



Serunai

TAMAN DESA TEBRAU | JOHOR BAHRU

DOUBLE-STOREY SEMI-DETACHED
FREEHOLD



EXPERIENCE NATURE'S FINEST COMPOSITION

Introducing **Serunai**: an exclusive collection of semi-detached homes, a distinguished addition to the vibrant 966-acre masterplanned Taman Desa Tebrau township. Surrounded by an array of amenities and a unique Linear Park, this freehold development offers a gateway to your dream lifestyle while seamlessly harmonising with nature.

Here, your ideal lifestyle awaits, promising enriched well-being and exceptional quality of life.



**FREEHOLD
MIXED DEVELOPMENT
TOWNSHIP**



**ACCESS TO
THE ADJACENT
LINEAR PARK**



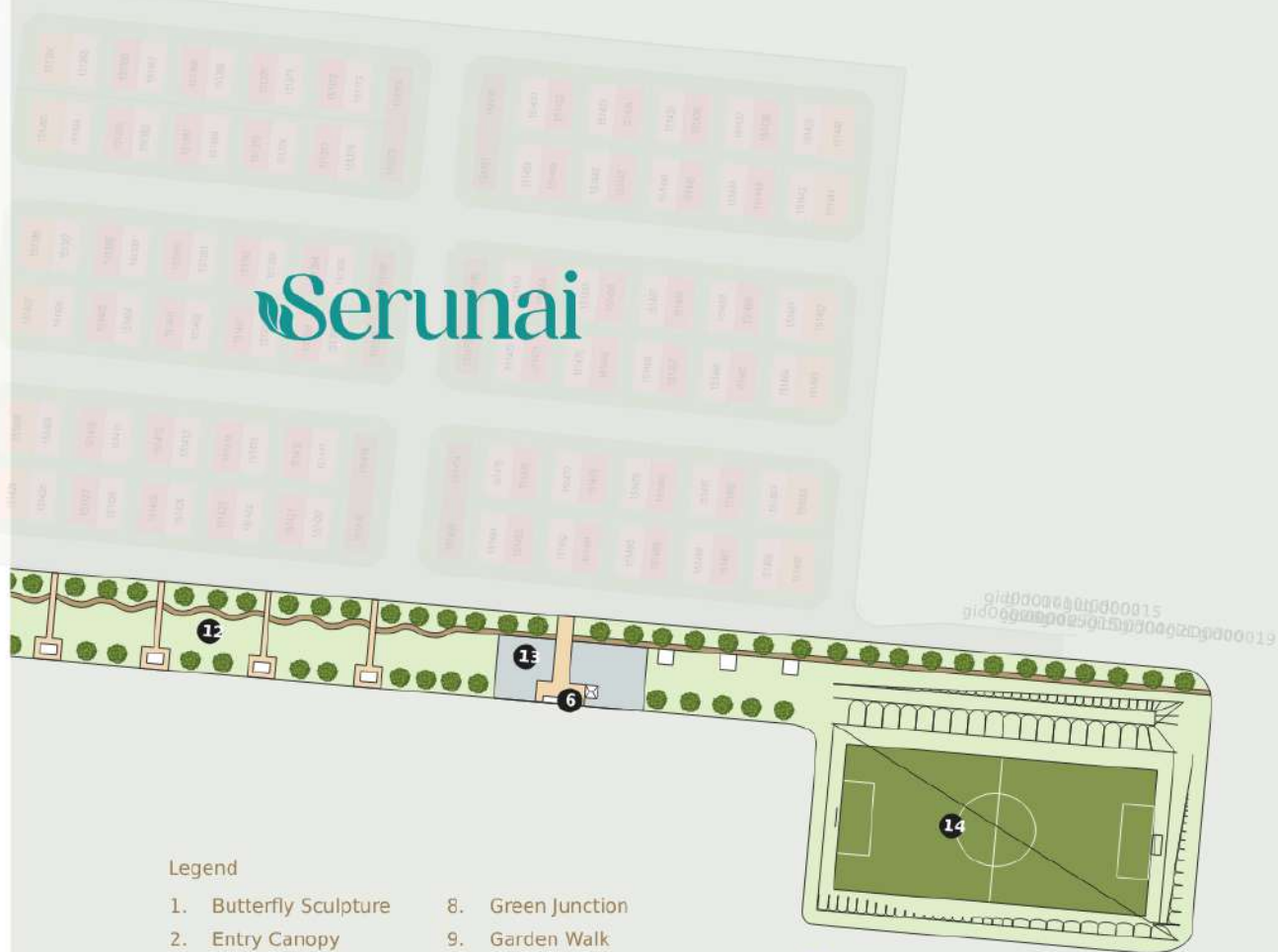
**CLOSE PROXIMITY
TO AEON AND IKEA
RETAIL AVENUES**

