



DESIRAN 2

2-Storey Semi-Detached Homes

A Life Of Comfort Amidst Conductive Surroundings

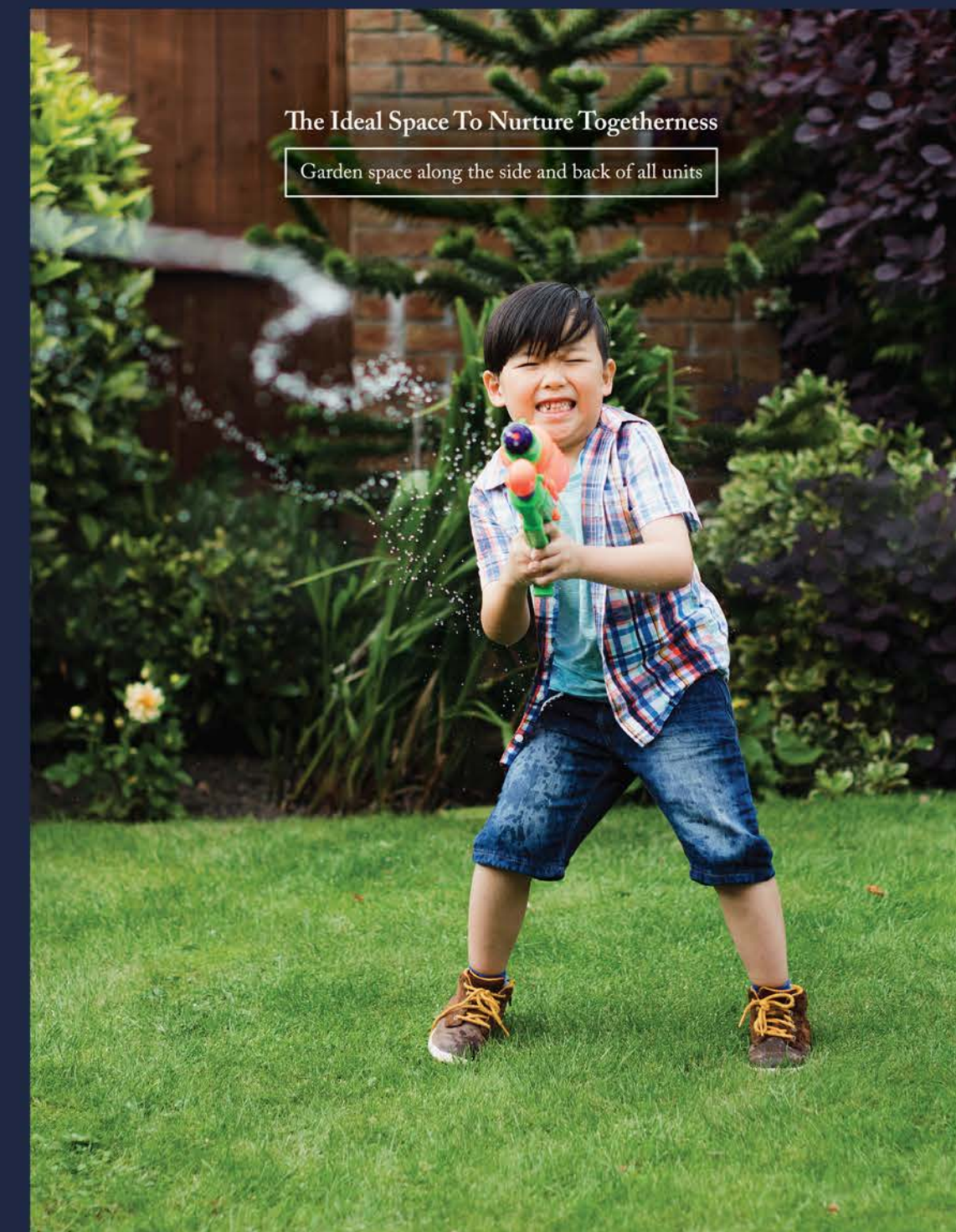
Be part of a thriving community with ample amenities, conveniences and commercial zones in the self-contained township of Taman Rinting.



