

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 :

**30440-3/02-2027/0127(N)-(S)**

Tempoh Sah : **6/2/2024 – 5/2/2027**

Pihak Berkuasa yang meluluskan :

**MAJLIS BANDARAYA JOHOR BAHRU**

No Kelulusan Pelan Bangunan :

**MBJB/U/2023/14/BGN/89/KOM(9)**

Tarikh Dijangka Siap : **MAC 2028**

Pegangan Tanah : **PEGANGAN BEBAS**

Bebanan Tanah :

**OCBC BANK (MALAYSIA) BERHAD**

Harga : **RM382,000 (min), RM 633,000(mak)**

Jumlah Unit: **486** Baki Unit: **485**

Menara A

Menara C

Menara B

**FASA 3**

**JUMLAH UNIT : 486**

**BAKI UNIT : 485**

**HARGA MIN : RM382,000**

**HARGA MAK: RM633,000**

**PANGSAPURI PERKHIDMATAN**

**MENARA C – 26 TINGKAT**

**KELUASAN BINAAN : 570 KPS – 880 KPS**

**UNIT CONTOH SEDIA UNTUK DIKUNJUNGI**

**MahSing**

**Nama Pemaju : MS Lakecity Sdn Bhd (868549-T)**

Galeri Jualan M Minori, Blok A, Austin V Square, No. 17, 19 & 21, Jalan Austin Perdana 2,

Taman Austin Perdana 81100 Johor Bahru, Johor

**07-291 3228**

[www.mminori.com.my](http://www.mminori.com.my)



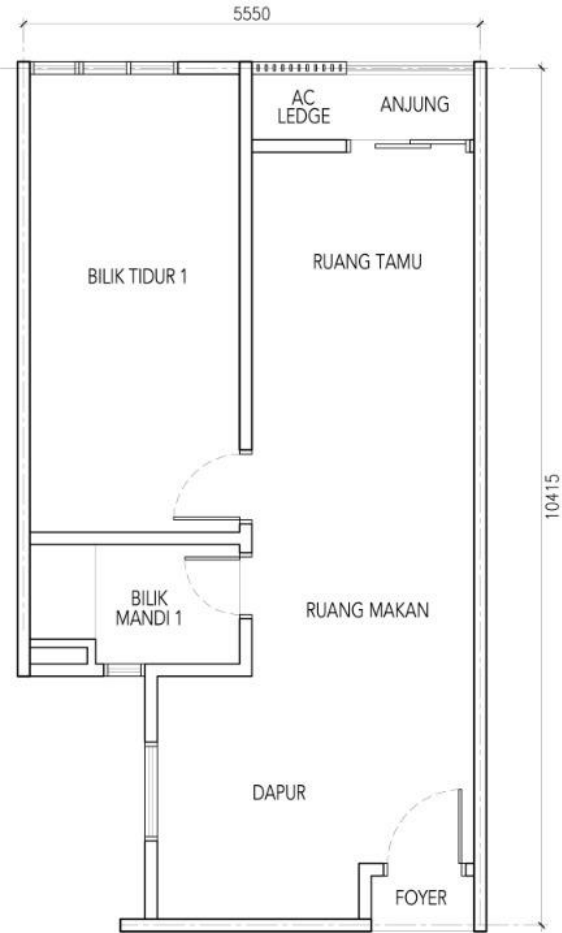
RESIDENSI ANGGUN  
M MINORI





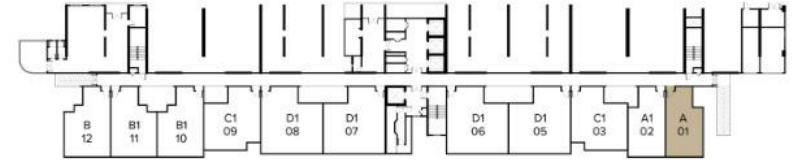
M  
MINORI  
JOHOR BAHRU

RESIDENSI ANGGUN  
M MINORI

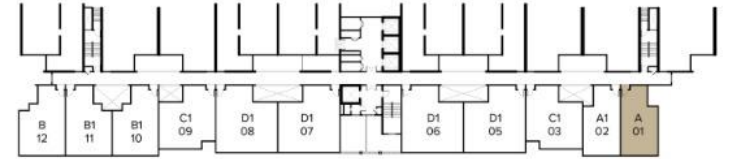


Jenis A | 570 kps

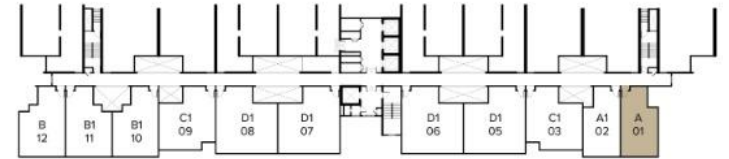
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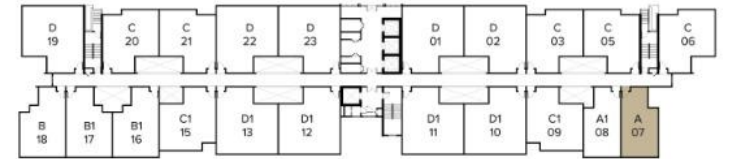
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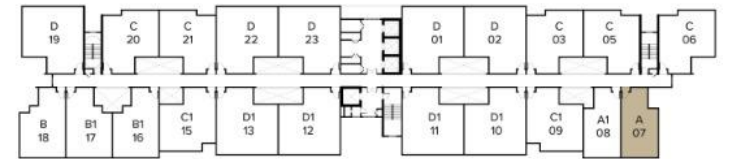
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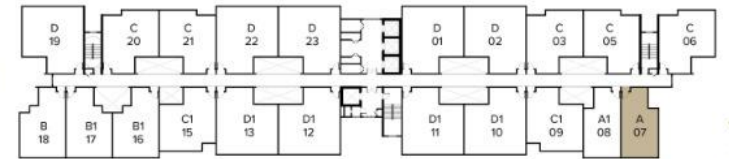
TINGKAT 7

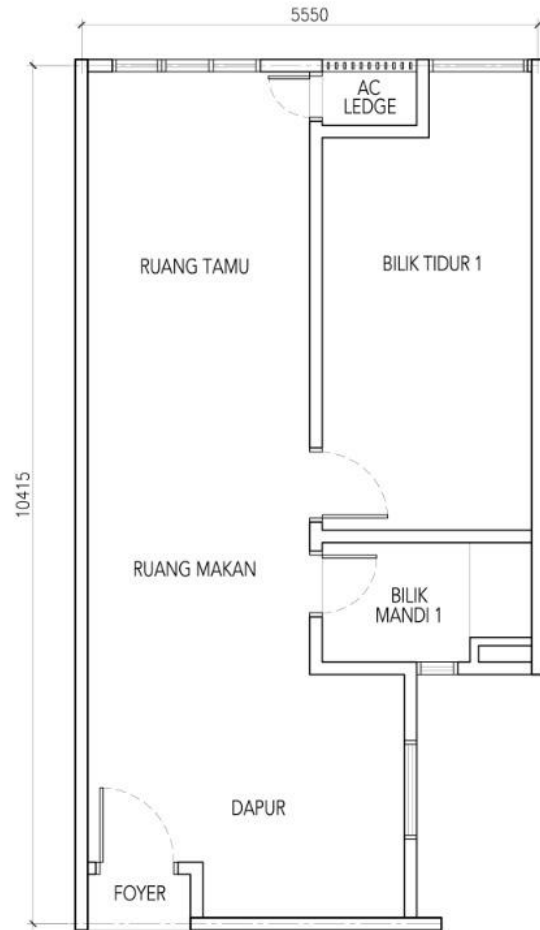


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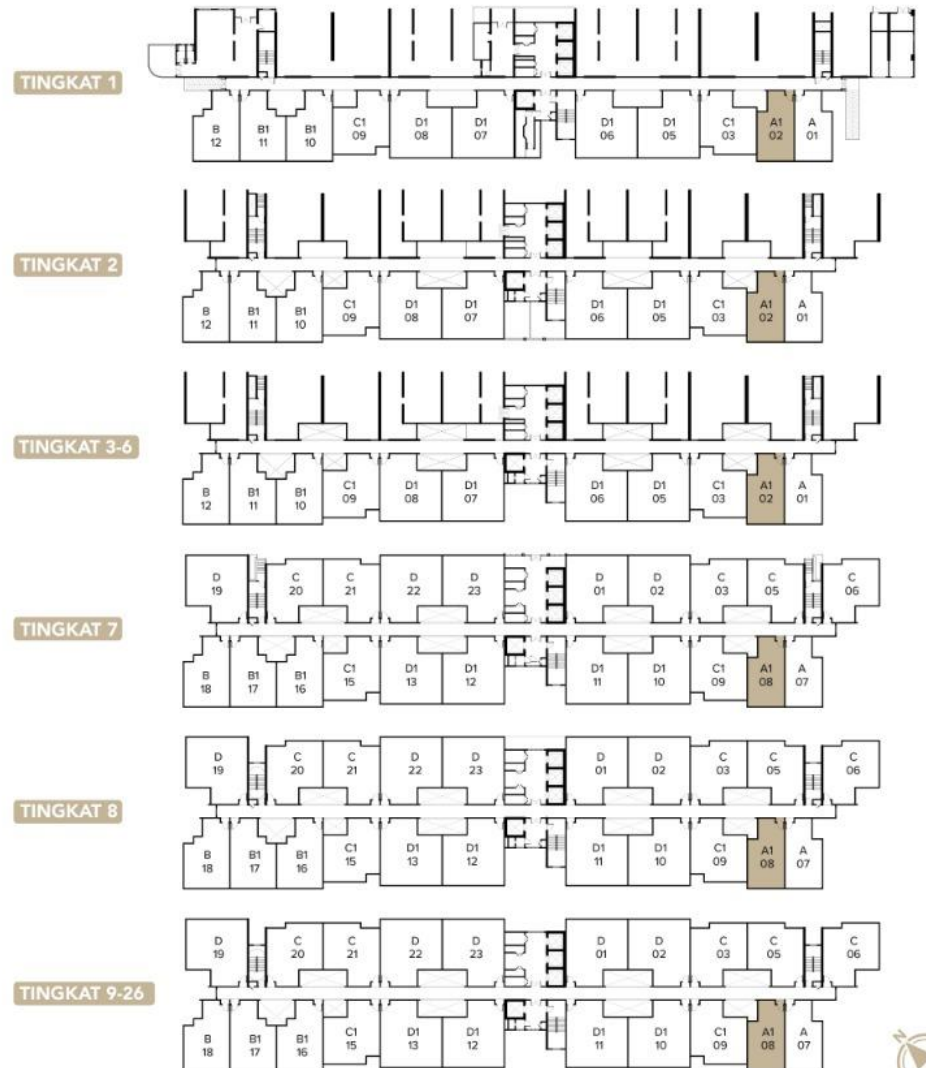