Discover a meticulously planned community at the heart of Taman Desa Tebrau, fostering connection and enhancing everyday living. From manicured gardens to efficient infrastructure, each precinct encourages vibrant lifestyles and celebrates life's simple joys.

An aerial view of a modern residential development. The central feature is a large green space with a paved playground area containing a yellow and grey patterned surface, a slide, and other equipment. The space is flanked by rows of houses and trees, creating a well-planned community environment. The text "Artist's impression" is visible in the bottom right corner.



Serunai

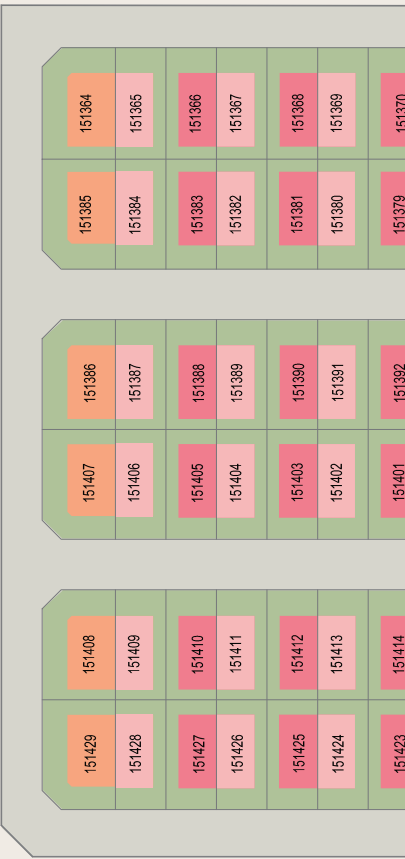


Legend

- | | |
|------------------------|------------------------|
| 1. Butterfly Sculpture | 8. Green Junction |
| 2. Entry Canopy | 9. Garden Walk |
| 3. Green Nook | 10. Children Play Area |
| 4. The Forest | 11. Fitness Area |
| 5. Pocket Lawn | 12. Seating Nook |
| 6. Rest Area | 13. Garden Alcove |
| 7. Garden Square | 14. Football Field |



SITE PLAN



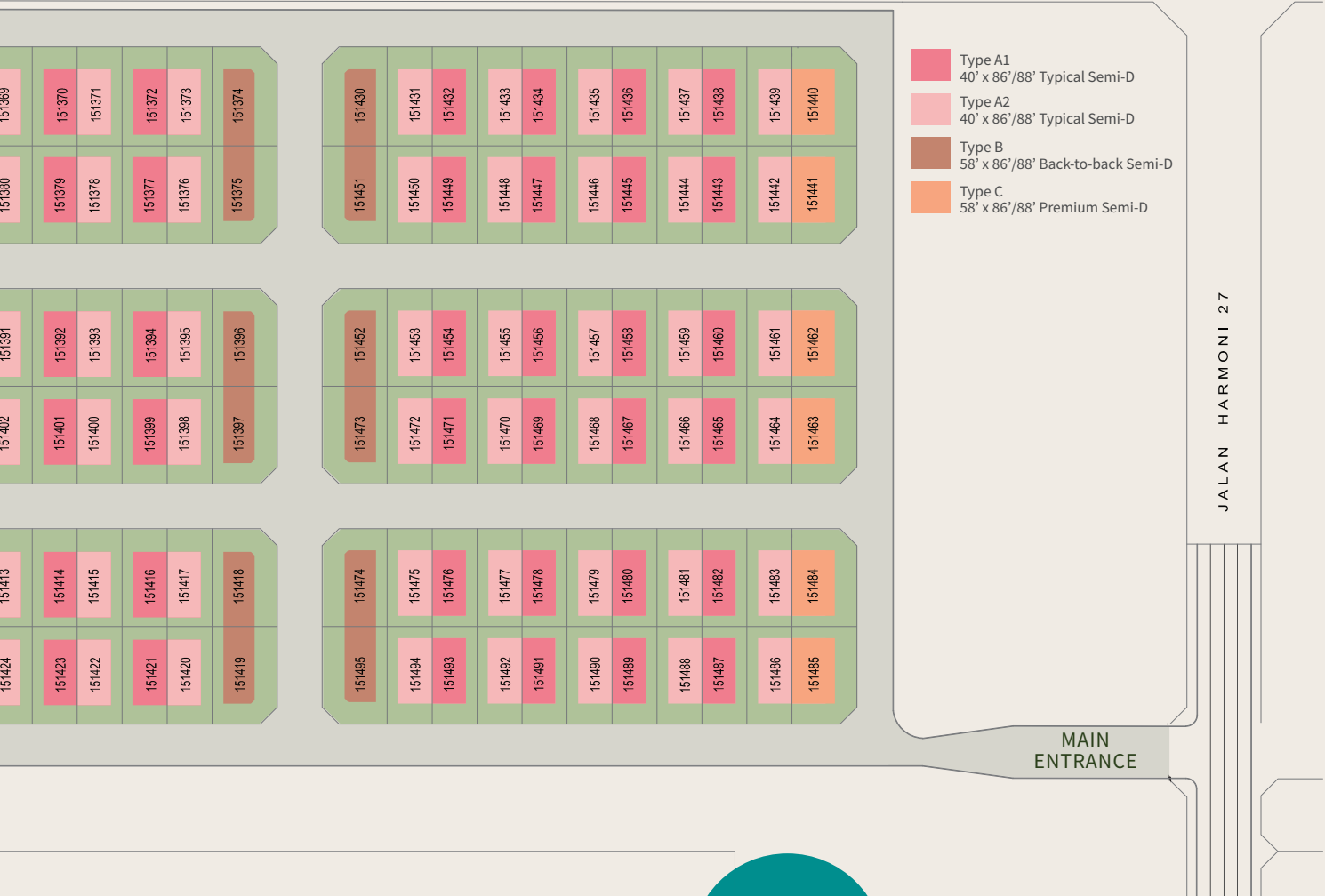
MASTER PLAN

CLAR|NET

- Commercial Plot / Shop Offices
- 2-Storey Terrace Homes
- 2 & 3-Storey Terrace Homes
- 2 & 3-Storey Cluster Homes
- 2 & 2½-Storey Semi-D Homes
- 3-Storey Bungalows
- Apartments
- Park
- Linear Park

HARI

JALAN DESA TEBRAU



EXQUISITELY DESIGNED
WITH YOU IN MIND



Crafted for those with a discerning eye for understated, contemporary luxury, **Serunai**'s distinctive minimalist facade and functional spaces create a modern and carefree living experience. A refined inner sanctum where space and luxury are in equal measures - featuring four bedrooms with en-suite bathrooms.



**LOW DENSITY
WITH ONLY
132 UNITS**



**3 UNIQUE
SEMI-D LAYOUT
DESIGNS**



**ALL BEDROOMS
FEATURE ENSUITE
BATHROOMS**



**12.5-FOOT CEILING
HEIGHT FOR BETTER
VENTILATION**

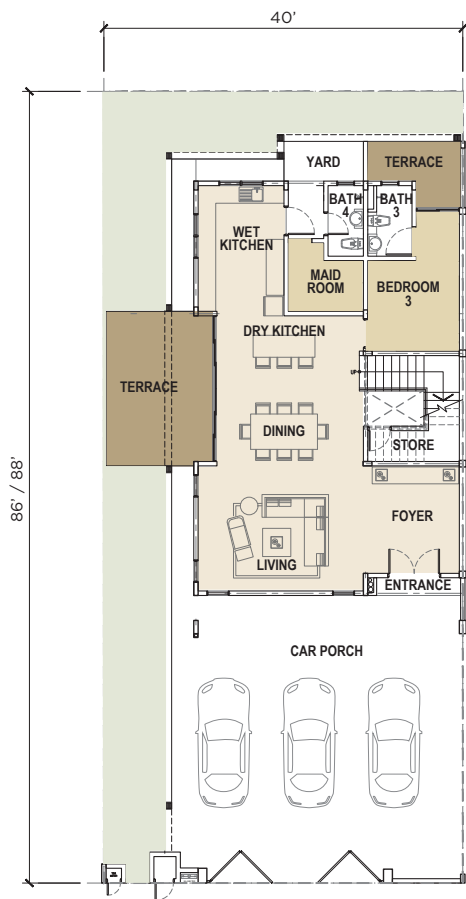


Artist's impression

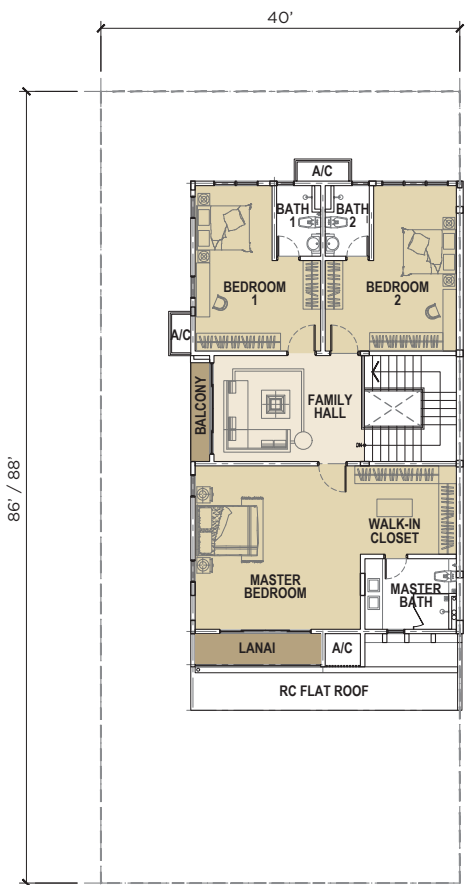


Artist's impression

<p>TYPES A¹ & A²</p>	<p>Land size 40' x 86' / 88'</p>	<p>Built-up 3,100 sf.</p>	<p>5 Rooms 5 Bathrooms</p>
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Ground Floor



