



Nasa City is adjacent to the North-South Highway, and is surrounded by an efficient traffic network accessible to all major highways, Johor Bahru city centre and CIQ-Singapore via EDL Highway.



From North-South Highway EXIT 255A to Desa Palma

Strategic Partnership:
IJM LAND JKG

Developer:
NASA LAND SDN BHD (457736-W)
No. 1, Jalan Palma Puteri 4, Desa Palma, 81100 Johor Bahru, Johor, Malaysia Fax : +607-3591188

Disclaimer : The information, perspectives, photographs, floor plans and proposed development plan contained in this Brochure are subject to change and cannot form part of an offer or contract. All renderings and pictures are artist's impression only and all measurements are approximate. While every reasonable care has been taken, NASA LAND SDN BHD and it's Advertising Agency cannot be held responsible for any inaccuracies.

<http://nasacity.ijmland.com>

M O D E R N



L I V I N G

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Enjoy The Tranquility

PHASE 3

NasaCity

Small Wonder, Big Inspirations



Situated in one of Johor Bahru's most vibrant location at Desa Palma, Nasa City is a *freehold* mixed development designed to provide the amenities of a *modern lifestyle*.



SHARE
the
SPACE

A sequel to the successful launch of the Centra Residences, the all new 2-Storey Terraces presents the next level of optimum living, offering residents *comfort* and *convenience* in a suburban community. Here, a wide assortment of *modern infrastructure* and *surrounding facilities* complements its *convenient* location.



EXPERIENCE A TRANQUIL & SERENE LIFESTYLE



Key to its geographical location advantage, the development is sited just *adjacent* to the North-South Highway, providing motorists a *speedy access* to Kuala Lumpur and other northern areas. It is also within reach to the Senai International Airport and a short distance away from the Johor Bahru city centre and Johor Bahru-Singapore causeway via the EDL Highway.

A Sanctuary called Home

22' x 70'

2-STOREY TERRACE HOMES

FREEHOLD

ITS ABOUT
THE CLEVER
INTERPLAY
BETWEEN



Artist Impression only

Be eluded to a simple lifestyle and be whisked away to a bliss of *harmonious* environment. Here, the clean architectural design emphasized on a *relaxing* and *comfortable* living with a touch of tranquility.

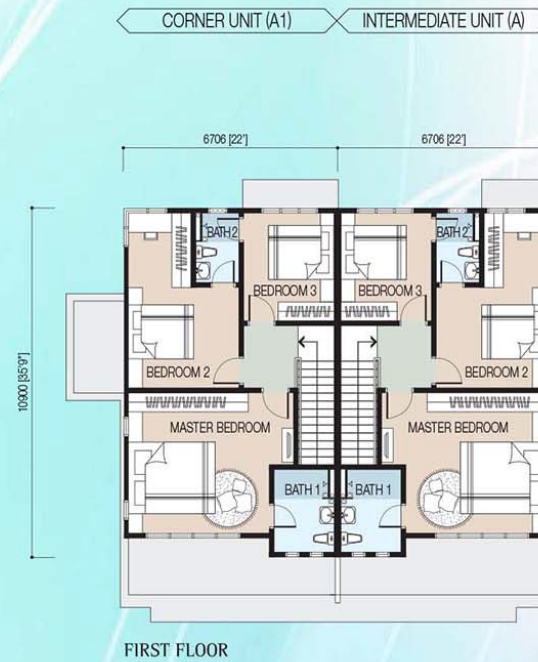
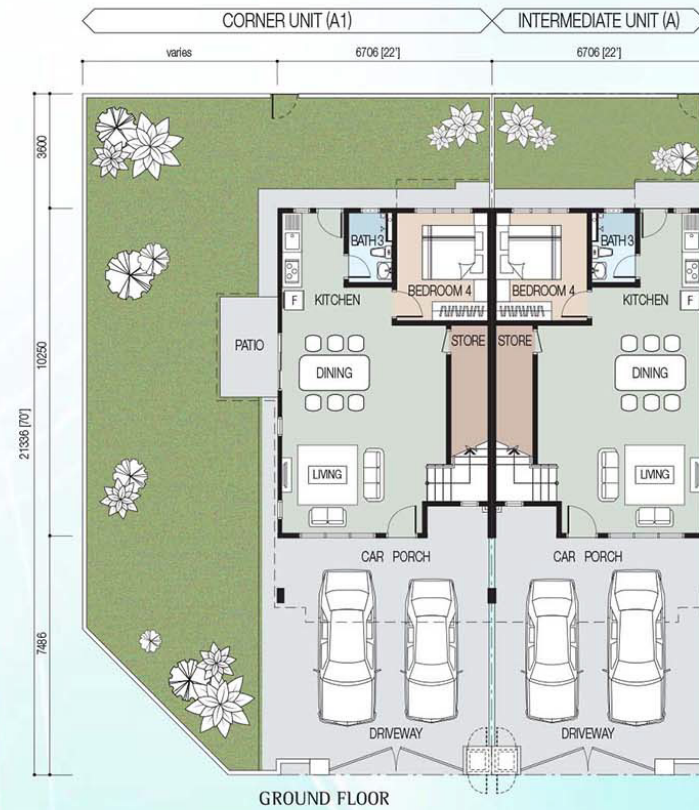
Built-up Area : Type A- 1,650 sq ft (4 Bedrooms / 3 Bathrooms)

