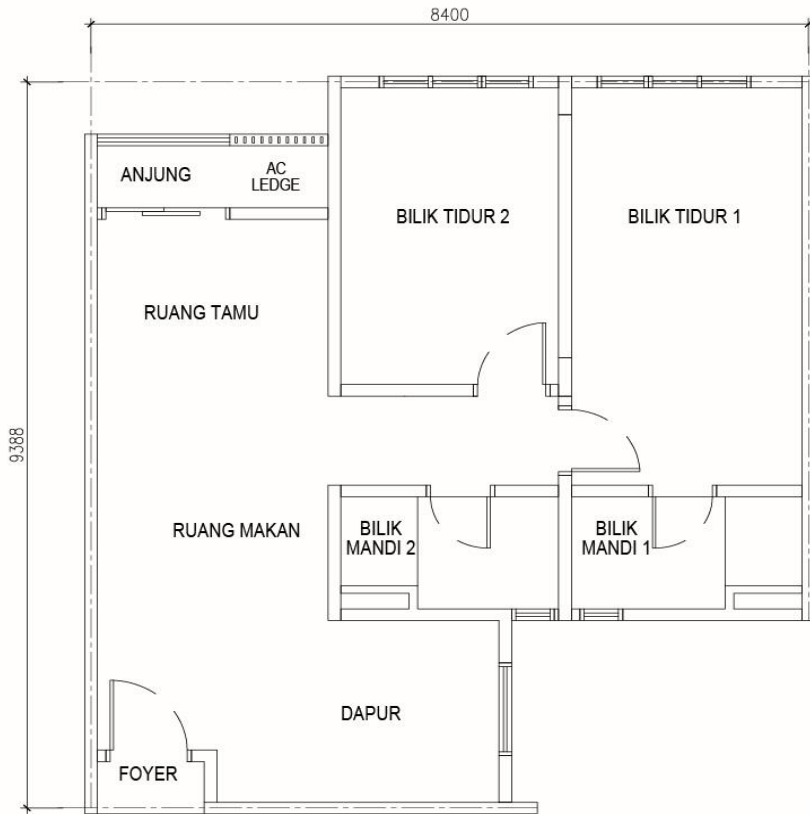


Tingkat 1-6



Tingkat 7-25



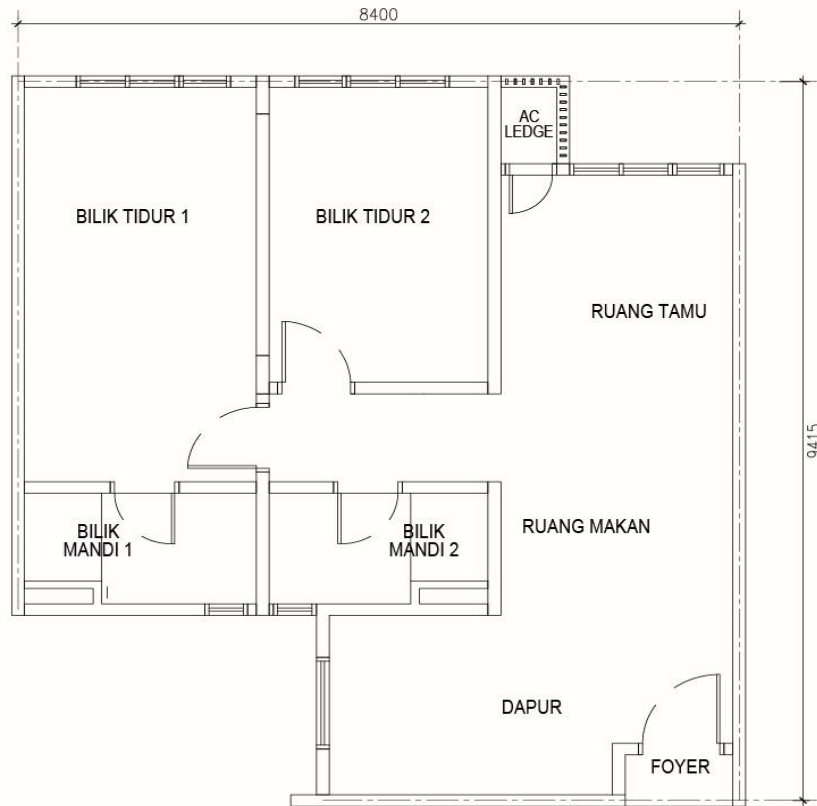


Tingkat 7-25

Jenis C | 730 kps

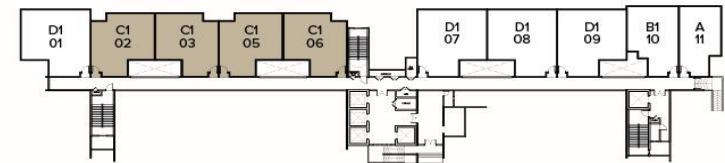


Pelan Lantai

