Refined Living

Convenience and connectivity, perfectly aligned.

1. Bagan Lalang Interchange
2. Bagan Ajam Interchange
3. Terminal Kontena Interchange
4. Permatang Pauh Interchange (N)
5. Seberang Jaya Interchange
6. Perai Interchange
7. Permatang Pauh Interchange (S)
8. Permatang Nibong Interchange
9. Tasik Mengkuang Interchange

5KM

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

10KM

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

20KM

- 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 • Scientex 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 • Fasa 7 • Rumah Teres Dua Tingkat • Nombor Lesen Pemaju: 9294/04-2028/0739(A) • Tempoh Sah: 21/04/2023-20/04/2028 • Nombor Permit Iklan dan Jualan: 9294-05/02-2028/0088(A-E) • Tempoh Sah: 04/02/2024 - 03/02/2028 • Luas Tanah: 18'x 60' • Luas Binaan: 1,324 kps. • Pegangan Tanah: Pegangan Kekal • Pihak Berkuasa Tempatan: Majlis Bandaraya Seberang Perai (MBSP) • Nombor Pelan Bangunan: MBSP/04/05-1262/11 • Tarikh Jangka Siap: Mei 2028 • Bekalan: Tiada • Harga Minimum: RM392,800 • Harga Maksimum: RM609,500 • Jumlah Unit: 252 unit • Sekatan-Sekatan Kepentingan Tanah: Tiada,

Risalah iklan ini merupakan jemputan dan pengenalan kepada pembeli berpotensi untuk mengetahui dengan lebih lanjut mengenai projek kami. Kontrak yang mengikat hanya akan wujud selepas penandatanganan Perjanjian Jual Beli yang dibetapkan antara pihak-pihak terlibat.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

SCIENTEX

SCIENTEX®

SUNGAI DUA

JASMINE

2 STOREY TERRACE HOUSE

Freehold

Jasmine

Where Comfort Meets Affordable Living

JASMINE is a modern home where everyday comfort meets great value. Its practical layout balances style and function, creating a space that works beautifully. More than just a house, JASMINE is a place to grow, connect, and truly feel at home.

4 Bedrooms & 3 Bathrooms

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/ Folding door / Sliding door	
Ironmongery	Selected lockset	
Wall Finishes	External Wall	Plaster and paint
	Internal Wall	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 B only)*	Cement Render
	Balcony	Cement Render
	Living/Dining/ Kitchen /Bedrooms	Ceramic Tiles
	Staircase	Ceramic Tiles
	Bathrooms	Ceramic Tiles
Sanitary & Plumbing Fittings	Selected sanitary wares and fittings	

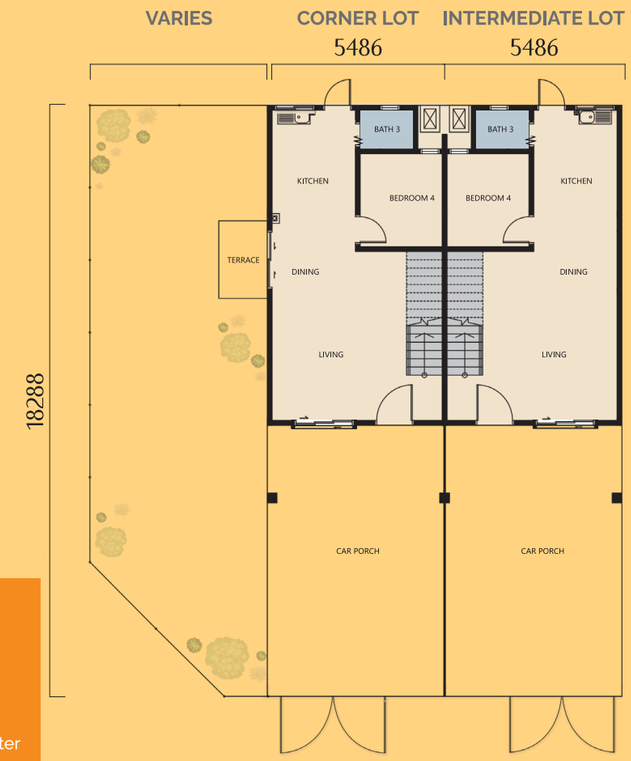
Electrical Installation

Item	Intermediate Unit	Corner Unit & End Unit Type B	End Unit Type A
Lighting Point	15	16	15
13A Power Point	9	9	9
Fan Point	3	3	3
TV Point	1	1	1

Tele-Communication	One point ready with conduit only
Fencing	Chain link at 1200mm height

Floor Plan

STANDARD LAND SIZE 18'x60'/68' BUILT-UP AREA 1,324sq.ft.



GROUND FLOOR

FIRST FLOOR