PHASE 3

LIVING SPACE
AND THE
ENTIRE COOL
SURROUNDINGS



Floor Plan



A versatile home
imaginable
in a *vibrant*
community



Artist Impression only

Developer License No. : 10241-3/11-2021/01133(L) • Validity Period : 27/11/2019 – 26/11/2021 • Advertising & Sales Permit: 10241-3/11-2021/01133(P) • Validity Period : 27/11/2019 – 26/11/2021 • Building Plans Approving Authority : MBJB • Ref. No. : MBJB/U/2019/14/BG4/105/RP • Type A RM730,000 (Min) – RM594,000 (Max) • Total Units : 84 Units • Expected Date of Completion : April 2022 • Tenure of Land: Freehold • Land Encumbrance : Public Bank Berhad • 15% Discount for Bumiputera.
Sekatan Kepingtingan: Tanah ini tidak boleh dijual atau dipindahtanah dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan pihak Berkuasa Negeri.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

2 - Storey Terrace

Specifications

Structure	: Reinforced Concrete Frame
Wall	: Brick Wall With Cement Plaster Finish
Roof Covering	: Concrete Roof Tiles
Roof Framing	: Metal Framing
Ceiling	: Skim Coat / Ceiling Board
Windows	: Aluminium Framed Glass Window
Doors	: Timber Door
Main Entrance	: Plywood Flush Door
Others	: Aluminium Framed Glass Door (Corner Lot only)
Ironmongery	: Quality Lockset
Wall Finishes	
External Wall	: Weather Resistant Paint
Internal Wall	: Emulsion Paint
Other Finishes – Timber & Metal Works	: Gloss Enamel Paint
Kitchen	: Wall Tiles to 1500mm Height / Cement Plaster & Paint
All Bathrooms	: Wall Tiles up to Ceiling Height
Other Areas	: Skim Coat / Cement Plaster & Paint
Floor Finishes	
Foyer, Living, Dining, Kitchen, All Bedrooms, Staircase	: Tiles
All Bathrooms	: Tiles
Patio	: Tiles
Car Porch	: Tiles
Driveway	: Cement Screed
Entrance Slab	: R.C Slab with Brush Finish
Yard, Closet, Other Areas	: Cement Screed
Sanitary Fittings	Type A, A2, A2a, A2b
Kitchen Sink	: 1 no
Pedestal W.C.	: 3 nos
Wash Basin	: 3 nos
Shower Rose	: 3 nos
Bib Tap	: 3 nos
Electrical Installations	
13 Amp Power Point	: 12 nos
Lighting Point	: 16 nos
TV Outlet Point	: 1 no
Fan Point	: 5 nos
Air Conditioner Point	: 1 no
Heater Point	: 1 no
Bell Point	: 1 no
Gate Lighting Point	: 2 nos
Internal Telephone Trunking And Cabling	
Telephone Outlet Point	: 1 no
Fencing	: Brickwall / M.s. Gate

AEON Mall Bandar Dato' Onn	Approx 4.5 km
Tesco Setia Tropika	Approx 7.5 km
The Mall Mid Valley Southkey	Approx 11.4 km
Paradigm Mall Johor Bahru	Approx 13.4 km
AEON Mall Tebrau City	Approx 11 km
IKEA Tebrau City	Approx 12.1 km
Toppen Shopping Centre	Approx 12.1 km
McDonald's Setia Tropika	Approx 7.0 km
KFC Setia Tropika	Approx 7.7 km
Starbucks Setia Tropika	Approx 7.7 km
Pizza Hut Setia Tropika	Approx 7.6 km
Maybank Setia Tropika	Approx 7.6 km
RHB Islamic Bank Setia Tropika	Approx 7.8 km
Ambank Setia Tropika	Approx 7.2 km
Hong Leong Bank Setia Tropika	Approx 7.5 km
Fairview Int. School Johor Bahru	Approx 6 km
Austin Heights Private & International School	Approx 9.9km
Malaysian College of Hospitality & Management	Approx 3.8 km
Sunway College Johor Bahru	Approx 10.6 km
Southern University College	Approx 11.4 km
SJK (C) Foon Yew 5	Approx 10.2 km
SJK (C) Thai Hong	Approx 12.6 km
KPJ Bandar Dato' Onn Specialist Hospital	Approx 3.3 km
Hospital Sultan Ismail	Approx 11 km
Kempas Medical Centre	Approx 8.9 km
Starhill Golf & Country Club	Approx 10 km
Austin Heights Water & Adventure Park	Approx 9.1 km
Austin Heights Golf & Hotel Resort	Approx 9.5 km
Jabatan Imigresen Johor Bahru	Approx 7.7 km

GOOD CONNECTIVITY

EXPERIENCE A SIMPLE LIFESTYLE & EXPLORE A HOST OF SURROUNDING LIVING CONVENIENCE FOR TOTAL CONVENIENCE

Your best
Connection
to a Lifestyle
is here !

At Nasa City, you're only minutes away from daily necessities, such as schools, colleges, banks, shopping malls, hypermarkets, F&B outlets, health & medical centres, leisure facilities and much more.



Health & Sports Education Medical Financial & Banking Leisure & Recreation Dining & Entertainment Shopping