First Floor



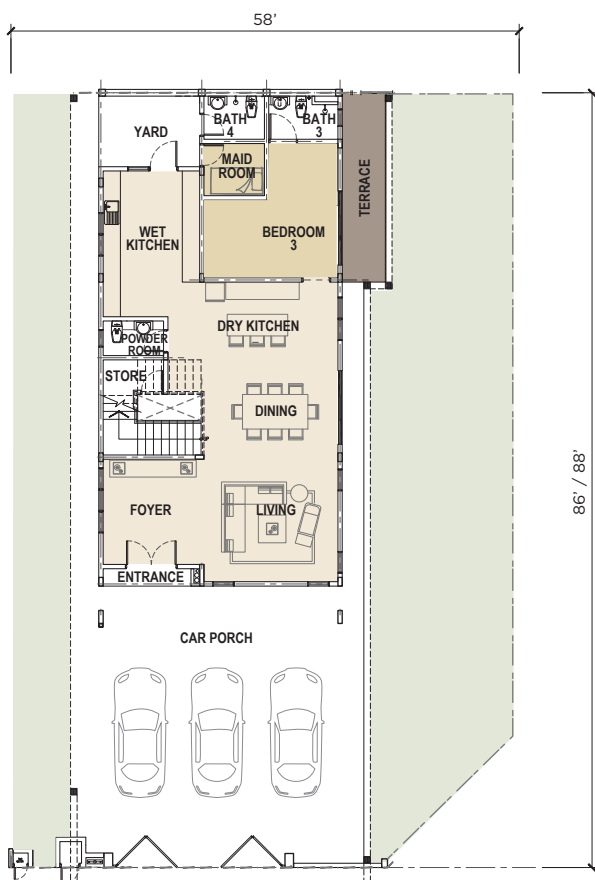
Artist's impression

TYPE
B

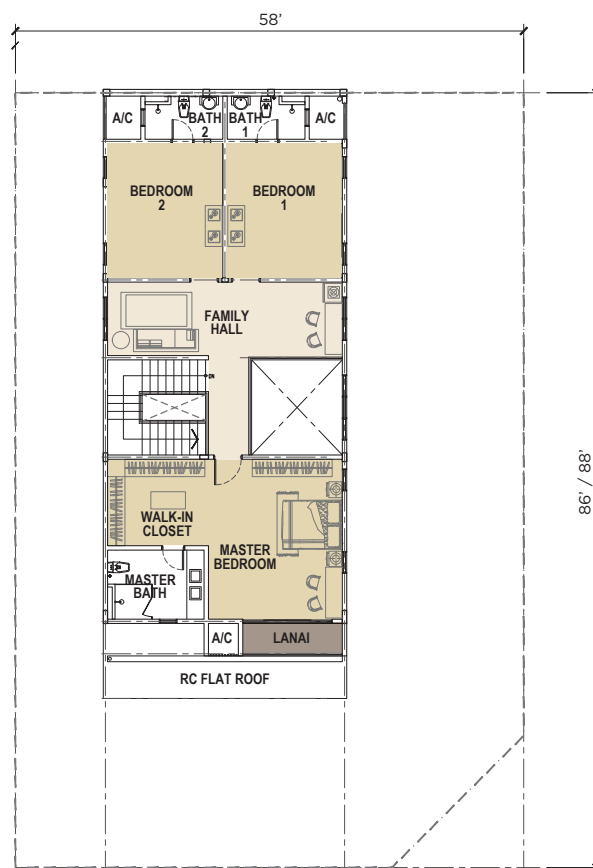
Land size
58' x 86'/88'

Built-up
3,300 sf.

5 Rooms
5 Bathrooms



Ground Floor



First Floor



Artist's Impression

TYPE
C

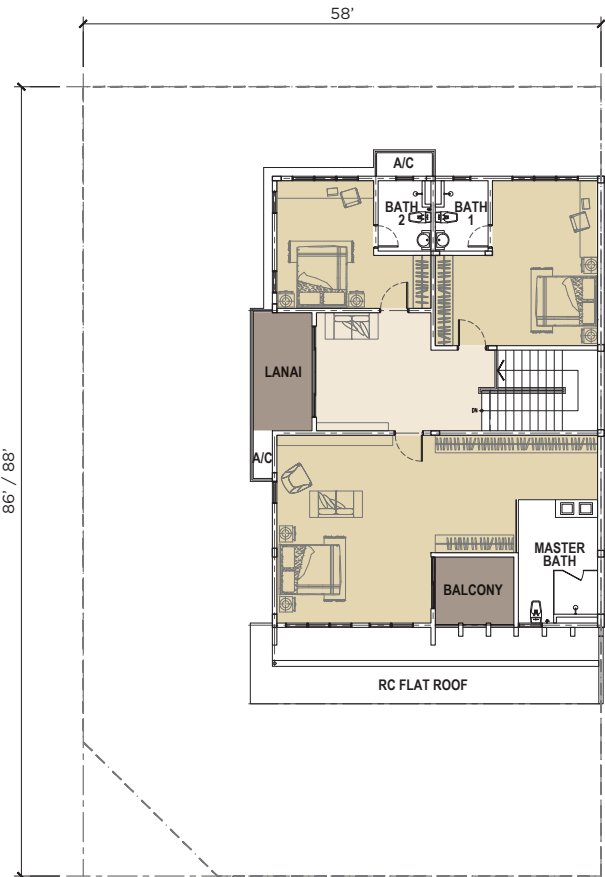
Land size
58' X 86'/88'

Built-up
3,700 sf.

5 Rooms
5 Bathrooms



Ground Floor



First Floor



AN ULTRA-SPACIOUS,
MODERN KITCHEN
DESIGNED FOR CULINARY
CREATIVITY AND
FAMILY GATHERINGS

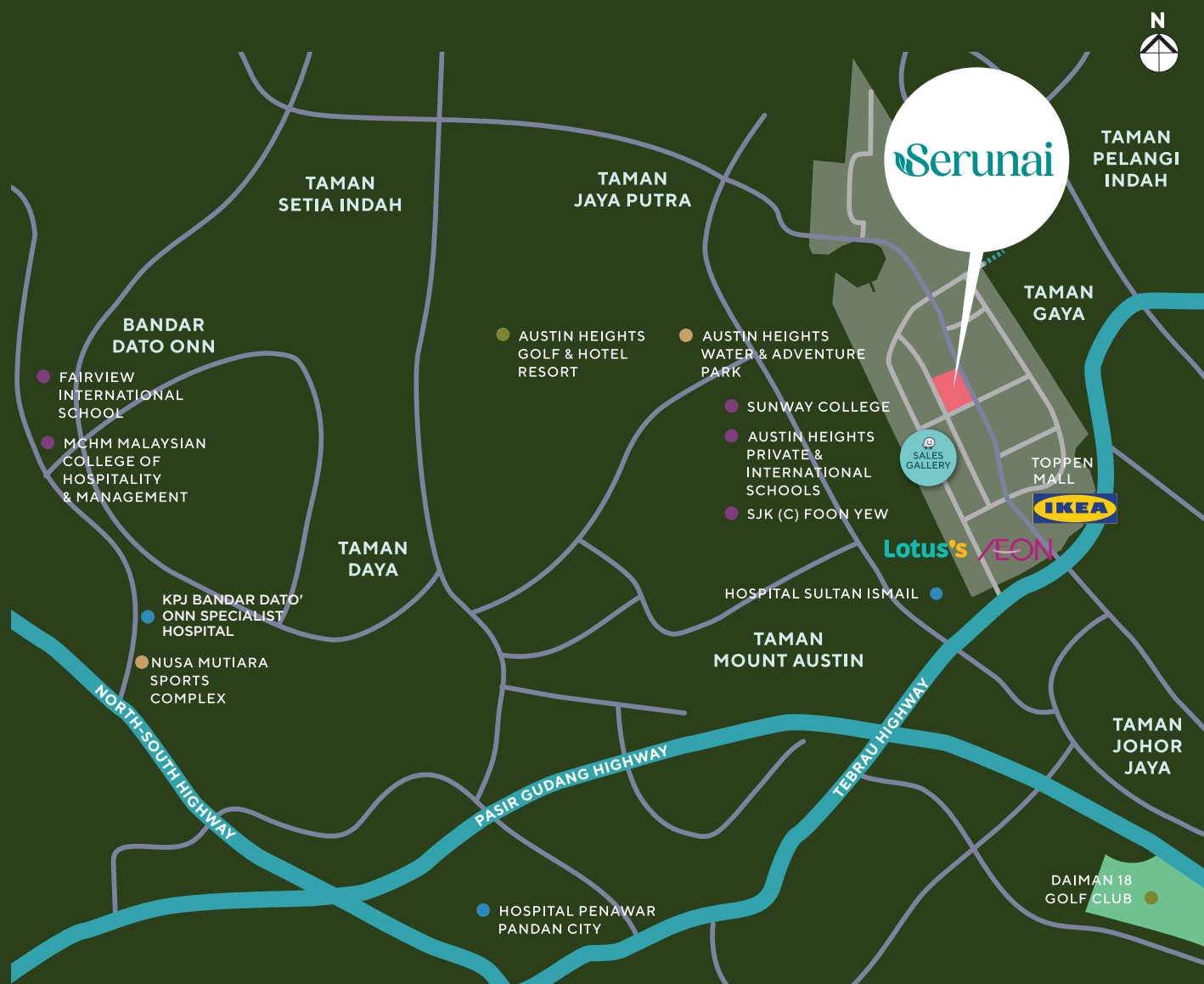
SPECIFICATIONS

Structure	Reinforced Concrete			
Wall	Plastered Brick Wall			
Roof Covering	Concrete Tiles / Metal Deck Roof			
Ceiling	Skim Coat / Plaster Board			
Windows	Aluminium Framed Glass Window			
Doors	Timber Panel Door / Timber Flush Door / Aluminium Framed Sliding Glass Door			
Ironmongery	Quality Lockset			
Wall Finishes	Living / Dining / Bedrooms / Family	:	Plaster and Paint	
	Kitchen	:	Plaster & Paint / Tiles	
	Bathrooms	:	Tiles up to ceiling height	
Floor Finishes	Car Porch / Entrance / Living / Dining /			
	GF Bedroom / Bathrooms / Maid Room /			
	Yard / Powder / Master bedroom /			
	1F Bedrooms / Family / Staircase /Store	:	Tiles	
	AC Ledge	:	Cement Render	
Fencing	Brick Wall / MS Fencing / MS Main Gate			
Sanitary & Plumbing Fittings		TYPES A1 & A2	TYPE B	TYPE C
	Wash Basin	6	7	6
	Water Closet	5	6	5
	Shower Head	5	5	5
	Bib Tap	7	8	7
	Kitchen Sink	1	1	1
Electrical Installation		TYPES A1 & A2	TYPE B	TYPE C
	Lighting Point	33	38	40
	Fan Point	8	8	9
	Power Point	27	26	29
	Water Heater Point	5	5	5
	A/C Switch Point	7	7	7
	TV Point	3	3	3
	Door Bell Point	1	1	1
	Auto Gate Point	1	1	1

Note : All the above items are subject to variations, modification & substitution as required by the Authorities or recommended by Architect or Engineer.

MODERN AMENITIES WITHIN EASY REACH

Taman Desa Tebrau boasts well-established infrastructure and amenities, including hypermarkets, schools, shopping malls, and medical centres. Located a short drive from Johor Bahru, its network of roads and highways ensures effortless travel to the city centre and Singapore.



Legend

- SPORTS COMPLEX & FAMILY RECREATION CENTRE
- EDUCATION CENTRE
- GOLF & COUNTRY CLUB
- MEDICAL CENTRE

CONNECTED TO A NETWORK OF HIGHWAYS FOR CONVENIENT TRAVEL ACCESSIBILITY

DESA TEBRAU
INTERCHANGE /
TEBRAU HIGHWAY

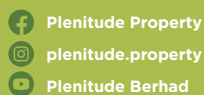
NORTH-SOUTH HIGHWAY

EASTERN DISPERSAL
LINK (EDL)

PASIR GUDANG HIGHWAY



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
PLENITUDE.COM.MY



07 350 8282
014 337 1230 Chia Hao
012 702 6033 Mandy



Pemaju: Plenitude Tebrau Sdn Bhd. 198401008434(120951-T) • Anak Syarikat Milik Penuh Plenitude Berhad • No.61, Jalan Harmonium 35/1, Taman Desa Tebrau, 81100 Johor Bahru, Johor. Tel : 07-350 8282. • No. Lesen Pemaju: 6418/11-2028/1459(A) • Tempoh Sah : 27/11/2023 - 26/11/2028 • No.Pemil Iklan & Jualan : 6418-39/03-2027/0203(N)-(L) • Tempoh Sah : 13/03/2025 - 12/03/2027 • Jenis : Rumah Berkembar 2 Tingkat (Jenis A1) • Jumlah Unit : 4 • Harga Jualan : RM2,147,000 (min) - RM2,147,000 (maks) • Rumah Berkembar 2 Tingkat (Jenis A2) • Jumlah Unit : 5 • Harga Jualan : RM2,092,000 (min) - RM2,092,000 (maks) • Jenis : Rumah Berkembar 2 Tingkat (Jenis A1) • Jumlah Unit : 20 • Harga Jualan : RM2,055,000 (min) - RM2,111,000 (maks) • Rumah Berkembar 2 Tingkat (Jenis A2) • Jumlah Unit : 25 • Harga Jualan : RM2,000,000 (min) - RM2,055,000 (maks) • Jenis : Rumah Berkembar 2 Tingkat (Jenis B) • Jumlah Unit : 1 • Harga Jualan : RM2,580,000 (min) - RM2,580,000 (maks) • Rumah Berkembar 2 Tingkat (Jenis B) • Jumlah Unit : 5 • Harga Jualan : RM2,492,000 (min) - RM2,547,000 (maks) • Jenis : Rumah Berkembar 2 Tingkat (Jenis C) • Jumlah Unit : 1 • Harga Jualan : RM2,857,000 (min) - RM2,857,000 (maks) • Rumah Berkembar 2 Tingkat (Jenis C) • Jumlah Unit : 5 • Harga Jualan : RM2,770,000 (min) - RM2,825,000 (maks) • Pihak Berkuasa Meluluskan Pelan Bangunan : Majlis Perbandaran Johor Bahru • No Rujukan : MBJB/U/2024/14/BGN/95/RP(20) • Tarikh Dijangka Siap : Mei 2027 • Babanan Tanah : Tiada • Pegangan Tanaj : Halmilik Kekal • Diskaun Bumiputera : 15%

SEKATAN - SEKATAN KEPENTINGAN : Tanah yang diperuntukkan untuk Bumiputera ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekali pun kepada orang yang bukan Bumiputera/bukan Syarikat Bumiputera tanpa kebenaran Pihak Berkuasa Negeri. SEKATAN - SEKATAN KEPENTINGAN : Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY