

PINE 3

2-Storey Terrace Home

18' x 65'



THE GROVE
Precinct

Award-winning Township

Embrace the eco-friendly and sustainable features all in this established award-winning township in premier development of Iskandar Malaysia. Take a look at the master plan and envision yourself as part of it all.

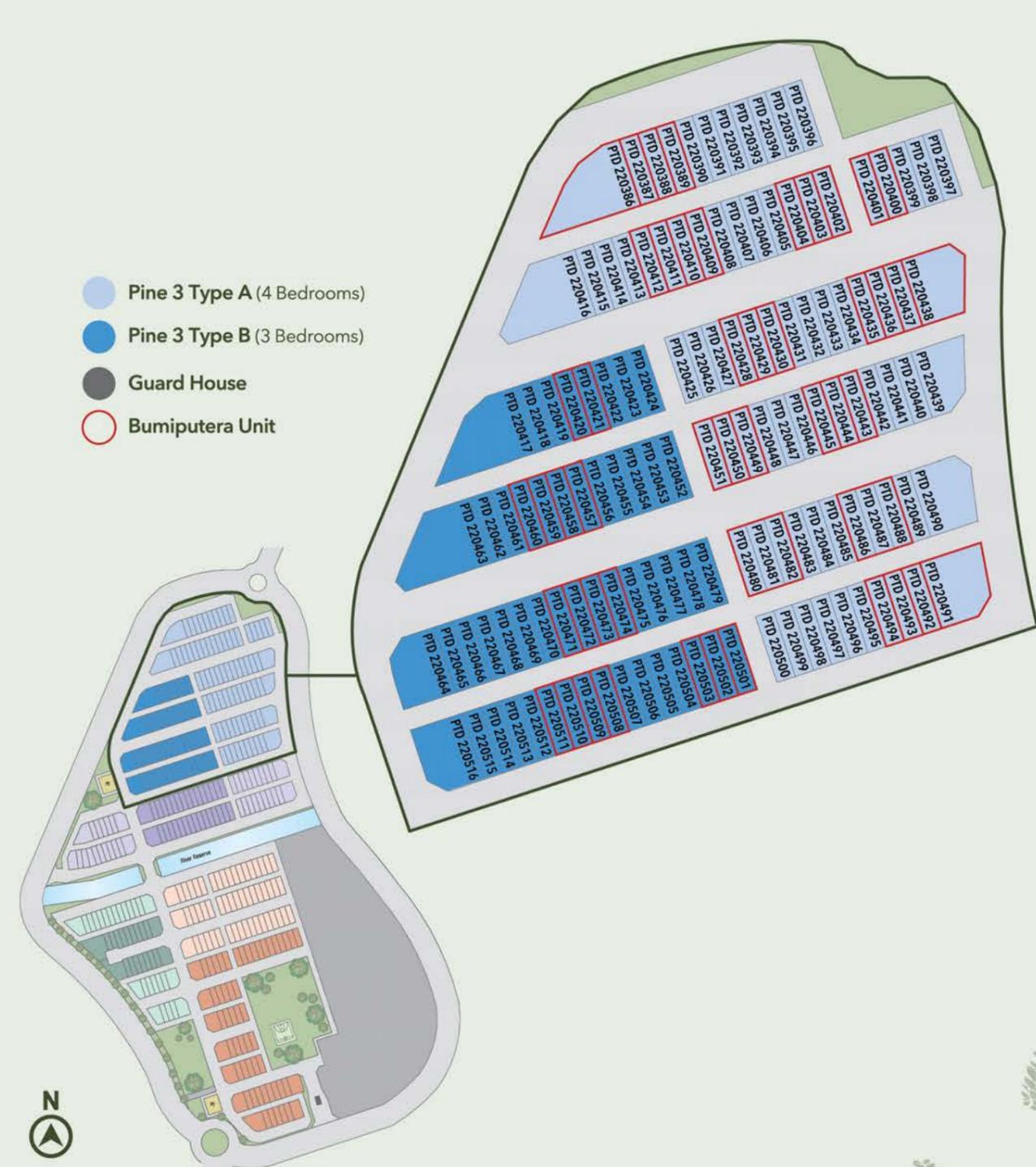
Master Plan



Contemporary Living

- Modern Comfort • Timeless Style

Site Plan



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 sf.



*Artist Impression

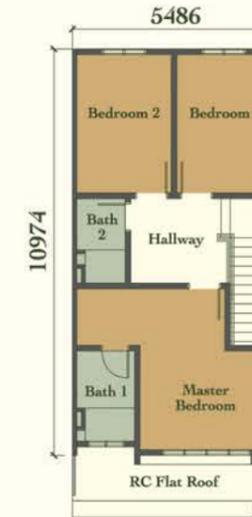
Floor Plan

Type A

 4  3



Ground Floor



First Floor

Type B

 3  3



Ground Floor



First Floor

Specifications

STRUCTURE	: Reinforced concrete framework
WALL	: Brickwall / Light weight block
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.