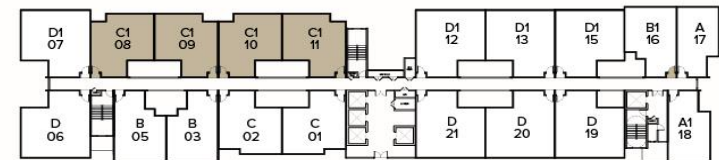


Jenis C1 | 730 kps

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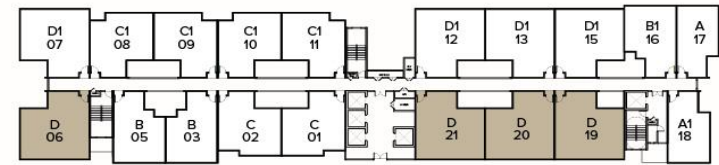
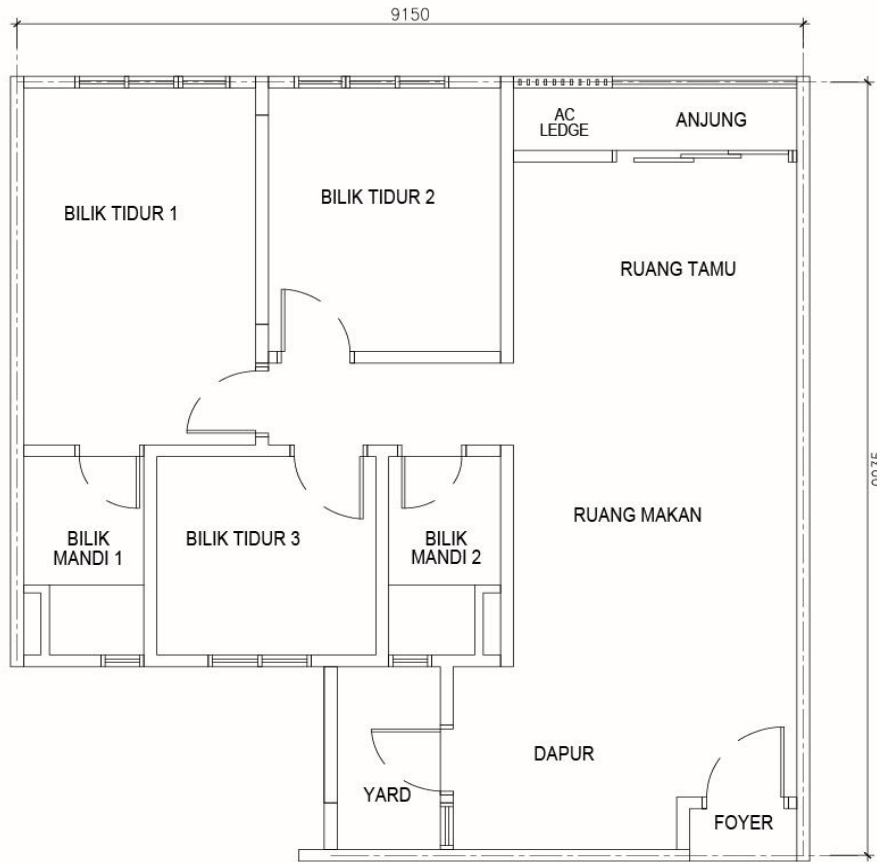


