

# Refined Living

Convenience and connectivity, perfectly aligned.

**SCIENTEX**  
SUNGAI DUA



**5KM**

SK Pokok Sena  
SMK Pokok Sena  
SJK (C) Lee Chee  
Universiti Sains Malaysia (USM)  
Maktab Rendah Sains MARA (MRSM)  
Mydin Hypermarket  
Sunshine Bertam  
Maybank

**10KM**

Lotus's Bertam Perdana  
KFC | Pizza Hut | Domino's  
CIMB Bank  
Bank Rakyat  
Bertam Resort & Waterpark  
Penang Golf Resort

**20KM**

Hospital Seberang Perai  
Penang Sentral  
Kulim Hi-Tech Park  
Sunway Carnival Mall  
Aeon Alma  
SMJK Chung Ling  
Jit Sin High School

GPS Coordinates • 5.4884° N, 100.4642° E | Waze • Scientex Sungai Dua Sales Gallery

04 573 5833

012 477 5583

www.scientex.com.my

Scientex Quatar Sdn. Bhd.  
197601002045 [26008-M]  
(Subsidiary of Scientex Berhad)  
Lot 4358, Mukim 12, Jalan Gelugor,  
13300 Tasek Gelugor, Pulau Pinang.  
Email: penang@scientex.com.my

Sales Gallery Open Daily Monday to Friday | 9am - 6pm • Saturday, Sunday & Public Holiday | 10am - 6pm  
Scientex Sungai Dua • Phase 6 • Double Storey Terrace House • Developer License No: 9294/04-2028/0739(A) • Validity Date:  
21/04/2023-20/04/2028 • Advertising & Sales Permit No: 9294-80/07-2027/0574(N)-L • Validity Date: 18/07/2025-17/07/2027 •  
Land Area: 18' x 40' • Build-Up Area: 1,324 sq.ft. • Tenure of Land: Freehold • Approving Authority: Majlis Bandaraya Seberang Perai  
(MBSPP) • Building Plan Approval: MBSP/40/20-12/56(16) • Expected Date of Completion: July 2027 • Land Encumbrances: Nil •  
Minimum Price: RM374,800 • Maximum Price: RM555,800 • Bumi Lot Discount: 5% • Total Unit: 271 unit



IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.  
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

SCIENTEX

**JASMINE**

2 STOREY TERRACE HOUSE

Freehold



\*Artist impression only



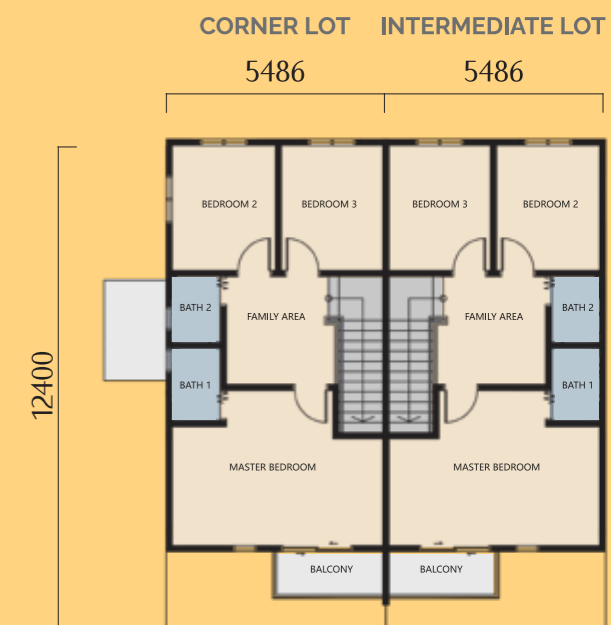
# Floor Plan

STANDARD LAND SIZE 18' X 60'

BUILT-UP AREA 1,324sq.ft.



GROUND FLOOR



FIRST FLOOR

# Jasmine

Where Comfort Meets Affordable Living

JASMINE is a modern home where everyday comfort meets great value. Its practical layout balances style and function, creating a space that works beautifully. More than just a house, JASMINE is a place to grow, connect, and truly feel at home.

4 Bedrooms & 3 Bathrooms

## Specification

Structure	Reinforced concrete framework		
Wall	Block/ Brick wall with skim coat/ Cement sand plaster Concrete wall with skim coat/ Cement sand plaster		
Roofing	Concrete roof tiles / Reinforced concrete slab roof		
Covering	Proprietary truss		
Ceiling	Non-Asbestos ceiling / Skim coat and paint		
Windows	Aluminium framed glass windows		
Doors	Flush door/ Folding door / Sliding door		
Ironmongery	Selected lockset		
Wall Finishes	External Wall	Plaster and paint	
	Internal Wall	Plaster and paint	
	Bathrooms	1500mm high ceramic tiles	
	Kitchen	1500mm high ceramic tiles	
Floor Finishes	Car Porch	Cement Render	
	Terrace	Cement Render	
	Balcony	(for Corner Unit & End Unit Type B only) Cement Render	
	Living/Dining/ Kitchen /Bedrooms	Ceramic Tiles	
	Staircase	Ceramic Tiles	
	Bathrooms	Ceramic Tiles	
Sanitary & Plumbing Fittings	Selected sanitary wares and fittings		
Electrical Installation			
Item	Intermediate Unit	Corner Unit & End Unit Type B	End Unit Type A
Lighting Point	15	16	15
13A Power Point	9	9	9
Fan Point	3	3	3
TV Point	1	1	1
Tele-Communication	One point ready with conduit only		
Fencing	Chain link at 1200mm height		

