



# 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

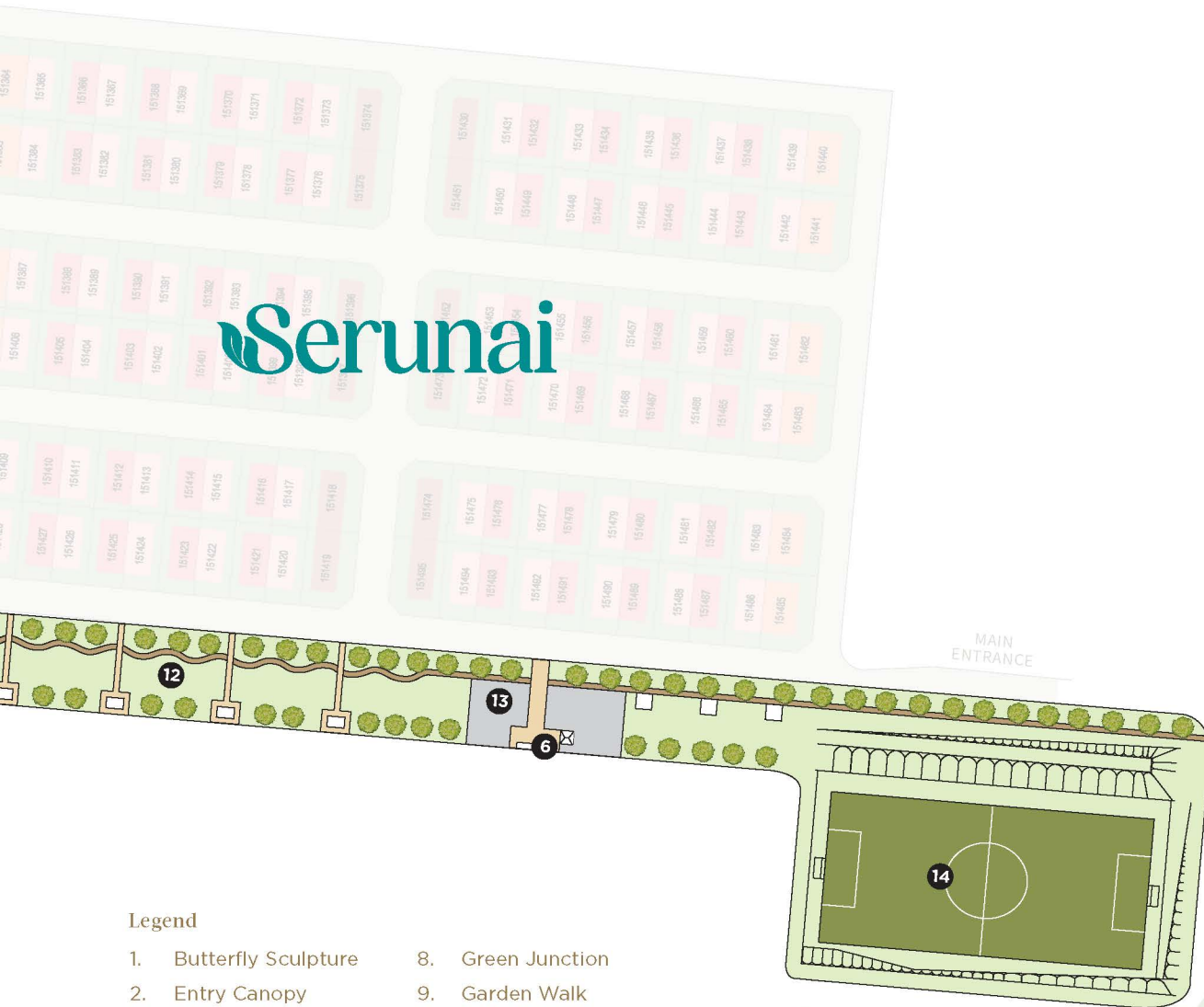
# A NURTURING ENVIRONMENT FOR THE BODY, MIND & SOUL

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.

Adjacent to **Serunai Semi-Detached Homes** is a landscaped Linear Park that invites relaxation and connection. Jog along winding paths, unwind in peaceful settings, or engage in activities in this refreshing environment steps from your door.



