



HIBISCUS

FREEHOLD

2-STOREY TERRACE HOMES



REVIVE | REFRESH | REJOICE



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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



Freehold



Green
Environment



En-suite bathroom
for all bedrooms



Open plan concept
for living & dining



Ideal For Every
Generation

WELCOME TO HIBISCUS

Spacious Living in Harmony with Nature



Artist's Impression only

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 SITE PLAN

2-Storey Terrace Homes

TYPE A - 22' x 75'

TYPE B - 22' x 80'





-
- From Kota Tinggi
- From Johor Bahru
- Jalan Kota Tinggi
- WATER TANK
- COMMUNITY HALL
- PHASE 5
- PHASE 4
- PHASE 3
- PHASE 2
- PHASE 1
- Impian Hills
- SALES GALLERY



2-Storey Terrace Homes

TYPE A

4 BEDROOMS



4 BATHROOMS



LAND SIZE

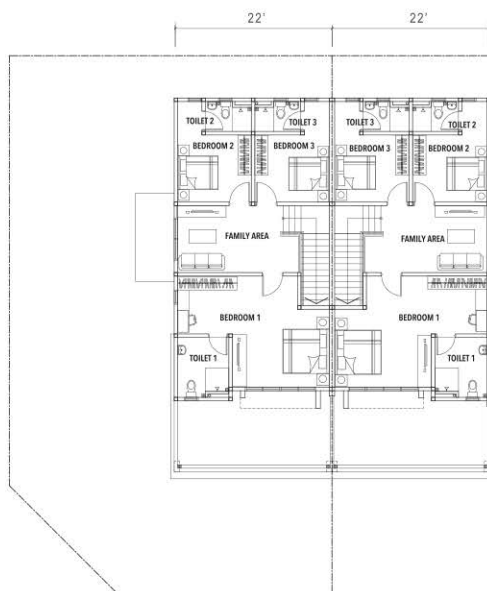
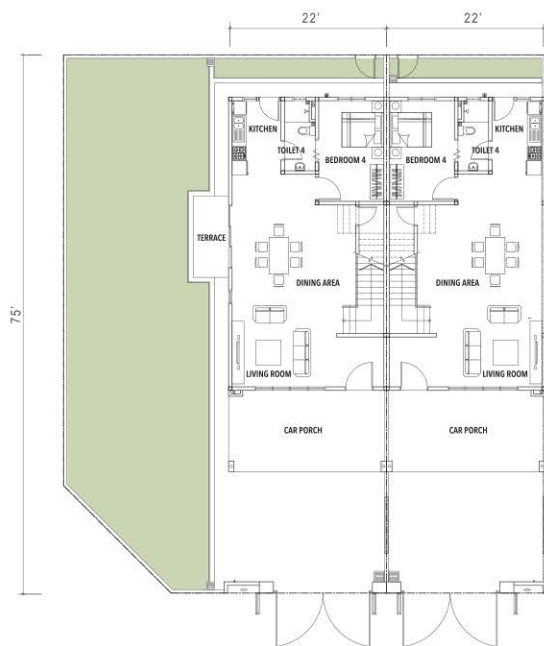
22' X 75'

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

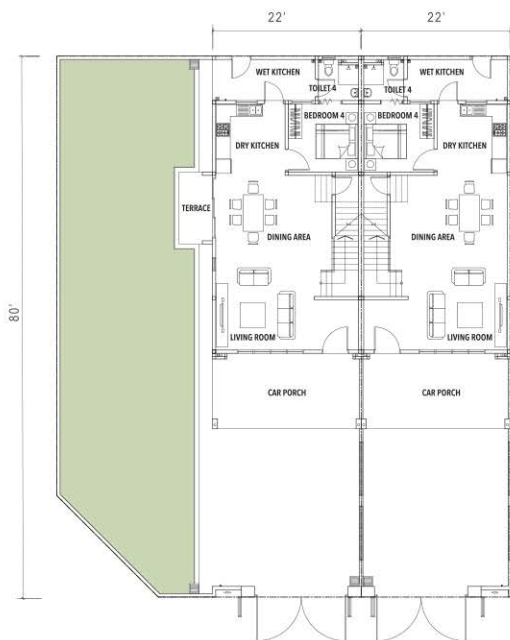


BUILT-UP

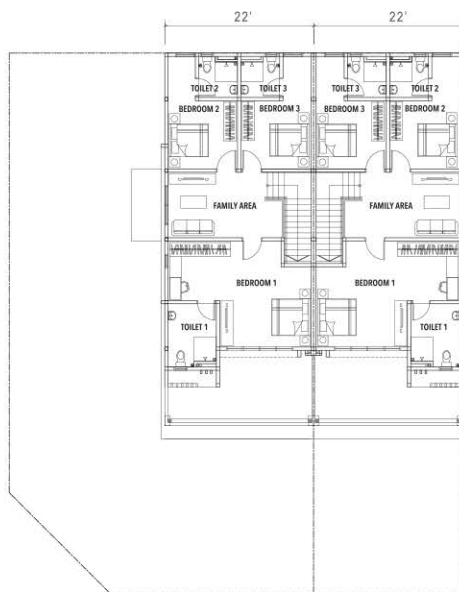
2,203 SQ. FT.



Artist's impression only



GROUND FLOOR



FIRST FLOOR

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

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

Healthcare

- Klinik Kesihatan Ulu Tiram
- Sultan Ismail Hospital



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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
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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

ENJOY ABSOLUTE ACCESSIBILITY AND CONNECTIVITY



PLENITUDE

SALES GALLERY

PLENITUDE HILLS SDN BHD 20201028430 (596093A)
NO 1, PERSIARAN IMPIAN UTAMA, TAMAN KOTA IMPIAN,
81800 ULU TIRAM, JOHOR DARUL TA'ZIM

A Wholly-owned Subsidiary Of Plentitude Berhad

07-355 8082
IMPIANHILLS.COM.MY

IMPIAN HILLS
SALES GALLERY

Pemaju : Plentitude Hills Sdn. Bhd. 20201028430 (596093A) Anak Syarikat Milik Penuh Plentitude 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 : 30170-3/07-2025/0847(N)-(L) • Tempoh Sah : 25/07/2023 - 24/07/2025 • Harge Rumah Teres 2 Tingkat (Jenis A) : RM722,222 (min) - RM1,047,778 (maks) • Harge Rumah Teres 2 Tingkat (Jenis B) : RM783,333 (min) - RM1,075,556 (maks) • Unit: Jenis A - 78 unit, Jenis B - 76 unit • Pihak Berkuasa Meluluskan Pelan Bangunan : Majlis Daerah Kota Tinggi • No. Rujukan : MDKTFOSCKIT2023/9801(24) • Tarikh Dijangka Siap : July 2025 • Debenan Tanah : Tiada • Pagarangan Tanah : Hamilnik Kelat • Dikawasan Dimpultra : 15%.

Pemaju : Plentitude Hills Sdn. Bhd. 20201028430 (596093A) Anak Syarikat Milik Penuh Plentitude 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 : 30170-3/06-2025/0852(N)-(L) • Tempoh Sah : 23/08/2023 - 22/08/2025 • Harge Rumah Teres 2 Tingkat (Jenis B) : RM799,000 (min) - RM1,143,333 (maks) • Unit: Jenis B - 45 unit • Pihak Berkuasa Meluluskan Pelan Bangunan : Majlis Daerah Kota Tinggi • No. Rujukan : MDKTFOSCKIT2023/9801(24) • Tarikh Dijangka Siap : Aug 2025 • Debenan Tanah : Tiada • Pagarangan Tanah : Hamilnik Kelat • Dikawasan Dimpultra : 15%.

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.