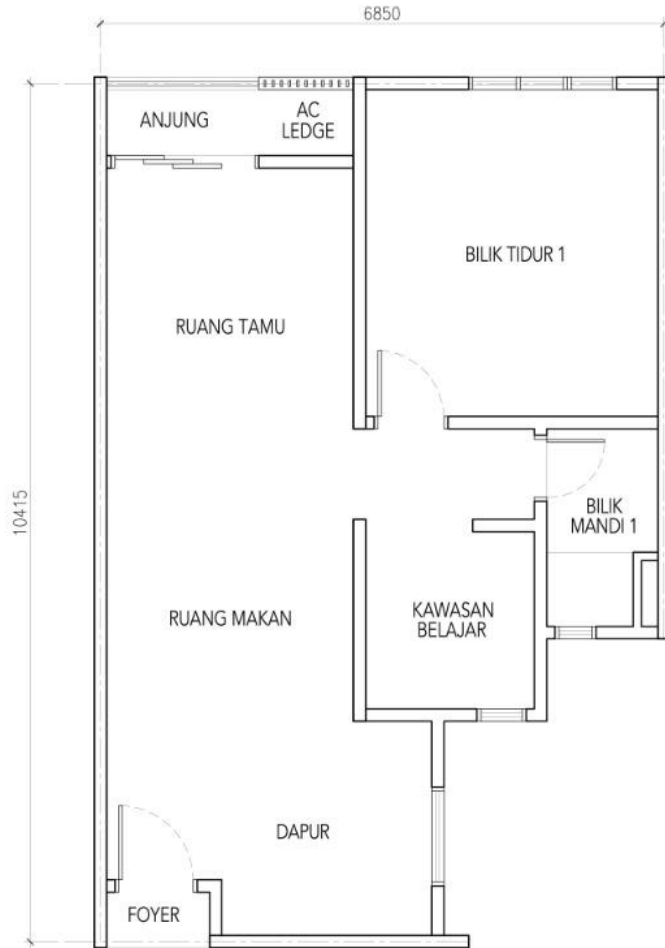
TINGKAT 9-26



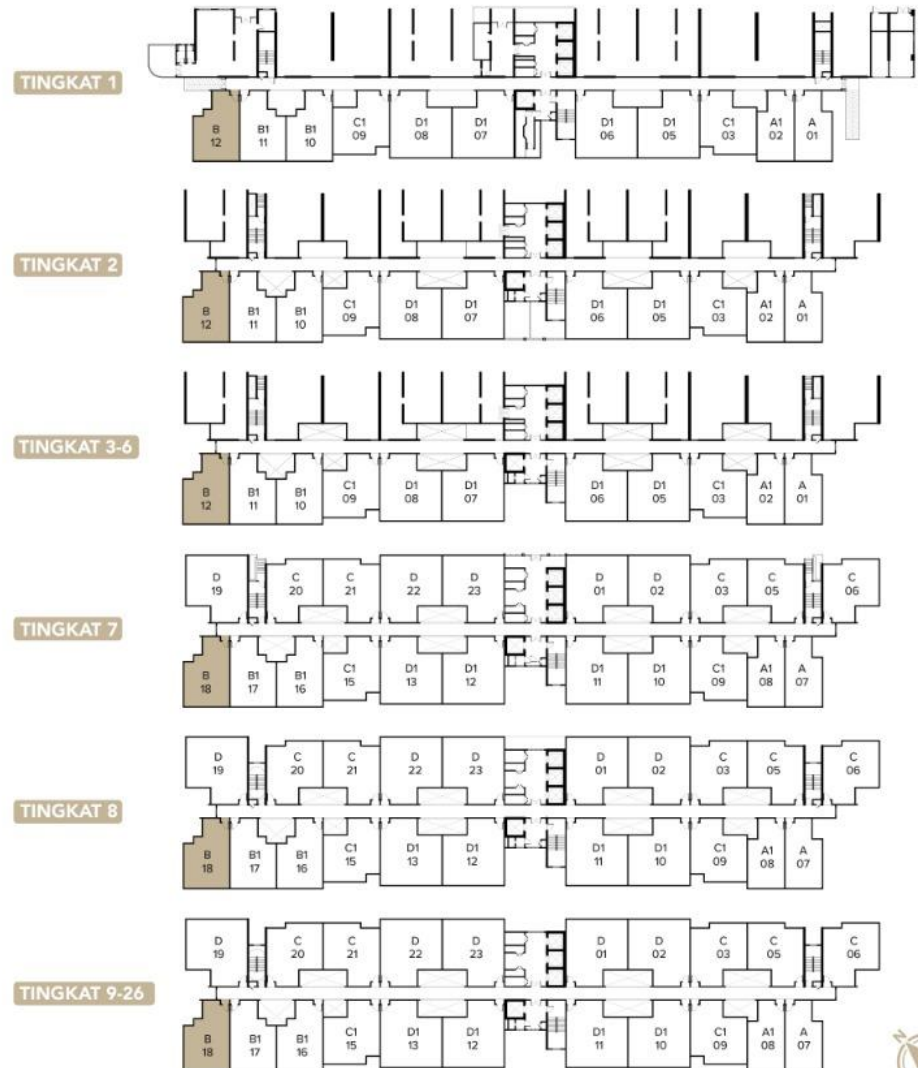


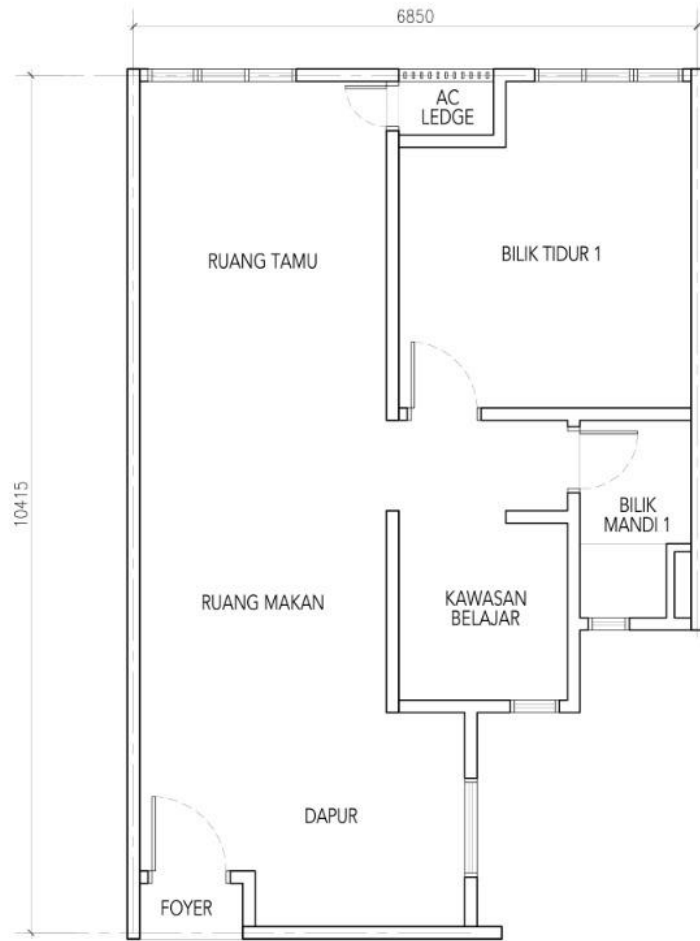
Jenis A1 | 570 kps





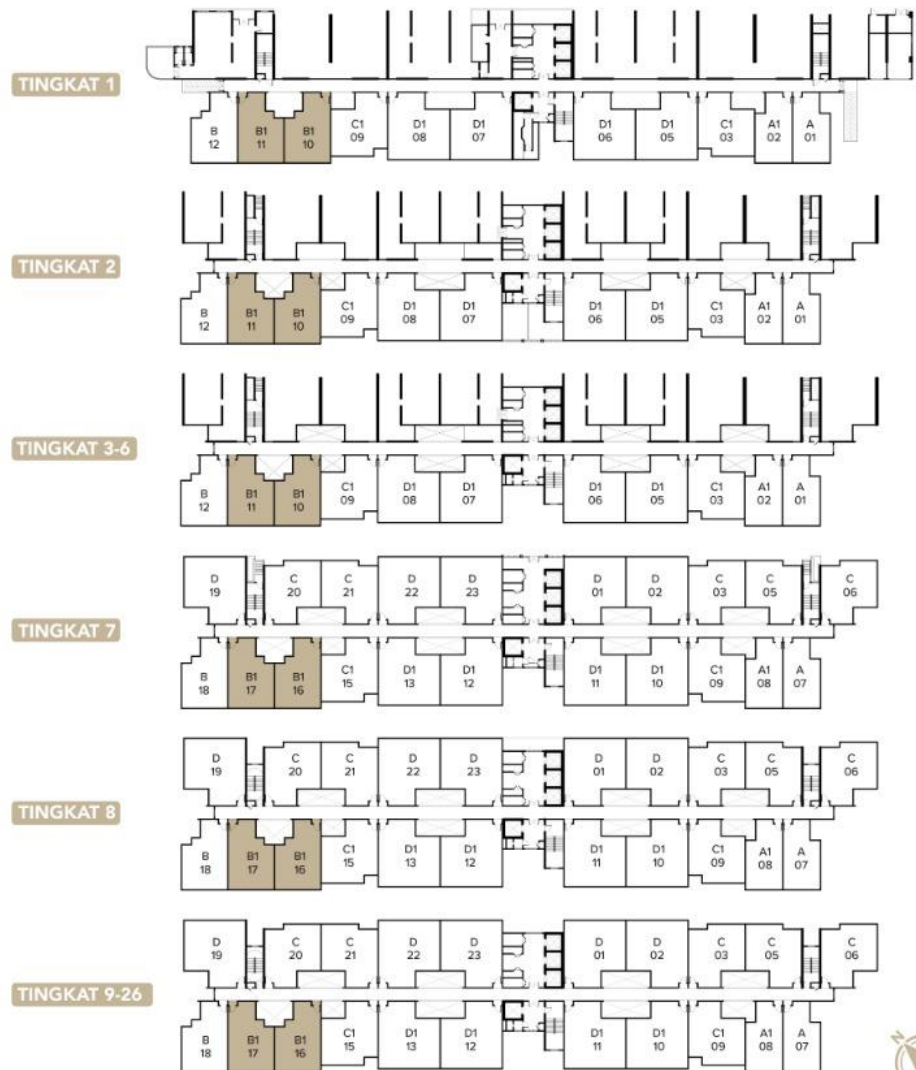
Jenis B I 670 kps

