

**SCIENTEX**  
SKUDAI  
TAMAN 帝雅园  
**MUTIARA MAS**

**JADE**  
**SERIES**

3 STOREY CLUSTER & SEMI-D HOMES  
三层楼毗连式 及 半独立式洋房



THE FINAL PHASE OF  
OUR LANDED HOMES!  
最后一期 有地住宅



画家构想图 Artist's Impression Only

JADE

As the last landed homes in this prestigious township, the cluster units offer maximum value for money with its attractive pricing while ensuring harmony, comfort and joy of your living style.

在这城镇最后一期的有地住宅，能以最优惠的价格享有最高价值的毗连式洋房。为您与家人缔造极致的舒适与完美生活。



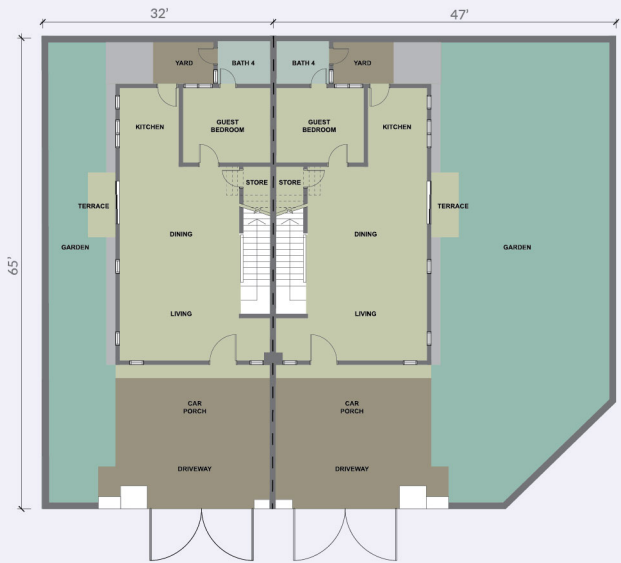
画家构想图 Artist's Impression Only



FLOOR PLAN  
平面图

LAND AREA      土地面积: 32' X 65'

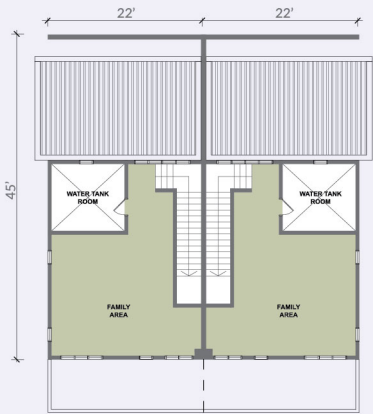
BUILT-UP AREA      建筑面积: 2,485 sq.ft.



GROUND FLOOR 底楼



FIRST FLOOR 一楼



SECOND FLOOR 二楼

SPECIFICATION 建筑规格

STRUCTURE  
WALL  
ROOF COVERING  
ROOF FRAMING  
CEILING  
WINDOWS  
DOORS

IRONMONGERY  
WALL FINISHES

FLOOR FINISHES

SANITARY & PLUMBING FITTINGS  
ELECTRICAL INSTALLATION

Reinforced Concrete Frame  
Brickwork with Plaster Generally / R.C / Block Wall  
R. C. Flat Roof / Metal Deck on Truss  
Quality Truss / Reinforced Concrete Frame  
Skim Coat / Fibre Plaster Board / Cement Board  
Aluminum Frame Glass Window  
Entrance      Decorative Door  
Bedroom / Bathrooms      Quality Door  
Other Doors      Aluminium Frame / Sliding Door  
Quality Lockset

Bathrooms      Tiles / Plaster / Paint  
Kitchen      Tiles / Plaster / Paint

Living / Dining / Kitchen / Master Bedroom /      Selected Tiles  
Other Bedrooms / Family Area / Terrace / Yard /  
Bathrooms / Car porch

Store / Driveway / Others      Cement Render

Selected quality sanitary ware with fittings

Description	Qty
Air-cond. Power Point	2 nos.
I3A Power Point	17 nos.
Ceiling Lighting Point	23 nos.
Wall Lighting Point	3 nos.
Gate Pillar Lighting Point	2 nos.
Fan Point	8 nos.
Door Bell Point	1 no.
TV Point	2 nos.
Water Heater Point	2 nos.
Fibre Termination Box	1 no.
Fibre Wall Point	1 no.

