

# A Thoughtful Start for Every Generation



Welcome to Celyn 3 @ Impiana Bayu 3B1, where modern living meets enduring value. Designed for urbanites, these single-storey terrace homes offer a lifestyle that grows with you. All set within a serene, master-planned township surrounded by natural beauty.

**Ideal for young families, retirees, and second-generation homeowners**  
**Flexible layouts to support 3-generation living**



- Sales Office
- 1 Religious Primary School
- 2 School Complex
- 3 Mosque
- 4 Bus / Taxi Terminal
- 5 Health Centre
- 6 Public Library
- 7 Modern Market
- 8 Fire Station
- 9 Private Medical Centre
- 10 Post Office
- 11 Police Station

**KLUANG SOUTHGATE** is the gateway to Johor Bahru, Pasir Gudang and other Iskandar region by the proposed Gemas – Segamat – Kluang – Pasir Gudang Highway.

## A Thriving Address in a Green Embrace

Nestled near the majestic Gunung Lambak Forest Reserve, Celyn 3 offers the rare joy of nature-infused living – while staying remarkably close to everything that matters.



Nearby Amenities:

- 13.5 acres man-made lake park**
- X-Park adventure park**
- Watsons, 7-Eleven, Eco Shop, Tealive, KFC**
- Kluang General Hospital & multiple schools**
- ETS Mengkibol Station & Bandar Kluang Town**
- Fast access to North-South Expressway (via 2 major routes)**

Matrix Galleria @ BSI



Land Owner:  
 Koperasi Kemajuan Tanah Negeri Johor Berhad (KKTNB)



A Member Of  
**MATRIX CONCEPTS HOLDINGS BERHAD** (414615-U)  
 Developer  
**MATRIX CONCEPTS SDN BHD** (253788-V)

Kluang Office  
 1, Impiana Square, Jalan Seri Impian 8/1a, Bandar Seri Impian, 86000 Kluang, Johor DT, Malaysia  
 T +607 774 2688 F +607 774 4688  
 Head Office  
 Wisma Matrix, No.57, Jalan Tun Dr. Ismail, 70200 Seremban, Negeri Sembilan DK, Malaysia  
 T +606 764 2688 F +606 764 6388

+607 774 2688  
[www.serimpijan.com.my](http://www.serimpijan.com.my)



Impiana Bayu 3B1 P3 • No. Lesen Pemaju: 7164/09-2027/0914(R) • Tempoh Sah: 23/09/2022 – 22/09/2027 • No. Permit Bilan: 7164-59/09-2027/0759(N)-(L) • Tempoh Sah: 18/09/2025 – 17/09/2027 • Hak Milik Tanah: Penganan Bebas • Bebanan Tanah: Tiada • Pihak Berkasua Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Kluang • No. Rujukan: MPP/1991/2001/16/10/2025 • Tarikh jangka Slap: Sept. 2027 • Celyn 3 (RTS1) jenis B – 21 unit, RM510,370 (min.) – RM705,360 (maks.) • Celyn 3 (RTS2) jenis B1 – 22 unit, RM509,795 (min.) – RM745,200 (maks.). All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.  
 IKLAN INI TELAH DILULUSKAN OLEH MAJLIS PERUBAHAN NEGARA, MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DIDAPAK DI PORTAL TEDUH.KPKT.GOV.MY

# Celyn 3

1-STOREY TERRACE HOMES

Step Into Serene Living

Modern. Spacious.  
Made for  
**Living**



Artist's impression

Celyn 3 homes present a clean, symmetrical facade with practical curb appeal. These homes are designed with real families in mind. Wide frontage and practical exterior dimensions offer flexibility for future enhancements, car parking, or a landscaped entrance that welcomes you home every day.

From 20' x 95'

1,479 sq ft

Extra land for corner and end-lot units

5ft backyard extension included

Regular-shaped layout for seamless customization and furniture planning

Access to dual community parks

## Designed to Fit Real Life

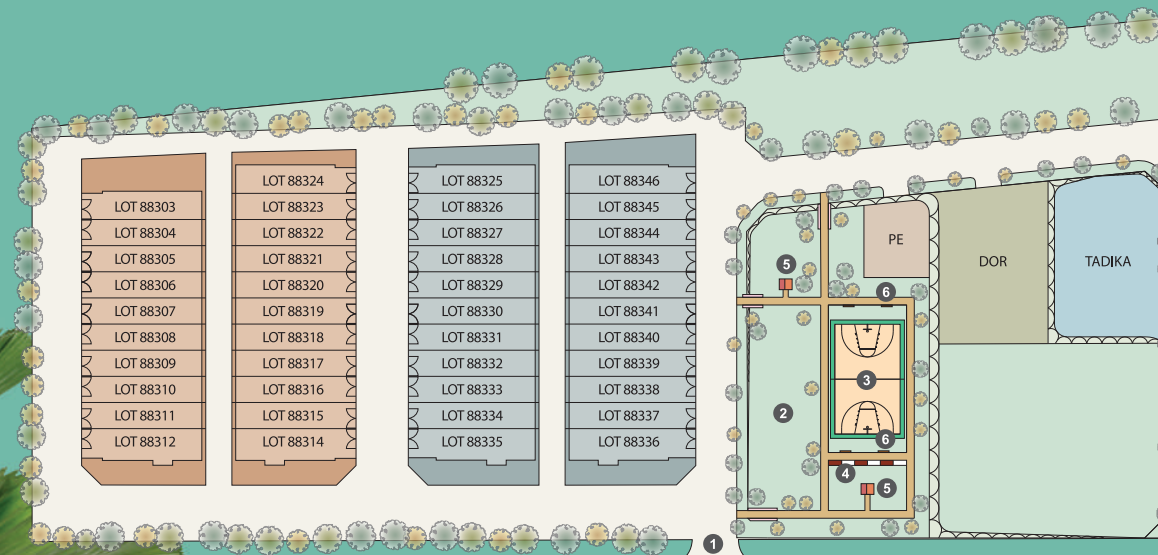
Step inside to discover smart, functional interiors that adapt to your lifestyle. Every square foot is optimized for comfort. Whether it's shared meals, quiet evenings, or hosting family, Celyn 3 interiors blend style with sensibility to suit every stage of life.

4 bedrooms 2 bathrooms

Spacious, practical layout



## Site Plan



TYPE B  
TYPE B1

1 Entrance  
2 Function Area  
3 Basketball Court  
4 Reflexology Path  
5 Gazebo  
6 Bench



## Floor Plan

Type  
**B**



Lot Size  
20' x 95'



4 bedrooms +  
2 bathrooms

Type  
**B1**



Lot Size  
20' x 100'



4 bedrooms +  
2 bathrooms



## Specifications

STRUCTURE : Reinforced Concrete  
WALL : Brick Wall  
ROOF COVERING : Metal Decking / Reinforced Concrete Slab  
ROOF FRAMING : Lightweight Steel Truss  
CEILING : Skim Coat / Plaster Board Ceiling  
WINDOWS : Aluminum Framed Glass Window

DOORS  
a) Entrance : Timber Door  
b) Other Areas : Aluminum Framed Sliding Glass Door/ Timber Flush Door

WALL FINISHES  
a) Bath 1 : Tiles Up To Ceiling Level  
b) Bath 2 : Tiles Up To Ceiling Level  
c) Kitchen (Behind Sink) : Tiles Up To 1500mm Height / Plaster & Paint  
d) External & Internal Wall : Plaster & Paint

FLOOR FINISHES  
e) Living, Dining, Kitchen, Utility & Wet Kitchen : Tiles  
f) All Bedrooms : Tiles  
g) All Bathrooms : Tiles  
h) Entrance : Tiles  
i) Car Porch & Driveway, Terrace : Tiles  
j) Apron & Others : Tiles

SANITARY AND PLUMBING FITTINGS  
a) Kitchen Sink : 1 No  
b) Pedestal W.C. : 2 Nos  
c) Wash Basin : 2 Nos  
d) Shower Rose : 2 Nos  
e) Bib Tap : 3 Nos  
f) Sink Tap : 1 No

FENCING : Brick Wall With Plaster & Paint  
GATE : M.S. Gate