



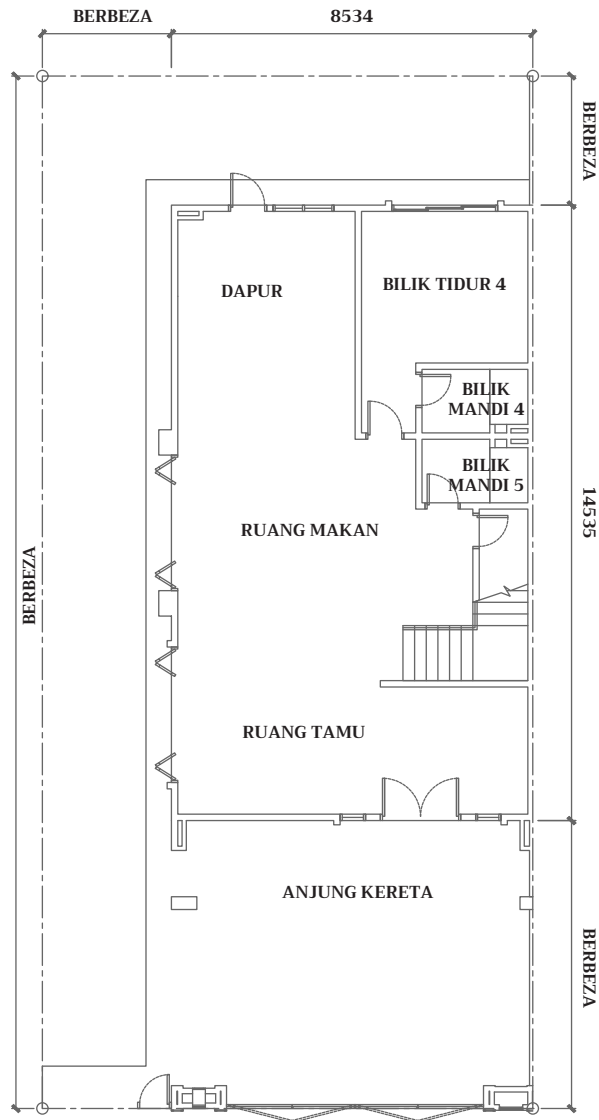
TAMAN PUNCAK SELATAN

RUMAH BERKEMBAR 2 TINGKAT

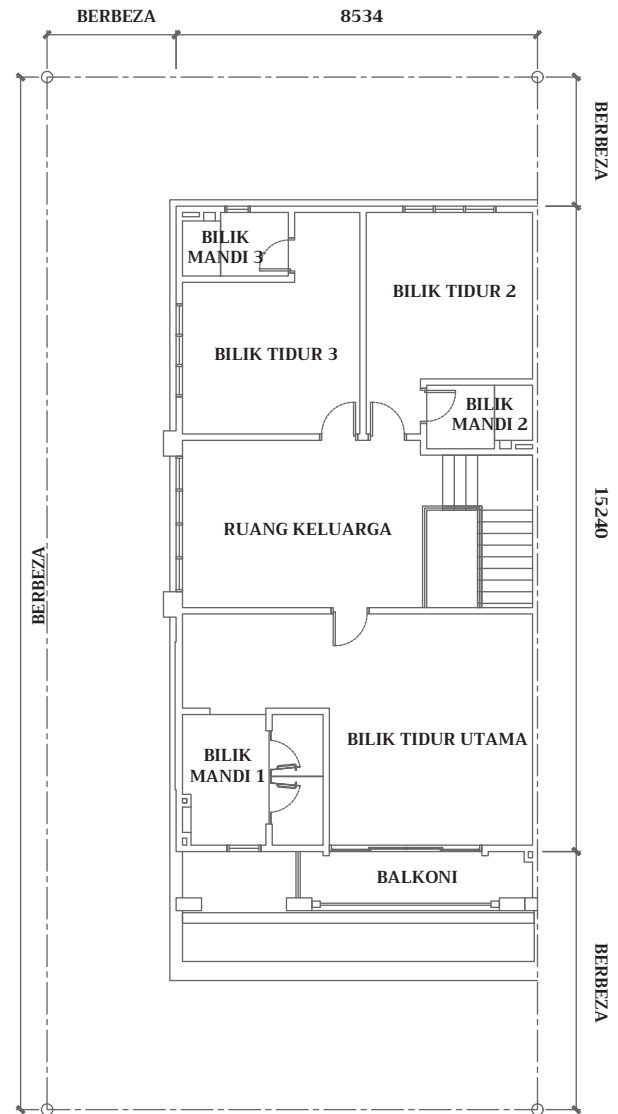
SOUTHLAND
PEOPLE FIRST



JENIS G



TINGKAT BAWAH



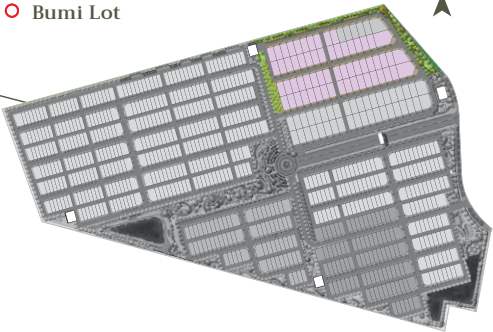
TINGKAT SATU

KELUASAN TANAH 38' X 80' | KELUASAN BINAAN 3,071 K.P.S

PELAN TAPAK (JENIS G)



○ Jenis G - 38' x 80'
○ Bumi Lot



SPEKIFIKASI

STRUKTUR	Rangka Konkrit Bertetulang
DINDING	Dinding Bata
GENTING BUMBUNG	Bumbung Konkrit / Bumbung Rata R.C.
RANGKA BUMBUNG	Kekuda Logam
SILING	Lapisan 'Skim Coat' & Cat / Papan Siling Plaster / Siling Tanpa Asbestos
TINGKAP	Tingkap Kaca Berbingkai Aluminium
PINTU	Pintu Berbingkai Aluminium / Pintu Siram
KUNCI	Kunci Terpilih
DINDING	Tingkat Bawah Dapur / Bilik Mandi 4 & 5 : Jubin Bermutu Sepenuh Tingkat Satu Bilik Mandi 1 & 3 : Jubin Bermutu Sepenuh Bilik Mandi 2 : Jubin Bermutu Setinggi 3000mm Lain-Lain Plaster Simen & Cat Tingkat Bawah Ruang Tamu / Ruang Makan / Bilik Tidur 4 / Bilik Mandi 4 & 5 / Dapur / Anjung Kereta : Jubin Bermutu Tangga : Lantai Kayu Tingkat Satu Bilik Tidur Utama / Ruang Keluarga / Bilik Tidur 2 & 3 / Balkoni / Bilik Mandi 1, 2 & 3 : Jubin Bermutu
KEMASAN LANTAI	

KELENGKAPAN SANITARI	1 nos. Sinki Dapur 5 nos. Tandas 6 nos. Besen Cuci Tangan 5 nos. Pancuran Mandi 5 nos. Pemegang Tisu Tandas