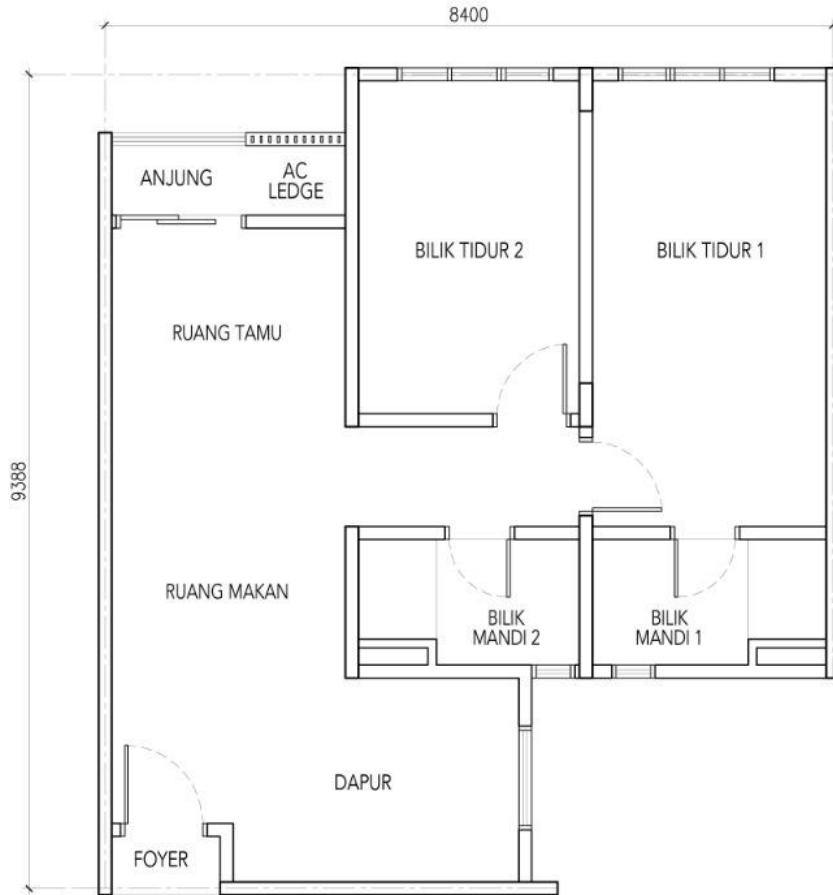




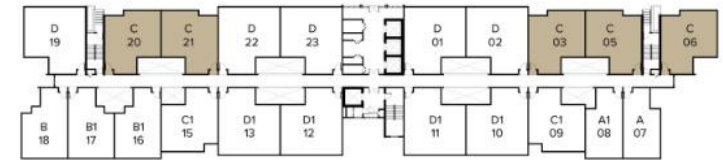
### Jenis B1 | 670 kps

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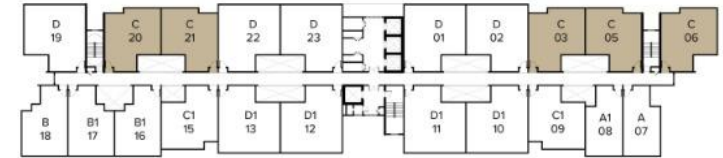




