



DOUBLE STOREY TERRACE HOMES



Lot Size:
24' x 80' / 85'
7.315m x 24.384m /
7.315m x 25.908m



Built-up:
2,124 sq. ft.
197.34 m²



**4 Bedrooms +
4 Bathrooms**



**High Ceiling for
Improved Natural
Ventilation**



**Master Bedroom
with Walk-in
Wardrobe Area**



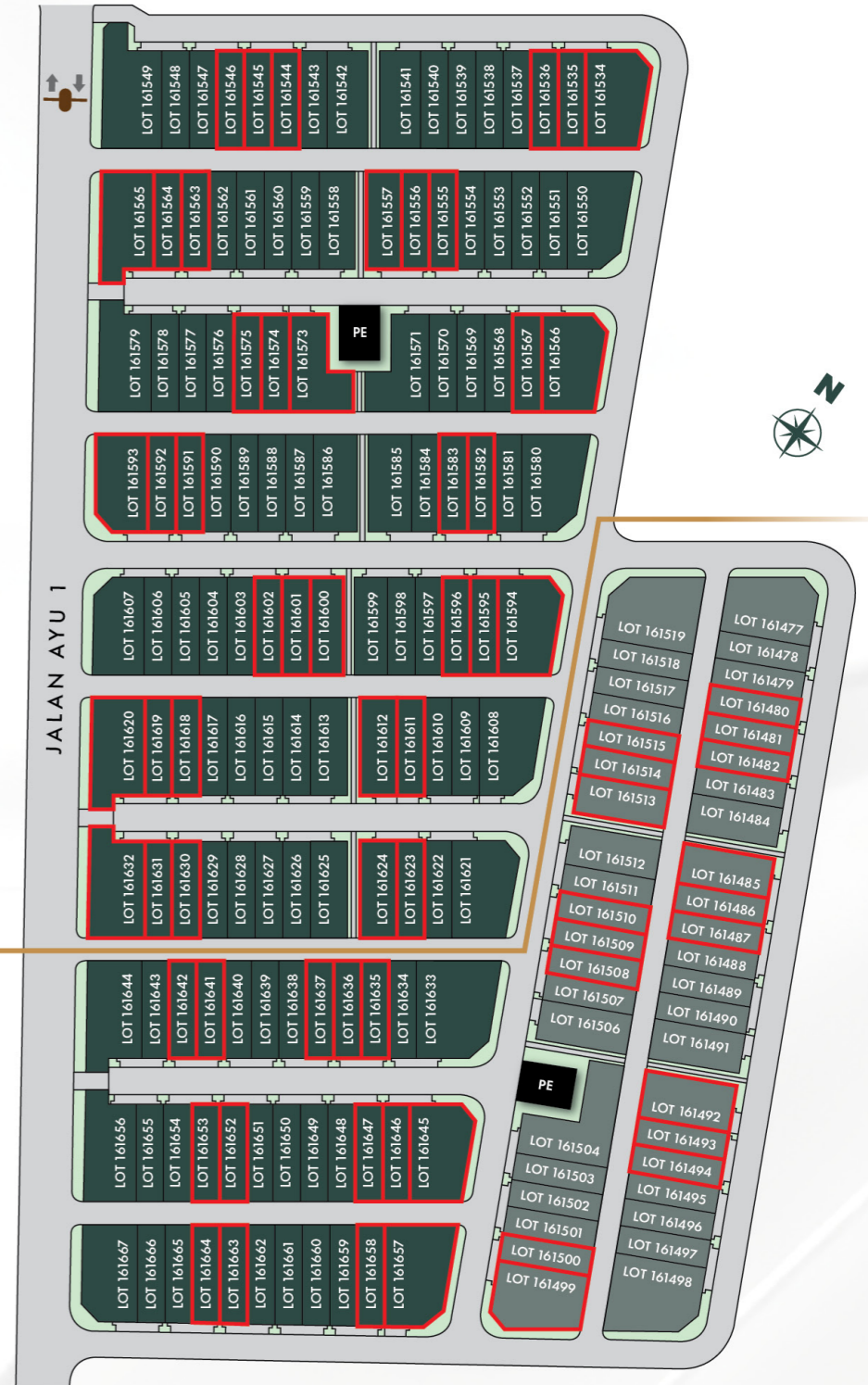
