

PINE 3

Your Cozy 2-storey Terrace Home

Let your lifestyle flourish in full bloom in this nature-inspired enclave's spacious little home sweet home that has been designed with elegance and practicality to cater to your expectations now and into the future.

18' x 65' 1,445 - 1,502 sf.

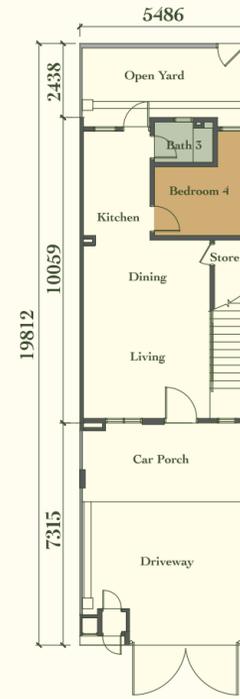


*Artist Impression

Floor Plan

Type A

4 3



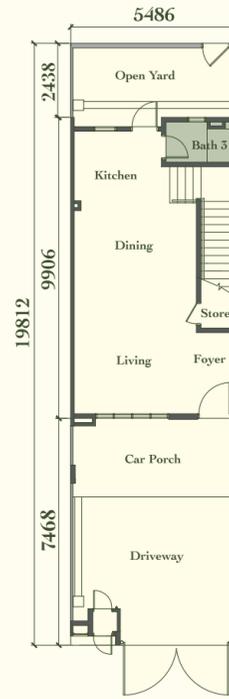
Ground Floor



First Floor

Type B

3 3



Ground Floor



First Floor

Specifications

STRUCTURE	: Reinforced concrete framework
WALL	: Brickwall
ROOFING COVERING	: Reinforced concrete slab, Concrete roof tiles
ROOF FRAMING	: Quality roof truss
CEILING	: Asbestos free cement board, Plaster ceiling board, Skim coat
WINDOWS	: Aluminium frame window
DOORS	: Solid timber door, Flush door, Aluminium frame sliding door (Corner lot & End lot with land only)
IRONMONGERY	: Quality lockset
WALL FINISHES	: Kitchen, Bath 1, Bath 2, Bath 3 - 1500mm height tiles
FLOOR FINISHES	: Ground Floor Living, Dining, Kitchen - Tiles Bedroom 4 (Type A only) - Tiles Bath 3, Staircase, Store - Tiles Car porch - Tiles Terrace (Corner lot & End lot with land only) - Tiles Driveway, Open yard, Other areas - Cement render

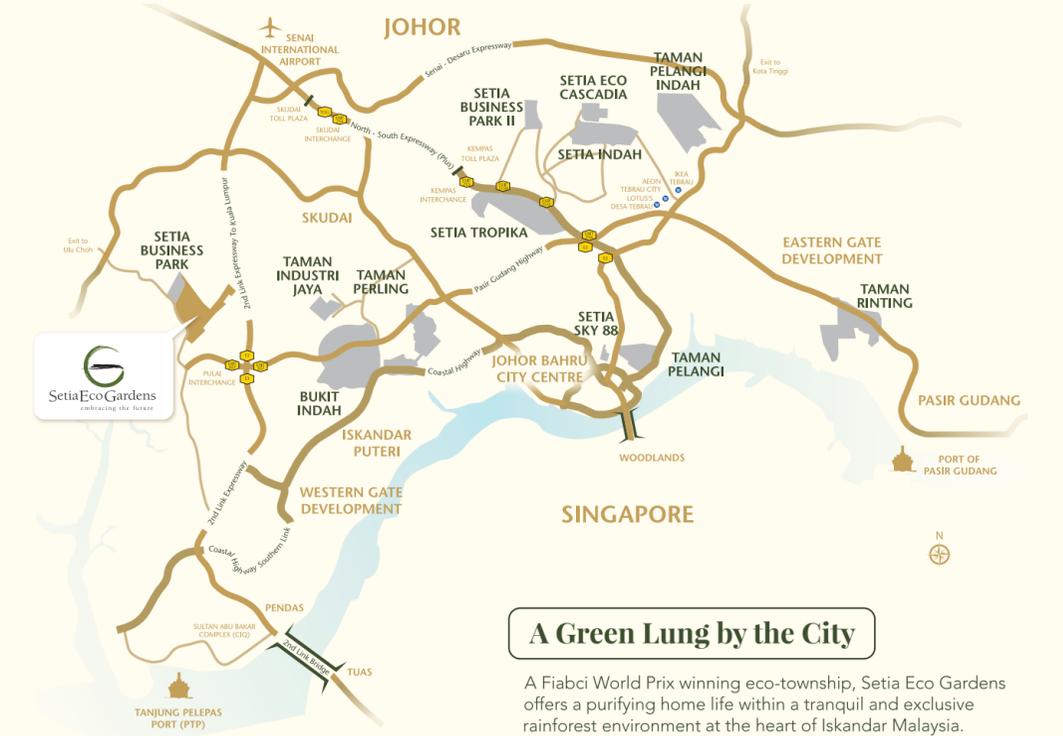
First Floor	
Master bedroom, Bedroom 2 & 3, Hallway, Staircase	- Tiles
Family Area (Type B only)	- Tiles
Bath 1 & Bath 2	- Tiles
Other areas	- Cement render
SANITARY & PLUMBING FITTINGS	
Kitchen sink	1 no.
Wash hand basin	3 nos.
Toilet roll holder	3 nos.
Shower rose	3 nos.
Water closet	3 nos.

