TAMAN PELANGI INDAH

NATURAL LIVING LIFESTYLE

PALM WOOD 3

2-STOREY SUPERLINK HOMES

24′ x 80′

THE ULTIMATE TROPICAL LIVING EXPERIENCE

Discover the ultimate tropical living experience in this exquisite 2-storey Superlink Home, designed to blend modern elegance with the serenity of lush, natural surroundings.

Every corner of Palmwood 3 invites you to indulge in a lifestyle of comfort and tranquility, making it the perfect sanctuary for those seeking a harmonious blend of nature and contemporary living.

Lot Size:
24′ x 80′

Built-up:
2,069 - 2,193 sq. ft.

4 Bedrooms +
4 Bathrooms

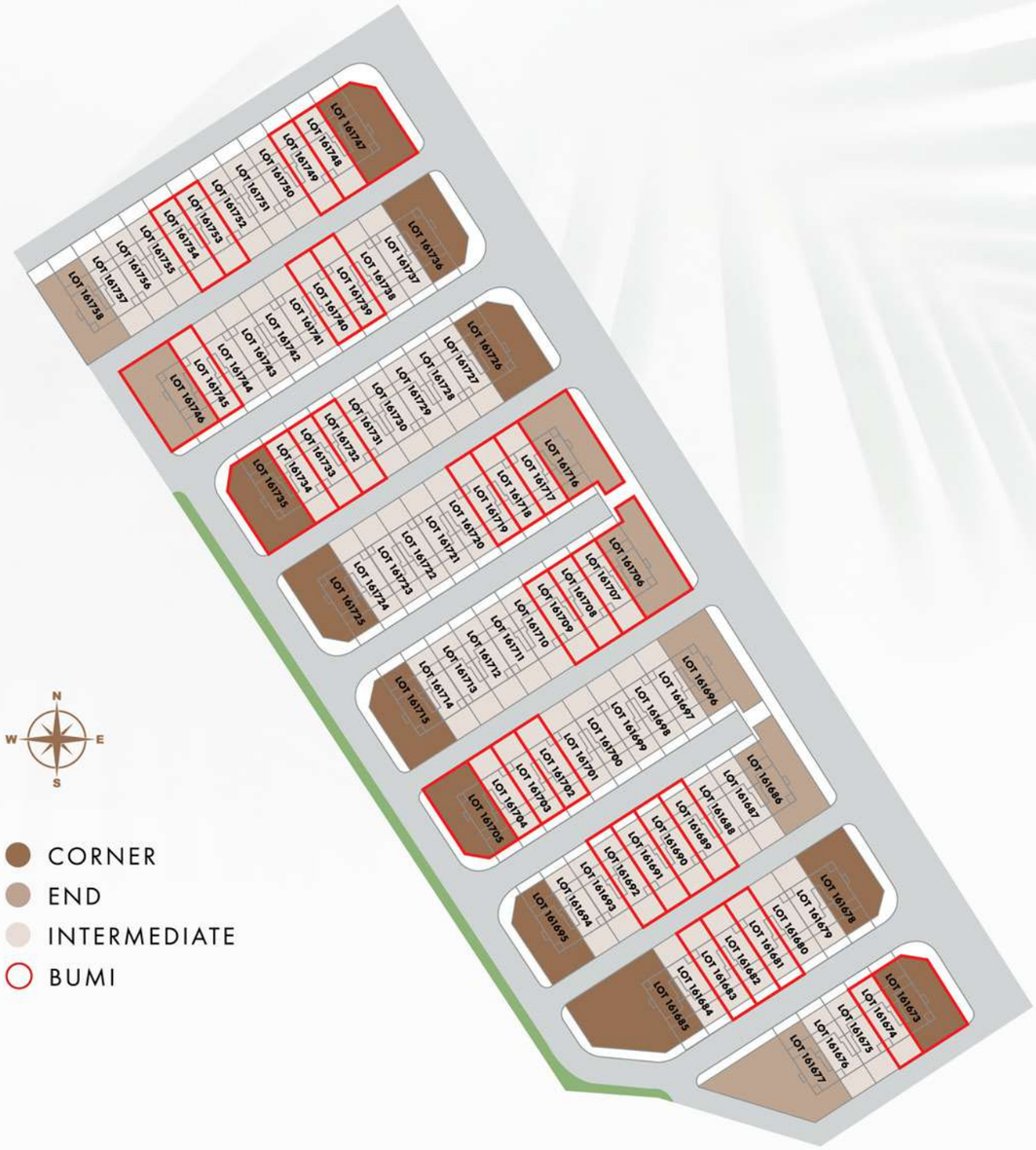
Private Bathroom for All Bedrooms Upstairs

