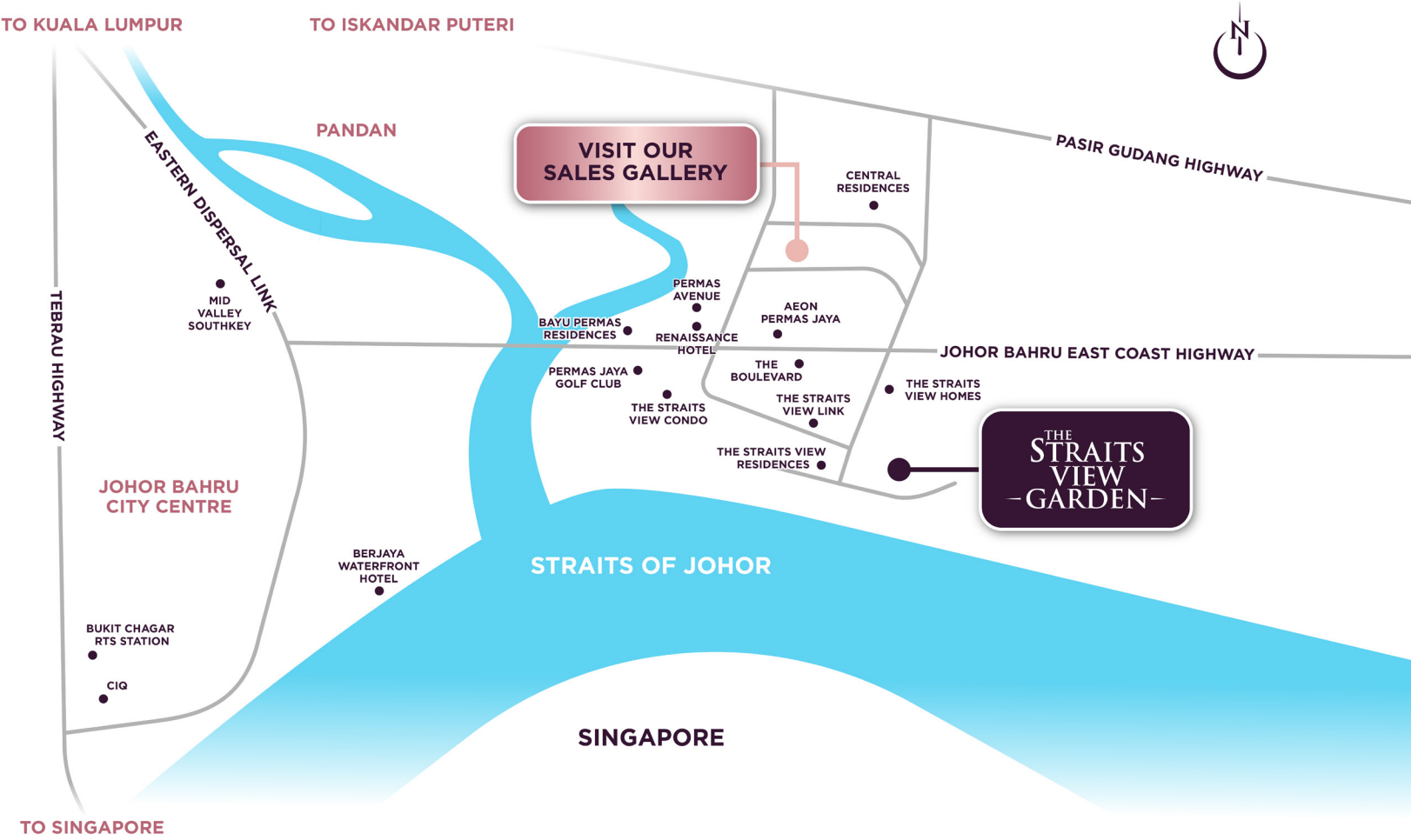


THE STRAITS VIEW GARDEN

Cluster Homes

YOUR GATEWAY TO CONVENIENCE & ACCESSIBILITY



SHOPPING

- AEON Permas Jaya
- Mid Valley Southkey
- IKEA Tebrau
- Toppen Shopping Centre
- AEON Tebrau
- City Square Johor Bahru



EDUCATION

- SMK Permas Jaya 3
- REAL International & Private School
- Paragon Private & International School



HEALTH

- Columbia Asia Hospital (Tebrau)
- Regency Specialist Hospital



OTHER AMENITIES

- Banks
- Permas Jaya Golf Club
- Permas Jaya Sports Complex
- CIQ / RTS Bukit Chagar Station



