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I & P
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Setia

Taman Rinting (Cemara) • Developer's License No.: 2387-16/07-2020/0601(L) • Validity Period: 05/07/2018 - 04/07/2020 • Advertising & Sales Permit No.: 2387-16/07-2020/0601(P) • Expected Date of Completion: October 2020 • Approving Local Authority: Majlis Perbandaran Pasir Gudang • Building Plan Reference No.: MPPG.JBGN/164/2016(PG) • Land Tenure: Freehold • Encumbrances: Free • Individual Title: Available • Type of Property: Double Storey Terrace House • Total Units: 52 Units • Price: (Min.) RM631,529 - (Max.) RM983,798 • 15% Discount for Bumiputera • All art renderings and photographs contained in this circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

Cemara

CHILL WITH EVERYONE, EVERYDAY

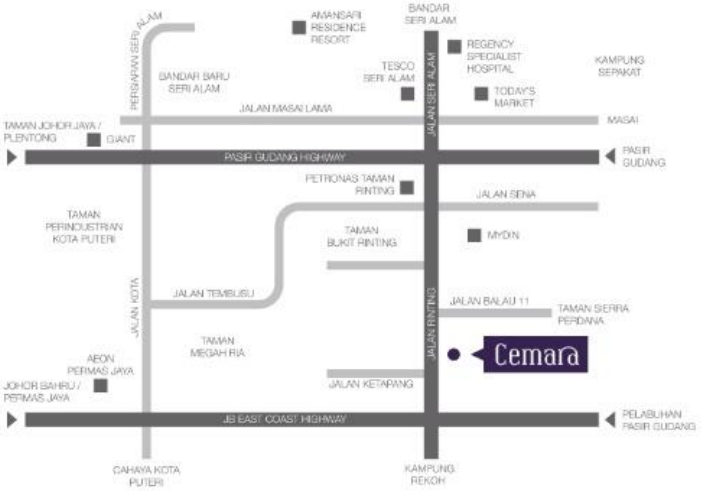
Nestled within the serene and lush greeneries of a growing community, Cemara is a sanctuary designed and built for the whole family offering everyday comfort and convenience.

PEACEFUL SANCTUARY FOR ALL

Strategically convenient, your home is located within all that you need and want for your loved ones and yourself.

EASY ACCESS TO EVERYWHERE

Home is easily accessible via all major highways and located just a short distance away from the towns of Pasir Gudang and Permas Jaya as well as the Custom and Immigration Quarantine Complex on the Southern Integrated Gateway.



Easy access to major highways and towns.

- 450m SK Taman Rinting 3
- 650m SMK Taman Rinting 2
- 900m Mydin Mall
- 1.4km SK Taman Rinting 2
- 1.8km Tesco Seri Alam
- 2.1km Regency Specialist Hospital
- 2.3km TODAY'S Market Seri Alam
- 6.9km Hospital Penawar
- 17.0km away from Johor Bahru via Coastal Highway
- 20.0km away from Singapore via Coastal Highway
- 38.0km away from the Senai International Airport

MASTER PLAN

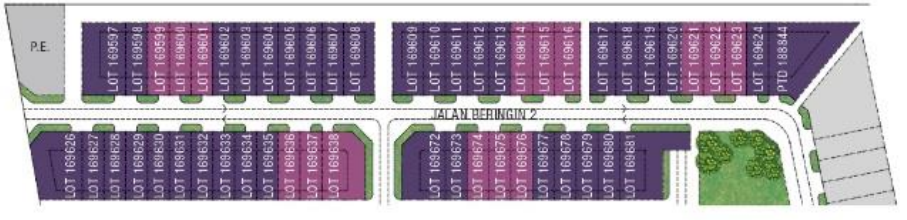
MORE THAN A HOUSE, IT'S HOME

LEGENDS

- Completed Development
- Future Development
- Commercial Land
- 2-Storey / 5-Storey Low Cost Terrace Houses
- 2-Storey Semi-Detached Houses
- 2-Storey Terrace Houses
- 2-Storey Bungalow Houses
- Sinaran
- SinarLink
- Laman Beringin

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

SITE PLAN



Bumi Lot

FLOOR PLANS

Land size : 24' x 75' / 80'
Built-up : From 2,127 sq. ft.
4 Bedrooms 3 Bathrooms

Ground Floor

*These are preliminary floor plans only and are subject to change.

First Floor

*These are preliminary floor plans only and are subject to change.

COZY SPACES MADE JUST FOR YOU

Each home features a design that gives you complete privacy, familiar comforts and plenty of room for the whole family.

SPECIFICATIONS

Structure	Reinforced Concrete Framework	
Wall	Brickwall with Plaster	
Roofing Covering	Reinforced Concrete Flat Roof, Concrete Roof Tiles	
Roof Framing	Quality Roof Truss	
Ceiling	Cement Board, Plaster Ceiling Board, Skim Coat	
Windows	Aluminium Frame Top Hung Window, Aluminium Frame Casement Window, Aluminium Frame Fixed Louvre Window	
Doors	Timber Door, Plywood Flush Door, Flush Door with Waterproof Plywood, Hard Wood Fixed Louvre Aluminium Frame Sliding Door (Corner Lot & End Lot with Land only)	
Ironmongery	Quality Lockset	
Wall Finishes	Kitchen	2100mm Height Ceramic Wall Tiles
	Bath 1	2100mm Height Porcelain Wall Tiles
	Bath 2 & 3	2100mm Height Ceramic Wall Tiles
Floor Finishes	**Ground Floor**	
	Living, Dining, Kitchen, Bedroom 4	Homogeneous Tiles
	Staircase	Homogeneous Tiles
	Car Porch	Porcelain Tiles
	Terrace (Corner Lot & End Lot with Land only)	Porcelain Tiles
	Utility, Dry Yard	Cement Render
	First Floor	
	Master Bedroom, Bedroom 2 & 3, Family Area	Homogenous Tiles
	Bath 1, 2 & 3	Porcelain Tiles
Sanitary and Plumbing Fittings	Kitchen Sink	1 No.
	Wash Basin	3 Nos.
	Toilet Roll Holder	3 Nos.
	Soap Holder	3 Nos.
	Shower Head	3 Nos.
	W.C.	3 Nos.

Electrical Installation	**Corner Unit**	**Intermediate Unit**	**End Unit**
Light Point incl. Fence Area	28 Nos.	26 Nos.	26 Nos.
Power Point (13A S/S/O)	20 Nos.	20 Nos.	20 Nos.
15A Power Point (Heater, Cook)	2 Nos.	2 Nos.	2 Nos.
TV Outlet	2 Nos.	2 Nos.	2 Nos.
Ceiling Fan Point	7 Nos.	7 Nos.	7 Nos.
Air-Cond Point	4 Nos.	4 Nos.	4 Nos.
Telephone Outlet	2 Nos.	2 Nos.	2 Nos.
Autogate Point	1 No.	1 No.	1 No.
Door Bell Point	1 No.	1 No.	1 No.
Data Point	2 Nos.	2 Nos.	2 Nos.

* Fencing	Low Brick Wall with M.S. Fencing, M.S. Gate, Refuse Chamber & Letter Box
* Turfing	Nil
* Gas Piping	Nil

*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.*