



HARP

TAMAN DESA TEBRAU
JOHOR BAHRU

DOUBLE
STOREY
CLUSTER
HOMES

34' X 80'

FREEHOLD

GENEROUS LIVING SPACES

HARP HOMES ARE DESIGNED WITH LARGE SPACES FROM 2,490 TO 2,677 SQ. FT. WARM SUNLIGHT PERMEATES EVERY CORNER, ENHANCING THE LIVING SPACES OF YOUR HOME.

HARP

DOUBLE STOREY
CLUSTER HOMES
34' X 80'

MULTI-
GENERATIONAL
LIVING



FREEHOLD

BUILT-UP
2,490 - 2,677
SQ. FT.

4+1 BEDROOMS WITH
5 BATHROOMS

NORTH-SOUTH
ORIENTATION

CLUSTER HOMES
WITH SEMI-DETACHED
CONCEPT



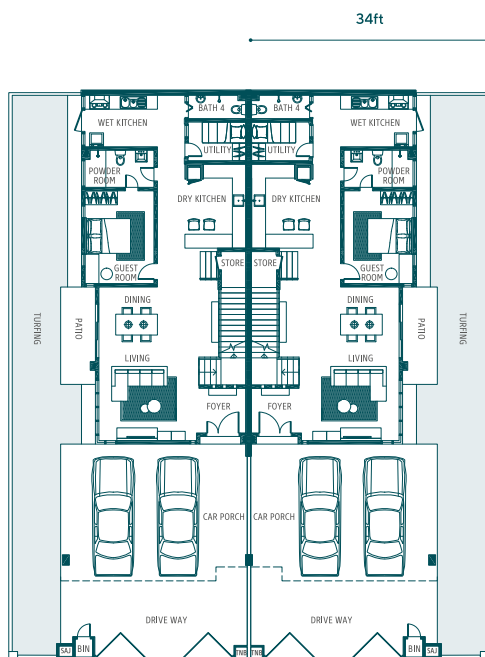
TYPE C1

2,598
SQ. FT.

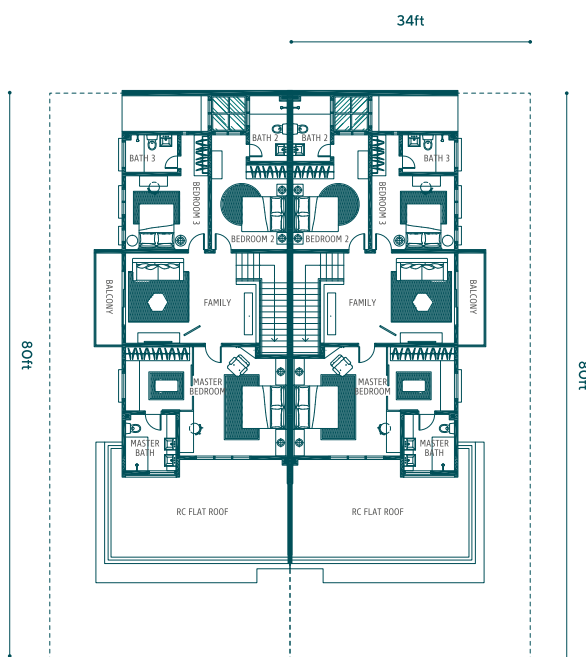
4 BEDROOMS

1 UTILITY
ROOM

5 BATHROOMS



GROUND FLOOR



FIRST FLOOR



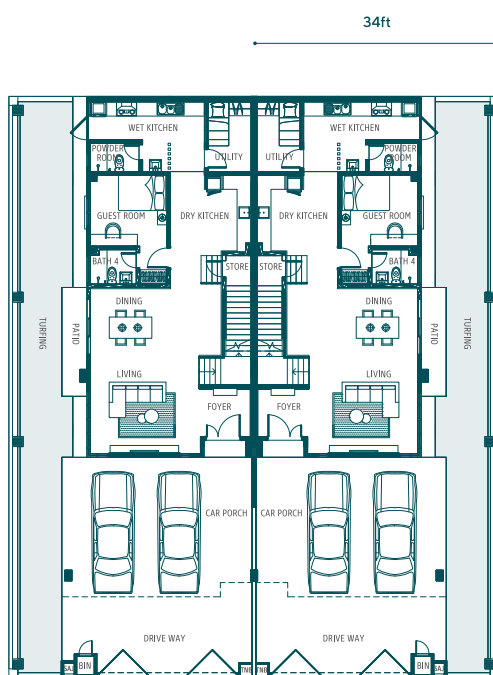
TYPE C2

2,549
SQ. FT.

