

**TAMAN BAHAGIA**

**PEKAN NANAS**

**RUMAH TERES  
DUA TINGKAT**

**&**

**RUMAH BERKEMBAR  
DUA TINGKAT**

# RUMAH TERES DUA TINGKAT

Luas Tanah: 22' x 95'-98'

Luas Binaan: 2,232 kps.  
(lebih kurang)

Jumlah Unit: 21

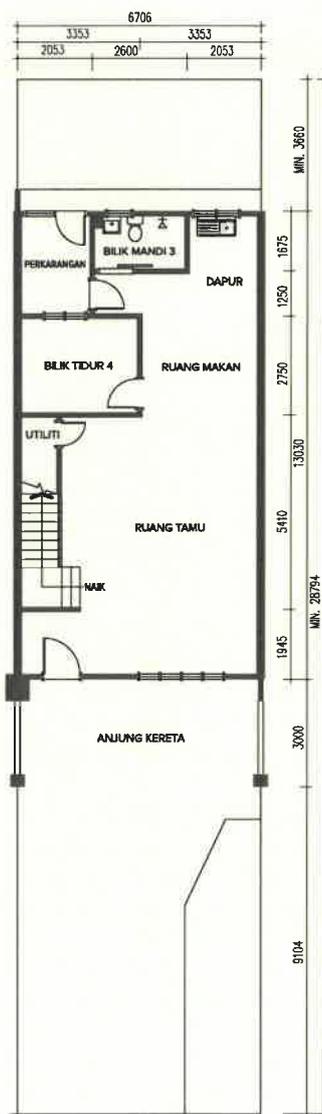
**RM765,000**

Harga Jualan (min.):

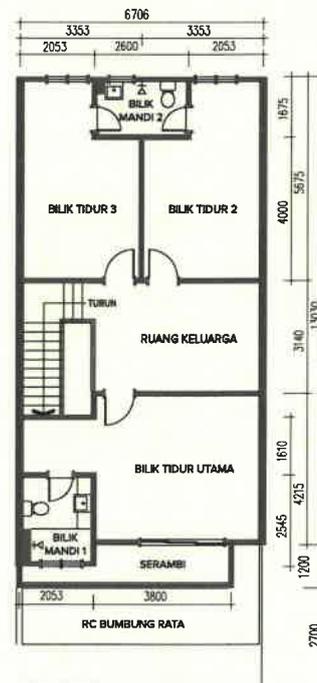
**RM893,000**

Harga Jualan (mak.):

## PELAN LANTAI



PELAN TINGKAT BAWAH



PELAN TINGKAT SATU



## PENENTUAN RINGKAS RUMAH TERES DUA TINGKAT

### STRUKTUR

Rangka konkrit bertetulang.

### TEMBOK

Batu-bata/batu simen dilepakan dengan simen sehingga paras siling.

### BUMBUNG

Bumbung dek logam/bumbung rata konkrit bertetulang

### STRUKTUR BUMBUNG

Kekuda keluli/konkrit bertetulang

### SILING

Salutan skim/siling papan plaster/siling plaster gentian ('fibre').

### TINGKAP

Rangka aluminium tingkap kaca.

### PINTU

Rangka aluminium pintu kaca/pintu kayu papan lapis/ pintu UPVC/pintu ACP.

### MANGGA

Set kunci bermutu

### PERHIASAN

Cat 'Enamel' pada rangka kayu dan besi.  
Cat ketahanan cuaca pada bahagian luar.  
Cat 'Emulsion' pada bahagian dalam.

### LANTAI

Jubin porselin untuk Ruang Tamu, Ruang Makan, Dapur, Perkarangan, Utiliti, Bilik Tidur 4, semua Bilik Mandi, Serambi dan Anjung Kereta.

Lantai SPC untuk Tangga, semua Bilik Tidur dan Ruang Keluarga di Tingkat 1.

Lantai simen untuk lain-lain tempat.

### UBIN DINDING

Dapur: Jubin porselin setinggi 1500mm untuk panel dinding tertentu.

Bilik Mandi 1,2&3: Jubin porselin setinggi 2100mm.

### PEMASANGAN BEKALAN KEBERSIHAN

1 no. tangki air "polyethylene"

3 no. tandas duduk

1 no. besin ('vanity') siap dengan kepala paip

2 no. besin basuh tangan siap dengan kepala paip

1 no. sinki dapur siap dengan kepala paip

3 no. pancuran air

4 no. kepala paip

### PEMASANGAN BEKALAN ELEKTRIK

25 no. mata lampu.

7 no. mata kipas.

21 no. mata kuasa.

4 no. mata penyaman udara.

3 no. mata T.V.

1 no. mata alat pemanas.

1 no. mata telefon.

1 no. mata loceng pintu.

1 no. mata pintu pagar automatik.

2 no. mata lampu pintu pagar

### PAGAR

Tembok pintu pagar, peti surat.

Tembok pagar batu simen/pagar dawai.

\* TAKE NOTICE that in the event of a conflict of interpretation, all specification etc. stated in the English Language shall prevail.





## PENENTUAN RINGKAS RUMAH BERKEMBAR DUA TINGKAT

### STRUKTUR

Rangka konkrit bertetulang.

### TEMBOK

Batu-bata/batu simen dilepakan dengan simen sehingga paras siling.

### BUMBUNG

Bumbung dek logam/bumbung rata konkrit bertetulang

### STRUKTUR BUMBUNG

Kekuda keluli/konkrit bertetulang

### SILING

Salutan skim/siling papan plaster/siling plaster gentian ('fibre').

### TINGKAP

Rangka aluminium tingkap kaca.

### PINTU

Rangka aluminium pintu kaca/pintu kayu papan lapis/pintu UPVC/pintu ACP.

### MANGGA

Set kunci bermutu

### PERHIASAN

Cat 'Enamel' pada rangka kayu dan besi.  
Cat ketahanan cuaca pada bahagian luar.  
Cat 'Emulsion' pada bahagian dalam.

### LANTAI

Jubin porselin untuk Ruang Tamu, Ruang Makan, Dapur, Perkarangan, Utiliti, Bilik Tidur 4, semua Bilik Mandi, Serambi, Anjung dan Anjung Kereta.

Lantai SPC untuk Tangga, semua Bilik Tidur dan Ruang Keluarga di Tingkat 1.

Lantai simen untuk lain-lain tempat.

### UBIN DINDING

Dapur: Jubin porselin setinggi 1500mm untuk panel dinding tertentu.

Bilik Mandi 1,2,3&4: Jubin porselin ketinggian penuh.

### PEMASANGAN BEKALAN KEBERSIHAN

1 no. tangki air "polyethylene"

4 no. tandas duduk

2 no. besin ('vanity') siap dengan kepala paip

2 no. besin basuh tangan siap dengan kepala paip

1 no. sinki dapur siap dengan kepala paip

4 no. pancuran air

5 no. kepala paip

### PEMASANGAN BEKALAN ELEKTRIK

36 no. mata lampu.

8 no. mata kipas.

28 no. mata kuasa.

6 no. mata penyaman udara.

3 no. mata T.V.

4 no. mata alat pemanas.

1 no. mata telefon.

1 no. mata loceng pintu.

1 no. mata pintu pagar automatik.

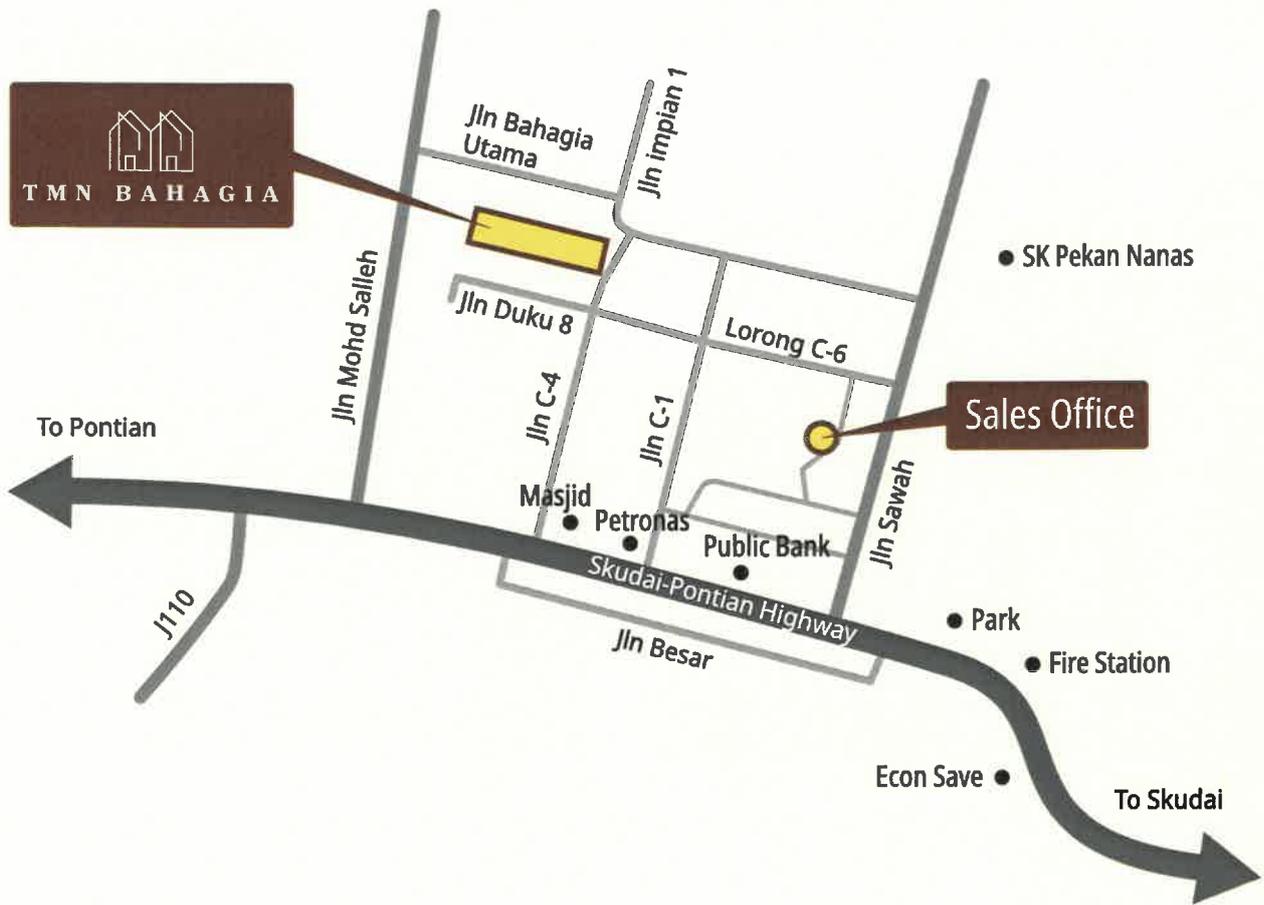
2 no. mata lampu pintu pagar

### PAGAR

Tembok pintu pagar, peti surat.

Tembok pagar batu simen.

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07-3324677 / 017-7788583



Another quality home by :  
**BINAIK GROUP**  
[www.binaik.com.my](http://www.binaik.com.my)

Pemaju :

**OYBINA SDN. BHD.** (110452-H)

Ibu Pejabat : Suite 13.1, Level 13, Menara Pelangi, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor.

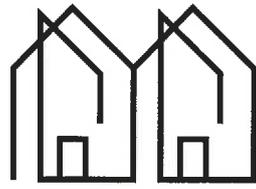
Tel : 07-332 4677 Emel : [oybinasdnbhd@gmail.com](mailto:oybinasdnbhd@gmail.com)

Pejabat Jualan : No.5-1, Jalan Permata 7, Pusat Perdagangan Pekan Nenas, 81500 Pontian, Johor. Tel : 017-778 8583

