

BROSUR

TAMAN SURIA EMAS
Di Mukim Sri Gading , Jalan Yong Peng , Daerah Batu Pahat , Johor .

Mengandungi :
26 unit Rumah Teres 1 Tingkat (Single Storey)

Harga :
RM 395,000/-
RM 525,000/-
Terendah
Tertinggi

• Harga sebelum 15% diskaun lot bumiputera

Pemaju	: GOLD LI DEVELOPMENT SDN. BHD. – Co. No. 198901013657(190967-X) No 6 , Tingkat Bawah dan Tingkat 1, Jalan Bunga Cempaka 1 , Taman Bunga Cempaka, 84410 Serom , Tangkak Johor . Tel : 06-9548233 Email : pctee@goldli.com.my	
No Lesen Pemaju	: 8257/04-2028/0634(R)	Tempoh Sah : 16/04/2023-15/04/2028
No Permit Iklan	: 8257-66/11-2024/0295(N)-(L)	Tempoh Sah : 03/11/2022 – 02/11/2024
Nama Pihak Berkuasa Yang Berkenaan Yang Meluluskan Pelan Bangunan dan Nombor Rujukan	: Majlis Daerah Yong Peng MDYP/BB/PB/03/2021(04)	
Jenis Pegangan Tanah	: Bebas dan Kekal	
Sekatan Kepentingan	: Tanah yang terkandung didalam hakmilik ini tidak boleh dijual atau dipindahtemlik dengan apa cara sekalipun kepada Bukan Warganegara / Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri / Tanah yang diperuntukkan untuk Bumiputera ini apabila bertukar miliknya kepada seseorang Bumiputera /Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual , dipajak atau dipindahtemlik dengan apa cara sekalipun kepada Orang bukan Bumiputera / Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri	
Bebanan Tanah	: Tiada	
Tarikh Jangka Siap	: Nov ' 2024	