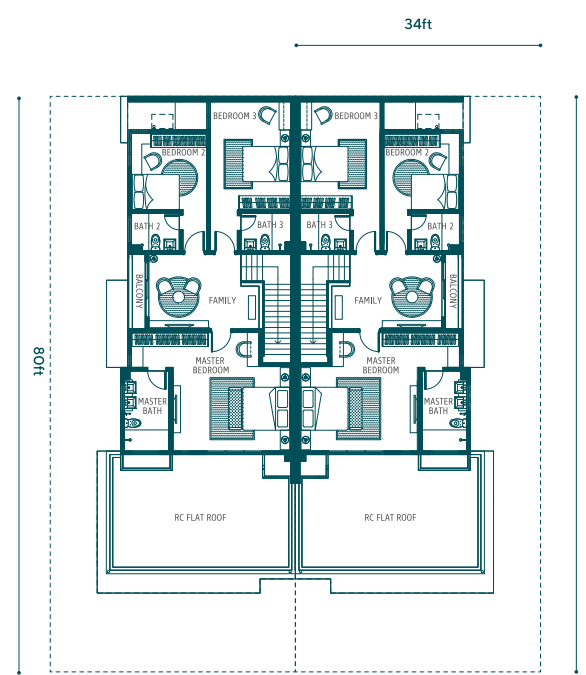
4 BEDROOMS

1 UTILITY
ROOM

5 BATHROOMS



GROUND FLOOR



FIRST FLOOR

TYPE C3

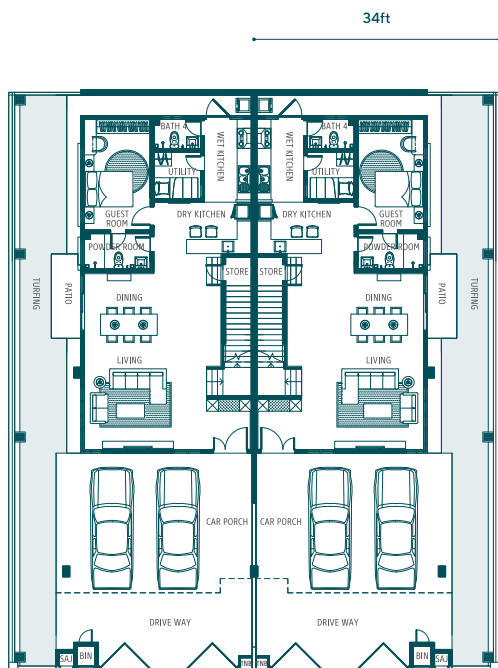
2,490
SQ. FT.

