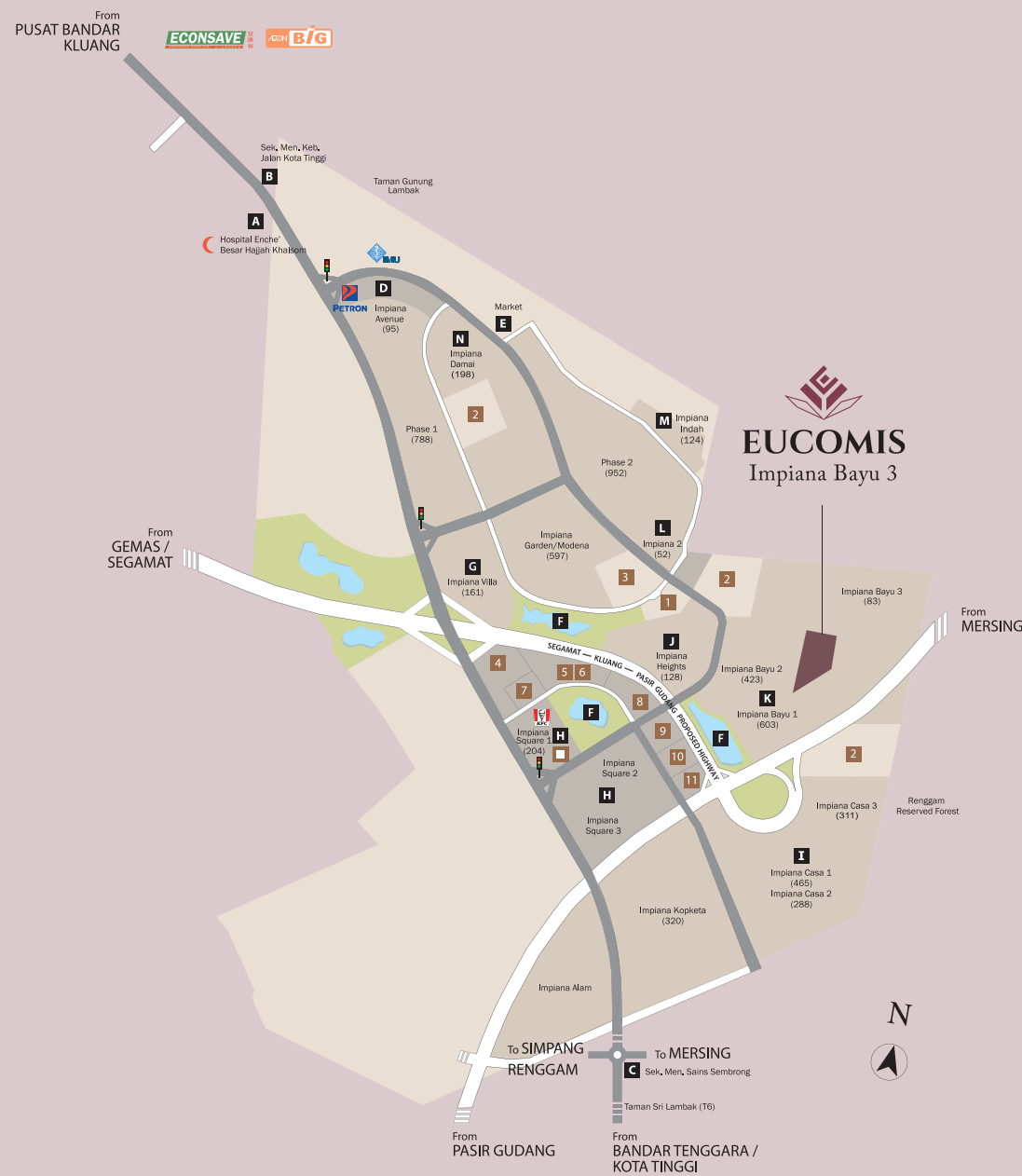




- Sales Office
- 1 Religious Primary School
- 2 School Complex
- 3 Mosque
- 4 Bus / Taxi Terminal
- 5 Health Centre
- 6 Public Library
- 7 Modern Market
- 8 Fire Station
- 9 Private Medical Centre
- 10 Post Office
- 11 Police Station

