



Adonis

2-STOREY TERRACE HOUSE

Welcome to Callista Green

MASTER PLAN

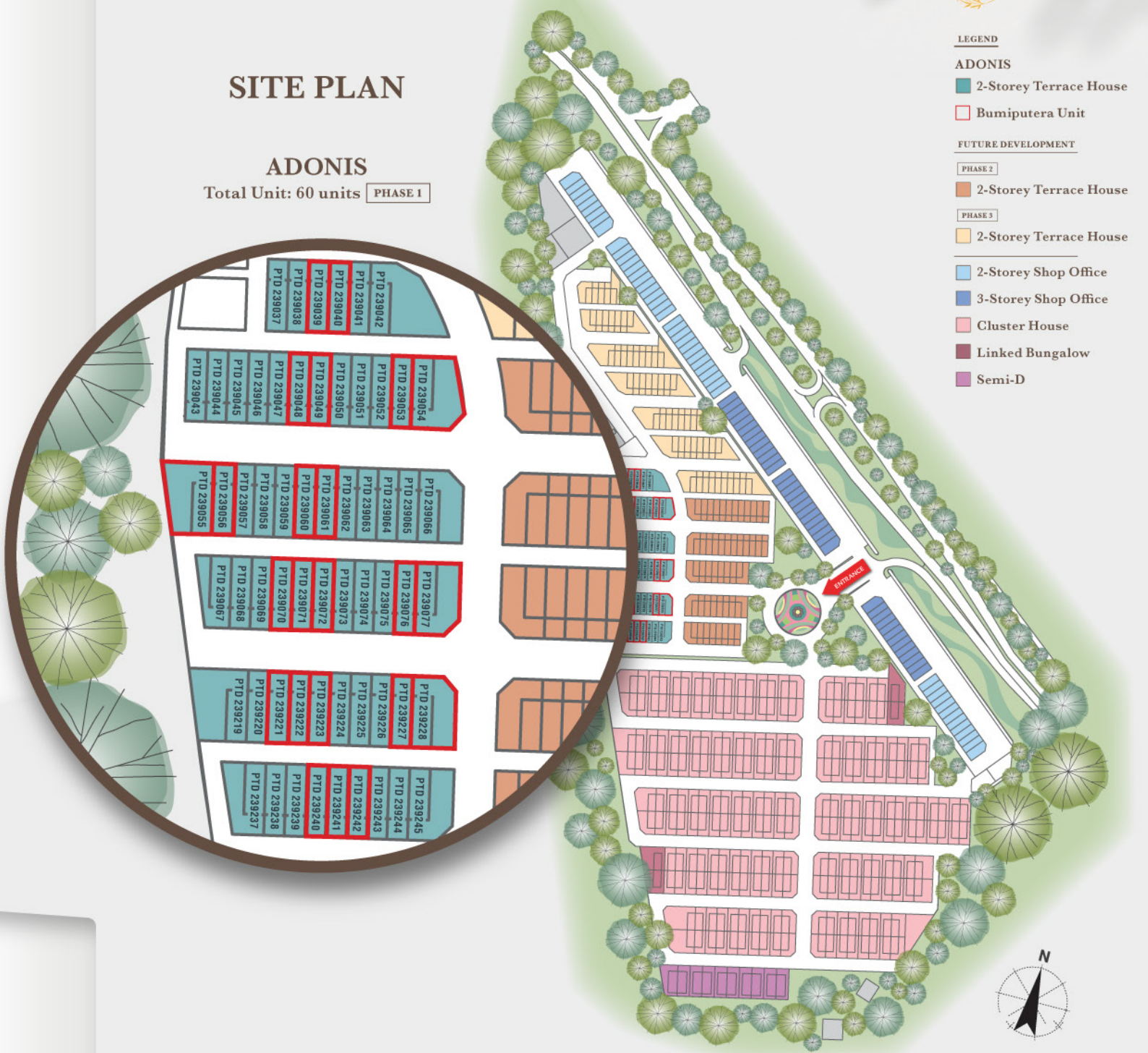


AMENITIES

- | | | |
|---|---------------------|-------------------------|
| 1 Sekolah Kebangsaan Taman Rinting 2 | 4 MYDIN Hypermarket | 6 Transportation Centre |
| 2 Sekolah Menengah Kebangsaan Taman Rinting 2 | 5 Dewan Serbaguna | 7 Petrol Kiosk |
| 3 Sekolah Kebangsaan Taman Rinting 1 | | |

