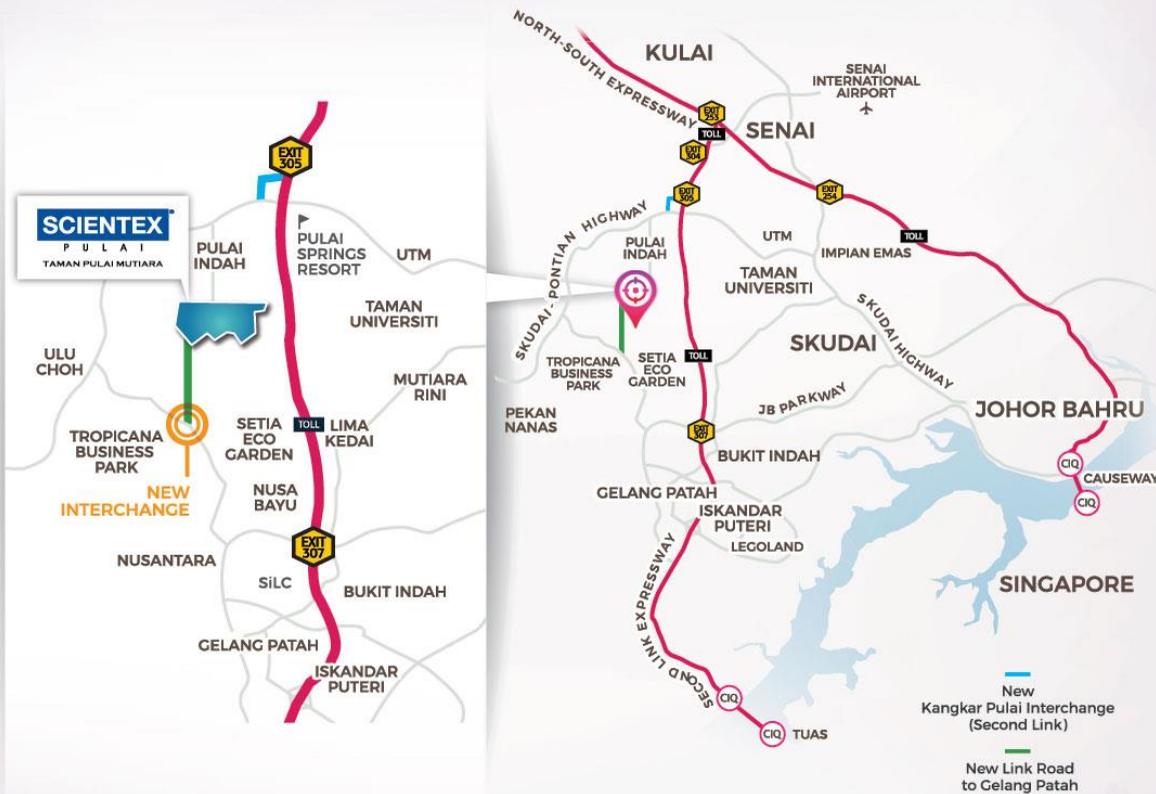


THE IDEAL MODERN ADDRESS

占尽优势的绝佳地理位置

Relish in superior convenience as Lavender is strategically located nearby modern amenities that include shopping malls, convenience stores, schools and more. Furthermore, the all-new arterial road easily connects Pulai to Gelang Patah, making the Second Link Expressway just 8km away.

Lavender 坐落于极佳便利的策略性地点，邻近已设有完善的现代化设施，包括购物广场、便利商店及学校等等。除此之外，经由连接埔来和振林山的全新道路，仅需8公里即可轻松抵达马新第二通道。



SCIENTEX
PULAI
TAMAN PULAI MUTIARA

Lavender

32' x 70'

2 STOREY CLUSTER HOUSE

双层毗连式半独立洋房

For more information, please call
欲知更多详情，请即刻致电：

07 570 2033
www.scientex.com.my

Scientex Quatari Sdn Bhd (28008-M)
(A Subsidiary of Scientex Berhad)

Pejabat Jualan Taman Pulai Mutiara,
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81300 Johor Bahru, Johor Darul Takzim.
Email: pulai@scientex.com.my

Sales Gallery Monday - Friday : 9 am - 6 pm
Open Daily Saturday, Sunday & Public Holiday : 10 am - 6 pm
Lavender • Double Storey Cluster House • Developer License No. 9294-45/10-2020/0943/L • Validity Period: 25/10/2018 - 24/10/2020 • Advertising & Sales Permit: 9294-45/10-2020/0943/P • Validity Period: 25/10/2018 - 24/10/2020 • Land Area: 32' x 70' • Built Up Area: 2,038sq. ft. • Land Tenure: Freehold • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Building Plan Approval No.: MBIP/BRP/5/2018/17 • Expected Completion Date: October 2020 • Encumbrances: Nil • Min. Price: RM 648,800 • Max. Price: RM 801,820 • Total Unit: 160 Lavender • Double Storey Cluster House • Developer License No. 9294-45/07-202/0680/L • Validity Period: 26/07/2019 - 25/07/2021 • Advertising & Sales Permit: 9294-45/07-202/0680/P • Validity Period: 26/07/2019 - 25/07/2021 • Land Area: 32' x 70' • Built Up Area: 2,038sq. ft. • Land Tenure: Freehold • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Building Plan Approval No.: MBIP/BRP/5/2018/19 • Expected Completion Date: July 2021 • Encumbrances: Nil • Min. Price: RM 648,800 • Max. Price: RM 788,800 • Total Unit: 160 • Disclaimer: The information contained is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by Authorities or recommended by the Architect or Engineer. // 本广告所有资料及图则均只供参考，不可作为任何法律文件。以上所有资料及图则均只供参考，如有更改恕不另行通知。 售完即止。

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



FREEHOLD
永久地契

SCIENTEX
Building (Group) Sdn Bhd

JOY & SERENITY BLOSSOMS

宁静无忧的完美生活

Every home at Lavender is designed with utmost comfort in mind, for you to enjoy precious moments with loved ones. Simply unwind at your very own private garden with pleasant outdoor activities such as gardening, afternoon tea parties, outdoor games and more - all for your comfort and relaxation.

Lavender 致力于打造最温馨舒适的生活空间，让你与挚爱的家人共享珍贵的天伦之乐。每间单位都备有一座私人花园，让大人小孩沉醉在园艺设计、户外游戏区、花园下午茶等悠然自在的氛围中。

LAND SIZE 标准土地面积
32' x 70'

BUILT-UP AREA 建筑面积
2,013 sq.ft.

4 BEDROOMS + **3** BATHROOMS
卧室 浴室



Artist's Impression Only 画家构想图

FLOOR PLAN 平面图



GROUND FLOOR
底楼



FIRST FLOOR
一楼

SPECIFICATION 建筑规格

Structure	: Reinforced Concrete Frameworks
Wall	: Block / Concrete / Brick Wall with Skim Coat / Cement Sand Plaster
Roofing Covering	: Concrete Roof Tile / RC Flat Roof
Roof Framing	: Proprietary Trusses
Ceiling	: Ceiling Board / Skim Coat
Doors	: Flush Doors / Aluminium Frame Sliding Door / Louvred Door
Windows	: Metal / Aluminium Framed Windows / Fixed Glass Louvred
Ironmongery	: Selected Locksets
Wall Finishes	: Tiles up to 2100mm (H) for Bathroom, Tiles up to 1500mm (H) to Selected Kitchen Wall, Selected Paint on Walls

Floor Finishes	: Selected Tiles (Living, Dining, Kitchen, Bedrooms, Bathrooms, Car Porch, Terrace & Balcony) Cement Render (Others)
Sanitary & Plumbing Fittings	: Selected Sanitary Ware with Fittings
Electrical Installation	
Lighting Point	20
13amp Socket Outlet	12
Ceiling Fan Point	6
TV Socket Point	2
Autogate Power Point	1
A.C Power Point	1
Water Heater Power Point	3
Tele-communication	
Point Ready	: 1
Fencing	: Plaster & Painted Wall with Grille

Sparkling Location 璀璨地点所在

SCIENTEX[®]
PULAI
TAMAN PULAI MUTIARA

- 3KM SCHOOL** 教育学府
- 10KM SHOPPING MALL** 购物中心
- 13KM HOSPITAL** 医院
- 8KM SECOND LINK EXPRESSWAY (TUAS)** 马新第2通道
- 10KM NORTH-SOUTH EXPRESSWAY** 南北大道



Lavender PREMIUM

32' x 95'

2 STOREY SEMI DETACHED HOUSE
双层半独立洋房

For more information, please call 欲知更多详情, 请即刻致电: **07 570 2033**
www.scientex.com.my

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Email: pulai@scientex.com.my

Sales Gallery Monday - Friday : 9 am - 6 pm
Open Daily Saturday, Sunday & Public Holiday : 10 am - 6 pm
Developer License No.: 9294-58/02-2022/0170(L) - Validity Period: 25/02/2020 - 24/02/2022 - Advertising & Sales Permit: 9294-58/02-2022/0170(P) - Validity Period: 25/02/2020 - 24/02/2022 - Land Tenure: Freehold - Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) - Building Plan Approval No.: MBIP/BB/SP/823/2019(20) - Expected Completion Date: February 2022 - Encumbrances: Nil - 2 Storey Cluster House - Land Area: 32' x 71' - Built Up Area: 2,015 sq. ft. - Min. Price: RM 626,800 - Max. Price: RM 782,100 - Total Unit: 140 - 2 Storey Semi-Detached House - Type A1 - Land Area: 32' x 95' x (142' - 162') - Built Up Area: 2,158 sq. ft. - Min. Price: RM 746,800 - Max. Price: RM 882,300 - Total Unit: 28 - 2 Storey Semi-Detached House - Type A1 - Land Area: 32' x 95' x (122' - 122') - Built Up Area: 2,158 sq. ft. - Min. Price: RM 746,800 - Max. Price: RM 911,000 - Total Unit: 3 - 2 Storey Semi-Detached House - Type A2 - Land Area: 32' x 102' - Built Up Area: 2,148 sq. ft. - Min. Price: RM 904,800 - Max. Price: RM 904,200 - Total Unit: 1 - 10Disclaimer: The information contained is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by Authorities or recommended by the Architect or Engineer. // 本广告包含的信息仅供参考, 且不构成要约或合同的一部分。所有渲染图均为艺术家的印象。在准备此广告时, 开发商已尽了最大努力, 但不能对任何不准确负责。所有上述项目均须经当局批准或经建筑师或工程师建议方可更改。所有上述项目均须经当局批准或经建筑师或工程师建议方可更改。
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



FREEHOLD
永久地契



Refined Design

Lavender Premium features a verdant garden, as well as a spacious interior layout that beautifully blends into a healthy living spaces for more vitality. Designed with all the natural lights all over the places, bringing constant textures and rich senses of taste for your living environment, to form a place where we call home.

Lavender Premium巧妙地融合了綠意盎然的戶外花園與寬敞的室內空間，使之成為富有生命力的生活空間。充足的自然采光照落在每一個角落，讓您的家居氛圍充滿豐富的質感，成就一個溫暖舒適的家。

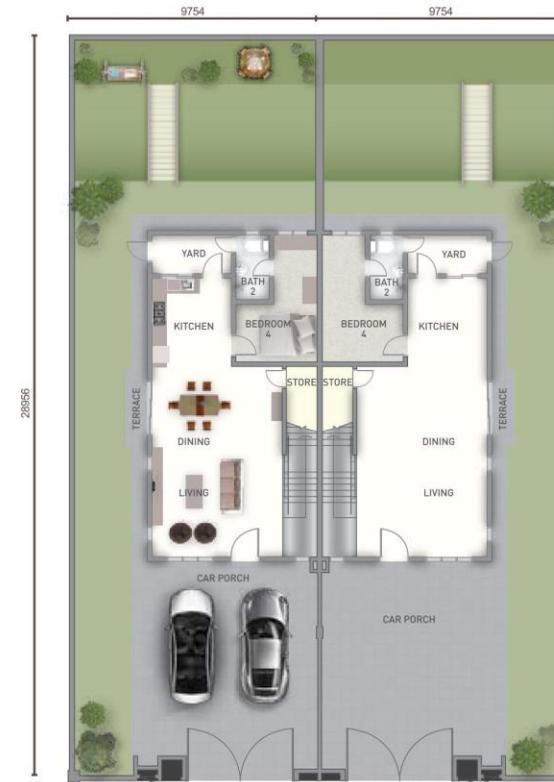


LAND SIZE 标准土地面积
32' X 95'

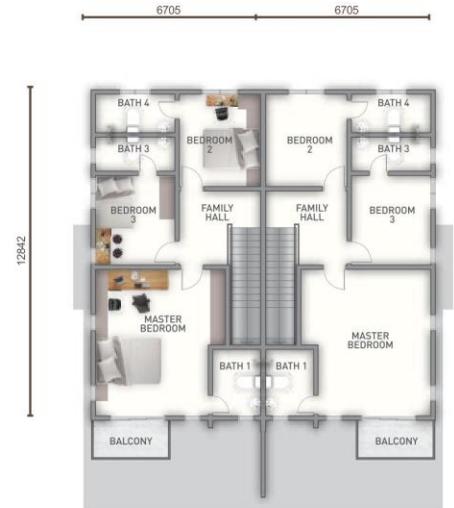
BUILT-UP AREA 建筑面积
2,158 SQ.FT.

4 BEDROOMS + 4 BATHROOMS
卧室 + 浴室

FLOOR PLAN 平面图



GROUND FLOOR 底樓



FIRST FLOOR 一樓

SPECIFICATION 建筑规格

STRUCTURE:

Reinforced concrete frameworks

WALL:

Block/ concrete / brick wall with skim coat / cement sand plaster

ROOFING COVERING:

Concrete roof tile / rc flat roof

ROOF FRAMING:

Proprietary trusses

CEILING:

Ceiling board / skim coat

DOORS:

Flush doors / aluminum frame sliding door / louvre door/ metal grille door

WINDOWS:

Metal / aluminium framed windows / fixed glass louvre

IRONMONGERY:

Selected locksets

WALL FINISHES:

Tiles to 2100mm height for Bathrooms
Tiles to 1500mm height to selected Kitchen wall
Selected paint on walls

FLOOR FINISHES:

Selected tiles to Living, Dining, Kitchen, Bedrooms, Bathrooms, Car porch, Terrace and Balcony
Others - cement render

SANITARY AND PLUMBING FITTINGS:

Selected sanitary ware with fittings

ELECTRICAL INSTALLATION:

Lighting point	21
13amp socket outlet	12
Ceiling fan point	6
TV socket point	2
Autogate power point	1
A.c power point	2
Water heater power point	4

TELE-COMMUNICATION:

Point ready	1
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FENCING:

Plaster and painted wall with grille / wire fencing