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

TAMAN SURIA EMAS

Lot 225918

RUMAH TERES 1 TINGKAT

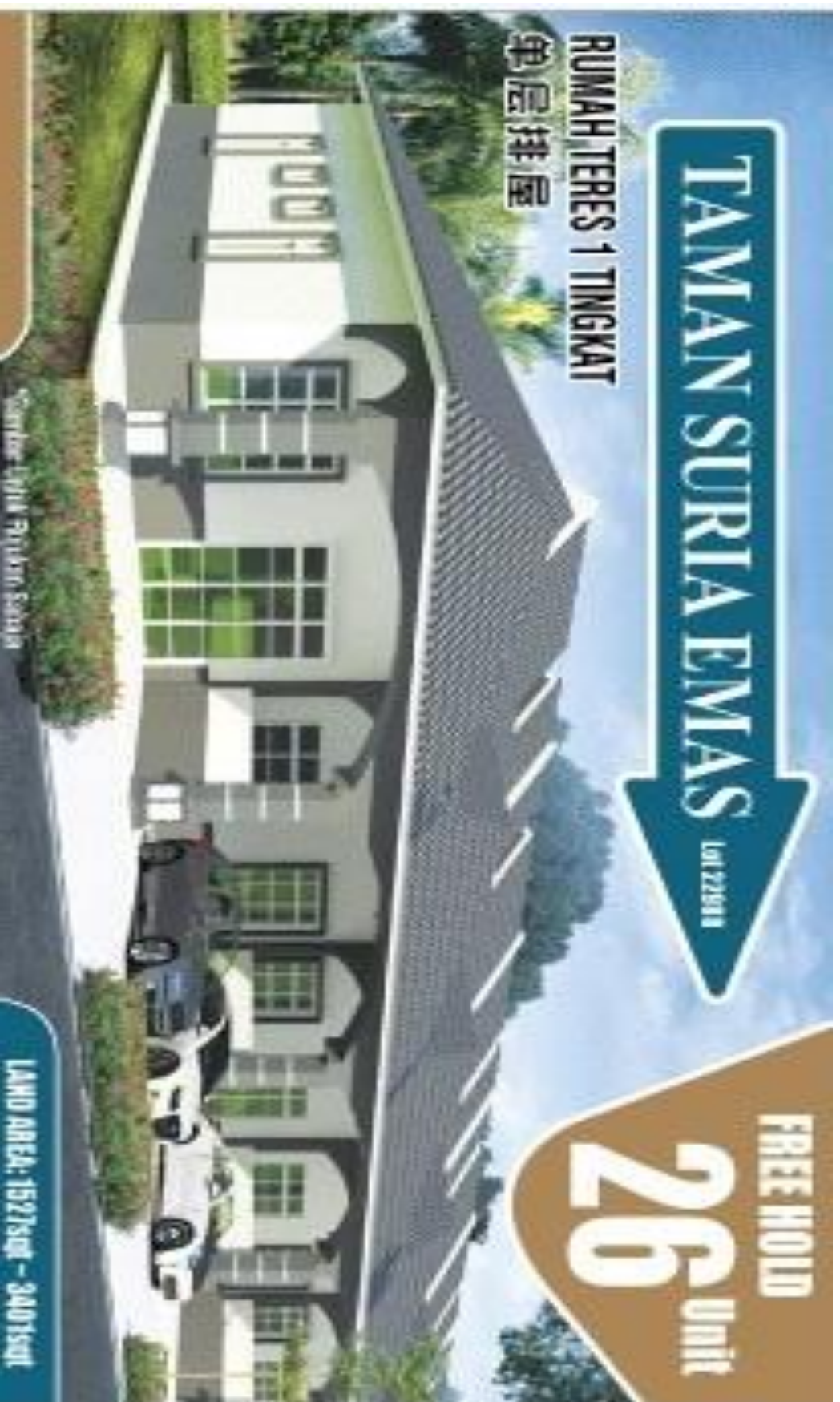
单层排屋

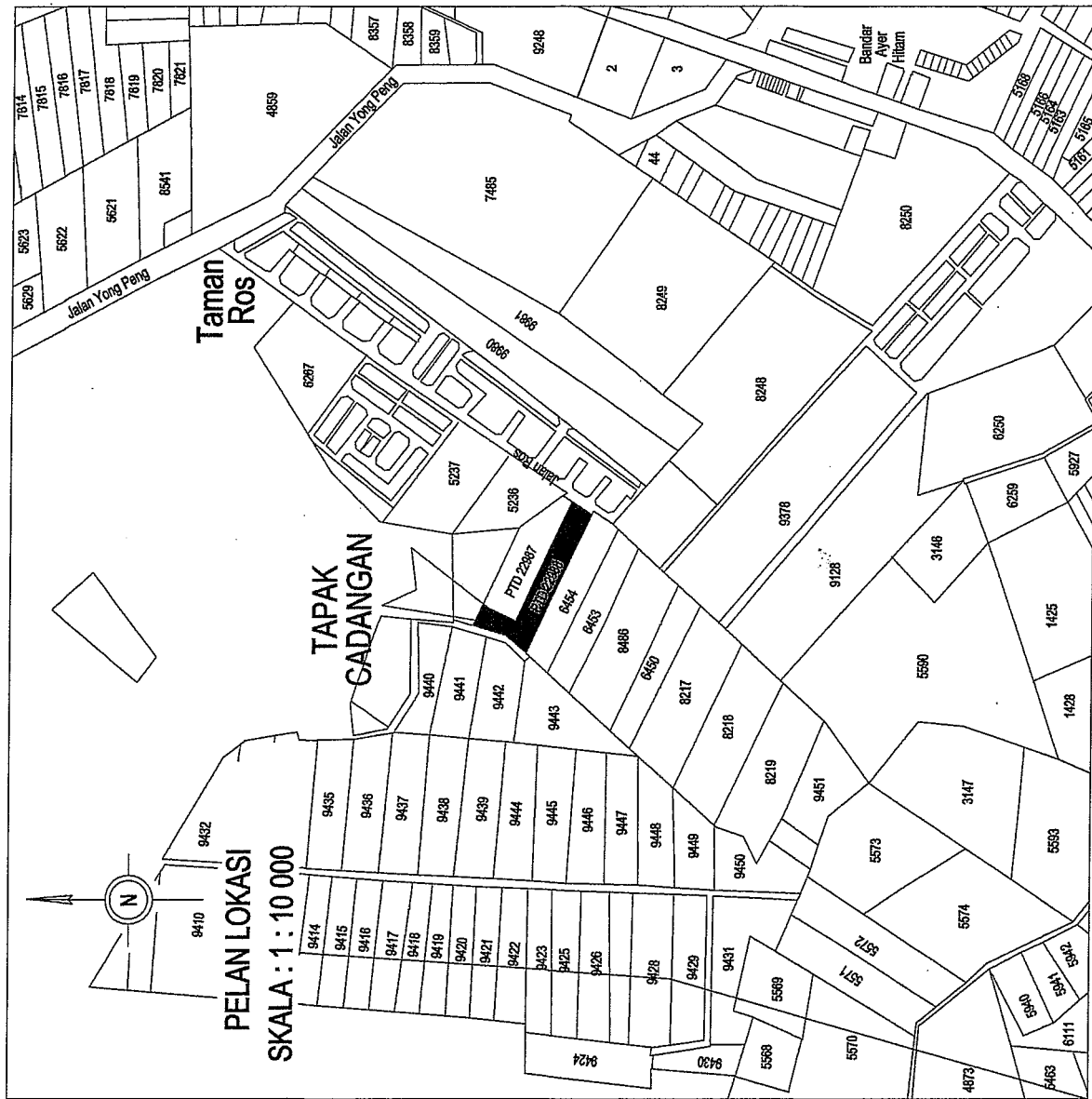
FREE HOLD

26 Unit

LAND AREA: 1527sqft - 3401sqft

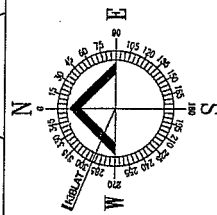
Overlaid Light Purple on Satin





PELAN LOKASI

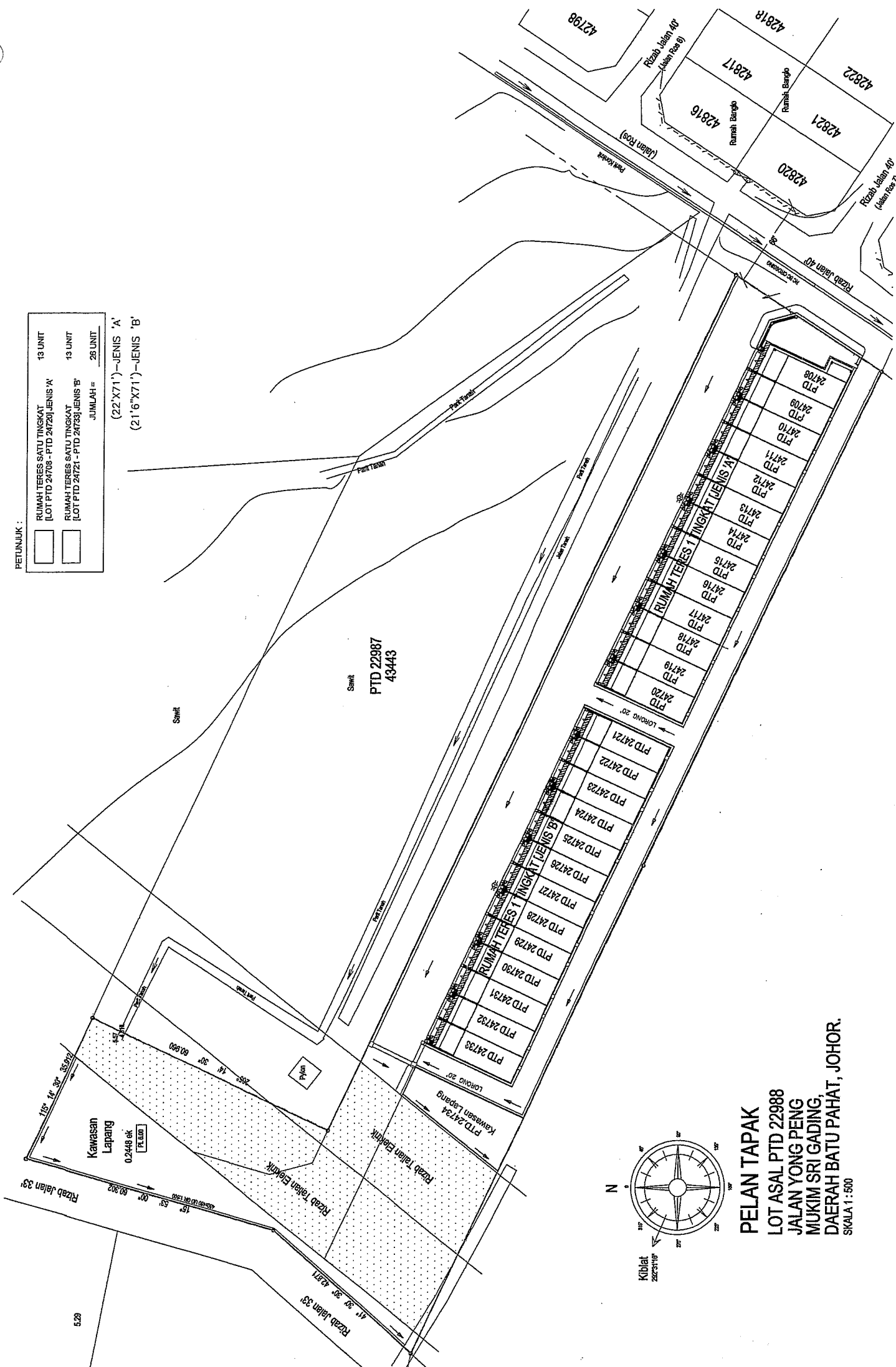
TANPA SKALA



PETUNJUK :

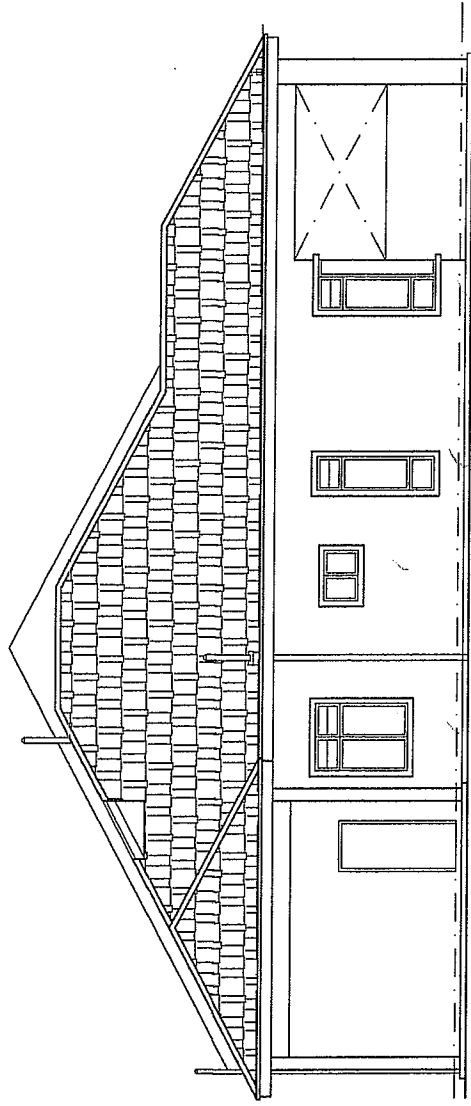
	RUMAH TERES SATU TINGKAT [LOT PTD 24708 - PTD 24720] JENIS 'A'	13 UNIT
	RUMAH TERES SATU TINGKAT [LOT PTD 24721 - PTD 24733] JENIS 'B'	13 UNIT
	JUMLAH =	26 UNIT

