



Serene

RESIDEN

DOUBLE STOREY TERRACE HOUSE 28'X60' /70'

A Smart Joint Venture Project By,

KOTASAS
BANDAR BARU KUANTAN

 **WAWASAN**
INTACT PROPERTIES
(PAHANG) Sdn Bhd.



DESIGNED
WITH NATURE
IN MIND.





BRINGING A BOTANICAL GARDEN ATMOSPHERE WITH MODERN TOUCH

Designed with nature in mind, this Double Storey Terrace Home complements the modish ambience and lush green surrounding. Each home is carefully crafted with an open concept layout.

Open and spacious, with 4 big bedrooms, Serene Residence is suitable for you and your growing family. Spacious living and a huge master bedroom helps you create the perfect ambience of comfort and luxury. Serene Residence boast a feeling of spaciousness with its efficient and functional designs.





Serene

RESIDEN

DOUBLE STOREY TERRACE **28' X 60'/70'**

Super wide 28' x 60'/70'

Built up from-2,554sqft
(Corner & End)

Built up from-2,458sqft
(Intermediate)

4 Big Bedrooms & 3 Bathrooms

3 Car Porch

1 Spacious Kitchen,
Yard, Dining & Family Area

1 Elegant Living Area

Family area on 1st floor

Ample green spaces

Single entrance /
single exit development

Guarded neighborhood

Walking distance
to Kotasas Lake

MASTER PLAN



Commercial Complex

1. Main Entrance
2. Central Business District
3. Sultan Ahmad Shah Administrative Centre (PPSAS)
4. ECRL KotaSAS Central
5. Hypermarket & Mall (Proposed)

Community

6. TASEK Commercial Centre
7. Masjid Bandaraya
8. Imam Shafie Mosque
9. Proposed College/University
10. Future School Complex

Homes

11. Summer Homes (East & West)
12. Summer Homes (North & South)
13. Lakefront Signature Homes
14. SpringVale Residences
15. Evergreen Homes
16. Lakeside Homes

Homes

17. Harmony Homes
18. Azalea Residences
19. Primrose Residences
20. Rivervale Homes
21. Springvale2 Residence
22. Central Residences
23. Majestic Homes
24. Serene Residences
25. Summervale Homes