Tingkat 1-6



Tingkat 7-25



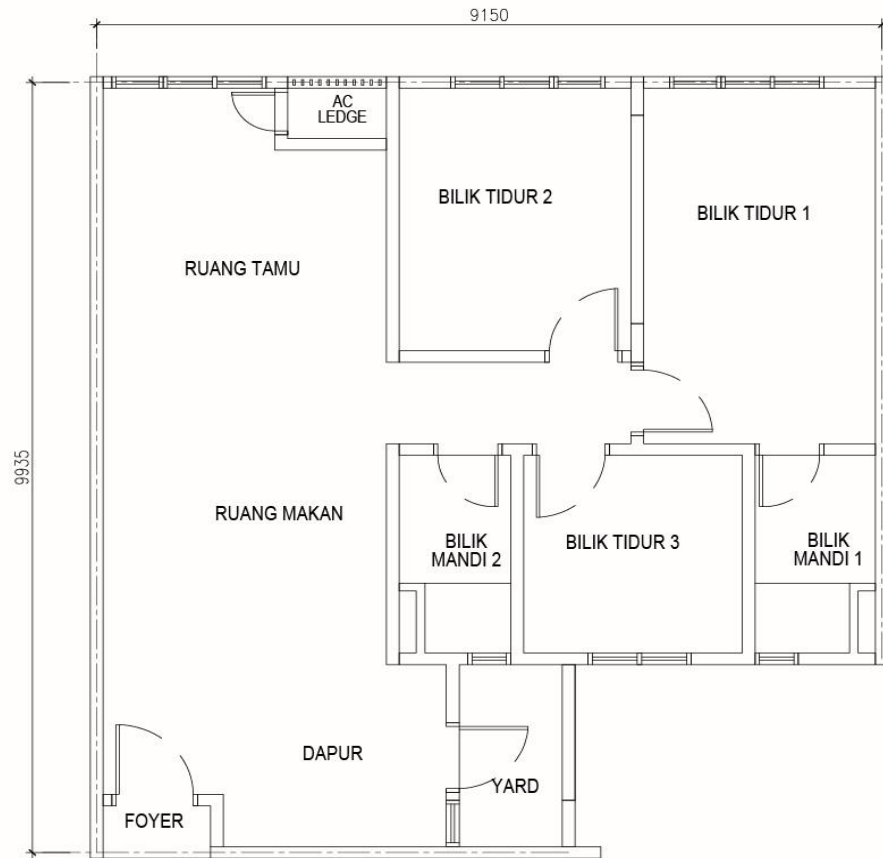


Tingkat 7-25

Jenis D | 880 kps

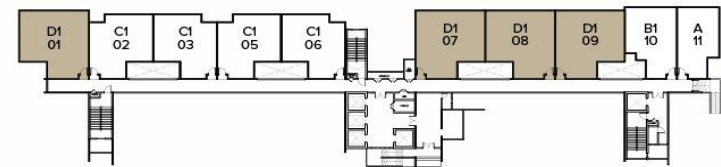


Pelan Lantai

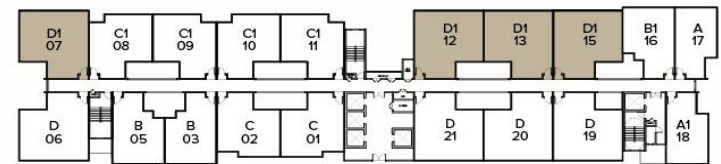


Jenis D1 | 880 kps

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Tingkat 1-6



Tingkat 7-25



Spesifikasi

Struktur : Rangka Konkrit tetulang

Dinding : Konkrit Tetulang / Batu bata

Bumbung : Konkrit Tetulang

Siling : Salutan Skim/Papan Plaster

Tingkap : Tingkap Kaca Berbingkai Aluminium

Pintu : Pintu Kayu/Pintu Gelongsor

Set Kunci : Set Kunci Terpilih

Kemasan Dinding

- a) Dinding Dalaman : Lekaan Simen & Cat
- b) Bilik Mandi : Jubin Dinding Sehingga Siling
- c) Dapur : Jubin Dinding 1600mm tinggi (dinding terpilih), Lekaan Simen & cat

Kemasan Lantai

- a) Yard, Ruang Tamu, Ruang Makan, Dapur, Bilik Tidur & Ruang Belajar (Jenis B & B1) : Jubin
- a) Bilik Mandi : Jubin
- b) Yard (Jenis D & D1) : Jubin
- c) Anjung dengan AC ledge (Jenis A, B, C & D) : Jubin
- d) AC Ledge (Jenis A1, B1, C1 & D1) : Lekaan Simen

Kelengkapan Sanitari

	Jenis A	Jenis B	Jenis C	Jenis D
a) Sinki Dapur	: 1 unit	1 unit	1 unit	1 unit
b) Besin Cuci Tangan	: 1 unit	1 unit	2 unit	2 unit
c) Pemegang Tisu Tandas	: 1 unit	1 unit	2 unit	2 unit
d) Pancuran Mandi	: 1 unit	1 unit	2 unit	2 unit
e) Tandas Duduk	: 1 unit	1 unit	2 unit	2 unit

	Jenis A1	Jenis B1	Jenis C1	Jenis D1
a) Sinki Dapur	: 1 unit	1 unit	1 unit	1 unit
b) Besin Cuci Tangan	: 1 unit	1 unit	2 unit	2 unit
c) Pemegang Tisu Tandas	: 1 unit	1 unit	2 unit	2 unit
d) Pancuran Mandi	: 1 unit	1 unit	2 unit	2 unit
e) Tandas Duduk	: 1 unit	1 unit	2 unit	2 unit

Pemasangan Elektrik	Jenis A	Jenis B	Jenis C	Jenis D
a) Mata Lampu	: 9 unit	11 unit	12 unit	14 unit
b) Mata Kuasa 13A	: 11 unit	12 unit	13 unit	15 unit
c) Mata Kuasa 15A (Hob Dapur)	: 1 unit	1 unit	1 unit	1 unit
d) Mata Kuasa 15A (Pengahwa Dingin)	: 2 unit	2 unit	3 unit	4 unit
e) Mata Kipas Siling	: 2 unit	2 unit	2 unit	2 unit
f) Mata TV	: 1 unit	1 unit	1 unit	1 unit
g) Mata Pemanas Air	: 1 unit	1 unit	2 unit	2 unit
h) Mata Loceng Pintu	: 1 unit	1 unit	1 unit	1 unit

	Jenis A1	Jenis B1	Jenis C1	Jenis D1
a) Mata Lampu	: 8 unit	10 unit	11 unit	13 unit
b) Mata Kuasa 13A	: 11 unit	12 unit	13 unit	15 unit
c) Mata Kuasa 15A (Hob Dapur)	: 1 unit	1 unit	1 unit	1 unit
d) Mata Kuasa 15A (Pengahwa Dingin)	: 2 unit	2 unit	3 unit	4 unit
e) Mata Kipas Siling	: 2 unit	2 unit	2 unit	2 unit
f) Mata TV	: 1 unit	1 unit	1 unit	1 unit
g) Mata Pemanas Air	: 1 unit	1 unit	2 unit	2 unit
h) Mata Loceng Pintu	: 1 unit	1 unit	1 unit	1 unit

Pelan Lokasi



100 m
McDonald's
Seri Austin

600 m
Starbucks
Seri Austin DT

5 km
AEON Mall
Bandar Dato' Onn

7 km
IKEA Tebrau

20 km
CIQ

IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA

BROCHURE



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Bebanan Tanah : OCBC BANK (MALAYSIA)
BERHAD
Harga : RM379,000 (min), RM
600,000(mak)
Jumlah Unit: 421 Baki Unit:213

**SERVICE APARTMENT
TOWER A – 25 FLOOR
BUILT UP AREA : 570 SQFT – 880 SQFT**

**PHASE 1
Total Unit : 421
Bal. Unit: 213
Min Price : RM379,000
Max Price: RM600,000**

SHOWUNIT READY FOR VIEWING

MahSing

Nama Pemaju : MS Lakecity Sdn Bhd (868549-T)
M Minori Sales Gallery, No. 17, Jalan Austin Perdana 2, Taman Austin
Perdana 81100 Johor Bahru, Johor

07-291 3228
www.mminori.com.my

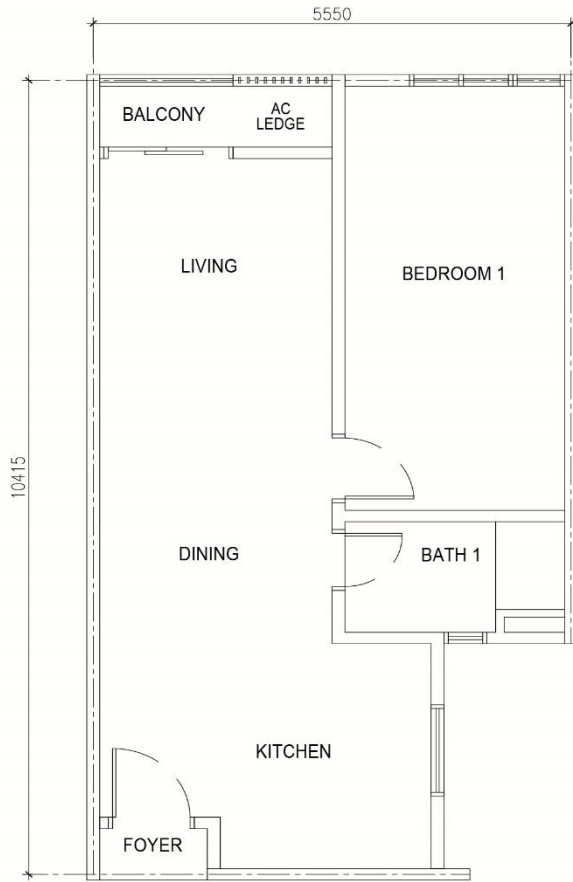


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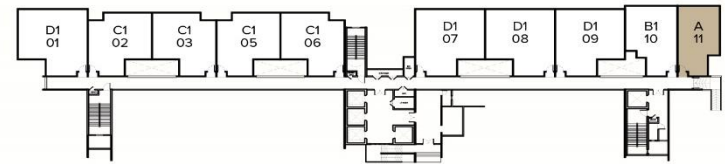


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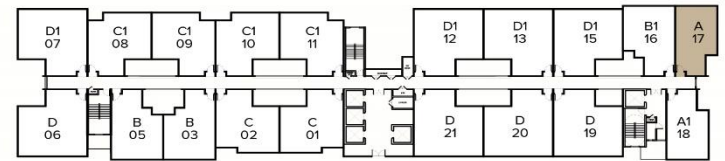
FLOOR PLAN