**Enclosed Kitchen
Design**



Artist's Impression

SITE PLAN

- 24' x 80'
- 24' x 85'
- Bumiputera Lot
- Guardhouse



**Setia
eGreenLiving**



Smart
Lock



Solar
Ready



Neutral Cable
Ready



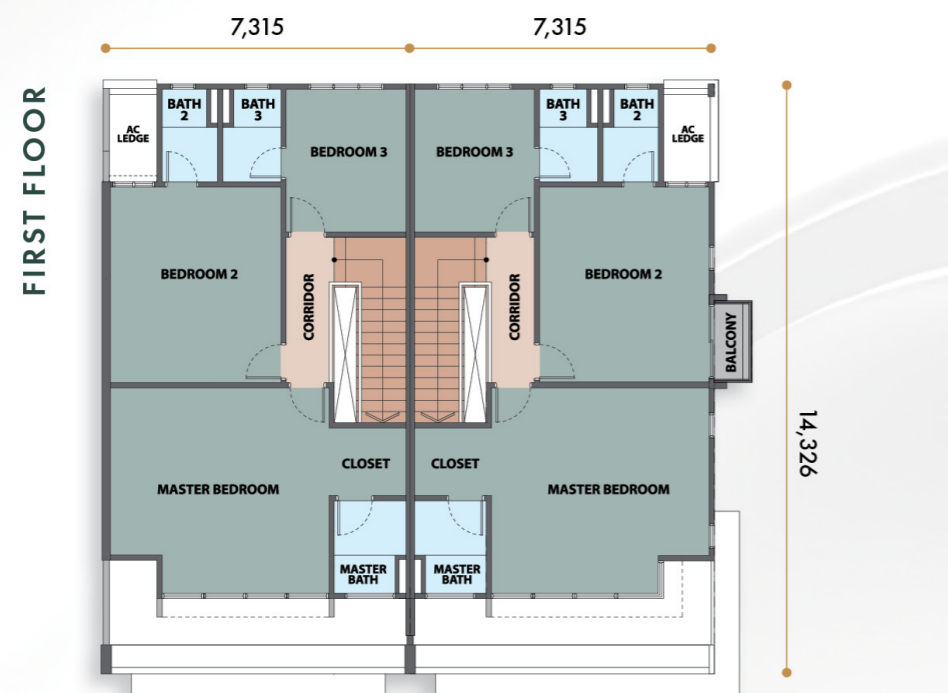
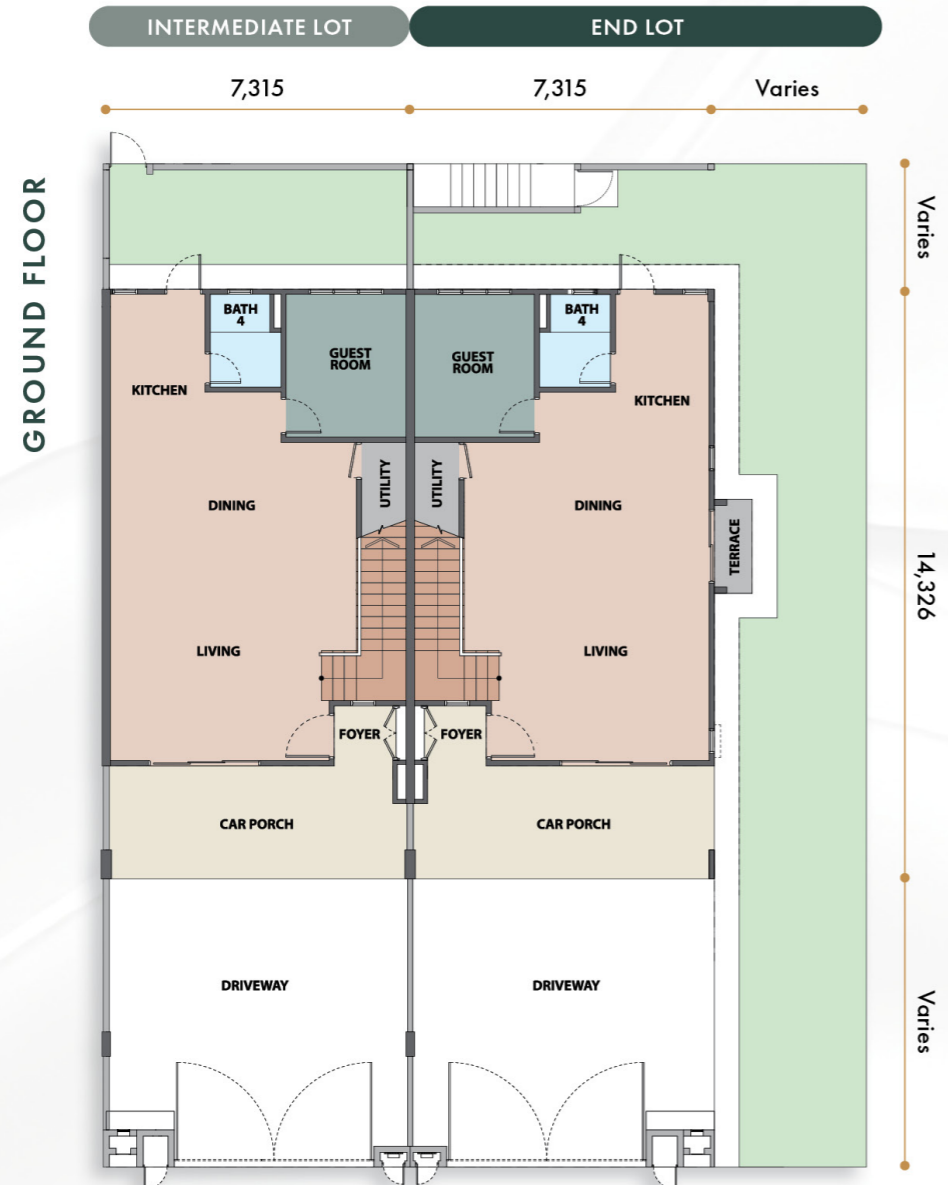
Box
366



