

Developer  
**NUSA UTAMA**  
**SDN BHD**

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**TAMAN  
SELESA 丽  
INDAH 达园**

*Phase 3*

Developer's License No.: 7576/10-2027/1126(A) - Validity Period: 02/10/2022-01/10/2027 - Advertising & Sales Permit No.: 7576-15/03-2026/0209(N)(L) - Validity Period: 04/03/2024-03/03/2026 - Authority Approving Building Plan: Majlis Bandaraya Iskandar Puteri - Building Plan Approval No.: MBIP(JB)RP/8/8/2022(19) - Tenure of Land: 991 years, expire on 03/09/2911 - Land Encumbrances: NIL - Expected Date of Completion: February 2026 - Selling Price: Double Storey Terrace House (100 units) RM722,500 (min) - RM1,325,000 (max) ; Double Storey Semi Detached House (8 units) RM935,000 (min) - RM1,458,800 (max)

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# THE ULTIMATE CHOICE *of Living*

The interior layout is thoughtfully designed with quality finishing for your living comfort. It is easily accessible and well connected with major highways make it the perfect choice for you and your family.

GATED & GUARDED



## DOUBLE STOREY TERRACE HOUSE

Land Size: 1,300 - 4,019 SQ.FT. | Built-up Area: 1,898 - 1,924 SQ.FT. | 4 Bedrooms & 4 Bathrooms

*Welcome Home*



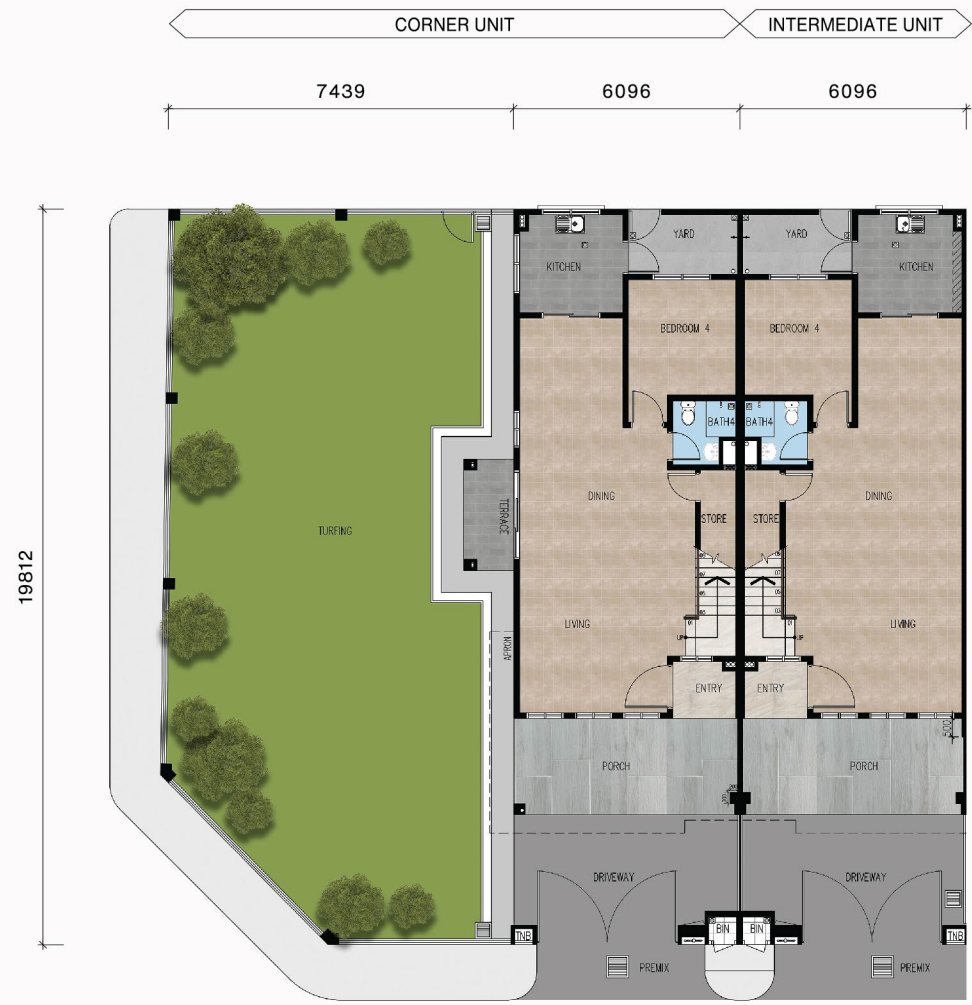
## DOUBLE STOREY SEMI-DETACHED HOUSE

Land Size: 2,560 - 6,190 SQ.FT. | Built-up Area: 2,153 - 2,394 SQ.FT. | 4+1 Bedrooms & 4 Bathrooms