Type A | 570 sqft



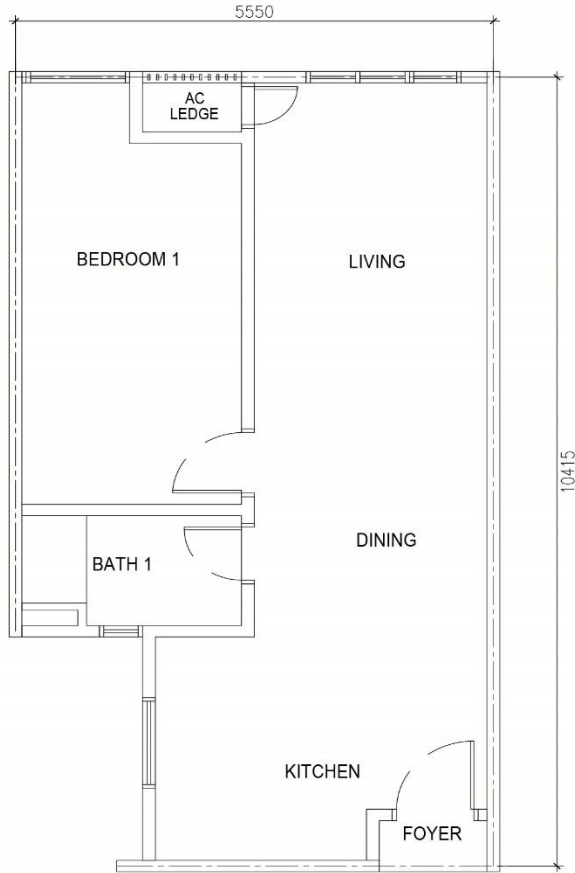
Level 1-6



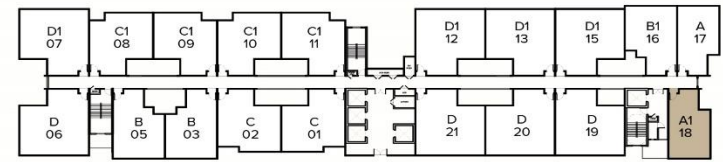
Level 7-25



FLOOR PLAN



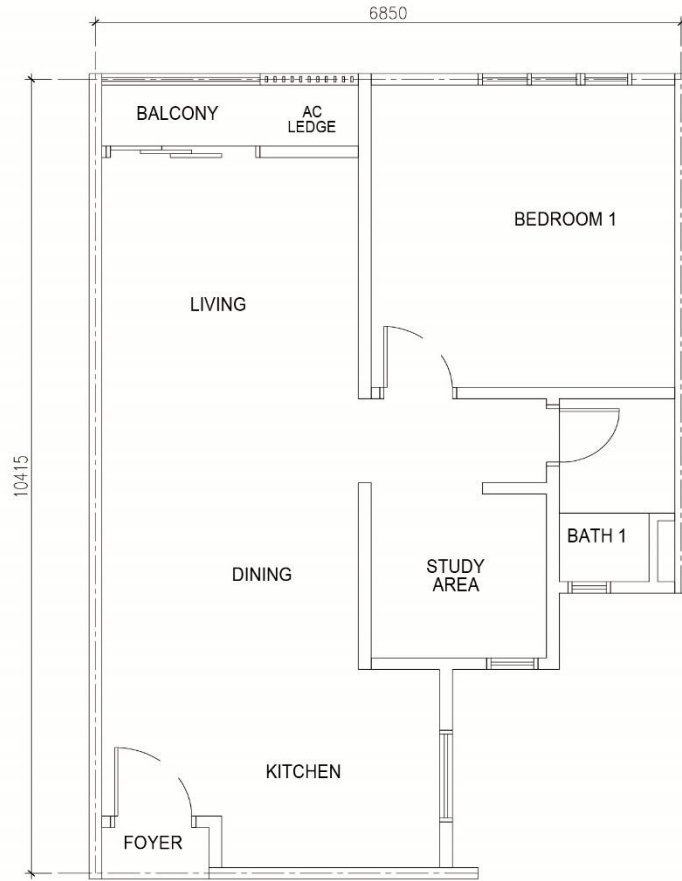
Type A1 | 570 sqft



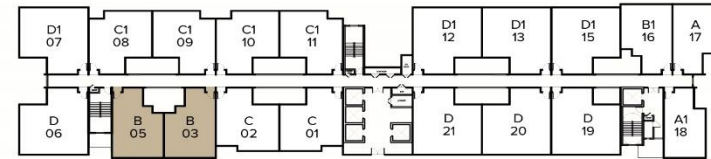
Level 7-25



FLOOR PLAN