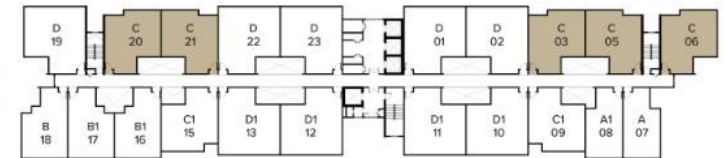
TINGKAT 7



TINGKAT 8



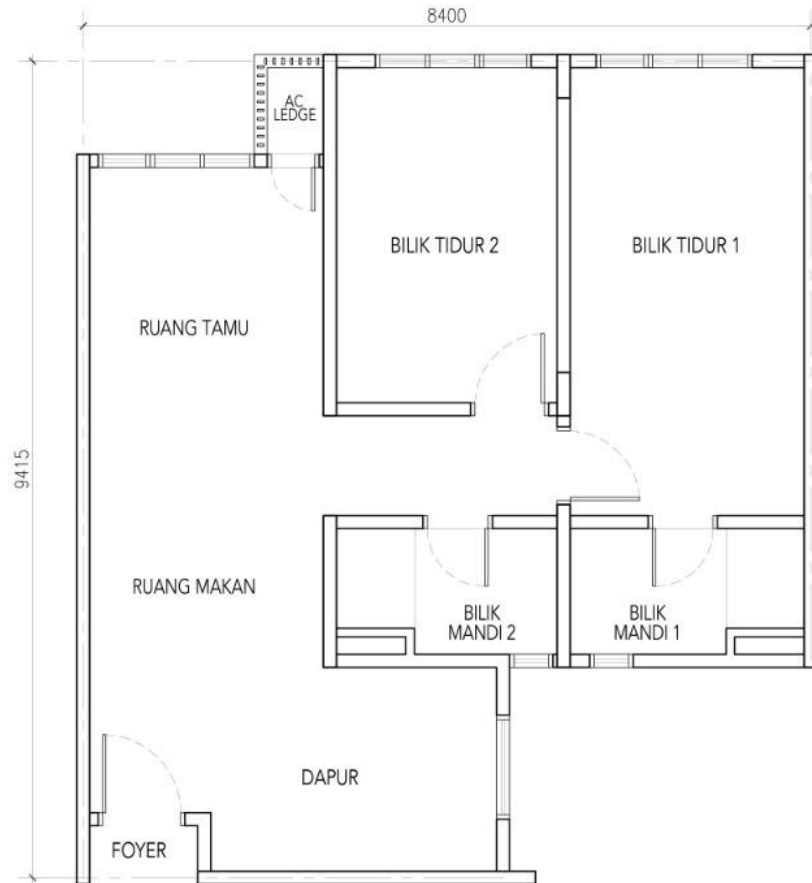
TINGKAT 9-26



### Jenis C I 730 kps

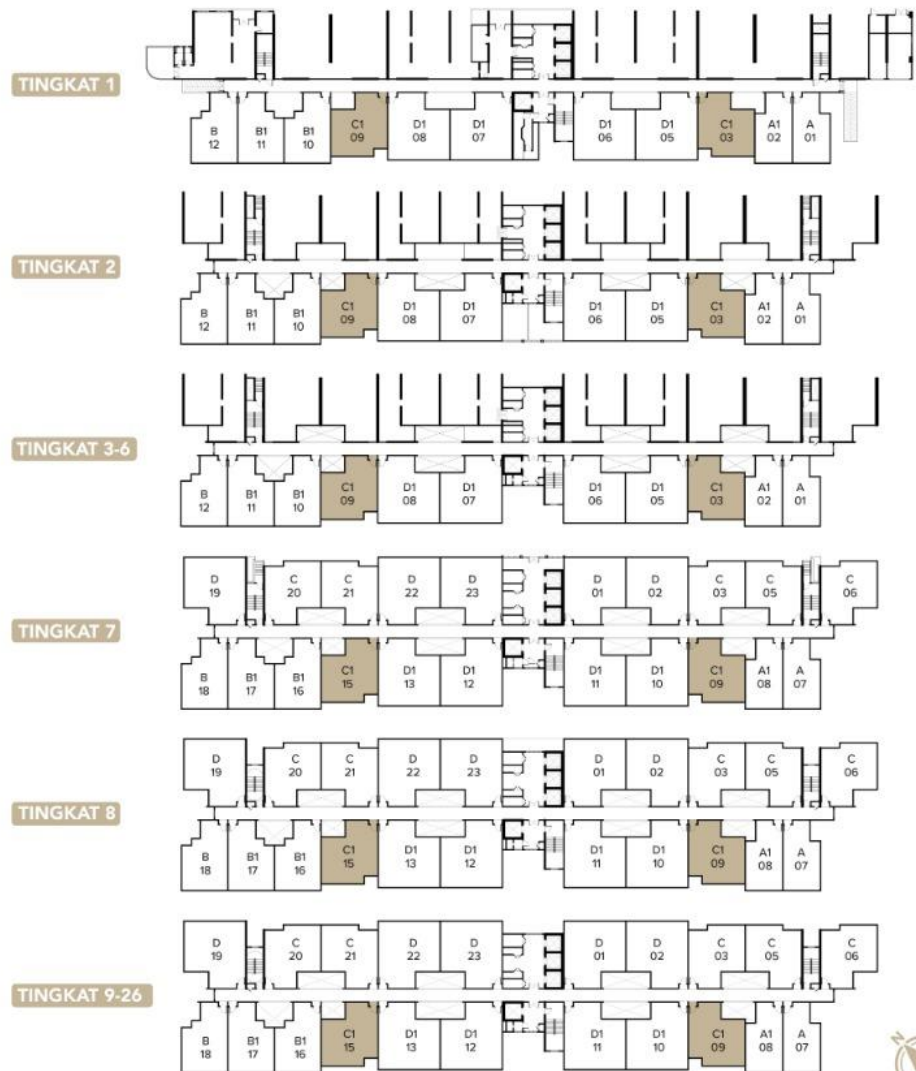
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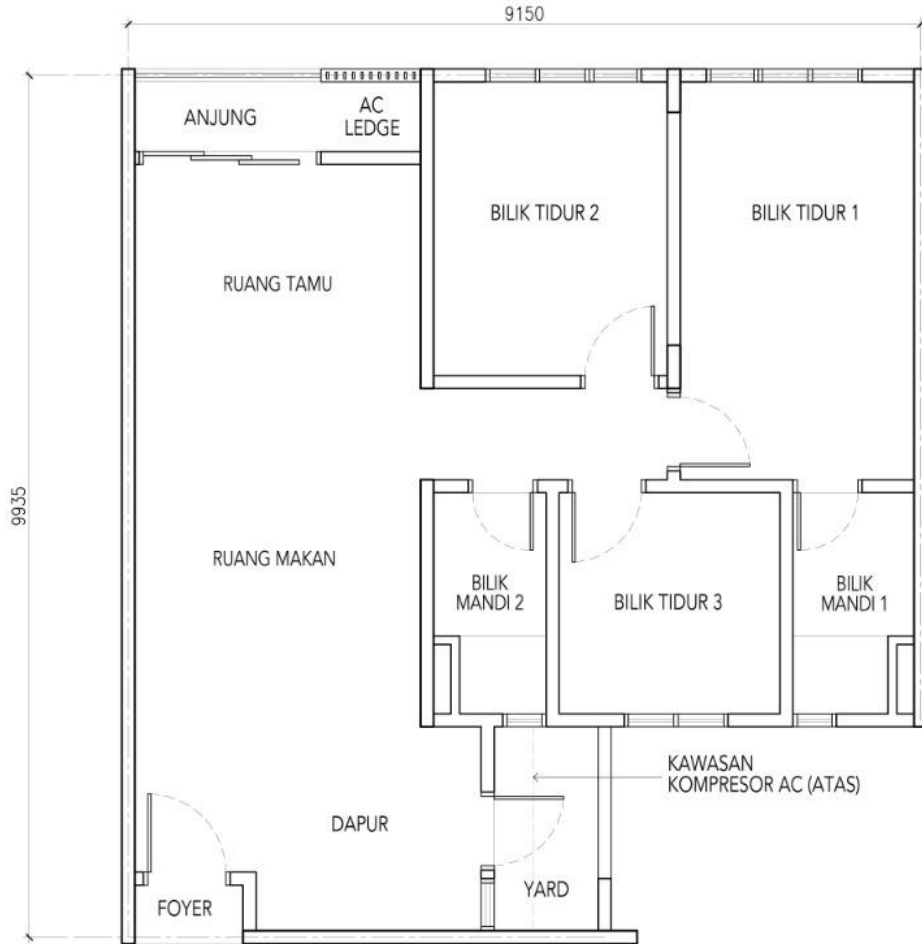




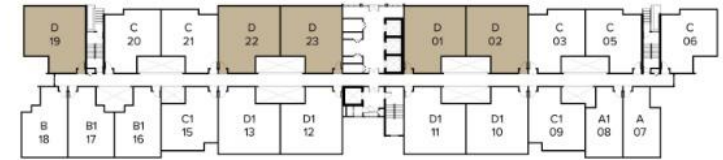
### Jenis C1 | 730 kps

\*Pelan susun atur mempunyai pilihan cermin.





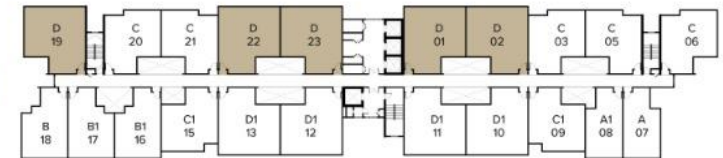
TINGKAT 7



TINGKAT 8



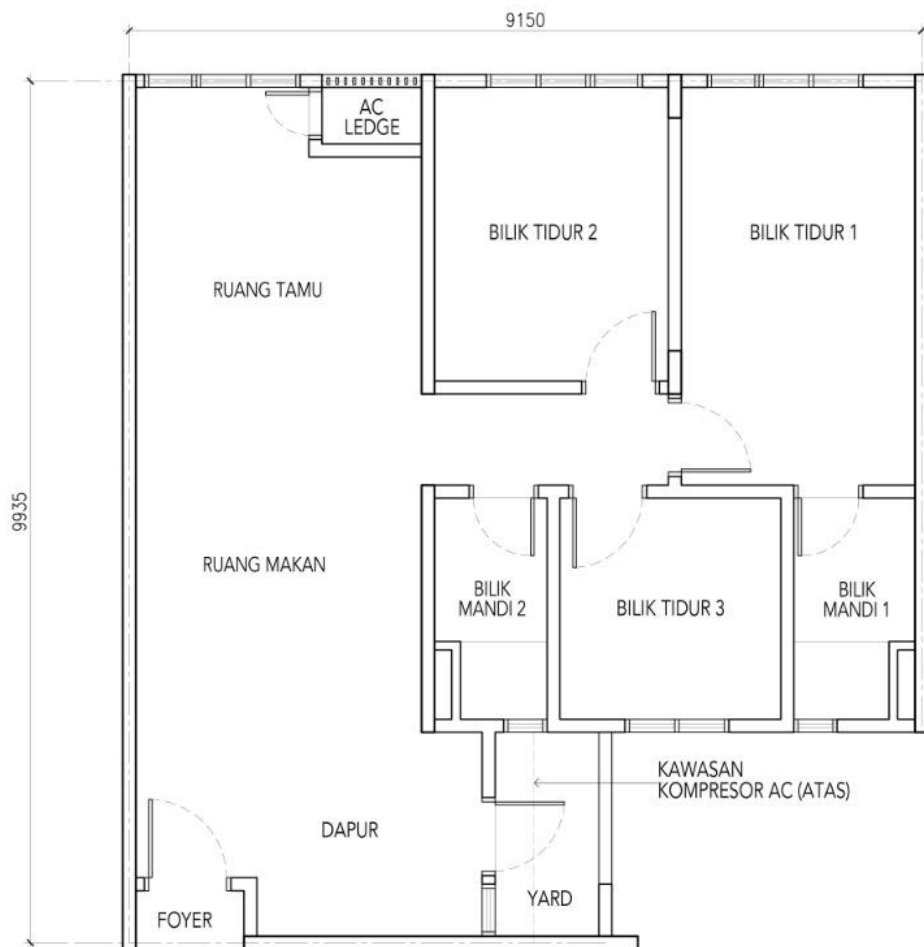
TINGKAT 9-26



### Jenis D I 880 kps

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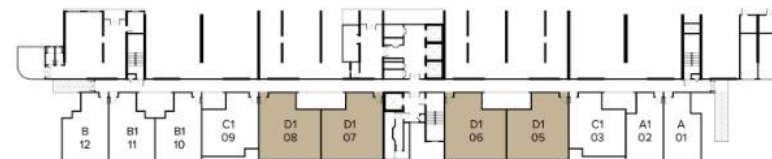




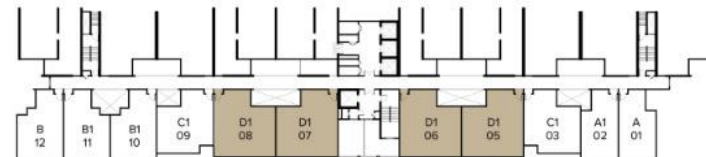
**Jenis D1 | 880 kps**

\*Pelan susun atur mempunyai pilihan cermin.

