



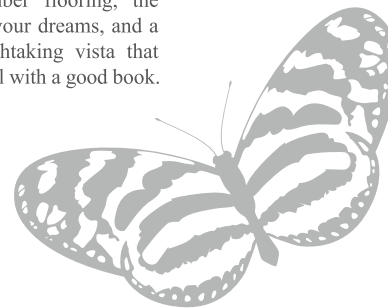
— ENTERTAINMENT SERIES —
THE COLESHILL
VERANDAH HOMES 35' x 80'



The living hall. Designed with a boundless open space that lets you surround yourself in your exquisite taste. A majestic welcome for you and your guests, but also a personal enclave where you can indulge yourself with uninterrupted moments of tranquillity, and set your mind free.



The master bedroom with a balcony. Your private sanctuary. A serene world far away from the frenzies of life. Extremely spacious. Incredibly luxurious. Built with solid timber flooring, the walk-in wardrobe of your dreams, and a balcony with a breathtaking vista that goes exceptionally well with a good book.





The dining hall with an entertainment kitchen. Where long conversations can be enjoyed over a fresh pot of tea with old friends. Where light refreshments can be prepared for your party without leaving your guests. Where every meal is a gastronomic journey savoured in pure opulence.

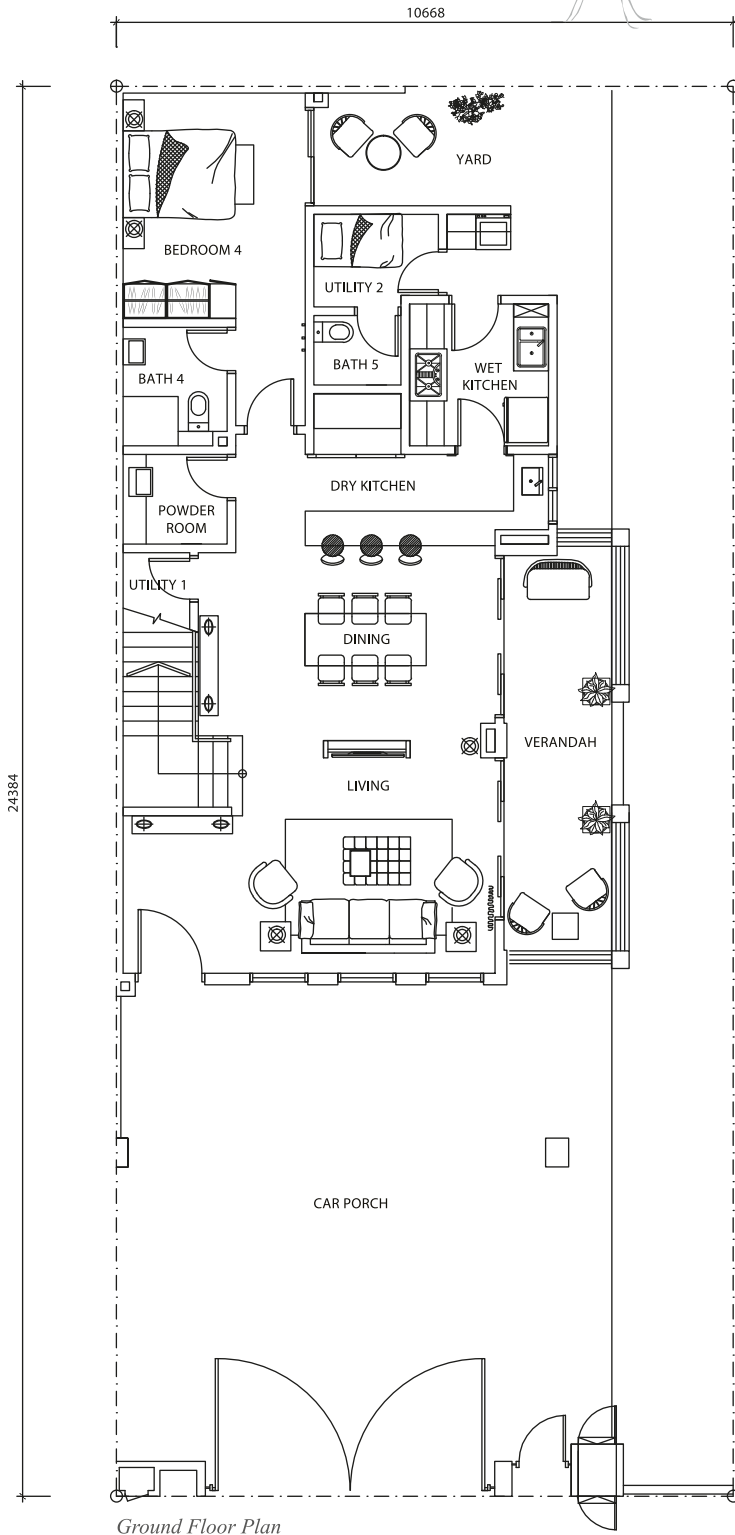
*Yours classily,
The Coleshill*

The family hall. A cosy little place for hugs. For snuggles. For board games. For card games. For tickles. For giggles. For cartoons. For books. For stories. For studies. For toys. For joy. For family moments priceless beyond imagination.

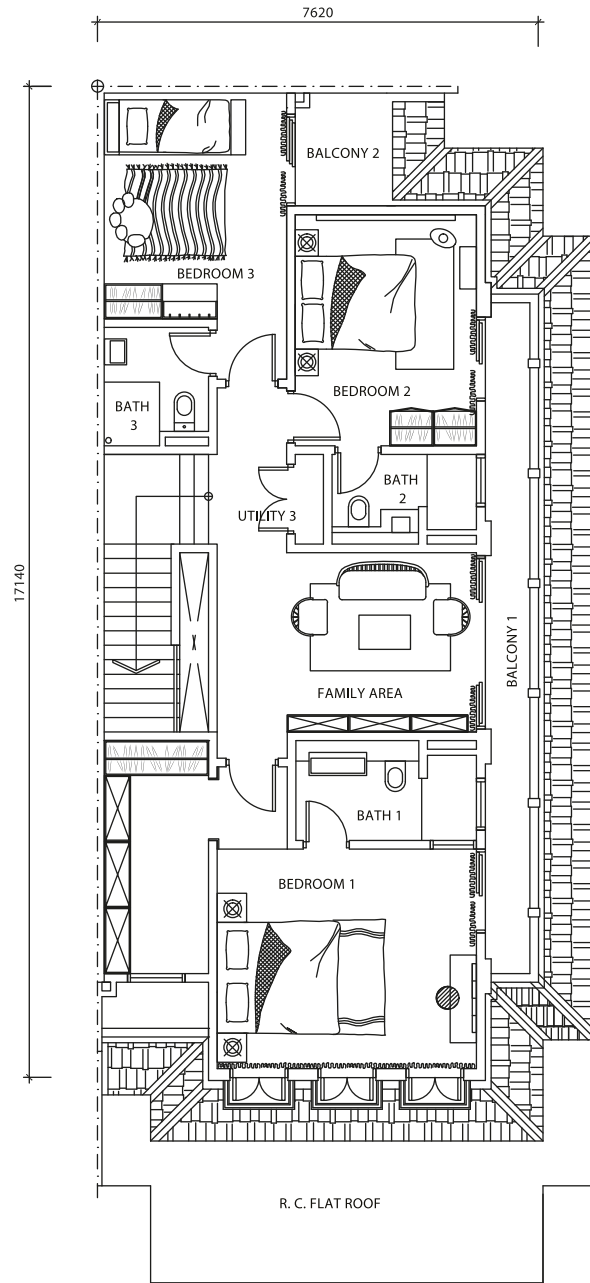




THE COLESHILL
Verandah Homes 35' x 80'



Ground Floor Plan



First Floor Plan



Specifications

STRUCTURE	: Reinforced Concrete Framework	
WALL	: Brick Wall	
ROOF COVERING	: Clay Roof Tile / R. C. Flat Roof	
ROOF FRAMING	: Lightweight Metal Truss	
CEILING	: Asbestos-Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
WINDOWS	: Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung / Fixed Louvres Window	
DOORS	: Solid Timber / Flush / Door with Louvres / Aluminium Sliding	
IRONMONGERY	: Quality Lockset	
WALL FINISHES	: Bath 1, 2, 3 & 4 / Powder Room - Porcelain Tiles	
	Bath 5 - Ceramic Tiles	
	Kitchen - Porcelain Tiles	
FLOOR FINISHES	: <i>Ground Floor</i>	
	Living / Dining / Kitchen / Bedroom 4 - Porcelain Tiles	
	Bath 4 / Powder Room - Porcelain Tiles	
	Bath 5 - Ceramic Tiles	
	Utility 1, 2 & 3 / Yard - Porcelain Tiles	
	Car Porch - Porcelain Tiles	
	Other Areas - Cement Render	
	<i>First Floor</i>	
	Bedroom 1, 2 & 3 - Timber Strips	
	Bath 1, 2 & 3 - Porcelain Tiles	
	Balcony 1 & 2 - Porcelain Tiles	
	Family Area / Staircase - Timber Strips	
	Other Areas - Cement Render	

SANITARY & PLUMBING FITTINGS	: Kitchen Sink - 1 no.
	Wash Basin - 6 nos.
	Soap Holder - 6 nos.
	Toilet Roll Holder - 6 nos.
	Shower Rose - 5 nos.
	WC - 6 nos.

ELECTRICAL INSTALLATION	: Lighting Point - 36 nos.
	Power Point (13A) - 31 nos.
	TV Point - 3 nos.
	Ceiling Fan Point - 6 nos.
	Air Cond. Point - 6 nos.
	Water Heater Point - 1 no.
	Auto Gate Point - 1 no.
	Doorbell Point - 1 no.
	Solar Water Heating System (300 Litres) for Bath 1, 2, 3 & 4
INTERNAL TELEPHONE TRUNKING & CABLING	: Telephone Point - 3 nos.
	Intercom Point - 1 no.

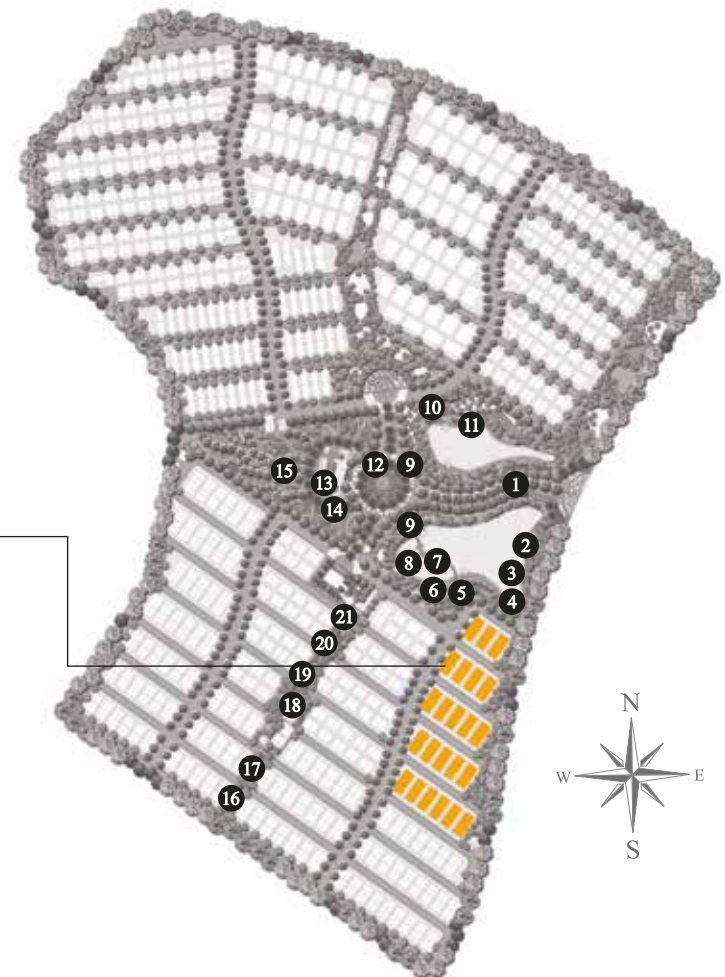
*FENCING	: 1500mm Brick Wall & M. S. Grille
*TURFING	: Cow Grass

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

The Masterplan

THE COLESHILL VERANDAH HOMES 35' x 80'

1 Butterfly's Cross	6 Lakefront Square	11 Woodcutter Field	16 Blackwood Park
2 The Emerald Terrace	7 Pinewood Isle	12 The Ficus Circle	17 Vera Park
3 Vitae Park	8 The West Wings	13 EcoBotanic Club House	18 Fronds Square
4 Jogger's Trail	9 Lake Edge View	14 Garden Of Venice	19 Royal Roll
5 Bliss & Breeze	10 Lulling Lawn	15 Veins Garden	20 Water Pavilion
			21 Pondsides Putt



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EcoBotanic @ EcoWorld Gallery

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The Coleshill (Type C – Double-Storey Cluster House) • Standard Lot: 35' x 80' • Housing Developer's Licence No.: 13165-1/08-2015/0537 • Validity Period: 30/8/2013 – 29/8/2015 • Advertising And Sales Permit No.: 13165-1/08-2015/0537 • Validity Period: 30/8/2013 – 29/8/2015 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru Tengah • Building Plan Reference No.: (27)d/m.MPJBT(JB)RP9/7/2013, (27)d/m.MPJBT(JB)RP9/8/2013 • Expected Date Of Completion: Sept 2016 • Land Charge: United Overseas Bank • Restriction In Interest: Nil • Price: RM1,977,000.00 – RM3,116,000.00 • 15% Discount for Bumiputera • No. Of Units: 94 • All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.