




Adonis3

DOUBLE STOREY
TERRACE HOMES

YOUR DREAM HOME WITH A MEDITERRANEAN TOUCH



KEY FEATURES



YOUR OWN RESORT EXPERIENCE

Step into timeless elegance with the third installment of our Adonis Terrace Homes series, inspired by the charm and warmth of Mediterranean architecture. Featuring graceful arches, earthy tones, and lush courtyards, these homes are designed for those who seek both style and serenity. Experience the perfect blend of modern comfort and Mediterranean allure - crafted for a lifestyle of relaxation and sophistication.



Spacious yet Stylishly functional

land size

20' X 70'

built up

1,817 SQ.FT

Grandeur Living at its Finest

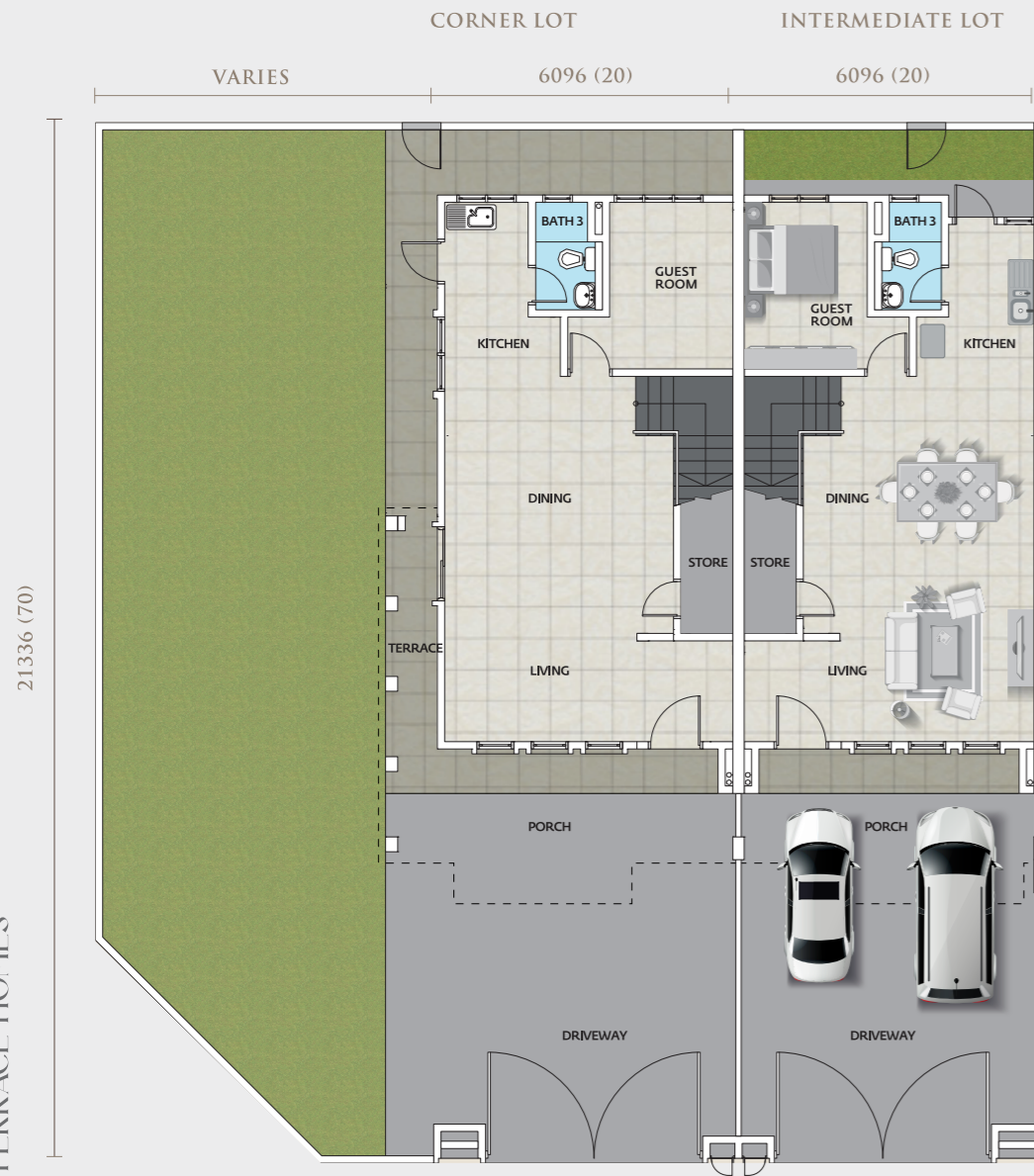
Discover a terrace home that embodies grandeur living at its finest. With spacious interiors, refined finishes and a seamless indoor - outdoor flow, it is designed for those who appreciate elegance and comfort. Every detail from the airy layout to the private terrace has been crafted to offer a perfect blend of sophistication and functionality, creating a truly exceptional living experience.



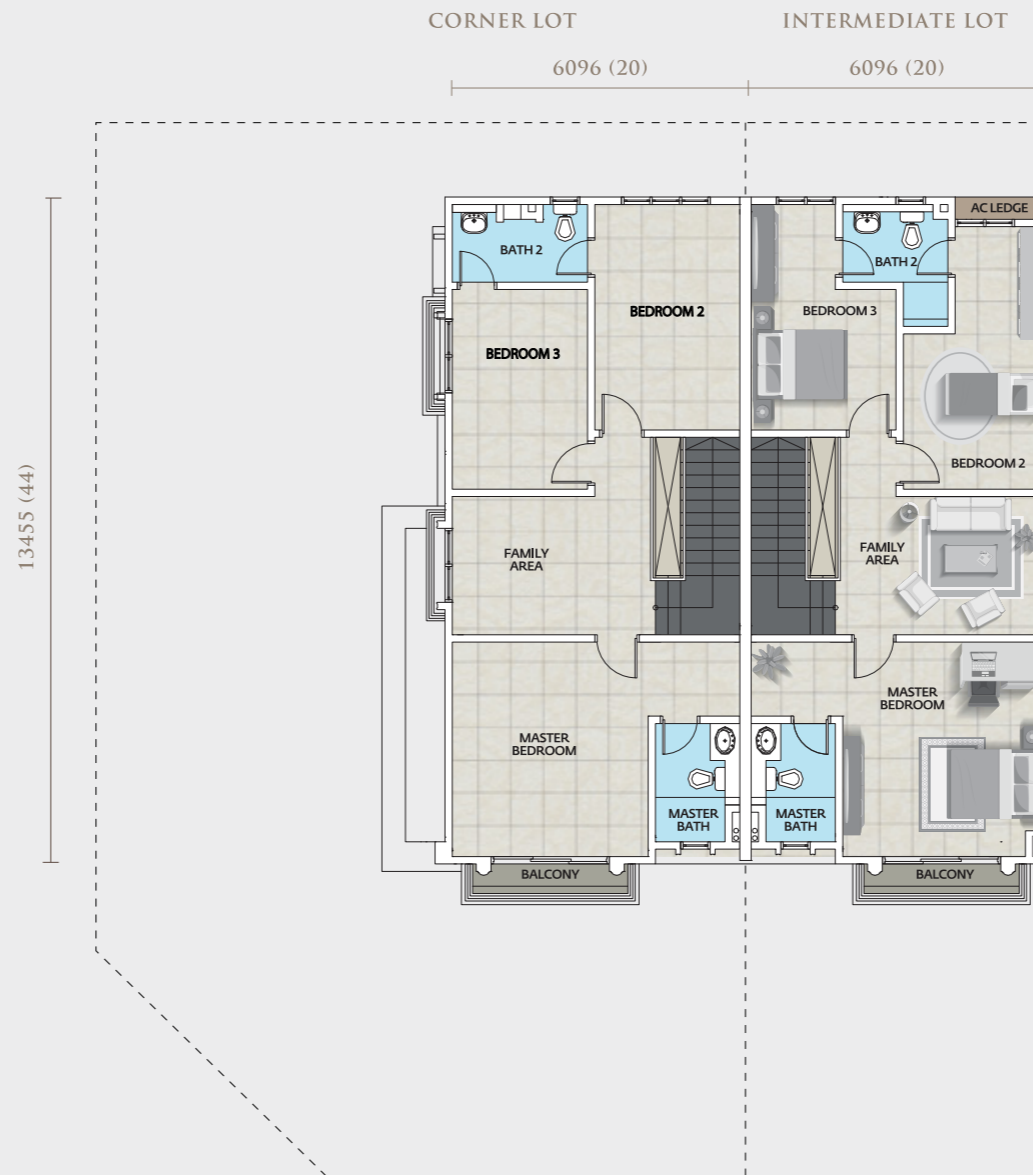
ADONIS SERIES

DOUBLE STORY TERRACE HOMES

GROUND FLOOR



FIRST FLOOR



SPECIFICATION

A. STRUCTURE	: REINFORCED CONCRETE FRAMEWORK	
B. WALL	: BRICKWALL	
C. ROOFING COVERING	: REINFORCED CONCRETE FLAT ROOF, ROOF TILES	
D. ROOF FRAMING	: QUALITY ROOF TRUSS	
E. CEILING	: ASBESTOS FREE CEILING BOARD, SKIM COAT	
F. WINDOWS	: SLIDING WINDOW, CASEMENT WINDOW, TOP HUNG WINDOW, FIXED GLASS PANEL WINDOW, ADJUSTABLE GLASS LOUVRES WINDOW	
G. DOORS	: FLUSH DOOR, LOUVRES DOOR, ALUMINIUM FRAME GLASS SLIDING DOOR	
H. IRONMONGERY	: PROVIDED	
I. WALL FINISHES		
KITCHEN		- FULL HEIGHT TILES
MASTER BATH / BATHROOMS		- FULL HEIGHT TILES
OTHER AREAS		- PLASTER & PAINT
J. FLOOR FINISHES		
LIVING / DINING		- TILES
MASTER BEDROOM / BEDROOMS		- TILES
GUEST ROOM		- TILES
MASTER BATH / BATHROOMS		- TILES
FAMILY AREA		- TILES
KITCHEN		- TILES
BALCONY / STAIRCASE / STORE		- TILES
TERRACE		- TILES
PORCH / DRIVEWAY		- CONCRETE IMPRINT
OTHER AREAS		- CEMENT RENDER
K. SANITARY & PLUMBING FITTINGS		
KITCHEN SINK		- 1 NO
WASH BASIN		- 3 NOS
BIB TAP		- 5 NOS
W.C		- 3 NOS
TOILET ROLL HOLDER		- 3 NOS
SHOWER ROSE		- 3 NOS
HAND BIDET		- 3 NOS
L. ELECTRICAL INSTALLATION	INTERMEDIATE	CORNER LOT, END LOT WITH LAND & ODD END LOT WITH LAND
LIGHTING POINT	- 23 NOS	- 24 NOS
POWER POINT (13A)	- 24 NOS	- 24 NOS
COOKER POINT (15A)	- 1 NO	- 1 NO
TV POINT	- 2 NOS	- 2 NOS
CEILING FAN POINT	- 7 NOS	- 7 NOS
WATER HEATER POINT (15A)	- 3 NOS	- 3 NOS