TINGKAT 1



TINGKAT 2



TINGKAT 3-6



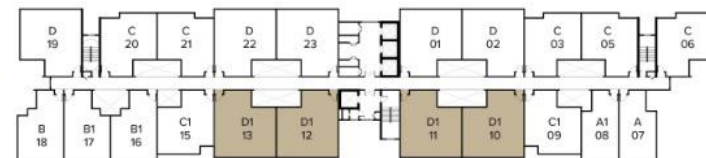
TINGKAT 7



TINGKAT 8



TINGKAT 9-26



# SPESIFIKASI

<b>Struktur</b>	: Rangka Konkrit tetulang
<b>Dinding</b>	: Konkrit Tetulang / Batu bata
<b>Bumbung</b>	: Konkrit Tetulang
<b>Siling</b>	: Salutan Skim/Papan Plaster
<b>Tingkap</b>	: Tingkap Kaca Berbingkai Aluminium
<b>Pintu</b>	: Pintu Kayu/Pintu Gelongsor
<b>Set Kunci</b>	: 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

BROSUR

**M**  
**MINORI**  
JOHOR BAHRU

RESIDENSI ANGGUN  
M MINORI

Developer Liscence No.:

**30440/05-2028/0117(A)**

Validity Period: **3/5/2023 – 2/5/2028**

Advertising Permit No.:

**30440-3/02-2027/0127(N)-(S)**

Validity Period: **6/2/2024 – 5/2/2024**

Approving Authority :

**MAJLIS BANDARAYA JOHOR BAHRU**

Building Plan Approval No.:

**MBJB/U/2023/14/BGN/89/KOM(9)**

Tarikh Dijangka Siap : **MARCH 2028**

Land Tenure: **FREEHOLD**

Land Accumbrances:

**OCBC BANK (MALAYSIA) BERHAD**

Price: **RM382,000 (min), RM 633,000(max)**

Total Unit: **486** Bal. Unit : **485**

SHOWUNIT READY FOR VIEWING

Tower A

Tower B

Tower C

**PHASE 3**

**TOTAL UNIT : 486**

**BAL. UNIT : 485**

**MIN PRICE : RM382,000**

**MAX PRICE: RM633,000**

**SERVICE APARTMENT**

**TOWER C – 26 FLOOR**

**BUILT UP AREA : 570 SQFT – 880 SQFT**

**Developer Name : MS Lakecity Sdn Bhd (868549-T)**

*M Minori Sales Gallery, Blok A, Austin V Square, No. 17, 19 & 21, Jalan Austin Perdana 2,*

*Taman Austin Perdana 81100 Johor Bahru, Johor*

**07-291 3228**

[www.mminori.com.my](http://www.mminori.com.my)

**MahSing**



RESIDENSI ANGGUN  
M MINORI



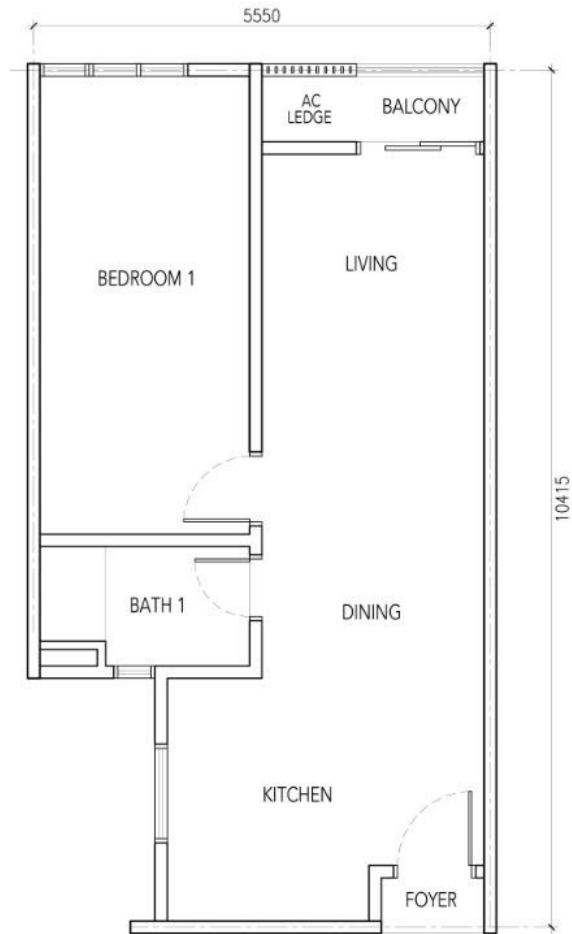


M  
MINORI  
JOHOR BAHRU

RESIDENSI ANGGUN  
M MINORI

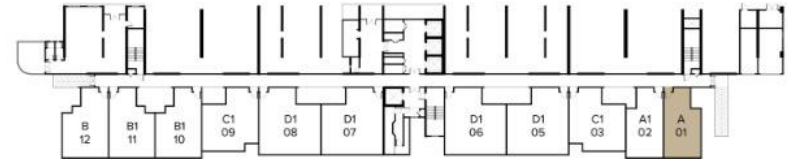
# FLOOR PLAN

## RESIDENSI ANGGUN M MINORI

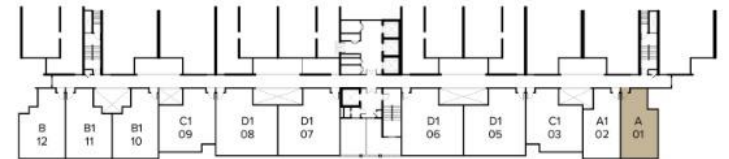


**Type A | 570 sqft**

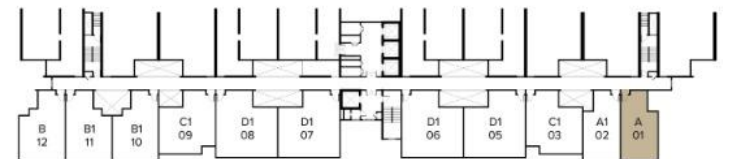
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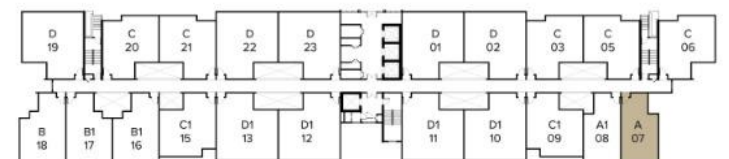
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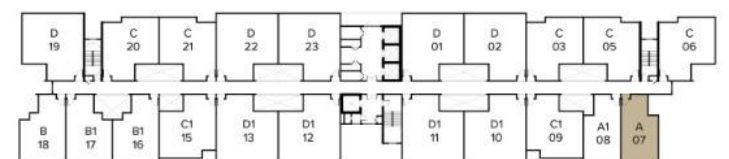
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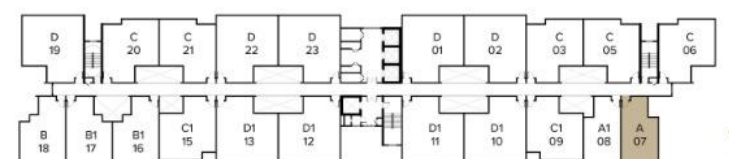
**LEVEL 7**



**LEVEL 8**

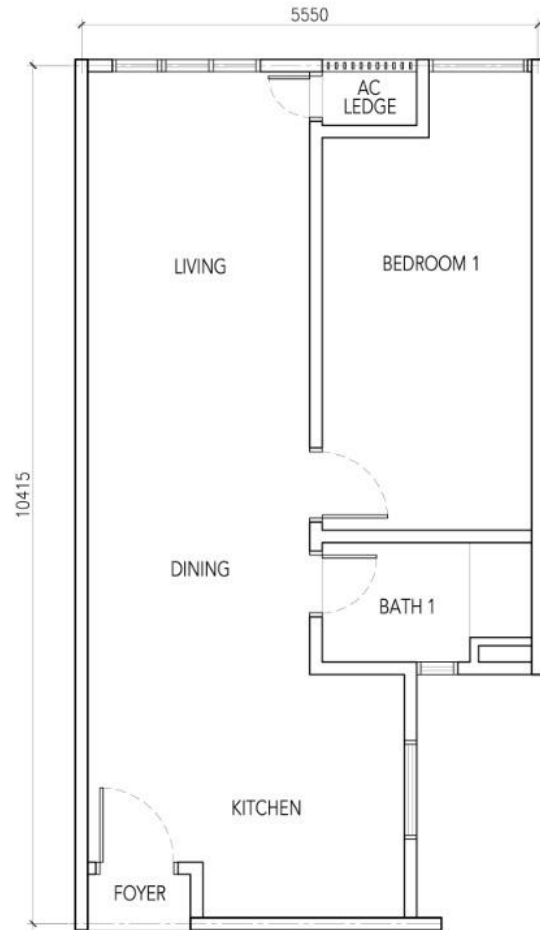


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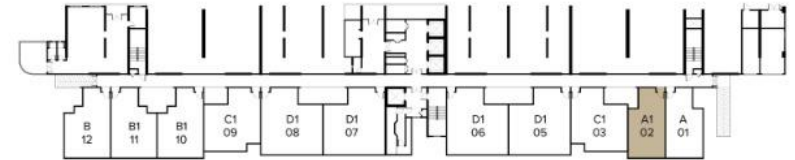
# FLOOR PLAN

## RESIDENSI ANGGUN M MINORI

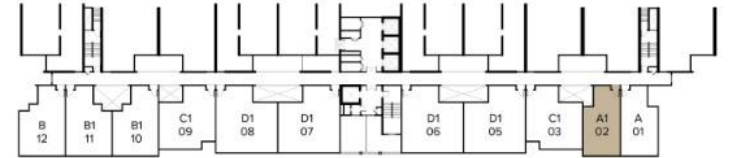


**Type A1 | 570 sqft**

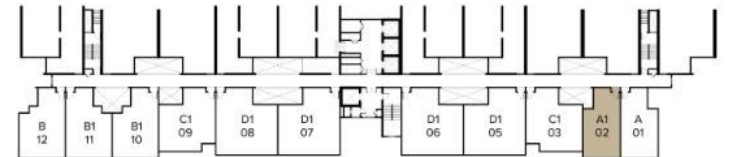
LEVEL 1



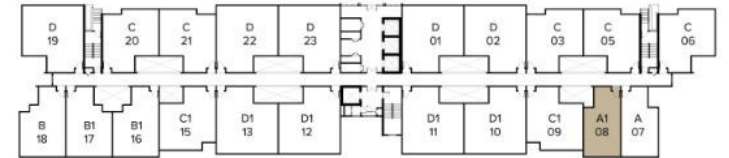
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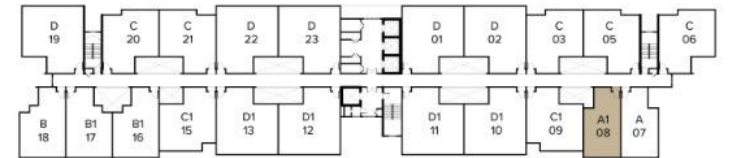
LEVEL 3-6



