

LBS LAUNCHES NEW DOUBLE STOREY TERRACE HOMES IN BANDAR PUTERA INDAH

Dates: 01 Jul, 2014



For Immediate Release

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Ivory Garden – An Ideal Home For Young Johorian Families

Petaling Jaya, 1 July 2014 – Leading property developer, LBS Bina Group Berhad (LBS), is launching its latest double storey-terrace development, Ivory Garden, in Bandar Putera Indah, Johor Darul Takzim. The first phase of Ivory Garden comprises 207 units of double-storey terrace houses, is aimed at providing more options and fulfilling the needs of the modern middle-income group of owning their own dream homes.



“We are progressing well in positioning our offerings to meet the needs of our Johor homebuyers. The launch of Ivory Garden is another milestone for us because it adds to the appeal of our flagship Bandar Putera Indah township. The development brings a good mix to the township which now consists of affordable to medium range homes. This complements the Johor state government’s goals to help more middle-income families own their own homes,” said LBS Managing Director, Dato’ Sri Lim Hock San.



Priced from RM332,350, Ivory Garden homes have a comfortable gross built-up area of 2,728 sq ft that suits the modern lifestyle of young and growing families. Homebuyers will enjoy practical space layout which includes four bedrooms + four bathrooms and a special guests' room that doubles up as maid's quarters.



Ivory Garden's floor plan is cleverly designed with the living, dining and kitchen as its centre piece, creating a spacious interior for family activities and entertaining. The master bedroom boasts a large outdoor deck designed to provide a relaxing space to unwind from a busy day in the city. To give it a contemporary feel, Ivory Garden's colour scheme is kept natural with a balance of light and dark timber tones. Each home is also equipped with an auto-gate point, water heater point and gate pole light points. Homebuyers can also expect the refined finishings of a fully tiled porch and balcony.



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LBS is committed to continuously to raise the bar in delivering attractively-priced homes without compromising on quality. LBS' affordable homes incorporate innovative features and amenities which enrich the lives of communities. "Ivory Garden homes feature relaxed modern and practical designs with lifestyle amenities. We are confident that these homes are exactly what Johor homebuyers are searching for and more, especially young homebuyers and families," Dato' Sri Lim said.

Convenience and accessibility is another important feature of Ivory Garden as the development is located amidst the growing Bandar Putera Indah township. Thus, Ivory Garden homes will enjoy the well-established facilities within and surrounding the township including minimarkets, auto service centres, eateries, a clinic, school, petrol station, post office and a police station. The development is also in close proximity to bustling townships, including Batu Pahat, Muar and Kluang.

"The newly launched Ivory Garden is strategically located within a maturing area that is growing in market value. Thus, presenting a good opportunity for homebuyers to own and enjoy the potential capital appreciation," Dato' Sri Lim said.

The first phase of Ivory Garden has a gross development value (GDV) of RM83.4million.

Launched in 2002, Bandar Putera Indah is a mixed development comprising residential and commercial properties. LBS plans to develop the remaining 509 acres of land in Bandar Putera Indah into a mixture of commercial and residential developments. Among the amenities proposed for the development include a shopping complex, shop offices and schools to provide education for residents with children. The development also includes a proposed sports and recreational centre providing a common of relaxation for residents.

To date, LBS has completed and delivered residential developments comprising single storey terrace, semi-detached and double storey homes in Bandar Putera Indah.

For sales and other enquiries, please call +6012 722 2942 /+6012 722 2954 /+6012 722 1819 /+6012 714 8138 or visit www.lbs.com.my for more information.

Development Details

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| Name of Project | Ivory Garden |
| Property Type | Double Storey Terrace Home |
| Gross Built-up | 2,728 sq ft |
| Layout | 4 bedrooms + 1 maid room + 4 bathrooms |
| Total Units | 207 units -Phase 1 |
| Overall Township Concept | Mixed development - residential, commercial, proposed hypermarket, schools, club house & recreation centre |
| Project Concept | Spacious & practical layout, modern style |
| Interior Design Concept | Relaxed Modern Approach |
| Special Feature / Unique Selling Point | 22' x 75' - fully built, equipped with autogate point, water heater point & gate pole light points, Fully tile car porch (32') & balcony (18') |
| Price | From RM332,350 * |
| Date Of Completion | March 2016 |

**after 15% bumiputra discount*