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Setia

Zinnia • Type of Property: Double-Storey Terrace House • Developer's License No.: 7060-58/01-2021/01380(L) • Validity Date: 27/01/2020 – 26/01/2021 • Advertising & Sales Permit No.: 7060-58/01-2021/01380(P) • Validity Date: 27/01/2020 – 26/01/2021 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Iskandar Puteri • Building Plan Reference No.: (18)d/m.MPJBT(JB)RP/9/21/2016 • Expected Date of Completion: September 2020 • Land Charge: Nil • Restriction in Interest: Nil • Price: (Min) RM986,700 (Max) RM1,216,400 • Total Units: 69 • 15% Bumiputera Discount • All renderings contained herein are artist impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the sale and purchase agreement.

ZINNIA

2-Storey Terrace House

**Contemporary Homes
Built For Convenience**



A Matured Verdant Township

Located in the award-winning lifestyle township of Bukit Indah, **Zinnia** 2-storey terrace homes are surrounded by soothing greens and ample conveniences.

Meanwhile, a comprehensive highway network allows easy accessibility to the many hotspots for business and leisure in Johor Bahru and Singapore.





Homes For Wholesome Family Living

Embrace calming and welcoming spaces that invite you to create the perfect refuge for yourself and your loved ones. This is where you'll share endless enjoyment, as you experience the joy of spaciousness while cloistered in safety and comfort.

