



A NOTCH ABOVE THE REST



GATED & GUARDED | GREEN & ECO-LIVING | INTEGRATED & CONVENIENT

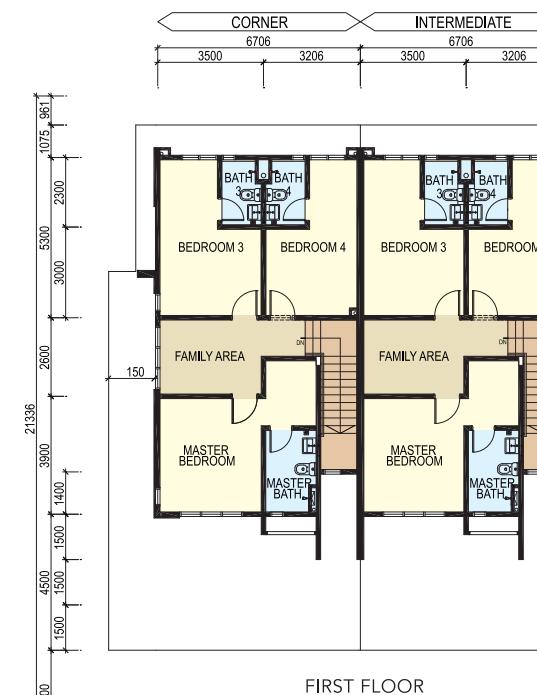
MIMOSA

2-STOREY TERRACE HOMES
22' x 70'



MIMOSA
2-Storey Terrace Homes

Guardhouse 2



STRUCTURE

Reinforced concrete structure

WALLS

Clay bricks / concrete walls

ROOF COVERING

Concrete roof tiles

ROOF FRAMING

Mild steel

CEILING

Skim coat
Fiber render ceiling

WINDOW

Aluminum framed glass windows

DOOR

Solid timber door
Aluminum framed glass sliding door
Plywood door with a waterproof sheet
Plywood door with fixed louvres
Plywood door
Aluminum framed glass folding door

IRONMONGERY

Quality lockset

WALL FINISHES

Master bathroom - Ceramic tiles up to 2,100mm height / emulsion paint
Bathroom 2, 3 & 4 - Ceramic tiles up to 2,100mm height / emulsion paint
Kitchen - Ceramic tiles up to 2,100mm height / emulsion paint
Refuse box - N/A
Others - Cement render

FLOOR FINISHES

Living - Porcelain tiles
Dining - Porcelain tiles
Dry kitchen - Porcelain tiles
Wet kitchen - Porcelain tiles
Staircase - Porcelain tiles
Family area - Porcelain tiles
Master bedroom - Porcelain tiles
Bedroom 2 & 3 - Porcelain tiles
Bedroom 4 - Porcelain tiles
Master bathroom - Ceramic tiles
Bathroom 2 & 3 - Ceramic tiles
Terrace - Homogeneous tiles
Car porch - Homogeneous tiles
Entrance - Homogeneous tiles
Driveway - Concrete broom finish
Refuse bin - Ceramic tiles
Store - Ceramic tiles

SANITARY AND PLUMBING FITTINGS

Bathroom - Water closet
- Wash hand basin
- Toilet roll holder
- Shower rose
- Bib tap
Kitchen - Set of stainless steel sink
Front yard - Bib tap
Back yard - Bib tap

ELECTRICAL INSTALLATION

Lighting points - 27 nos
Power points - 22 nos
Fan points - 6 nos
TV antenna points - 2 nos
Air-conditioner points - 2 nos
Water heater points - 1 no
Telephone points - 2 nos