SITE PLAN

ADONIS
Total Unit: 60 units PHASE 1



- LEGEND
- ADONIS
- 2-Storey Terrace House
 - Bumiputera Unit
- FUTURE DEVELOPMENT
- PHASE 2
- 2-Storey Terrace House
- PHASE 3
- 2-Storey Terrace House
 - 2-Storey Shop Office
 - 3-Storey Shop Office
 - Cluster House
 - Linked Bungalow
 - Semi-D

A grand entrance awaits you upon arrival and
gated residences on the grounds ensure your total privacy and security.

EMBODIMENT OF LUXURY AND NATURE

Adonis is an embodiment of luxury and nature. A double-story house with grand entrance guardhouse, it's perfect for those seeking large spaces, idyllic outdoor areas and a premium location.

Allowing you the freedom to enjoy your in or out of home privileges. The layout on both levels offer you privacy when needed and excellent entertainment area when you want it.

A Home that blends Nature and Architecture

FEATURES



Mediterranean
Design



Modern
Kitchen Layout



Private Enclave layout with
single entrance and exit



Gated &
Guarded



Spacious
Living Room



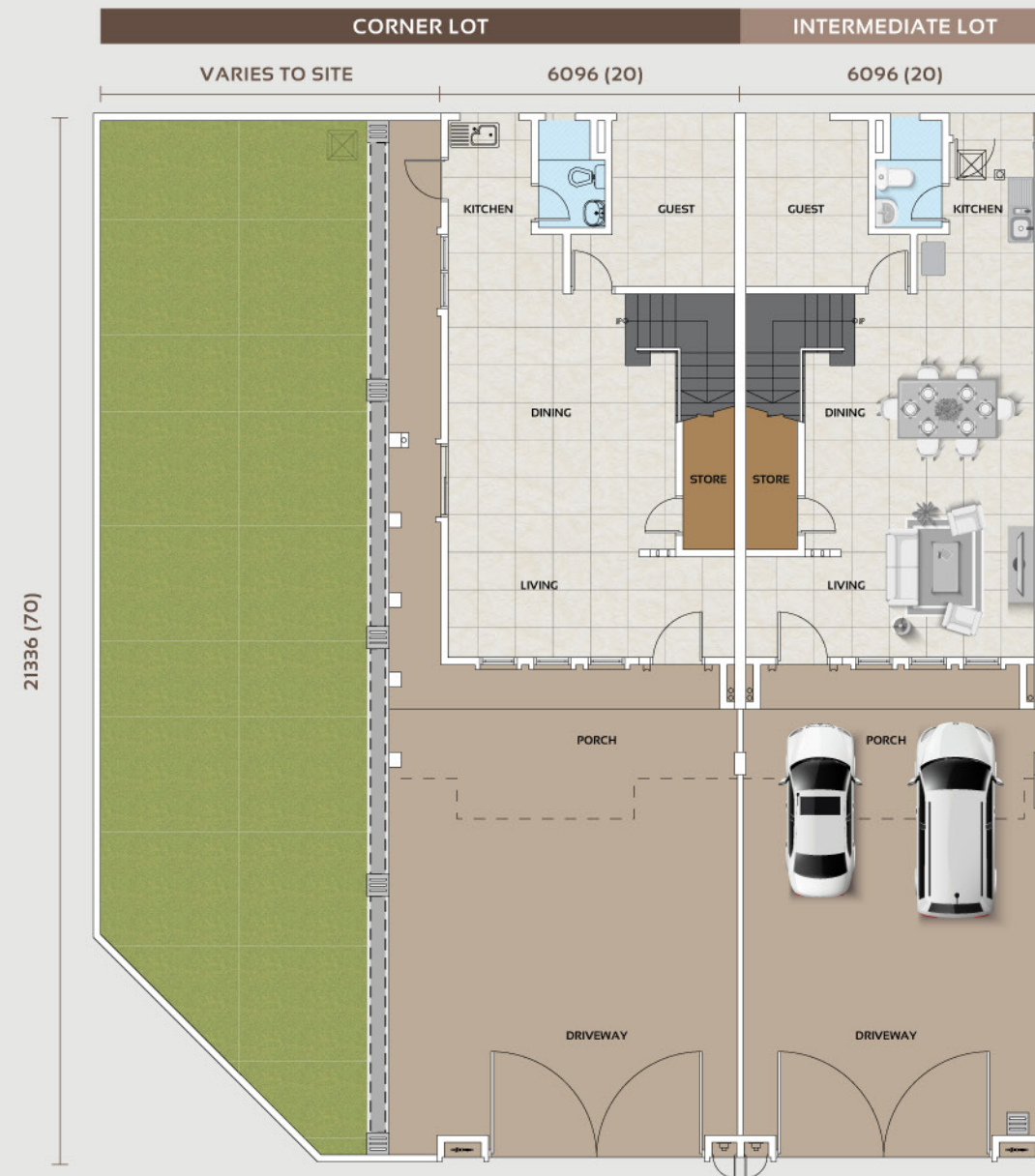
Spacious yet Distinguished

The large living room flows into an open space kitchen and a full bathroom, all leading onto a private patio.

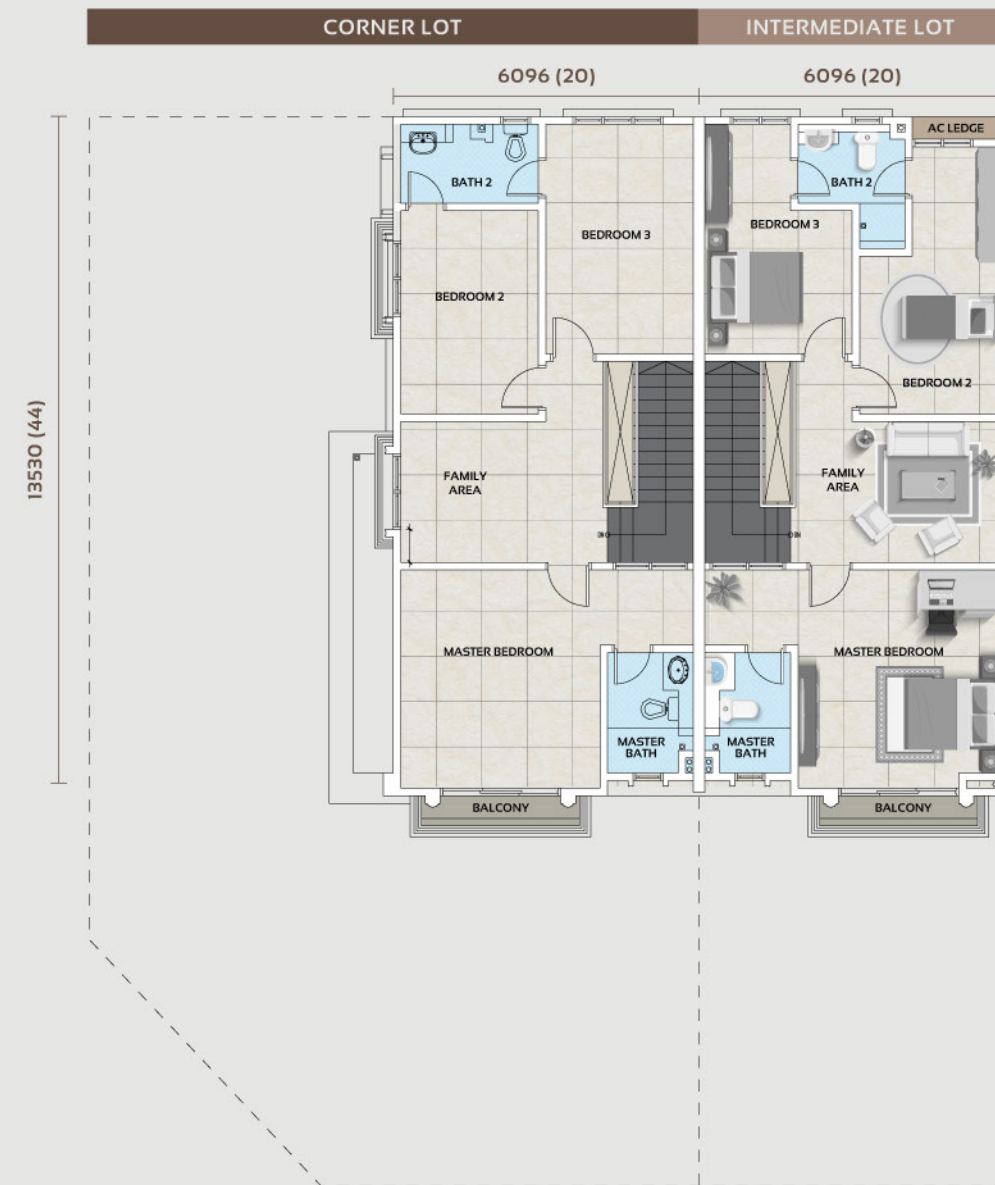
An additional room as a laundry room or guest suite can be configured with ease depending on your needs.