ELECTRICAL INSTALLATION	TYPE A		TYPE B	
	Int / End Unit	Corner / End Unit With Land	Int / End Unit	Corner / End Unit With Land
Lighting point	: 18 nos.	19 nos.	19 nos.	20 nos.
Power point (13A)	: 18 nos.	18 nos.	18 nos.	18 nos.
TV point	: 2 nos.	2 nos.	2 nos.	2 nos.
Ceiling fan point	: 6 nos.	6 nos.	5 nos.	6 nos.
Air-cond point	: 2 nos.	2 nos.	2 nos.	2 nos.
Water heater point	: 3 nos.	3 nos.	3 nos.	3 nos.
Autogate point	: 1 no.	1 no.	1 no.	1 no.
Gate lighting point	: 1 no.	1 no.	1 no.	1 no.
Door bell point	: 1 no.	1 no.	1 no.	1 no.
INTERNAL TELECOMMUNICATION TRUNKING & CABLING				
Network point	: 2 nos.	2 nos.	2 nos.	2 nos.
Telephone point	: 1 no.	1 no.	1 no.	1 no.

- *Fencing : BSP fencing, M.S. Gate, Refuse chamber & Letter box
- *Turving : 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.

Prime Location, Great Accessibility, and All-Inclusive Amenities



A Green Lung by the City

A Fiabci World Prix winning eco-township, Setia Eco Gardens offers a purifying home life within a tranquil and exclusive rainforest environment at the heart of Iskandar Malaysia.



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livelearnworkplay



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+607 555 2525

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)
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F: +607 555 2522 E: seg-sales@spsetia.com W: setiaecogardens.com
Mon-Fri: 9am-6pm Sat, Sun & PH: 10am-6pm

Setia

Housing Developer's License: 10611/03-2028/0340(A). Validity Date: 06/03/2023-05/03/2028 • PINE 3 • Advertising & Sales Permit No: 10611-24/09-2025/1068(N)-(L) • Validity Date: 22/09/2023-21/09/2025 • No. of Units Type A: 79 units • Min price: RM694,000, Max price: RM971,000 • No. of Units Type B: 52 units • Min price: RM677,000, Max price: RM962,000 • Reference No: MEPI/BJRP/6/14/2022/15 • Expected Date of Completion: Sept 2026 • Tenure of Land: Freehold • Land Charge: Public Bank Berhad • Approving Authority: Majlis Bandaraya Iskandar Puteri • 15% Discount for Bumiputera • Restriction in Interest: Nil • 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 into 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.

IKLAN INI TELAH DILULUSKAN OLEH PERUMAHAN NEGARA