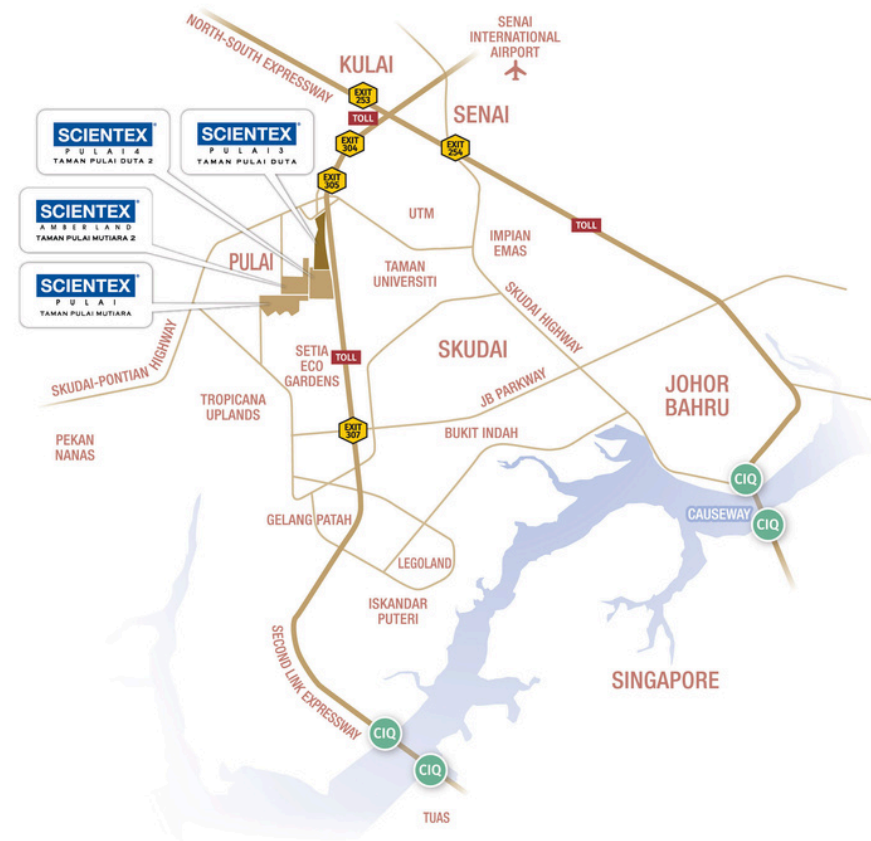


Strategic Modern CONVENIENCES & AMENITIES
LOCATION WITH GREAT ACCESSIBILITY



- 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 Sakura 2, Double Storey Terrace House. Developer License No.: 9294/04-2028/0739(R). Validity Period: 21/04/2023 - 20/04/2028. Advertising & Sales
Permit: 9294-74/02-2027/0198(N)-(L). Validity Period: 20/02/2025 - 19/02/2027. 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/57/2024 (21). Expected Completion Date:
April 2027. Encumbrances: Nil. Min. Price: RM 617,800. Max. Price: RM 865,300. Total unit: 207
*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 & recommended by the Architect or Engineer.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



SCIENTEX
PULAI 3
TAMAN PULAI DUTA

The **SAKURA 2**
2 STOREY TERRACE HOUSE



FREEHOLD

Artist's Impression Only

A retreat FOR FAMILIES,
A dwelling OF COMFORT

At The Sakura, get ready to dive into cozy and welcoming living spaces that exude a magical charm, perfectly integrated with modern amenities thoughtfully crafted to bring serene and blissful contentment into your life.

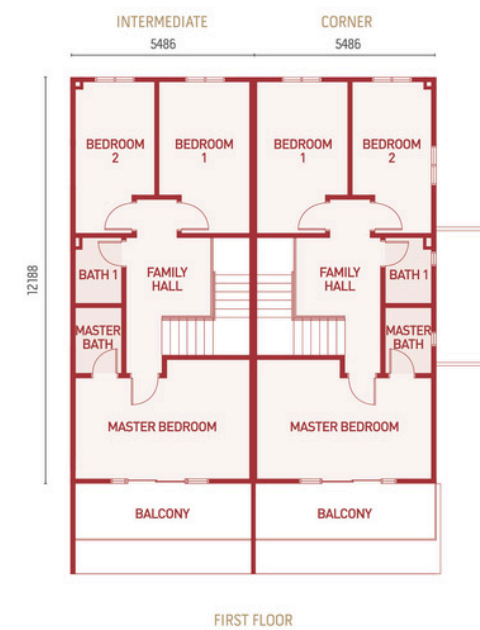
Discover a more fulfilling way of living in this custom-designed sanctuary, where you'll find a refreshing environment that fosters the harmonious growth and unity of families.



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		
WALLS	Concrete wall with skim coat / cement sand plaster Block/Brick 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 frame glass 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, Balcony and Yard Cement render to all other areas		
SANITARY AND PLUMBING FITTINGS	Quality sanitary ware with fittings		
ELECTRICAL INSTALLATION			
	CORNER UNIT	END UNIT	INTERMEDIATE UNIT
Lighting Point	18 nos	17 nos	17 nos
Ceiling Fan Point	3 nos	3 nos	3 nos
13A socket outlet	11 nos	11 nos	11 nos
Tv Point	1 nos	1 nos	1 nos
TELE-COMMUNICATION	Point ready: 1 no		
FENCING	Plaster and painted wall with grille		