4 BEDROOMS

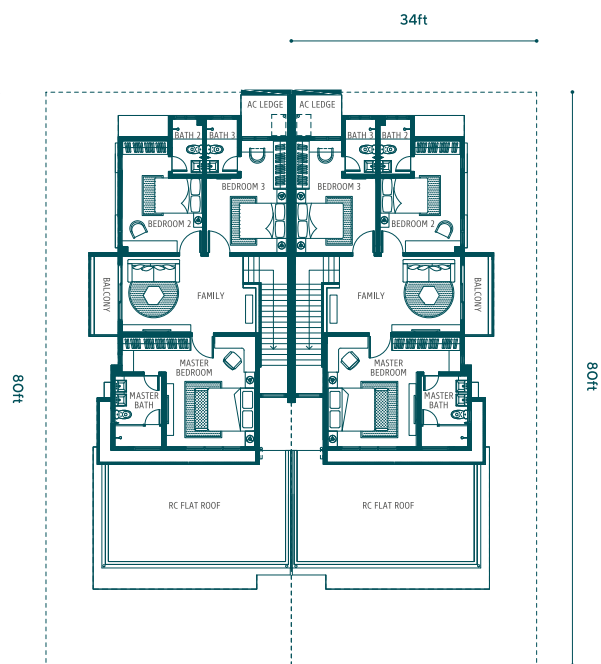
1 UTILITY ROOM

5 BATHROOMS

SEMI-D CONCEPT



GROUND FLOOR



FIRST FLOOR



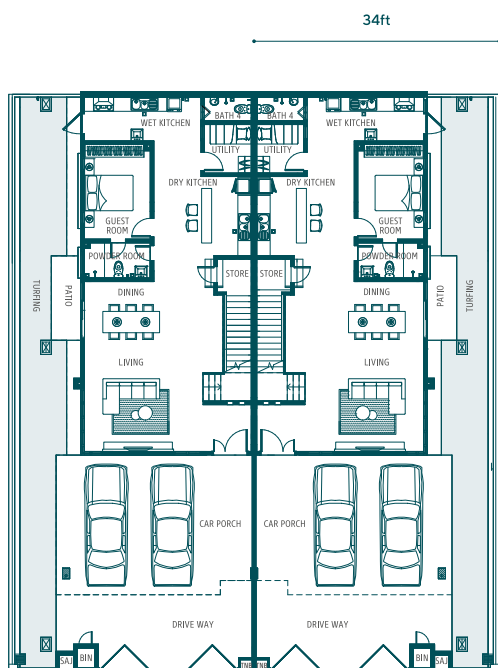
TYPE C4

2,677
SQ. FT.

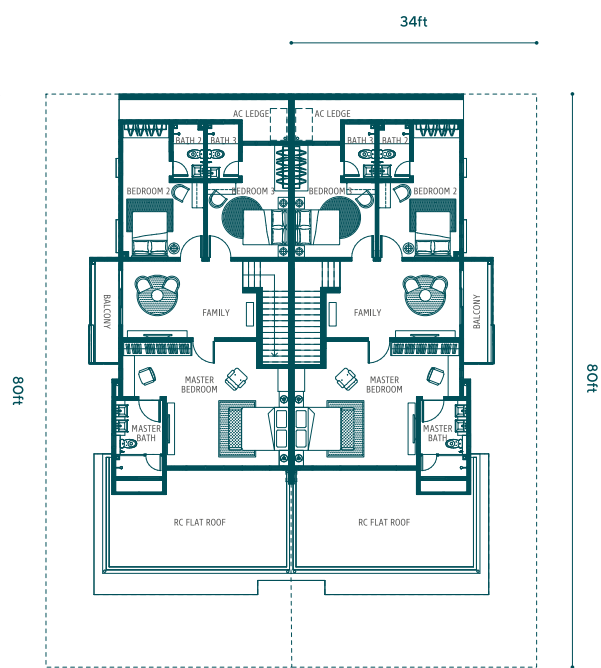
4 BEDROOMS

1 UTILITY ROOM

5 BATHROOMS



GROUND FLOOR



FIRST FLOOR

MASTER PLAN

SUPERIOR AMENITIES
& STRATEGIC LOCATION

FREEHOLD

MATURE TOWNSHIP

DEDICATED INTERCHANGE

REPUTABLE DEVELOPER



SPECIFICATIONS

STRUCTURE	Reinforced concrete frames	
WALL	Bricks	
ROOFING	RC flat roof / Metal deck / Concrete tiles	
ROOFING	Proprietary roof structure system	
STRUCTURE		
CEILING	Concrete / Gypsum plastered ceiling board / Fibre cement board	
DOOR	Timber / Metal frame / Decorative door / Plywood flush door	
WINDOWS	Aluminum / Metal framed windows	
IRONMONGERY	Selected quality lockset	
FLOOR FINISHES	Foyer / Living / Dining / Dry Kitchen	Tiles
	Wet Kitchen / Family Hall / Bedrooms	
	Bathrooms / Powder Room	Tiles
	Staircase	Tiles
	Car Porch / Patio / Balcony	Tiles
	Other areas	Cement rendered floor
WALL FINISHES	Kitchen	Quality wall tiles up to ceiling height
	Master Bath	Quality wall tiles up to ceiling height
	Other Bathrooms / Powder Room	Quality wall tiles up to ceiling height / 10' height
	Other areas	Cement sand plastered with paint
FENCING	Gate with gate pillar / Fencing wall with plaster finish	
PAINT	External Wall	Weather resistant paint
	Internal Wall	Emulsion paint

