



DOUBLE STOREY TERRACE HOMES



Lot Size:  
24' x 80' / 85'



Built-up:  
2,124 – 2,328 sq. ft.



4 Bedrooms +  
4 Bathrooms



High Ceiling for  
Improved Natural  
Ventilation



Master Bedroom  
with Walk-in  
Wardrobe Area



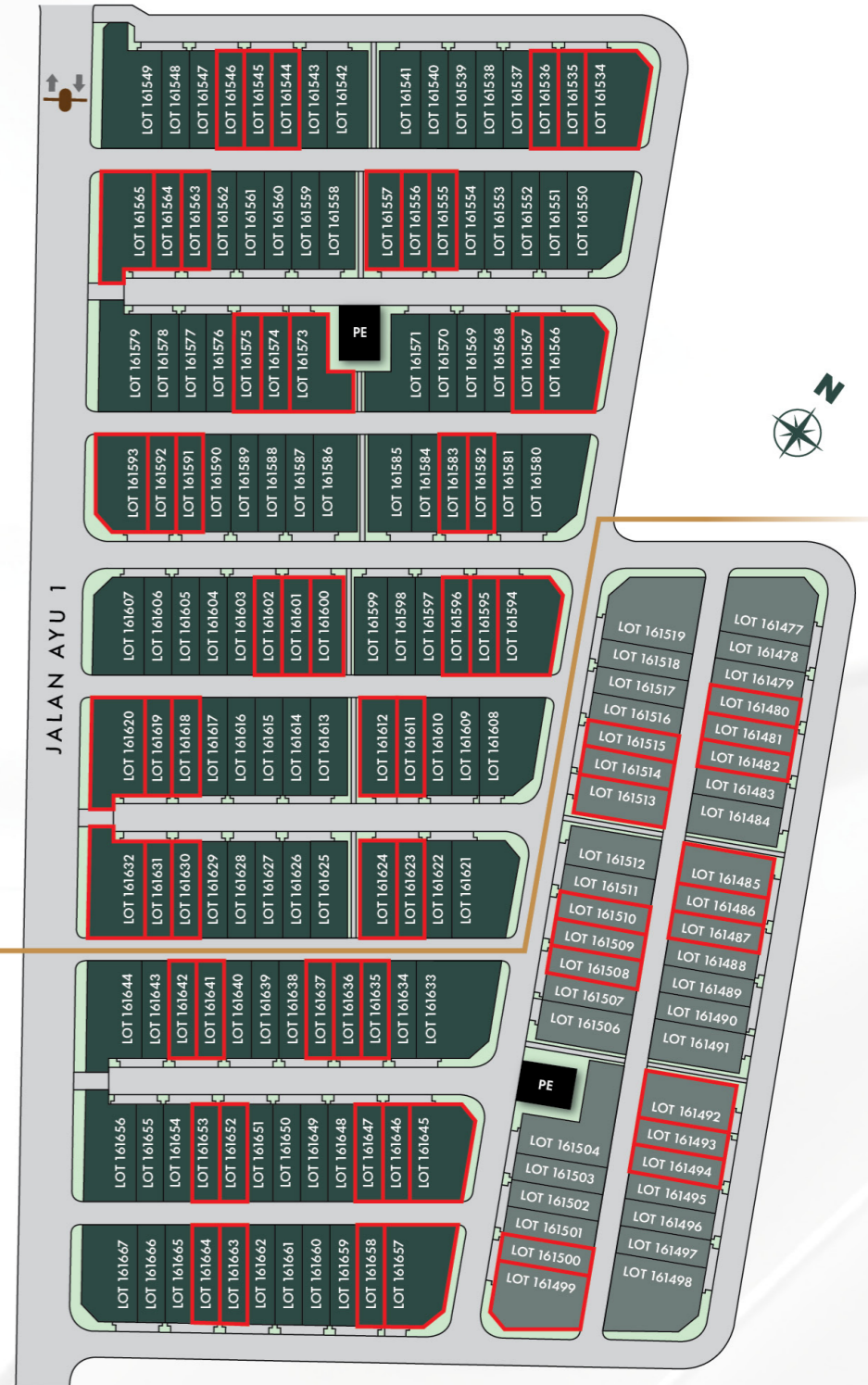
Enclosed Kitchen  
