

Seamless Living

COMFORT, CONVENIENCE, & EVERYTHING YOU NEED



5 KM

SK Pokok Sena
SMK Pokok Sena
SJK (C) Lee Chee
Universiti Sains Malaysia (USM)
Maktab Rendah Sains MARA (MRSM)
Mydin Hypermarket
Sunshine Bertam
Maybank

10 KM

Lotus's Bertam Perdana
KFC | Pizza Hut | Domino's
CIMB Bank
Bank Rakyat
Bertama Resort & Waterpark
Penang Golf Resort

20 KM

Hospital Seberang Perai
Penang Sentral
Kulim Hi-Tech Park
Sunway Carnival Mall
AEON Alma
SMJK Chung Ling
Jit Sin High School

GPS Coordinates • 5.4884° N, 100.4642° E | Waze • Sciencetex Sungai Dua Sales Gallery

04 573 5833

012 477 5583

www.scientex.com.my

Scientex Quatari Sdn. Bhd.
197601002045 (28008-M)
(Subsidiary of Scientex Berhad)
Lot 4358, Mukim 12, Jalan Gelugor,
13300 Tasek Gelugor, Pulau Pinang.
Email: penang@scientex.com.my

Sales Gallery Open Daily Monday to Friday | 9am - 6pm • Saturday, Sunday & Public Holiday | 10am - 6pm

Scientex Sungai Dua • Phase 21 • Double Storey Terrace House • Developer License No. P24/04-2018/0729(A) • Validity Date: 03/03/2024 - 03/03/2029 • Advertising & Sales Permit No. P24-7291-2023/0009(N)-A1 • Validity Date: 01/03/2023 - 30/01/2027 • Land Area: 187.467 • Build-Up Area: 1,617 sq.ft. • Tenure of Land: Freehold • Approving Authority: Majlis Bandaraya Seberang Perai (MBSP) • Building Plan Approval: MBSP/PA/20-12/35(SR/20) • Expected Date of Completion: Jan 2027 • Land Encumbrances: Nil • Minimum Price: RM495,000 • Maximum Price: RM465,000 • Total Unit: 252 unit

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.



IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

SCIENTEX
Building dreams & hopes

SCIENTEX[®]
SUNGAI DUA

TULIP

2 STOREY TERRACE HOUSE

FREEHOLD



Artist's impression only



4 BEDROOMS
3 BATHROOMS

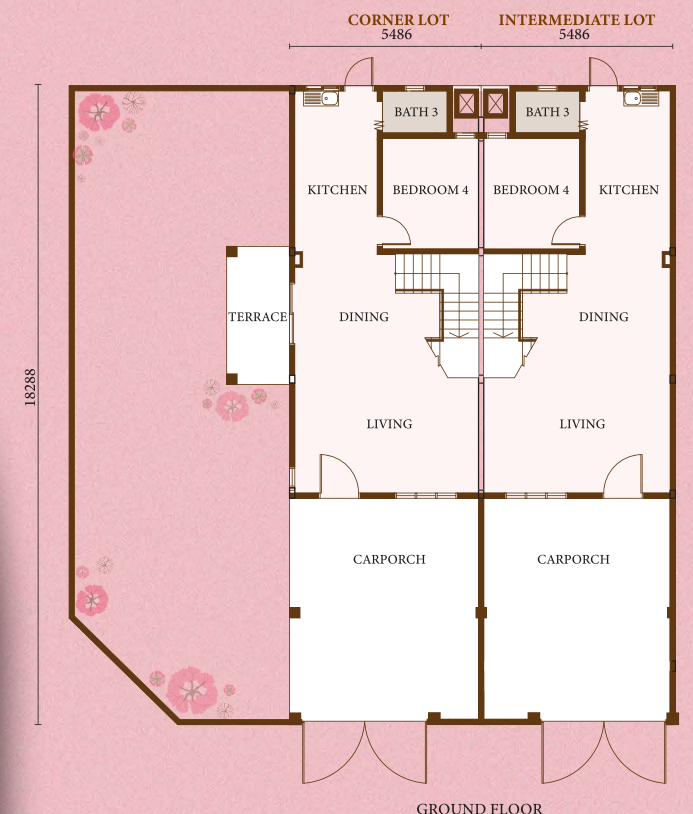
TULIP,

WHERE YOUR LIFESTYLE FINDS ITS PERFECT HOME

Tulip offers thoughtfully designed home that blend comfort and practicality. With spacious layouts and a serene atmosphere, it's the perfect space to enjoy family moments or entertain friends. More than just a home, Tulip brings together comfort, style, and quality for your ideal living experience.

Floor Plan

STANDARD LAND SIZE 18' x 60' | BUILT-UP AREA 1,617 sq.ft.



GROUND FLOOR



FIRST FLOOR

Specification

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 / Reinforced concrete slab roof	
Roof framing	Proprietary truss	
Ceiling	Non-asbestos ceiling / Skim coat and paint	
Windows	Aluminium framed glass windows	
Doors	Flush door / PVC folding door / Sliding door	
Ironmongery	Selected lockset	
Wall finishes	External wall	Plaster and paint
	Internal wall	Skim coat/ Plaster and paint
	Bathrooms	1500mm high ceramic tiles
	Kitchen	1500mm high ceramic tiles
Floor finishes	Car Porch	Cement Render
	Terrace (for Corner Unit & End Unit Type A1 only)	Cement Render
	Balcony	Ceramic Tiles
	Living/ Dining/ Kitchen/ Bedrooms	Ceramic Tiles
	Staircase	Ceramic Tiles
	Bathrooms	Ceramic Tiles

Sanitary & Plumbing Fittings	Selected sanitary wares & fittings			
	Intermediate Unit	Corner Unit	End Unit Type A1	End Unit Type A2
Electrical installation				
Item				
Lighting Point	16	17		16
13A Power Point	10	10		10
Fan Point	3	3		3
TV Point	1	1		1
Tele-Communication	One point ready with conduit only			
Fencing	Brickwall with MS grille fencing			