



iconia

Garden Residence

@ TAMAN IMPIAN EMAS

FREEHOLD





## *Abundance of Nature*

Iconia Garden Residence is nestled within a tranquil enclave with luscious greenery. Adjacent to a 50 acre recreational park & the up-coming lifestyle community hub, it is where one can grow the family with the convenience of modern living in a natural settings.





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## LEGEND

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2-Storey Terrace - Zone 10A4





## 2-STOREY TERRACE

ZONE 10A4 (Type A)

- Land Area: 22' x 80'
- Built-up Area: 2,104 sq. ft.
- Contemporary & elegant facade design
- Extra 10 ft. garden space at the back
- Spacious car park area
- Innovative layout for modern lifestyle
- High ceiling for better ventilation



GROUND FLOOR

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FIRST FLOOR

SPECIFICATION

<b>STRUCTURE</b>	Reinforced Concrete Framework	
<b>WALL</b>	Brick Wall	
<b>ROOFING COVERING</b>	Concrete Roof Tiles	
<b>ROOF FRAMING</b>	Light Weight Steel Roof Truss Reinforced Concrete Slab at Car Porch Area and Water Tank Area	
<b>CEILING</b>	Plasterboard / Skim Coat	
<b>WINDOWS</b>	Aluminium-Framed Glass Windows	
<b>DOORS</b>	Generally Flush Door / Aluminium-Framed Sliding Glass Door (Corner / End Unit with Land Only)	
<b>IRONMONGERY</b>	Quality Lockset	
<b>WALL FINISHES</b>	External Wall with Weather Resistant Paint Internal Wall with Emulsion Paint Ceramic Wall Tiles in Kitchen Up to 1.5m Height on 1 side Porcelain Wall Tiles in Bathroom 1, 2, 3 & 4 Up to 2.1m Height	
<b>FLOOR FINISHES</b>	<p><b>Ground Floor</b> Entry, Living, Dining, Dry &amp; Wet Kitchen - Quality Tiles Bedroom 4, Bathroom 4, Staircase - Quality Tiles Car porch, Driveway - Quality Tiles Terrace (Corner / End Unit with Land Only) - Quality Tiles Apron, Store, Other Areas - Cement Render</p> <p><b>First Floor</b> Bedroom 1, 2 &amp; 3, Family Area - Quality Tiles Bathroom 1, 2 &amp; 3 - Quality Tiles Balcony (Side) Corner / End Unit with Land Only - Quality Tiles A/C Ledge, Other Areas - Cement Render</p>	
<b>SANITARY &amp; PLUMBING FITTINGS</b>	Quality Sanitary Wares and Fittings	
<b>ELECTRICAL INSTALLATION</b>		<i>Intermediate</i>
	Lighting Point	27 nos.
	Ceiling Fan Point	6 nos.
	Socket Outlet Point	22 nos.
	TV Outlet Point	2 nos.
	Air-Con Point	2 nos.
	Water Heater Point	4 nos.
	Auto Gate Point	1 lot.
	Gate Lighting Point	2 nos.
	Door Bell Point	1 no.
	Fibre Wall Socket	1 no.
<b>INTERNET TELECOMMUNICATION TRUNKING &amp; CABLING</b>	Available	
<b>FENCING</b>	GI Wire Mesh Fencing	





## 2-STOREY TERRACE WITH BALCONY - ZONE 10A4 (Type B)

- Land Area: 22' x 80'
- Built-up Area: 2,154 sq. ft.
- Contemporary & elegant facade design
- Extra 10 ft. garden space at the back
- Spacious car park area
- Innovative layout for modern lifestyle
- High ceiling for better ventilation



GROUND FLOOR

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FIRST FLOOR

SPECIFICATION

<b>STRUCTURE</b>	Reinforced Concrete Framework	
<b>WALL</b>	Brick Wall	
<b>ROOFING COVERING</b>	Concrete Roof Tiles	
<b>ROOF FRAMING</b>	Light Weight Steel Roof Truss Reinforced Concrete Slab at Car Porch Area and Water Tank Area	
<b>CEILING</b>	Plasterboard / Skim Coat	
<b>WINDOWS</b>	Aluminium-Framed Glass Windows	
<b>DOORS</b>	Generally Flush Door / Aluminium-Framed Sliding Glass Door (Corner / End Unit with Land Only)	
<b>IRONMONGERY</b>	Quality Lockset	
<b>WALL FINISHES</b>	External Wall with Weather Resistant Paint Internal Wall with Emulsion Paint Ceramic Wall Tiles in Kitchen Up to 1.5m Height on 1 side Porcelain Wall Tiles in Bathroom 1, 2, 3 & 4 Up to 2.1m Height	
<b>FLOOR FINISHES</b>	<p><b>Ground Floor</b> Entry, Living, Dining, Dry &amp; Wet Kitchen - Quality Tiles Bedroom 4, Bathroom 4, Staircase - Quality Tiles Car porch, Driveway - Quality Tiles Terrace (Corner / End Unit with Land Only) - Quality Tiles Apron, Store, Other Areas - Cement Render</p> <p><b>First Floor</b> Bedroom 1, 2 &amp; 3, Family Area - Quality Tiles Bathroom 1, 2 &amp; 3 - Quality Tiles Balcony (Side)(Corner / End Unit with Land Only) - Quality Tiles Balcony (Front) - Quality Tiles A/C Ledge, Other Areas - Cement Render</p>	
<b>SANITARY &amp; PLUMBING FITTINGS</b>	Quality Sanitary Wares and Fittings	
<b>ELECTRICAL INSTALLATION</b>	<p>Lighting Point 27 nos. Ceiling Fan Point 6 nos. Socket Outlet Point 22 nos. TV Outlet Point 2 nos. Air-Con Point 2 nos. Water Heater Point 4 nos. Auto Gate Point 1 lot. Gate Lighting Point 2 nos. Door Bell Point 1 no. Fibre Wall Socket 1 no.</p>	<p><u>Intermediate</u></p>
<b>INTERNET TELECOMMUNICATION TRUNKING &amp; CABLING</b>	Available	
<b>FENCING</b>	GI Wire Mesh Fencing	



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- 2 km** ▶ Skudai Highway
- 2.5 km** ▶ North-South Highway
- 11 km** ▶ Senai International Airport
- 15 km** ▶ Afiat Healthpark  
Johor Premium Outlets
- 20 km** ▶ Johor Bahru Checkpoint
- 25 km** ▶ Legoland™ / EduCity™  
Puteri Harbour
- 35 km** ▶ Port of Pasir Gudang  
Port of Tanjung Pelepas
- 40 km** ▶ Second Link Checkpoint



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• Developer's Licence No.: 7228-49/01-2022/001(L) [03/01/2020 - 02/01/2022] • Advertising and Sales Permit No.: 7228-49/01-2022/001(P) [03/01/2020 - 02/01/2022] • Title : Individual Title • Land Tenure: Freehold • Expected Date of Completion: 31 December 2021 • Land Encumbrances: Free • Approved Plan No.: MBIPJBJRP/5/19/2019(15) • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Units: Type A - 143 units, Type B - 20 units • Selling Price: Type A - RM638,000.00 (min), RM884,800.00 (Max), Type B - RM668,000.00 (min), RM1,124,800.00 (Max) \* 15% discount for bumiputera lot  
The developer gives notice that these particulars do not form, or form any part of, any offer or contract. These particulars are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission it may contain, however caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA