

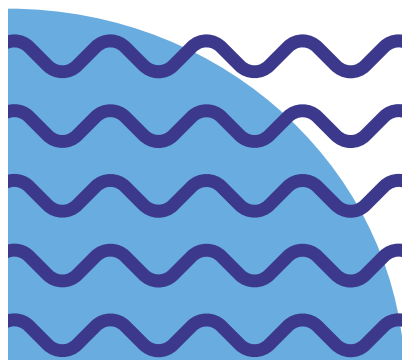
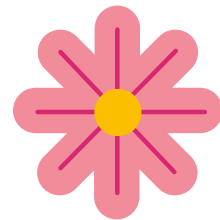


# magnolia

2-STOREY TERRACE HOMES

双层排屋

FREEHOLD 永久地契








**TYPE A** LAND SIZE 22' X 70'  
土地面积

**A型** BUILT-UP 1,698 SQ. FT./平方尺  
建筑面积

 **4 BEDROOMS/卧室**  
 **3 BATHROOMS/浴室**

Artist's Impression Only

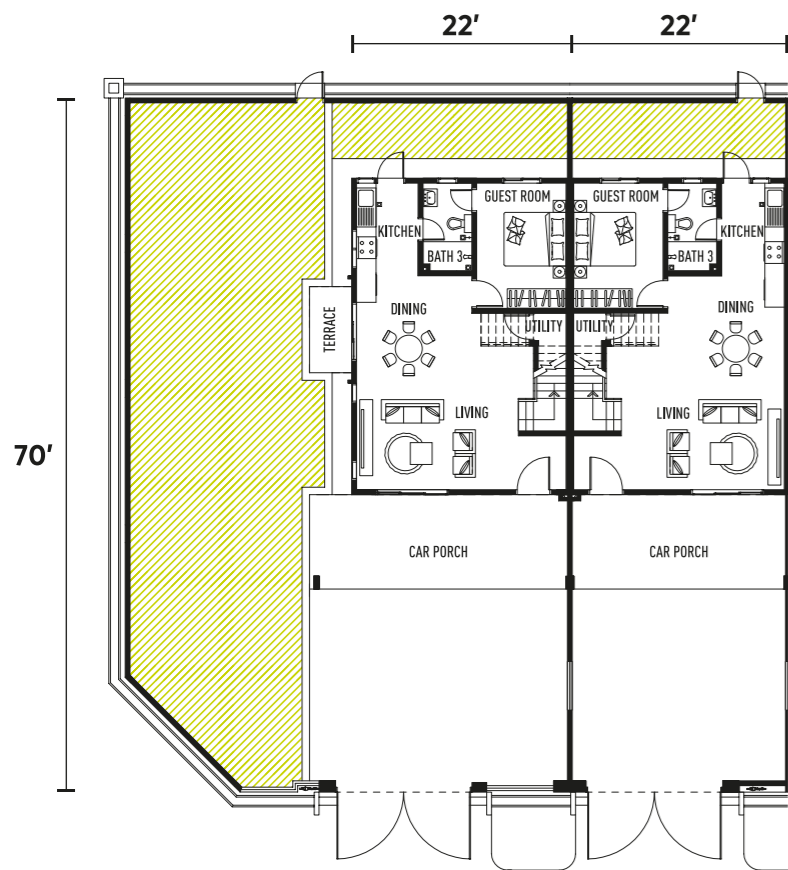


**TYPE B** LAND SIZE 22' X 75'  
土地面积

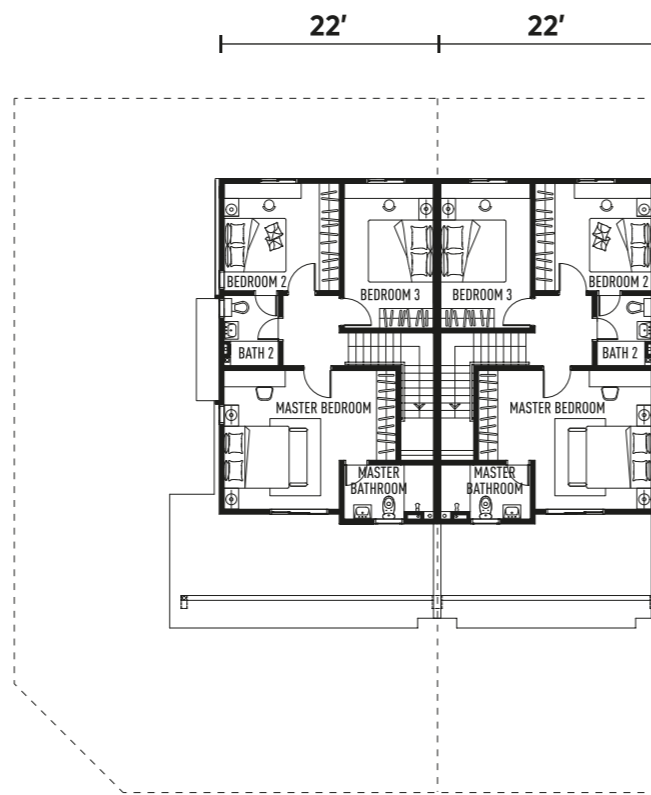
**B型** BUILT-UP 2,216 SQ. FT./平方尺  
建筑面积

 **4 BEDROOMS/卧室**  
 **4 BATHROOMS/浴室**

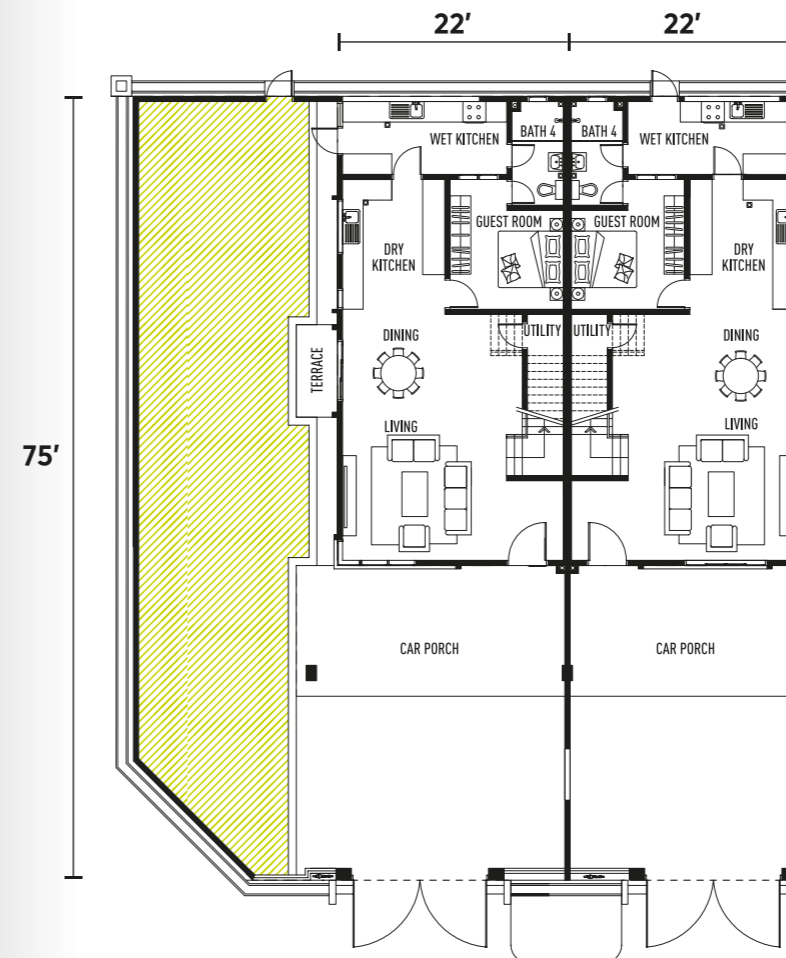
Artist's Impression Only



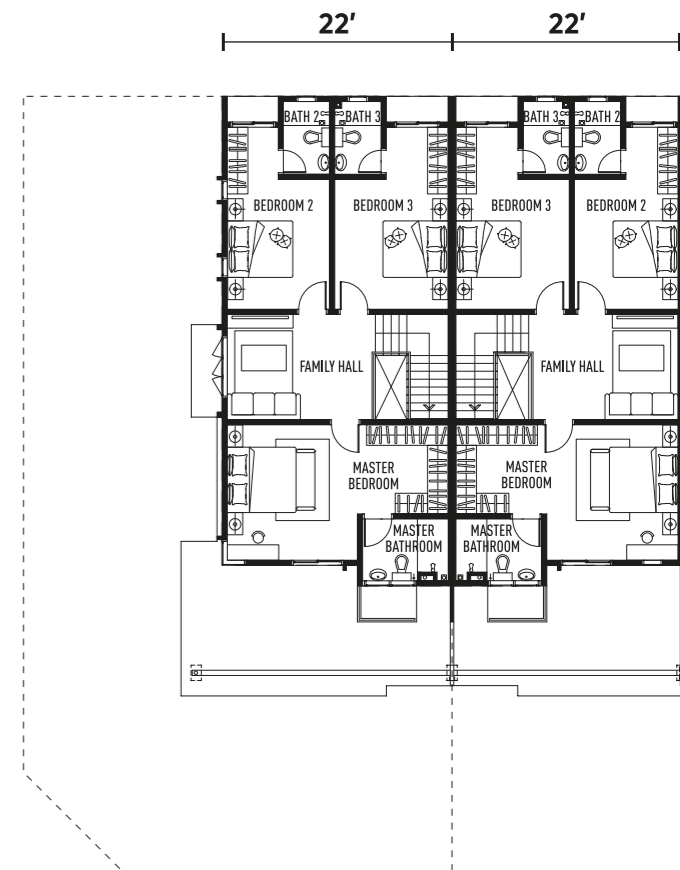
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