(22'X71')—JENIS 'A'
(21'6"X71')—JENIS 'B'

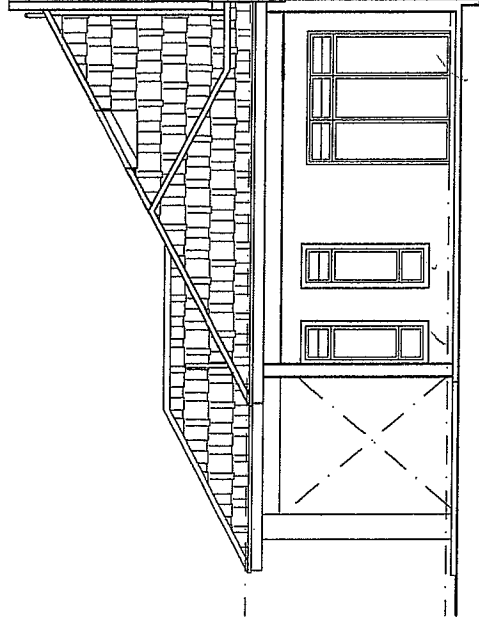


PELAN TAPAK
 LOT ASAL PTD 22988
 JALAN YONG PENG
 MUKIM SRI GADING,
 DAERAH BATU PAHAT, JOHOR.
 SKALA 1 : 500

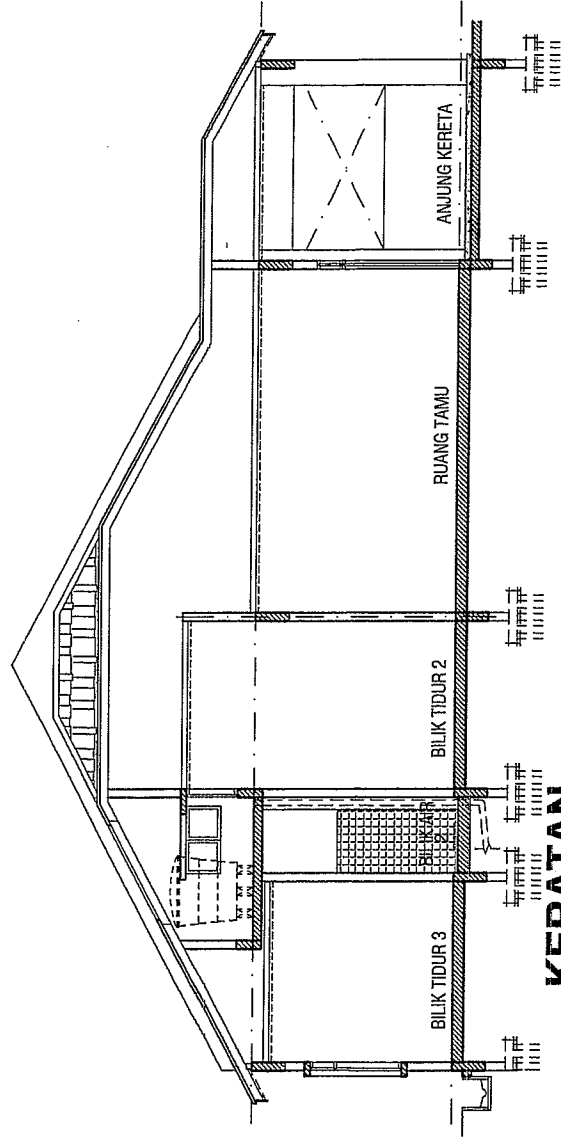
LOT HUJUNG



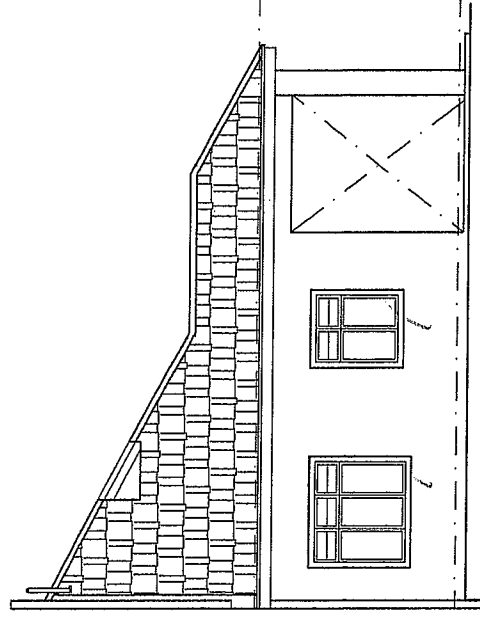
**PANDANGAN KIRI
LOT PTD 24708**



**PANDANGAN HADAPAN
LOT PTD 24708**

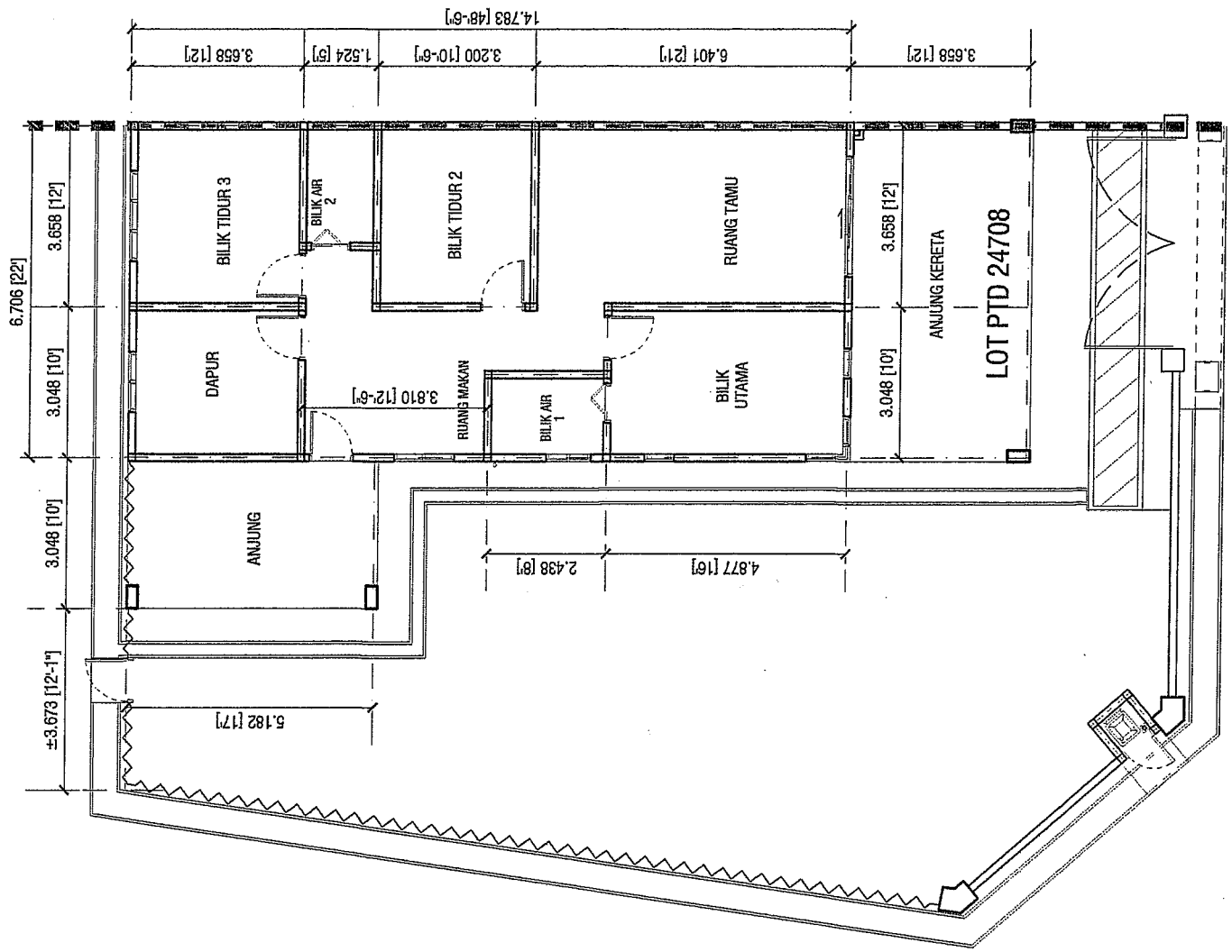


**KERATAN
LOT PTD 24708**



**PANDANGAN BELAKANG
LOT PTD 24708**

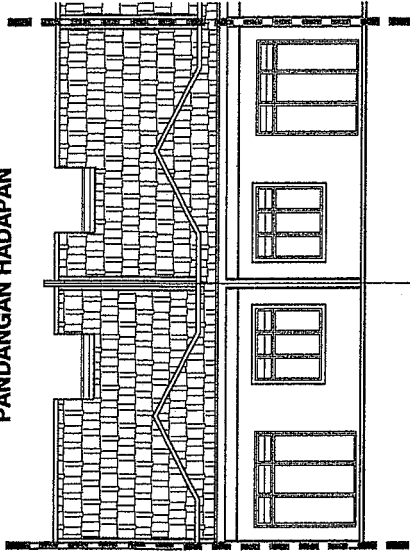
LOT HUJUNG



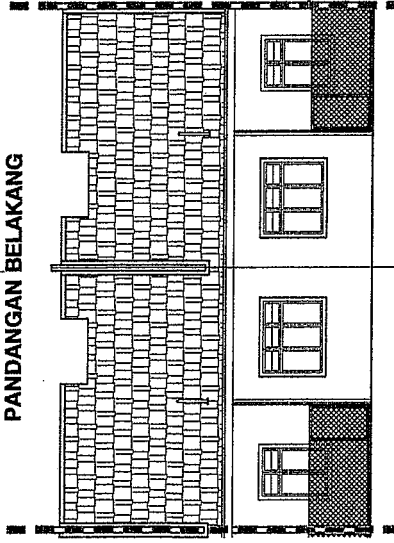
PELAN LANTAI LOT PTD 24708

LOT TENGAH

PANDANGAN HADAPAN