Design



Artist's Impression

## SITE PLAN

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



PHASE 2

PHASE 1

Setia  
eGreenLiving



Smart  
Lock



Solar  
Ready



Neutral Cable  
Ready



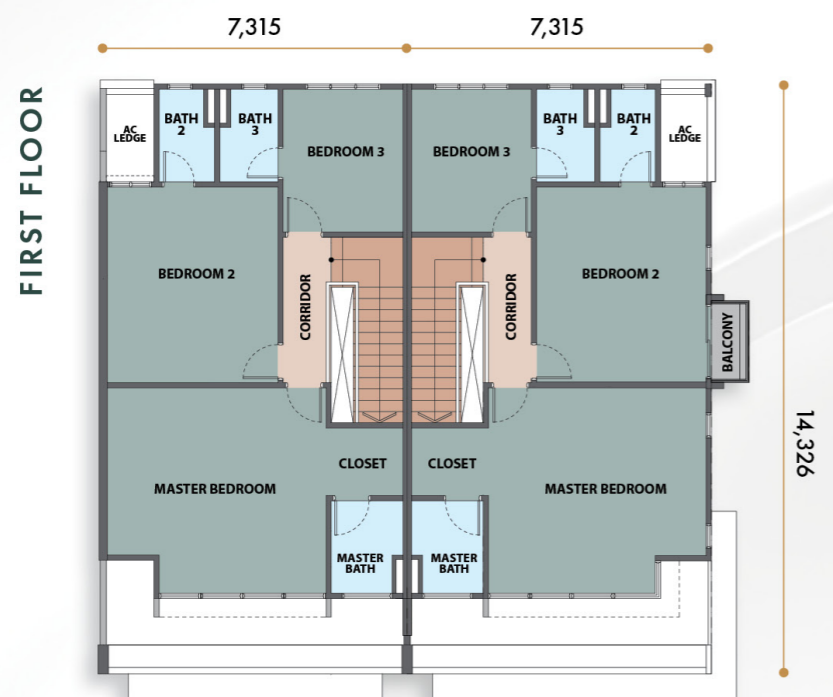
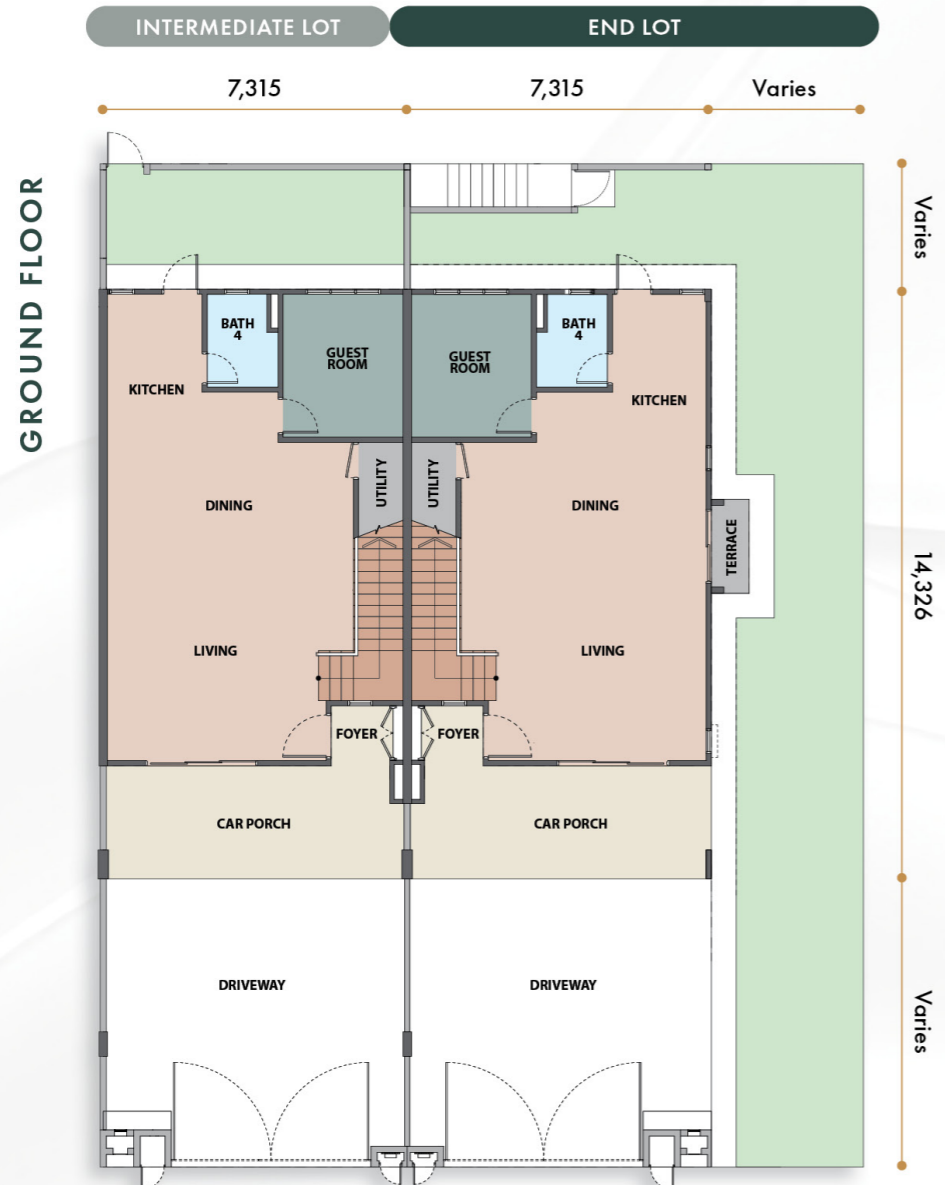
Box  
366



EV Conduit  
Ready

# FLOOR PLAN

# SPECIFICATIONS



<b>Structure</b>	: Reinforced Concrete Frame																																																
<b>Wall</b>	: Brick Wall																																																
<b>Roofing Covering</b>	: Concrete Roof Tiles, Metal Roofing Sheet, Reinforced Concrete Flat Roof																																																
<b>Roof Framing</b>	: Quality Roof Truss																																																
<b>Ceiling</b>	: Plaster Ceiling Board, Asbestos Free Board, Skim Coat																																																
<b>Windows</b>	: Aluminium Framed Glass Window																																																
<b>Doors</b>	: Generally Plywood Flush Doors, Aluminium Frame Glass Door, Solid Door for Entry																																																
<b>Ironmongery</b>	: Selected Quality Lock Set																																																
<b>Wall Finishes</b>	: 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																																																
<b>Floor Finishes</b>	: Generally all in Porcelain Tiles, Cement Render to Others																																																
<b>Sanitary and Plumbing Fittings</b>	: 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.																																																
<b>Electrical Installation</b>	<table border="0"> <thead> <tr> <th></th> <th><u>Corner Lot</u></th> <th><u>Intermediate Lot</u></th> <th><u>End Lot</u></th> </tr> </thead> <tbody> <tr> <td>: Lighting Point</td> <td>24</td> <td>22</td> <td>24</td> </tr> <tr> <td>: 13A Power Point</td> <td>17</td> <td>17</td> <td>17</td> </tr> <tr> <td>: 15A A/C Point</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>: 15A Cooker Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: 20A Heater Point</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>: TV Point</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>: Ceiling Fan Point</td> <td>6</td> <td>6</td> <td>6</td> </tr> <tr> <td>: Auto Gate Point</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>: Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Gate Lighting Point</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>: Wall Lighting Point</td> <td>2</td> <td>2</td> <td>2</td> </tr> </tbody> </table>		<u>Corner Lot</u>	<u>Intermediate Lot</u>	<u>End Lot</u>	: Lighting Point	24	22	24	: 13A Power Point	17	17	17	: 15A A/C Point	5	5	5	: 15A Cooker Point	1	1	1	: 20A Heater Point	4	4	4	: TV Point	2	2	2	: Ceiling Fan Point	6	6	6	: Auto Gate Point	2	2	2	: Door Bell Point	1	1	1	: Gate Lighting Point	2	2	2	: Wall Lighting Point	2	2	2
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<b>Telecommunication System</b>	: Fibre Wall Socket Data Point																																																
<b>Fencing</b>	: Plastered Low Brick Wall & M.S. Fencing Metal Gate																																																
<b>Turfing</b>	: Cow Grass																																																
<b>Gas Piping</b>	: 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

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Yukong Development (PTE) Limited 19510200014 (991872-U)  
PLO 12062, Jalan Persiaran Pelangi Indah, Taman Pelangi Indah,  
81800 Ulu Tiram, Johor Darul Takzim, Malaysia.



Taman Pelangi Indah • 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)-(U)  
• Validity Period: 06/01/2026 – 05/01/2028 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBBJ/1/2024/14/BGN/116/RP(24) • Expected Date of Completion: December 2027 • Sekatan Kepentingan: TANAH YANG TERKANDUNG DI DALAM HAK MILIK INI TIDAK BOLEH DIJUAL ATAU DIPINDAH MILIK DENGAN APA CARA SEKALIPUN KEPADA BUKAN WARGANEGARA/SYARIKAT ASING TANPA PERSETUJUAN PIHAK BERKUASA • Total Units: 77 • Price: RM 1,110,095.00 (Min.) – RM 1,751,450.00 (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 TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY