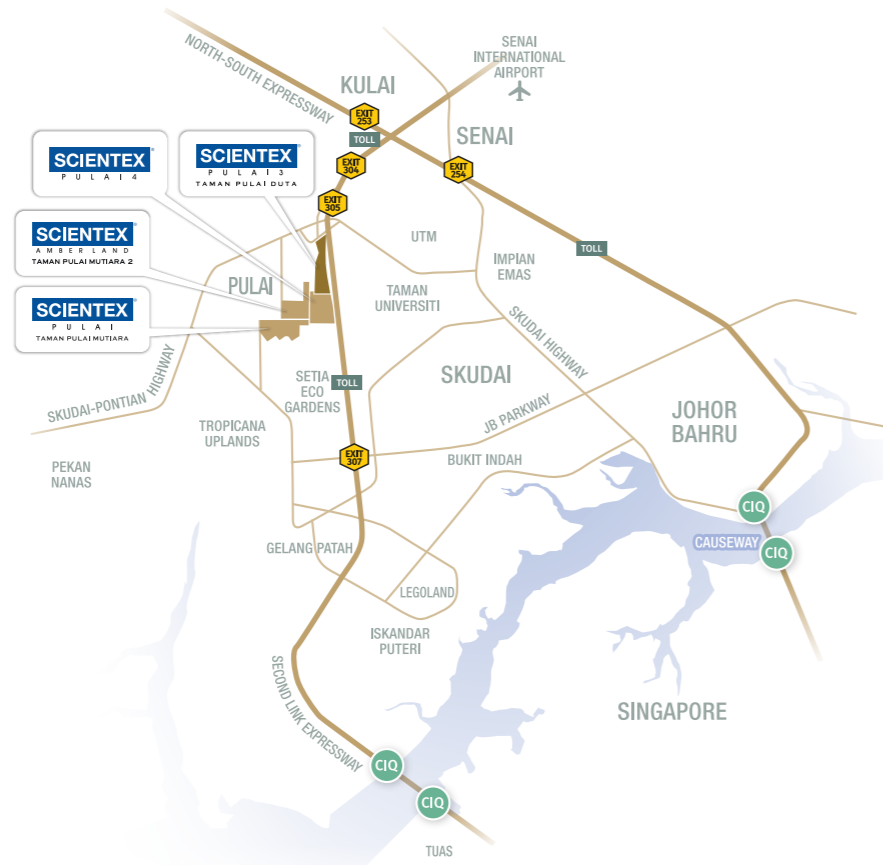


Strategic Modern CONVENIENCES & AMENITIES
LOCATION WITH GREAT ACCESSIBILITY



- 1 KM
Schools
- 3 KM
Second Link Expressway
- 3 KM
Shopping Malls
- 6 KM
North-South Expressway
- 13 KM
Hospitals

07 570 2033
www.scientex.com.my

GPS Coordinates • 1.5290654 103.582184 | Waze • Scientex Pulai



Scientex Quatari Sdn. Bhd. 197601002045 (28008-M) (Subsidiary of Scientex Berhad)
Pejabat Jualan Taman Pulai Mutiara, Persiaran Pulai Mutiara,
Taman Pulai Mutiara, 81300 Johor Bahru, Johor Darul Ta'zim.
Email: pulai@scientex.com.my

Sales Gallery Open Daily • Monday to Friday 9 am - 6 pm | Saturday, Sunday & Public Holiday 10 am - 6 pm
The Oaks, Double Storey Terrace House, Developer License No.: 9234/04-2028/0739(R), Validity Period: 21/04/2023 - 20/04/2028, Advertising & Sales Permit: 9234-65/06-2026/0580(N)-L, Validity Period: 26/06/2024 - 25/06/2026, Land Area: 18' x 65', Built Up Area: 1,670 sq. ft., Land Tenure: Freehold, Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP), Building Plan Approval No.: MBIP(JB)RP/5/26/2023(23) - Expected Completion Date: June 2026, Encumbrances: Nil, Min. Price: RM582,000, Max. Price: RM794,200, Total unit: 272. *Terms & conditions apply

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.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



SCIENTEX

PULAI 3
TAMAN PULAI DUTA

The **OAKS**

2 STOREY TERRACE HOUSE



FREEHOLD

Artist's Impression Only

A sanctuary FOR FAMILY,
A residence FOR RELAXATION.

At The Oaks, prepare to immerse yourself in warm and inviting living spaces that emanate an enchanting charm, blending seamlessly with the modern comforts that are thoughtfully designed to ignite a life filled with serene and blissful contentment.

