



THE BEAUTY of NATURE

Creating the ideal home,
build up happy family,
be part of thriving community
and enjoy the beauty of
nature in Elminia, Impiana Casa 3.

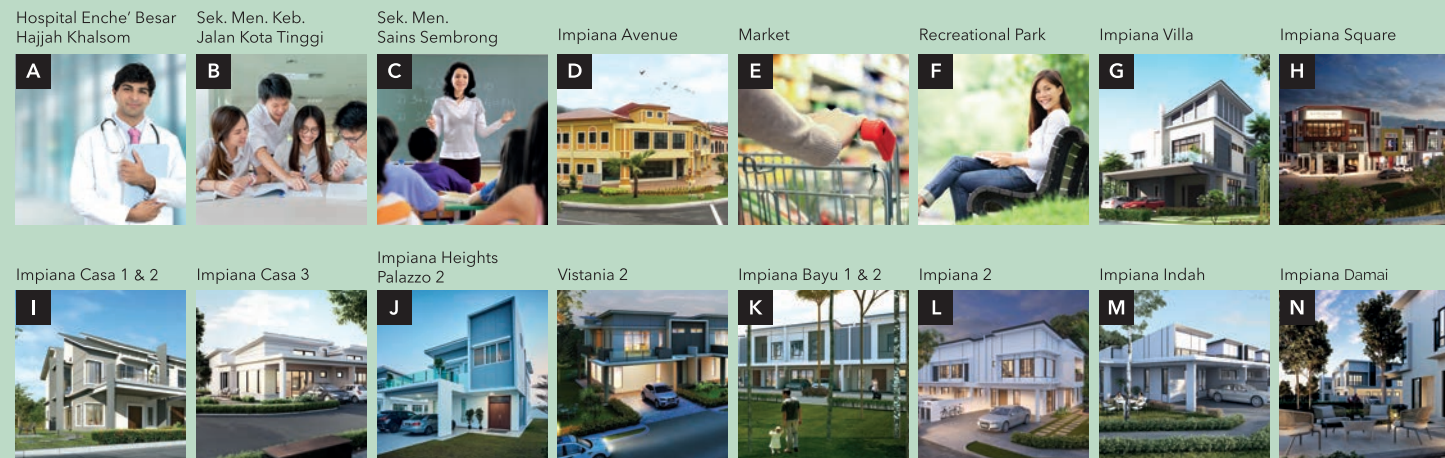


- Sales Office
- 1 Religious Primary School
- 2 School Complex
- 3 Mosque
- 4 Bus / Taxi Terminal
- 5 Health Centre
- 6 Public Library
- 7 Modern Market
- 8 Fire Station
- 9 Private Medical Centre
- 10 Post Office
- 11 Police Station

Kluang SOUTHGATE

is strategically located as a
gateway to Kota Tinggi / Kulai /
Johor Bahru / Pasir Gudang and
Iskandar region with the newly
proposed Gemas – Segamat –
Kluang – Pasir Gudang Highway.

BANDAR SERI IMPIAN



Land Owner:

Koperasi Kemajuan Tanah Negeri Johor Berhad (KKTNUB)

A Member Of
MATRIX CONCEPTS HOLDINGS BERHAD (414615-U)

Developer
MATRIX CONCEPTS SDN BHD (125708-H)

Kluang Office
1, Impiana Square, Jalan Seri Impian S/14,
Bandar Seri Impian, 86000 Kluang, Johor DT, Malaysia
T +607 774 2688 F +607 774 4688

Head Office
Wilmar Matrix, No.57, Jalan Tun Dr. Ismail,
70200 Seremban, Negeri Sembilan DK, Malaysia
T +606 764 2688 F +606 764 6288

