

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

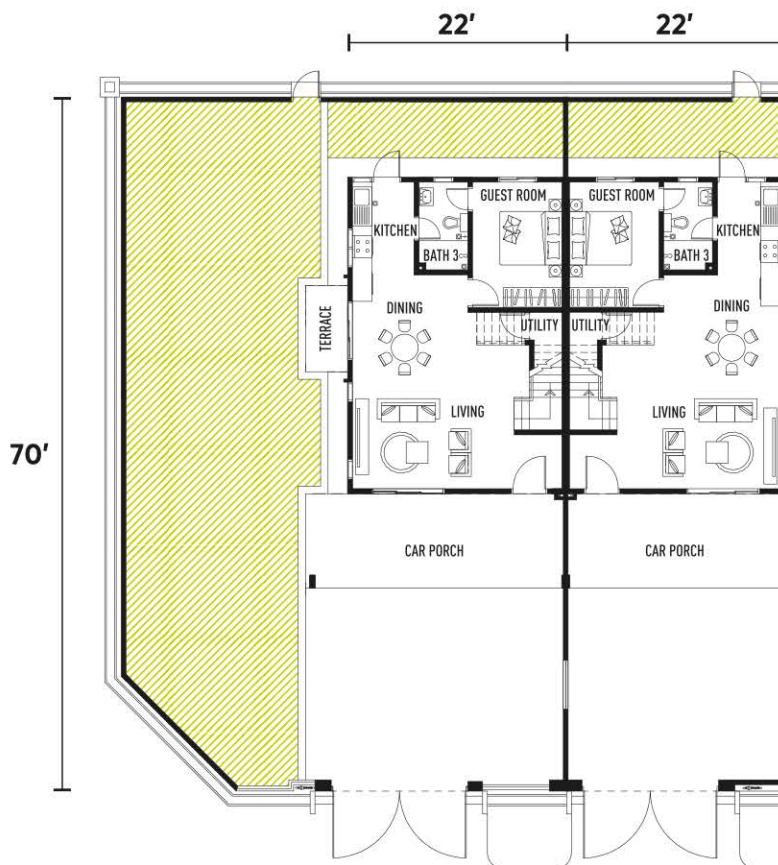
A型 BUILT-UP 1,698 SQ. FT./平方尺
建筑面积



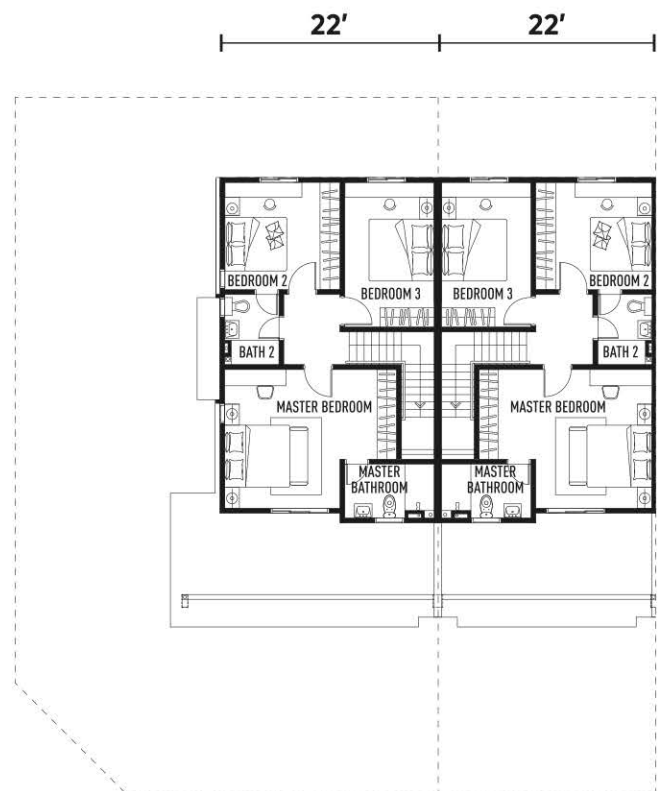
4 BEDROOMS/卧室



3 BATHROOMS/浴室



GROUND FLOOR



FIRST FLOOR



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

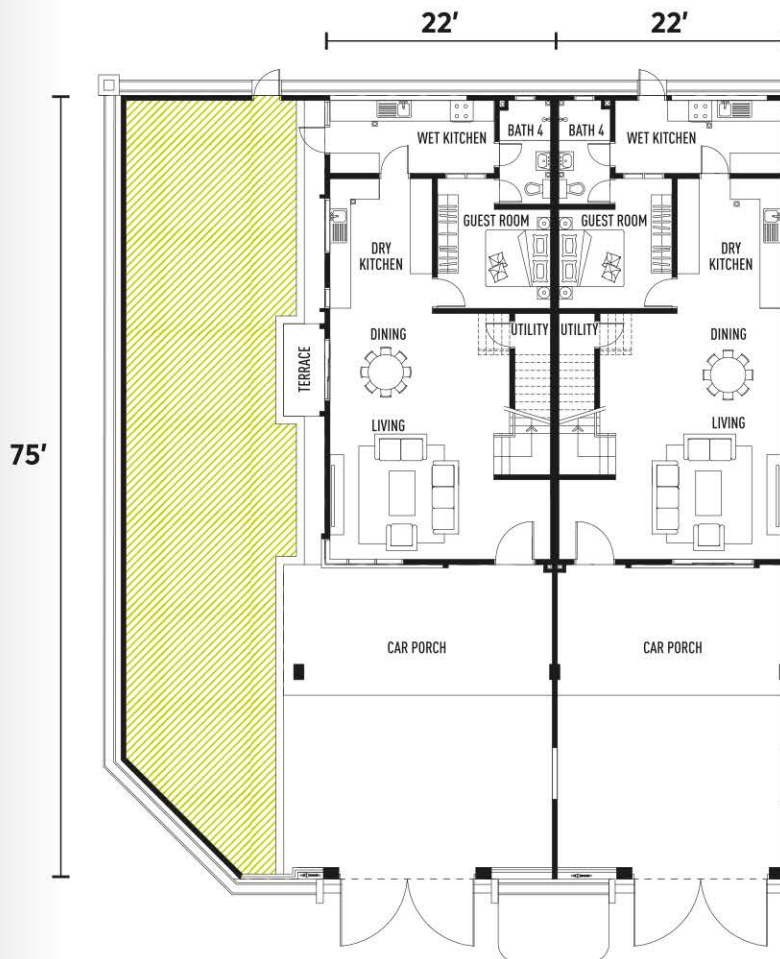


4 BEDROOMS/卧室

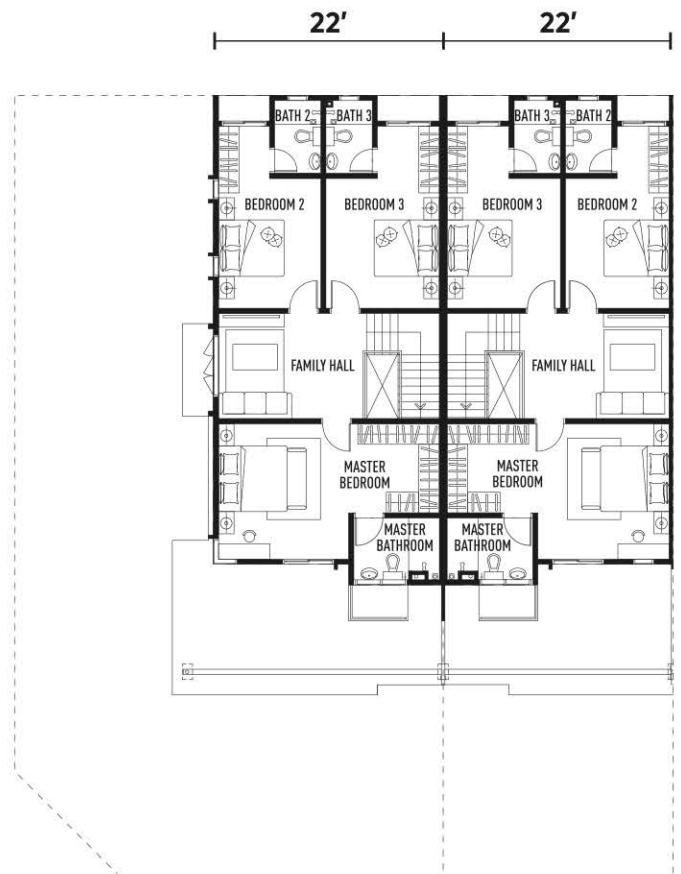


4 BATHROOMS/浴室

Artist's Impression Only



GROUND FLOOR



FIRST FLOOR

SITE PLAN 平面图



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



LEGEND Type A Type B

SPECIFICATIONS 建筑规格

STRUCTURE	结构	Reinforced Concrete Frames		混凝土钢筋框架		
WALL	墙壁	Bricks / Block / Concrete		砖墙 / 砌块 / 混凝土		
ROOF	屋顶	Concrete Roof Tile / RC Flat Roof		混凝土屋顶 / 钢筋混凝土平顶		
CEILING	天花板	Ceiling Board / Skim Coat		天花板 / 抹灰		
DOORS	门户	Selected Quality Doors		优质门		
WINDOWS	窗户	Aluminium Framed Windows		铝框窗		
LOCKS	锁具	Selected Quality Lockset		优质锁具		
FLOOR FINISHES	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		瓷砖		
		Utility, Driveway and Other Areas 杂物室、车道和其他范围		Cement Render 水泥抹灰		
WALL FINISHES	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		
SANITARY FITTING	卫生设备			TYPE A A 类型	TYPE B B 类型	
		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		
ELECTRICAL INSTALLATION	电源装置			TYPE A A 类型	TYPE B B 类型	
			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
TELECOMMUNICATION	电讯设备	Fiber Wall Socket 光纤墙壁插座	1	1	1	1
FENCING	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
FIREFLY PARK

KOTA TINGGI

ImpianHills

@ ULU TIRAM

ULU TIRAM

TO SENAI
INTERNATIONAL
AIRPORT

SENAI-DESARU EXPRESSWAY

SK TMN
BKT TIRAM

KLINIK KESIHATAN ULU TIRAM

HIGHLAND BADMINTON
COURT

SMK ULU TIRAM

SJK (C) TIRAM

C&I TIRAM SPORTS BADMINTON

BUKIT BATU PUTIH

BUKIT PUTERI

TEBRAU SPORT &
RECREATION
CENTRE

MYDIN
HYPERMARKET

NSK TIRAM

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

TAMAN
PERINDUSTRIAN
CEMERLANG

TO JOHOR BAHRU / SINGAPORE

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.'