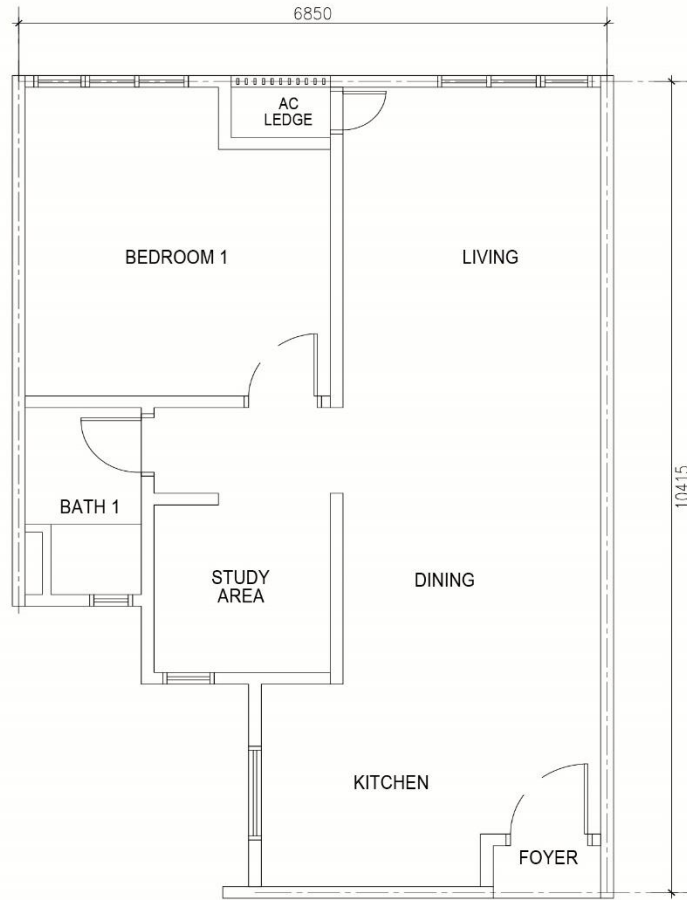
Type B | 670 sqft



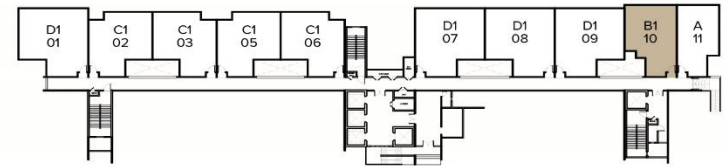
Level 7-25



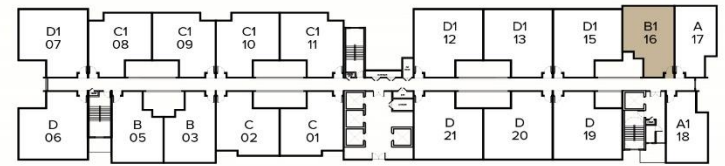
FLOOR PLAN



Type B1 | 670 sqft



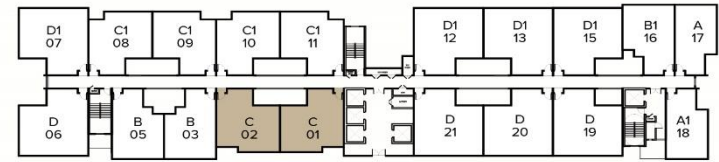
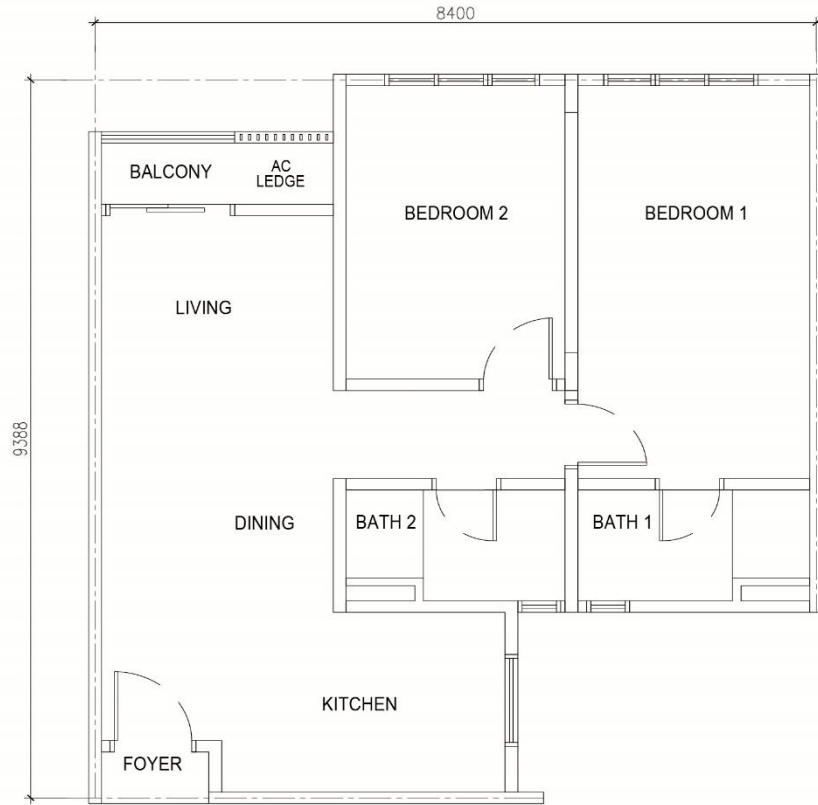
Level 1-6



