

Inviting interiors with natural light & spacious layout

The meticulously designed layout of these homes ushers in a unique sense of warmth and comfort. Infused with natural light that fills every nook and cranny, these interiors exude a radiant and airy atmosphere, making them a delightful feature, especially on crisp, breezy days.



Seamlessly linked to key highways

Reside in a strategically placed location, easily accessible via highways, connecting Johor and Singapore. Enjoy the surrounding ambience and a wealth of amenities in this ideal residential haven.



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| <p>ACCESSIBLE HIGHWAY</p> <ul style="list-style-type: none"> North-South Highway EDL Highway Tebrau Highway Senai Desaru Highway | <p>HIGHWAY EXITS</p> <ol style="list-style-type: none"> Exit 255A Exit 255C U-Turn Flyover Exit 255 | <p>NEARBY CONVENIENCES</p> <ul style="list-style-type: none"> AEON Mall Bandar Dato' Onn Lotus's Setia Tropika Paradigm Mall Johor Bahru The Mall Mid Valley Southkey | <p>EDUCATION & HOSPITAL</p> <ul style="list-style-type: none"> KPJ Specialist Hospital Bandar Dato' Onn Fairview International School Johor Bahru |
|---|--|--|--|

Developer :
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STRATEGIC PARTNERSHIP :
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Developer License No.: 10241/07-2028/1051 (A) (Validity Period: 07/07/2023 - 06/07/2028) • Advertising & Sales Permit No.: 10241-6/11-2025/1261(N)-(L) (Validity Period: 23/11/2023 - 22/11/2025) • Approving Local Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJU/2023/14/BGN/41/RP(12) • Land Tenure: Freehold • Land Encumbrance: Public Bank Berhad • Type of Property: Double Storey Terrace House (24'x70') • Total Units: 105 Units • Selling Price: RM979,000.00 (Min) - RM1,266,000.00 (Max) • Expected Date of Completion: December 2025 * 15% Discount for Bumiputera.

Disclaimer: The information, perspectives, photographs, floor plans and proposed development plan contained in this Leaflet 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 its Advertising Agency cannot be held responsible for any inaccuracies.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Distinctively
IJM



NasaCity
 DESA PALMA

PHASE 11A | 24' X 70'



FREEHOLD
 2-STOREY TERRACE HOUSE

FEATURES



4' backyard garden



Natural light and open space design



4 Bedrooms
 3 Bathrooms



Ceiling height wall tiles in all bathrooms



Immerse in nature in your neighborhood

Discover a wonderful setting where nature envelops you, accompanied by stylish homes designed to cater to all generations. The home space can be versatile and flexible to easily suit your living arrangements.



Generously designed for multi-generational families

Every aspect of the living space has been carefully considered to ensure comfort, functionality, and harmony for all generations residing under one roof.

Floor plan



2-STOREY TERRACE HOUSE



Built-Up from
2,006 sq.ft.

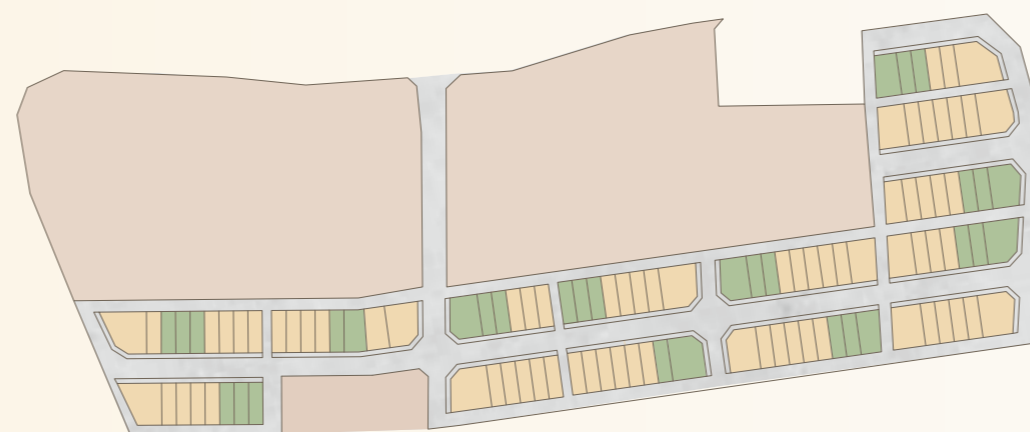


Land Area
24'x70'

Site plan

LEGEND

- Non-Bumi Lot
- Bumi Lot
- Future Development



Specifications

STRUCTURE	Reinforced Concrete Framework	SANITARY AND PLUMBING FITTINGS			
WALL	Brick Wall with Cement Plaster Finish	Kitchen Sink	1 no.		
ROOF COVERING	Concrete Roof Tiles / R.C. Flat Roof	Wash Basin	3 nos.		
ROOF FRAMING	Metal Roof Truss	Water Closet	3 nos.		
CEILING	Skim Coating / Ceiling Board	Shower Rose	3 nos.		
WINDOWS	Aluminium Framed Glass Window				
DOORS	Timber Door / Plywood Flush Door / Aluminium Frame Sliding Door / UPVC Door Quality Lockset				
IRONMONGERY		ELECTRICAL INSTALLATION	TYPE	TYPE	TYPE
WALL FINISHES		Lighting Point	A	A2	A1, A3 & A4
Internal Wall	Emulsion paint	Power Point	18	18	19
External Wall	Weather resistant paint	Ceiling Fan Point	20	20	20
Other Finishes - Timber & Metal Works	Enamel paint	Aircon Point	6	6	6
Kitchen	Wall tiles up to 1500mm height / cement plaster & paint	TV Socket Outlet	1	1	1
All bathrooms	Wall tiles up to ceiling height	Water Heater Point	1	1	1
Other Areas	Skim coat / cement plaster & paint	Door Bell Point	1	1	1
		Gate Light Point	2	2	2
FLOOR FINISHES		INTERNAL TELECOMMUNICATION TRUNKING AND CABLING			
Living / Dining / Kitchen	Tiles	FWS Point	1	1	1
All Bedroom / Staircase	Tiles				
All Bathrooms	Tiles				
Car Porch	Tiles	FENCING			
Patio (Corner Lot / End Lot With Land)	Tiles	Brick Wall Fencing with cement plaster finish			
Terrace / Driveway	Cement Render				
Entrance Slab	RC slab with broom finished				
Store / Other Areas	Cement Render				

The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.