High Ceiling for Improved Natural Ventilation

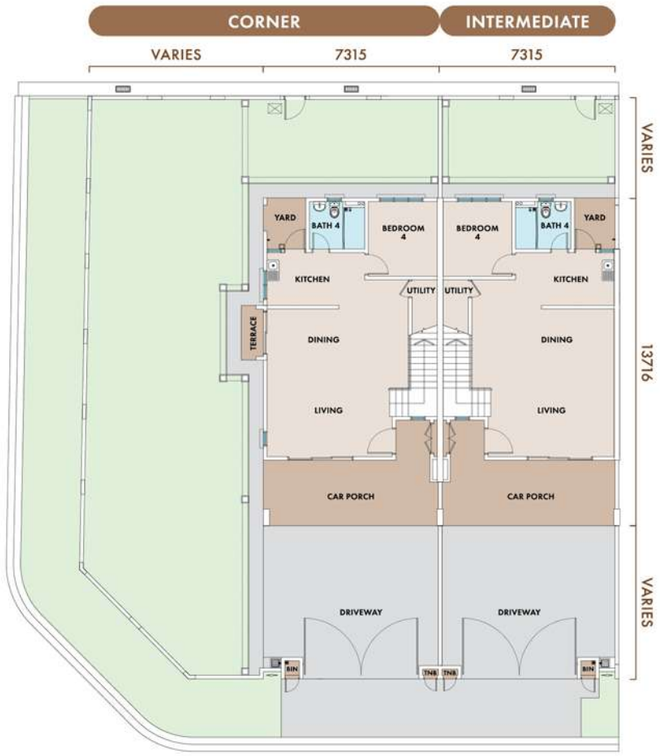
Master Bedroom with Walk-in Wardrobe Area

Spacious Car Porch

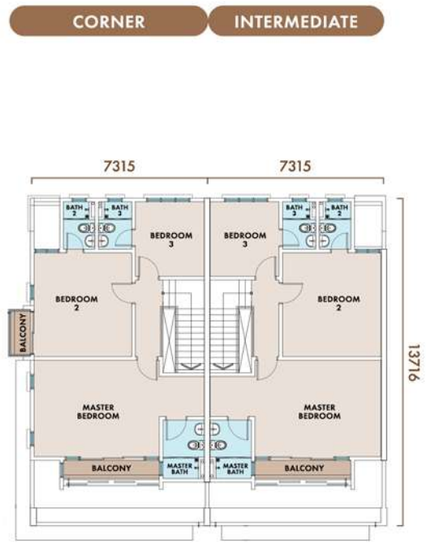
SITE PLAN



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete Frame
Wall	: Brickwall
Roofing Covering	: Concrete Roof Tiles, Metal Roofing Sheet, Reinforced Concrete Flat Roof
Roof Framing	: Quality Roof Truss
Ceiling	: Plaster Ceiling Board, Asbestos Free Board, Skim Coat
Windows	: Aluminium Frame Glass Window
Doors	: Generally Plywood Flush Doors, Aluminium Frame Glass Door, Solid Door for Entry
Ironmongery	: Selected Quality Lock Set
Wall Finishes	: Emulsion Paint on Internal Plastered Walls : Weather Resistant Paint on External Walls : Porcelain Tiles to 2700mm Height in the Master Bathroom, Bath 2 & 3 : Porcelain Tiles to Ceiling Height in the Kitchen : Paint on Timber & Steel
Floor Finishes	: Generally all in Porcelain Tiles : Cement Render to Others

Sanitary and Plumbing Fittings	: W.C.	4 Nos.	
	: Wash Basin	4 Nos.	
	: Shower Head	4 Nos.	
	: Toilet Role Holder	4 Nos.	
	: Kitchen Sink	1 No.	
	: Bib Tap	6 Nos.	
Electrical Installation		Corner / End	Intermediate
	: Lighting Point	24	22
	: 13A Power Point	17	17
	: 15A A/C Point	5	5
	: 15A Cooker Point	1	1
	: 20A Heater Point	4	4
	: TV Point	2	2
	: Ceiling Fan Point	6	6
	: Auto Gate Point	2	2
	: Door Bell Point	1	1
	: Gate Lighting Point	2	2
	: Wall Lighting Point	2	2
Telecommunication System	: Fibre Wall Socket Data Point		
Fencing	: Plastered Low Brick Wall & M.S. Fencing Metal Gate		
Turfing	: Cow Grass		
Gas Piping	: Nil		

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

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Smart Lock

Solar PV Ready

Smart Home Wiring Ready

Box 366

EV Port Ready

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Setia

PALMWOOD 3 • Double Storey Terrace House • Standard Lot: 24' x 80' • Built-up: 2,069 - 2,193 sq.ft. • Housing Developer's License No.: 7180/12-2027/1202(A) • Validity Period: 09/12/2022-08/12/2027 • Advertising & Sales Permit No.: 7180-39/02-2027/0104(N)-(L) • Validity Period: 04/02/2025-03/02/2027 • Expected Date of Completion: Dec 2026 • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2023/14/BGN/12/RP(18) • Land Tenure: Freehold • Land Charge: Free From Encumbrances • Individual Title: Available • Total Units: • 68 units (Intermediate) - Price: RM 1,075,250.00 (Min) RM 1,075,250.00 (Max)• 11 units (Corner) - Price: RM 1,409,440.00 (Min) RM 1,671,525.00 (Max) • 7 units (End) - Price: RM 1,419,790.00 (Min) RM 1,626,215.00 (Max) • 15% Discount for Bumiputera • Sekatan Kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri • 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.

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