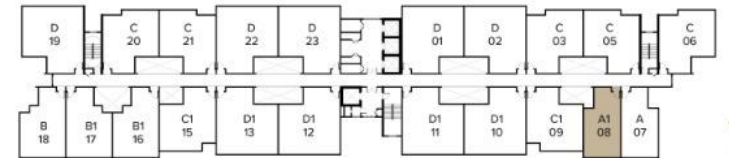
LEVEL 7



LEVEL 8

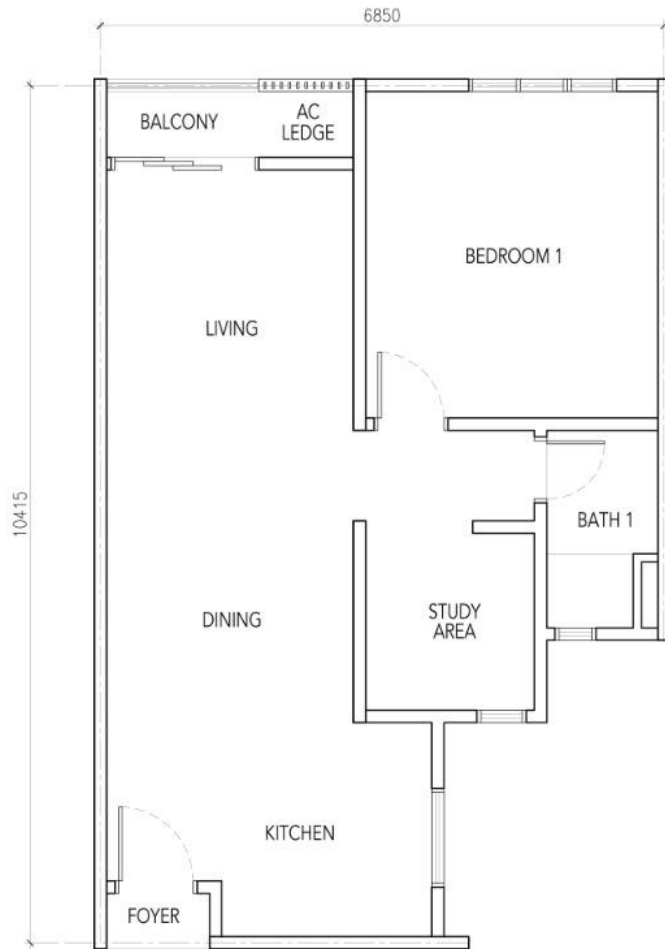


LEVEL 9-26

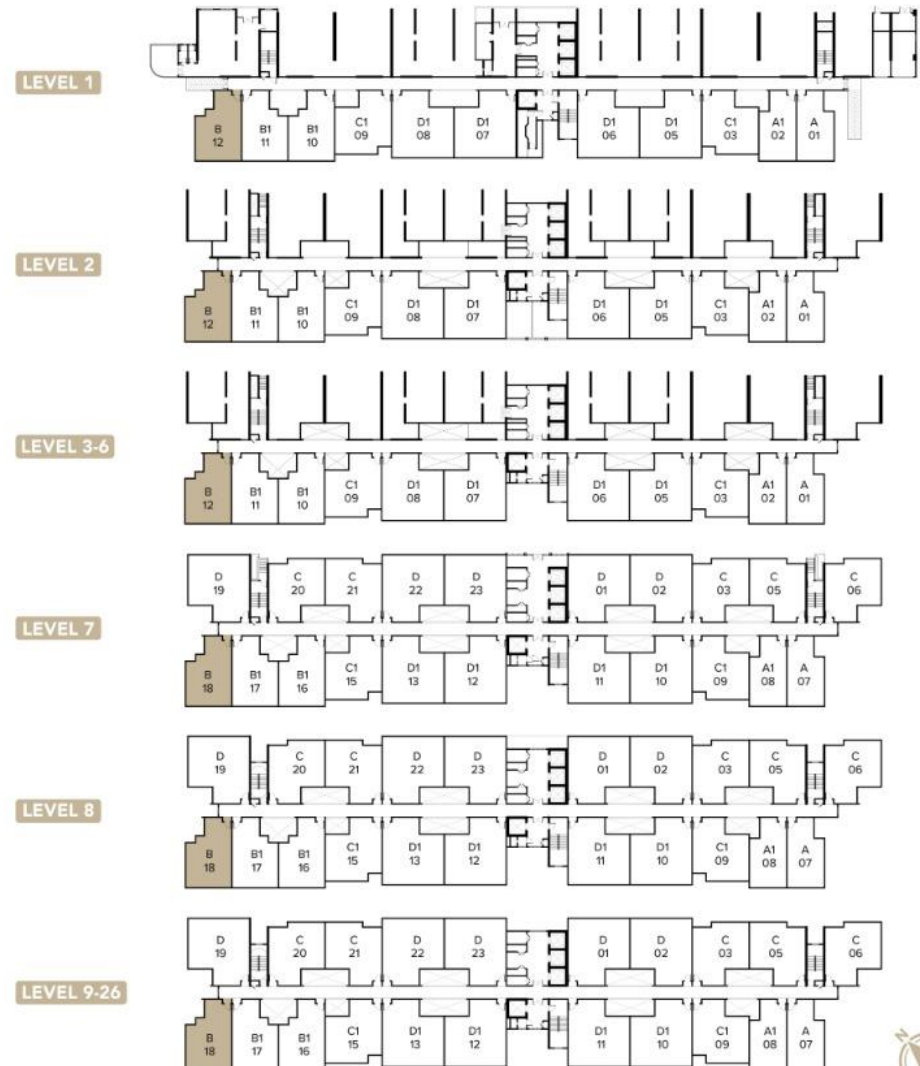


# FLOOR PLAN

## RESIDENSI ANGGUN M MINORI

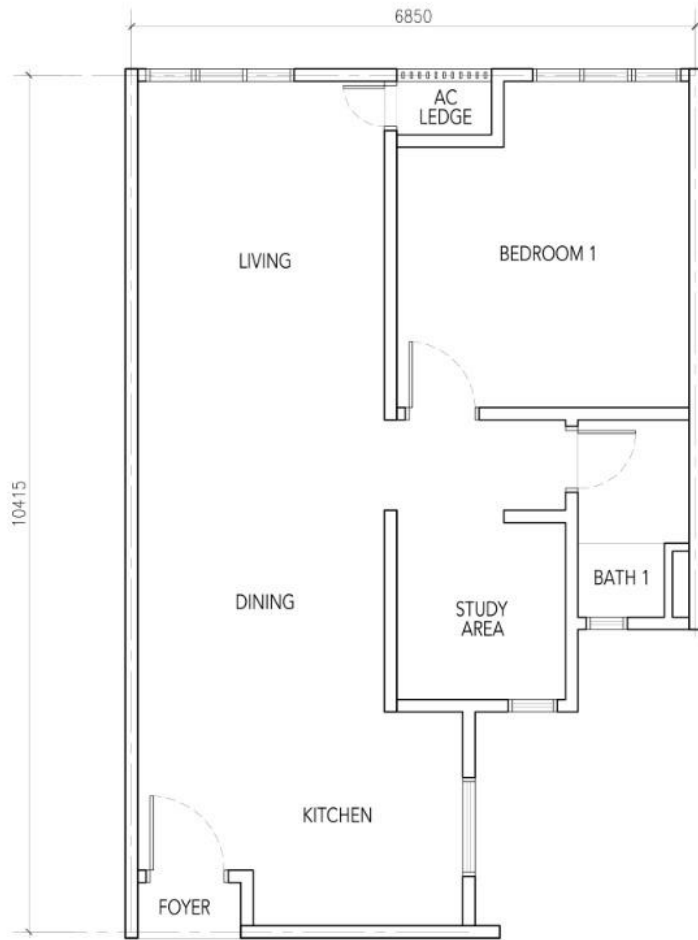


**Type B | 670 sqft**



# FLOOR PLAN

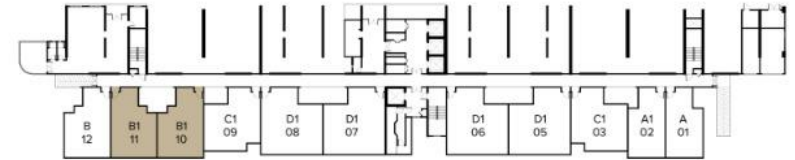
RESIDENSI ANGGUN  
M MINORI



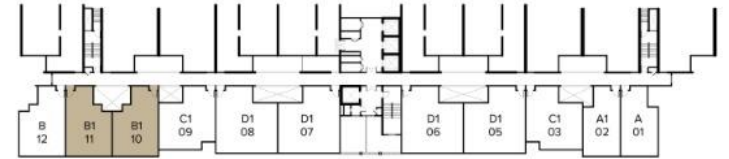
**Type B1 | 670 sqft**

\*The layout plan has mirrored option.

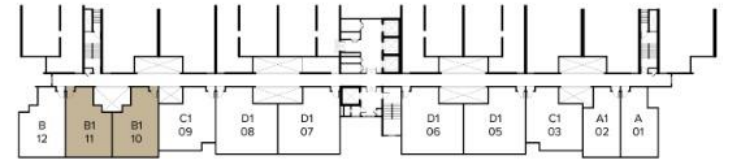
LEVEL 1



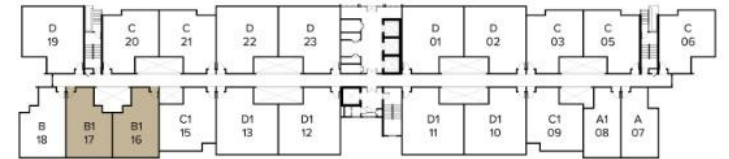
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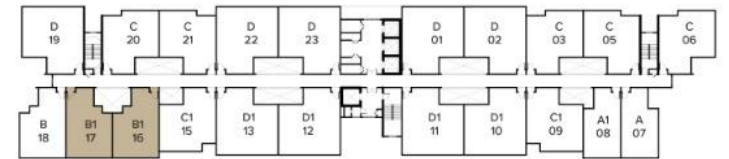
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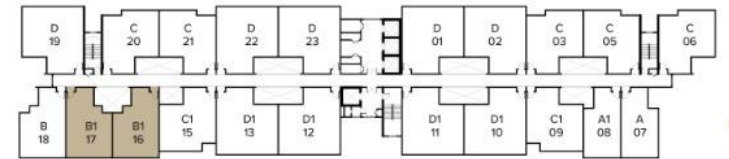
LEVEL 7



LEVEL 8

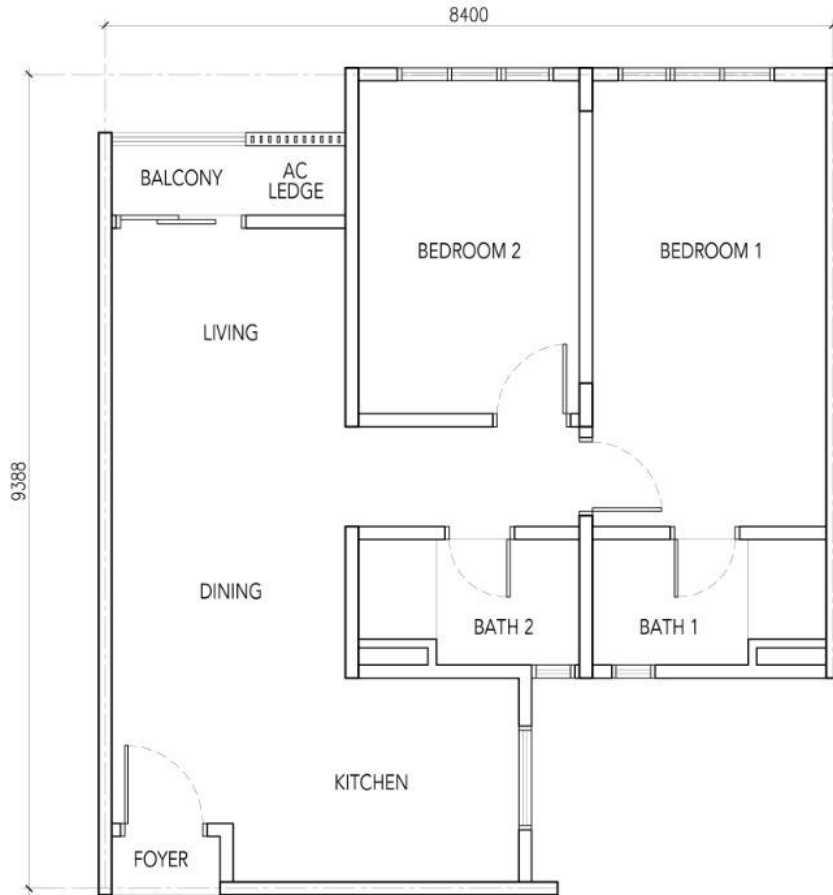


LEVEL 9-26



# FLOOR PLAN

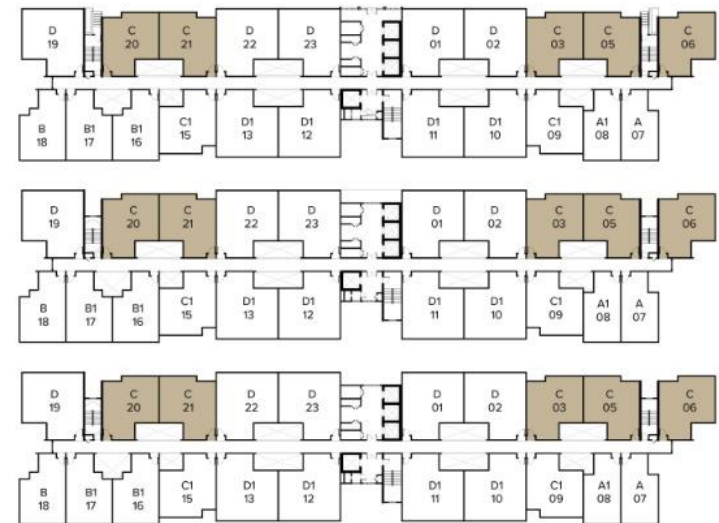
## RESIDENSI ANGGUN M MINORI



LEVEL 7

LEVEL 8

LEVEL 9-26



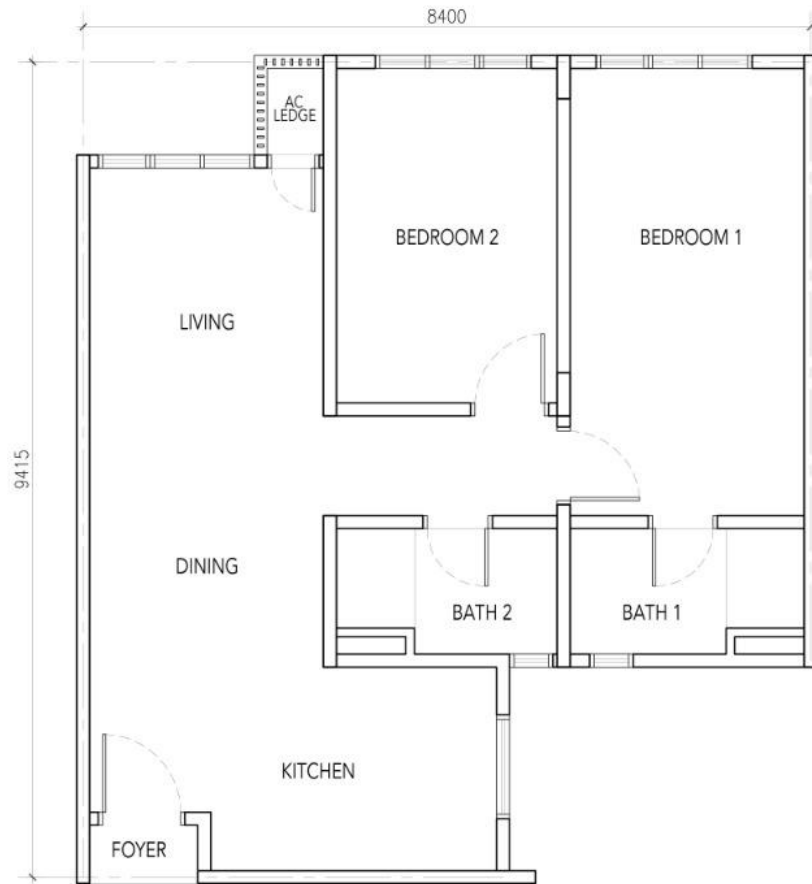
**Type C | 730 sqft**

\*The layout plan has mirrored option.



# FLOOR PLAN

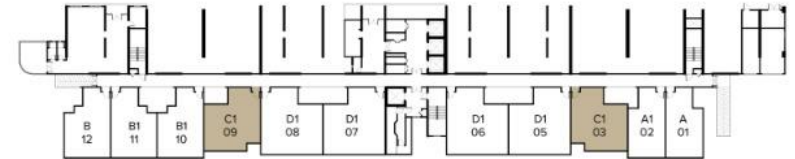
## RESIDENSI ANGGUN M MINORI



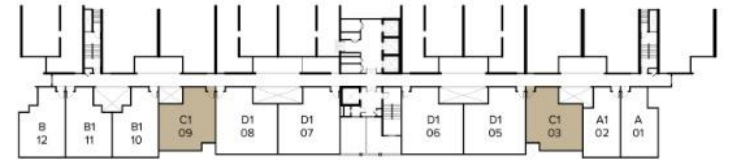
**Type C1 | 730 sqft**

\*The layout plan has mirrored option.

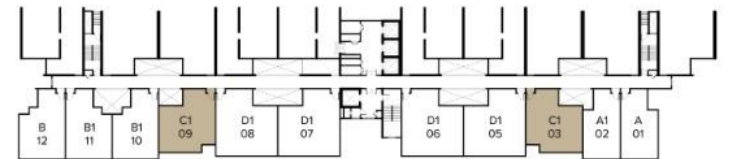
LEVEL 1



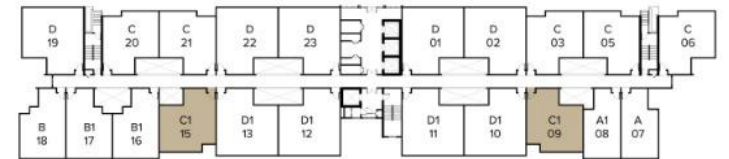
LEVEL 2



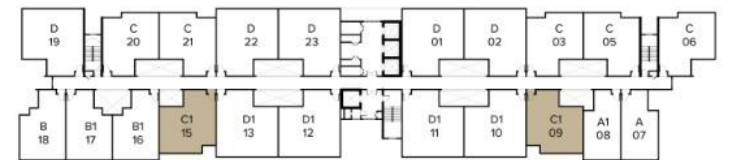
LEVEL 3-6



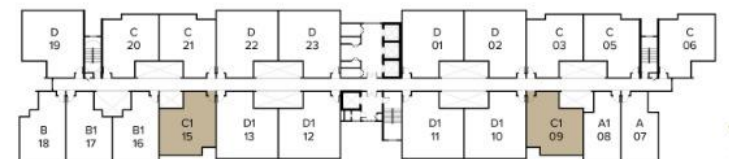
LEVEL 7



LEVEL 8

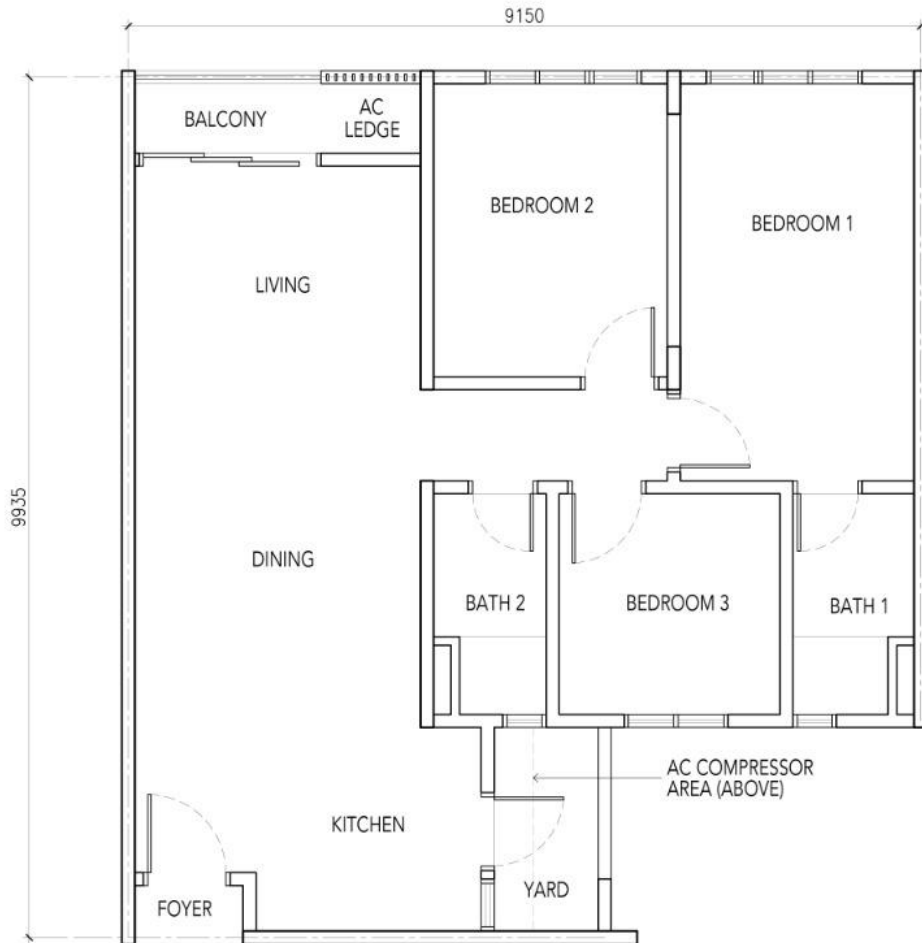


LEVEL 9-26



# FLOOR PLAN

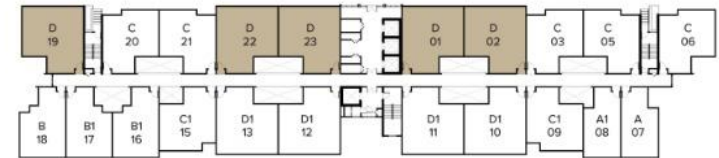
## RESIDENSI ANGGUN M MINORI



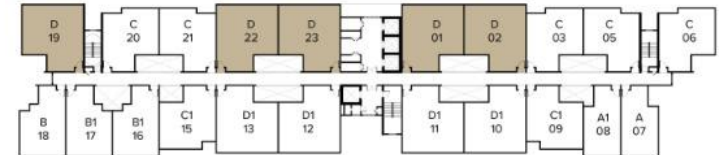
**Type D | 880 sqft**

\*The layout plan has mirrored option.

LEVEL 7



LEVEL 8

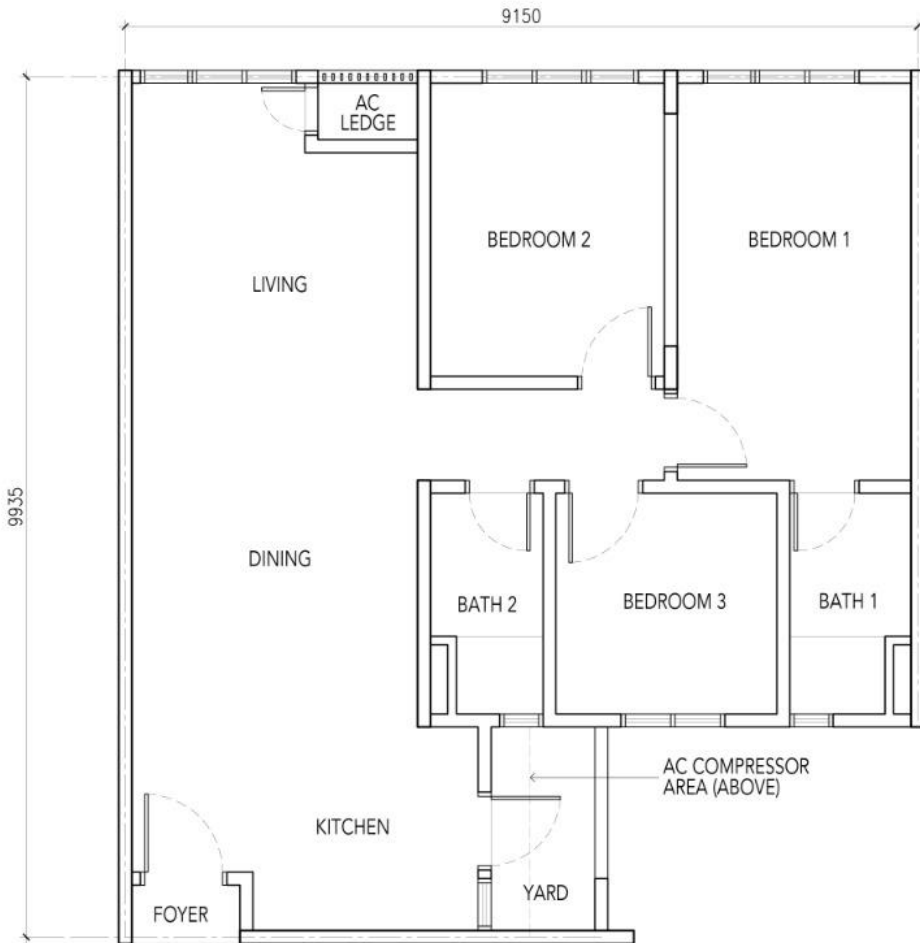


LEVEL 9-26



# FLOOR PLAN

## RESIDENSI ANGGUN M MINORI



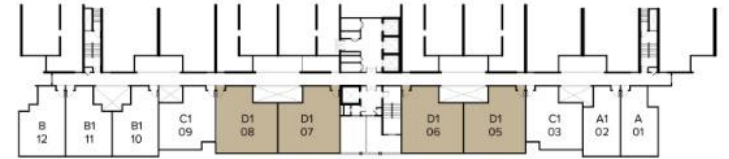
**Type D1 | 880 sqft**

\*The layout plan has mirrored option.

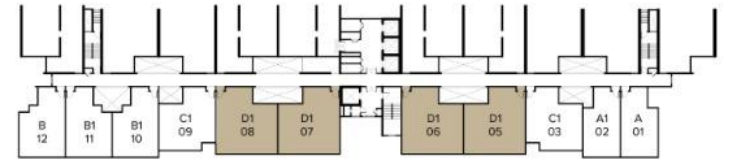
LEVEL 1



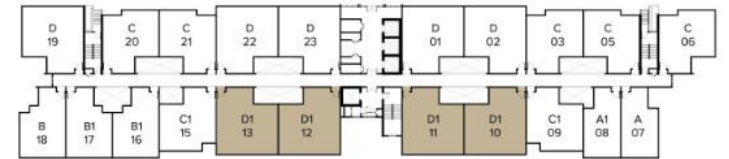
LEVEL 2



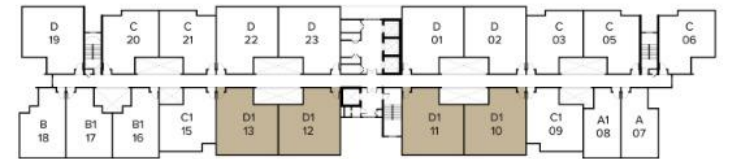
LEVEL 3-6



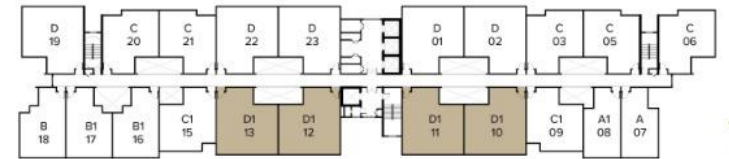
LEVEL 7



LEVEL 8



LEVEL 9-26



# 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>	<u>TYPE D</u>
(a) Kitchen sink	: 1	1	1	1	1
(b) Wash basin	: 1	1	2	2	2
(c) Toilet roll holder	: 1	1	2	2	2
(d) Shower rose	: 1	1	2	2	2
(e) Water closet	: 1	1	2	2	2
		<u>TYPE A1</u>	<u>TYPE B1</u>	<u>TYPE C1</u>	<u>TYPE D1</u>
(a) Kitchen sink	: 1	1	1	1	1
(b) Wash basin	: 1	1	2	2	2
(c) Toilet roll holder	: 1	1	2	2	2
(d) Shower rose	: 1	1	2	2	2
(e) Water closet	: 1	1	2	2	2
(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	14
(b) 13A Power Point	: 11	12	13	15	15
(c) 15A Power Point (For Kitchen Hob)	: 1	1	1	1	1
(d) 15A Wiring Point (For Aircond)	: 2	2	3	4	4
(e) Ceiling Fan Point	: 2	2	2	2	2
(f) TV Point	: 1	1	1	1	1
(g) Water Heater Point	: 1	1	2	2	2
(h) Door Bell Point	: 1	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	13
(b) 13A Power Point	: 11	12	13	15	15
(c) 15A Power Point (For Kitchen Hob)	: 1	1	1	1	1
(d) 15A Wiring Point (For Aircond)	: 2	2	3	4	4
(e) Ceiling Fan Point	: 2	2	2	2	2
(f) TV Point	: 1	1	1	1	1
(g) Water Heater Point	: 1	1	2	2	2
(h) Door Bell Point	: 1	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