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创造美好人生

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Land Owner :

**Koperasi Kemajuan Tanah  
Negeri Johor Berhad**

(KKTNUJ)

柔佛土地发展合作有限公司



Developer :

**Matrix Concepts Sdn Bhd**

(295708-V) Ahli Kumpulan

Matrix Concepts Holdings Bhd

金群利有限公司



**MATRIX CONCEPTS  
HOLDINGS BERHAD** (414615-U)

Nurturing Environments, Enriching Lives.

金群利集团



Certificate Number 3262

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# Impiana Bayu

*Where Nature is Your Splendour*

• Impiana Bayu - No. Lesen Pemaju : 7164-22/06-2015/0207(L) • Tempoh Sah : 14/06/2013 - 13/06/2015 • No. Permit Iklan : 7164-22/06-2015/0207(P) • Tempoh Sah : 14/06/2013 - 13/06/2015 • Hakmilik Tanah : Pegangan Bebas • Bebanan Tanah : Tiada  
• Pelan Bangunan dituluskan : Majlis Perbandaran Kluang • No. Rujukan: MPK/599/300/6/2/2013 • Tarikh Dijangka Siap : Julai 2015 • Eugenix (RTDT) - 363 units, RM339,888 (Min) – RM691,080 (Max)  
• Sekatan-Sekatan Kepentingan : Tanah yang diberimilik ini tidak boleh dipindahmilik, dipajak, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri.

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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.

# A Serene & Harmonious Urban Township

寧靜和諧的城鎮

SERI IMPIAN, located within close proximity of Kluang City Centre embraces the undulating curves of Gunung Lambak. The natural surroundings provide breezy and cooling effects throughout the entire township.

The activities of utilizing the various amenities provided like Green Parks, trekking up the summit of Gunung Lambak, having a cup of coffee at the local Kopitiam or taking a stroll on the dedicated paved walkway while holding the hands of beloved family members within the secured and safe township, enhance closer family ties and unity.

The current commercial area is already providing the residents with ample shopping conveniences, food & beverage outlets, pharmacies & clinics. Plans are afoot to build a bigger commercial hub with shops, malls and supermarts to cater for the expanding population.

Seri Impian is surely being transformed into the new and vibrant Metropolis of Kluang in the very near future for both house owners and business ventures.

金峦镇，坐落于邻近的居銮市，围绕着依南峇山的起伏曲线而建，四周的大自然青绿环境，阴凉清爽，让人感觉心旷神怡。

在这里，您可以参与多种的乐趣活动与设施，例如到绿色公园漫步，或到南峇山进行登山活动。另外，您也可与心爱的人在当地的咖啡店品尝一杯香浓咖啡，与家人携着手在地铺人行道上缓缓地漫步而行，在这安全的市区内体会宁静与抒情的气氛，让您和家人共度愉快的时光，并拉近彼此间的亲密与和谐关系，乐也融融。

目前的商业地区如餐饮店、药剂商店、专科诊疗所等已足让您享受无穷的购物乐趣与便利，以及医疗保健的保障。同时，将会有计划兴建更大型的购物中心与超级市场，以满足日益增加的人口。

金峦镇在不久的将来，将成为一个更新颖和充满活力的城镇。



## The Grandeur of Modern Lifestyle Living 现代舒适温馨生活风格

Soothing, gentle breeze and the open arms of your loved ones await your home-coming to *Impiana Bayu*, which offers the grandeur of Modern Lifestyle living concept within the lushness of Mother Nature. The contemporary designs of both the single and double storey link homes are carefully conceived to blend harmoniously with the contour of the freehold land.

The modern lifestyle living is further enhanced with the provisions of ample public facilities and amenities like recreational, healthcare, education, shopping and more.

Impiana Bayu, the newest Precinct in Seri Impian, the Metropolis of Kluang.

此刻，轻柔微风迎面而来，您心爱的家人张开了双臂，正等待及迎接您的归来。金峦镇英碧安娜白钰现代的构思与概念，让您在大自然青绿的怀抱中尽享时尚舒适的家庭生活。无论是单层或双层的家居，皆经过精心构造、持永久地契的英碧安娜白钰，让您享有和谐安宁的生活。