Others

26. Easy Avenue
27. Future Residential
28. Future Commercial
29. West Entrance
30. East Entrance

- Completed / Under Construction
- Future Developments

SITE PLAN



28' x 60' Double Storey

Corner Lot

End Lot

Intermediate

28' x 70' Double Storey

Corner Lot

End Lot

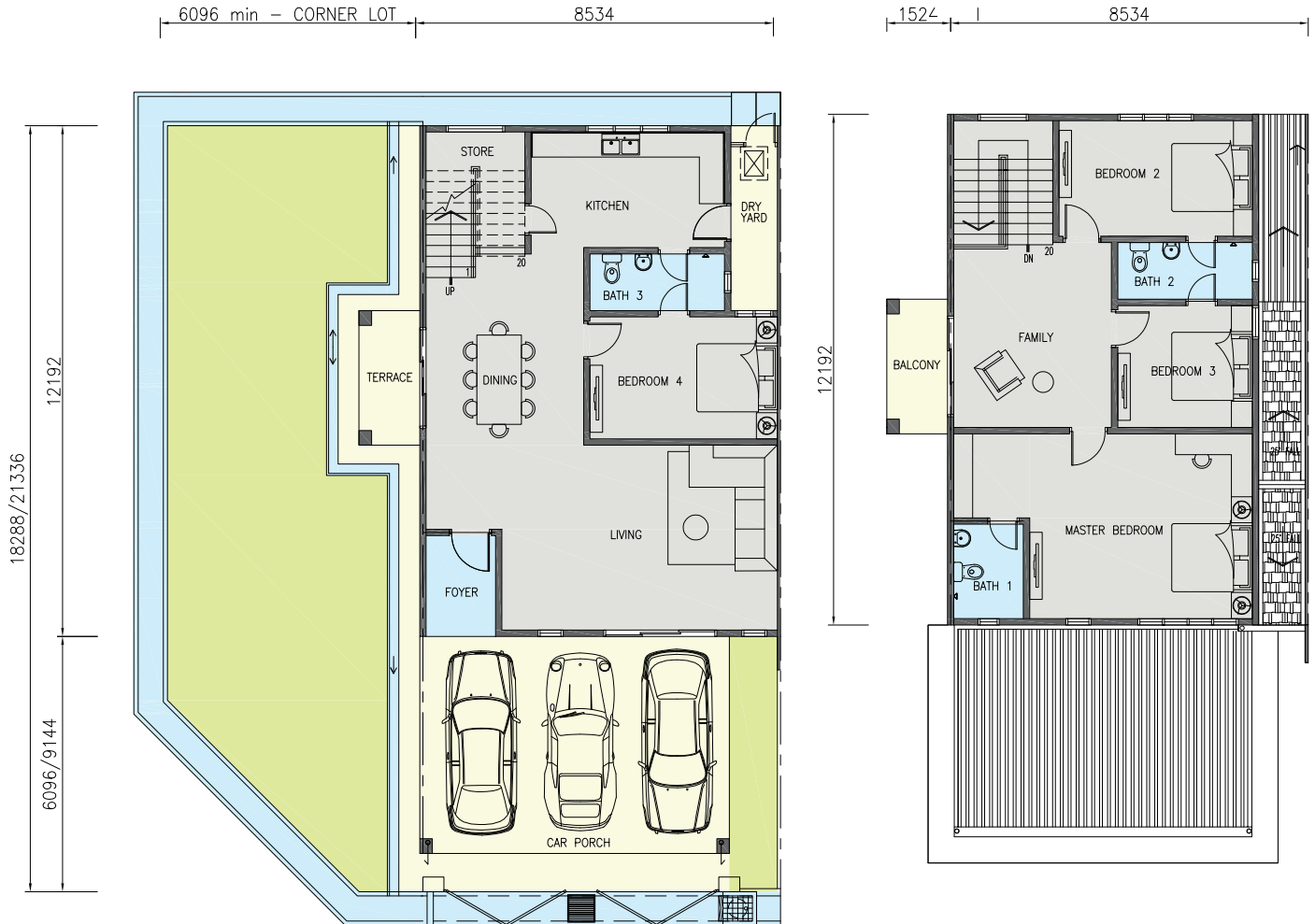
Intermediate

FLOOR PLAN

CORNER/END UNITS

Ground Floor

First Floor



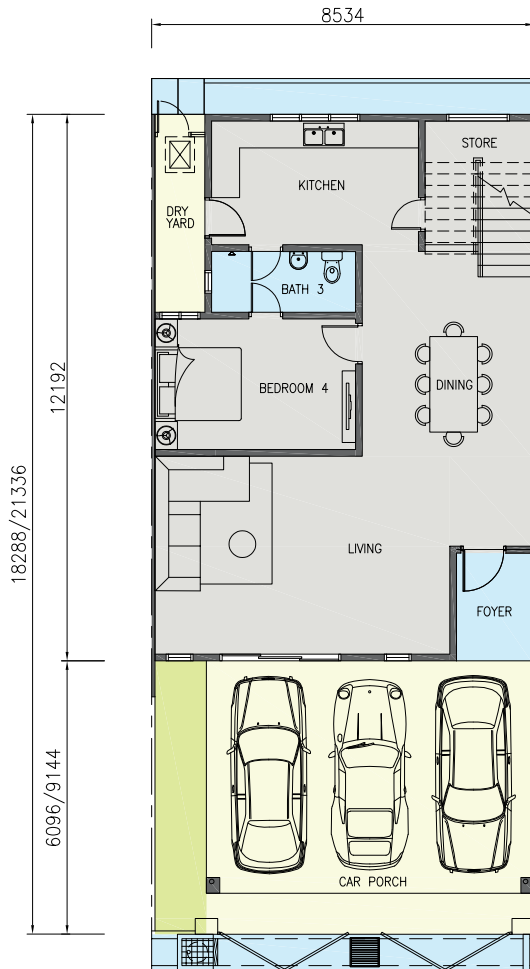
4 Bedrooms
3 Bathrooms
1 Living + 1 Dining
1 Store + 1 Foyer

1 Family Space
1 Kitchen
1 Balcony + 1 Yard
3 Car Porchs

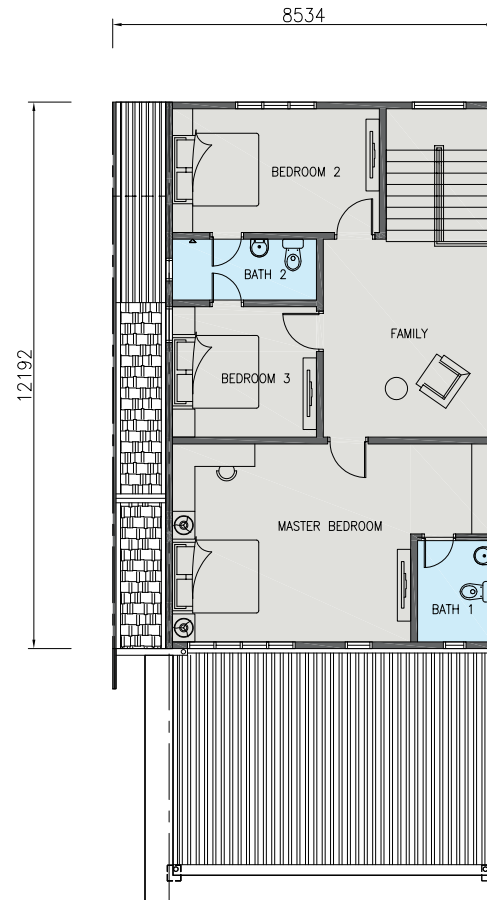
FLOOR PLAN

INTERMEDIATE UNITS

Ground Floor



First Floor



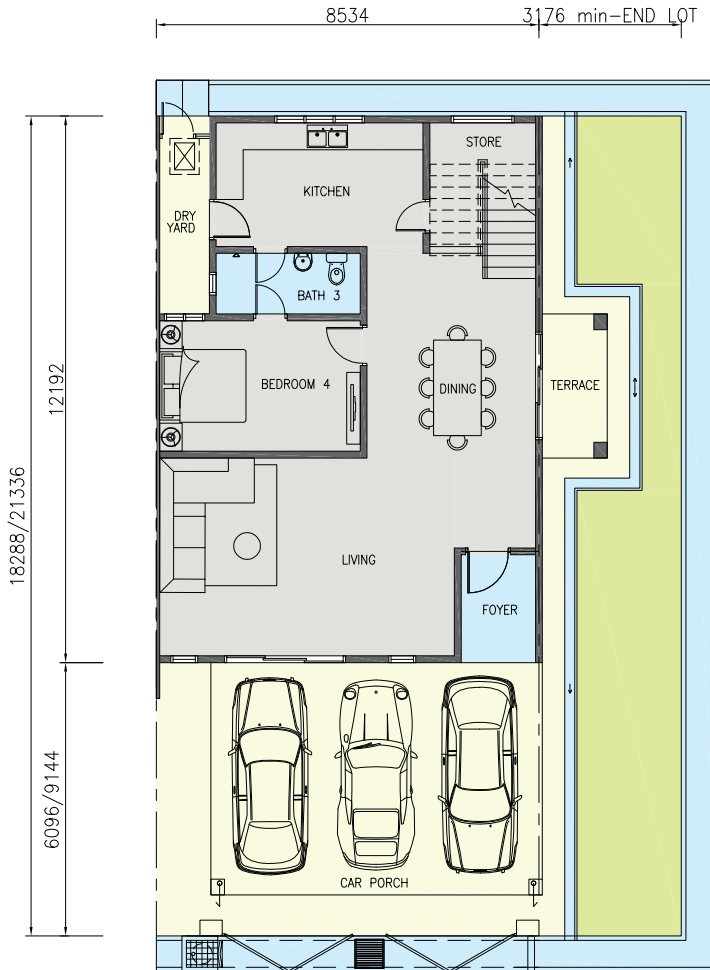
4 Bedrooms
3 Bathrooms
1 Living + 1 Dining
1 Store + 1 Foyer