TYPE A

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

*Fencing	: BSP fencing, M.S. Gate, Refuse chamber & Letter box
*Turfling	: Nil
*Gas piping	: Nil

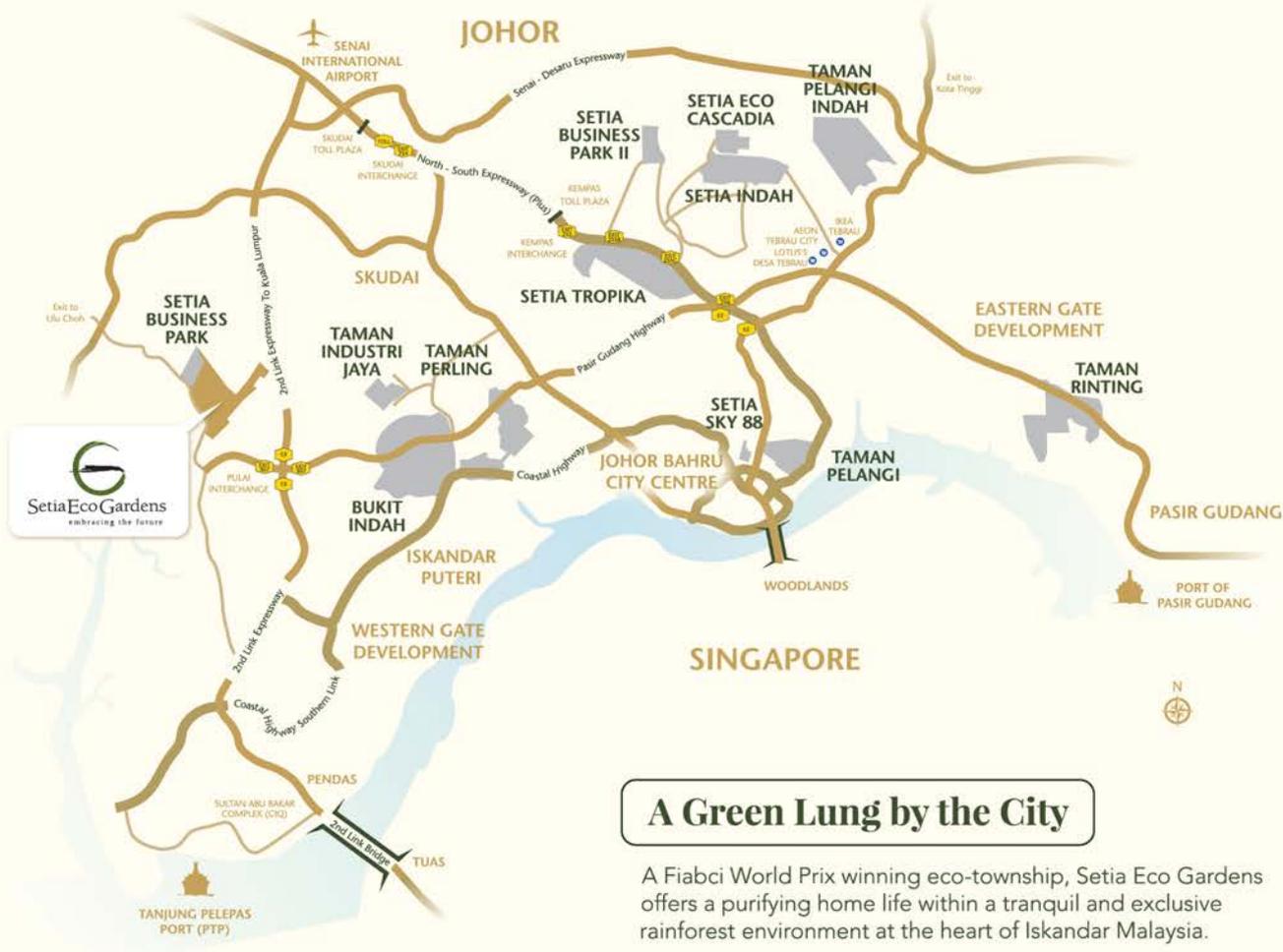
TYPE B

Int / End Unit	Corner / End Unit With Land
19 nos.	20 nos.
18 nos.	18 nos.
2 nos.	2 nos.
5 nos.	6 nos.
2 nos.	2 nos.
3 nos.	3 nos.
1 no.	1 no.
2 nos.	2 nos.
1 no.	1 no.
TYPE B	
2 nos.	2 nos.
1 no.	1 no.

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



+607 555 2525

Kesas Kenangan Sdn Bhd 200601026062 (745817-H)
 Setia Eco Gardens Sales Gallery
 Pejabat Tapak, Lot 2110, KM5.5, Jalan Gelang Patah-Ulu Choh,
 81550 Johor Bahru, Johor Darul Takzim, Malaysia.
 E: seg-sales@spsetia.com W: setiaecogardens.com
 Mon-Fri: 9am-6pm Sat, Sun & PH: 10am-6pm

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 livelearnworkplay



Housing Developer's License: 10611/03-2028/0340(A). Validity Date: 06/03/2023 - 05/03/2028 • PINE 3 • Advertising & Sales Permit No: 10611-24/09-2026/0713 (A) - (L) • Validity Date: 22/09/2025 - 21/09/2026 • 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: MBIP(JB)RP/6/14/2022 JLD.2 (13) • Expected Date of Completion: January 2027 • 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.

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