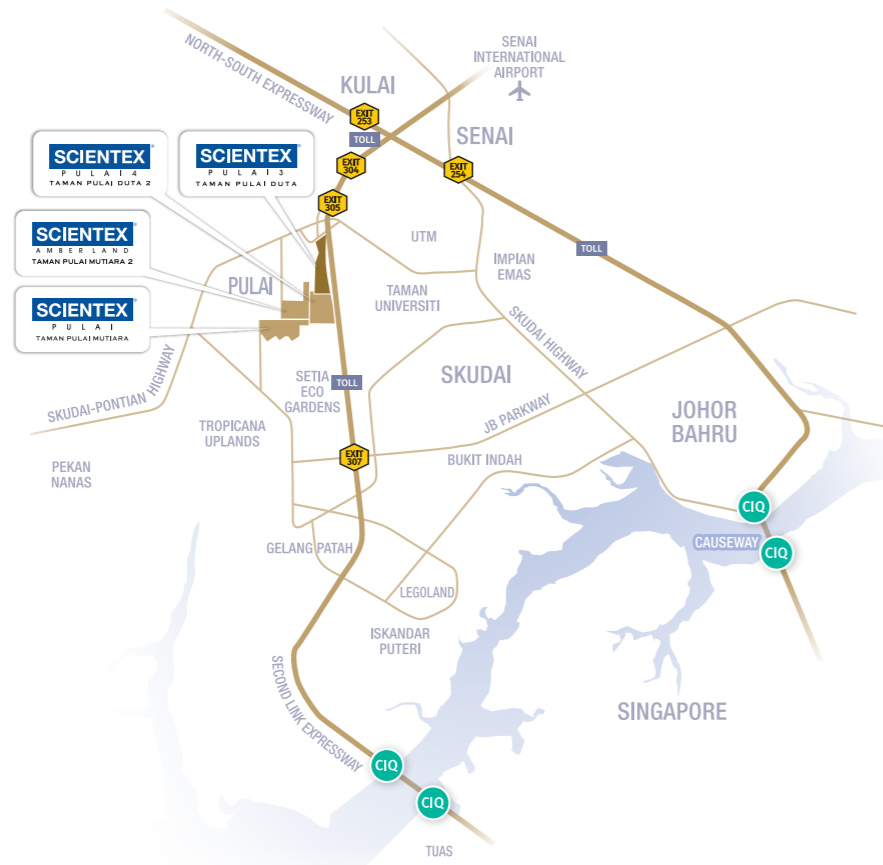


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Aurora, Double Storey Cluster House, Developer License: 9294/04-2028/0739(R), Validity Period: 21/04/2023 - 20/04/2028, Advertising & Sales Permit: 9294-78/06-2027/0514(N)-LI, Validity Period: 01/07/2025 - 30/06/2027, Land Area: 32' x 70', Built Up Area: 2,070 sq. ft. Land Tenure: Freehold, Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP), Building Plan Approval No.: MBIP(JB)BP/5/17/2024(18), Expected Completion Date: July 2027, Encumbrances: Nil, Minimum Price: RM 815,000, Maximum Price: RM 1,029,500, Total Unit: 200. *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



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PULAI 3
TAMAN PULAI DUTA

AURORA

2 STOREY CLUSTER HOUSE



FREEHOLD

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At Aurora, you'll find yourself enveloped in cozy, inviting spaces that capture a magical essence, beautifully integrated with modern amenities to enhance your sense of peace and contentment.

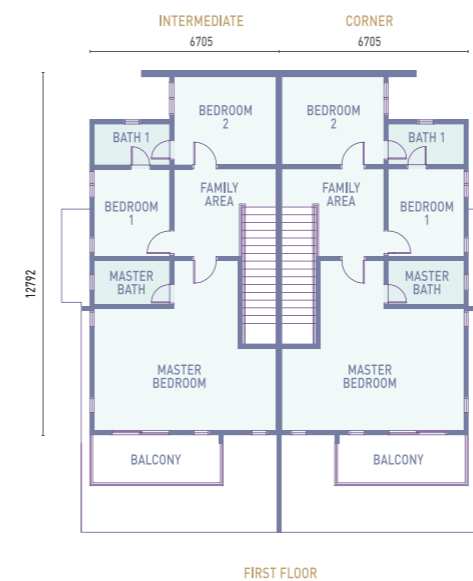
Discover a more rewarding lifestyle in this specially designed sanctuary, where the growth and unity of families are nurtured in a refreshing setting.



Artist's Impression Only

FLOOR PLAN

Standard Land Size **32' x 70'** Built Up Area **2,070 sq. ft.**



4 Bedrooms + 3 Bathrooms SPECIFICATIONS

STRUCTURE	Reinforced concrete frameworks.																
WALL	Block / concrete wall with skim / plaster and paint																
ROOF COVERING	Concrete roof tile / RC flat roof																
ROOF FRAMING	Proprietary trusses																
CEILING	Plaster Ceiling / skim coat / ceiling board																
DOORS	Flush doors / sliding door																
WINDOWS	Metal / Aluminium framed windows / fixed glass louvre																
IRONMONGERY	Selected locksets																
WALL FINISHES	Tiles to 2100mm height for Bathrooms Tiles to 1500mm height to selected Kitchen wall Selected paint on walls																
FLOOR FINISHES	Selected tiles to Living, Dining, Kitchen, Bedrooms, Bathrooms, Car porch, Terrace and Balcony Others - cement render																
SANITARY AND PLUMBING FITTINGS	Selected sanitary ware with fittings																
ELECTRICAL INSTALLATION	<table border="1"> <thead> <tr> <th></th> <th>CLUSTER</th> </tr> </thead> <tbody> <tr> <td>Lighting point</td> <td>19 nos</td> </tr> <tr> <td>13amp socket outlet</td> <td>12 nos</td> </tr> <tr> <td>Ceiling fan point</td> <td>6 nos</td> </tr> <tr> <td>TV socket point</td> <td>2 nos</td> </tr> <tr> <td>Autogate power point</td> <td>1 no</td> </tr> <tr> <td>A.C power point</td> <td>1 no</td> </tr> <tr> <td>Water heater power point</td> <td>3 nos</td> </tr> </tbody> </table>		CLUSTER	Lighting point	19 nos	13amp socket outlet	12 nos	Ceiling fan point	6 nos	TV socket point	2 nos	Autogate power point	1 no	A.C power point	1 no	Water heater power point	3 nos
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TELE-COMMUNICATION	Point ready: 1 no																
FENCING	BSP Fencing																