Artist's impression

The Ideal Space To Nurture Togetherness

Garden space along the side and back of all units

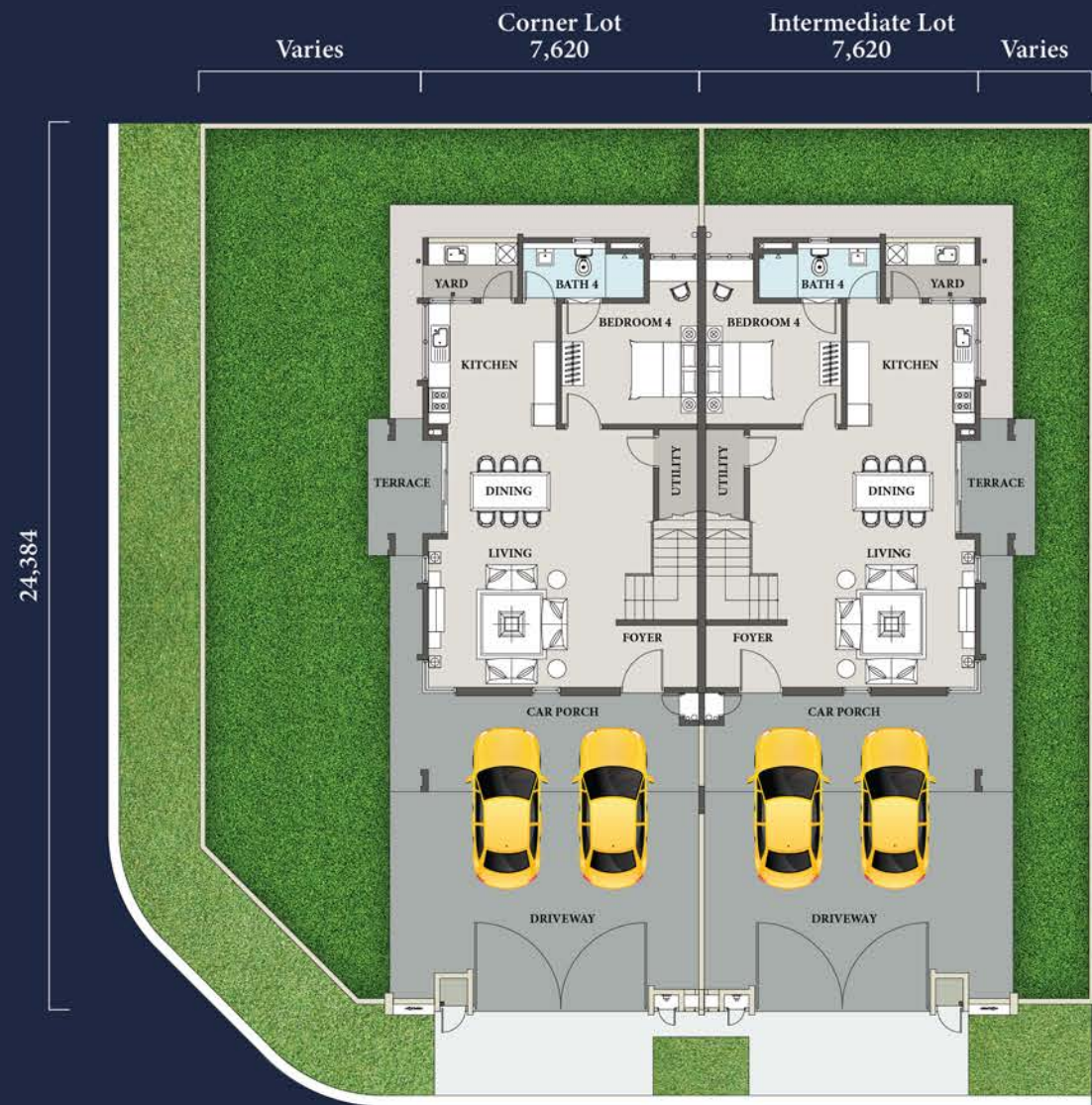


A Spacious Home For An Effortless Lifestyle

The latest phase of 2-storey semi-detached homes in Taman Rinting, DESIRAN 2 is designed with a larger lot size for greater spaciousness and comfort for every member of the family.

- Lot size: 35' x 80'
- Built-up: 2,583 sq. ft.
- 4 bedrooms & 4 bathrooms
- Stylish open-plan layout for free-flowing living spaces
- Designed for enhanced natural ventilation
- Large master bedroom with space for walk-in wardrobe
- Attached bathrooms for all bedrooms
- Secondary living area with balcony at first floor





Ground Floor



First Floor

2-Storey Semi-Detached Homes

Bumi Lot

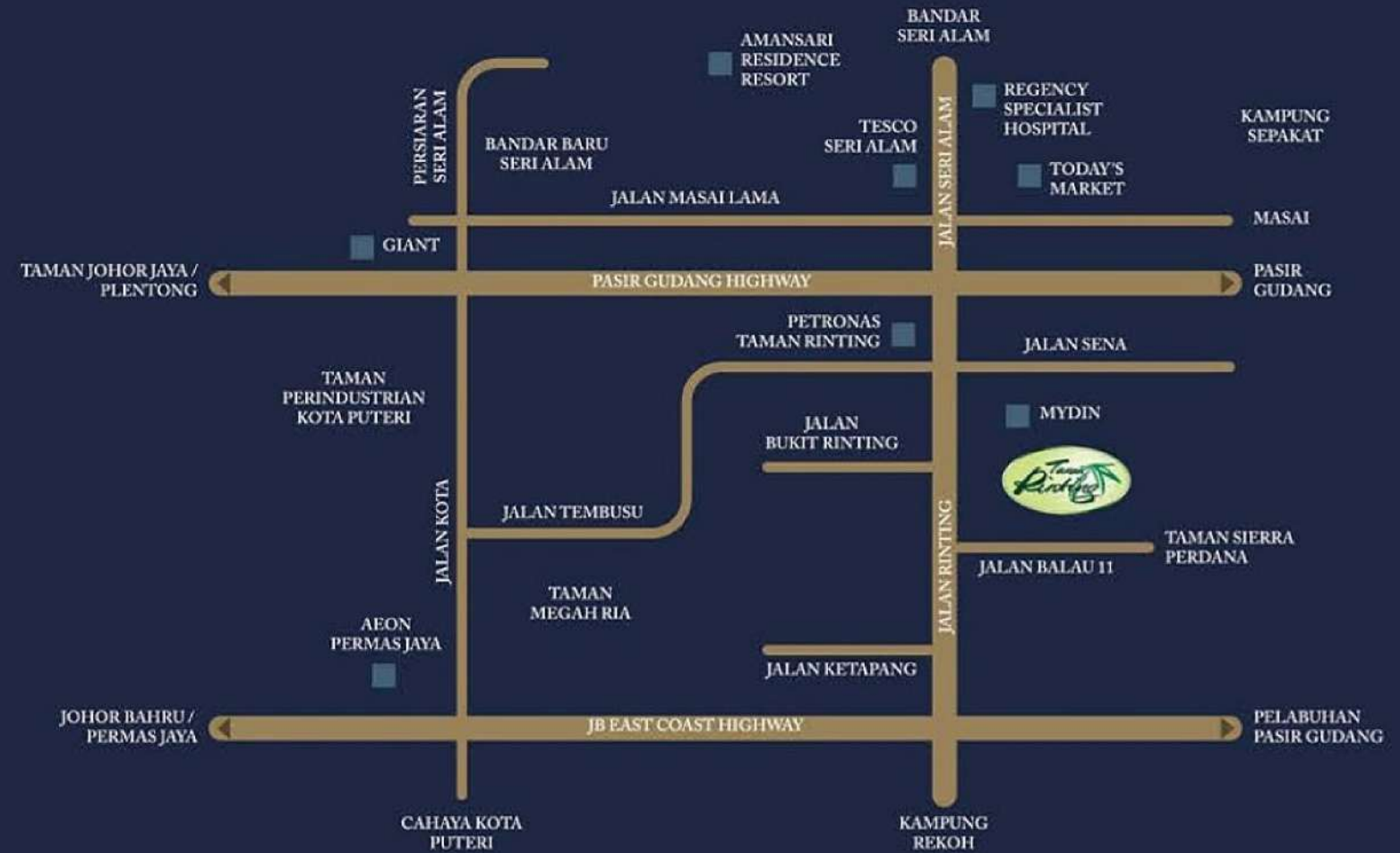


Structure	: Reinforced concrete framework	
Wall	: Brickwall / Drywall and / or Precast panels	
Roofing covering	: Reinforced concrete flat roof, Roof tiles	
Roof framing	: Quality roof truss	
Ceiling	: Asbestos free ceiling board, Plaster ceiling board, Skim coat	
Windows	: Aluminium frame sliding window, Fixed glass panel window, Top hung window, Casement window	
Doors	: Timber door, Flush door, Flush door with louvre, Aluminum frame sliding glass door	
Ironmongery	: Provided	
Wall finishes	: Kitchen Master bath, Bath 2, Bath 3, Bath 4 Other areas	- Full height tiles - Full height tiles - Plaster & paint
Floor finishes	: Ground Floor Foyer, Living, Dining, Kitchen Bedroom 4 Bath 4 Terrace, Staircase Utility, Yard, Bin Car porch, Driveway Other areas	- Tiles - Tiles - Tiles - Tiles - Tiles - Tiles - Cement render
	: First Floor Master bedroom, Bedroom 2 & 3 Family area Master bath, Bath 2 & 3 Balcony, Staircase Other areas	- Tiles - Tiles - Tiles - Tiles - Cement render
Sanitary and plumbing fittings	: Kitchen sink Wash basin Toilet roll holder Shower rose W.C. Hand bidet	- 1 no. - 4 nos. - 4 nos. - 4 nos. - 4 nos. - 4 nos.
