

**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 :
Tempoh Sah :
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 : KEKAL
Bebanan Tanah : OCBC BANK (MALAYSIA)
BERHAD
Harga : RM379,000 (min), RM
600,000(mak)
Jumlah Unit: 421 Baki Unit: 5**

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

**FASA 1
Jumlah Unit : 421
Baki Unit: 5
Harga Min : RM379,000
Harga Mak: RM600,000**

**UNIT CONTOH SEDIA UNTUK
DIKUNJUNGI**

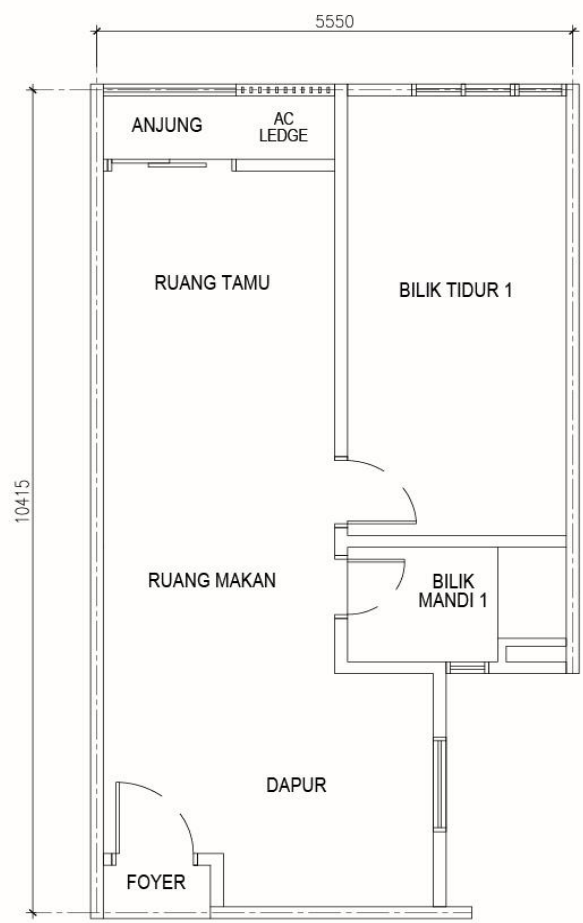
MahSing

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

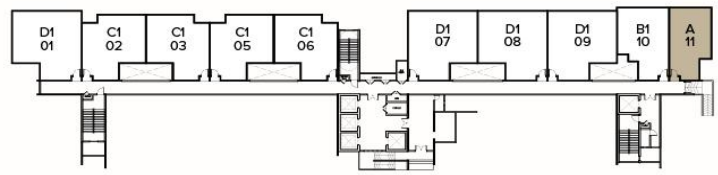
07-291 3228
www.mminor.com.my



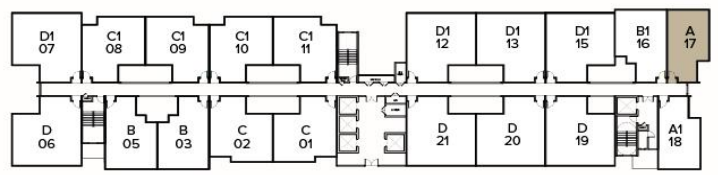




Jenis A | 570 kps

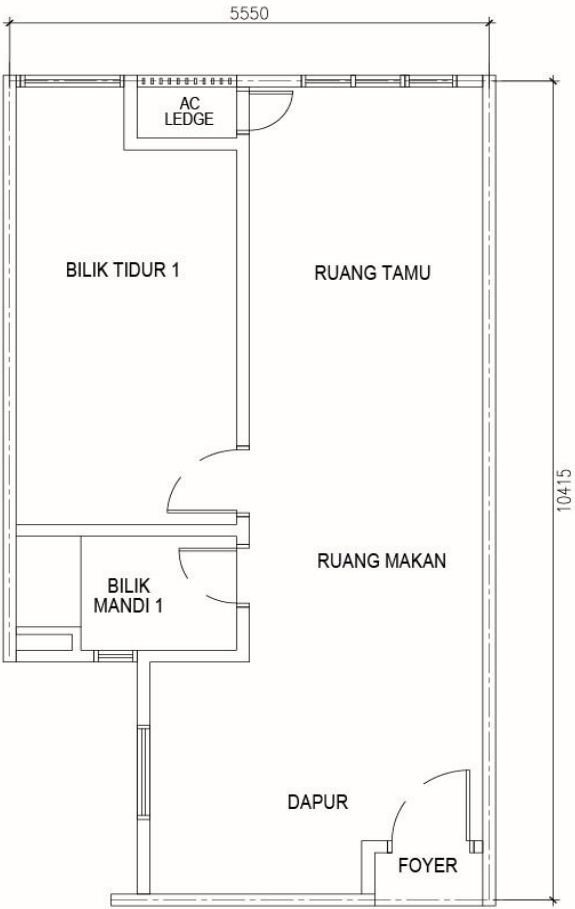


Tingkat 1-6

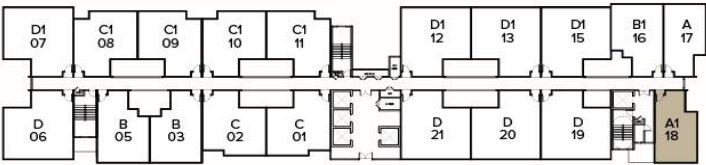


Tingkat 7-25



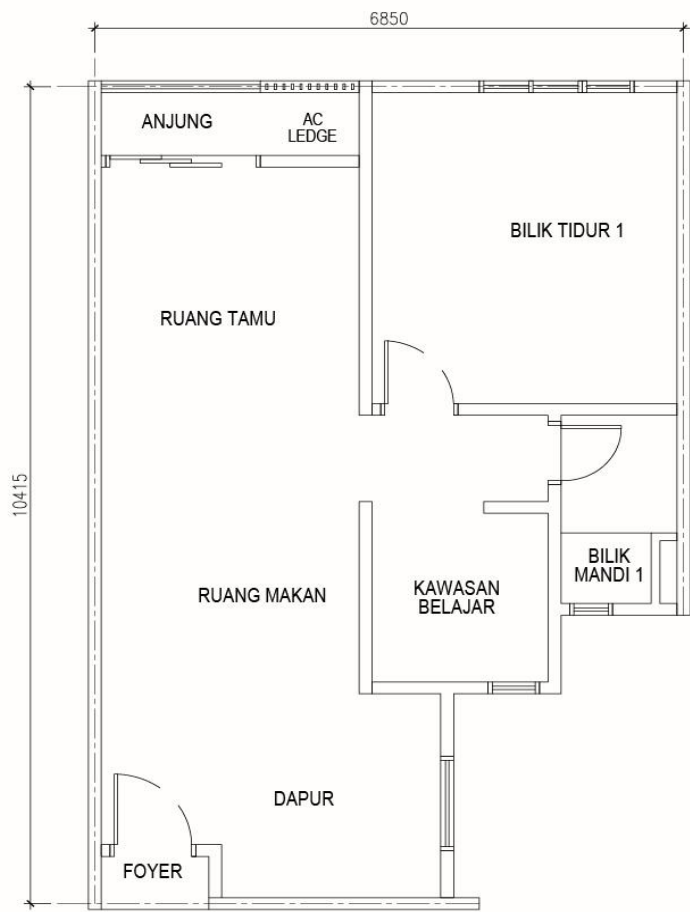


Jenis A1 | 570 kps

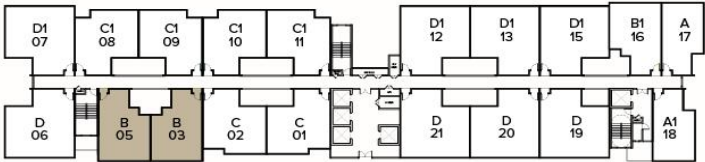


Tingkat 7-25