AIR-COND POINT (15A)	- 5 NOS	- 5 NOS
AUTOGATE POINT	- 1 NO	- 1 NO
DOOR BELL POINT	- 1 NO	- 1 NO
GATE LIGHTING POINT	- 2 NOS	- 2 NOS
USB CHARGER POINT (2.1A)	- 2 NOS	- 2 NOS
M. INTERNAL TRUNKING & CABLING		
TELEPHONE POINT	: PROVIDED	
NETWORK POINT	: PROVIDED	
N. *FENCING	: PROVIDED	
O. *TURFING	: NIL	
P. *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



Setia eGreenLiving

- Smart Lock
- Solar Panel Ready
- Green Switch Ready
- Box 366

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07 382 9188
www.spsetia.com

Taman Gunong Hijau Sdn Bhd 197301002956 (16420-U)
PTD 46378, Jalan Balau, Taman Rinting, 81750 Masai, Johor Bahru
F +607 386 1697



Adonis (Phase 3) Double Storey Terrace Homes Standard Lot: 20' x 70' Built-up: 1,817 sq.ft.

Housing Developer's License No.: 2387/12-2027/0183(A) Validity Period: 07/12/2022 - 06/12/2027 Advertising & Sales Permit No.: 2387-22/10-2026/0966 (A)-(L) Validity Period: 23/10/2024 - 22/10/2026
 Expected Date of Completion: October 2026 Approving Local Authority: Majlis Bandaraya Pasir Gudang Building Plan Reference No.: MBPG:JBG/PB/7/2022(PG)-Pindaan (24)
 Land Tenure: Freehold Land Charge: Nil Total Units: 56 units Price: (Min) RM 924,000 (Max) RM 1,438,080 15% Discount for Bumiputera Restriction In Interest.
 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. Developer: Taman Gunong Hijau Sdn Bhd

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH:KPKT.GOV.MY