Floor Plans



GROUND FLOOR



FIRST FLOOR

FEATURES



20' x 70'



1,817 sq.ft.



4 Bed



3 Bath

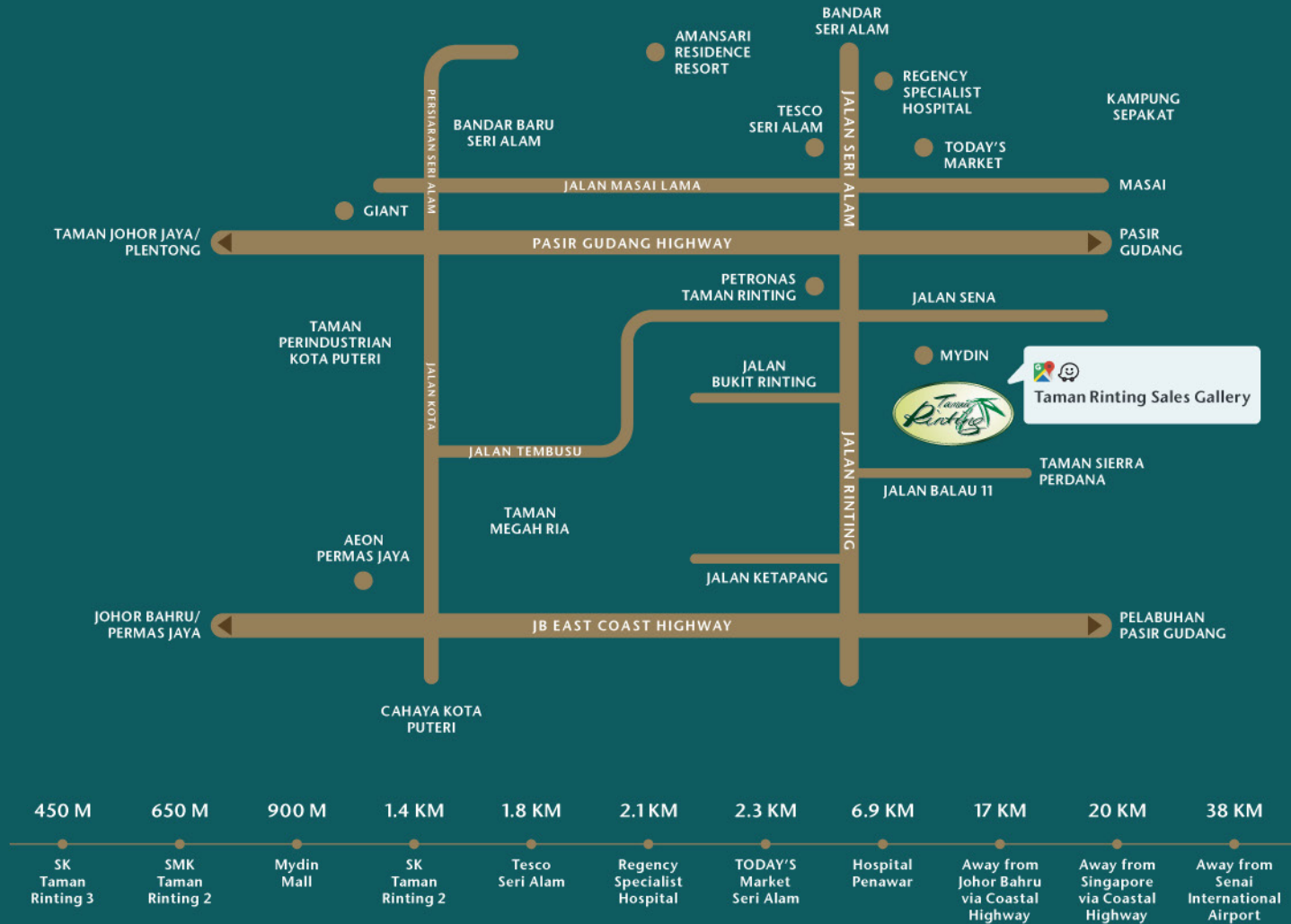
Combination of Elegance & Relaxation



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework			
WALL	: Brickwall / Drywall and / or Precast Panels			
ROOFING COVERING	: Reinforced Concrete Flat Roof, Roof Tiles			
ROOF FRAMING	: Quality Roof Truss			
CEILING	: Asbestos free ceiling board, Skim Coat			
WINDOWS	: Sliding Window, Casement Window, Top Hung Window, Fixed Glass Window, Fixed Glass Louvers Window			
DOORS	: Flush Door, Louvers Door, Aluminium Frame Glass Door, Aluminium Frame Glass Sliding Door			
IRONMONGERY	: Provided			
WALL FINISHES	Kitchen	- Full Height Tiles		
	Master Bath / Bathrooms	- Full Height Tiles		
	Other Areas	- Plaster & Paint		
FLOOR FINISHES	Living / Dining	- Tiles	SANITARY AND PLUMBING FITTINGS	
	Master Bedroom / Bedrooms	- Tiles		
	Master Bath / Bathrooms	- Tiles		
	Family Area / Kitchen	- Tiles		
	Balcony / Staircase / Store	- Tiles		
	Terrace	- Tiles		
	Porch / Driveway	- Concrete Imprint		
	Other Areas	- Cement Render		
ELECTRICAL INTALLATION	INTERMEDIATE & END UNIT		CORNER UNIT	
	: Lighting Point	- 23 nos.		
	Power Point (13A)	- 25 nos.		
	TV Point	- 2 nos.		
	Ceiling Fan Point	- 7 nos.		
	Water Heater Point (15A)	- 3 nos.		
	Air-Cond Point (15A)	- 5 nos.		
	Autogate Point	- 1 no.		
	Door Bell Point	- 1 no.		
	Gate Lighting Point	- 2 nos.		
	USB Charger Point (2.1A)	- 2 nos.		
	* FENCING	: Provided		INTERNAL TELCOMMUNICATION
* TURFING		: Nil		
* GAS PIPING		: Nil		