在这完美的家居环境里，设有多样化的公共设施如休闲区、医疗保健、教育、娱乐及购物场所等等。

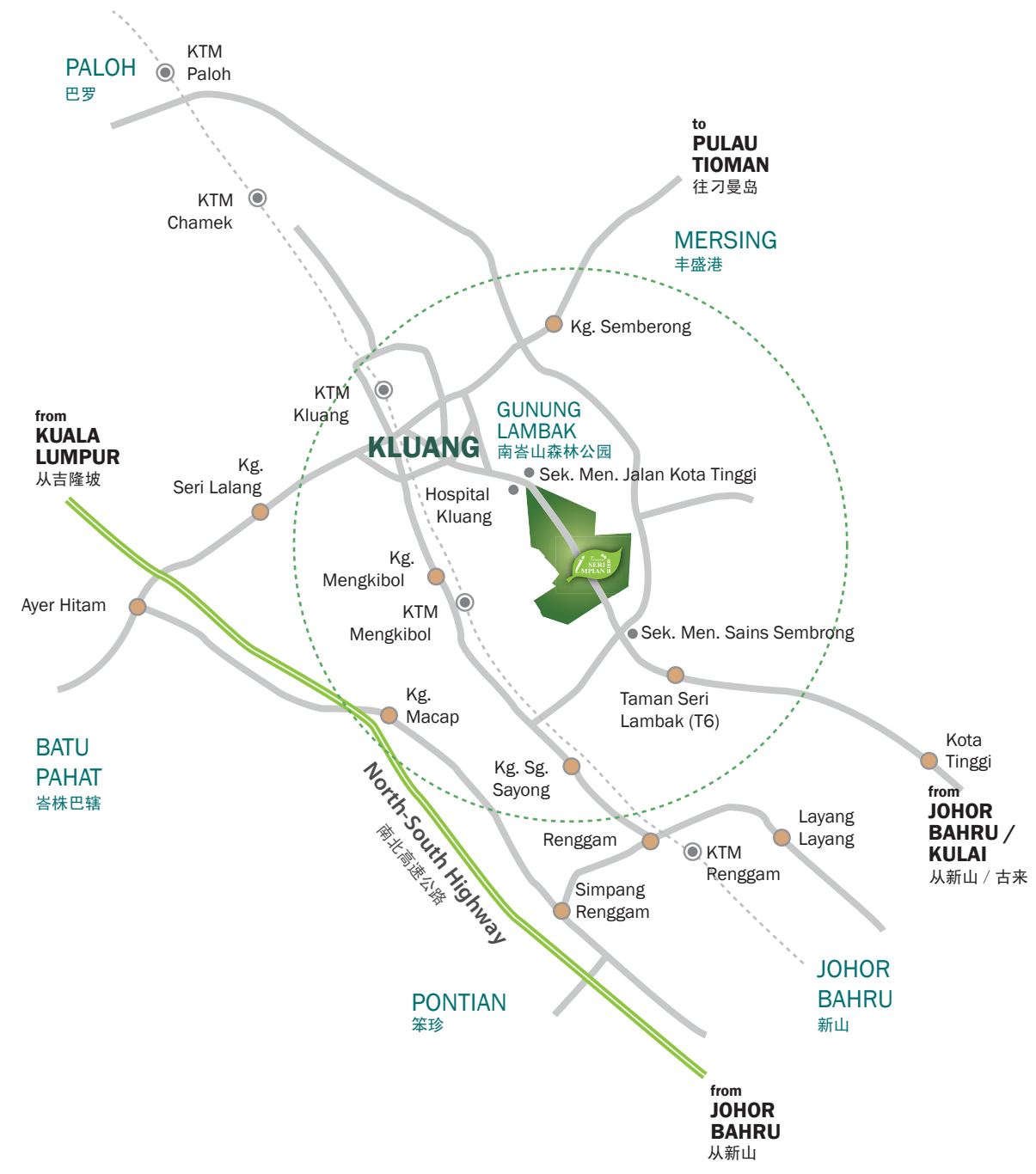
金峦镇英碧安娜白钰，将成为柔佛居銮大都会的另一项优质居家环境。





关心环境，创造美好人生

- Sales Office 销售办事处
- 1 Religious Primary School 小学
- 2 School Complex 学校
- 3 Mosque 回教堂
- 4 Bus / Taxi Terminal 巴士 / 德士站
- 5 Health Centre 健康中心
- 6 Public Library 公共图书馆
- 7 Modern Market 市场
- 8 Fire Station 消防局
- 9 Private Medical Centre 私人医疗中心
- 10 Post Office 邮政局
- 11 Police Station 警察局



## Location 地理位置

Seri Impian located along Federal Route 91 Jalan Kluang -Kota Tinggi and is **easily accessible** from Kuala Lumpur and Johor Bahru via PLUS North-South Highway by exiting at Ayer Hitam interchange. To the east of Seri Impian is Mersing town the gateway to world renowned Pulau Tioman diving sites. Seri Impian is also reachable from the south via Kota Tinggi.

金峦镇就位于联邦大道91路线，居銮路-哥打丁宜，从吉隆坡前往柔佛使用南北高速公路，在亚依淡交界处驶出就能抵达金峦镇英碧安娜白钰。由金峦镇一直往东方驱车前去便可抵达丰盛港镇，一个通往世界著名的潜水旅游胜地之一刁曼岛。除此之外，从哥打丁宜一直北上也可抵达金峦镇英碧安娜白钰。

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## Recreational 绿色休闲处

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. Pathways and wooden bridges are provided making it relatively easy to trek and climb to the summit. A breathtaking view of Kluang town awaits the successful adventurer.

Besides Gunung Lambak, there are plenty of Green Parks @ Seri Impian that are provided for the residents for healthy activities like jogging, cycling and fitness workouts at the exercise stations or simply watching kids having fun at the children's playgrounds.

南峇山乃一片森林保留地，也是当地的旅游景点之一，其主峰高度海拔510米。距离金峦镇仅咫尺之遥，也是金峦镇而不宣的好去处。对登山者来说，南峇山的路径与木桥人行道，非常易认与清晰。成功攀上山顶者，可高耸入云俯视整个居銮城市，无限风光尽收眼底。

除了南峇山，金峦镇还有多个可供您和家人进行健身活动的绿色公园，如漫步健走、骑脚车、健身锻炼的运动站，您也可待在儿童游乐场，观望小孩子们在嬉戏作乐。



## Shopping & Dining 购物和餐饮



The great Malaysian indulgence is shopping and food!

Shoppers visiting shopping centres like BCB Plaza, Kluang Parade and Kluang Mall can enjoy brands and products similar to those found in major cities. For sundries and daily groceries, residents can get their supplies at the nearby shops at Seri Impian or Econsave Hypermarket. And there are plenty of good restaurants and bistros offering great seafood, local cuisines and international food. All these are within a 10 minutes' drive from Seri Impian.

喜爱购物的您，欢迎到龙城广场 (BCB Plaza)、地王广场 (Kluang Parade)、以及福联商场 (Kluang Mall) 等地方参观与购买应有的名牌商品或其他物品。您也可以在金峦镇附近的商店或宜康省超市购买您所需的日常用品。此外，只需约10分钟的车程里，您即可抵达当地多间餐馆与酒吧享用丰富的海鲜餐、美味的本地与多样化的国际美食等。



## Healthcare 医疗保健

Hospital Enche' Besar Hajjah Khalsom, a mere 5 minutes away is built on a 16 hectares land started operating 30 December 2012. The hospital has a capacity of 268 beds and is equipped with 6 operating theatres.

This new hospital features additional modern health services such as an Intensive Care Unit (ICU), Coronary Care Unit (CCU), Neonatal Intensive Care Unit (NICU) and daily treatment unit.

The Hospital with its modern facilities and services will improve the health care services for the people of Seri Impian and Kluang.

安吉哈杰卡宋医院 (Hospital Enche' Besar Hajjah Khalsom)，距离金峦镇仅5分钟的车程，面积达约16英亩，已在2012年12月30日开始投入运作。此外，医院内可容纳268张床位，并配备6间手术室。

此外，安吉哈杰卡宋医院设有最现代化的医疗设备，例如深切治疗病房 (ICU)，冠心病治疗单位 (CCU)，新生儿深切治疗单位 (NICU) 和日常治疗单位。

现代化的医疗设备和一等服务的安吉哈杰卡宋医院，将有效的提升和改善金峦镇的医疗设施以及服务水平。

## Education 教育

Our children can enjoy the pursuit of knowledge at the many primary and secondary schools in Kluang. There are a few well-known schools namely Sekolah Tinggi Kluang at Jalan Hospital which started in 1939, Sekolah Menengah Sains Sembrong or SASEM is a newly established fully residential school with a hostel that can accommodate 850 students and Chong Hwa High School which is the third biggest Chinese secondary school in Malaysia. The nearest school to Seri Impian is Sekolah Menengah Jalan Kota Tinggi located just 5 minutes away opposite the new Hospital Enche' Besar Hajjah Khalsom.

孩子们可以在居銮多间小学和中学求学。数间知名的学校，如坐落于居銮医院路，始于1939年的居銮国中，而SASEM国中是一家新成立的全寄宿学校，其宿舍可以容纳850名学生。此外，居銮中华中学更是马来西亚第三大规模的华文独中学校。而最靠近金峦镇的是哥打丁宜中学，则仅距离安吉哈杰卡宋医院，仅有5分钟的路程。



*Eugenix* 尤金妮斯 | Double Storey Link Homes  
双层排屋

Modern Lifestyle with Architectural Finesse

优质建筑打造时尚生活

The architecture of *Eugenix* homes maximises the feeling of free-flowing space, volume and height. These attributes resulted in seamless integration of interiors that open up onto spacious balcony and windows with panoramic views and abundance of natural light and cooling ventilation. Every detail and every feature has been carefully conceptualised and selected to create the grandeur in Modern Lifestyle living.

优质的尤金妮斯建筑，宽阔面积与高度提供更大的自由空间，让您感觉无比舒适。因此，由宽敞的阳台、可观户外全景的窗户、全室自然光线，和室内通风的室内设计，足以可见，每一个屋子单位的建筑细节和特色都经过精心构思，让您享有现代且时尚的家居生活方式。



20' x 70'

Built-up Area 建築面積 — 2,325 sq. ft. 平方尺

4 Bedrooms 臥室

3 Bathrooms 浴室

Dry & Wet Kitchen/Yard 干与湿厨房

# FLOOR PLAN 平面图

4 Bedrooms 卧室  
3 Bathrooms 浴室  
Dry & Wet Kitchen/Yard 干与湿厨房

- Clay Bricks 粘土砖
- 3 Phase Power Supply 3相电流供应
- 2' X 2' Porcelain Tiles @ Living, Dining, Family Area, All Bedrooms & Kitchen  
2尺 x 2尺陶砖铺设 @客厅, 餐厅, 起居室, 所有卧室及厨房
- 6 Nos. of Air-Conditioner Points, 7 Nos. of Fan Points & 3 Nos. of Water Heater Points  
6个冷气机插座, 7个风扇插座及3个热水器插座
- Built-in Thermal Reflective Insulation 内置热反射隔热



Ground Floor 底楼



First Floor 一楼

# SPECIFICATION 规格

Intermediate 中间单位

## STRUCTURE 建筑结构

Reinforced Concrete 钢筋混凝土架构

## WALL 墙壁

Clay Brick 粘土砖

## ROOFING 屋顶

Metal Deck 金属屋瓦

## CEILING 天花板

Plaster Ceiling / Skim Coat / Asbestos Free Ceiling  
石灰天花板 / 石膏板面层 / 无石棉天花板

## WINDOW 窗口

Aluminium Frame Glass 铝框玻璃窗

## DOORS 门户

Main Entrance 正门  
Decorative / Aluminium Frame Glass 装饰门 / 铝制滑动玻璃门  
  
Other 其他  
Decorative / Plywood Flush Door 装饰门 / 胶合板冲洗门

## FLOOR FINISHES 地面修饰

Living & Dining 起居室及餐厅	Porcelain Tiles 陶砖
Family Area 家庭聚会厅	Porcelain Tiles 陶砖
Staircase 楼梯	Porcelain Tiles 陶砖
All Bedrooms 卧室	Porcelain Tiles 陶砖
Dry Kitchen & Wet Kitchen / Yard 厨房	Porcelain Tiles 陶砖
All Bathrooms 浴室	Porcelain Tiles 陶砖
Balcony 阳台	Porcelain Tiles 陶砖
Utility 储藏室	Porcelain Tiles 陶砖
Car Porch & Driveway 停车间	Porcelain Tiles 陶砖
Other 其他	Cement Render 水泥沙修饰

## WALL FINISHES 墙壁修饰

All Bathrooms 浴室	Ceramic Tiles To Ceiling Level 瓷砖铺设至天花板
Kitchen (Behind Sink) 厨房(水槽后)	5' High Ceramic Tiles 5尺瓷砖
Other 其他	Emulsion Paint 乳胶漆

## SANITARY FITTINGS 卫生设备

Wash Basin 洗手盆	3 Nos 3个
Sitting WC 坐厕	3 Nos 3个
Shower 冲凉花洒	3 Nos 3个
Kitchen Sink 厨房水槽	1 Nos 1个

## ELECTRICAL INSTALLATION 电源设备

Meter 电源	3 Phase 3相电
Lighting Point 电灯插座	21 Nos 21个
Power Point (13 Amp) 电源插座	11 Nos 11个
Ceiling Fan Point 风扇插座	7 Nos 7个
Auto Gate Point 自动栅门插座	1 No 1个
Door Bell Point 门铃插座	1 No 1个
Telephone Point 电话插座	2 Nos 2个
TV Point 电视插座	2 Nos 2个
Water Heater Power Point 热水器插座	3 Nos 3个
Air-conditioner Power Point 冷气机插座	6 Nos 6个

## FENCING 围墙

Front 前面	1.5' High Brickwall C/W 3.5' High M.S. Grille 1.5尺高砖墙和3.5尺高鐵花籬笆
Rear 后面	5'0" High Brickwall 5尺高砖墙