PEMASANGAN ELEKTRIK	TENGAH / TEPI / PENJURU 39 nos. 7 nos. 2 nos. 32 nos. 6 nos. 1 nos. 1 nos. 1 nos. 1 nos.
PUNCA DATA	Disediakan
PAGAR	Tembok Batu
RUMPUT	Rumput Lembu



SOUTHLAND

PEOPLE FIRST



9 am - 6 pm



Southland Gallery at South Hills



South Hills



www.southland.my

607 570 6886

Rumah Berkembar 2 Tingkat - Fasa 8

No. Lesen Pamaju: 4919/02-2029/1546(A)

No. Permit Iklan dan Jualan:

Hakmilik Tanah: Pegangan Kekal

Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Pasir Gudang

No. Rujukan Pelan Bangunan: MBPG:JBG/PB/104/2025(PG)

Tarikh Dijangka Siap: Jul 2028

Beban Tanah: Hong Leong Bank Berhad & Hong Leong Islamic Bank Berhad

Sekatan Kepentingan: Tanah Yang Terkandung Di Dalam Hakmilik Ini Tidak Boleh Dijual Atau Dipindahmilik Dengan Apa Cara Sekalipun Kepada Bukan Warganegara/Syarikat Asing Tanpa Persetujuan Pihak Berkuasa Negeri.

Jenis A : 1 unit, Harga Jualan : RM 2,738,000 • Jenis B : 1 unit, Harga Jualan : RM 1,649,000 • Jenis C : 1 unit, Harga Jualan : RM 1,790,000 • Jenis D : 1 unit, Harga Jualan : RM 1,570,000 • Jenis E : 1 unit, Harga Jualan : RM 1,931,000 • Jenis F : 1 unit, Harga Jualan : RM 1,911,000 • Jenis G : 62 unit, Harga Jualan : RM 1,770,000 (Min.) - RM 2,395,000 (Maks.)

15% Diskaun untuk Bumiputera

Jumlah Unit: 68

Pejabat Jualan: No. 1, Jalan Puncak Selatan 1/4, Taman Puncak Selatan, 81750 Masai, Johor Darul Takzim, Malaysia.

