

Where Accessibility MEETS LIFESTYLE



5 KM

Bukit Jawi Golf Resort
Econsave Jawi
Bukit Panchor State Park
SMK Jawi
Bank Rakyat

10 KM

Plaza Toll Jawi
Sungai Bakap Hospital
C-Mart Nibong Tebal
KTM Nibong Tebal
SMK Tunku Abdul Rahman
KFC | Domino's Pizza
Mr. DIY | Maybank
Hong Leong Bank
BSN | CIMB | RHB

15 KM

Plaza Toll Bukit Tambun
USM Engineering Campus
MRSM Transkian
SMK Jit Sin High School II
Iconic Point
Mydin Parit Buntar
Public Bank

20 KM

Batu Kawan Industrial Park
C-Mart Premium
IKEA Batu Kawan
Design Village
AEON Mall Bukit Mertajam
Lotus's Bukit Mertajam
McDonald's

GPS COORDINATES 5.194163 N, 100.530739 E | WAZE SCIENTEX JAWI SALES GALLERY

04 582 2123

012 755 8301

www.scientex.com.my

SCIENTEX

JAWI

Iris

2 STOREY TERRACE HOUSE

FREEHOLD

Scientex (Skudai) Sdn Bhd
199101085691 | 2116001-43
(Subsidiary of Scientex Berhad)

Sales Gallery Open Daily | Monday to Friday • 9am - 6pm | Saturday, Sunday & Public Holiday • 10am - 6pm
Developer License No. 11295(2)-2020(18)04 • Validity Date: 03/03/2024 - 03/03/2029 • Advertising & Sales Permit No. 1125-2016-2027(8)194-41 • Validity Date: 01/10/2025 - 30/10/2027 • Approving Authority: Halia Banderan Sebarang Perak (MSP) • Building Plan Approval: MB974020-016405(20) • Tenure of Land: Freehold • Land Encumbrances: Nil • Expected Date of Completion: Oct 2027 • Minimum Price RM420,000 • Total Unit: 267 unit
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 the Architect or Engineer.



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

SCIENTEX

Designed for Living,

BUILT FOR YOU

Iris is thoughtfully crafted for both beauty and practicality. Its airy, light-filled spaces create a welcoming atmosphere, while the smart layout ensures every corner serves a purpose. From intimate family moments to relaxed weekends at home, this freehold residence offers a balance of comfort, elegance, and functionality — a place you'll truly enjoy your daily life

Specification

Structure	Reinforced concrete framework		
Wall	Block / Brick wall with skim coat / Cement sand plaster Concrete wall with skim coat / Cement sand plaster		
Roofing covering	Concrete roof tiles / Reinforced concrete slab roof		
Roof framing	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	Cement Render
	Terrace (for Corner Unit only)	Cement Render	Cement Render
	Balcony	Cement Render	Cement Render
	Living/ Dining/ Kitchen/ Bedrooms	Ceramic Tiles	Ceramic Tiles
	Staircase	Ceramic Tiles	Ceramic Tiles
Bathrooms	Ceramic Tiles	Ceramic Tiles	
Sanitary & Plumbing Fittings	Selected sanitary wares & fittings		

Electrical Installation	Intermediate Unit	Corner Unit	End Unit
Lighting Point	15	16	15
13A Power Point	8	8	8
Fan Point	2	2	2
TV Point	1	1	1

Tele-Communication	One point ready with conduit only		
Fencing	Chain link at 1200mm high		

Floor Plan

3 BEDROOMS + 3 BATHROOMS

STANDARD LAND SIZE 16' x 60' | BUILT-UP AREA 1,173 sq.ft.

