

FREEHOLD



Nurturing Environments, Enriching Lives.

GPS Coordinate Code for Sales Office 2.003890, 103.355178

Land Owner:



Koperasi Kemajuan
Tanah Negeri Johor
Berhad (KKTNUJ)



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



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Impiana
casa 3

SINGLE STOREY TERRACE HOMES

Impiana Casa 3B – No. Lesen Pemaju : 7166-30/05-2019/0345(U) • Tempoh Sah : 16/05/2017 – 15/05/2019 • No. Permit Rian : 7166-30/05-2019/0345(P) • Tempoh Sah : 16/05/2017 – 15/05/2019 • Hak Milik Tanah : Pegangan Bebas • Bebanan Tanah : Tiada • Pelan Bangunan Diluluskan :
Majlis Perbandaran Kluang • No. Rujukan : MPK/599/900/PB.24/16(543)(B) • Tarikh Dijangka Siap : May 2019 • Uluac1(RTST) – 129 unit, 270,888(Min) – RM530,288(Max) • Uluac2(RTST) – 44 unit, RM333,888(Min) – RM728,338(Max) • Selakatan-selakatan Kepentingan : Tanah yang diberikan ini tidak boleh dipindahmilik,
digadai 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.



Greener nature

Gunung Lambak, a recreational forest reserve and tourist attraction is Seri Impian best kept secret as it is located just a stone-throw away. The summit is 510m above sea level.

Enchanting Homes In A Mesmerizing Environment



1.0km Hospital Enche' Besar Hajjah Khalsom

1.0km	Sekolah Menengah Kebangsaan Jalan Kota Tinggi
5.0km	Sekolah Menengah Sains Sembrong

3.8km	Econsave
4.5km	AEON Big
5.5km	BCB Plaza
5.7km	Kluang Mall
5.9km	Giant
6.0km	Kluang Parade

57km	Batu Pahat Town
97km	Iskandar Malaysia, Johor
110km	Woodlands, Singapore
155km	Malacca
208km	Seremban
260km	KLIA / Putrajaya/ Cyberjaya
272km	Kuala Lumpur



Sustainable development has been defined as development that meets the needs of the present without comprising the ability of future generations to meet their own needs.

Hospital Enche' Besar Hajjah Khalsom A	Sek. Men. Keb. Jalan Kota Tinggi B	Sek. Men. Sains Sembrong C	Impiana Avenue D	Market E	Recreational Park F	Impiana Villa G	Impiana Square H
Impiana Casa 1 & 2 I	Impiana Casa 3 J	Impiana Heights Palazzo 2 K	Vistania 2 L	Impiana Bayu 1 & 2 M	Impiana 2 N	Impiana Indah O	Impiana Damai P



A PLACE WHERE
YOU CAN ENJOY
QUALITY FAMILY
MOMENT



Lilac 1

LOT SIZE

From 20' x 70'

Built-up : Approx.1,237 sq.ft.

3 Bedrooms
2 Bathrooms



Lilac 2

LOT SIZE

From 20' x 85'

Built-up : Approx.1,437 sq.ft.

4 Bedrooms
2 Bathrooms



IMPIANA CASA 3
SITE PLAN



SPECIFICATIONS
Intermediate Unit

STRUCTURE	Reinforced Concrete		
WALL	Cement Sand Brick		
ROOFING	Metal Deck / Reinforced Concrete Slab		
CEILING	Skim Coat / Plaster Ceiling		
WINDOWS	Aluminium Frame Glass		
DOORS	Decorative Door / Powder Coated c/w Clear Glass		
FLOOR FINISHES	Living	Tiles	
	Family / Study Area (LILAC 1)	Tiles	
	Study Area (LILAC 2)	Tiles	
	Dining	Tiles	
	All Bedrooms	Tiles	
	Kitchen & 'Yard'	Tiles	
	Bathrooms	Tiles	
	Car Porch & Driveway	Tiles	
WALL FINISHES	Roofing Metal Deck	Cement Render	
	Bathrooms	Tiles Maximum 2.6m Height	
	Kitchen	1.5m Height Tiles	
	Others	Emulsion Paint	
SANITARY FITTINGS	Wash Basin	2 Nos.	
	Water Closet	2 Nos.	
	Head Shower	2 Nos.	
	Kitchen Sink	1 Nos.	
ELECTRICAL INSTALLATIONS		LILAC 1	LILAC 2
	Lighting Point	11 Nos.	12 Nos.
	Fan Point	5 Nos.	6 Nos.
	Power Point (13 AMP)	10 Nos.	11 Nos.
	Water Heater Power Point	2 Nos.	2 Nos.
	Air-Conditioner Power Point	2 Nos.	2 Nos.
	Auto Gate Point	1 No.	1 No.
	Door Bell Point	1 No.	1 No.
	Telephone Point	1 No.	1 No.
	TV Point (Astro Point)	1 No.	1 No.
FENCING	Front	1.5m Ht Brickwall	
	Rear	1.5m Ht Sand Brickwall c/w M.S Gate	