Brickwall / M.S. Grille Fence

FENCING

THE TOWNSHIP'S **ONLY**  
**SEMI-D** HOMES

城镇**唯一**的半独立式洋房



画家构想图 Artists' Impression Only

**JADE**  
PREMIER

With only a limited 16 units available, this is your chance to own an exclusive home that is designed to soothe the soul while ensuring a higher status of living.

引人入胜的高级住宅设计空间，每一个细节不仅让您与家人享有宁静及舒适的环境，同时也带给您更高尚的生活。这一切尽在帝雅园仅有16间的高级半独立式洋房里。





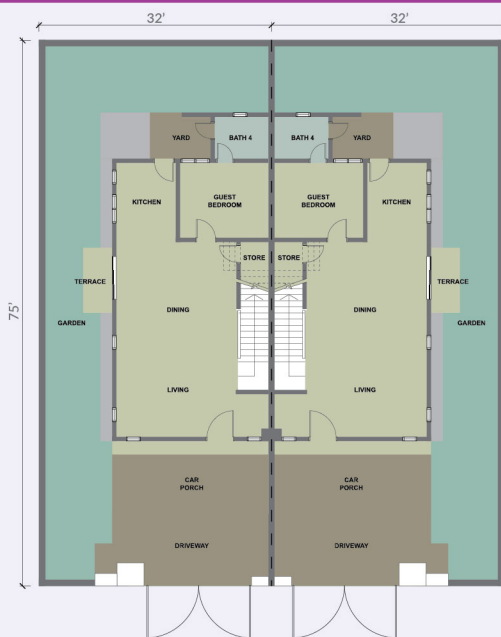
# FLOOR PLAN

## 平面图

LAND AREA

土地面积: 32'X75'

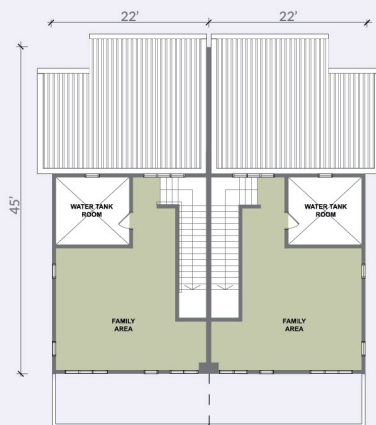
BUILT-UP AREA 建筑面积: 2,485 sq.ft.