GPS Coordinate Code for Sales Office 1.987236, 103.365662

+607 774 2688
www.seriimpian.com.my

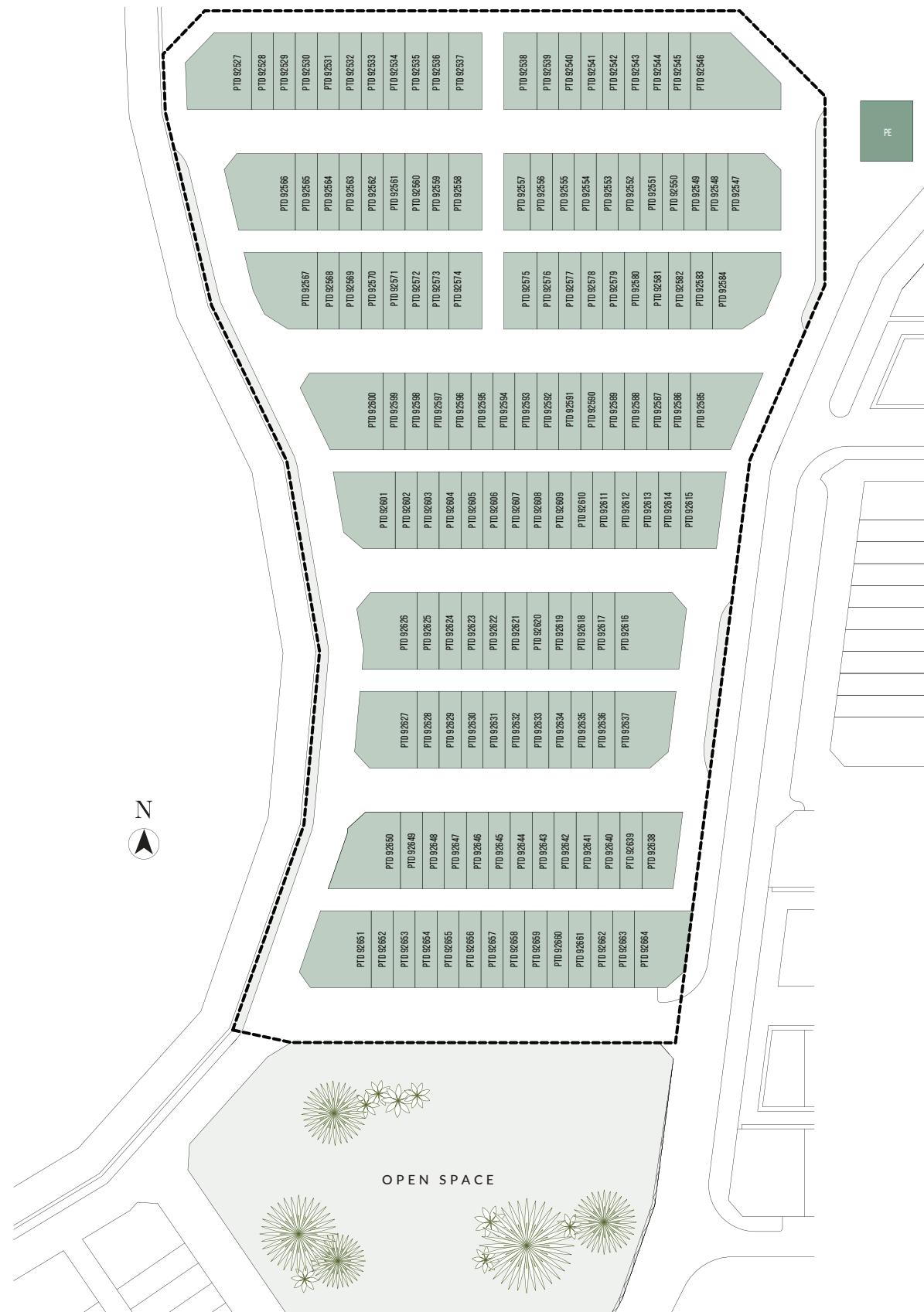
Impiana 3A - No. Lesen Pemaku: 7254/35/109-2019/0719/11 Tempoh Sah: 20/09/2017 - 19/09/2019 No. Permit Binaan: 7254/35/109-2019/0719/11 Tempoh Sah: 20/09/2017 - 19/09/2019 Hak Milik Tanah: Pagarang Bebas Bebas Tanah Tiada Pilon Bangunan Diluluskan: Majlis Perbandaran Kluang No. Rajukan: MPK/599/900/PB 24/2018
Tariikh Jangka Siao: September 2019 Elminia (RTD7)-138 unit, RM468,888 (Mori - RM468,888 (Mori) - Sekatan-sekatan Keperluan: Tanah yang dibenarkan ini tidak boleh dipindahkan kepada melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. - All renderings contained in this advertisement are artist's impressions only. *The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant.
Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.

Elminia

2-STOREY LINK HOMES

Impiana
casa 3
FREEHOLD

Site Plan
ELMINIA



Floor Plan
4 BEDROOMS & 3 BATHROOMS
LOT SIZE: 20'X70' (INTERMEDIATE UNIT)
BUILT-UP: 2,097sq. ft.



Specifications
INTERMEDIATE UNIT

STRUCTURE	Reinforced Concrete			
WALL	Clay Brick			
ROOFING	Metal Deck/Reinforced Concrete Slab			
CEILING	Skim Coat/Plaster Ceiling			
WINDOWS	N/A Frame c/w Obscure Glass and N/A Frame c/w Clear Glass			
DOORS	Decorative Door / N/A Frame c/w Clear Glass			
FLOOR FINISHES	Ground Floor		First Floor	
	Living/Dining	Tiles	All Bedroom	Tiles
	Kitchen	Tiles	Family Area	Tiles
	Laundry/Yard	Tiles	Staircase	Tiles
	Bedroom	Tiles	Balcony (Corner)	Tiles
	Bathrooms	Tiles		
	Utility	Tiles		
	Car Porch & Driveway	Tiles		
	Refuse Compartment	Tiles		
WALL FINISHES	Bathrooms	Tiles Maximum ±2600mm Height		
	Kitchen	± 1700mm Height Tiles		
	Others	Emulsion Paint		
SANITARY PLUMBING & FITTINGS	Wash Basin	3 Nos.		
	Water Closet	3 Nos.		
	Head Shower	3 Nos.		
	Kitchen Sink	2 Nos.		
ELECTRICAL INSTALLATIONS	Lighting Point	21 Nos.		
	Fan Point	7 Nos.		
	Power Point (13 AMP)	14 Nos.		
	Swing Auto Gate Point	1 No.		
	Door Bell Point	1 No.		
	Telephone Point	2 Nos.		
	TV Point (Astro Point)	2 Nos.		
	Air-Conditioner Power Point	7 Nos.		
	Water Heater Power Point	3 Nos.		
ELECTRICAL SUPPLY	3-Phase Power Supply			
FENCING	Front	1500mm Ht Brickwall		
	Rear	1500mm Ht Brickwall c/w M.S Gate		