	C1	C2	C3	C4
	34 x 80 ft	34 x 80 ft	34 x 80 ft	34 x 80 ft
	2,598 SQ. FT.	2,549 SQ. FT.	2,490 SQ. FT.	2,677 SQ. FT.

SANITARY FITTING	Kitchen sink in wet kitchen	1 no.	1 no.	1 no.	1 no.
	Dry kitchen	Tap point only	Tap point only	Tap point only	Tap point only
	Wash Basin	6 no.	6 no.	5 no.	5 no.
	Basin Tap	6 no.	6 no.	5 no.	5 no.
	Toilet Roll Holder	5 no.	5 no.	5 no.	5 no.
	Shower Rose	5 no.	5 no.	5 no.	5 no.
	Sitting W.C.	5 no.	5 no.	5 no.	5 no.
	Garden Tap	1 no.	1 no.	1 no.	1 no.
ELECTRICAL INSTALLATION	Lighting Point	30 no.	33 no.	34 no.	32 no.
	Wall Lighting Point	3 no.	3 no.	3 no.	3 no.
	Fan Point	9 no.	9 no.	8 no.	8 no.
	A.C. Point	6 no.	6 no.	6 no.	6 no.
	13amp Socket Outlet	29 no.	28 no.	28 no.	29 no.
	TV Socket Outlet	3 no.	3 no.	3 no.	3 no.
	Telephone Point	2 no.	2 no.	2 no.	2 no.
	Fibre Wall Socket	1 no.	1 no.	1 no.	1 no.
	Data Point	2 no.	2 no.	2 no.	2 no.
	Auto Gate Point	1 no.	1 no.	1 no.	1 no.
	Door Bell Point	1 no.	1 no.	1 no.	1 no.
	Water Heater Point	1 no.	1 no.	1 no.	1 no.

EXCELLENT AMENITIES & ACCESSIBILITY

TAMAN DESA TEBRAU HAS WELL-ESTABLISHED INFRASTRUCTURE AND AMENITIES THAT RANGE FROM HYPERMARKETS, PRIMARY AND SECONDARY SCHOOLS TO SHOPPING MALLS AND MEDICAL CENTRES. JUST 14KM FROM JOHOR BAHRU, A NETWORK OF ROADS AND HIGHWAYS PROVIDE EFFORTLESS TRAVEL TO THE CITY CENTRE AND SINGAPORE.

