

SPECIFICATIONS 规格

STRUCTURE	Reinforced concrete framework	
WALL	Brickwall	
ROOF COVERING	Metal roofing / Reinforced concrete flat roof	
CEILING	Asbestos free ceiling board / Plaster board ceiling / Concrete soffit / Skim coat	
WINDOW	Aluminium frame casement window / Aluminium frame sliding window / Aluminium frame top hung window	
DOOR	Aluminium frame sliding door / Decorative solid timber door / Flush door / PVC Door	
FLOOR FINISHES		
Ground Floor	Living / Dining / Dry Kicthen	Tiles
	Bedroom 3	Tiles
	Utility	Tiles
	Wet Kitchen	Tiles
	Bath 3	Tiles
	Staircase	Tiles
	Car Porch	Tiles / Cement Render
1st Floor	Driveway	Tiles / Cement Render
	Family Hall	Tiles
	Master Bedroom / Bedroom 1 & 2	Tiles
	Master Bathroom / Bathroom 1 & 2	Tiles
WALL FINISHES	Balcony	Tiles / Cement Render
	Master Bathroom, Bathroom 1, 2, 3	Tiles height up to ceiling level
SANITARY FITTINGS	Wet Kitchen	Tiles height up to door frame (1 side wall only) / paint
	Kitchen sink c/w tap	1 no
	Sitting WC	4 nos
	Basin with tap	4 nos
	Shower rose	4 nos
	Tissue Holder	4 nos
	Soap Holder	4 nos
ELECTRICAL POINT	Lighting point	14 nos
	Wall lighting point	4 nos
	Gate lighting point	2 nos
	Power Point	22 nos
	Ceiling fan point	7 nos
	Telephone point	1 no
	TV point	2 nos
	Water heater point	4 nos
	Automatic gate point	1 no
	GATE	Metal Gate
FENCING	Low brick wall with metal grille, brick wall, metal gate, refuse chamber & letter box	

(All specification contained herein are subject to change without notification as may be required by the relevant Authorities or the Developer's, Architect or Engineer and cannot form part of an offer or contract)



LOCATION MAP 位置图



ANOTHER PROJECT BY

Contact Us : 1700 81 8899

林木生集团有限公司 LBS BINA GROUP BERHAD 518482-H
PROPERTY & INVESTMENT HOLDINGS HQ PLAZA SERI SETIA,
LEVEL 1-4 NO.1 JALAN SS9/2, 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA.

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BATU PAHAT SALES GALLERY NO. 22, JALAN KUNDANG, TAMAN BUKIT PASIR, 83000 BATU PAHAT, JOHOR, MALAYSIA. | OPEN DAILY 9am - 5pm

Developer: Pelangi Homes Sdn Bhd (293813-U), Developer's License No: 7702-16/04-2017/0327(L), Validity Period: 21/04/2015 - 20/04/2017, Advertising and Sales Permit No: 7702-16/04-2017/0327(P), Validity Period: 21/04/2015-20/04/2017, Approving Authority: Majlis Perbandaran Batu Pahat, Building Plan Ref No: MPBP/11/401787, Land Tenure: Freehold, Land Encumbrances: Charge to Kuwait Finance House (Malaysia) Berhad (672174 T), Expected Date of Completion: May 2017, Total Unit: 185 Units, Minimum Price: RM 480,000, Maximum Price: RM 637,020, Restriction In Interest: Land contained in this title cannot be sold or transferred in any manner whatsoever to the Non-citizen / Foreign Company without the consent from the State Authority.

The information contained in this insert is subject without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer owner and managers cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Architects.

ivory garden 2 瑞丽园



MODERN TOWNSHIP
COMPLETE ACCESSIBILITY

交通便利的现代城镇

BANDAR PUTERA INDAH 皇子城



For illustration purpose only

22'x75'

Double Storey Terrace Home
 双层排屋

- 4 bedrooms + 1 utility room + 4 bathrooms
- Equipped with Auto gate point + Air-cond point + Water heater point
- Wide balcony
- Enhanced layout & Built-up area
- 4 卧室 + 1 设施房 + 4 浴室
- 已装置自动门插座, 冷气空调插座, 热水器插座
- 宽敞的阳台
- 崭新的内部格局与充分的建筑面积

FLOOR PLAN 平面图

Built-up area 总建筑面积: 2,910 sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

MAKE YOUR HOME IN IVORY GARDEN 2

瑞丽园2绝对是您的梦想家园

Ivory Garden Phase 2 double-storey terrace home offers you accessibility and liveability in Bandar Putera Indah. Nestled within the modern conveniences and amenities of the fast upcoming Bandar Putera Indah township. An ideal place to raise your family, this exquisite neighbourhood is destined to be a cosmopolitan centre with its strategic location close to highways and the slated high speed train. Living here means living in the growth corridor of KL-JB-Iskandar-Singapore. Assure the future of your family's happiness, security and growth.



- School & Kindergarten 学校和幼儿园
- Hotel 酒店
- Police Station 警察局
- Hospital 医院
- Restaurants & Eateries 餐厅和小贩中心
- Petrol Station 加油站
- Bank 银行
- Offices 办工楼
- Recreation Centres 休闲场所
- Retail hub 购物中心
- High Speed Rail Station 马新高铁中途站