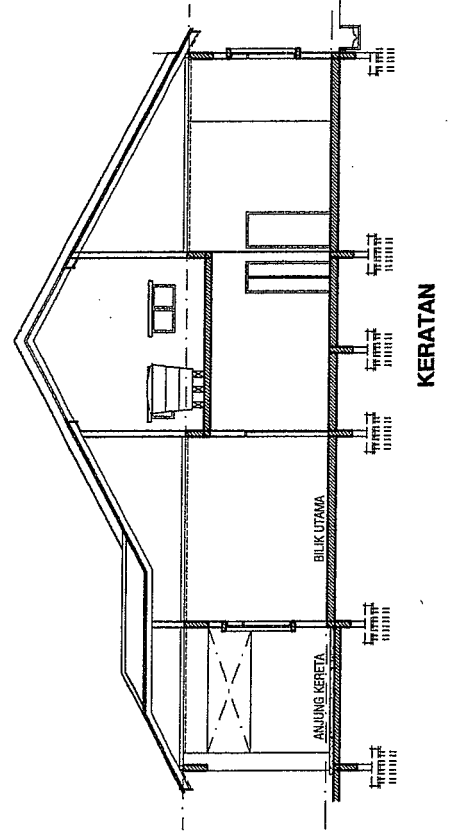


PANDANGAN BELAKANG

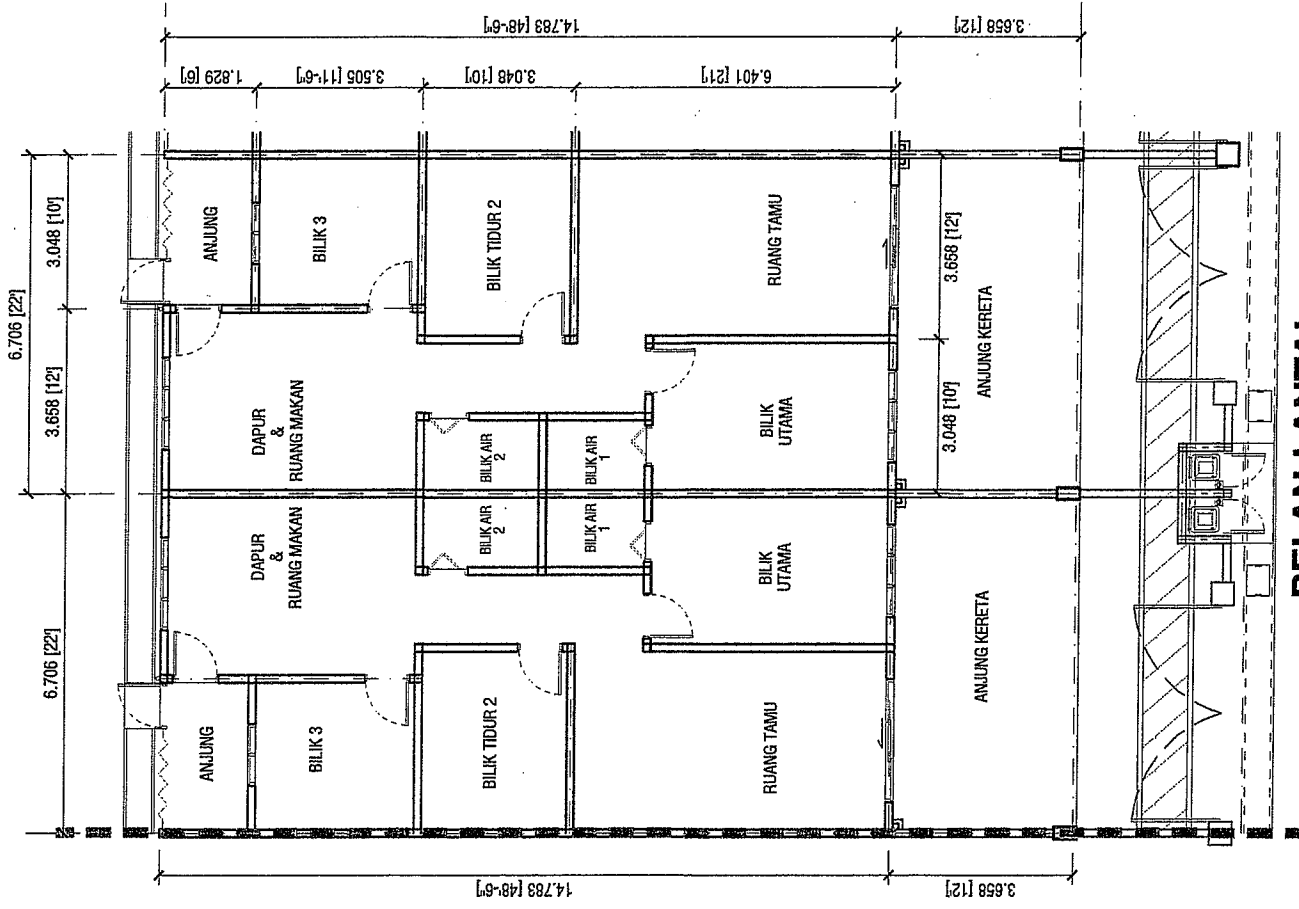


PTD 24709,PTD 24711,
PTD 24713,PTD 24715,
PTD 24717, PTD 24719

PTD 24710,PTD 24712,
PTD 24714,PTD 24716,
PTD 24718



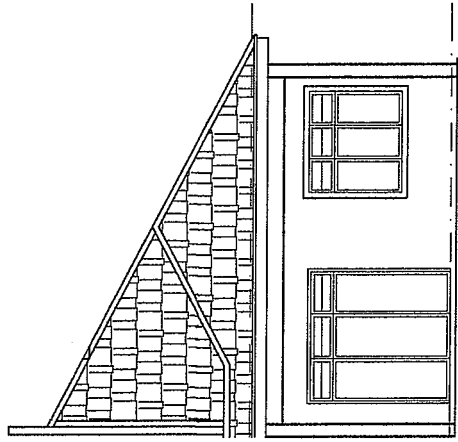
LOT TENGAH



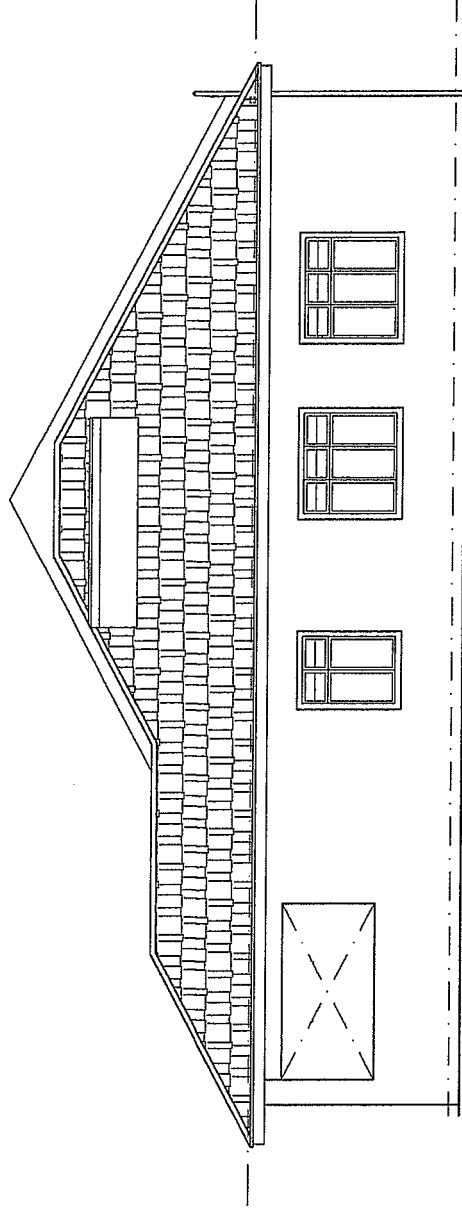
PELAN LANTAI

PTD 24709,PTD 24711, PTD 24710,PTD 24712,
 PTD 24713,PTD 24715, PTD 24714,PTD 24716,
 PTD 24717, PTD 24719 PTD 24718

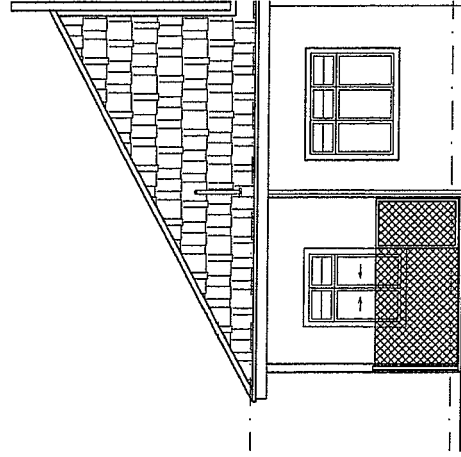
LOT TEPI



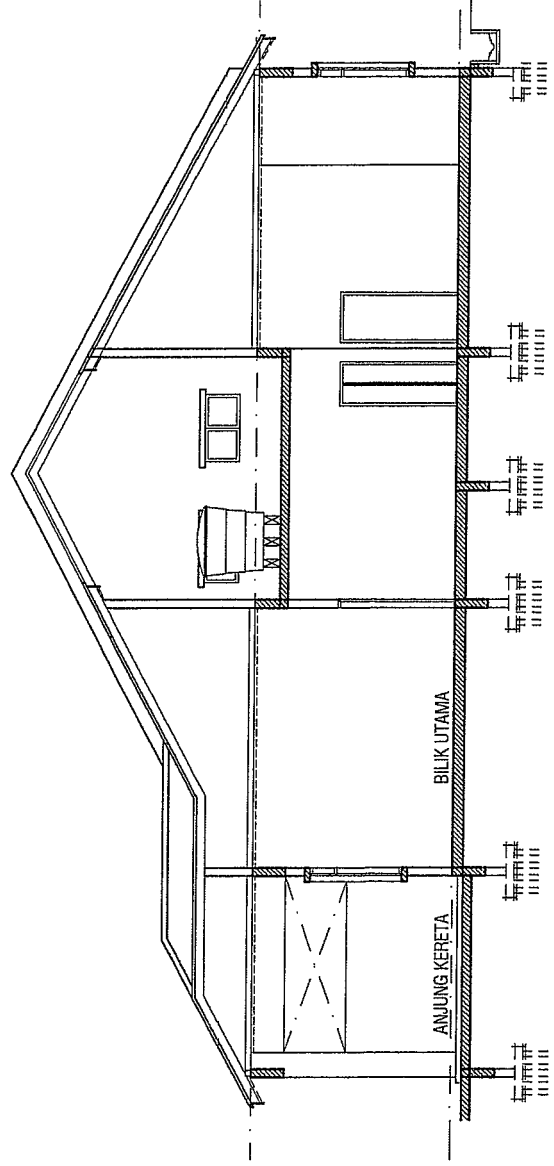
PANDANGAN HADAPAN
LOT PTD 24720



PANDANGAN KANAN
LOT PTD 24720

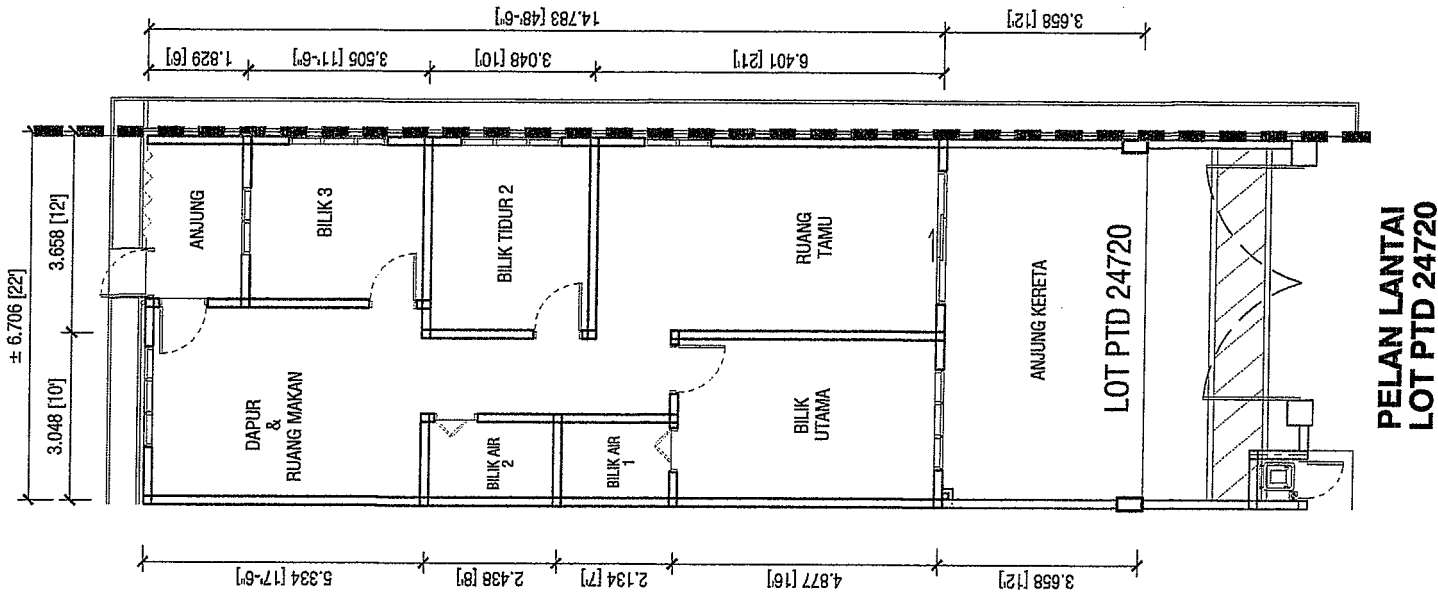


PANDANGAN BELAKANG
LOT PTD 24720

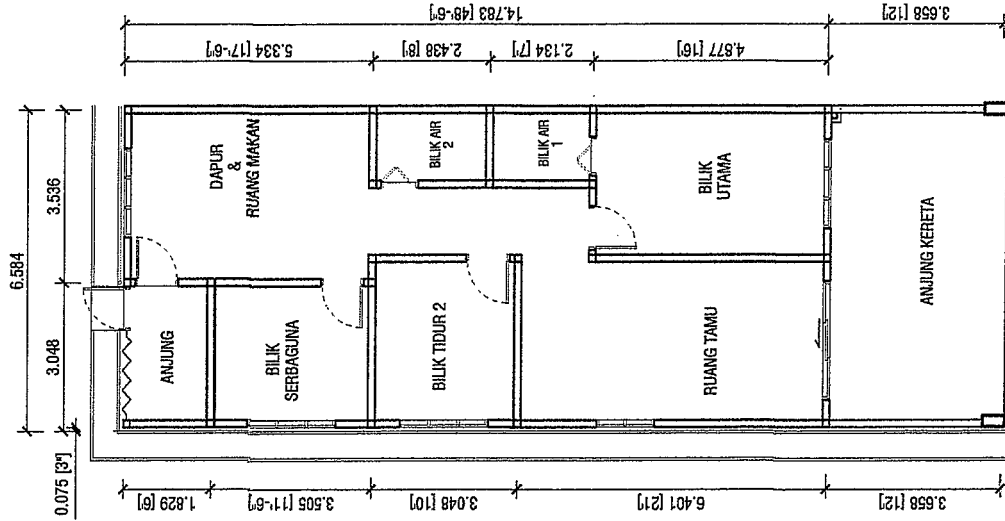


KERATAN
LOT PTD 24720

LOT TEPI

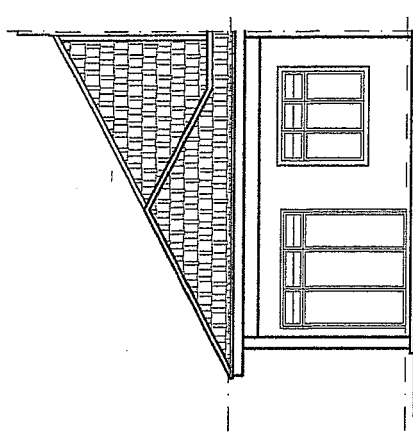


PELAN LANTAI
LOT PTD 24720

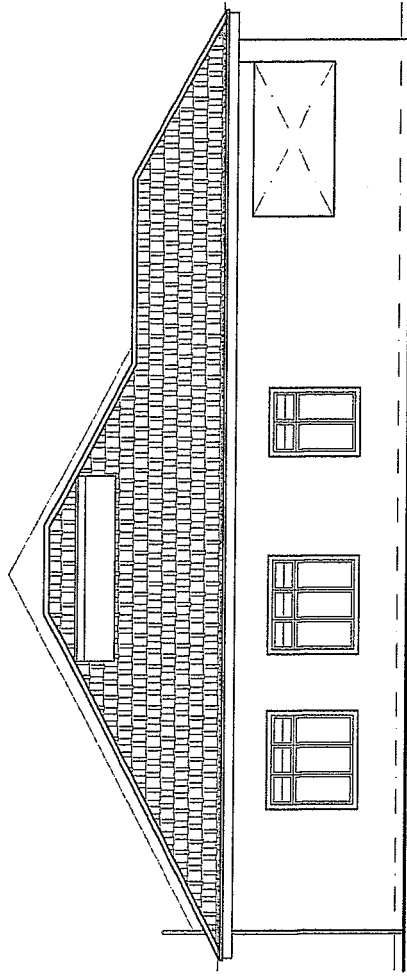


PELAN LANTAI
PTD 24721

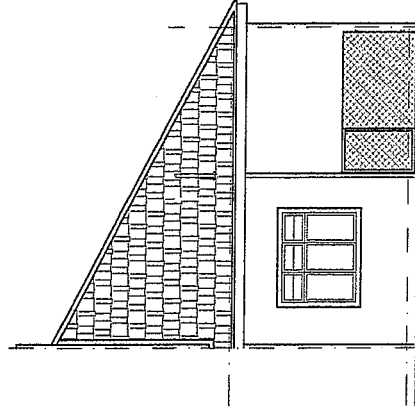
LOT TEPI



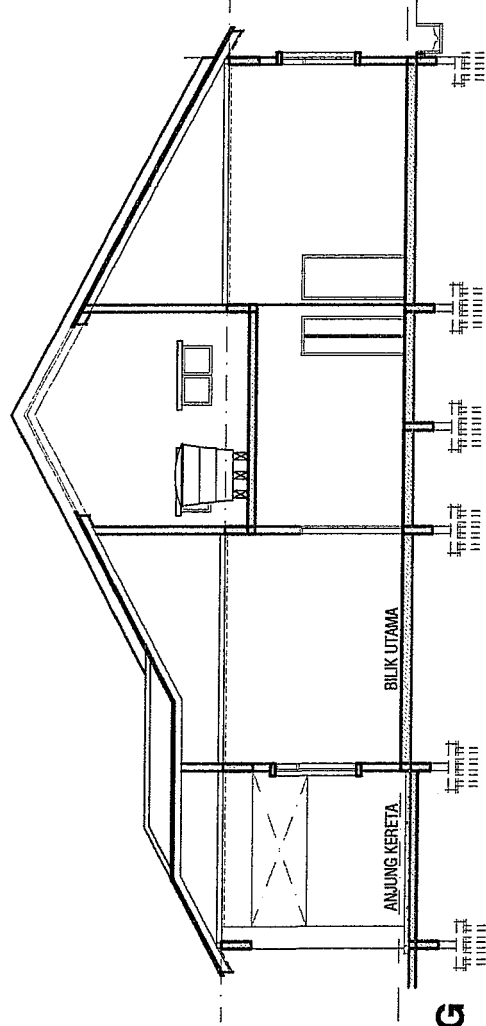
PANDANGAN HADAPAN
PTD 24721



PANDANGAN KIRI
PTD 24721

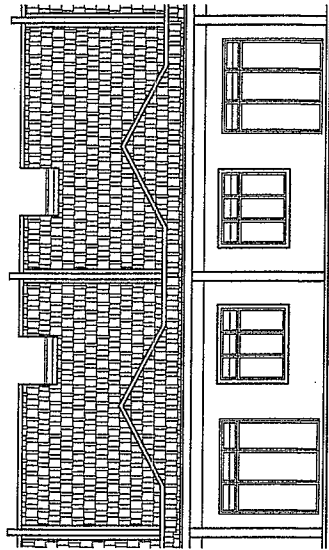


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PTD 24721

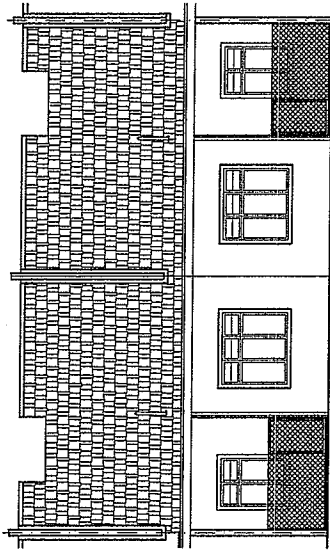


KERATAN
PTD 24721

LOT TENGAH



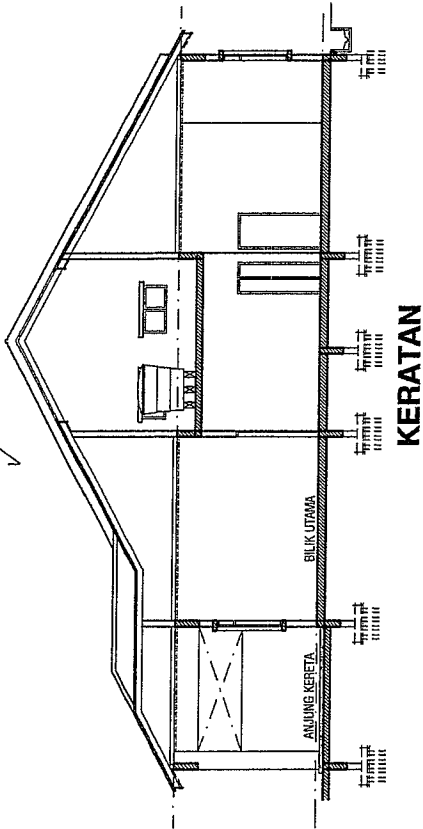
PANDANGAN HADAPAN