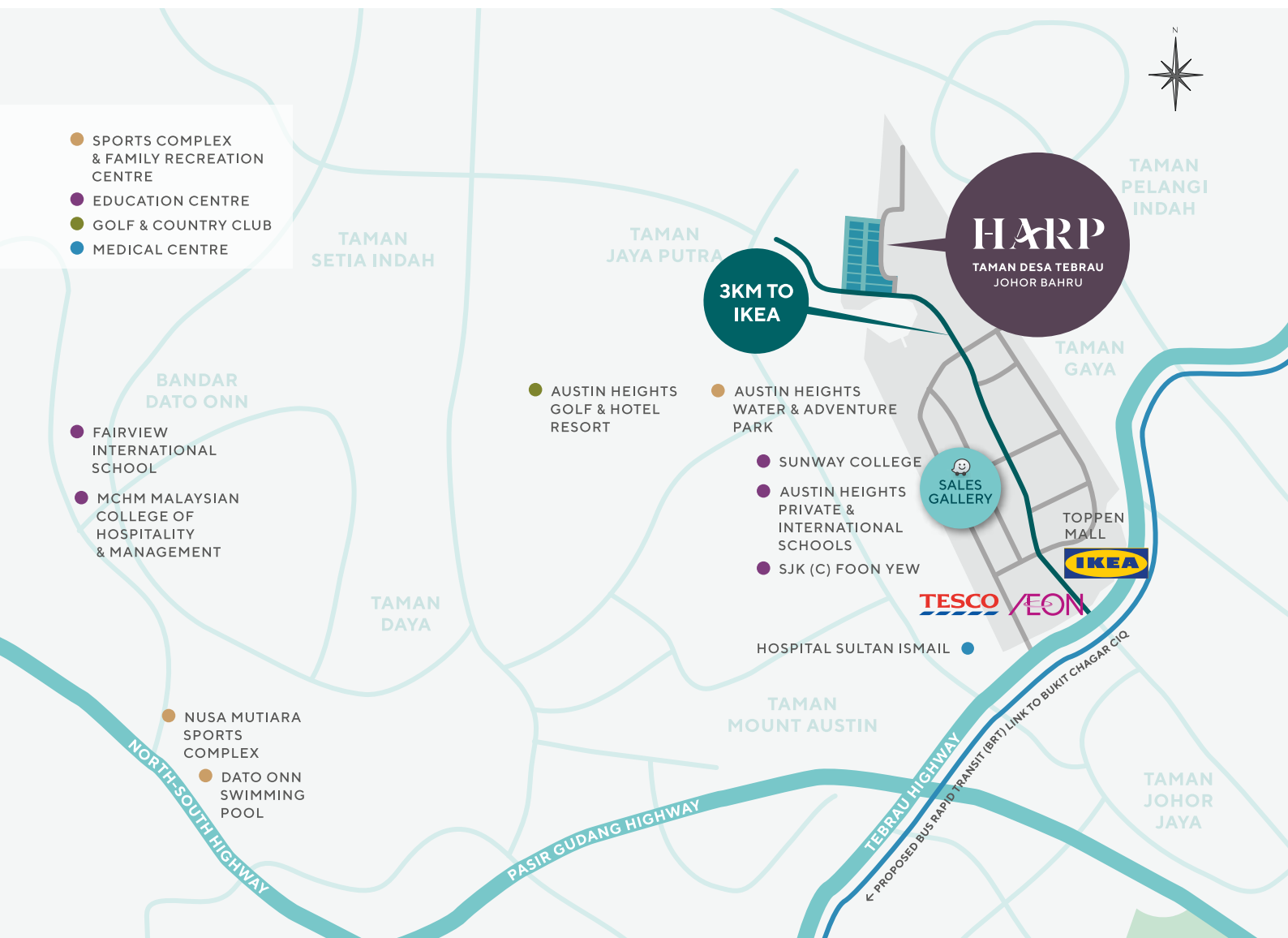
DESA TEBRAU
INTERCHANGE /
TEBRAU HIGHWAY

NORTH-SOUTH HIGHWAY

EASTERN DISPERSAL
LINK (EDL)

PASIR GUDANG HIGHWAY

PROPOSED BUS RAPID TRANSIT
(BRT) LINK TO BUKIT CHAGAR
CIQ



PLENITUDE

SALES OFFICE
PLENITUDE TEBRAU SDN BHD (120951-T)
A wholly-owned subsidiary of Plenitude Berhad

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Plenitude Tebrau Sales Gallery

014-337.1230
012-702.6033

07-350.8282
PLENITUDE.COM.MY

Developer : Plenitude Tebrau Sdn. Bhd., 120951-T, A Wholly-owned Subsidiary Of Plenitude Berhad, No. 61, Jalan Harmonium 35/1, Taman Desa Tebrau, 81100 Johor Bahru, Johor. Tel : 07-3508282 • Type : 2 Storey Cluster Homes • Developer License : 6418-31/04-2020/0420(L) • Advertising & Sales Permit No.: 6418-31/04-2020/0420(P) • Validity Period : 27/04/2018 – 26/04/2020 • Approving Authority : Majlis Perbandaran Johor Bahru • Reference No.: BIL/PL/PB122/2017 • Expected Completion Date : July 2020 • Land Encumbrances : None • Land Tenure : Freehold • Total Units : 100 • Selling Price : RM1,298,350 (Min) – RM1,570,900 (Max) • Bumiputera Discount : 15%. THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.