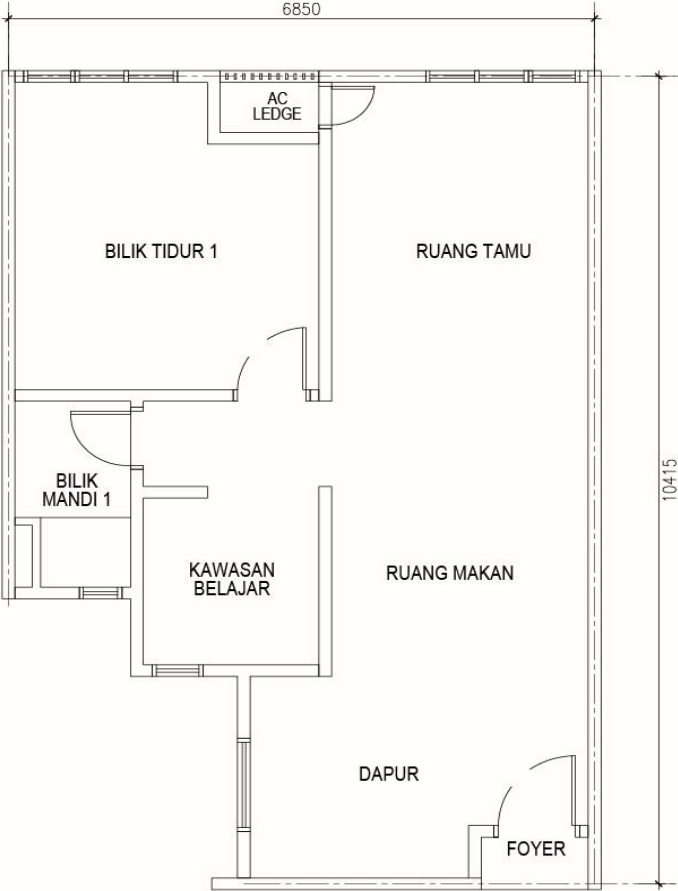


Jenis B | 670 kps

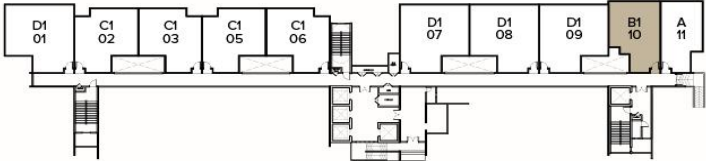


Tingkat 7-25

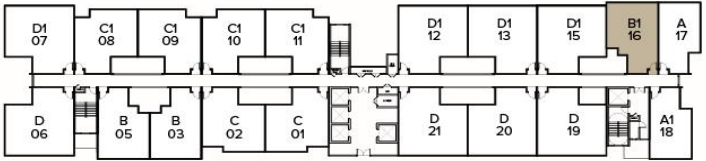




Jenis B1 | 670 kps

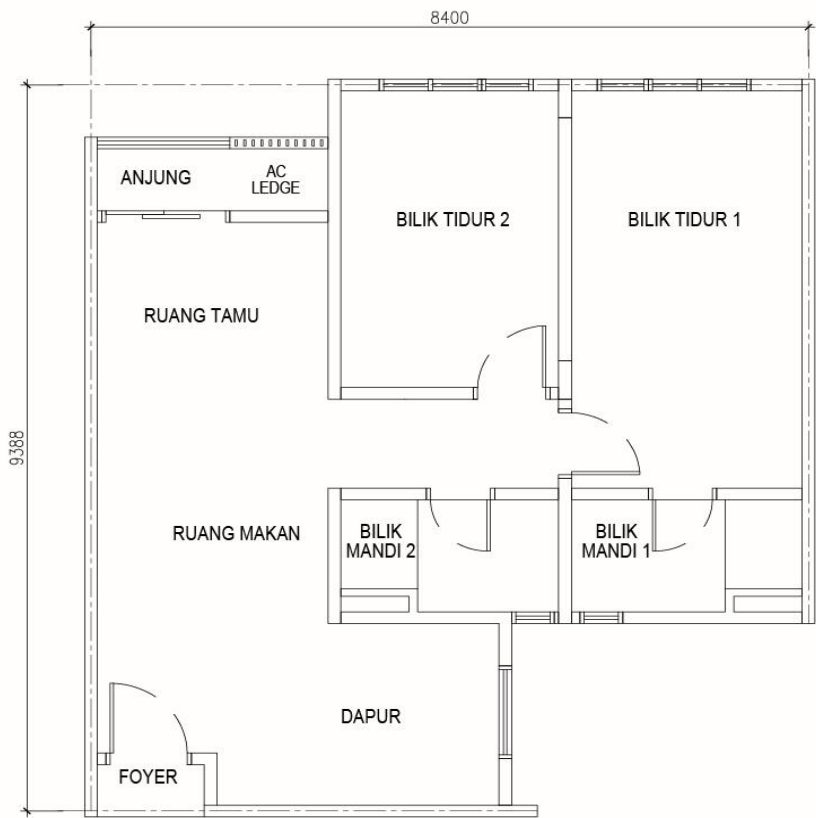


Tingkat 1-6

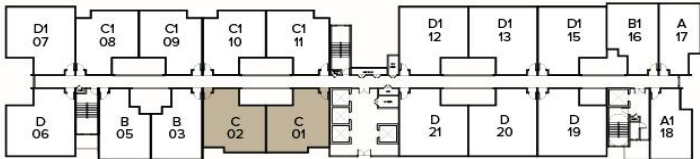


Tingkat 7-25



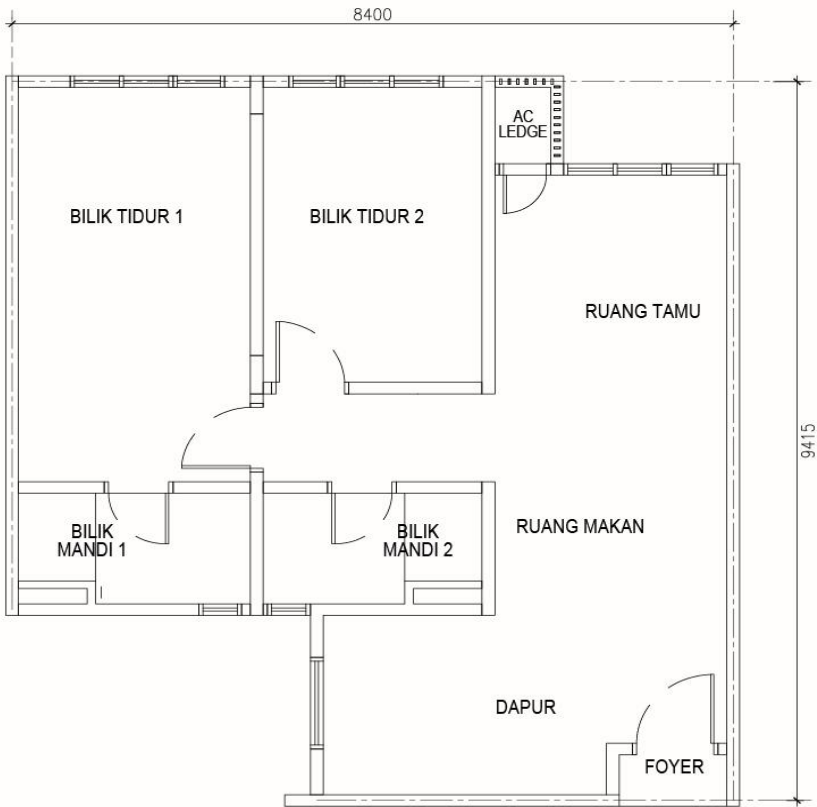


Jenis C | 730 kps

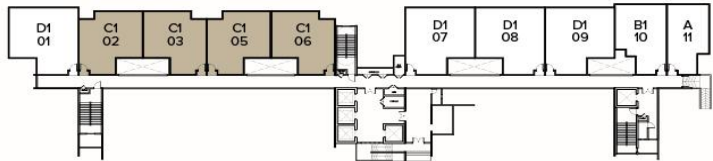


Tingkat 7-25

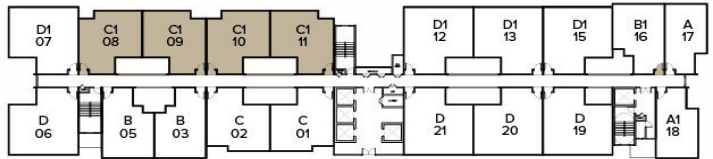