EV Conduit
Ready

FLOOR PLAN

SPECIFICATIONS



Structure	: Reinforced Concrete Frame		
Wall	: Concrete Wall Panel		
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 Framed 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 & 4, 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 Roll Holder	4 Nos.	
	: Kitchen Sink	1 No.	
	: Bib Tap	6 Nos.	
Electrical Installation		Corner Lot	Intermediate Lot
	: 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.



Schools

- SMK Taman Pelangi Indah
- SK Taman Pelangi Indah
- Crescendo International College

Shopping Malls

- IKEA Tebrau
- Lotus's Desa Tebrau
- Toppen Shopping Centre
- AEON Mall Tebrau City
- Mydin Hypermarket

Healthcare

- Sultan Ismail Hospital
- KPJ Bandar Dato' Onn Specialist Hospital
- Johor Specialist Hospital

Parks

- Taman Pelangi Indah Townpark
- Tebrau Sports & Recreation Centre

Transport

- Senai International Airport

07 279 2255
www.spsetia.com

Yukong Development (PTE) Limited 195102000014 (991872-U)
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 livelearnworkplay



TAMAN PELANGI INDAH • PALMWOOD 4 (Phase 1) • 2-Storey Terrace Homes • Lot Size: 24' x 80' / 85' • Built-up: 2,124 – 2,328 sq. ft. • Housing Developer's License No.: 7180/12-2027/1202(A) • Validity Period: 09/12/2022 – 08/12/2027 • Advertising & Sales Permit No.: 7180-40/01-2028/0020(N)-(L) • Validity Period: 06/01/2026 – 05/01/2028 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MB/B/U/2024/14/BGN/116/RP(24) • Expected Date of Completion: December 2027 • 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 • Total Units: 77 • Price: RM 1,110,095.00 (Min.) – RM 1,251,450.00 (Max.) • TAMAN PELANGI INDAH • PALMWOOD 4 (Phase 2) • 2-Storey Terrace Homes • Lot Size: 24' x 85' • Built-up: 2,124 – 2,328 sq. ft. • Housing Developer's License No.: 7180/12-2027/1202(A) • Validity Period: 09/12/2022 – 08/12/2027 • Advertising & Sales Permit No.: 7180-41/04-2028/0325(N)-(L) • Validity Period: 30/04/2026 – 29/04/2028 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MB/B/U/2024/14/BGN/116/RP(24) • Expected Date of Completion: February 2028 • 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 • Total Units: 98 • Price: RM 1,148,735.00 (Min.) – RM 1,697,630.00 (Max.) • 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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY