



HIBISCUS

FREEHOLD

2-STOREY TERRACE HOMES

REVIVE | REFRESH | REJOICE



Artist's impression only: Type B



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UNWIND AND RECONNECT

Freehold Living Nurtured by Nature

Uncover the essence of freedom in the remarkable 260-acre freehold township of Impian Hills. With vast green expanses, meandering pathways, and an abundance of amenities, this is the perfect setting for a life well-lived. Immerse yourself in the natural beauty that graces every corner and let the spirit of ownership ignite your living experience.



Artist's impression only

WELCOME TO HIBISCUS

Spacious Living in Harmony with Nature



Artist's impression only



Freehold



Green Environment



En-suite bathroom for all bedrooms



Open plan concept for living & dining



Ideal For Every Generation

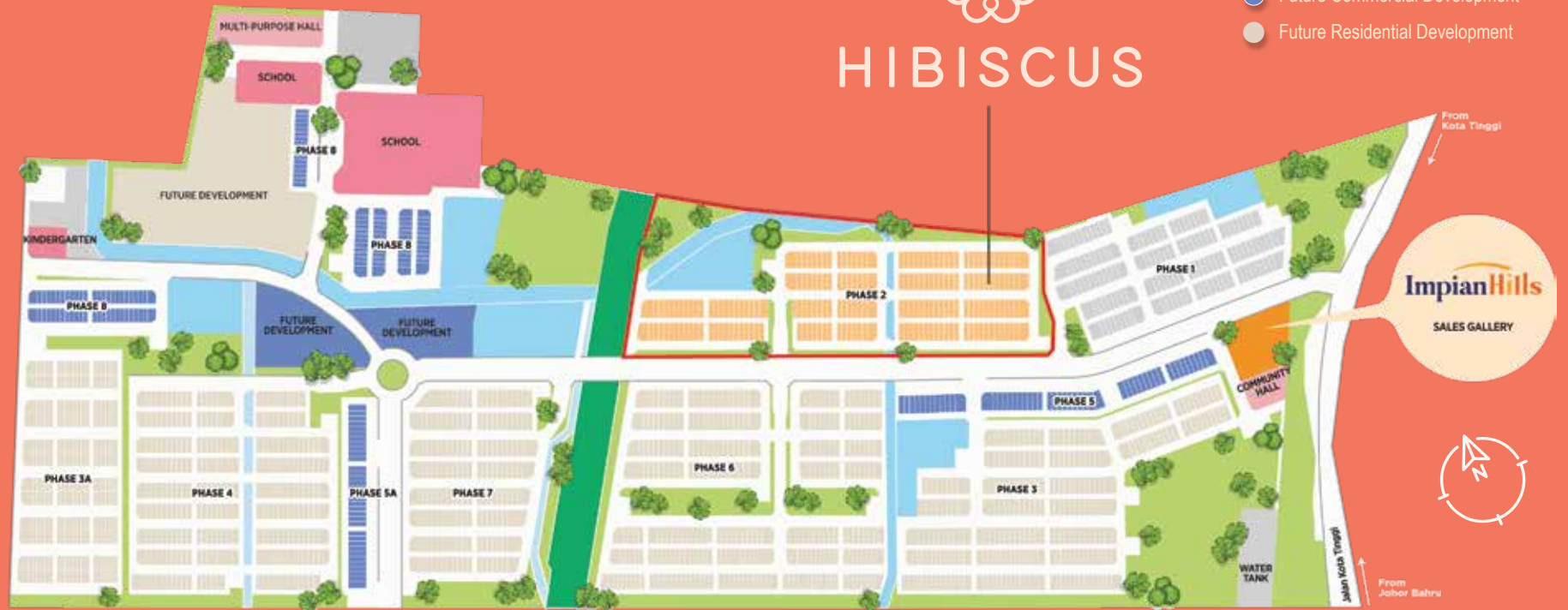
Welcome to Hibiscus, where spaciousness meets functionality. Discover a practical and spacious layout designed to cater to your family's needs. With ensuite bathrooms for each bedroom and additional family rooms upstairs, find your personal retreat within your home. The open-plan living room and dining room provide a seamless flow for entertaining and cherished family moments. Step outside to the dedicated jogging track and embrace an active lifestyle while surrounded by the serene beauty of nature. Find your perfect balance of relaxation and functionality at Hibiscus.

IMPIAN HILLS MASTER PLAN



HIBISCUS

- Phase 2 HIBISCUS (2-Storey Terrace Homes)
- Future Commercial Development
- Future Residential Development



HIBISCUS SITE PLAN

2-Storey Terrace Homes

- TYPE A - 22' x 75'
- TYPE B - 22' x 80'



2-Storey Terrace Homes

4 BEDROOMS 

LAND SIZE **22' X 75'**

TYPE A

4 BATHROOMS 

BUILT-UP **2,057** SQ. FT.



Artist's impression only

2-Storey Terrace Homes

4 BEDROOMS 

LAND SIZE **22' X 80'**

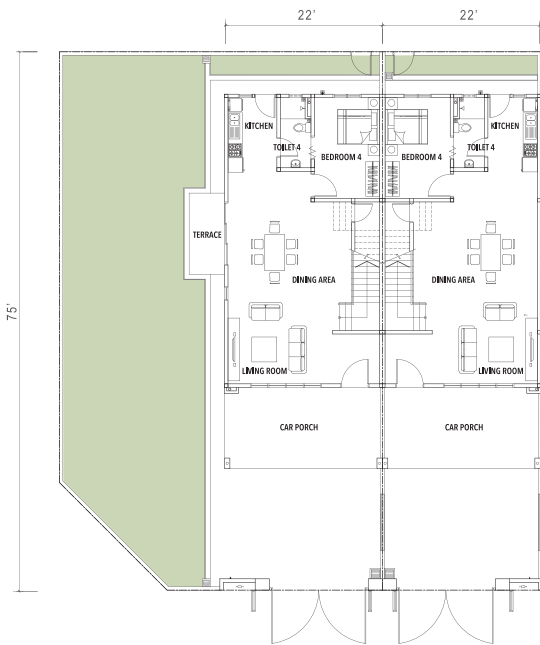
TYPE B

4 BATHROOMS 

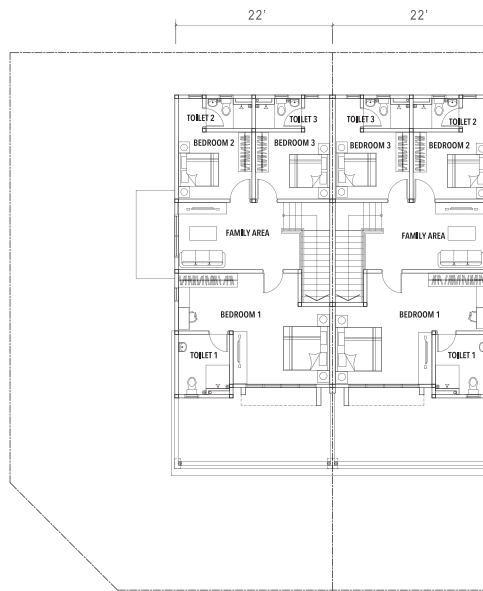
BUILT-UP **2,203** SQ. FT.