• Gated & guarded with
24-hour security presence

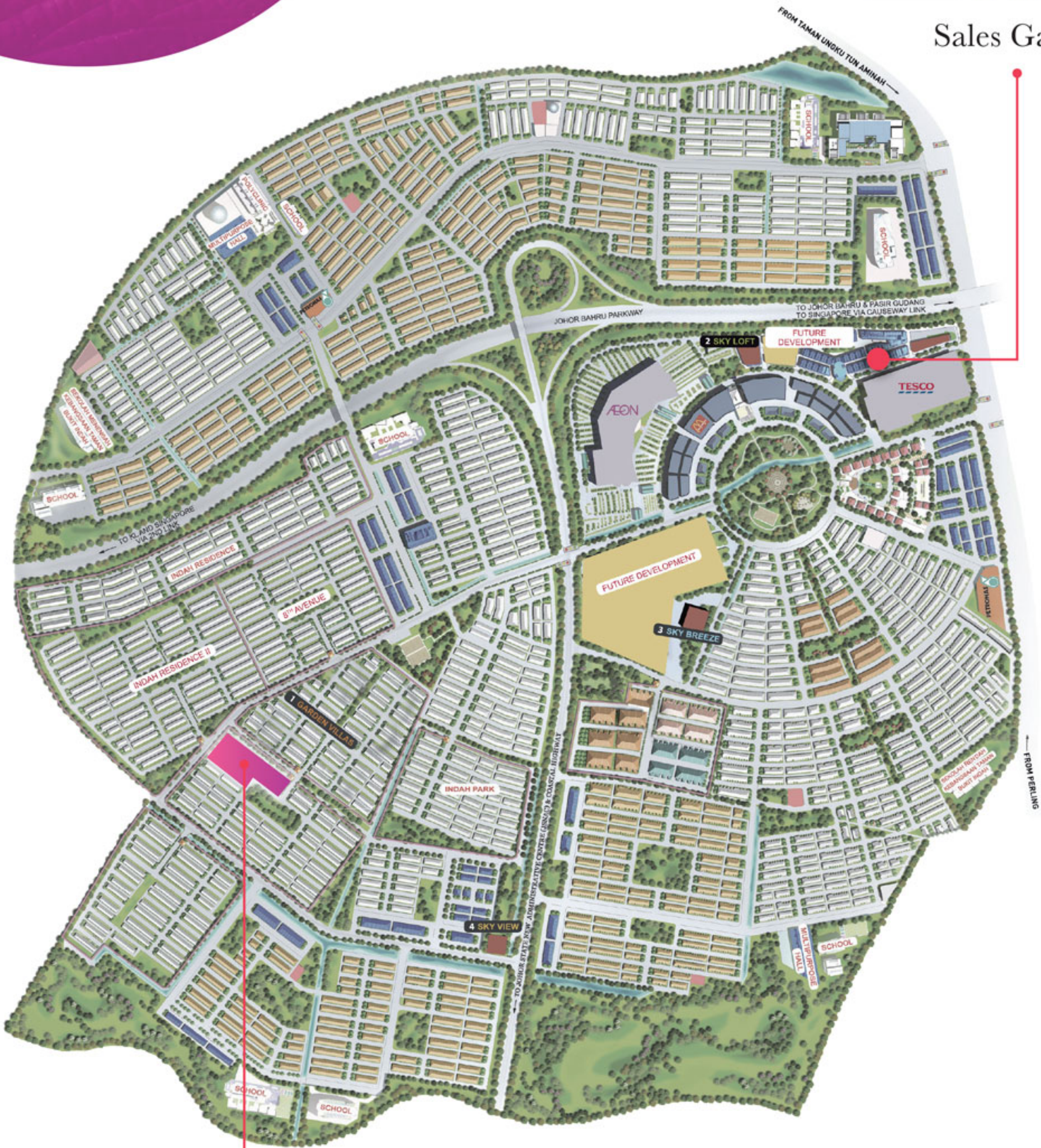


Master Plan

Site Plan

BUKIT INDAH
the address

Sales Gallery



ZINNIA
2-Storey Terrace House



ZINNIA
2-Storey Terrace House

PTD 168532	PTD 168533	LOT 144324	LOT 144325	LOT 144326	LOT 144327	LOT 144328	LOT 144329	LOT 144330	LOT 144331	LOT 144332	LOT 144333	LOT 144334	LOT 144335	LOT 144336	LOT 144337	LOT 144338	
		LOT 144307	LOT 144308	LOT 144309	LOT 144310	LOT 144311	LOT 144312	LOT 144313	LOT 144314	LOT 144315	LOT 144316	LOT 144317	LOT 144318	LOT 144319	LOT 144320	LOT 144321	LOT 144322
		LOT 144291	LOT 144292	LOT 144293	LOT 144294	LOT 144295	LOT 144296	LOT 144297	LOT 144298	LOT 144299	LOT 144300	LOT 144301	LOT 144302	LOT 144303	LOT 144304	LOT 144305	LOT 144306
		PTD 165619	PTD 165620	PTD 165621	PTD 165622	PTD 165623	PTD 165624	PTD 165625	PTD 165626	PTD 165627	PTD 165628						

Bumiputera Lot



Bellina Zinnia Elonia Villosa Visca



Where Modernity Inspires

Land Area:
22' x 75'

Built-Up:
2,148 sq. ft. 4 Bedrooms, 4 Bathrooms

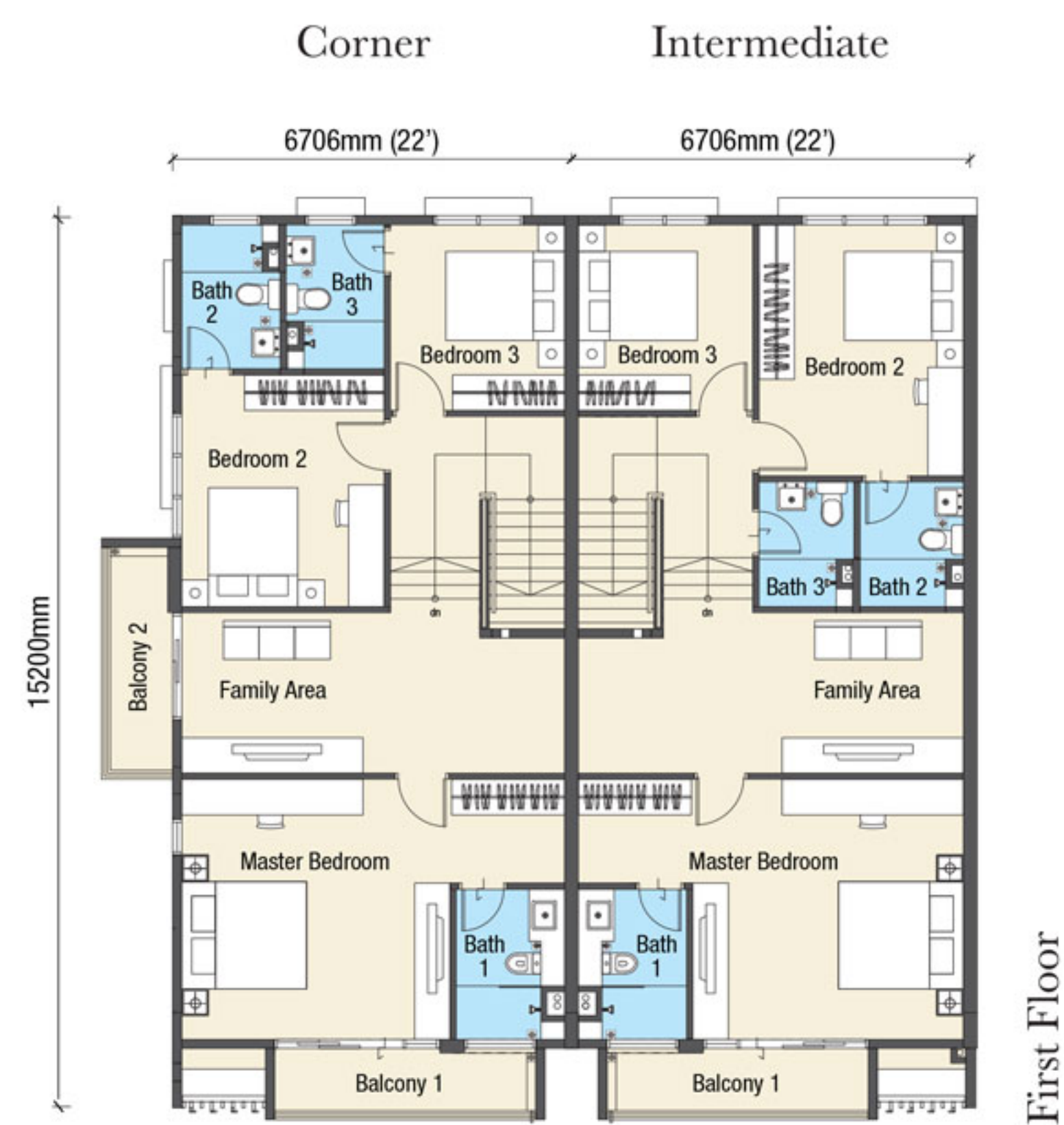
Experience a new chapter in modern and practical family living with the collection of Zinnia terrace homes. This is where inspired design touches enhance both interior and exterior spaces, creating a welcoming escape that's ideal for entertaining guests or spending a quiet family night in.

- High ceiling at living and dining areas
- Open-plan layouts create a greater sense of spaciousness
- Secondary living area promotes family bonding time
- Contemporary design with stylish finishes
- Master bedroom with ample space for wardrobe area
- Private balcony at master bedroom



Floor Plan

Specifications



Structure	Reinforced Concrete Framework		
Wall	Brickwall / Drywall and / or Precast Panels		
Roofing Covering	Clay Roof Tiles / Reinforced Concrete Flat Roof		
Roof Framing	Light-Weight Roof Truss		
Ceiling	Asbestos-Free Cement Board / Plaster Ceiling Board / Skim Coat		
Windows	Aluminium Casement / Sliding / Fixed Glass Panel / Top-Hung / Fixed Glass Louver Window		
Doors	Solid Timber / Timber Flush / Timber Flush With Louver / Aluminium Sliding / M.S. Gate / M.S. Grille		
Ironmongery	Quality Lockset		
Wall Finishes	Master Bath - Full Height Ceramic / Porcelain Tiles (Max. 3m) Bath 2, 3 & 4 - Full Height Ceramic / Porcelain Tiles (Max. 3m) Kitchen - Full Height Ceramic Tiles		
Floor Finishes	Ground Floor Living / Dining / Bedroom 4 / Store - Porcelain Tiles Kitchen / Yard - Porcelain Tiles Bath 4 - Ceramic / Porcelain Tiles Car Porch / Terrace - Porcelain Tiles Other Areas - Cement Render First Floor Master Bedroom / Bedroom 2 & 3 / Family Area / Staircase - Porcelain Tiles Bath 1, 2 & 3 - Ceramic / Porcelain Tiles Balcony 1 & 2 - Porcelain Tiles Other Areas - Cement Render		
Sanitary And Plumbing Fittings	Kitchen Sink - 1 No. Wash Basin - 4 Nos. Soap Holder - 4 Nos. Toilet Roll Holder - 4 Nos. Shower Rose - 4 Nos. W.C. - 4 Nos.		
Electrical Installation	Lighting Point	- 25 Nos.	- 27 Nos.
	Power Point (13A)	- 22 Nos.	- 22 Nos.
	TV Point	- 3 Nos.	- 3 Nos.
	Ceiling Fan Point	- 6 Nos.	- 6 Nos.
	Air-cond Point	- 5 Nos.	- 5 Nos.
	Water Heater Point	- 4 Nos.	- 4 Nos.
	Autogate Point	- 1 No.	- 1 No.
	Door Bell Point	- 1 No.	- 1 No.
	Gate Lighting Point	- 2 Nos.	- 2 Nos.
	USB Charger Point (2.1A)	- 2 Nos.	- 2 Nos.
Internal Telecommunication	Telephone Point	- 2 Nos.	- 2 Nos.
Trunking And Cabling	Network Point	- 3 Nos.	- 3 Nos.
	Astro Point	- 3 Nos.	- 3 Nos.
Fencing	1,500mm Brick Wall & M.S. Grille		
Turfing	Cow Grass (Axonopus Compressus (Sw.) P. Beauv.)		

Note: The Developer shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.