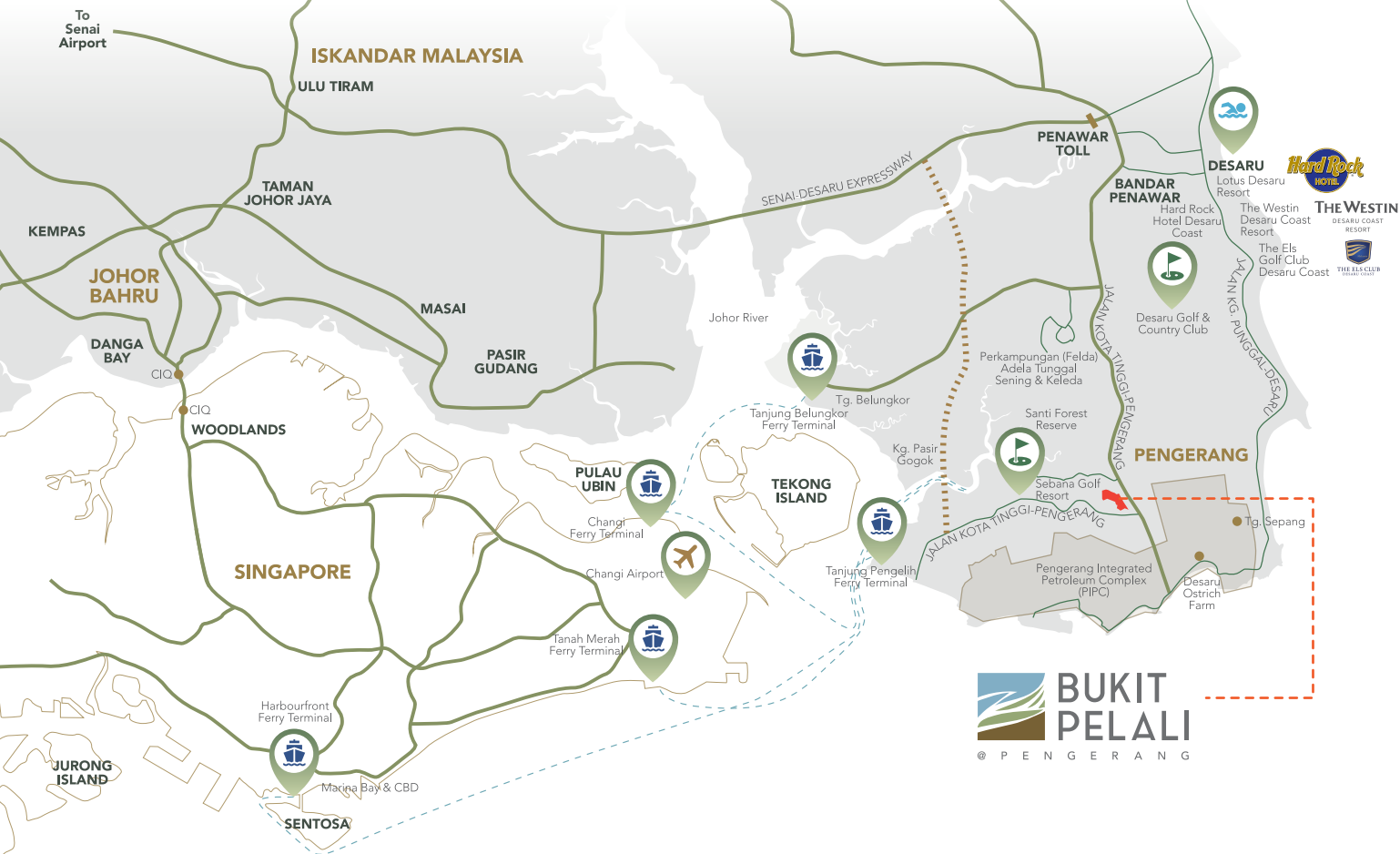
*** FENCING**

Front / front side - Cement bricks
Rear / rear side - Cement bricks
Front gate - No

Note : The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or item marked with and * which may be deleted if not applicable.

Transforming Place Into Destination

Favourable connections are never far away from Bukit Pelali with major highways strategically positioned in the vicinity. Senai-Desaru Expressway connects you to Johor Bahru City Centre, matured townships and Singapore.



Booming Growth In Pengerang With Pengerang Integrated Petroleum Complex (PIPC)



- Sungai Rengit 6km
- Bandar Penawar 20km
- Desaru 26km
- Kota Tinggi 60km



- Seban Cove Golf & Resort
- Hard Rock Hotel Desaru Coast
- The Westin Desaru Coast Resort
- The Els Golf Club
- Desaru Coast Adventure Waterpark



- Tanjung Pengelih & Tanjung Belungkor



- RM120bil Pengerang Integrated Petroleum Complex (PIPC)²



- Funded by the Federal Government for infrastructure development¹

The development of PIPC and the infrastructure will increase the market value of the properties in Bukit Pelali which is integrated with a living, commercial and leisure that drive for high rental yields in the near future.

Sources:
1. The Star Online (April 2016)
2. Johor Petroleum Development Corporation Berhad (2016)

Another Prestigious Development By:



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Bukit Pelali Properties Sdn. Bhd. (1203705-A), No 22, Jalan Padi Emas 1/4, UDA Business Centre, 81200 Johor Bahru, Johor, Tel : 07-231 5457 Fax : 07-244 3427 • Developer License No. : 14544-2/03-2019/0223(L) • Validity Period : 29/03/2017 - 28/03/2019 • Advertising & Sales Permit No. : 14544-2/03-2019/0223(P) • Validity Period : 29/03/2017 - 28/03/2019 • Land Tenure : 99 Years (Expiring : 25 May 2115) • Approving Authority : Majlis Daerah Kota Tinggi (MDKT) • Building Plan Approval No. : () PBTP : JPP/BGGN/PB24/2018 • Expected Date of Completion : January 2020 • Bumiputera Discount : 15% • Double Storey Terrace Homes MIMOSA : Land Area : 22' x 70' • Built-up Area : 2,005sq.ft. • Selling Price : RM 577,800 (Min) - RM 1,072,600 (Max) • Total Units : 213 Units • Double Storey Cluster Homes LE SAGE : Land Area : 34' x 70' • Built-up Area : 2,485sq.ft. • Selling Price : RM719,000 (Min) - RM1,014,900 (Max) • Total Units : 32 Units • Double Storey Semi-D Homes LE ORCHID : Land Area : 40' x 70' • Built-up Area : 2,735sq.ft. • Selling Price : RM911,000 (Min) - RM1,233,100 (Max) • Total Units : 2 Units.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA