

22'x75'

SINGLE STOREY  
TERRACE HOME  
单层排屋



- 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

AMENITIES  
设施

- Petrol Station  
加油站
- Bank  
银行
- Offices  
办公楼
- Recreation Centres & Open Space  
休闲场所
- Retail Hub & Minimarket  
购物中心

Artist's Impression

IDEAL LOCATION  
优越的地理位置

BANDAR PUTERA INDAH  
皇子城



- Petrol Station
- Clinic / Hospital
- Bank
- Police Station
- LBS Sales Office

- 7km to Town Centre  
距离市中心7公里
- 10km to AEON Big  
购物中心10公里
- 17km to Yong Peng Toll (U)  
距离永平收费站17公里
- 10km to Parit Sulong  
距离Parit Sulong 10公里
- 12km to Batu Pahat Mall  
距离峇株巴辖广场12公里

林木生集团有限公司 LBS BINA GROUP BERHAD 518482-H PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS  
HQ PLAZA SERI SETIA, LEVEL 1-4 NO.1 JALAN SS9/2, 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA.  
BATU PAHAT SALES OFFICE NO. 22, JALAN KUNDANG, TAMAN BUKIT PASIR, 83000 BATU PAHAT, JOHOR.

Developer: Pelangi Homes Sdn Bhd (293813-U) | Developer's License No: 7702-38/08-2020/0755(U) Validity Period: 21/08/2018-20/08/2020 | Advertising & Sales Permit No: 7702-38/08-2020/0755(P) Validity Period: 21/08/2018-20/08/2020 | Approving Authority: Majlis Perbandaran Batu Pahat | Building Plan Ref No: MPBP 11/40/1787 | Land Tenure: Freehold | Land encumbrances: Charged to Kuwait Finance House (Malaysia) Berhad (672174-T) | Expected date of completion: Nov 2021 | Total unit: 39 unit | Minimum Price: RM400,000 | Maximum Price: RM549,290 | 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. Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities/Engineer/Architect and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impression only. Terms and conditions apply.

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EMERALD 3  
GARDEN 3 翠园

NEW PHASE  
IS NOW  
OPEN FOR SALE

Where **Comfort** and  
**Convenience** Meets

舒适与便利尽在其中



Artist's Impression

## Embark On Your New Journey In Life. 踏上您人生的新旅程。

A good beginning begins with the right foundation. Emerald Garden 3, a well-designed single-storey terrace home is the ideal, solid foundation where you can build your memories, life and dreams. The dream becomes a reality here where a thriving community, spacious living, and accessibility to life's necessities is within reach. So wait no longer, reach for your dream home at Emerald Garden 3, Bandar Putera Indah, Batu Pahat.

*A Home is Where Dreams Blossom  
and Families Bond.*



## FLOOR PLAN 平面图

Gross Built-Up:  
From 1,498 sq.ft.



## SPECIFICATIONS 规格

<b>Structure</b>	: Reinforced Concrete Framework
<b>Wall</b>	: Brickwall/ Reinforced concrete wall
<b>Roof Covering</b>	: Concrete roof tiles
<b>Ceiling</b>	: Asbestos free ceiling board/ Plaster board ceiling/ Skim coat
<b>Window</b>	: Aluminium frame casement window/ Aluminium frame top hung window
<b>Door</b>	: Timber door/ Flush door/ PVC door

<b>Floor Finishes:</b>	
Living	: Tiles
Kitchen/ Dining	: Tiles
Bathrooms 1 & 2	: Tiles
Bedrooms 1, 2, 3 & 4	: Tiles
Car Porch	: Tiles
Others	: Cement render

<b>Wall Finishes:</b>	
Bathroom 1 & 2	: 6' high wall tiles & paint above
Kitchen	: 5' high wall tiles & paint above

<b>Sanitary Fittings:</b>	
Kitchen Sink c/w Tap	: 1 no
Sitting WC	: 2 nos
Basin with Tap	: 2 nos
Shower Rose	: 2 nos
Tissue Holder	: 2 nos
Soap Holder	: 2 nos

<b>Electrical Point:</b>	
Lighting Point	: 12 nos
13A Power Point	: 9 nos
Ceiling Fan Point	: 2 nos
Telephone Point	: 1 no
TV Point	: 1 no

<b>Gate</b>	: Metal gate
<b>Fencing</b>	: Low brick wall with metal grille/ chain link fencing/ letter box