Jenis C1 | 730 kps

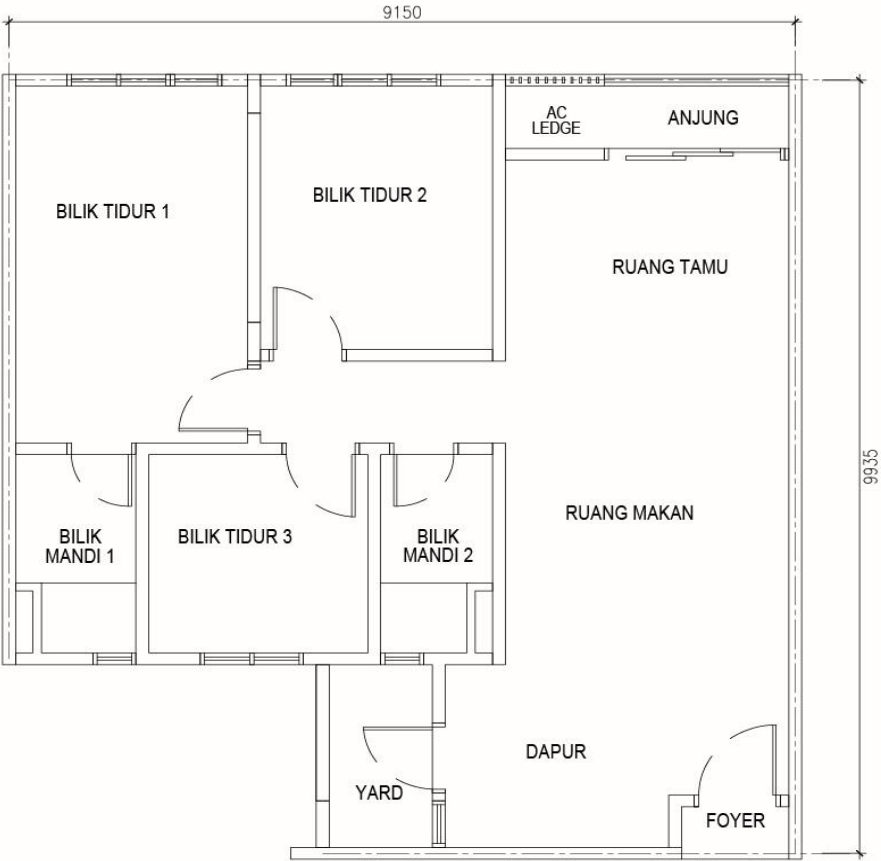


Tingkat 1-6

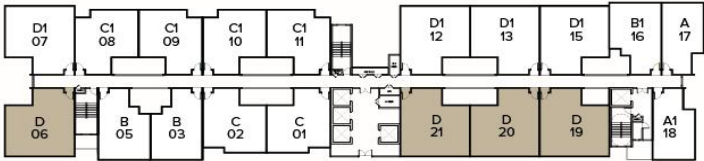


Tingkat 7-25



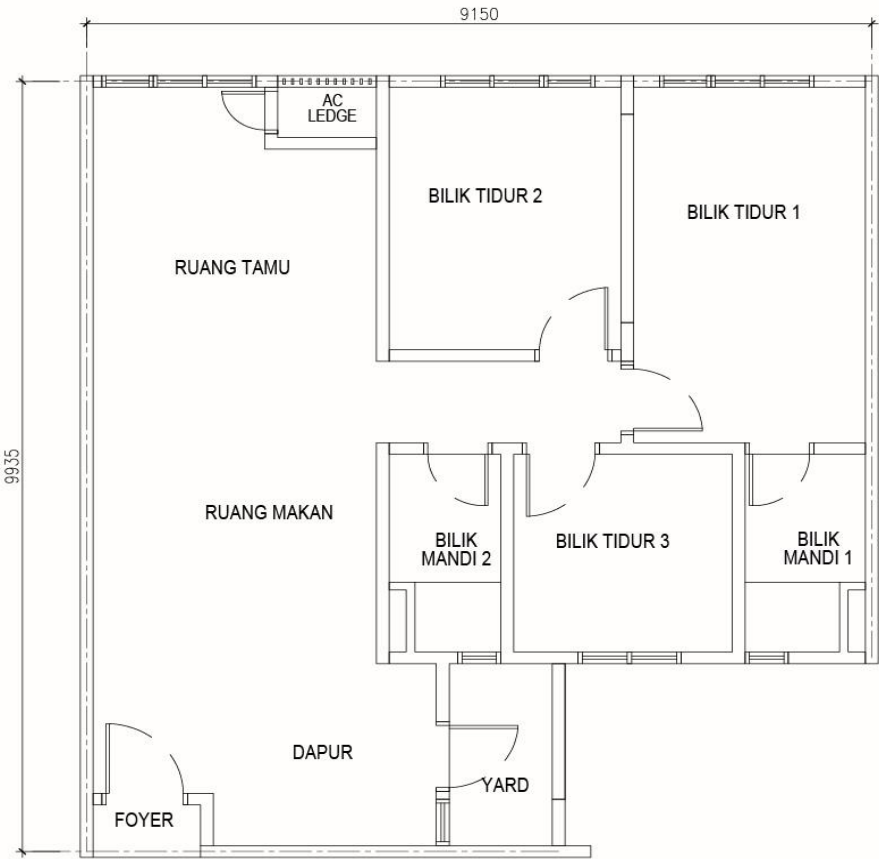


Jenis D | 880 kps

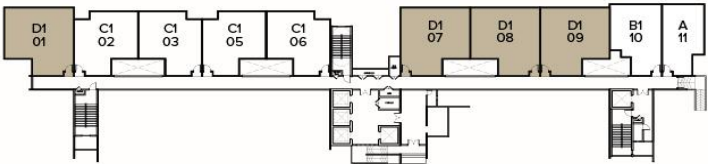


Tingkat 7-25

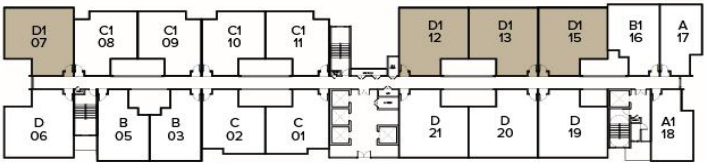




Jenis D1 | 880 kps



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 Dalam	: 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

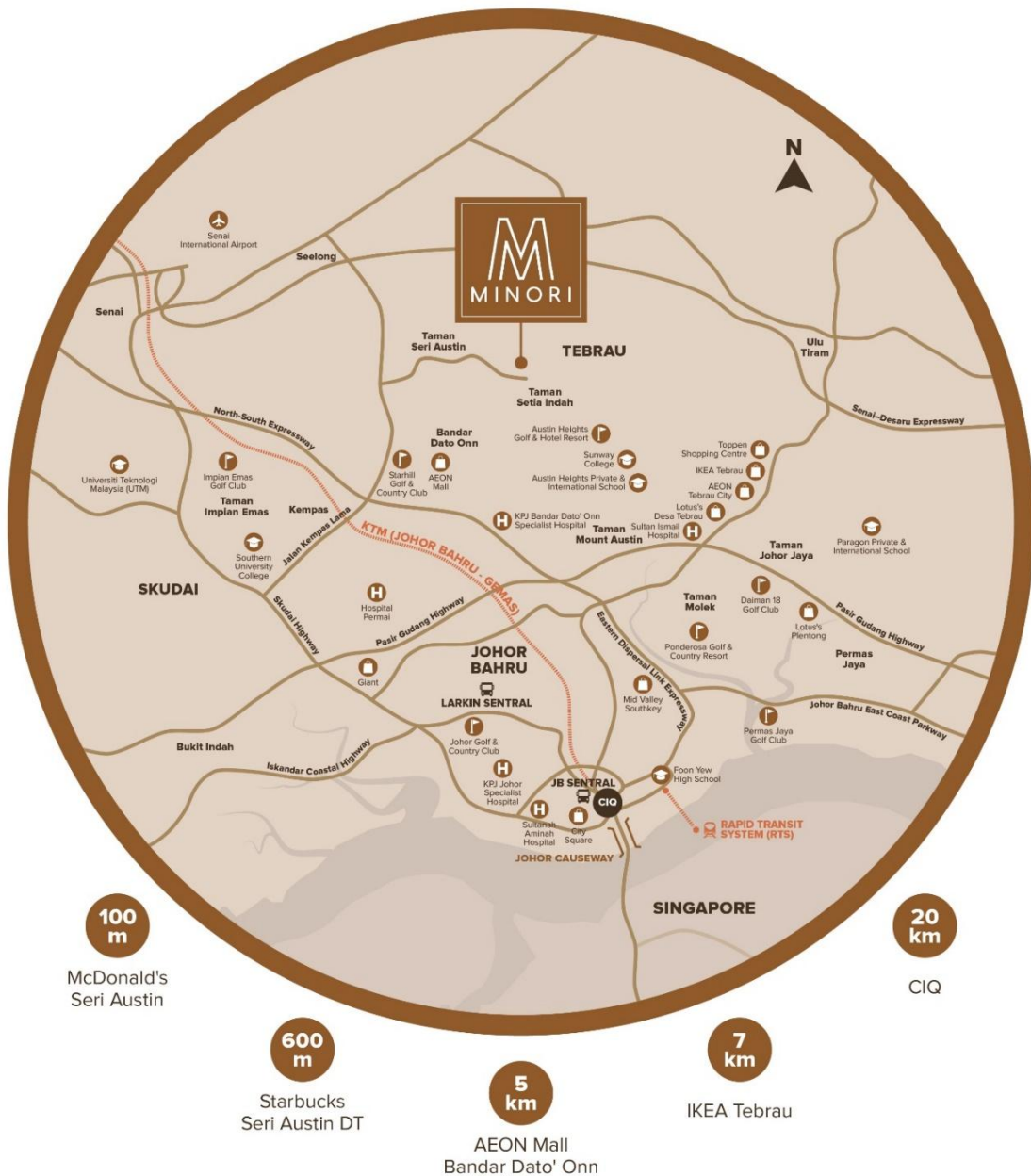
Kelengkapan Sanitari	Jenis A	Jenis B	Jenis C	Jenis D
a) Sinki Dapur	: 1 unit	1 unit	1 unit	1 unit
b) Besin Cuci Tangan	: 1 unit	1 unit	2 unit	2 unit
c) Pemegang Tisu Tandas	: 1 unit	1 unit	2 unit	2 unit
d) Pancuran Mandi	: 1 unit	1 unit	2 unit	2 unit
e) Tandas Duduk	: 1 unit	1 unit	2 unit	2 unit

	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 (Penghawa 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 (Penghawa 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



**IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA**

BROCHURE



**RESIDENSI ANGGUN
M MINORI**



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No. Permit Iklan & Jualan :
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**Bebanan Tanah : OCBC BANK (MALAYSIA)
BERHAD**
**Harga : RM379,000 (min), RM
600,000(mak)**
Jumlah Unit: 421 Baki Unit: 5

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

PHASE 1
Total Unit : 421
Bal. Unit: 5
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

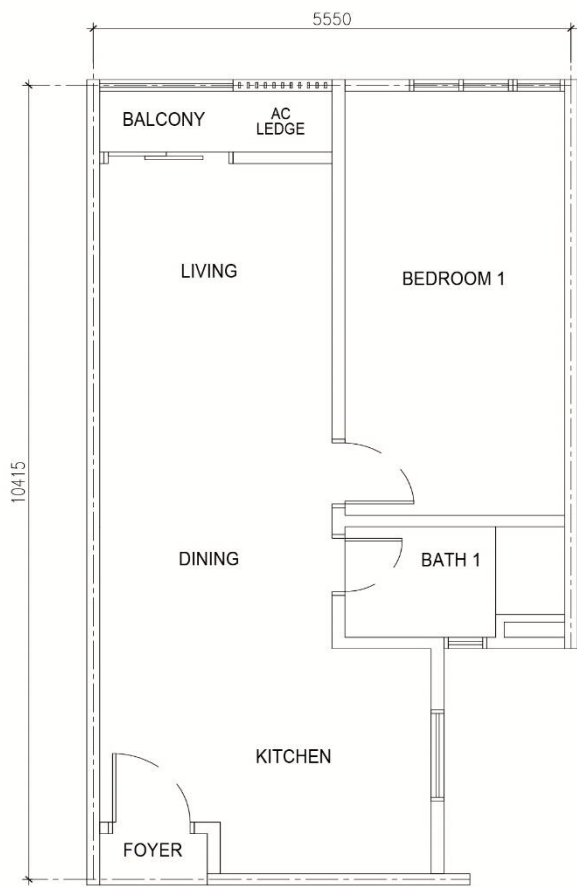
07-291 3228
www.mminori.com.my



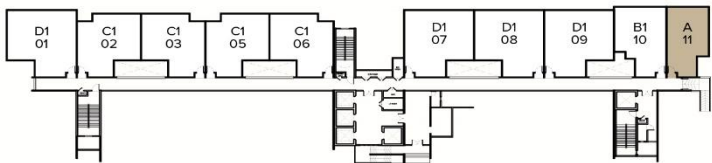
MINORI
JOHOR BAHRU



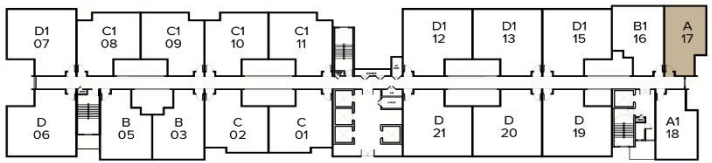
FLOOR PLAN



Type A | 570 sqft



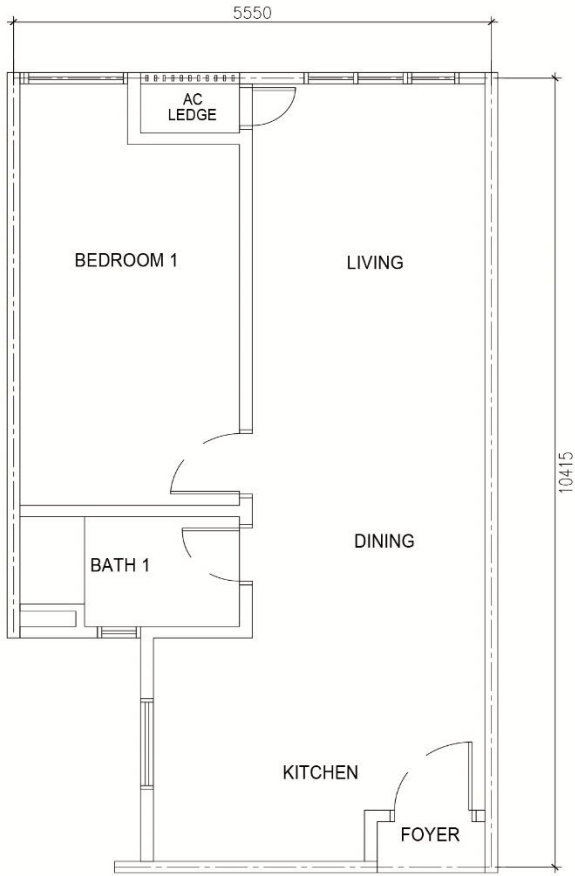
Level 1-6



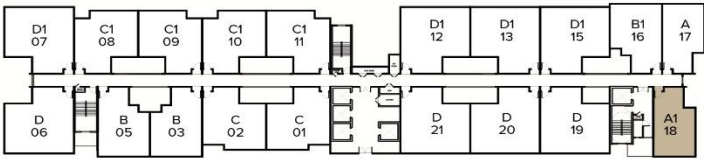
Level 7-25



FLOOR PLAN



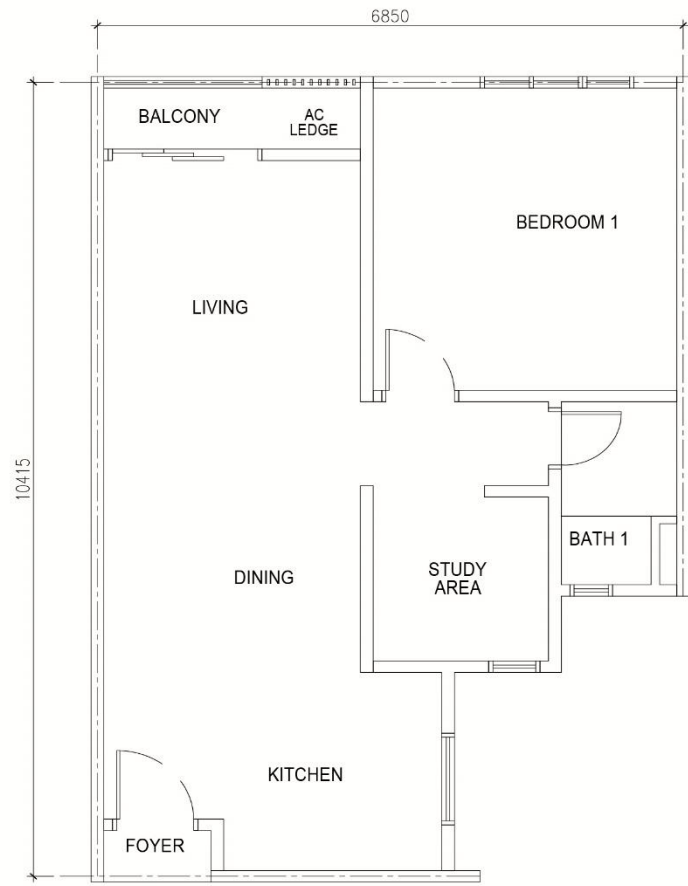
Type A1 | 570 sqft



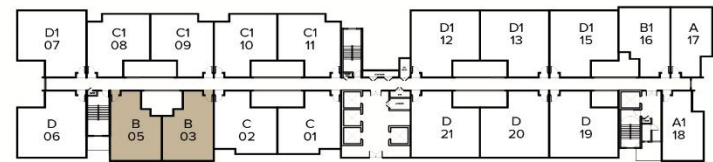
Level 7-25



FLOOR PLAN



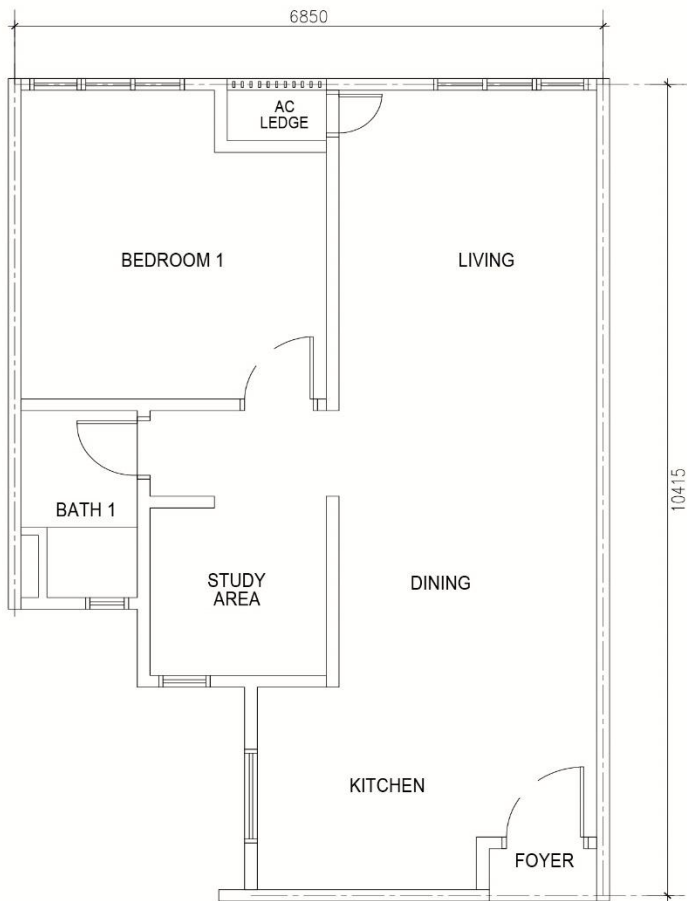