# Serunai



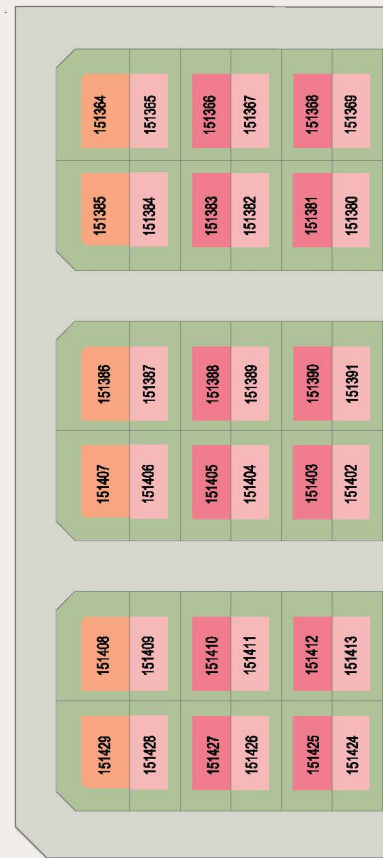
## Legend

- |                        |                        |
|------------------------|------------------------|
| 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

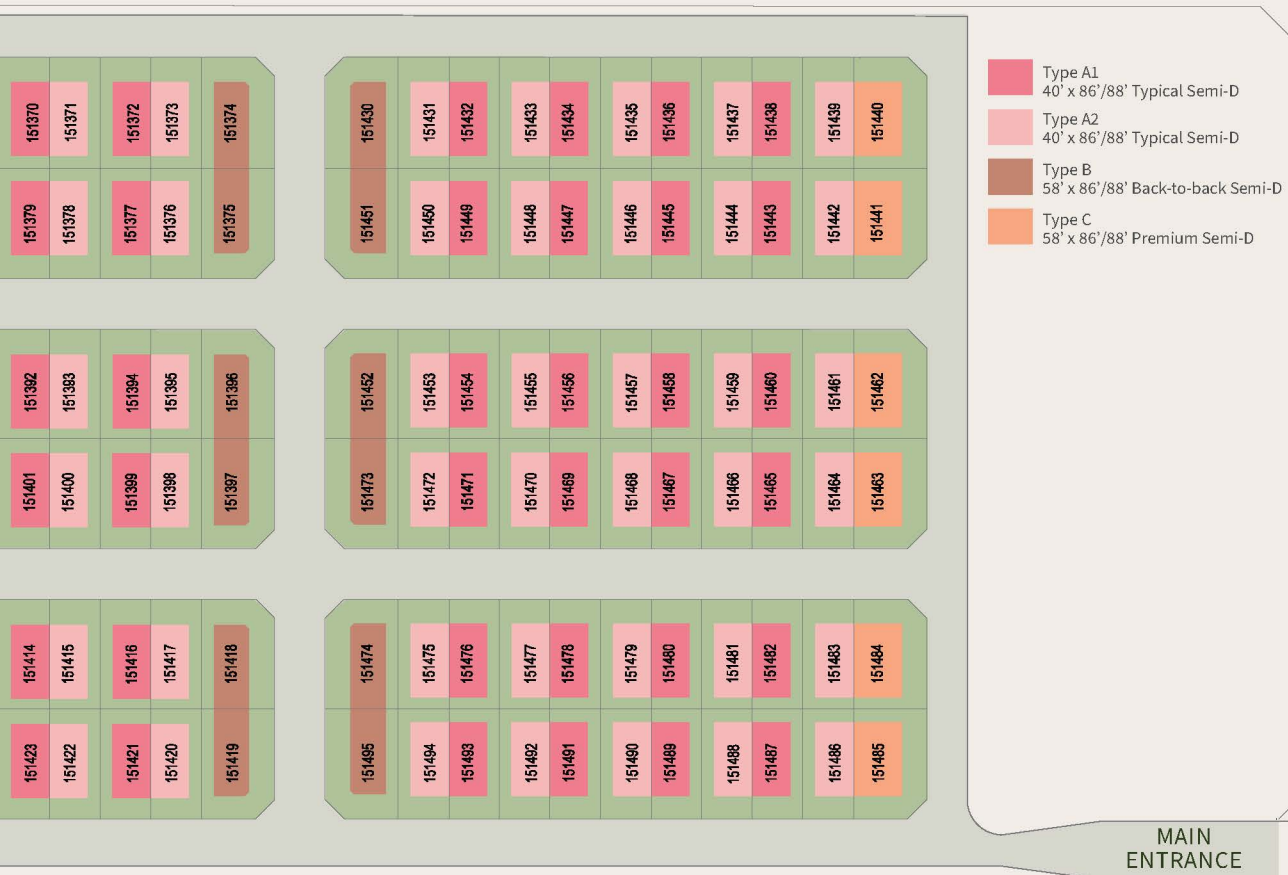


## MASTER PLAN



- 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

