



FLÀIR

CLUSTER HOMES

TAMAN RINTING

AN ARRIVAL ENVELOPED
IN PRESTIGE

Your journey home begins with an impression that truly lingers. Framed by graceful architectural forms and beautifully curated landscapes, the grand entrance reveals a sanctuary shaped by sophistication and serene elegance.

More than just a passageway, it stands as a distinguished symbol of security, prestige, and a deep sense of belonging.
Every return feels dignified.
Every arrival, perfectly complete.



A NEIGHBOURHOOD DESIGNED FOR LIFE.

Beyond individual homes lies a carefully crafted environment where families flourish, friendships take shape, and daily life unfolds with effortless ease.
Wide internal roads, landscaped spaces, and well-considered layout come together to create a community that feels open, welcoming, and secure — a place designed not just to live, but truly belonging.



MEDITERRANEAN LUXURY

INSPIRED BY THE NATURE SANCTUARY



YOUR CHOICE OF HOMES



LAND AREA

35' x 75'

10.668m x 22.86m

BUILT UP

2,360 sq.ft

219.26m²



CLUSTER HOMES

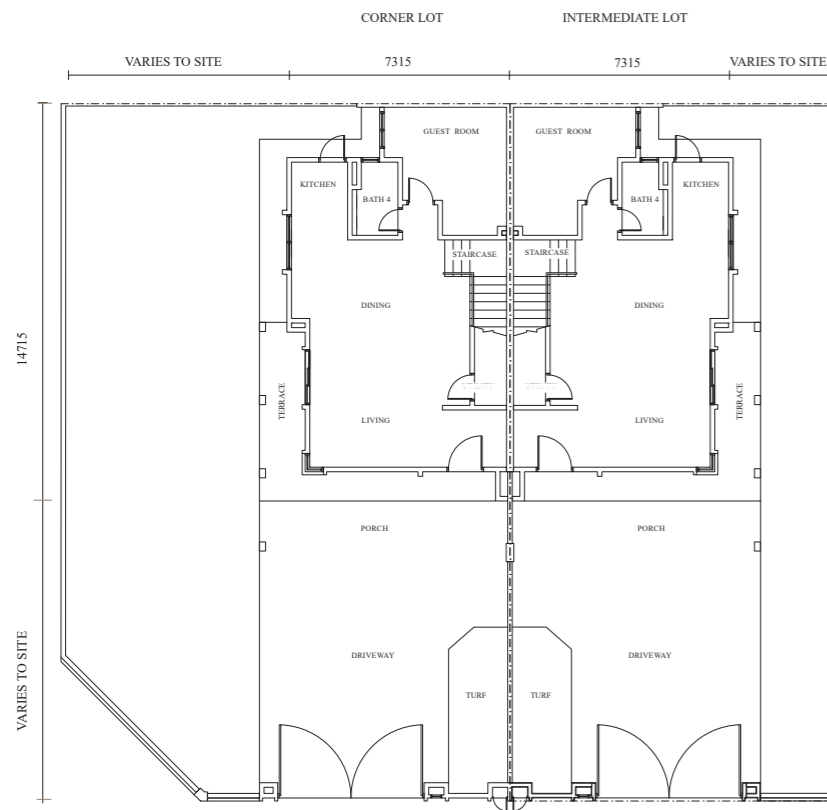


FLÀIR

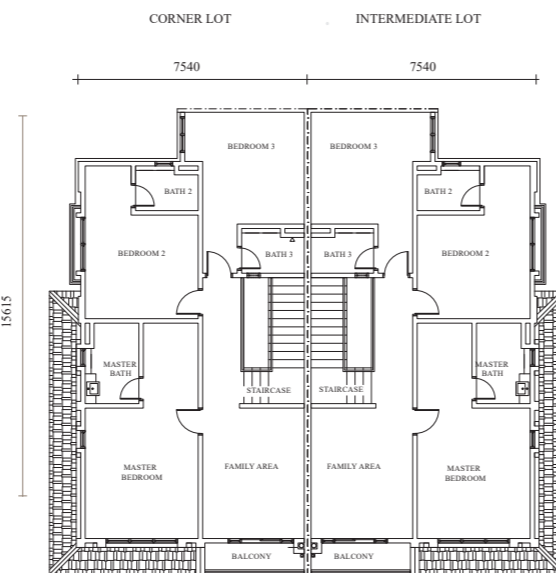
2 STOREY CLUSTER HOMES

4 BEDROOMS

4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

STRUCTURE	Reinforced concrete framework
WALL	Brick wall, Wall panel
ROOFING COVERING	Reinforced concrete flat roof, Roof tiles
ROOF FRAMING	Quality roof truss
CEILING	Asbestos free ceiling board, Skim coat
WINDOWS	Sliding window, Casement window, Top hung window, Fixed glass panel window
DOORS	Timber door, Flush door, Louvers door, Aluminium frame glass sliding door, Aluminium frame glass door