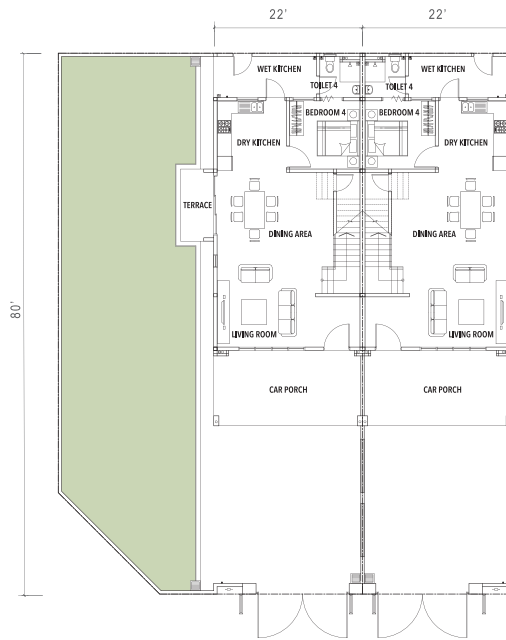
Artist's impression only



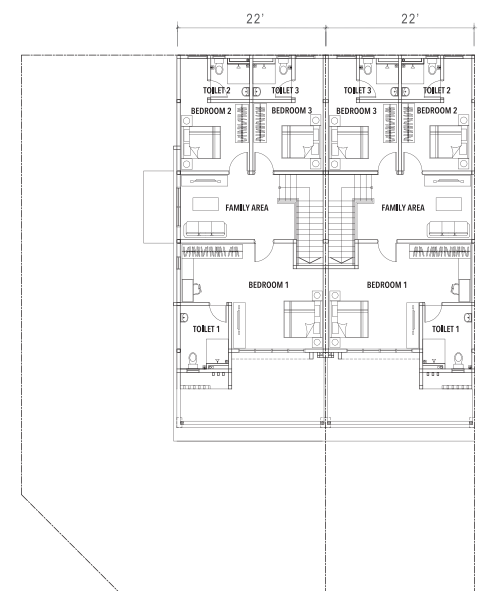
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

SEAMLESS CONNECTIVITY TO EVERY CONVENIENCE

Experience convenience and comfort in Impian Hills. With seamless connectivity to major expressways, enjoy easy access to schools, healthcare centers, and shopping. Embrace a truly liveable lifestyle in our meticulously planned community, where everything you need is within reach.

AMENITIES AND FACILITIES

Grocery and shopping

- IKEA Tebrau
- Toppen Tebrau
- Lotus's Desa Tebrau
- AEON Mall Tebrau City
- NSK Tiram
- Mydin Hypermarket

Healthcare

- Klinik Kesihatan Ulu Tiram
- Sultan Ismail Hospital

Education

- SMK Ulu Tiram
- SJK (C) Tiram
- SK Ulu Tiram
- SK Taman Bukit Tiram
- Crescendo-Help International School
- Sunway College
- Austin Heights Private & International School

Leisure

- Highland Badminton Court
- Tebrau Sport and Recreation Centre
- C&I Tiram Sports Badminton
- Austin Heights Water and Adventure Park
- Bukit Batu Putih
- Bukit Puteri
- Kota Tinggi Firefly Park



SPECIFICATION

STRUCTURE	Reinforced concrete frames
WALL	Bricks/block/concrete
ROOFING COVERING	Concrete roof tile/rc flat roof
ROOF STRUCTURE	Proprietary roof structure system
CEILING	Ceiling board/skim coat
DOORS	Selected quality door
WINDOWS	Aluminium framed windows
LOCKS	Selected quality lockset

FLOOR FINISHES

Living/dining/kitchen/ family area/bedrooms	: Tiles
Bathrooms	: Tiles
Staircase	: Tiles
Car porch	: Tiles
Store room, driveway and other areas	: Cement render

WALL FINISHES

: Wet kitchen wall tiles at selected wall to 2100mm height
: Master bathroom full wall tiles to ceiling height
: Bathrooms wall tiles to min. 2100mm height
: Other areas: skim, cement plaster/plaster & paint

FENCING

: Cement sand brick wall with MS grille

SANITARY FITTINGS

: Pedestal wc : 4 nos
: Wash basin : 4 nos
: Shower rose : 4 nos
: Kitchen sink : 1 no

PAINTING

External : Weather resistant paint
Internal : Emulsion paint

	TYPE A		TYPE B	
ELECTRICAL INSTALLATION	Intermediate/End	Corner	Intermediate/End	Corner/End with land
Lighting point :	23 nos	24 nos	23 nos	24 nos
13amp socket outlet :	15 nos	15 nos	15 nos	15 nos
Ceiling fan point :	6 nos	6 nos	6 nos	6 nos
TV socket point :	1 no	1 no	1 no	1 no
Autogate power point :	1 no	1 no	1 no	1 no
A.C power point :	2 nos	2 nos	2 nos	2 nos
Water heater power point :	4 nos	4 nos	4 nos	4 nos
Gate pillar light point :	2 nos	2 nos	2 nos	2 nos

TELECOMMUNICATION

Fiber wall socket	1 no	1 no	1 no	1 no
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ENJOY ABSOLUTE ACCESSIBILITY AND CONNECTIVITY

HIBISCUS
2-STOREY TERRACE HOMES



Impian Hills

BANDAR CEMERLANG

ULU TIRAM

TO SENAI INTERNATIONAL AIRPORT

SENAI-DESARU EXPRESSWAY

SK TMN BKT TIRAM

TO KOTA TINGGI

BUKIT BATU PUTIH
BUKIT PUTERI

HIGHLAND BADMINTON COURT
SMK ULU TIRAM

TEBRAU SPORT & RECREATION CENTRE

SJK (C) TIRAM

C&I TIRAM SPORTS BADMINTON
SK ULU TIRAM

MYDIN HYPERMARKET

NSK TIRAM

TAMAN DESA TEBRAU

AUSTIN HEIGHTS WATER & ADVENTURE PARK

Topper

AEON

Lotus's

SUNWAY COLLEGE

CRESCENDO-HELP INTERNATIONAL SCHOOL

AUSTIN HEIGHTS PRIVATE INTERNATIONAL SCHOOL

SULTAN ISMAIL HOSPITAL

TAMAN PERINDUSTRIAN CEMERLANG

TO JOHOR BAHRU/ SINGAPORE

TEBRAU HIGHWAY

SENAI-DESARU EXPRESSWAY

PLENITUDE

SALES GALLERY

PLENITUDE HILLS SDN BHD 200201028430 (596093A)
NO 1, PERSIARAN IMPIAN UTAMA, TAMAN KOTA IMPIAN,
81800 ULU TIRAM, JOHOR DARUL TA'ZIM

A Wholly-owned Subsidiary Of Plenitude Berhad

07-355 8082
IMPIANHILLS.COM.MY

IMPIAN HILLS
SALES GALLERY

Pemaju : Plenitude Hills Sdn. Bhd. 200201028430 (596093A). Anak Syarikat Milik Penuh Plenitude Berhad. Alamat: No 1, Persiaran Impian Utama, Taman Kota Impian, 81800 Ulu Tiram, Johor Darul Ta'zim. Tel: 07-355 8082 • No. Lesen Pemaju: 30170/08-2027/0169(A) • Tempoh Sah: 30/08/2022 - 29/08/2027 • No. Permit Iklan & Jualan: 30170-2/07-2025/0847(N)-L • Tempoh Sah: 25/07/2023 - 24/07/2025 • Harga Rumah Teres 2 Tingkat (Jenis A): RM722,222 (min) - RM1,047,778 (maks) • Harga Rumah Teres 2 Tingkat (Jenis B): RM783,333 (min) - RM1,075,556 (maks) • Unit: Jenis A - 78 unit, Jenis B - 70 unit • Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Daerah Kota Tinggi • No. Rujukan: MDKT/OSCK/TK/2023/803(24) • Tarikh Dijangka Siap: July 2025 • Bebanan Tanah: Tiada • Pegangan Tanah: Hakmilik Kekal • Diskaun Bumiputera: 15%.

Pemaju : Plenitude Hills Sdn. Bhd. 200201028430 (596093A). Anak Syarikat Milik Penuh Plenitude Berhad. Alamat: No 1, Persiaran Impian Utama, Taman Kota Impian, 81800 Ulu Tiram, Johor Darul Ta'zim. Tel: 07-355 8082 • No. Lesen Pemaju: 30170/08-2027/0169(A) • Tempoh Sah: 30/08/2022 - 29/08/2027 • No. Permit Iklan & Jualan: 30170-3/08-2025/0952(N)-L • Tempoh Sah: 23/08/2023 - 22/08/2025 • Harga Rumah Teres 2 Tingkat (Jenis B): RM790,000 (min) - RM1,143,333 (maks) • Unit: Jenis B - 45 unit • Pihak Berkuasa Meluluskan Pelan Bangunan: Majlis Daerah Kota Tinggi • No. Rujukan: MDKT/OSCK/TK/2023/803(24) • Tarikh Dijangka Siap: Aug 2025 • Bebanan Tanah: Tiada • Pegangan Tanah: Hakmilik Kekal • Diskaun Bumiputera: 15%.

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.