

CELYN
TYPE A

FREEHOLD

20' x 70'

2-Storey Link Homes

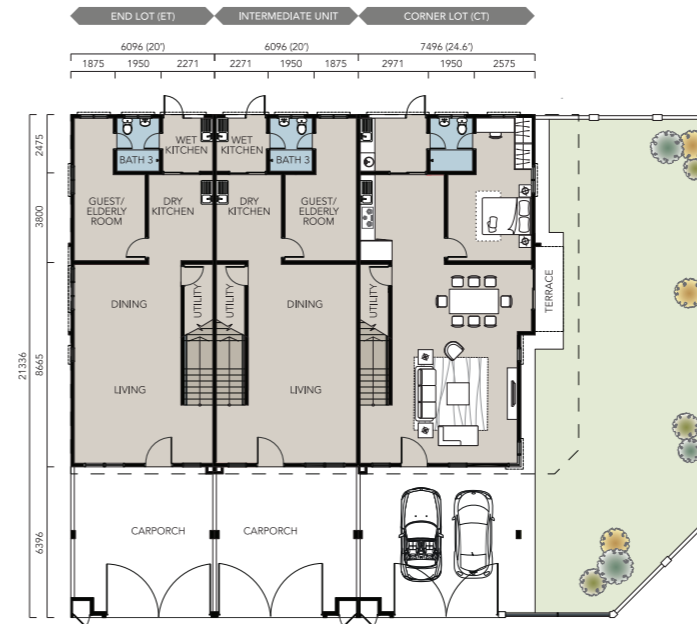
Built-up area from 2,145sq.ft.

4 Bedrooms + 3 Bathrooms

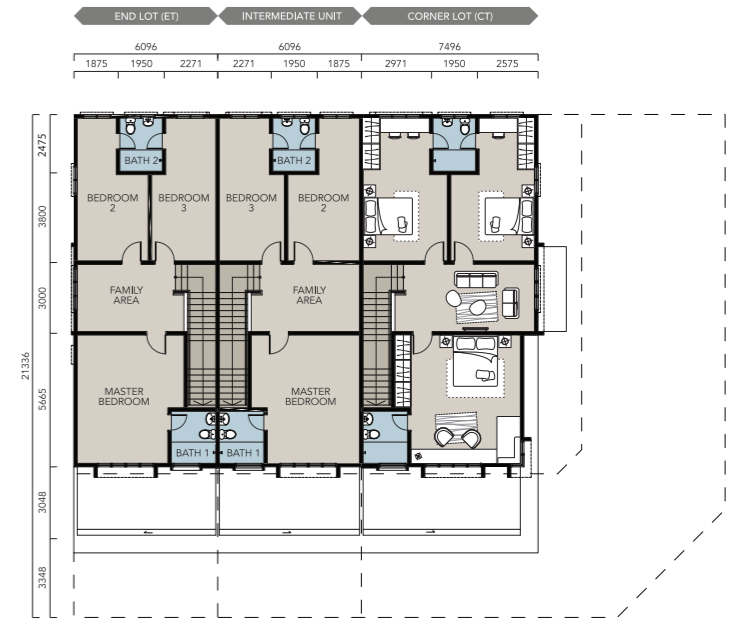


Artist Illustration

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPECIFICATIONS

Structure	Reinforced Concrete	Sanitary And Plumbing Fittings	Wash Basin	3 nos.
Wall	Clay Brick		Water Closet	3 nos.
Roof Covering	Metal Deck / Reinforced Concrete Slab		Head Shower	3 nos.
Ceiling	Skim Coat / Plaster Ceiling		Kitchen Sink	2 nos.
Windows	N.A Aluminium Frame c/w Clear Glass	Electrical Installations	Lighting Point	23 nos.(Corner) 22 nos.(Int & End)
Doors	Decorative Timber Door / N.A Aluminium Frame c/w Clear Glass		13A SSO Power Point	12 nos.
Floor Finishes	Living & Dining Porcelain Tiles		Ceiling Fan Point	6 nos.
	Dry & Wet Kitchen Porcelain Tiles		Water Heater Power Point	3 nos.
	Yard / Corridor Cement Render		Air-Conditioner Power Point	6 nos.
	Bedrooms Porcelain Tiles		Swing Auto Gate Point	1 no.
	Bathrooms Porcelain Tiles		Door Bell Point	1 no.
	Utility Porcelain Tiles		Astro Point	2 nos.
	Staircase Porcelain Tiles	Internal Telecommunication	Telephone Point	2 nos.
	Car Porch & Driveway Porcelain Tiles	Trunking And Cabling	Fibre Optics Cabling c/w Fibre Wall Socket Fibre Termination Box	1 no.
	Refuse Compartment Porcelain Tiles		Front ≈ 1500mm Height Brickwall	
	Terrace-CT Porcelain Tiles	Fencing	Side ≈ 1500mm Height Fencing Brick	
Wall Finishes	Bathrooms Porcelain Tiles Full Height		Rear ≈ 1500mm Height Fencing Brick + M.S Gate	
	Kitchen 1800mm Full Height	Turfing	Cow Grass	
	Others Internal Wall - Emulsion Paint External Wall - Weathercoat Paint			

The information herein is subject to change and cannot form an offer or contract, and all renderings are artist's impressions only. The developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architects and for the relevant authorities. Whilst every reasonable care has been taken in preparing this brochure, the developer cannot be held liable for any inaccuracies.

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Koperasi Kemajuan
Tanah Negeri Johor
Berhad (KKTNUJB)



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A HOME TO CHERISH & FLOURISH IN

Impiana Bayu 3B1 - No. Lesen Pemaju : 7164/09-2027/0914(R) - Tempoh Sah : 23/09/2022 - 22/09/2027 - No. Permit Iklan : 7164-46/12-2024/0393(NH-L) - Tempoh Sah : 06/12/2022-05/12/2024 - Hak Milik Tanah : Penganan Bebas - Beban Tanah : Tiada - Pelan Bangunan Diluluskan : Majlis Perbandaran Kluang - No. Rujukan : MPK 599/200/6/21/2021 - Tarikh Jangka Saip : Disember 2024 - Celyn (RTD7) - 54 unit, RM 502,888 (Min) - RM 832,963 (Max) - KLUANG INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA- Sekatan-sekatan Kepentingan : Tanah yang diperolehi ini tidak boleh dipindahtugaskan, diagadai, melarikan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. - All renderings contained in this advertisement are artist's impressions only. - The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.

CELYN
TYPE A1

20' x 80'

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Built-up area from 2,145sq.ft.

4 Bedrooms + 3 Bathrooms

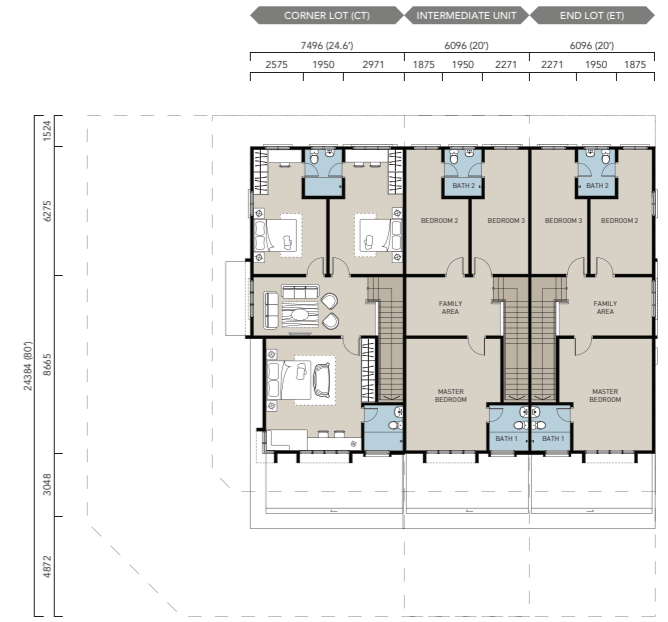
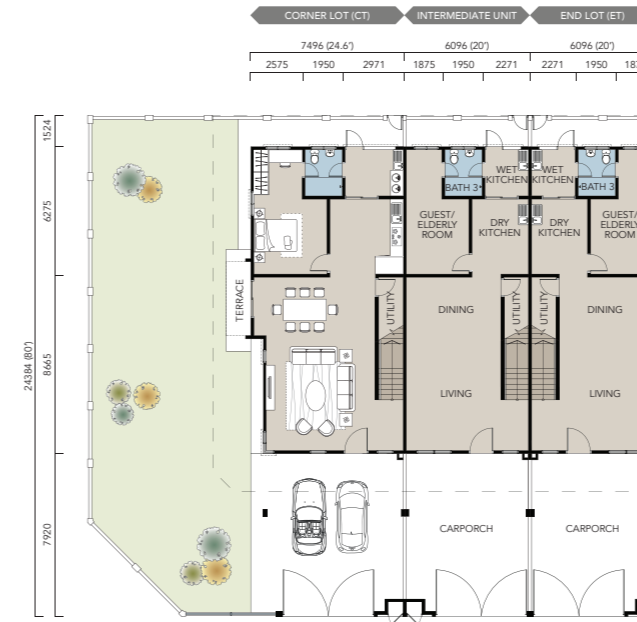
FREEHOLD



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FIRST FLOOR PLAN



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Impiana Bayu SBI -P2 No. Lesen Pemaju : 7164/09-2027/0914(R) • Tempoh Sah : 23/09/2022 - 22/09/2027 • No. Permit Iklan : 7164-47/04-2025/0453(N)-(L) • Tempoh Sah : 17/04/2023-16/04/2025 • Hak Milik Tanah : Pegangan Bebas • Beban Tanah : Tiada • Pelan Bangunan Diluluskan : Majlis Perbandaran Kluang • No. Rujukan : MPK 599/300/6/21/2021 • Tarikh Jangka Slap : Oct 2025 • Celyn Type A (RTD1) -33 unit, RM 592,888 (Min) - RM 882,538(Max) • Type A1 (RTD1) -65 unit, RM 603,888 (Min) - RM 872,478(Max) IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA • Sekatan-sekatan Keperluan : Tanah yang dibermilik ini tidak boleh dipindahkan, dipagali melainkan dengan kebenaran bertulis daripada Pihak Berkuasa Negeri. • All renderings contained in this advertisement are artist's impressions only. • The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.