



Emilia

2-Storey Superlink Homes

Welcome Home, To Life & Style.

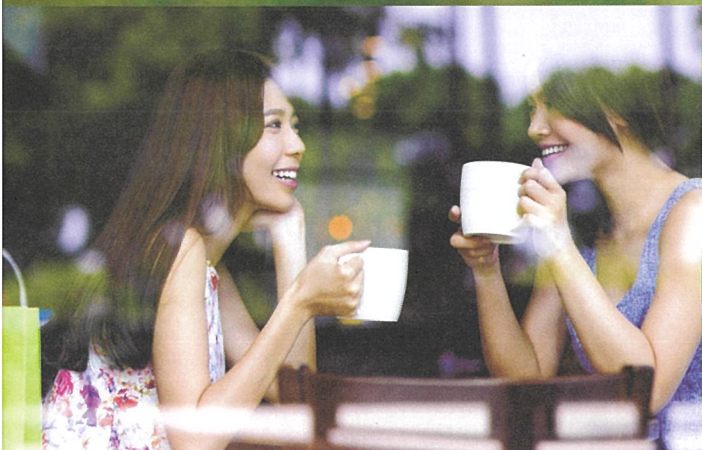
The new enclave for comfortable family living in the matured township of Taman Pelangi Indah, Emilia presents a collection of double storey superlink homes that are cosy and perfect for families of all ages.







Community Park
For Precious Bonding Moments



Well-Planned Township For The Community.

Featuring various amenities, attractions and commercial centres, Taman Pelangi Indah is a self-contained township with everything you need for a vibrant modern lifestyle.

Legend

- Commercial Land
- Capitol Square 2-Storey Shop Offices
- Capitol Square 3-Storey Shop Offices
- Camwood
- Camwood 2
- 2-Storey Terrace House
- 2-Storey Semi-Detached Houses
- 2-Storey Bungalow Houses
- Future Development
- Completed Project
- School / Kindergarten
- Proposed Public Amenities
- 1 McDonald's
- 2 Taman Pelangi Indah Police Station
- 3 Surau
- 4 Dewan
- 5 Petrol Kiosk



Everything You Need Is Easily Reachable.

Taman Pelangi Indah is strategically located,
with easy access to a network of highways
and ample matured amenities and attractions.



1.8km
Mydin
Hypermarket

4.9km
AEON Tebrau City
Shopping Centre

5.2km
IKEA
Tebrau City

8.5km
Giant
Hypermarket

10km
Tesco Extra
Hypermarket



0.8km
Tebrau Sports &
Recreation Centre

6.8km
Austin Heights Water
& Adventure Park

8.3km
Austin Hill
Country Club

15km
Starhill Golf &
Country Club



1.1km
SMK Taman
Pelangi Indah

1.8km
SK Taman
Pelangi Indah

2.4km
SK Taman
Putri Wangsa

4.7km
Crescendo
International College

6.8km
Sunway College
Johor Bahru

7.7km
Austin Heights Private
& International School



3.2km
Damai Polyclinic
& Surgery

5.1km
Johor Bahru
Physiotherapy

6.5km
Sultan Ismail
Hospital



29km
Senai International
Airport







Modern Outside, Spacious Inside.

Emilia features modern design elements that create a striking focal point as the perfect complement to your family's style.

Inside, inspired touches enhance the home, creating ideal living spaces to cherish treasured memories together.