Level 7-25



FLOOR PLAN

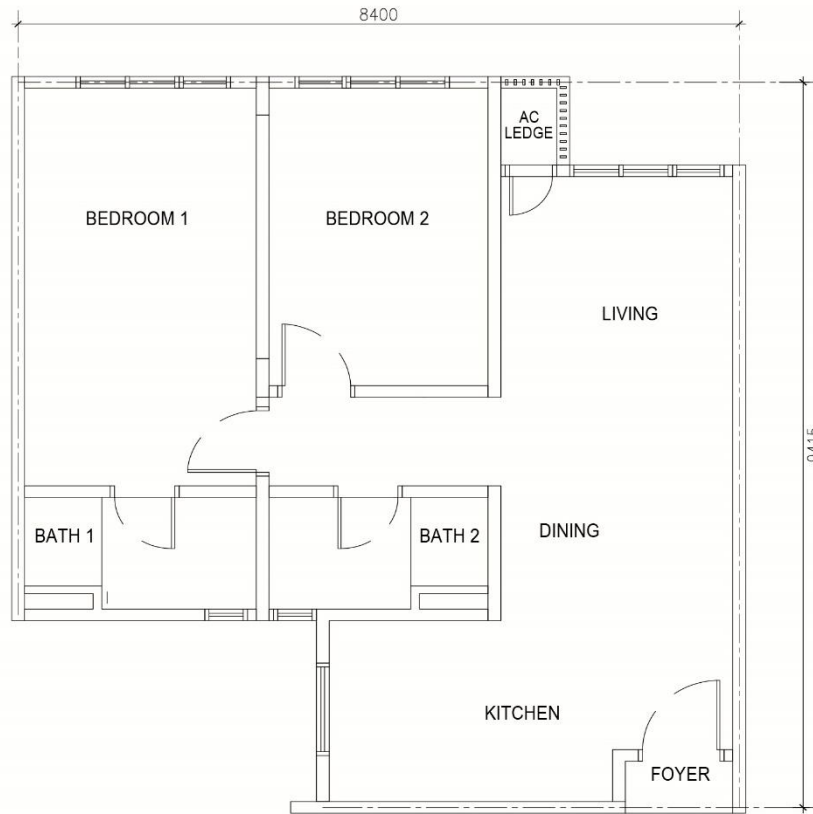


Level 7-25

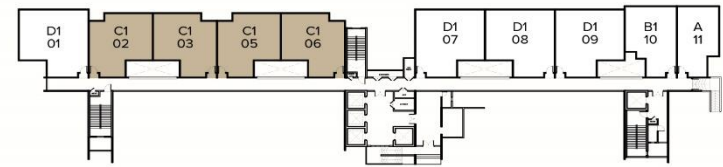
Type C | 730 sqft



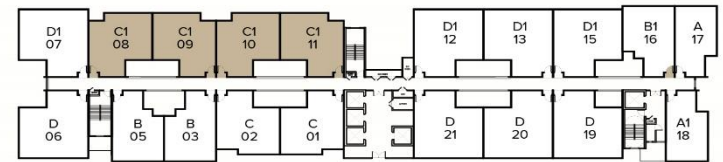
FLOOR PLAN



Type C1 | 730 sqft



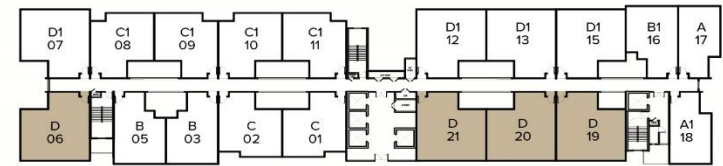
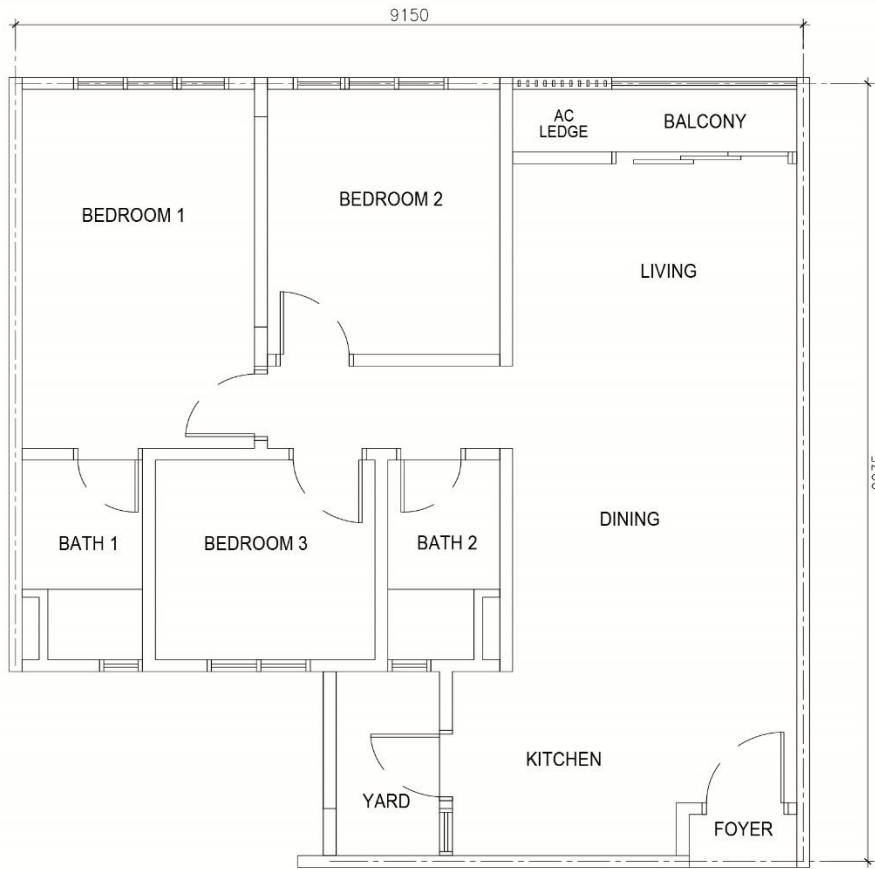
Level 1-6