	Telephone Point	- Provided	Network Point	- Provided

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



Stay Together. Stay Setia
livelearnworkplay

+607 382 9188
www.spsetia.com

Taman Gunong Hijau Sdn Bhd 197301002956 (16420-U)
PTD 46378, Jalan Balau, Taman Rinting,
81750 Masai, Johor Darul Takzim, Malaysia.
F +607 386 1697

Setia

ADONIS • Double Storey Terrace House • Standard Lot: 20' x 70' • 1,817 sq.ft. • No. of Units: 60 units • Min. Price RM836,353 • Max. Price: RM1,197,882 • Housing Developer's License No: 2387/12-2027/0183(R) • Validity Date: 07/12/2022 - 06/12/2027
Advertising & Sales Permit No: 2387-19/11-2024/0315(N)-(L) Validity Date: 10/11/2022 - 09/11/2024 • Expected Completion: Nov 2024 Tenure Of Land Land Charge: Nil Approving Authority: Majlis Bandaraya Pasir Gudang Reference No: MBPG: JBGN/PB/7/2022(PG)8
15% Bumiputra Discount • Restriction In Interest: Nil

All Rendering contained herein are artist impressions only. The information contained herein is subject to change without notification as may required by the relevant authorities or Developer's project consultant. While care every care is taken in providing this information, the owner developer's and managers cannot be held responsible for any variations. doubt on the specification, Please always refer to the sales and purchase agreement. This ad is approve by (Jabatan Perumahan Negara).

Restriction of interest: The land contained in this title can never be sold or transferred in any way to non-citizens / foreign companies without the consent of the state authorities.