- No. Lesen Pemaju : 6329/08-2029/0070(R)
- Tempoh Sah : 07/08/1998 - 06/08/2029
- No. Permit Iklan dan Jualan :
- Tempoh Sah :
- Pegangan Tanah : Hakmilik Kekal/Bebas
- Pihak Berkuasa Yang Meluluskan Pelan Bangunan : Majlis Perbandaran Pontian
- No Rujukan : MPPN.16/D0007/2024
- Tarikh Dijangka Siap : Jul 2027
- Bebanan Tanah : Tiada

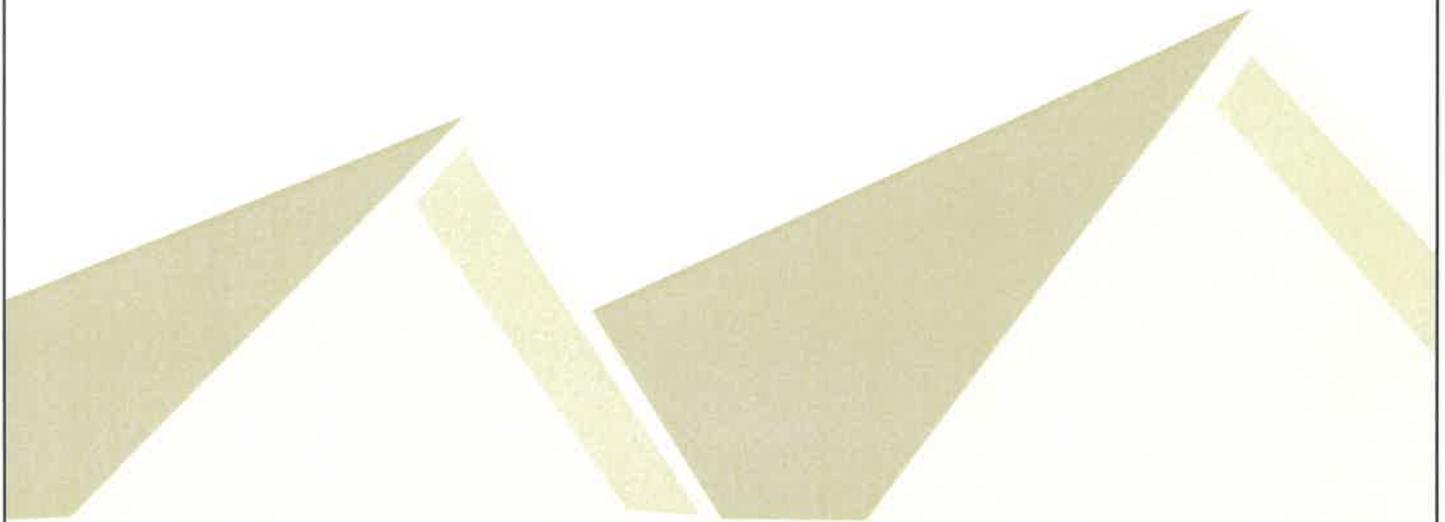
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Teres & Berkembar Brosur 6



**TAMAN BAHAGIA**

PEKAN NANAS



2 STOREY  
TERRACE HOUSE

&

2 STOREY  
SEMI-DETACHED HOUSE

Terrace & Semi-Detached english 1

# 2 STOREY TERRACE HOUSE

Lot size: 22' x 95'-98'

Built-up: 2,232 sq.ft.  
(approximate)

Total Units: 21

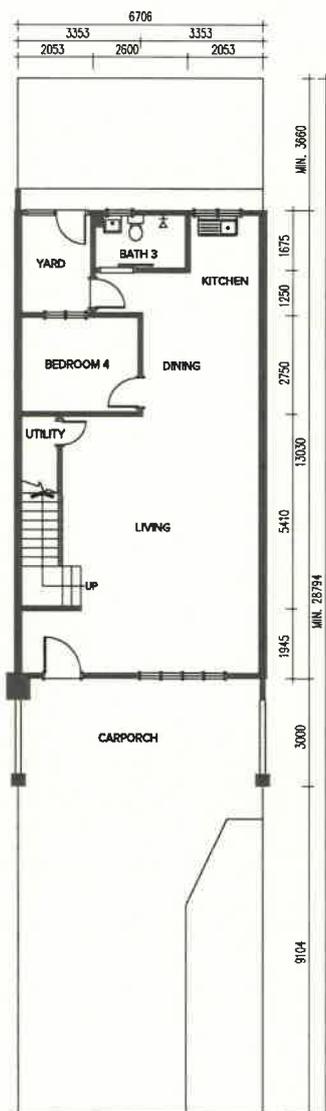
**RM765,000**

Selling price (min) :

**RM893,000**

Selling price (max) :

## FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## SPECIFICATIONS 2 STOREY TERRACE HOUSE

### STRUCTURE

Reinforced concrete framework.