FLOOR PLAN

Double Storey Terrace House



GROUND FLOOR



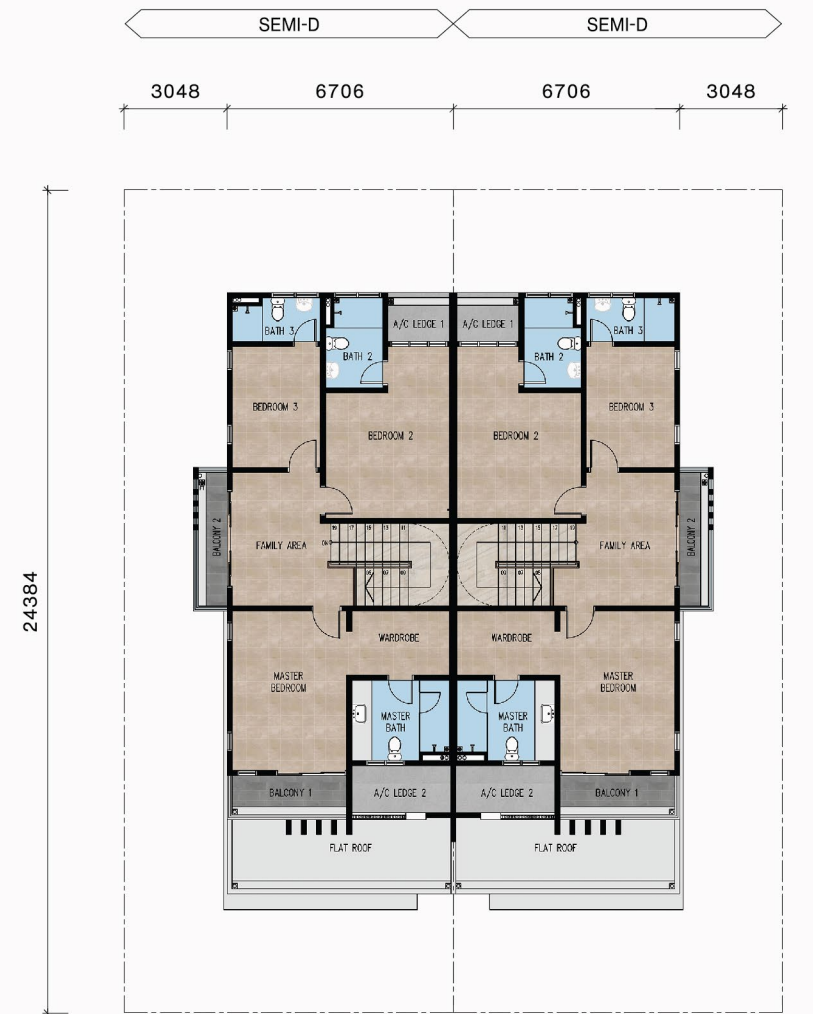
FIRST FLOOR



Double Storey Semi-Detached House



GROUND FLOOR



FIRST FLOOR





## SPECIFICATIONS

### DOUBLE STOREY TERRACE HOUSE

<b>STRUCTURE</b>	: Reinforced Concrete	<b>WINDOWS</b>	: Aluminium Framed Glass Window
<b>PARTY WALL</b>	: Reinforced Concrete & Brick Wall	<b>LOCKS</b>	: Selected Lockset
<b>WALL</b>	: Brick Wall	<b>SANITARY FITTINGS</b>	
<b>MAIN ROOF</b>	: Concrete Roof Tiles / RC Flat Roof (car porch)	Kitchen Sink	: 1 no
<b>CEILING</b>	: Skim Coating / Plaster Ceiling / Cement Board	Pedestal W.C.	: 4 nos
<b>FLOOR FINISHES</b>		Wash Hand Basin	: 4 nos
Living / Dining / Kitchen	: Tiles	Soap Holder	: 4 nos
All Bedrooms / Staircase / Family Area / All Bathrooms		Toilet Roll Holder	: 4 nos
Terrace / Balcony / Car Porch	: Tiles / Cement Render	Shower Rose	: 4 nos
Yard / Driveway	: Cement Render	<b>ELECTRICAL INSTALLATION</b>	
<b>WALL FINISHES</b>		Corner Unit	
Bathroom 1 & 4	: Tiles up to Ceiling Height	Intermediate / End Unit	
Bathroom 2 & 3	: Tiles up 2.1m Height	Light Point	: 31 nos / 30 nos
Kitchen	: Tiles up to 2.1m Height (selected wall) / Cement Plaster & Paint / Skim Coat & Paint	13amp Power Point	: 25 nos / 25 nos
Others	: Skim Coat & Paint / Cement Plaster & Paint	Fan Point	: 7 nos / 7 nos
<b>PAINTING</b>		TV Point	: 3 nos / 3 nos
External & Internal Wall	: Selected Paint	Telephone Point	: 1 no / 1 no
Timber & Metal Works	: Selected Paint	Air-cond Point	: 6 nos / 6 nos
<b>DOORS</b>		Water Heater Point	: 4 nos / 4 nos
Entrance	: Timber Door	Door Bell Point	: 1 no / 1 no
Dining	: Aluminium Framed Glass Sliding Door	Gate Light Point	: 2 nos / 2 nos
Others	: Selected Door	Auto Gate Point	: 1 no / 1 no
		Exhaust Fan	: 1 no / 1 no
		Data Point	: 2 nos / 2 nos
		<b>GATE</b>	: M.S. Gate
		<b>FENCING</b>	: BSP Fencing / Brick Wall

### DOUBLE STOREY SEMI-DETACHED HOUSE

<b>STRUCTURE</b>	: Reinforced Concrete	<b>WINDOWS</b>	: Aluminium Framed Glass Window
<b>PARTY WALL</b>	: Reinforced Concrete & Brick Wall	<b>LOCKS</b>	: Selected Lockset
<b>WALL</b>	: Brick Wall	<b>SANITARY FITTINGS</b>	
<b>MAIN ROOF</b>	: Concrete Roof Tiles / RC Flat Roof (car porch)	Kitchen Sink	: 1 no
<b>CEILING</b>	: Skim Coating / Plaster Ceiling / Cement Board	Pedestal W.C.	: 4 nos
<b>FLOOR FINISHES</b>		Wash Hand Basin	: 4 nos
Living / Dining / Kitchen	: Tiles	Soap Holder	: 4 nos
All Bedrooms / Staircase / Family Area / All Bathrooms		Toilet Roll Holder	: 4 nos
Terrace / Balcony		Shower Rose	: 4 nos
Car Porch	: Tiles / Cement Render	<b>ELECTRICAL INSTALLATION</b>	
Yard / Driveway	: Cement Render	Standard Unit	
<b>WALL FINISHES</b>		Light Point	: 34 nos
All Bathrooms	: Tiles up to Ceiling Height	13amp Power Point	: 25 nos
Kitchen	: Tiles up to 2.1m Height (selected wall) / Cement Plaster & Paint / Skim Coat & Paint	Fan Point	: 7 nos
Others	: Skim Coat & Paint / Cement Plaster & Paint	TV Point	: 3 nos
<b>PAINTING</b>		Telephone Point	: 1 no
External & Internal Wall	: Selected Paint	Air-cond Point	: 7 nos
Timber & Metal Works	: Selected Paint	Water Heater Point	: 4 nos
<b>DOORS</b>		Door Bell Point	: 1 no
Entrance	: Timber Door	Gate Light Point	: 2 nos
Dining	: Aluminium Framed Glass Sliding Door	Auto Gate Point	: 1 no
Others	: Selected Door	Data Point	: 3 nos
		<b>GATE</b>	: M.S. Gate
		<b>FENCING</b>	: BSP Fencing / Brick Wall



N1°29'19.1" E103°37'54.9"



### PRIME LOCATION



**5 KM**  
RADIUS TO

- Lotus' Mutiara Rini
- Mydin Mall Mutiara Rini
- Hutan Bandar Mutiara Rini



**10 KM**  
RADIUS TO

- Kota Iskandar • Legoland Malaysia
- Puteri Harbour Family Theme Park • EduCity  
(Newcastle University of Medicine, University of Southampton, Marlborough College)



**25 KM**  
RADIUS TO

- Second Link, Tuas



**25 KM**  
RADIUS TO

- Senai International Airport
- Johor Bahru City Centre
- CIQ Complex