

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



2-Storey Terrace House

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2015 Best of the Best - Malaysia  
2011 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.



## EMBRACE THE VILLOSA LIFESTYLE

that complements  
your urban tastes.

Located in the verdant township of Bukit Indah lies a serene and lush Villosa enclave. Consisting of a collection of 2-storey terrace homes, Villosa is a reflection of a modern family lifestyle.

- Built-up 2,200 sq. ft.
- Conducive surroundings for families
- Gated & guarded community



Artist's Impression Only.



## SIMPLICITY IN DESIGN

with a sense of spaciousness.



Luxuriate in living spaces that redefine comfort and elegance. Be awakened by a sense of unhurried calm that gently soothes your heart, mind and spirit.

- High ceiling at living area
- Free-flowing living spaces, connecting the living room, dining room and kitchen for impressive spaciousness
- Open-concept kitchen
- Concealed storage area below staircase
- Semi-open area for drying laundry







## INNOVATION & STYLE

for a touch of elegance.

Each double-storey home is built with your well-being in mind.  
Enjoy stylish and sophisticated homes that come with details  
that you can enjoy every day.

- 4 spacious bedrooms
- Convertible room on 1st floor
- Large master bedroom with balcony
- Large windows allow for better natural lighting & ventilation





# MASTERPLANNED FOR CONVENIENCE

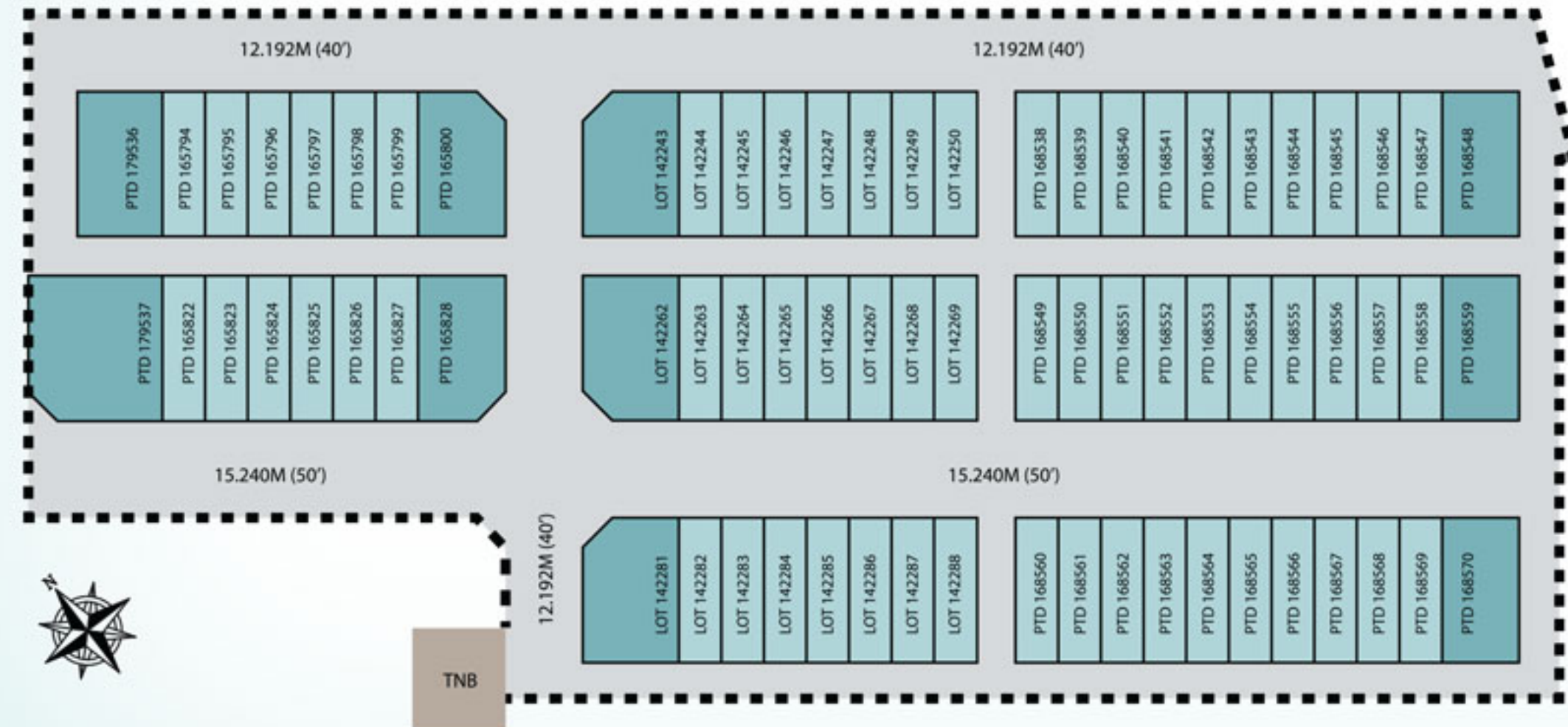
to suit your everyday lifestyle.

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



# 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"







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 / Glass louvres			
DOORS	: Timber solid / Timber flush / Timber flush with louvres / Aluminium sliding			
IRONMONGERY	: Quality lockset			
WALL FINISHES	: Master bath	- 2,400 mm high ceramic / Porcelain tiles		
	: Bath 2, 3 & 4	- 2,400 mm high ceramic / Porcelain tiles		
	: Kitchen	- Full height ceramic tiles		
FLOOR FINISHES	Ground floor			
	: Living / Dining / Kitchen / Bedroom 4 / Store	- Porcelain tiles		
	: Yard / Drying clothes	- Ceramic tiles		
	: Bath 4	- Ceramic / Porcelain tiles		
	: Car porch	- Porcelain tiles		
	: Patio (Corner lot only)	- Ceramic tiles		
	: Other areas	- Cement render		
	First floor			
	: Master bedroom / Bedroom 2 & 3 /			
	: Convertible room / Staircase	- Porcelain tiles		
	: Master bath / Bath 2 & 3	- Ceramic / porcelain tiles		
	: Balcony	- Ceramic tiles		
	: Other areas	- Cement render		
	SANITARY AND PLUMBING FITTINGS	: Kitchen sink	- 1 no.	
		: Wash basin	- 4 nos.	
		: Soap holder	- 1 no.	
		: Toilet roll holder	- 4 nos.	
: Shower rose		- 4 nos.		
: W.C.		- 4 nos.		
		Intermediate / End lot /	Corner /	
		End lot with land /	Special corner unit	
	Odd end lot unit			
ELECTRICAL INSTALLATION	: Lighting point	- 31 nos.	- 32 nos.	
	: Power point (13A)	- 24 nos.	- 24 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.	
	INTERNAL TELEPHONE TRUNKING AND CABLING	: Telephone point	- 2 nos.	- 2 nos.
: Internet point		- 2 nos.	- 2 nos.	
: Astro point		- 3 nos.	- 3 nos.	
FENCING TURFING	: 1,500 mm brick wall and m.s. grille			
	: Cow Grass (Axonopus compressus (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.