### WALLS

All external and internal walls of clay bricks/cement sand brick with cement plastered finish to ceiling height.

### ROOFING TILES

Metal deck roofing/Reinforc concrete flat roof.

### ROOF STRUCTURE

Steel truss/Reinforce concrete.

### CEILING

Skim coating/Plaster board ceiling/Fibre plaster ceiling.

### WINDOWS

Aluminium framed glass windows.

### DOORS

Aluminium framed glass door/Flush timber door/  
UPVC door/ACP door.

### LOCKS

Quality lock sets.

### DECORATION

Enamel painting to wood and metal finished work.  
Weather resistant painting externally.  
Emulsion painting internally.

### FLOORING

Jubin porcelain tiles for Living, Dining, Kitchen, Yard,  
Utility, Bedroom 4, All Bath, Balcony & Car Porch.  
SPC for staircase, 1st floor bedrooms and family hall.  
Cement render for others.

### WALL TILES

Kitchen: Jubin porcelain tiles to 1500mm height to  
specific wall panel.  
Bath 1,2&3: Jubin porcelain tiles to 2100mm height.

### SANITARY INSTALLATION

1 no. polyethylene water storage tank  
3 no. pedestal w.c. c/w cistern  
1 no. vanity c/w tap  
2 no. wash basin c/w tap  
1 no. stainless steel kitchen sink c/w tap  
3 no. shower  
4 no. tap

### ELECTRICAL INSTALLATION

25 no. lighting point.  
7 no. fan point.  
21 no. power point.  
4 no. air-cond. point.  
3 no. T.V. point.  
1 no. heater point.  
1 no. telephone point.  
1 no. door bell point.  
1 no. auto gate point.  
2 no. gate light point.

### FENCING

Gate post c/w gate, letter box.  
Cement sand brick fencing / Chain link fencing.

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# 2 STOREY SEMI-DETACHED HOUSE

Lot size: 36' x 95'

Built-up: 3,035 sq.ft.  
(approximate)

Total Units: 4

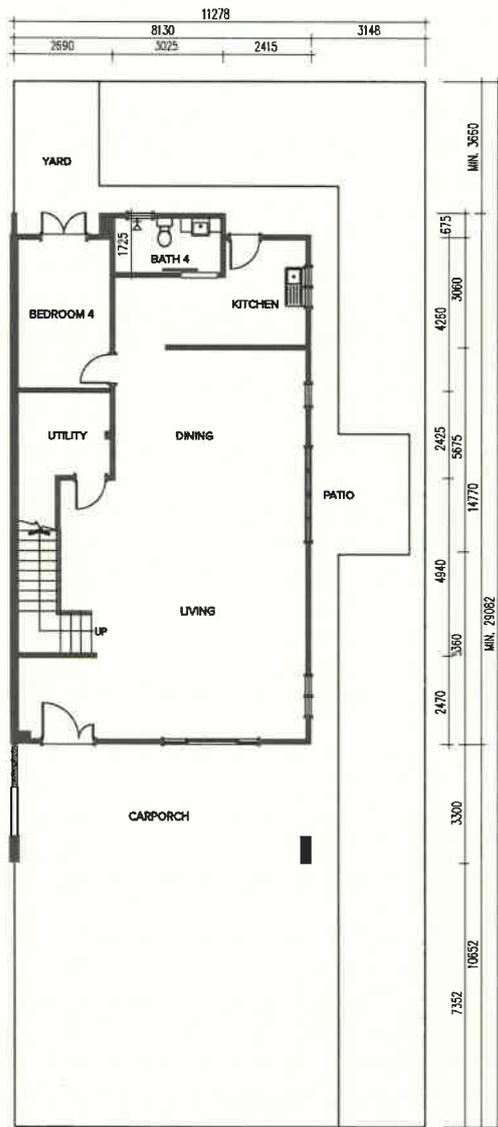
## RM998,000

Selling price (min) :

