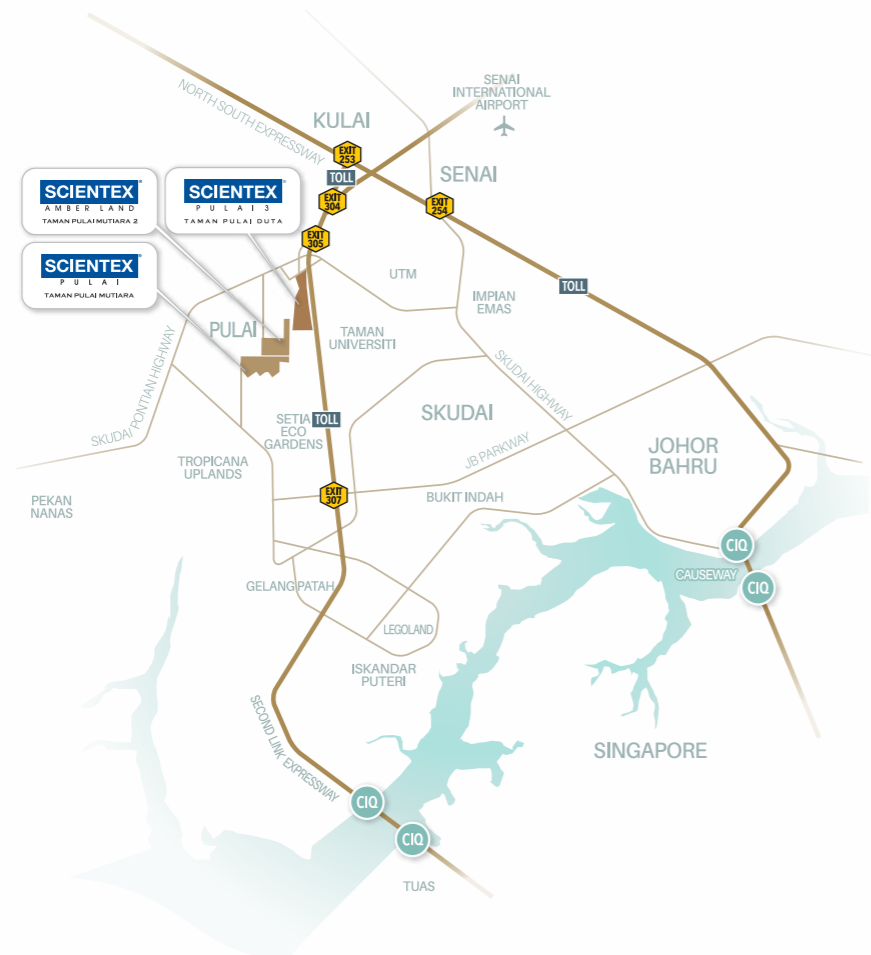


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 Taman Pulai Mutiara, 81300 Johor Bahru, Johor Darul Ta'zim.
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Sales Gallery Open Daily • Monday to Friday 9 am – 6 pm | Saturday, Sunday & Public Holiday 10 am – 6 pm

The Pines • 2 Storey Terrace House • Developer License No.: 9294/04-2028/0739(R) • Validity Period: 21/04/2023 – 20/04/2028 • Advertising & Sales Permit: 9294-62/01-2026/0076(N)-LJ • Validity Period: 22/01/2024 – 21/01/2026 • Land Area: 18' x 65' • Built Up Area: 1,670 sq. ft. • Land Tenure: Freehold • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No: MBIP/UB/RP/5/11/2023(24) • Expected Completion Date: January 2026 • Encumbrances: Nil • Min. Price: RM 566,000 • Max. Price: RM 825,000 • Total unit: 342.

**Terms And Conditions Apply*

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 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 recommend by the Architect or Engineer.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



SCIENTEX[®]

P U L A I 3

TAMAN PULAI DUTA

The **PINES**

2 STOREY TERRACE HOUSE



FREEHOLD

Artist's Impressions Only

A haven FOR LOVED ONES,
A home FOR COMFORT.

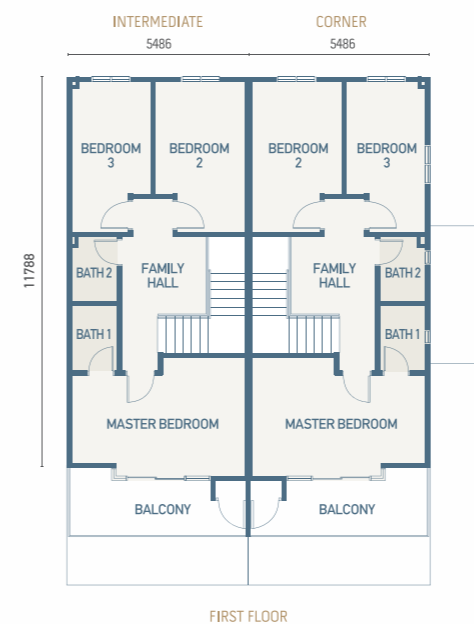
At The Pines, you will experience cozy living spaces that create an aura of charm with the harmonious appeal of modern living that are crafted to inspire a life of blissful comforts.

Feel your lifestyle enhanced within this bespoke sanctuary that offers a rejuvenating ambience for families to flourish harmoniously together.



FLOOR PLAN

Standard Land Size 18' x 65' Built Up Area 1,670 sq.ft.



4 Bedrooms + 3 Bathrooms SPECIFICATIONS

STRUCTURE	Reinforced concrete framework			
WALL	Block/Brick wall with skim coat / Cement sand plaster Concrete wall with skim coat / Cement sand plaster			
ROOFING COVERING	Concrete roof tiles / RC flat roof			
ROOF FRAMING	Proprietary truss			
CEILING	Ceiling board / Skim coat			
DOORS	Quality doors / Flush door Grilled door / Aluminium frame sliding glass panel			
WINDOWS	Metal / Aluminium framed windows / Glass louvers			
IRONMONGERY	Selected lockset			
WALL FINISHES	Selected paint on plastered walls Selected tiles up to 1500mm (H) to bathroom and selected kitchen wall/ Plaster and paint to all other walls			
FLOOR FINISHES	Selected tiles to living, dining, kitchen, bedrooms, bathrooms, yard and balcony Cement render to all other areas			
SANITARY AND PLUMBING FITTINGS	Quality sanitary ware with fittings			
ELECTRICAL INSTALLATION	Intermediate & End		Corner	
	Lighting Point	17 nos	Lighting Point	18 nos
	13amp socket outlet	11 nos	13amp socket outlet	11 nos
	Ceiling fan point	3 nos	Ceiling fan point	3 nos
	TV point	1 no	TV point	1 no
TELE-COMMUNICATION	Point ready	1 no	Point ready	1 no
FENCING	Plaster and painted wall with grille			