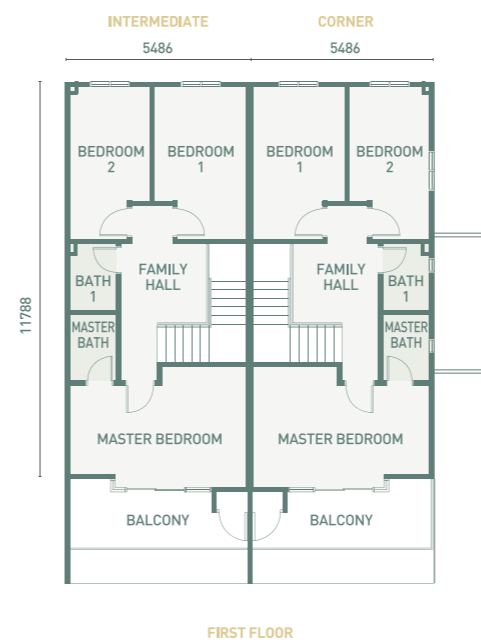
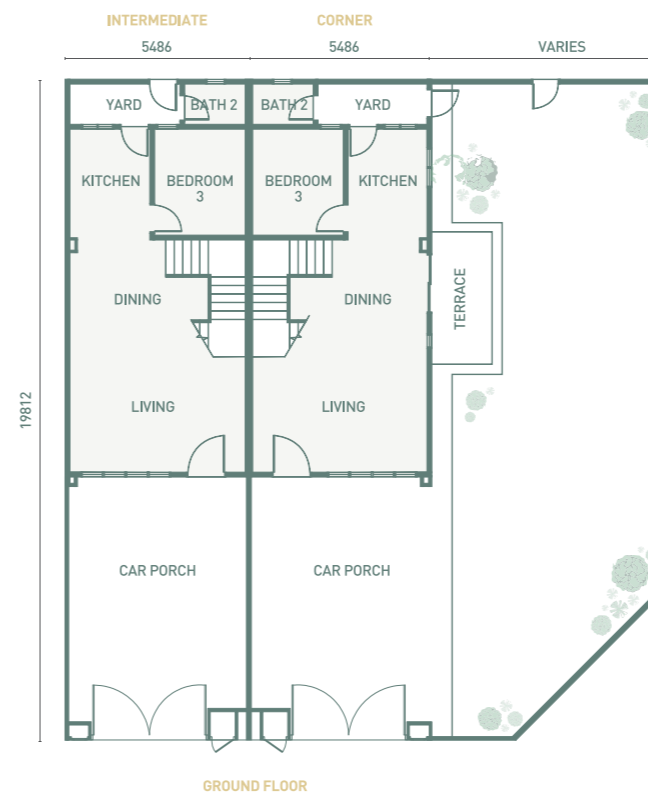
Experience an enriched way of life in this tailored sanctuary, where you'll discover a revitalizing atmosphere that nurtures the harmonious flourishing of families, all coming together.



Actual Show House

FLOOR PLAN

Standard Land Size **18' x 65'** Built Up Area **1,670 sq.ft.**



4 Bedrooms + 3 Bathrooms SPECIFICATIONS

STRUCTURE	Reinforced concrete frameworks	
WALL	Block/ Brick wall with skim coat/ Cement sand plaster Concrete wall with skim coat/ Cement sand plaster	
ROOF COVERING	Concrete roof tiles/ RC flat roof	
ROOF FRAMING	Proprietary truss	
CEILING	Ceiling board/ Skim coat	
DOORS	Quality doors/ Flush doors Grilled door/ Aluminium frame sliding glass panel	
WINDOWS	Metal/ Aluminium framed windows/ Glass louvers	
IRONMONGERY	Selected lockset	
WALL FINISHES	Selected paint on plastered walls Selected tiles up to 1500mm (H) to bathroom and selected kitchen wall/ Plaster and paint to all other walls	
FLOOR FINISHES	Selected tiles to living, dining, kitchen, bedrooms, bathrooms, yard and balcony Cement render to all other areas	
SANITARY AND PLUMBING FITTINGS	Quality sanitaryware with fittings	
ELECTRICAL INSTALLATION		
	Intermediate & End	Corner
Lighting point	17 nos	18 nos
13amp socket outlet	11 nos	11 nos
Ceiling fan point	3 nos	3 nos
TV Point	1 no	1 no
TELE-COMMUNICATION	Point ready: 1 no	
FENCING	Plaster and painted wall with grille	