Pemaju: COUNTRYLAND REALTY SDN. BHD. (CO. NO. 123630-K)

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**



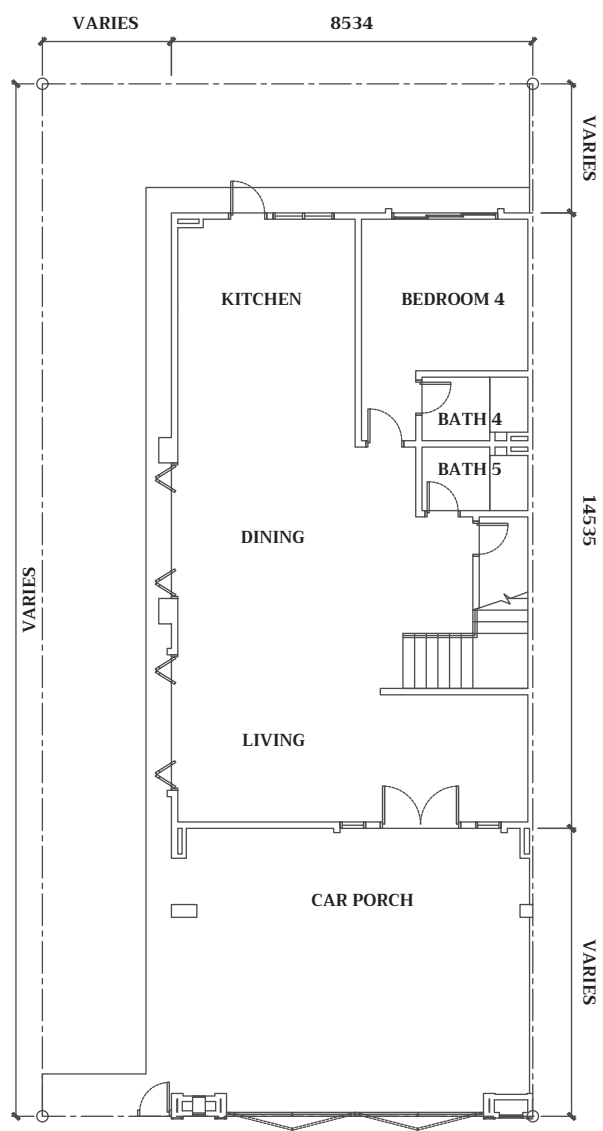
TAMAN PUNCAK SELATAN

RUMAH BERKEMBAR 2 TINGKAT

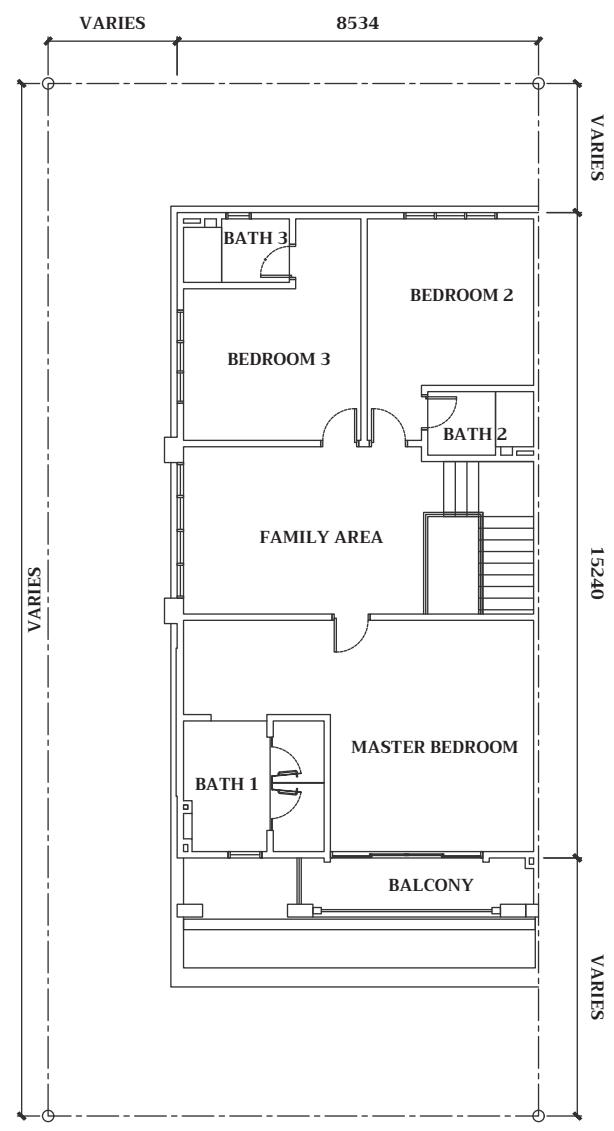
SOUTHLAND
PEOPLE FIRST



TYPE G



GROUND FLOOR



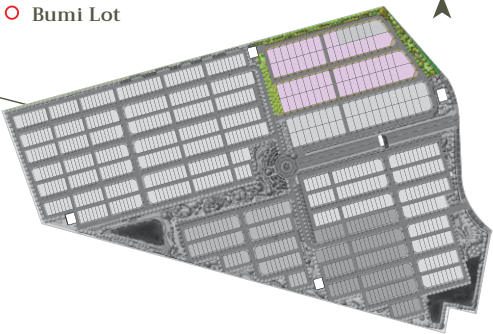
FIRST FLOOR

LAND SIZE 38' X 80' | BUILD-UP AREA 3,071 SQ. FT.

SITE PLAN (TYPE G)



○ Type G - 38' x 80'
○ Bumi Lot



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall
ROOFING COVERING	Concrete Roof Tiles / R.C. Flat Roof
ROOF FRAMING	Steel Roof Truss
CEILING	Skim Coat & Painting / Plaster Ceiling Board / Asbestos-free Ceiling Board
WINDOWS	Aluminium Framed Glass Window
DOORS	Aluminium Framed Door / Plywood Flush Door
IRONMONGERY	Selected Locksets
WALL FINISHES	Ground Floor Kitchen / Bath 4 & 5 : Quality Wall Tiles Full Height to Ceiling First Floor Bath 1 & 3 : Quality Wall Tiles Full Height to Ceiling Bath 2 : Quality Wall Tiles up to 3000mm Others Cement Plaster & Painting
FLOOR FINISHES	Ground Floor Living / Dining / Bedroom 4 / Bath 4 / Bath 5 / Kitchen & Car Porch : Quality Floor Tiles Staircase : Timber Flooring First Floor Master Bedroom / Family Area / Bedroom 2 / Bedroom 3 / Balcony / Bath 1 / Bath 2 & 3 : Quality Floor Tiles

SANITARY AND PLUMBING FITTINGS	1 unit Kitchen Sink 5 units Water Closets 6 units Wash Basins 5 units Shower Rose 5 units Toilet Roll Holders
---------------------------------------	---

ELECTRICAL INSTALLATION	Intermediate Lot / Corner Lot / End Lot
Lighting Point	39 nos.
Ceiling Fan Point	7 nos.
TV Point	2 nos.
Power Point	32 nos.
Air Conditioner Point	6 nos.
Heater Point	1 nos.
Autogate Motor Point	1 nos.
Doorbell Point	1 nos.
Booster Pump Point	1 nos.

INTER TELEPHONE TRUNKING AND CABLING	Provided
---	----------

*FENCING	Brick Wall Fencing
*TURFING	Cow Grass



SOUTHLAND

PEOPLE FIRST



9 am - 6 pm



Southland Gallery at South Hills



South Hills



www.southland.my

607 570 6886

Double Storey Semi-Detached House - Phase 8

Housing Developer's License No.: 4919/02-2029/1546(A)

Advertising and Sales Permit No.:

Land Tenure: Freehold

Approving Local Authority: Majlis Bandaraya Pasir Gudang

Building Plan Reference No.: MBPG:JBG/PB/104/2025(PG)

Expected Date of Completion: Jul 2028

Land Charge: Hong Leong Bank Berhad & Hong Leong Islamic Bank Berhad

Sekatan Kepentingan: Tanah Yang Terkandung Di Dalam Hakmilik Ini Tidak Boleh Dijual Atau Dipindahmilik Dengan Apa Cara Sekalipun Kepada Bukan Warganegara/Syarikat Asing Tanpa Persetujuan Pihak Berkuasa Negeri.

Type A : 1 unit, Price : RM 2,738,000 • Type B : 1 unit, Price : RM 1,649,000 • Type C : 1 unit, Price : RM 1,790,000

• Type D : 1 unit, Price : RM 1,570,000 • Type E : 1 unit, Price : RM 1,931,000 • Type F : 1 unit, Price : RM 1,911,000

• Type G : 62 unit, Price : RM 1,770,000 (Min.) - RM 2,395,000 (Max.)

15% Discount for Bumiputera

No. of Units: 68

Sales Gallery: No. 1, Jalan Puncak Selatan 1/4, Taman Puncak Selatan, 81750 Masai, Johor Darul Takzim, Malaysia.

Developer: COUNTRYLAND REALTY SDN. BHD. (CO. NO. 123630-K)

**THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT
DEVELOPMENT INFORMATION CAN BE CHECKED AT THE PORTAL TEDUH.KPKT.GOV.MY**