# JALAN DESA TEBRAU



JALAN HARMONI 27



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-FEET CEILING  
HEIGHT FOR BETTER  
VENTILATION



Artist's impression



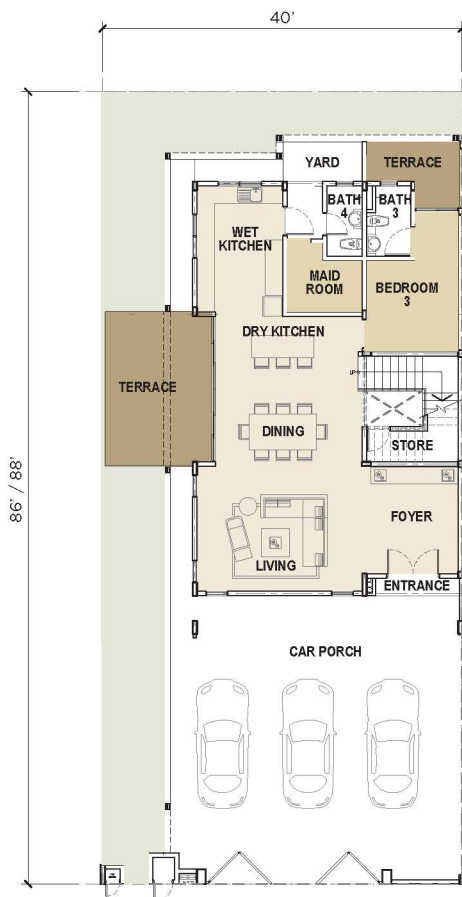
Artist's impression

TYPES  
A<sup>1</sup> & A<sup>2</sup>

Land size  
40' x 86'/88'

Built-up  
3,100 sf.

5 Rooms  
5 Bathrooms



Ground Floor



First Floor



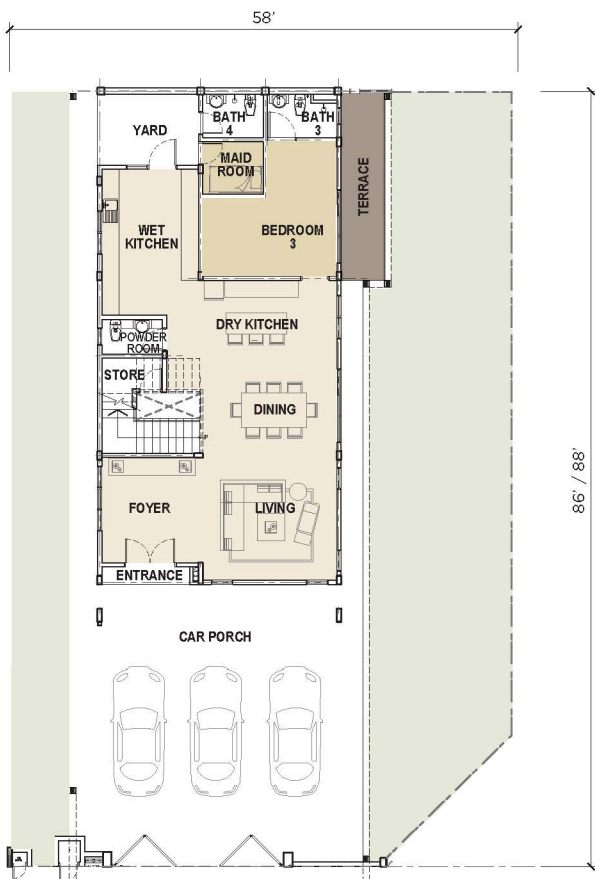
Artist's impression

TYPE  
B

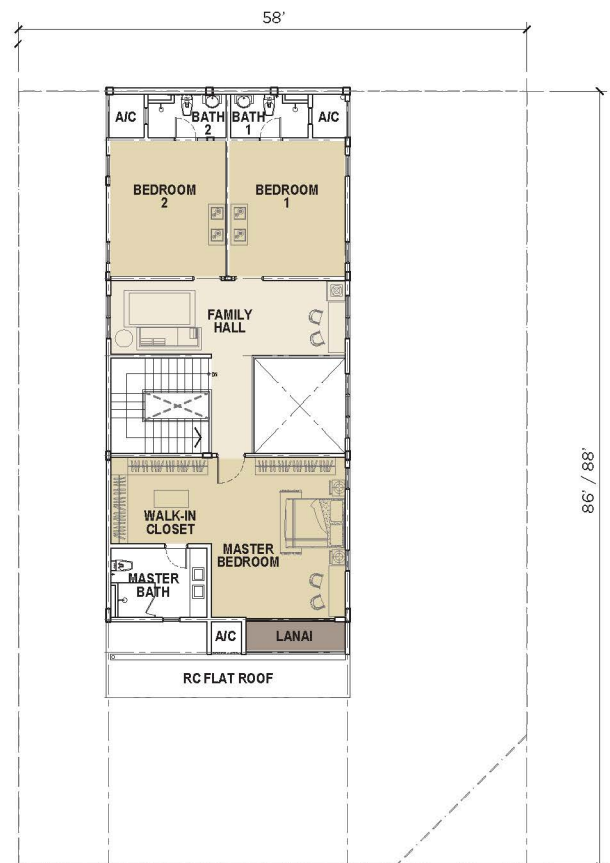
Land size  
**58' x 86' / 88'**

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

|                      |                                                                             |
|----------------------|-----------------------------------------------------------------------------|
| <b>Structure</b>     | Reinforced Concrete                                                         |
| <b>Wall</b>          | Plastered Brick Wall                                                        |
| <b>Roof Covering</b> | Concrete Tiles / Metal Deck Roof                                            |
| <b>Ceiling</b>       | Skim Coat / Plaster Board                                                   |
| <b>Windows</b>       | Aluminium Framed Glass Window                                               |
| <b>Doors</b>         | Timber Panel Door / Timber Flush Door / Aluminium Framed Sliding Glass Door |
| <b>Ironmongery</b>   | Quality Lockset                                                             |

|                      |                                     |                              |
|----------------------|-------------------------------------|------------------------------|
| <b>Wall Finishes</b> | Living / Dining / Bedrooms / Family | : Plaster and Paint          |
|                      | Kitchen                             | : Plaster & Paint / Tiles    |
|                      | Bathrooms                           | : Tiles up to ceiling height |

|                       |                                          |                 |
|-----------------------|------------------------------------------|-----------------|
| <b>Floor Finishes</b> | Car Porch / Entrance / Living / Dining / |                 |
|                       | GF Bedroom / Bathrooms / Maid Room /     |                 |
|                       | Yard / Powder / Master bedroom /         |                 |
|                       | 1F Bedrooms / Family / Staircase /Store  | : Tiles         |
|                       | AC Ledge                                 | : Cement Render |

|                |                                        |
|----------------|----------------------------------------|
| <b>Fencing</b> | Brick Wall / MS Fencing / MS Main Gate |
|----------------|----------------------------------------|

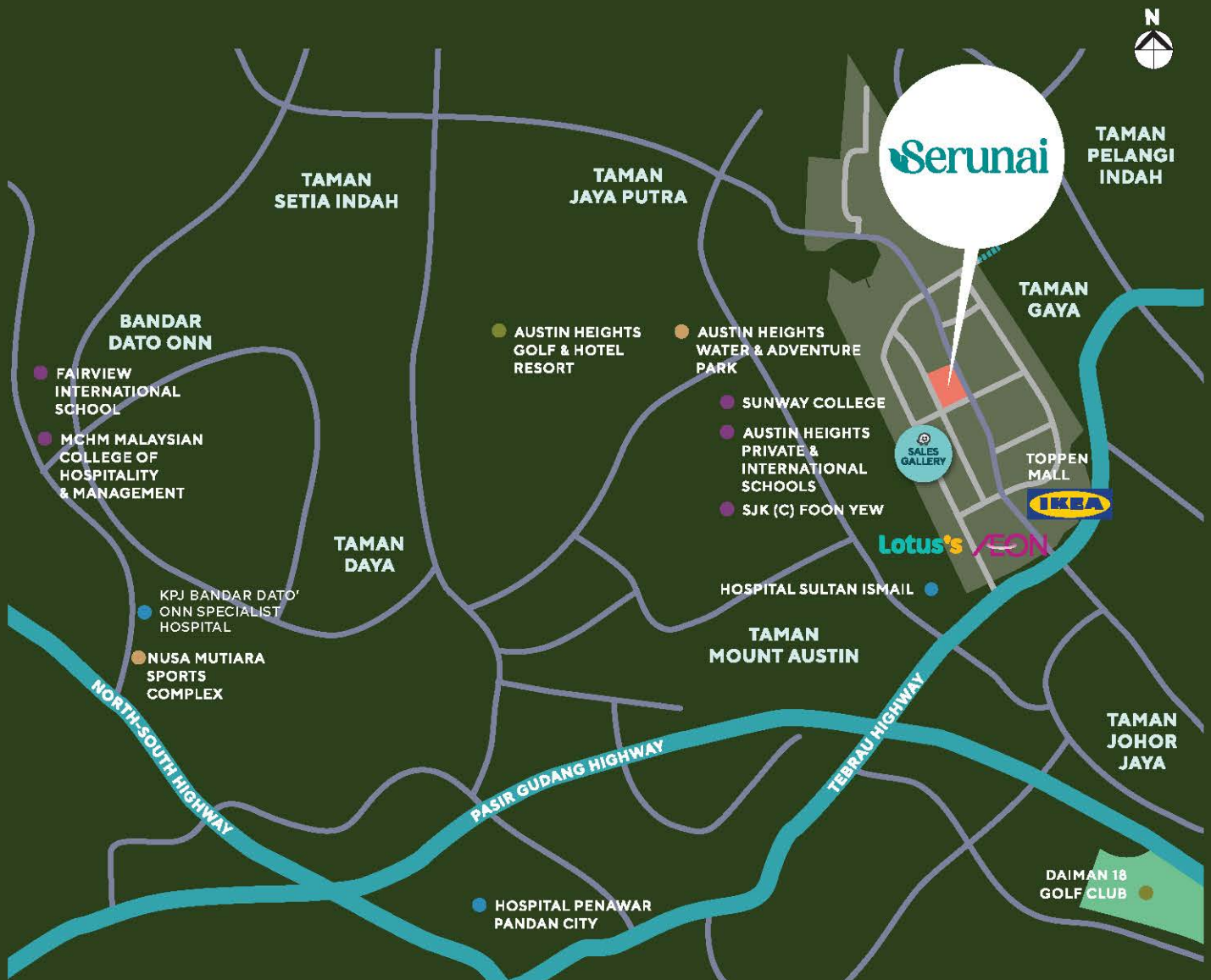
|                                         |              | <b>TYPES A1 &amp; A2</b> | <b>TYPE B</b> | <b>TYPE C</b> |
|-----------------------------------------|--------------|--------------------------|---------------|---------------|
| <b>Sanitary &amp; Plumbing Fittings</b> | Wash Basin   | 6                        | 7             | 6             |
|                                         | Water Closet | 5                        | 6             | 5             |
|                                         | Shower Head  | 5                        | 5             | 5             |
|                                         | Bib Tap      | 7                        | 8             | 7             |
|                                         | Kitchen Sink | 1                        | 1             | 1             |

|                                |                    | <b>TYPES A1 &amp; A2</b> | <b>TYPE B</b> | <b>TYPE C</b> |
|--------------------------------|--------------------|--------------------------|---------------|---------------|
| <b>Electrical Installation</b> | 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, 1984101008434(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: 6118/11-2028/1459(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) • Tanakh Dijangka Slap : 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