1 Family Space
1 Kitchen
1 Balcony + 1 Yard
3 Car Porchs

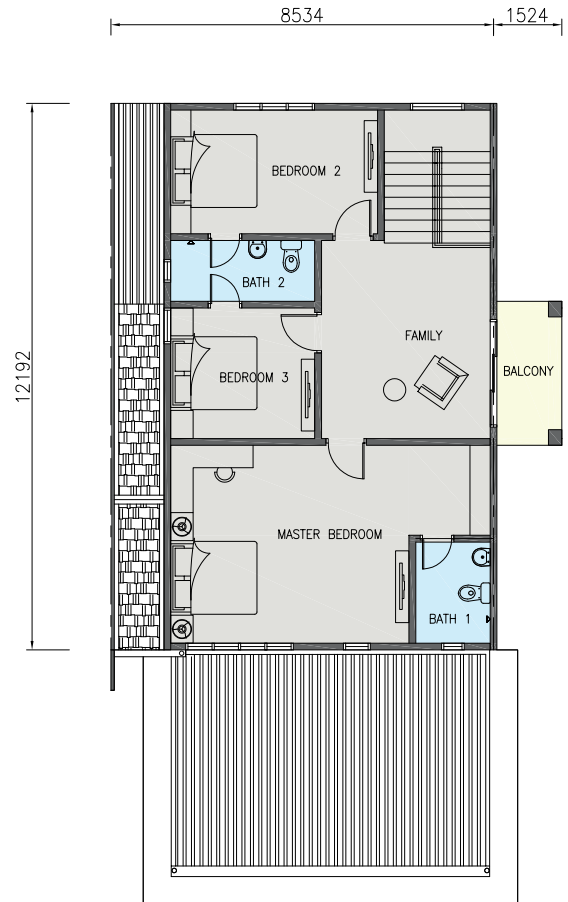
FLOOR PLAN

END UNITS

Ground Floor



First Floor



4 Bedrooms
3 Bathrooms
1 Living + 1 Dining
1 Store + 1 Foyer

1 Family Space
1 Kitchen
1 Balcony + 1 Yard
3 Car Porchs

KOTASAS
10 YEARS ANNIVERSARY
 BUILDING YOUR FUTURE



Des Prix Inifinitus Media
ASEAN PROPERTY DEVELOPER AWARDS 2019/2020
WINNER
 BEST INTEGRATED TOWNSHIP DEVELOPMENT

THE FIRST AND ONLY MASTER-PLANNED TOWNSHIP ON THE EAST COAST OF MALAYSIA



waze SALES GALLERY KOTASAS

www.kotasas.com 09-560 9902 **kotasas**

WAWASAN INTACT PROPERTIES (PAHANG) SDN. BHD. (1316426-P)

Sales Gallery, Bangunan Tanah Makmur, KotaSAS Avenue Persiaran KotaSAS,
 Kota Sultan Ahmad Shah, 25200 Kuantan, Pahang Darul Makmur
 Monday - Friday, 9am - 6pm • Saturday & Sunday, 10am - 6pm

PRECINCT 12 (NORTH) - PHASE 11 Double Storey Terrace House | 28'x60' & 28'x70'
 Developer's Licence : 19735-8/12-2023/0898(L). Validity : 07/12/2021 - 06/12/2023. Approving Authority : Majlis Bandaraya Kuantan.
 Reference No : BIL(7)dIm MPK/R/B:PB/16/2021-C JLD. No of Units : 28'x60' : 93 unit, 28'x70' : 16 units. Land Tenure : 99 years expiry 04 April 2109. Completion Date : October 2023. Advertising Permit : 19735-8/12-2023/0898(P). Validity : 07/12/2021-06/12/2023. Land Encumbrances : Nil. Selling Price :28'x60' : From RM646,913.58 to RM847,506.17. 28'x70' : From RM659,012.35 to RM914,006.17.
 Restriction in interest : The land shall not be transferred, leased or charged without prior approval by the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

A Smart Joint Venture Project By,