IRONMONGERY	Provided
WALL FINISHES	Dry & Wet kitchen: Full height tiles Master Bath/Bathrooms: Ceiling height tiles Other areas: Plaster & paint

FLOOR FINISHES	SANITARY & PLUMBING FITTINGS
Living / Dining	Tiles
Master bedroom / Bedrooms	Tiles
Master bath / Bathrooms	Tiles
Family Area	Tiles
Kitchen	Tiles
Balcony / Staircase / Utility	Tiles
Terrace	Tiles
Porch / Driveway	Concrete imprint
Other areas	Cement render

ELECTRICAL INSTALLATION	CLUSTER HOME
Lighting point	26 nos
Wall lighting point	2 nos
Ceiling fan point	7 nos
TV point	3 nos
Doorbell point	1 no
Gate lighting point	2 nos
Air-cond point (15A)	5 nos
Cooker point (15A)	1 no
Hood point (13A)	1 no
Power socket (13A)	19 nos
Power socket weatherproof (13A)	2 nos
Splash proof water heater point (20A)	4 nos
Autogate point	2 nos
Booster pump point (13A)	1 no

INTERNAL TRUNKING & CABLING	CLUSTER HOME
Telephone point	Provided
Network point	Provided

*Fencing	Provided
*Turfig	Nil
*Gas piping	Nil

SPECIFICATION

Note : The Developer shall, at its own cost and expense, install or contract 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.

MEDITERRANEAN LUXURY

WHERE MEDITERRANEAN GRACE MEETS MODERN LIVING

YOUR CHOICE OF HOMES

LAND AREA

35' x 75'

10.668m x 22.86m

BUILT UP

3,167 sq.ft

294.18m²

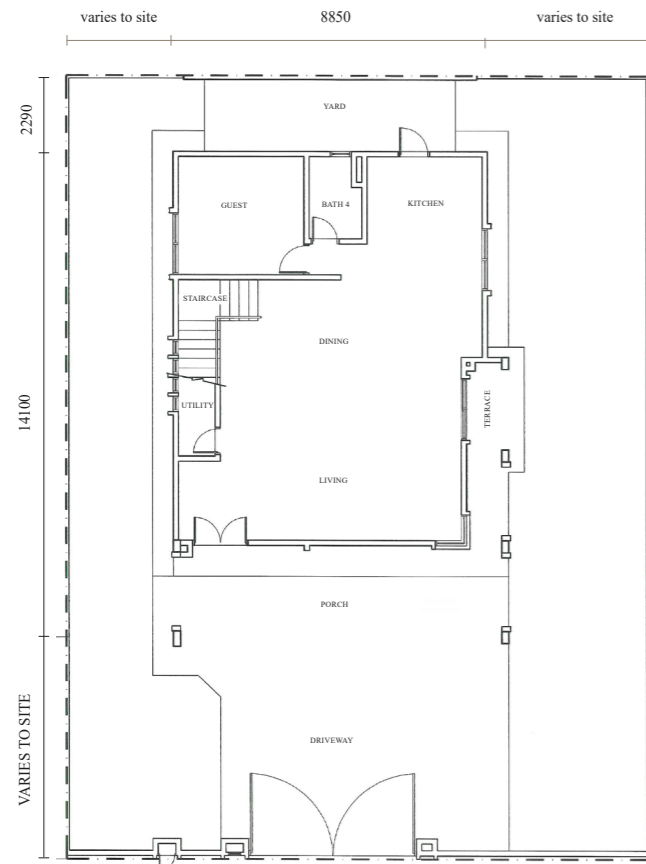
LINK BUNGALOW



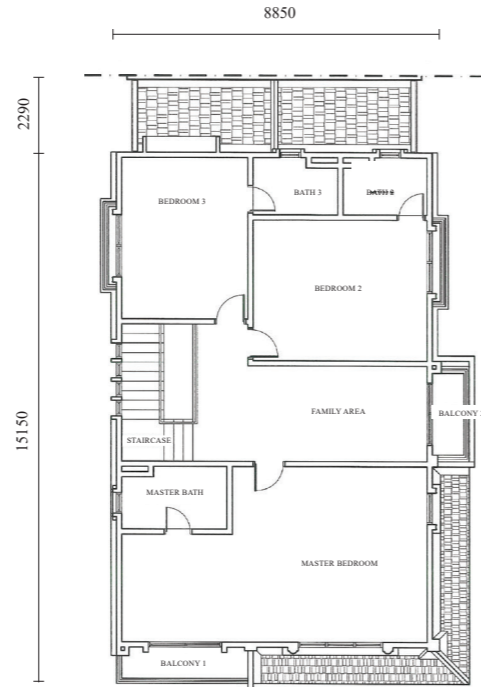
FLÀIR

2 STOREY LINK BUNGALOW

4 BEDROOMS
4 BATHROOMS



GROUND FLOOR



FIRST FLOOR

STRUCTURE	Reinforced concrete framework
WALL	Brick wall, Wall panel
ROOFING COVERING	Roof tiles
ROOF FRAMING	Quality roof truss
CEILING	Asbestos free ceiling board, Skim coat
WINDOWS	Sliding window, Casement window, Top hung window, Fixed glass panel window