Level 7-25



FLOOR PLAN



Level 7-25

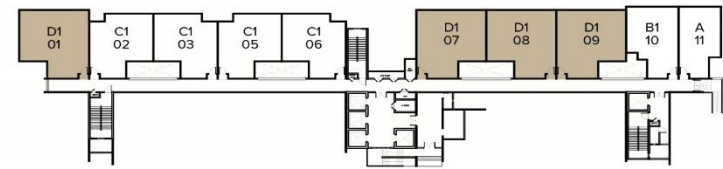
Type D | 880 sqft



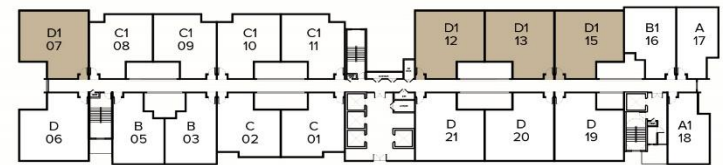
FLOOR PLAN



Type D1 | 880 sqft



Level 1-6



Level 7-25



SPECIFICATION

(a) Structure	:	Reinforced Concrete			
(b) Walls	:	Reinforced Concrete / Brick			
(c) Roof Covering	:	Reinforced Concrete			
(d) Ceiling	:	Skim Coating / Plaster Board			
(e) Windows	:	Aluminium Framed Glass Windows			
(f) Doors	:	Flush Door / Sliding Door			
(g) Ironmongery	:	Selected lockset			
(h) Wall Finishes					
(a) Internal Wall	:	Cement Plaster and paint			
(b) Bathroom	:	Tiles up to ceiling height			
(c) Kitchen	:	Tiles up to 1600mm height (Selected Wall) Cement Plaster and Paint			
(i) Floor Finishes					
(a) Foyer / Living / Dining / Kitchen Bedrooms, Study Area (Type B & B1)	:	Tiles			
(b) Bathroom	:	Tiles			
(c) Yard (Type D & D1)	:	Tiles			
(d) Balcony with AC Ledge (Type A,B,C & D)	:	Tiles			
(e) AC Ledge (Type A1, B1, C1 & D1)	:	Cement Render			
(j) Sanitary Fittings	:		<u>TYPE A</u>	<u>TYPE B</u>	<u>TYPE C</u>
(a) Kitchen sink	:	1	1	1	1
(b) Wash basin	:	1	1	2	2
(c) Toilet roll holder	:	1	1	2	2
(d) Shower rose	:	1	1	2	2
(e) Water closet	:	1	1	2	2
			<u>TYPE A1</u>	<u>TYPE B1</u>	<u>TYPE C1</u>
(a) Kitchen sink	:	1	1	1	1
(b) Wash basin	:	1	1	2	2
(c) Toilet roll holder	:	1	1	2	2
(d) Shower rose	:	1	1	2	2
(e) Water closet	:	1	1	2	2
(k) Electrical Provision	:		<u>TYPE A</u>	<u>TYPE B</u>	<u>TYPE C</u>
(a) Lighting Point	:	9	11	12	14
(b) 13A Power Point	:	11	12	13	15
(c) 15A Power Point (For Kitchen Hob)	:	1	1	1	1
(d) 15A Wiring Point (For Aircond)	:	2	2	3	4
(e) Ceiling Fan Point	:	2	2	2	2
(f) TV Point	:	1	1	1	1
(g) Water Heater Point	:	1	1	2	2
(h) Door Bell Point	:	1	1	1	1

(k) Electrical Provision	:	<u>TYPE A</u>	<u>TYPE B</u>	<u>TYPE C</u>	<u>TYPE D</u>
(a) Lighting Point	:	9	11	12	14
(b) 13A Power Point	:	11	12	13	15
(c) 15A Power Point (For Kitchen Hob)	:	1	1	1	1
(d) 15A Wiring Point (For Aircond)	:	2	2	3	4
(e) Ceiling Fan Point	:	2	2	2	2
(f) TV Point	:	1	1	1	1
(g) Water Heater Point	:	1	1	2	2
(h) Door Bell Point	:	1	1	1	1

		<u>TYPE A1</u>	<u>TYPE B1</u>	<u>TYPE C1</u>	<u>TYPE D1</u>
(a) Lighting Point	:	8	10	11	13
(b) 13A Power Point	:	11	12	13	15
(c) 15A Power Point (For Kitchen Hob)	:	1	1	1	1
(d) 15A Wiring Point (For Aircond)	:	2	2	3	4
(e) Ceiling Fan Point	:	2	2	2	2
(f) TV Point	:	1	1	1	1
(g) Water Heater Point	:	1	1	2	2
(h) Door Bell Point	:	1	1	1	1

LOCATION PLAN



100 m
McDonald's
Seri Austin

600 m
Starbucks
Seri Austin DT

5 km
AEON Mall
Bandar Dato' Onn

7 km
IKEA Tebrau

20 km
CIQ