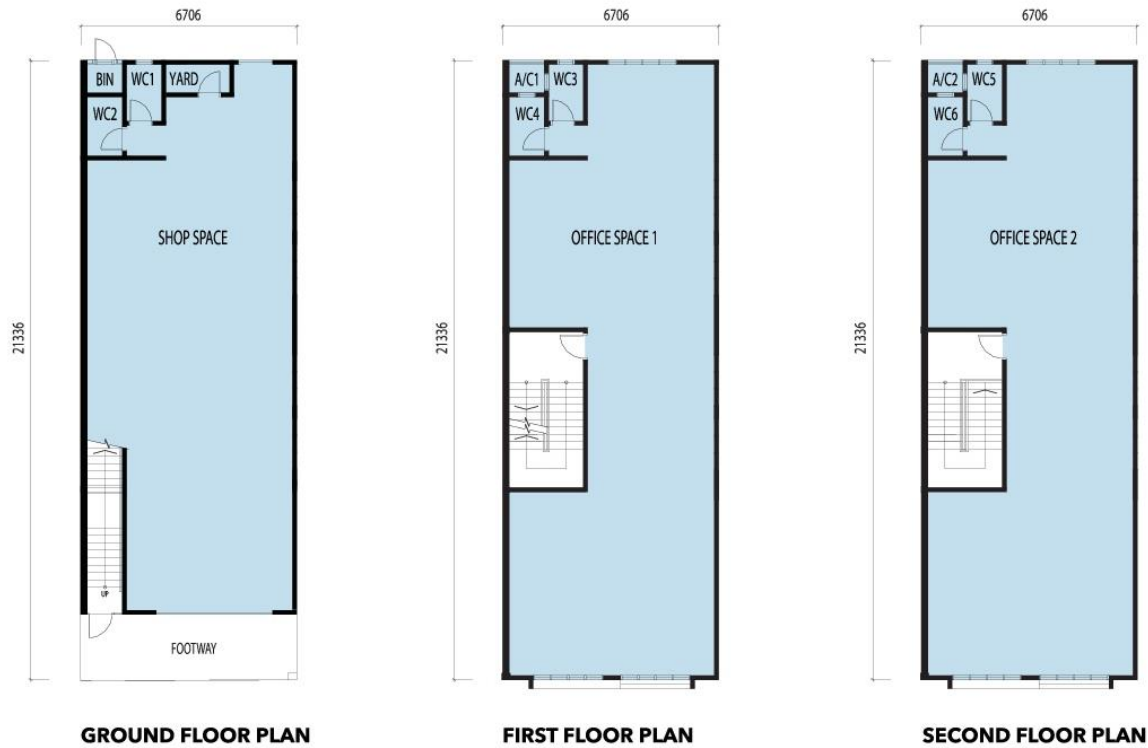


FLOOR PLAN | 平面图



BUILDING SPECIFICATION | 建筑规格

STRUCTURE	Reinforced concrete
WALLS	Clay brick wall/Concrete-block wall internal & external walls to be painted with selected emulsion paint
ROOF COVERING	Metal roof deck
CEILING	Asbestos-free fibre board ceiling panel/Skim coat
WINDOWS	Metal/Aluminium frame glass window
DOORS	Roller shutters/PVC doors/Metal grille door/ 1 hour fire rated door
IRONMONGERY	Quality lockset
FLOOR FINISHES	Selected tiles (WC) Cement screed (other areas)

WALL FINISHES	Selected tiles to 1.5m high (WC) Cement sand plastering (other areas)		
SANITARY INSTALLATION	Quality sanitary ware complete with fittings		
ELECTRICAL INSTALLATION	Corner (Type A)	Corner (Type B)	End/Int
Lighting Point :	44nos.	42nos.	33nos.
Ceiling Fan Point :	4nos.	4nos.	4nos.
13A s/s/o :	16nos.	16nos.	16nos.
Telephone Point :	3nos.	3nos.	3nos.

SCIENTEX (SKUDAI) SDN BHD (216001-X)
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Approving Authority: Majlis Perbandaran • Johor Bahru Tengah, Standard Lot Size: 22' x 70', Built Up: 4,620 • sq.ft., Tenure of Land: 991 years • Land Encumbrances: NIL, Total • Units: 71 units
 All art renderings photographs and illustration contained in this flyers are artist's impression only. All information stated herein is subject to any changes and/or amendments as required by the approving authorities or developer's consultants and architects.



SCIENTEX
 SKUDAI
 TAMAN 帝雅园
 MUTIARA MAS

Signature Hub

3-storey Shop Offices | 三层商店办公楼
 22' x 70'

Signature Avenue for
 Greater Return
 精明睿智之选



FINAL PHASE
 最后一期

AT THE HEART OF A BOOMING TOWNSHIP

全城最热，潮流地带



Aerial view of actual site 实景工地鸟瞰图



APPROX. 26K
HOUSE HOLD WITHIN 10KM RADIUS
大约26千户人口



APPROX. 1000
PARKING BAYS
停车位



GREAT VALUE
WITH POTENTIAL BUSINESS GAIN
潜在商业利益



WIDE 60FT
INTERNAL ROADS
60尺宽敞道路



Located in Flagship E, at the edge of Flagship B, within the promising growth of Iskandar Malaysia, this is a golden location desired by all as surrounded by tourist attractions and nearby the established educity. Enjoy world-class amenities and close proximity to Johor Bahru citycentre and Singapore just minutes away.

坐落在E旗舰区，和B旗舰区接壤，位于发展迅速的马来西亚依斯干达特区内，地理位置极佳，由多个旅游景点围绕，临近日趋成熟的教育城。享有世界级的设施，便捷通往新山市中心以及新加坡。



10 MINS
LEGOLAND & 2ND LINK

15 MINS
CIQ & TUAS CHECK POINT

SALES GALLERY
N01° 31.002' E103° 37.793'
位于马来西亚依斯干达特区