GROUND FLOOR 底楼



FIRST FLOOR 一楼



SECOND FLOOR 二楼

## SPECIFICATION 建筑规格

### STRUCTURE

### WALL

### ROOF COVERING

### ROOF FRAMING

### CEILING

### WINDOWS

### DOORS

### IRONMONGERY

### WALL FINISHES

### FLOOR FINISHES

### SANITARY & PLUMBING FITTINGS

### ELECTRICAL INSTALLATION

### Reinforced Concrete Frame

Brickwork with Plaster Generally / R.C / Block Wall

R. C. Flat Roof / Metal Deck on Truss

Quality Truss / Reinforced Concrete Frame

Skim Coat / Fibre Plaster Board / Cement Board

Aluminum Frame Glass Window

Entrance

Bedroom / Bathrooms

Other Doors

Quality Lockset

Bathrooms

Kitchen

Living / Dining / Kitchen / Master Bedroom /

Other Bedrooms / Family Area / Terrace / Yard /

Bathrooms / Car porch

Store / Driveway / Others

Selected quality sanitary ware with fittings

Description

Air-cond. Power Point

13A Power Point

Ceiling Lighting Point

Wall Lighting Point

Gate Pillar Lighting Point

Fan Point

Door Bell Point

TV Point

Water Heater Point

Fibre Termination Box

Fibre Wall Point

Brickwall / M.S. Grille Fence

Decorative Door

Quality Door

Aluminium Frame / Sliding Door

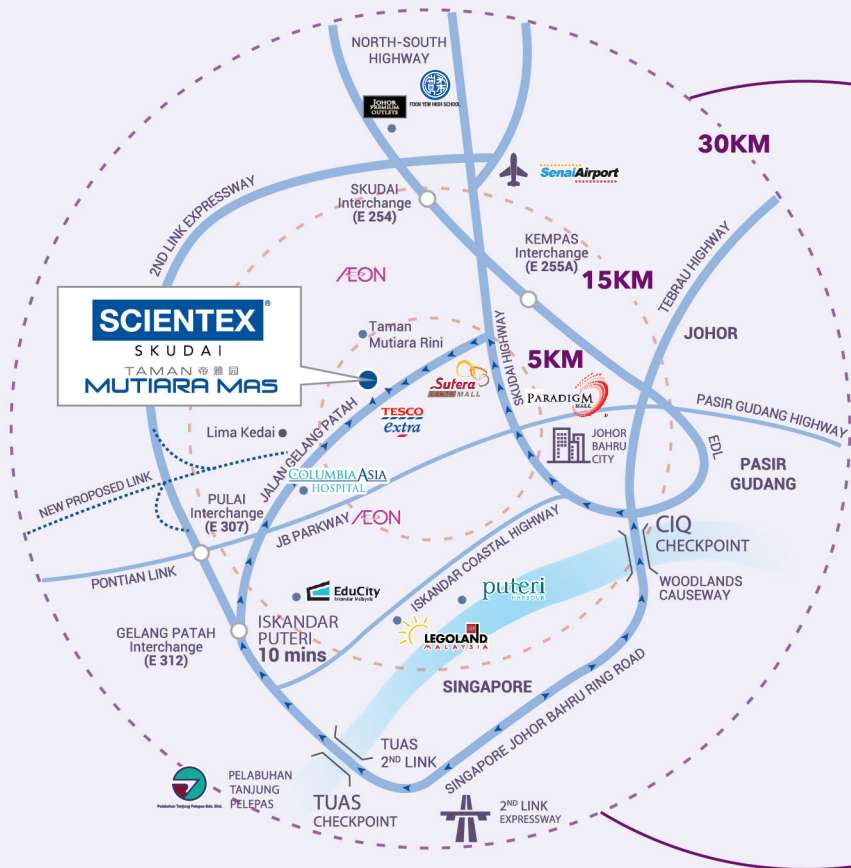
Tiles / Plaster / Paint

Tiles / Plaster / Paint

Selected Tiles

Cement Render

### FENCING



Heart of Urban Sprawl  
Close to Everywhere  
城市发展心脏地带  
便捷通达所有地点

GPS Coordinates 座标:  
N01° 31' 00.2" E103° 37' 79.3"

<b>0.5 KM</b> 公里	<b>TESCO</b> Every little helps	<b>MYDIN</b> MYDIN MOHAMED HOLDINGS BHD	<b>MPJBT RECREATIONAL PARK</b>	<b>HONDA</b>	<b>McDonald's</b>	<b>Pizza Hut</b>
<b>10 KM</b> 公里	<b>LEGOLAND MALAYSIA</b>	<b>AEON</b>	<b>EduCity</b> Iskandar Malaysia	<b>puteri HARBOUR</b>	<b>COLUMBIA ASIA HOSPITAL</b>	<b>PARADIGM MALL</b>
<b>15 KM</b> 公里	<b>2ND LINK EXPRESSWAY</b>	<b>CIQ CHECKPOINT</b>	<b>JOHOR BAHRU CITY</b>	<b>Senai Airport</b>	<b>JOHOR PREMIUM OUTLETS</b>	<b>FOON YEW HIGH SCHOOL</b>

FOR MORE INFORMATION 欲知更多详情, 请即刻致电

**07 559 9988 | 012 689 5583**  
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\*Terms & conditions apply

Developer License No.: 11295-5/08-2019/0655(L) Validity Date: 26/8/2017 - 25/8/2019 Advertising & Sales Permit No.: 11295-5/08-2019/0655(P) Validity Date: 26/8/2017 - 25/8/2019 Approving Authority: Majlis Perbandaran Johor Bahru Tengah (MPJBT) Building Plan Approval No.: (18)dlm.MPJBT(JB)RP/8/49/2015 Tenure of Land: 991 years Restriction on Interest: Nil End of Tenure: 3/9/2011 Land Encumbrances: Nil Total Units: 100 units Expected Date of Completion: July 2019 Min Price: RM878,800 Max Price: RM1,158,400  
Disclaimer: The information contained is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications & substitutions as may be required by Authorities or recommended by the Architect or Engineer.



The Brand Laureate  
Brandpreneurial Leadership  
Award 2015-2016



The Brand Laureate  
Most Sustainable Brand  
2015-2016



The EDGE Green Building  
Highest Greenhouse Gas  
Emissions in 2015



The EDGE Green Building  
Highest Return on Equity  
Over 1000 Years

**SCIENTEX**  
healthy, friendly & happy