

URBAN LIVING
MADE SIMPLE
都市生活如此简单，
幸福亦如此



ENTER INTO AFFORDABLE LIVING WITH OPEN ARMS

简约奢华，
规划你的理想家园



Imperial Garden is a 2-Storey Semi-Detached House located under Bandar Putera Indah township with 4 bedrooms and 3 bathrooms. The modern design and concept of these homes are meant for those who want practicality that can potentially be modified within budget.

御园林是一处位于柔佛峇株巴辖皇子城综合市镇的半独立式住宅项目，提供双层的户型并拥有4间卧室和3间浴室。住宅的设计概念涵括个性化的布局，让您可自行打造属于自己的生活理念，塑造宜居宜业的未来。



Artist's impression only



40' x 80'
2 Storey Semi-Detached
双层楼半独立式洋房

Artist's impression only



STRATEGIC
location
优越的地理位置



CONNECTING
side garden
私人花园

SPECIFICATIONS 规格

Structure	: Reinforced Concrete Framework
Wall	: Brickwall
Roof Covering	: Concrete Roof Tiles / Metal Roof
Ceiling	: Fibrous Plasterboard Ceiling
Window	: Aluminium Casement Window / Top Hung Window
Door	: Aluminium Sliding Door / Solid Timber Door / Flush Door / PVC Door

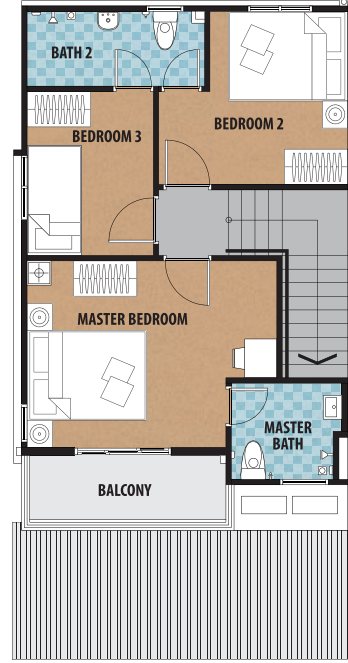
Floor Finishes	: Ground Floor	
	Living / Dining	- Tiles
	Bedroom 4	- Tiles
	Utility	- Tiles
	Kitchen	- Tiles
	Bath 3	- Tiles
	Staircase	- Tiles
	Car Porch	- Concrete Imprint
	Terrace	- Concrete Imprint
	Driveway	- Concrete Imprint
	Apron	- Concrete Imprint / Cement Render
	1st Floor	
	Master Bedroom / Bedroom 2 & 3	- Tiles
	Master Bathroom / Bathroom 2	- Tiles
	Balcony	- Tiles

FLOOR PLAN

平面图



GROUND FLOOR



FIRST FLOOR



4 BEDROOMS
 & 3 Bathrooms
 4间卧室&3间浴室



FLEXIBLE
 layout
 布局灵活多变，适应不同需求

Wall Finishes	: Master Bathroom Bathroom 2 & 3 Kitchen	– Full high tiles at ceiling level – Full high tiles at ceiling level – 1.5m high tiles
Sanitary Fittings	: Kitchen sink c/w tap Sitting WC Basin with Tap Shower Rose Tissue Holder	– 1 no – 3 nos – 3 nos – 3 nos – 3 nos
Electrical Points	: Lighting Point Gate Lighting Point Door Bell Point Auto Gate Point 13A Power Point Ceiling Fan Point Fibre Termination Box Fibre Wall Socket TV Point Air Cond Point Water Heater Point	– 19 nos – 2 nos – 1 no – 1 no – 18 nos – 2 nos – 1 no – 1 no – 2 nos – 5 nos – 3 nos
Gate	: Mid Steel Gate	
Fencing	: High galvanised iron fencing, refuse chamber & letter box	

*Note: The vendor shall at his own and expense install or construct all of the items listed above in accordance to the description setout save for the item or items marked with an * which may be deleted if not applicable.*



FREEDOM REDEFINED

打造简约奢华的生活，开启您个性化的家居空间

A practical open-concept design that is customisable according to your lifestyle

开放式的实用设计，可根据您的生活方式灵活定制。



THE PRIME LOCATION

黄金地段

Imperial Garden is nestled in various amenities and facilities like schools, supermarkets and clinics, as well as the North-South Expressway access can take you to anywhere near and far.

御园林毗邻众多便利设施，如学校、超市和诊所，并且靠近南北大道入口，交通便利，通达各地。



- 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 办公楼
- Recreation Centres 休闲场所
- Retail hub 购物中心
- Mini market 购物中心

Address: No. 27-29, Jalan Putera Indah 12/1, Bandar Putera Indah, Tongkang Pechah, 83000 Batu Pahat, Johor | Waze: 🗺️ LBS Bina Group (Batu Pahat Branch)
 Website: www.lbs.com.my | Sales Gallery Opening Hours: 9am – 6pm

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
 HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA

1700 81 8899

FOLLOW LBS BINA ON:

DEVELOPER: MITC SDN BHD (199001003684 (195251-K)) Developer's License No.: 11018/10-2026/1288(R) Validity Period: 31/10/2020-30/10/2026 Advertising & Sales Permit No.: 11018-3/04-2025/0436(A)-(L) Validity Period: 12/04/2023-11/04/2025 Approving Authority: Majlis Perbandaran Batu Pahat Building Plan Ref No.: MPBP 11/40/1816P2 Land Tenure: Freehold Land Encumbrances: Free Expected Date of Completion: June 2026 Total Units: 30 units Price: RM698,000 (Min) – RM805,900 (Max) 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 land allocated for bumiputera can only be transferred to another bumiputera, cannot be sold or transferred in any manner whatsoever to non-bumiputera individuals/non-bumiputera companies without the consent from the State Authority.

Disclaimer: 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 impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Department.

empowering individuals • enhancing communities