DOORS	Timber door, Flush door, Louvers door, Aluminium frame glass sliding door
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IRONMONGERY	Provided
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WALL FINISHES	
Kitchen	Full height tiles
Master Bath/Bathrooms	Ceiling height tiles
Other areas	Plaster & paint

FLOOR FINISHES		SANITARY & PLUMBING FITTINGS	
Living / Dining	Tiles	Kitchen sink	1 no
Master bedroom / Bedrooms	Tiles	Wash basin	4 nos
Master bath / Bathrooms	Tiles	Bib Tap	5 nos
Family Area	Tiles	W.C	4 nos
Kitchen	Tiles	Toilet roll holder	4 nos
Balcony / Staircase / Utility	Tiles	Shower rose	4 nos
Terrace	Tiles	Hand Bidet	4 nos
Porch / Driveway	Concrete imprint		
Other areas	Cement render		

ELECTRICAL INSTALLATION	LINK BUNGALOW
Lighting point	29 nos
Wall lighting point	3 nos
Ceiling fan point	7 nos
TV point	3 nos
Doorbell point	1 no
Gate lighting point	2 nos
Air-cond point (15A)	6 nos
Cooker point (15A)	1 no
Hood point (13A)	1 no
Power socket (13A)	23 nos
Power socket weatherproof (13A)	2 nos
Splash proof water heater point (20A)	1 no
Hot water storage point isolator (30A)	2 nos
Booster pump point (13A)	1 no
CCTV point (13A)	5 nos
Autogate point	2 nos
Smart Home System	1 lot
Basic home alarm system	1 lot
Hot water storage system	1 lot

INTERNAL TRUNKING & CABLING	
Telephone point	Provided
Network point	Provided

*Fencing	Provided
*Turfig	Nil
*Gas piping	Nil

Note : The Developer shall, at its own cost and expense, install or contract 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.



- 450 M
SK Taman Rinting 3
- 650 M
SMK Taman Rinting 2
- 900 M
Mydin Mall
- 1.4 KM
SK Taman Rinting 2
- 1.8 KM
Lotus's Seri Alam
- 2.1 KM
Regency Specialist Hospital
- 2.3 KM
TODAY'S Market Seri Alam
- 6.9 KM
Hospital Penawar
- 17 KM
Away from Johor Bahru via East Coast Highway
- 20 KM
Away from Singapore via East Coast Highway
- 38 KM
Away from Senai International Airport

Setia
eGreenLiving



EV Conduit Ready



Green Switch Ready



Box 366



Smart Lock



Solar Panel Ready



Rainwater Harvesting System



Smart Home System

EXCLUSIVELY FOR LINK BUNGALOW

Stay Together. Stay Setia
livelearnworkplay



07 475 2255
www.spsetia.com

Taman Gunung Hijau Sdn Bhd 197301002956 (16420-U)
PTD 46378, Jalan Balau, Taman Rinting, 81750 Masai, Johor Bahru

Setia

FLAIR Cluster Homes • Lot size : 35' x 75' • Built up 2,360 sq ft • Housing Developer's License No. : 238712-2027(0183)(A) • Validity Period : 07/12/2022 - 06/12/2027 • Advertising & Sales Permit No. : 2387-23-06-2027(0503)(A)-01 • Validity Period : 26/06/2023 - 25/06/2027 • Land Tenure : Freehold • Approving Local Authority : Majlis Bandaraya Pasir Gudang • Building Plan Reference No. : MBPG/JBGN/PB/31/2024(6) • Expected Date of Completion : June 2027 • Land Charge : Nil • Total Units : 32 • Selling Price : RM1,442,100.00 (Min) - RM1,654,850.00 (Max) • 15% Discount for Bumpsters • Restriction In Interest : Nil

FLAIR Link Bungalow Homes • Lot size : 35' x 75' • Built up 3,167 sq ft • Housing Developer's License No. : 238712-2027(0183)(A) • Validity Period : 07/12/2022 - 06/12/2027 • Advertising & Sales Permit No. : 2387-23-06-2027(0503)(A)-01 • Validity Period : 26/06/2023 - 25/06/2027 • Land Tenure : Freehold • Approving Local Authority : Majlis Bandaraya Pasir Gudang • Building Plan Reference No. : MBPG/JBGN/PB/31/2024(6) • Expected Date of Completion : June 2027 • Land Charge : Nil • Total Units : 3 • Selling Price : RM2,212,000.00 (Min) - RM2,374,350.00 (Max) • 15% Discount for Bumpsters • Restriction In Interest : Nil

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKlumat Pemasukan dan Iklan yang diluluskan boleh disemak di portal teduh.kpkt.gov.my