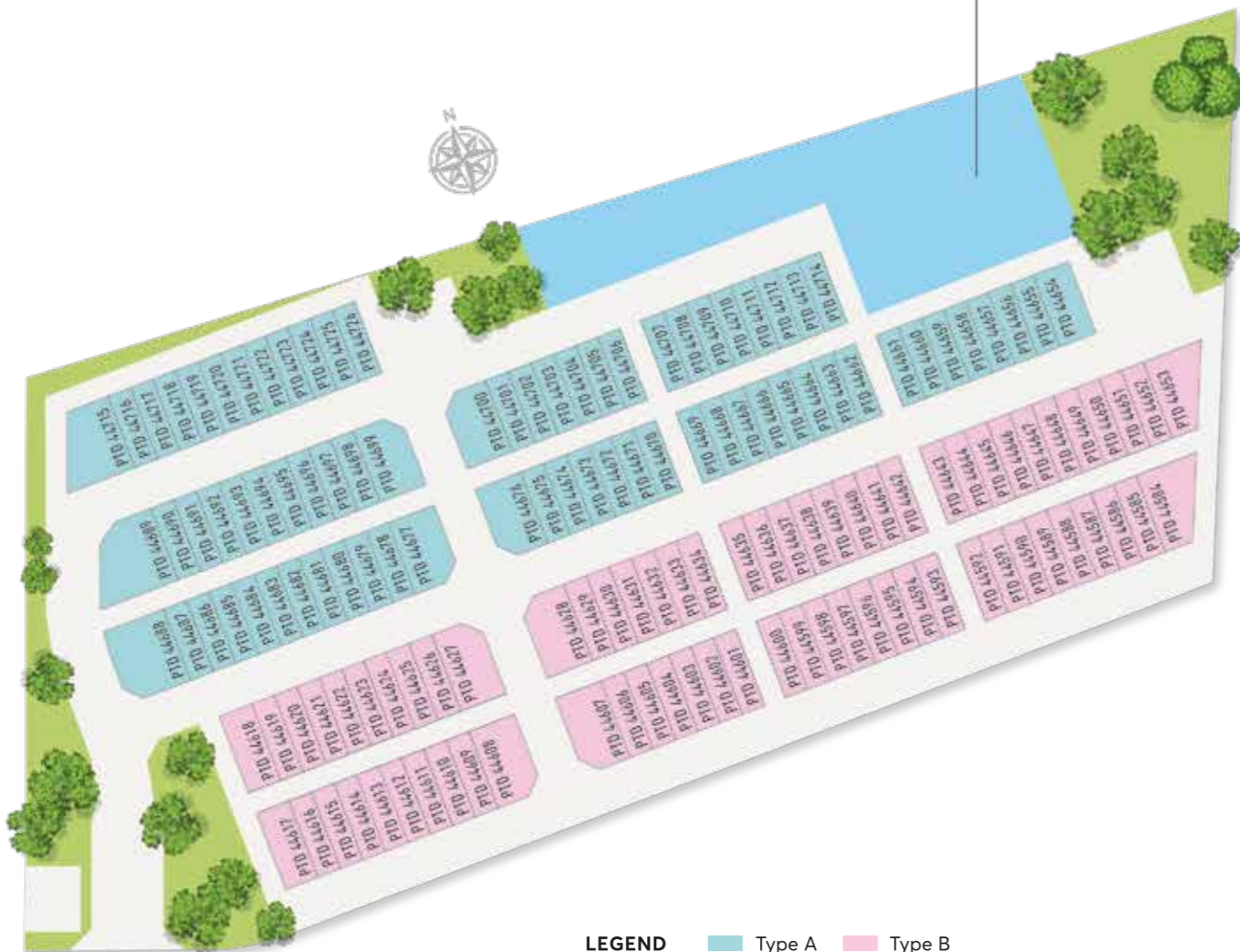


FIRST FLOOR

# SITE PLAN 平面图



- Magnolia (Phase 1)
- Future Commercial Development
- Future Residential Development



LEGEND ■ Type A ■ Type B

# SPECIFICATIONS 建筑规格

<b>STRUCTURE</b>	结构	Reinforced Concrete Frames	混凝土钢筋框架			
<b>WALL</b>	墙壁	Bricks / Block / Concrete	砖墙 / 砌块 / 混凝土			
<b>ROOF</b>	屋顶	Concrete Roof Tile / RC Flat Roof	混凝土屋顶 / 钢筋混凝土平顶			
<b>CEILING</b>	天花板	Ceiling Board / Skim Coat	天花板 / 抹灰			
<b>DOORS</b>	门户	Selected Quality Doors	优质门			
<b>WINDOWS</b>	窗户	Aluminium Framed Windows	铝框窗			
<b>LOCKS</b>	锁具	Selected Quality Lockset	优质锁具			
<b>FLOOR FINISHES</b>	地面修饰	Living / Dining / Kitchen / Family Hall / Bedrooms / Bathrooms / Staircase / Car Porch	Tiles 客厅 / 饭厅 / 厨房 / 庭聚间 / 卧室 / 浴室 / 楼梯 / 停车廊			
		Utility, Driveway and Other Areas 杂物室、车道和其他范围	Cement Render 水泥抹灰			
<b>WALL FINISHES</b>	墙壁修饰	Kitchen (Type A) 1500mm Height	厨房 (A类型) 1500毫米高			
		Wet Kitchen (Type B) 2100mm Height	湿厨房 (B类型) 2100毫米高			
		Bathroom (Type A) 1800mm Height	浴室 (A类型) 1800毫米高			
		Bathroom (Type B) 2100mm Height	浴室 (B类型) 2100毫米高			
		Other Areas : Skim, Cement Plaster and Paint	其他范围: 抹灰、水泥和油漆			
<b>SANITARY FITTING</b>	卫生设备		<b>TYPE A A 类型</b>	<b>TYPE B B 类型</b>		
		Pedestal WC 坐厕	3	4		
		Wash Basin 洗手盆	3	4		
		Shower Rose 花洒	3	4		
Kitchen Sink 厨房洗涤槽	1	1				
<b>ELECTRICAL INSTALLATION</b>	电源装置		<b>TYPE A A 类型</b>	<b>TYPE B B 类型</b>		
			Intermediate / End 中间 / 尾端单位	Corner 角头单位	Intermediate / End 中间 / 尾端单位	Corner 角头单位
		Lighting Point 电源插座	21	22	26	27
		13A Power Point 13A电插座	15	15	18	18
		Ceiling Fan Point 吊扇插座	5	5	6	6
		TV Socket Point 电视插座	1	1	1	1
		Autogate Power Point 电动门插座	1	1	1	1
		A.C. Power Point 冷气插座	2	2	2	2
		Water Heater Point 热水器插座	3	3	4	4
		Gate Pillar Light Point 门灯座源	2	2	2	2
<b>TELECOMMUNICATION</b>	电讯设备	Fiber Wall Socket 光纤墙壁插座	1	1	1	1
<b>FENCING</b>	围篱	Gate With Gate Pillar and Brickwall with Ms Grille	砖墙围篱与铁棚			



# magnolia

2-STOREY TERRACE HOMES

TO KOTA TINGGI



KOTA TINGGI

## ImpianHills

@ ULU TIRAM

ULU TIRAM

TO SENAI  
INTERNATIONAL  
AIRPORT

SENAI-DESARU EXPRESSWAY



KLINIK KESIHATAN ULU TIRAM

HIGHLAND BADMINTON COURT

SMK ULU TIRAM

BUKIT BATU PUTIH

BUKIT PUTERI

TEBRAU SPORT & RECREATION CENTRE

MYDIN HYPERMARKET

SJK (C) TIRAM

NSK TIRAM

C&I TIRAM SPORTS BADMINTON

SK ULU TIRAM

AUSTIN HEIGHTS WATER & ADVENTURE PARK

SUNWAY COLLEGE

AUSTIN HEIGHTS PRIVATE & INTERNATIONAL SCHOOLS

TAMAN DESA TEBRAU

Toppen

IKEA

AEON Lotus's

SULTAN ISMAIL HOSPITAL

SENAI-DESARU EXPRESSWAY

CRESCENDO-HELP INTERNATIONAL SCHOOL

TO JOHOR BAHRU / SINGAPORE

TAMAN PERINDUSTRIAN CEMERLANG

PLENITUDE

SALES GALLERY

PLENITUDE HILLS SDN BHD  
200201028430 (596093A)

A Wholly-owned Subsidiary of Plenitude Berhad

NO 1, PERSIARAN IMPIAN UTAMA,  
TAMAN KOTA IMPIAN, 81800 ULU TIRAM,  
JOHOR DARUL TA'ZIM

IMPIANHILLS.COM.MY

07-3558082



IMPIAN HILLS  
SALES GALLERY

Developer : Plenitude Hills Sdn. Bhd. 200201028430 (596093A). A Wholly-owned Subsidiary of Plenitude Berhad. No 1, Persiaran Impian Utama, Taman Kota Impian, 81800 Ulu Tiram, Johor Darul Ta'zim  
Tel : 07-355 8082 • Type : Two Storey Terrace Homes • Developer License: 30170/08-2027/0169(N) • Validity Period : 30/08/2022 - 29/08/2027 • Advertising & Sales Permit No.: 30170-1/11-2024/0373(N)-(L)  
Validity Period : 30/11/2022 - 29/11/2024 • Approving Authority : Majlis Daerah Kota Tinggi • Reference No.: MDKT/OSC/KT/2021/B13(18) • Expected Completion Date : November 2024 • Land Encumbrances : NIL  
Land Tenure : Freehold • Selling Price : Two Storey Terrace House (Type A): RM556,667 (min) - RM1,001,111 (max) • Two Storey Terrace House (Type B): RM694,444 (min) - RM1,020,000 (max)  
Unit: Type A - 73 units, Type B - 70 units • Bumiputera Discount : 15%. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

'All plans, information and specifications contained herein are subject to variations, modifications and/or amendments as required by the relevant authorities or developer's consultant/architect and cannot form part of an offer or contract. Renderings and illustrations herein are artists' impressions only and all measurements are approximate subject to final survey. While every reasonable care has been taken in preparing this leaflet, the developer, its agent or representative cannot be held responsible for any inaccuracies or changes.'