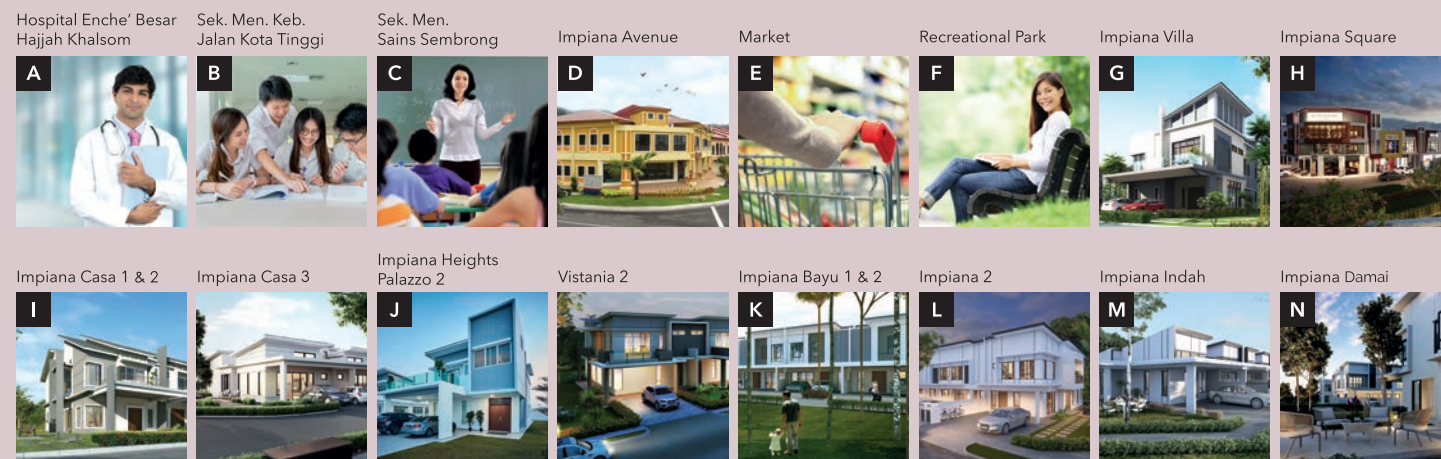
KLUANG SOUTHGATE

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

EUCOMIS

2-Storey Terrace Homes

BANDAR SERI IMPIAN



Matrix Galleria @ BSI



Impiana Bayu 3A - No. Lesen Pemaju: 7164-40/02-2021/0133/1 - Tempoh Sah: 15/2/2019-14/2/2019 - No. Permit Iklan: 7164-40/02-2021/0133/1 - Tempoh Sah: 15/2/2019-14/2/2019 - Hak Milik Tanah: Pagarangan Bebas - Reban Tanah: Tiada - Pelan Bangunan Diluluskan: Majlis Perbandaran Kluang - No. Rujukan: MHK/599/800/64/14101 - Tarikh Jangka Saja: Februari 2021 - Eucomis (RTD) - 83 unit, RM658,888(Mn) - RM4,089,438 (Max) - Sekatan-sekatan Koperatingan: Tanah yang diberikan ini tidak boleh dipindah milik, digadai melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri - 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.



IMPIANA BAYU 3

Freehold



Artist's Impression.

to BEAUTIFUL GREENSCAPES

Eucomis, Impiana Bayu 3 -
Reach the destination that have
stunning vision of nature in here.
***'WHERE CONVENIENT AND
GREEN IS THE NECESSITY'***



Artist's Impression.

BREEZY & GREENERY ENVIROMENT



Artist's Impression

THE HOMES

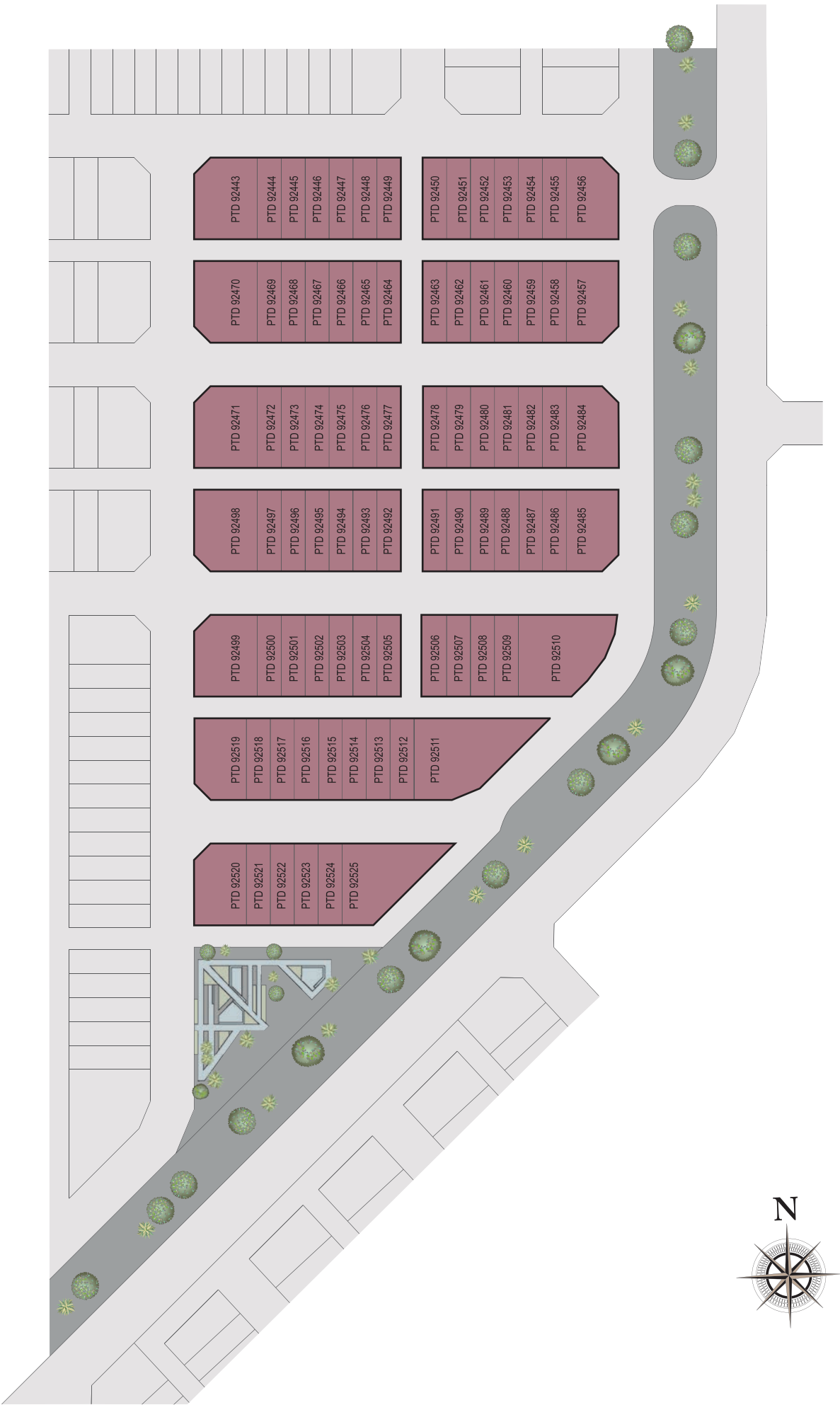
Experience the spacious built up in Eucomis, Impiana Bayu 3 that gives a good quality lifestyle to you. Enjoy precious moment with your loves within the greenery environment



Artist's Impression.

EUCOMIS

2- Storey Terrace Homes



Floor Plan

4 Bedrooms & 4 Bathrooms
Lot Size: 22' x 75' (Intermediate Unit)
Built-up from 2,474 sq. ft.



Specifications

Intermediate Unit

STRUCTURE	Reinforced Concrete			
WALL	Clay Brick			
ROOF COVERING	Metal Deck / Reinforced Concrete Slab			
CEILING	Skim Coat / Plaster Ceiling			
WINDOWS	N.A Frame c/w Light Green Glass			
DOORS	Decorative Door / N.A Frame c/w Light Green Glass			
FLOOR FINISHES	Ground Floor	First Floor		
	Living / Dining	Tiles	All Bedrooms	Tiles
	Kitchen	Tiles	Family / Landing	Tiles
	Laundry/Yard	Tiles	Bathrooms	Tiles
	Guest / Elderly Room	Tiles	Staircase	Tiles
	Bathroom	Tiles	Balcony (Corner)	Tiles
	Utility	Tiles		
	Car Porch & Driveway	Tiles		
	Refuse Compartment	Tiles		
WALL FINISHES	Bathrooms	Tiles Maximum Full Height		
	Kitchen	1800mm Height		
	Others	Internal Wall - Emulsion Paint External Wall - Weathercoat		
SANITARY PLUMBING & FITTINGS	Wash Basin	4 Nos.		
	Water Closet	4 Nos.		
	Head Shower	4 Nos.		
	Kitchen Sink	2 Nos.		
ELECTRICAL INSTALLATIONS	Lighting Point	22 Nos.	TV Point (Astro Point)	2 Nos.
	Fan Point	7 Nos.	Air-Conditioner Power Point	7 Nos.
	Power Point (13 AMP)	16 Nos.	Water Heater Power Point	4 Nos.
	Swing Auto Gate Point	1 No.	Fibre Optics Cabling c/w	1 No.
	Door Bell Point	1 No.	Fibre Wall Socket / Fibre Termination Box	
ELECTRICAL SUPPLY	3-Phase Power Supply			
FENCING	Front	≈1500mm Height Brickwall		
	Rear	≈1500mm Height Fencing Brick		