Type B | 670 sqft



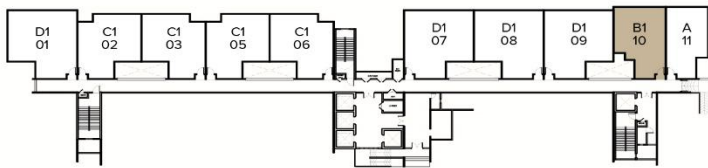
Level 7-25



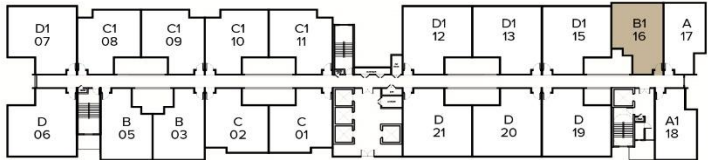
FLOOR PLAN



Type B1 | 670 sqft



Level 1-6



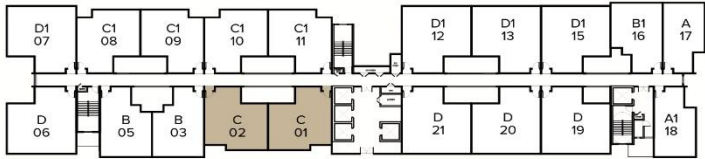
Level 7-25



FLOOR PLAN



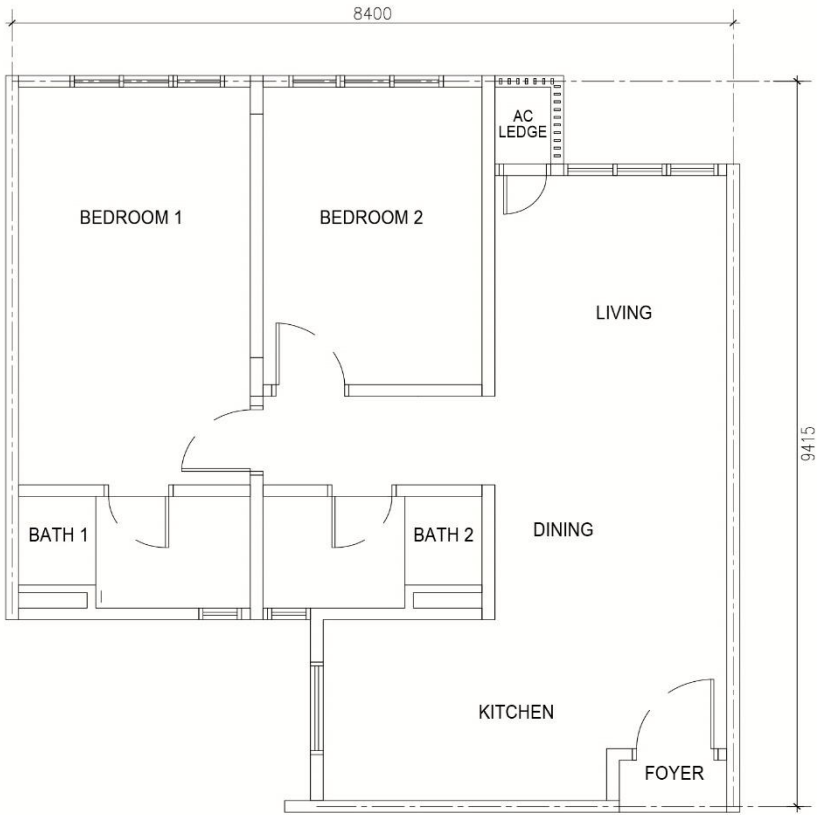
Type C | 730 sqft



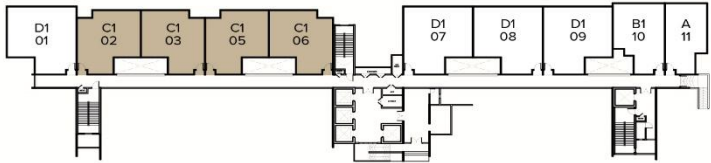
Level 7-25



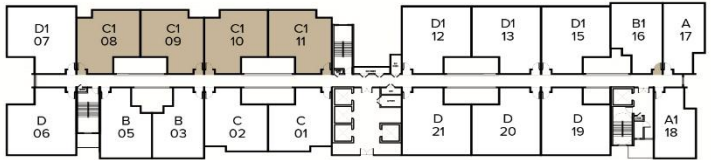
FLOOR PLAN



Type C1 | 730 sqft



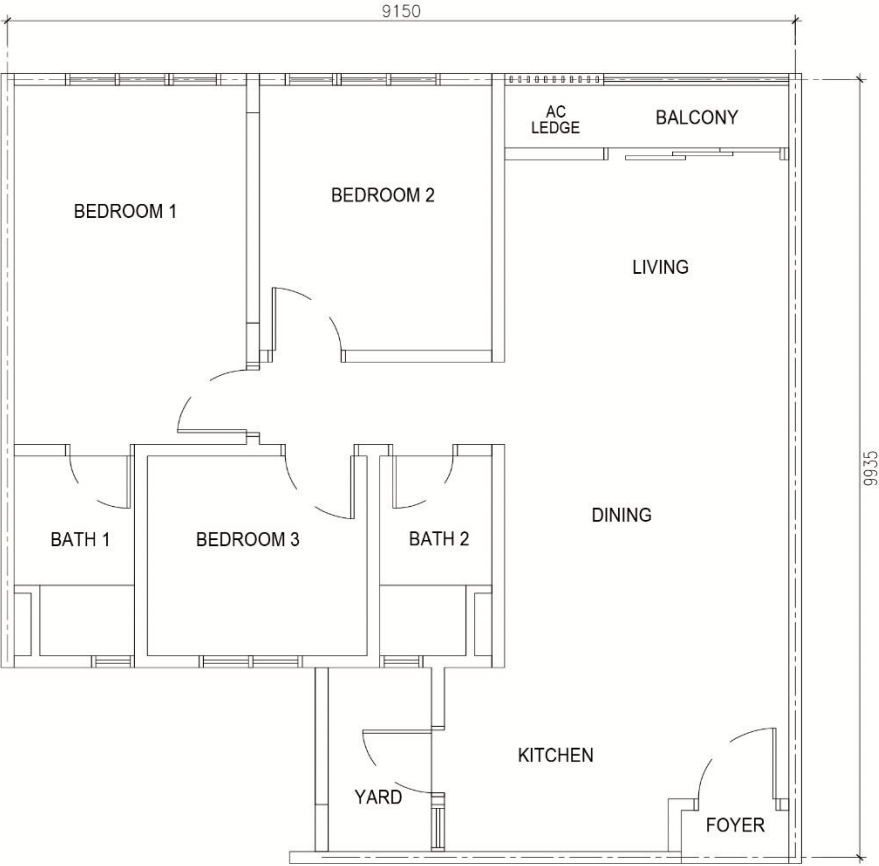
Level 1-6



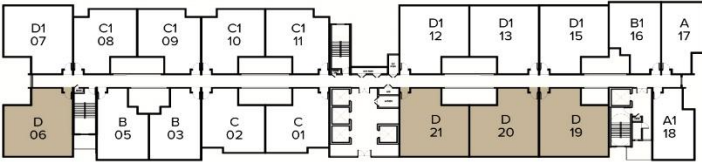
Level 7-25



FLOOR PLAN



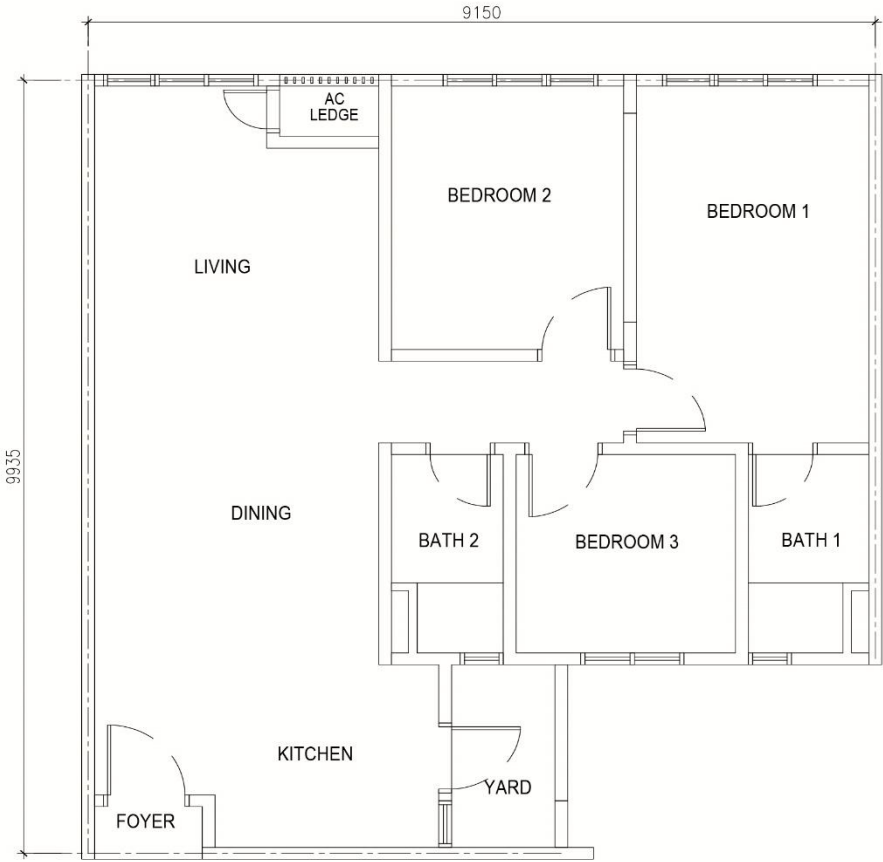
Type D | 880 sqft



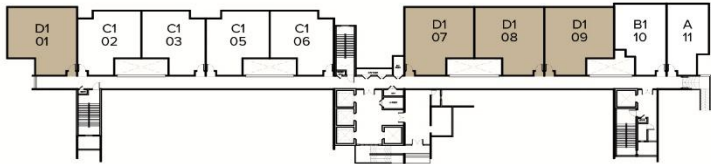
Level 7-25



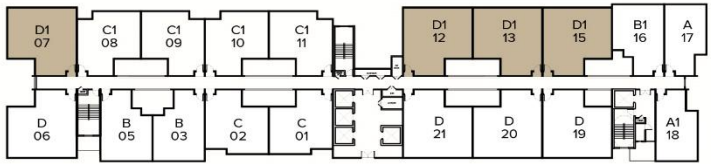
FLOOR PLAN



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>	<u>TYPE D</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>	<u>TYPE D1</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>	<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

(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