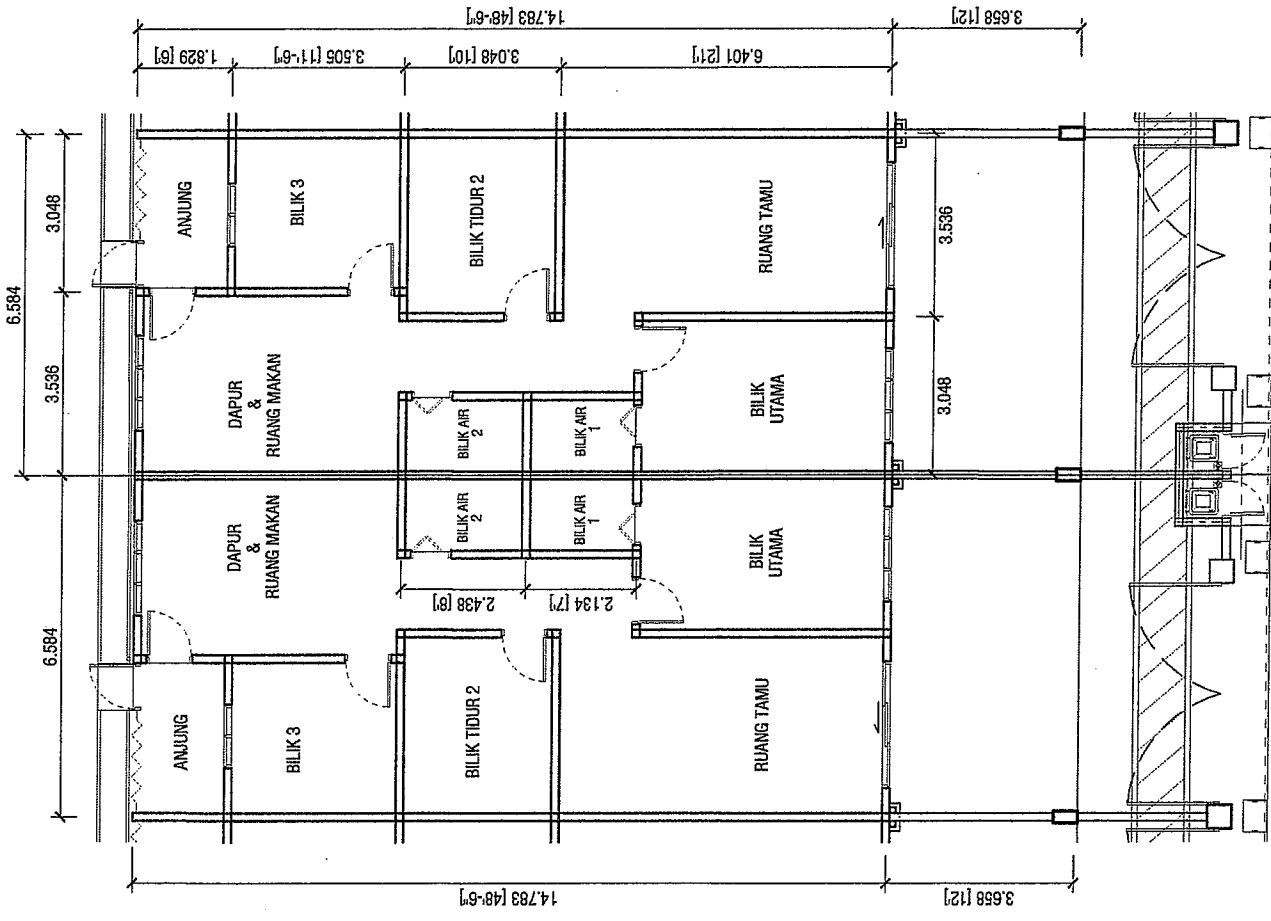
PANDANGAN BELAKANG

PTD 24723,PTD 24725,
PTD 24727,PTD 24729,
PTD 24731

PTD 24722,PTD 24724,
PTD 24726,PTD 24728,
PTD 24730, PTD 24732



LOT TENGAH

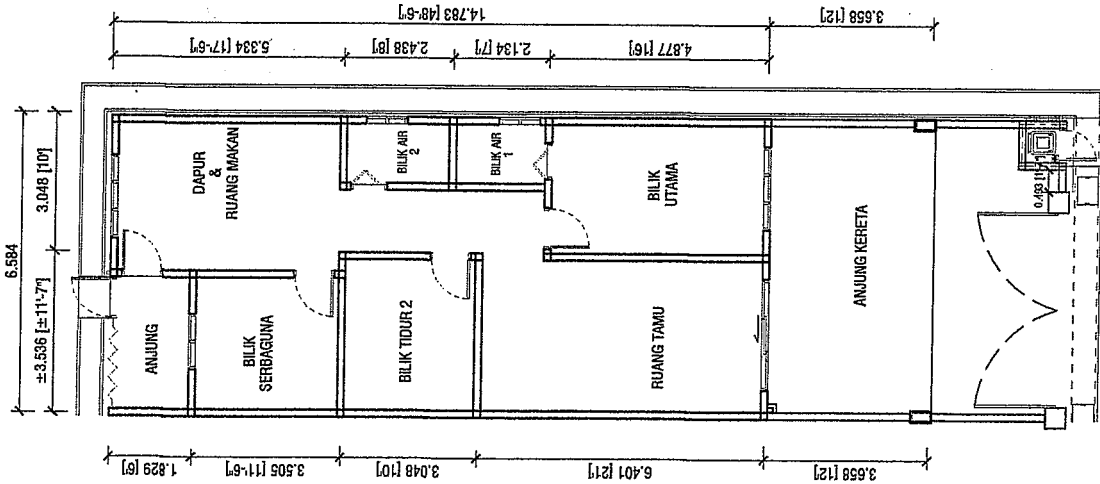


PELAN LANTAI

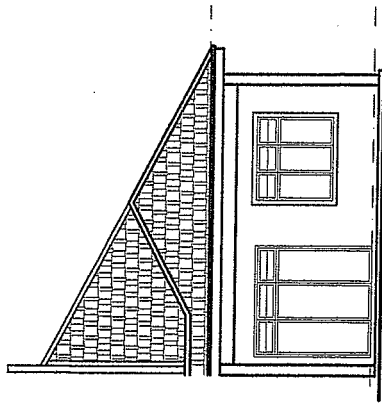
PTD 24723, PTD 24725,
PTD 24727, PTD 24729,
PTD 24731

PTD 24722, PTD 24724,
PTD 24726, PTD 24728,
PTD 24730, PTD 24732

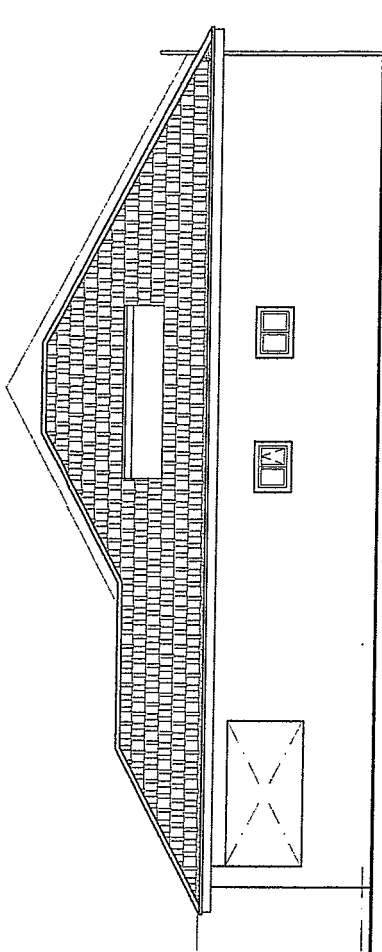
LOT HUJUNG



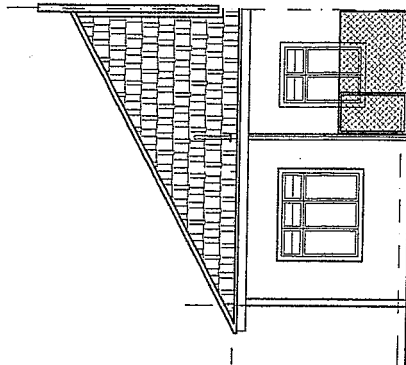
PELAN LANTAI
PTD 24733



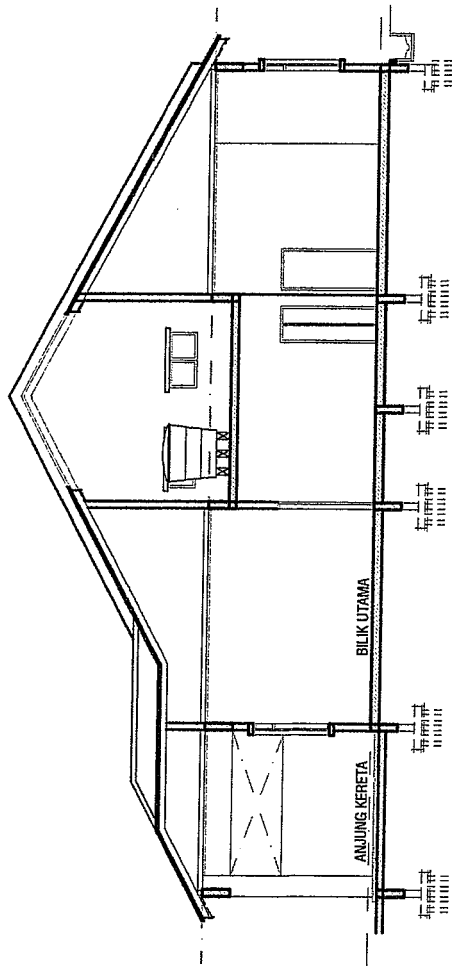
PANDANGAN HADAPAN
PTD 24733



PANDANGAN KANAN
PTD 24733