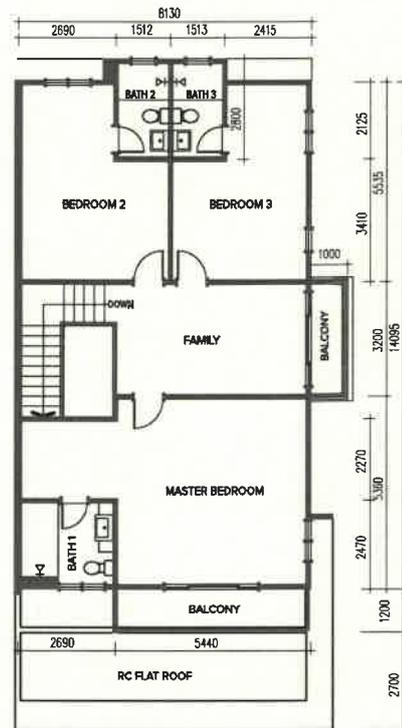
## RM1,115,311

Selling price (max) :

## FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

### Terrace & Semi-Detached english 4



## SPECIFICATIONS 2 STOREY SEMI-DETACHED HOUSE

### STRUCTURE

Reinforced concrete framework.

### WALLS

All external and internal walls of clay bricks/cement sand brick with cement plastered finish to ceiling height.

### ROOFING TILES

Metal deck roofing/Reinforce concrete flat roof.

### ROOF STRUCTURE

Steel truss/Reinforce concrete.

### CEILING

Skim coating/Plaster board ceiling/Fibre plaster ceiling.

### WINDOWS

Aluminium framed glass windows.

### DOORS

Aluminium framed glass door/Flush timber door/UPVC door/ACP door.

### LOCKS

Quality locksets.

### DECORATION

Enamel painting to wood and metal finished work.  
Weather resistant painting externally.  
Emulsion painting internally.

### FLOORING

Jubin porcelain tiles for Living, Dining, Kitchen, Yard, Utility, Bedroom 4, All Bath, Balcony, Patio & Car Porch. SPC for staircase, 1st floor bedrooms and family hall. Cement render for others.

### WALL TILES

Kitchen: Jubin porcelain tiles to 1500mm height to specific wall panel.

Bath 1,2,3&4: Jubin porcelain tiles to full height.

### SANITARY INSTALLATION

1 no. polyethylene water storage tank  
4 no. pedestal w.c. c/w cistern  
2 no. vanity c/w tap  
2 no. wash basin c/w tap  
1 no. stainless steel kitchen sink c/w tap  
4 no. shower  
5 no. tap

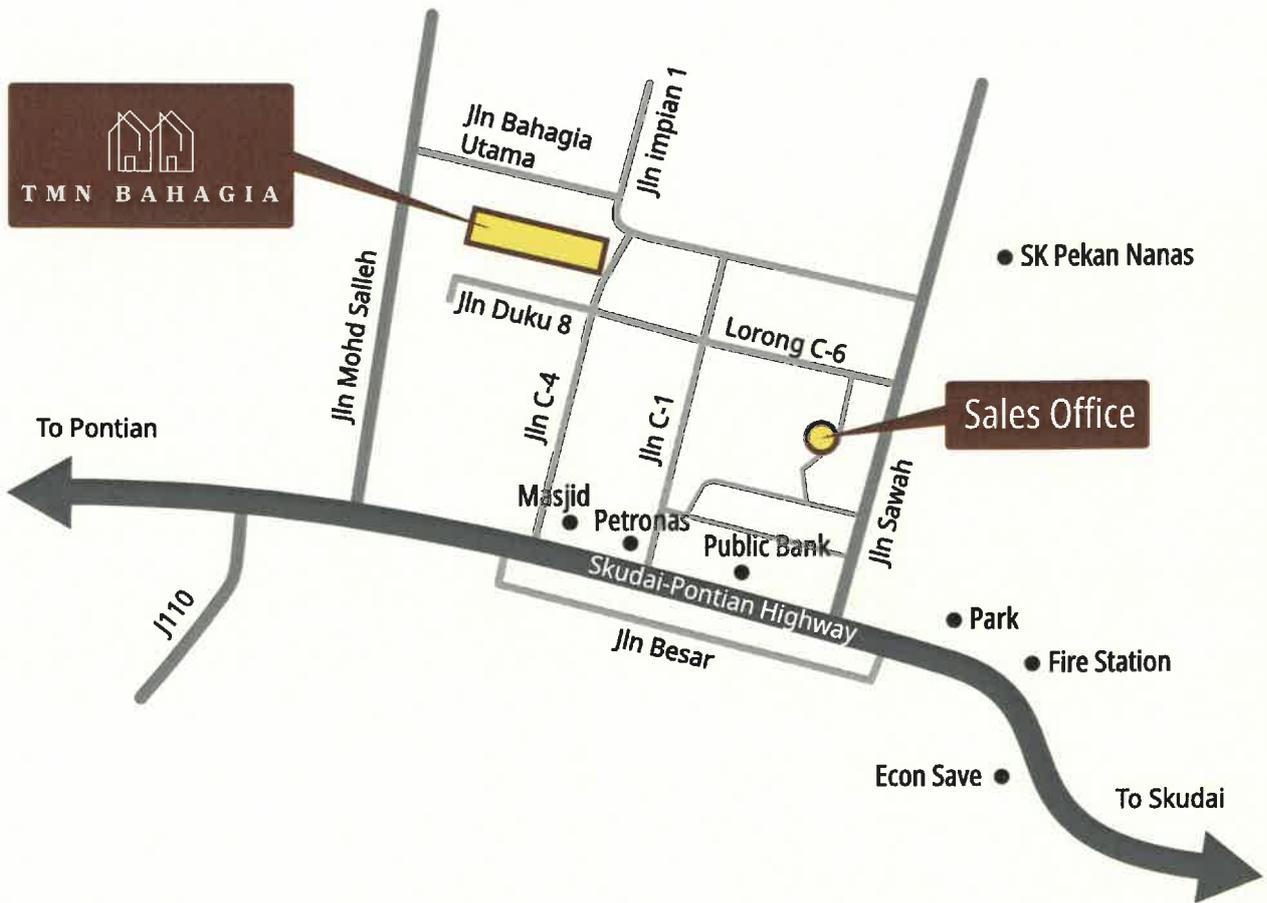
### ELECTRICAL INSTALLATION

36 no. lighting point.  
8 no. fan point.  
28 no. power point.  
6 no. air-cond. point.  
3 no. T.V. point.  
4 no. heater point.  
1 no. telephone point.  
1 no. door bell point.  
1 no. auto gate point.  
2 no. gate light point.

### FENCING

Gate post c/w gate, letter box.  
Cement sand brick fencing.

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

Developer :

**OYBINA SDN. BHD.** (110452-H)

Main Office : Suite 13.1, Level 13, Menara Pelangi, Jalan Kuning, Taman Pelangi, 80400 Johor Bahru, Johor.

Tel : 07-332 4677 Email : [oybinasdnbhd@gmail.com](mailto:oybinasdnbhd@gmail.com)

Sales Office : No.5-1, Jalan Permata 7, Pusat Perdagangan Pekan Nenas, 81500 Pontian, Johor. Tel : 017-778 8583

- Developer license No. : 6329/08-2029/0070(R)
- Validity : 07/08/1998 - 06/08/2029
- Advertisement & Sales Permit No. :
- Validity :
- Tenure of Land : Freehold
- Building Plan Approving Authority : Majlis Perbandaran Pontian
- Building Plan Approval No. : MPPN.16/D0007/2024
- Expected Completion : July 2027
- Land Encumbrances : Nil

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

Terrace & Semi-Detached english 6