

Laman
& Bayu

HOME IS WHERE OUR STORY BEGIN

PHASE 3



20' x 65' | Double Storey Terrace House

Artist's Impression

FOR A MODERN LIVING FAMILY

Located amongst commercial and leisure spots as listed below, Laman Bayu will definitely be the prime choice for everyone who dreams of a modern lifestyle.

DOUBLE STOREY TERRACE HOUSE 20'x65' 4 Bedrooms + 3 Bathrooms



AMENITIES



School & Kindergarten



Banks



Hotel



Offices



Police Station



Recreation Centres & Open Space



Hospital



Retail Hub & Minimarket



Restaurants & Eateries



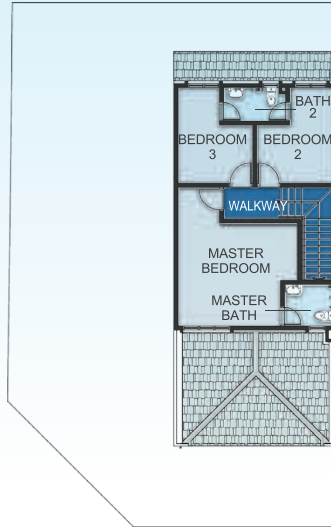
Petrol Station

FLOOR PLAN

CORNER LOT



Ground Floor



First Floor

INTERMEDIATE LOT



Ground Floor



First Floor

SPECIFICATIONS

Structure	: Reinforced Concrete Frame
Wall	: Concrete/ Brickwall
Roof Finishes	: Concrete Roof Tiles
Roof Framing	: Timber/ Metal/ R.C Trusses
Ceiling	: Cellulose Fibre Sheet/ Plaster Ceiling Board/ Skim Coat
Windows	: Aluminium Casement
Doors	: Timber Panel Door/ Aluminium Sliding Door
Ironmongery	: Quality Locksets

Wall Finishes

Internal Wall	: Plastered and Emulsion Paint
External Wall	: Weather Proof Paint
Kitchen Wall	: Ceramic Tiles to 2.1m Height
Bathroom Wall	: Ceramic Tiles to Ceiling Height

Floor Finishes

Dining/ Kitchen	: Homogeneous Tiles
Living	: Homogeneous Tiles
Bathroom	: Non-slip Ceramic Tiles
Bedroom/ Utility/ Patio/ Yard	: Ceramic Tiles
Staircase/ Walkway	: Homogeneous Tiles
Porch	: Homogeneous Tiles
Apron (Corner/ End Unit)	: Cement Render

Sanitary and Plumbing Fittings

Kitchen Sink	: 1 nos.
Kitchen Sink Tap	: 1 nos.
Wash Hand Basin	: 3 nos.
Wash Hand Basin Tap	: 3 nos.

Tap	: 5 nos. (Corner)/ 4 nos. (Intermediate)
Sitting W.C.	: 3 nos.
Shower Rose	: 3 nos.
Toilet Roll Holder	: 3 nos.
Soap Holder	: 3 nos.
Floor Trap	: 6 nos.

Electrical Fittings

Lighting Point	: 17 nos. (Corner)/ 16 nos. (Intermediate)
Wall Lighting Point	: 2 nos.
Power Point (13A)	: 18 nos.
Ceiling Fan Point	: 6 nos.
A/C Point	: 2 nos.
Shower Heater Point	: 3 nos.
Telephone Point	: 2 nos.
Fibre Wall Socket	: 1 nos.
Data Point	: 2 nos.
SMATV Point	: 1 nos.
Door Bell Point	: 1 nos.

Gate and Fencing

Front	: M.S Grille Gate
Others	: Low Brickwall/ Low Brickwall with M.S Grille/ Anti Climb Fencing/ Letter Box



ACCESSIBLE LOCATION

A community that is placed in the vicinity of the main cities at Johor - Muar and Yong Peng, Laman Bayu is located nearby various public facilities and is easily accessed by highway.



7km to Batu Pahat Town Centre

10km to Parit Sulong

10km to AEON Big

12km to Batu Pahat Mall

17km to Yong Peng Toll (U)



Contact Now

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LBS BINA GROUP BERHAD 518482-H PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HEADQUARTER PLAZA SERI SETIA, LEVEL 1-4 NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA.

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Developer: Multi Court Developers Sdn Bhd (1145511-K) A member of MGB Bhd (formerly known as ML Global Berhad) | Developer's License No.: 19398-3/10-2022/0678 (L). Validity Period: 14/10/2020-13/10/2022. Advertising & Sales Permit No: 19398-3/10-2022/0678 (P). Validity Period: 14/10/2020-13/10/2022. Approving Authority: Majlis Perbandaran Batu Pahat. Building Plan Ref. No.: MPBP (28) 11/40/1951. Land Tenure: Freehold. Land Encumbrances: Charged to OCBC Al-Amin Bank Berhad. Expected Date of Completion: September 2022. Total Units: 62 units. Price: RM420,800 (Min) - RM647,900 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specification 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 impressions only. Terms and conditions apply.