PANDANGAN BELAKANG
PTD 24733



KERATAN
PTD 24733

RUMAH TERES SATU TINGKAT

PTD 24708 – PTD 24733 (LOT ASAL PTD 22988) MUKIM SRI GADING,

DAERAH BATU PAHAT

TARIKH : 22/08/2022

Spesifikasi

Struktur Kerangka :	Rangka konkrit tetulang
Dinding :	Batu – bata
Bumbung :	Bumbung genting konkrit
Kerangka Bumbung:	Rangka besi/keluli
Siling :	Lepaan Simen/Siling Plaster/Siling Tanpa Asbestos
Tingkap :	Tingkap gelas berbingkai aluminium
Pintu :	Pintu masuk – Pintu Aluminium Kawasan lain - Pintu kayu

Kemasan Dinding :

Dapur Kering	-	Lepaan simen/cat
Bilik mandi utama/bilik madian lain	-	Jubin
kawasan lain	-	Lepaan simen/cat

Cat

Dinding dalam	-	Cat
Dinding luar	-	Cat

Kemasan lantai

Ruang tamu/Ruang makan/bilik tidur/teres/anjung	-	Jubin
Dapur/Laman	-	Jubin
Bilik mandi utama/bilik mandian lain-lain	-	Jubin
Garaj Kereta	-	Jubin
Kawasan lain	-	Lepaan Simen/Tanah

Perkakasan Sanitary

Basen basuh tangan	-	2 buah
Tandas duduk	-	1 buah
Tandas cangkung	-	1 buah
Pancuran mandi	-	2 buah
Sinki dapur	-	1 buah

Pemasangan elektrik

Punca lampu	-	14 unit
Punca kipas	-	4 unit
Punca Sumber kuasa 13A	-	7 unit
Punca Televisyen	-	1 unit
Punca telefon	-	1 unit
Punca Pintu Loceng	-	1 unit

Pagar

Depan	-	Pagar dinding batu-bata
Tepi & Belakang	-	Pagar dinding batu-bata / Pagar dawai berangkai