

GROUND FLOOR PLAN

FIRST FLOOR PLAN



Impiana
damai
BANDAR SERI IMPIAN

Elynix

22' x 80'

Double Storey Superlink
4 bedrooms + 4 bathrooms
2,575 sq.ft.

FREEHOLD

SPECIFICATIONS

Structure	Reinforced Concrete	Sanitary Installations	
Walls	Clay Brick	Water Closets	4
Roofing	Car Porch – Reinforced Concrete Slab	Wash Basins & Tap	4
	Main Roof – Spandec Roofing (Ppgi)	Shower	4
Ceiling	Generally Skim Coat Or Plaster Board Ceiling	Kitchen Sink & Tap	1
Doors	Main Entrance – Plywood Solid Door	Tap (Yard)	1
	Bedrooms – Plywood Flush Door		
	Utility – Plywood Flush Door	Electrical Installations	
	Bathrooms – Wbp Plywood Flush Door	Lighting Points	21
Locks	Main Entrance – Lever Mortise Lockset	Wall Light Points	2
	Bedrooms – Cylinder Knobs Lockset	Ceiling Fan Point	7
	Utility – Cylinder Knobs Lockset	13A Switch Socket Outlets	14
	Bathrooms – Cylinder Knobs Lockset	Water Heater Power Point	4
Windows	Aluminum Frame With Clear Glass	A/C Power Point	7
Floor Finishes	Selected Quality Tiles To Living, Dining, Study Area, Kitchen, Utility Room, Bedroom, Staircase, Car Porch, Driveway And Where Applicable	Astro Points	2
Wall Finishes	Internal – Emulsion Paint	Door Bell Point	1
	External – Weather Coat	Telephone Point	2
	Kitchen – Selected Tiles And Paint Where Applicable Up To 1,800mm Height	Swing Auto Gate Point	1
	All Bathrooms – Selected Tiles Up To 2,600mm Height	Internet Fibre Optics Cabling	1



Artist's Impression Only

Nurturing Environments, Enriching Lives.

GPS Coordinate Code for Sales Office 2.003890, 103.355178

Land Owner:



Koperasi Kemajuan
Tanah Negeri Johor
Berhad (KKTNJB)



A Member Of
**MATRIX CONCEPTS
HOLDINGS BERHAD** (414615-U)
Developer
MATRIX CONCEPTS SDN BHD
(295708-V)

Kluang Office
69, Impiana Avenue, Jalan Seri Impian 1/2,
Bandar Seri Impian, 86000 Kluang, Johor DT, Malaysia
T +607 774 2688 F +607 774 4688
Head Office
Wisma Matrix, No.57, Jalan Tun Dr. Ismail,
70200 Seremban, Negeri Sembilan DK, Malaysia
T +606 764 2688 F +606 764 6288

+607 774 2688
www.seriimpian.com.my



Just scan and enjoy a
quick access
to our cyber home



matrixconcepts

LIVE BIGGER, LIVE HEALTHIER

Impiana Damai – No. Lesen Pemaju : 7164-28/03-2019/0226(U) • Tempoh Sah : 30/03/2017 – 29/03/2019 • No. Permit Iklan : 7164-28/03-2019/0226(P) • Tempoh Sah : 30/03/2017 – 29/03/2019 • Hak Milik Tanah : Pegangan Bebas • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan : Majlis Perbandaran Kluang • No. Rujukan : MPK/599/900/PB 17/16(6) • Tarikh Dijangka Siap : Mac 2019 • Elynix (RTDT) – 110 unit, RM622,888(Min) – RM975,638(Maxi) • Elysia (RTDT) – 88 unit, RM514,888(Min) – RM892,438(Maxi) • Sekatan-sekatan Kepentingan : Tanah yang diperolehi ini tidak boleh dipindahmilik, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. All renderings contained herein is 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.

LANDSCAPE & SITE PLANS



LEGEND

- 1 Amphitheatre
- 2 Burrow Walk
- 3 Gazebo
- 4 Playground
- 5 Fitness Station
- 6 Basketball Court
- 7 Stepping Stone
- 8 Taichi Lawn
- 9 Tree House

- A Impiana Avenue Community Shop
- B School Complex (Reserved)

