

BUKIT INDAH
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**Verdant Spaces.
Vibrant Community.**



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9-TIME WINNER
FIABCI Malaysia
Property Awards

NO. 1

8-TIME WINNER
THE EDGE
Real Estate
Top Property Development Awards
Eight-Time Winner
2008-2009, 2010-2011, 2012-2013, 2014-2015, 2016-2017, 2018-2019, 2020-2021, 2022-2023



7-TIME WINNER
FIABCI
Prix d'Excellence
Awards

7-TIME WINNER
ACM
BEST EMPLOYERS
2013 Best of the Best - Malaysia
2013 Overall Best - Malaysia

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Setia

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.

ECO-INSPIRED LIFESTYLE

for a modern community.

Nestled within lush, serene surroundings, Visca is a collection of 2-storey terrace homes inspired by those seeking a lifestyle amidst nature. Located in the established Bukit Indah township, where conveniences like recreational facilities and comprehensive amenities are easily within reach for the community.

- Built-up 1,920 sq. ft.
- Conducive surroundings for families
- Gated & guarded community



Artist's Impression Only



CONTEMPORARY LAYOUTS

for an ideal lifestyle.



Tastefully designed living spaces exude an urban charm, with flexible layouts to meet lifestyle trends and needs.

- 4 bedrooms with 3 bathrooms
- High ceiling at living room area
- Family area on 1st floor



CHARM AND SIMPLICITY

to elevate your quality of life.

From elegant spaces to thoughtful layouts, enjoy
stylishness and sophistication that forms the perfect
accompaniment to a well-designed home.



MASTERPLANNED FOR CONVENIENCE

to suit your everyday lifestyle.

Enjoy complete connectivity living in a masterplanned development. Wide, spacious roads connect you easily to and from your modern neighbourhood. A dedicated Bukit Indah Interchange allows you access to a network of roads, inter-city highways and even the North-South Highway.

The matured and vibrant Bukit Indah township is close to educational, retail and medical centres, complete with an award-winning 20-acre town park.

Site Plan

LOT 142300	LOT 142301	LOT 142302	LOT 142303	LOT 142304	LOT 142305	LOT 142306	LOT 142307	LOT 142308	LOT 142309	LOT 142310	LOT 142311	LOT 142312	LOT 142313	LOT 142314	PTD 165882	PTD 165883	PTD 165884	PTD 165885	PTD 165886	PTD 165887	PTD 165888
LOT 142322	LOT 142323	LOT 142324	LOT 142325	LOT 142326	LOT 142327	LOT 142328	LOT 142329	LOT 142330	LOT 142331	LOT 142332	LOT 142333	LOT 142334	LOT 142335	LOT 142336	LOT 142337	LOT 142338	LOT 142339	LOT 142340	LOT 142341	LOT 142342	LOT 142343
LOT 142344	LOT 142345	LOT 142346	LOT 142347	LOT 142348	LOT 142349	LOT 142350	LOT 142351	LOT 142352	LOT 142353	LOT 142354	LOT 142355	LOT 142356	LOT 142357	LOT 142358	LOT 142359	LOT 142360	LOT 142361	LOT 142362	LOT 142363	LOT 142364	LOT 142365
LOT 142366	LOT 142367	LOT 142368	LOT 142369	LOT 142370	LOT 142371	LOT 142372	LOT 142373	LOT 142374	LOT 142375	LOT 142376	LOT 142377	LOT 142378	LOT 142379	LOT 142380	LOT 142381	LOT 142382	LOT 142383	LOT 142384	LOT 142385	LOT 142386	LOT 142387
LOT 142388	LOT 142389	LOT 142390	LOT 142391	LOT 142392	LOT 142393	LOT 142394	LOT 142395	LOT 142396	LOT 142397	LOT 142398	LOT 142399	LOT 142400	LOT 142401	LOT 142402	LOT 142403	LOT 142404	LOT 142405	LOT 142406	LOT 142407	LOT 142408	LOT 142409



SUPERIOR IN LOCATION

in the pulse of Iskandar Malaysia.

Strategically located in Iskandar Malaysia, Bukit Indah is just minutes away from key destinations in Johor and Singapore.

- 13 km to Johor Bahru via Coastal Highway
- 26 km to Singapore via 2nd Link Expressway
- 29 km to Senai International Airport
- 22 km to Pelabuhan Tanjung Pelepas (PTP)
- 9 km to EduCity, LEGOLAND Malaysia, Johor State Administration Centre, International Destination Resort
- 3 km to Johor's medical hub
- 12 km to international schools, colleges & universities

Sales Gallery GPS Coordinates:
N 1°29'0" E 103°39'42"



VISCA

2-Storey Terrace House

Floor Plans



Specifications

STRUCTURE	: Reinforced concrete framework		
WALL	: Brickwall		
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 louvre windows		
DOORS	: Timber solid / Timber flush / Timber flush with louvres / Aluminium sliding / Aluminium folding / Metal door		
IRONMONGERY	: Quality lockset		
WALL FINISHES	: Master bath	- 2,400 mm high ceramic / Porcelain tiles	
	: Bath 1 & 2	- 2,400 mm high ceramic / Porcelain tiles	
	: Kitchen	- Full height ceramic tiles	
FLOOR FINISHES	Ground floor		
	: Foyer / Living / Dining / Kitchen / Guest room / Store	- Porcelain tiles	
	: Yard	- Ceramic tiles	
	: Bath 1	- Ceramic / Porcelain tiles	
	: Car porch	- Porcelain tiles	
	: Patio (Corner lot only)	- Ceramic tiles	
	: Other areas	- Cement render	
	First floor		
	: Master bedroom / Bedroom 2 & 3 / Staircase	- Porcelain tiles	
	: Master bath / Bath 2	- Ceramic / Porcelain tiles	
	: Family area	- Porcelain tiles	
	: Other areas	- Cement render	
SANITARY AND PLUMBING FITTINGS	: Kitchen sink	- 1 no.	
	: Wash basin	- 3 nos.	
	: Toilet roll holder	- 3 nos.	
	: Shower rose	- 3 nos.	
	: W.C.	- 3 nos.	
		Intermediate / End lot / Odd end lot unit	Corner unit
ELECTRICAL INSTALLATION	: Lighting point	- 26 nos.	- 27 nos.
	: Power point (13A)	- 25 nos.	- 25 nos.
	: TV point	- 3 nos.	- 3 nos.
	: Ceiling fan point	- 6 nos.	- 6 nos.
	: Air-cond point	- 5 nos.	- 5 nos.
	: Water heater point	- 3 nos.	- 3 nos.
	: Autogate point	- 1 no.	- 1 no.
	: Door bell point	- 1 no.	- 1 no.
	: Gate lighting point	- 2 nos.	- 2 nos.
INTERNAL TELEPHONE TRUNKING AND CABLING	: Telephone point	- 2 nos.	- 2 nos.
	: Internet point	- 2 nos.	- 2 nos.
	: Astro point	- 3 nos.	- 3 nos.
FENCING	: 1,500 mm brick wall and m.s. grille		
TURFING	: Cow Grass (<i>Axonopus compressus</i> (Sw.) P. Beauv.)		

Note: The Vendor 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.