Electrical installation	: Lighting point Power point (13A) TV & Astro point Ceiling fan point Water heater point (15A) Cooker point (15A) Air-cond point (15A) Autogate point Gate lighting point Door bell point	- 27 nos. - 20 nos. - 3 nos. - 7 nos. - 4 nos. - 1 nos. - 5 nos. - 1 nos. - 2 nos. - 1 nos.
Internal telecommunication trunking and cabling	: Telephone point Network point	- Provided - Provided
*Fencing	: Provided	
*Turbing	: 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.

Designed For Idyllic Family Living

While located in a relaxing locality, DESIRAN in Taman Rinting offers easy access to a matured highway network and numerous well-established amenities and attractions in the vicinity.



450 m	650 m	900 m	1.4 km	1.8 km	2.1 km	2.3 km	6.9 km	17 km	20 km	38 km
SK Taman Rinting 3	SMK Taman Rinting 2	Mydin Mall	SK Taman Rinting 2	Tesco Sri Alam	Regency Specialist Hospital	TODAY'S Market Seri Alam	Hospital Penawar	Johor Bahru via Coastal Highway	Singapore via Coastal Highway	Senai International Airport

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Setia

Taman Rinting (Desiran 2) - Housing Developer's License No.: 2387/12-2027/0183(A) - Validity Period: 07/12/2022 - 06/12/2027 - Advertising & Sales Permit No.: 2387-20/07-2025/0860(A)-(L) - Validity Period: 27/07/2023 - 26/07/2025 - Approving Local Authority: Majlis Perbandaran Pasir Gudang - Building Plan Reference No.: MBPG/JBGN/263/2018(PG)-PINDAAN(20) - Type of Property: Double Storey Semi-Detached - Land Tenure: Freehold - Land Charge: Free from Encumbrances - Total Units: 38 - Price: (Min.) RM1,403,000 (Max.) RM1,556,525 - Expected Date of Completion: July 2025 - 15% Bumiputera Discount - 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.

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