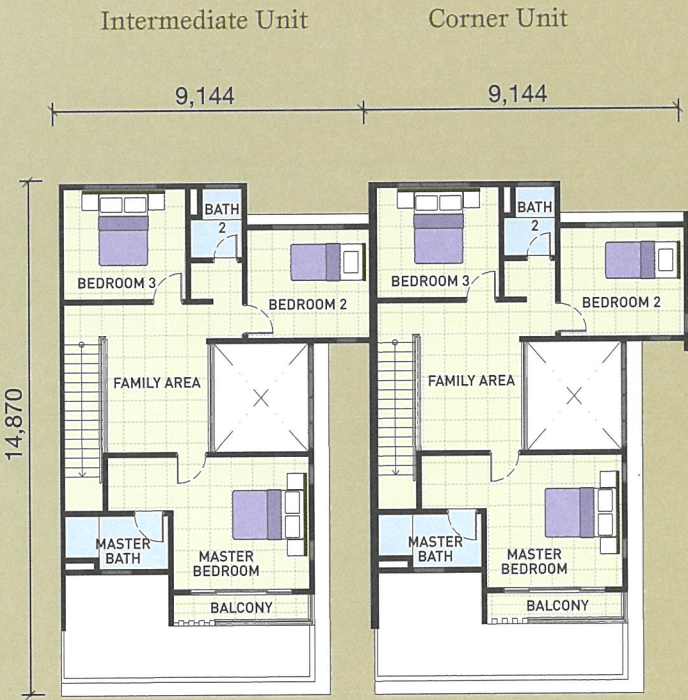
- Large master bedroom with private balcony and space for walk-in wardrobe
- Ground floor bedroom opens out to garden space that runs along the side of every unit
- Double volume ceiling at dining area



Floor Plans



Ground Floor



First Floor



Built-up From:
2,203 sq. ft.



Land Area From:
1,800 sq. ft.



Lot Size:
30' x 60' / 65' / 66'



4 Bedrooms,
3 Bathrooms

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



Specifications

Structure	Reinforced concrete framework	
Wall	Brickwall / Drywall and / or Precast panels	
Roofing Covering	Reinforced concrete flat roof, Roof tiles	
Roof Framing	Quality roof trusses	
Ceiling	Asbestos free ceiling board, Plaster ceiling board, Skim coat	
Windows	Aluminum frame casement window, Fixed glass panel window, Top hung window	
Doors	Metal frame solid timber door, Metal frame plywood flush door, Timber door with fix louvre, Metal frame solid door with top hung, Aluminum frame glass sliding door	
Ironmongery	Quality lockset	
Wall Finishes	Kitchen	- 1500mm high tiles
	Master bath, Bath 2 & 3	- Full height tiles
Floor Finishes	Ground floor	
	Foyer, Living, Dining, Kitchen, Staircase, Bedroom 4, Bath 3, Car Porch, Yard	- Tiles
	Driveway, Store, Other areas	- Cement Render
	First floor	
	Family area, Staircase, Master bedroom, Bedroom 2 & 3, Master bath, Bath 2, Balcony	- Tiles
	Other areas	- Cement Render
Sanitary & Plumbing Fittings	Kitchen sink	1 no.
	Wash basin	3 nos.
	Toilet roll holder	3 nos.
	Shower rose	3 nos.
	W.C.	3 nos.
Electrical Installation	Lighting point	Corner / Intermediate / End lot
	Power point (13A)	24 nos.
	TV point	21 nos.
	Ceiling fan point	2 nos.
	Water heater point (15A)	6 nos.
	Air-con point (15A)	3 nos.
	Autogate point	4 nos.
	Gate lighting point	1 no.
	Door bell point	2 nos.
	USB charger point (2.1A)	1 no.
Internal Telecommunication Trunking & Cabling	Telephone point	2 nos.
	Network point	2 nos.
*Fencing	Low brick wall with M.S. Grille, M.S. Gate, Metal fencing, Refuse chamber & Letter box	
*Turfing	Nil	
*Gas Piping	Nil	

Note : The vendor 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

Call +607 861 0555
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Setia

Taman Pelangi Indah (Emilia) • Developer's License No: 7180-36/07-2021/0642 (L) • Validity Period: 18/07/2019 - 17/07/2021 • Advertising & Sales Permit No: 7180-36/07-2021/0642(P) • Validity Period: 18/07/2019 - 17/07/2021 • Expected Date of Completion: 31 December 2021 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No: MBJB/U/2015/14/BGN/201 • Land Tenure: Freehold • Encumbrances: Nil • Individual Title: Available • Type of Property: Double Storey Terrace House • Total Units: 82 units • Price: (Min) RM917,950.00 (Max) RM1,223,695.00 • 15% Discount for Bumiputera • All art renderings and photographs contained in this circular are artist's impressions 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, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA