



Escape to Your Modern Tropical *Retreat*

DOUBLE STOREY TERRACE HOMES

Discover Serenity in Your Chic Tropical *Retreat*

Escape to Your Own Private Modern Tropical Retreat.
Unwind in Style with Our Sleek and Contemporary
Design, Tailored to Enhance Your Living Experience.



Open-plan dining
& kitchen



Spacious
living area



High ceilings for
improved natural
ventilation



Master bedroom
with walk-in
wardrobe area



Private bathroom
for all bedrooms
upstairs



Spacious car
porch



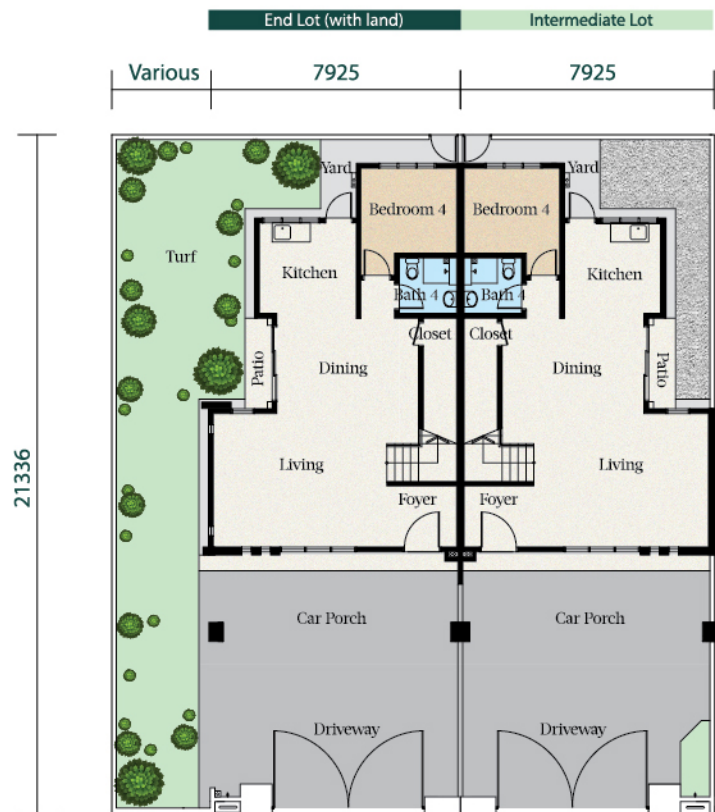
Modern tropical
design

Type A

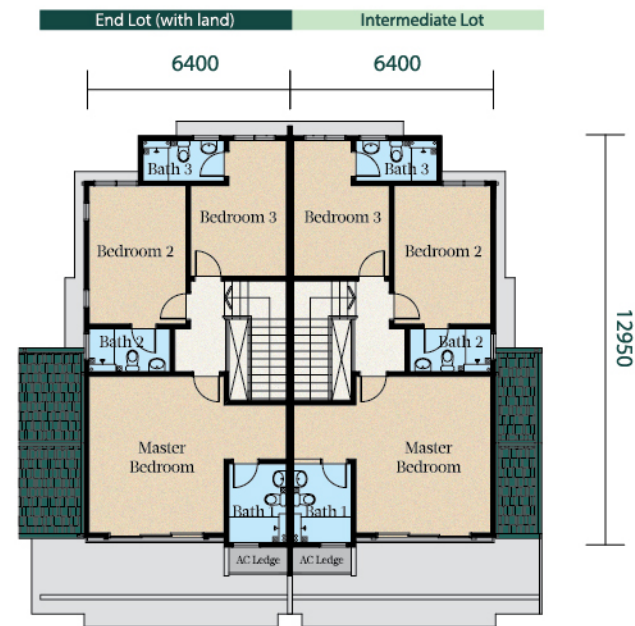
26' x 70' | 2,079 - 2,105 sq.ft.

4 Bedrooms | 4 Bathrooms

Spacious car porch



Ground Floor



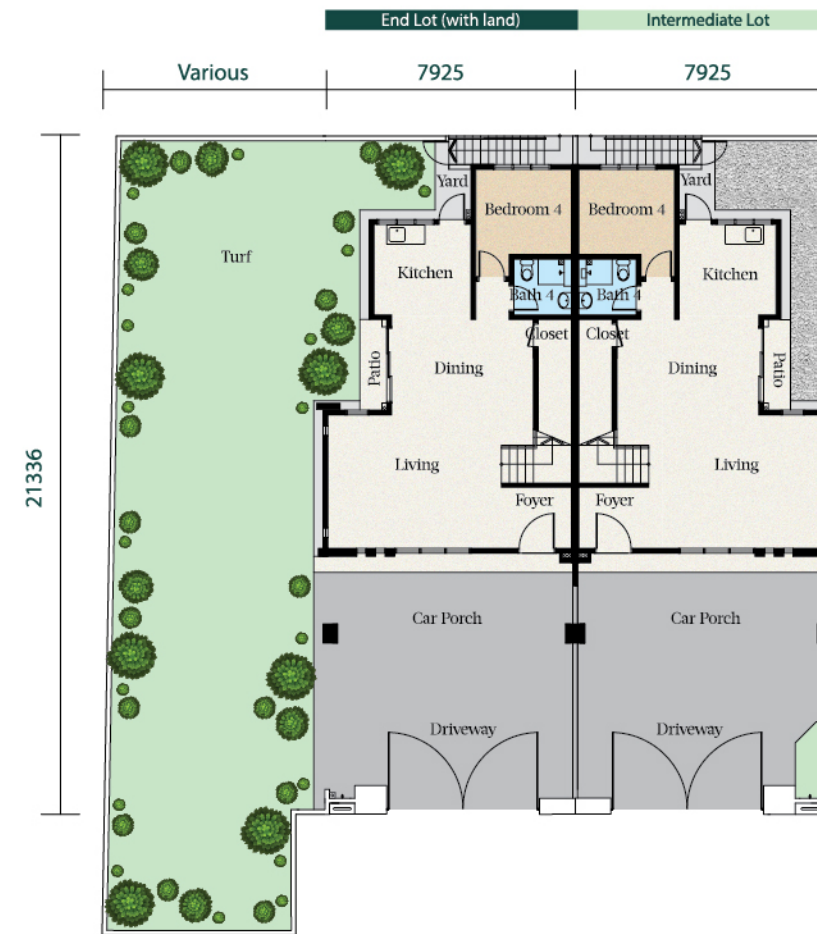
First Floor

Type C

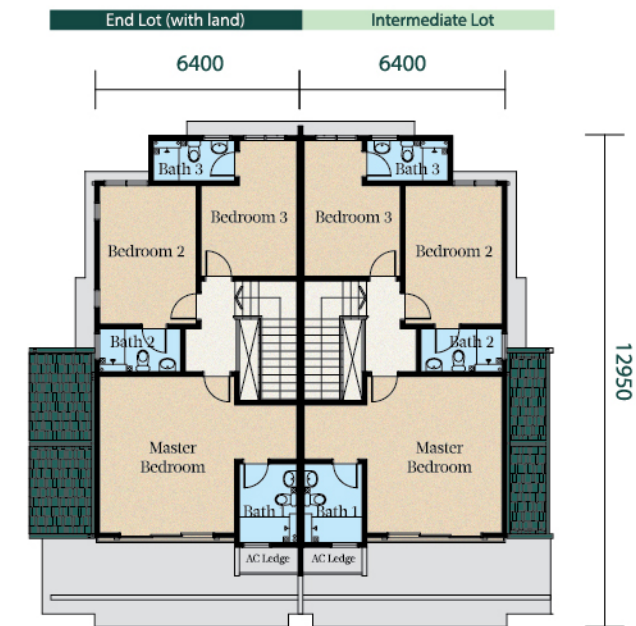
26' x 70' | 2,079 - 2,105 sq.ft.

4 Bedrooms | 4 Bathrooms

Spacious car porch



Ground Floor



First Floor

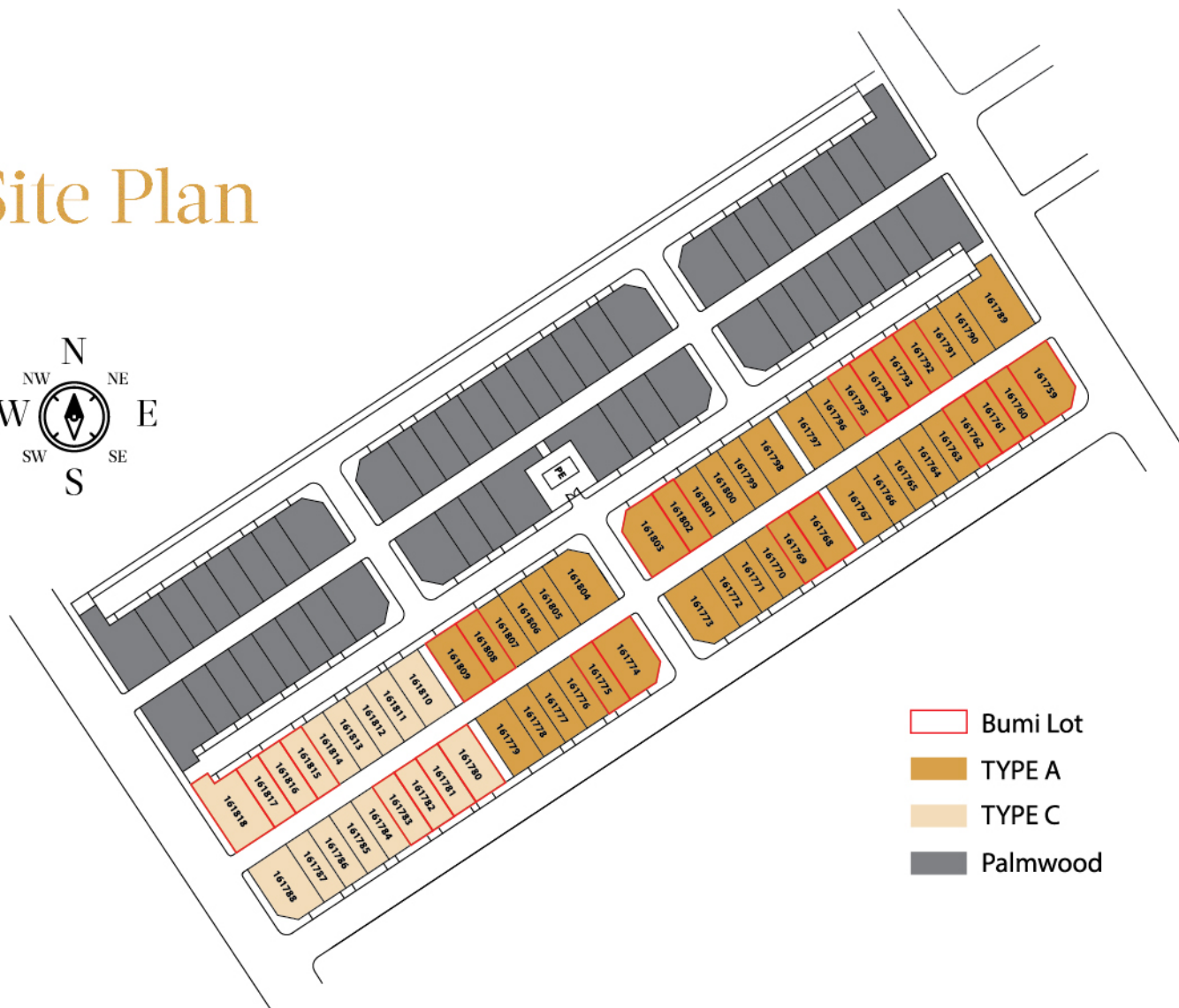
Master Plan

LEGEND

- Capitol Square
- 2-Storey Shop Offices
- Capitol Square
- 3-Storey Shop Offices
- Palmwood
- Palmwood 2
- Camwood
- Camwood 2
- Emilia
- 2-Storey Terrace Houses
- 2-Storey Semi-Detached Houses
- 2-Storey Bungalow Houses
- Future Development
- Completed Project
- School / Kindergarten
- Proposed Public Amenities
- 1 McDonald's
- 2 Tebrau Sports & Recreation Centre
- 3 Taman Pelangi Indah Police Station
- 4 MYDIN Hypermarket
- 5 Sekolah Menengah Kebangsaan Taman Pelangi Indah
- 6 Sekolah Kebangsaan Taman Pelangi Indah
- 7 Surau
- 8 Dewan
- 9 Petrol Kiosk



Site Plan



- Bumi Lot
- TYPE A
- TYPE C
- Palmwood

Specifications

STRUCTURE

WALL

ROOFING COVERING

ROOF FRAMING

CEILING

WINDOWS

DOORS

IRONMONGERY

WALL FINISHES

FLOOR FINISHES

SANITARY & PLUMBING FITTINGS

Kitchen Sink	: 1 no
Water Closet	: 4 nos
Wash Basin with Water Tap	: 4 nos
Toilet Roll Holder	: 4 nos
Shower Rose	: 4 nos

ELECTRICAL INSTALLATION

Lighting Point	: 28 nos
Ceiling Fan Point	: 6 nos
Power Point (13A)	: 18 nos
Cooker Point (15A)	: 1 no
Air Cond Point	: 5 nos
Water Heater Point	: 4 nos
Door Bell Point	: 1 nos
TV Point	: 2 nos
Autogate Point	: 1 no
Astro Point	: 2 nos
Power Point (13A) Weatherproof	: 1 no

INTERNAL TELECOMMUNICATIONS TRUNKING & CABLING

Telephone Point	: 1 no
Data Point	: 2 nos

FENCING

: Brickwall Fence

Note: The Developer shall at its own cost and expense, install or construct all of the item listed above in accordance with the description set out for the item or items marked with an * which may be deleted if not applicable

Prime Location



Stay Together. Stay Setia
livelearnworkplay

07 279 2255

Yukong Development (Pte) Limited

195102000014 (991872-U)

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81800 Ulu Tiram, Johor Bahru, Johor, Malaysia.

E www.spsetia.com

Setia

PALMWOOD 2 Double Storey Terrace Home. Standard Lot: 26'x70'. 2,079-2,105 sq. ft. No. of Units: Type A 42 units Min price : RM1,064,000 Max price : RM1,361,059. Type C 18 units Min price : RM1,064,000 Max RM1,347,882 Housing Developer's License: 7180/12-2027/1202(A). Validity Date: 09/12/2022-08/12/2027. Advertising & Sales Permit No: 7180-38/05-2025/0595(N)-(L). Validity Date: 26/05/2023-25/05/2025. Expected Date of Completion: June 2025. Tenure of Land: Freehold. Land Charge: Nil. Approving Authority: Majlis Bandaraya Johor Bahru. Reference No: MJB/U/2020/14/BGN/82/RP(19). 15% Discount for Bumiputera.

THIS ADVERTISEMENT IS APPROVED BY THE NATIONAL HOUSING DEPARTMENT (JPN)

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 doubt on the specifications, please always refer to the sale and purchase agreement.