HIGHWAYS

- Pasir Gudang Highway
- Johor Bahru East Coast Highway
- Eastern Dispersal Link
- Tebrau Highway
- North-South Highway

BRDB

Permas Jaya Sdn Bhd (14161-T)
G-33, Block A, Permas Mall, No.3 Jalan Permas Utara,
Bandar Baru Permas Jaya, 81750 Johor Bahru, Malaysia
www.straitsviewgardenbrdb.com
+607 387 1133



Permas Jaya Sales Gallery

Lot PTD 147002, Jalan Permas 9/3,
Bandar Baru Permas Jaya, 81750 Johor Bahru
Open daily: 10:00AM - 5:00PM

Pemaju: Permas Jaya Sdn. Bhd. (14161-T) . #G-33, Blok A Permas Mall, No. 3 Jalan Permas Utara, Bandar Baru Permas Jaya, 81750 Johor Bahru, Malaysia . No. Tel.: 07-387 1333 . No. lesen pemaju: 835/03-2027/0201(A) . Tempoh Sah: 11/3/2022 - 10/3/2027 . No. Permit Iklan dan Jualan: 835-13/09-2027/0809(N)-(S) . Tempoh Sah: 4/9/2024-3/9/2027 . Kelulusan badan berkuasa: Majlis Bandaraya Johor Bahru . No. Kelulusan Pelan Bangunan: MBJB/U/2022/14/BGN/58/RP dan MBJB/U/2022/14/BGN/59/RP . Tarikh jangka siap: Oktober 2027 . Jenis Tanah: KEKAL . Jenis Kedaman: 124 Unit Rumah Kluster (Jenis A/A1 - 30' x 70') Dua Tingkat, 60 Unit Rumah Kluster (Jenis B/B1 - 32' x 70') Dua Tingkat, 12 Unit Rumah Berkembar (Jenis C - 38' x 90') Dua Tingkat dan 2 Unit Rumah Banglo (Jenis D - 50' x 90') Dua Tingkat . Jumlah Unit: 198 . Bekal Unit: 198 . Harga Jualan: Jenis A/A1 RM1,943,200.00 (Min.) - RM2,224,600.00 (Maks.) , Jenis B/B1 RM2,098,600.00 (Min.) - RM2,364,600.00 (Maks.) , Jenis C RM3,035,200.00 (Min.) - RM3,091,200 (Maks.) dan Jenis D RM3,763,200.00 (Min.) - RM3,833,200 (Maks.) . Diskaun Bumiputera: 15%

Any sketches, illustrations, renderings, images, pictures, amenities, food services, resort services, unit finishes, designs, materials, plans, specifications, art and/or visuals shown and featured in this brochure including the interior design concepts, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan, or layout depicted. Accordingly, the developer expressly reserves the right to modify, revise, or withdraw any or all of the same without any liability being incurred by the developer. In the event of any discrepancy between the sale and purchase agreement and the information, perspectives and plans contained in this brochure, the terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

SERENITY & VITALITY AMIDST NATURE'S LUXURY



Discover a sanctuary where comfort meets nature's tranquillity at our exclusive, gated and guarded community. Experience the unique blend of home-like warmth and the refreshing embrace of the outdoors in our luxurious clubhouse. Here, every corner promises privacy, peace and a harmonious living experience, nestled within an oasis of exclusive luxury.



LOW-DENSITY COMMUNITY

Embrace the peace and privacy of low-density living in a freehold property at Permas Jaya, where a serene environment offers unparalleled tranquillity and exclusivity.

低密度永久地契住宅

低密度的设计及规划，不仅打造出宁静的居住环境，更是保证了每户的私密性，提供独特的居住体验。



EXCLUSIVE CLUBHOUSE

Stay upbeat in an active lifestyle with our exclusive clubhouse, designed to foster a dynamic living catered to your needs.

高级私人俱乐部

住户专享的私人会所配备齐全，确保每位住户都能享受高品质的设施。

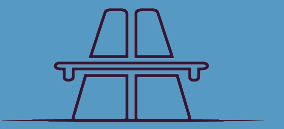


GATED & GUARDED

Experience peace of mind in our exclusive landed development, where a gated-and-guarded community meets your utmost need for safety and security.

围篱及保安系统

围篱设施及保安系统无缝衔接，为您和家人提供24小时不间断的安全保障。



STRATEGIC LOCATION

Discover the convenience and accessibility of the mature township of Permas Jaya, the perfect place for you to raise a family or enjoy your relaxing retirement.

优越的地理位置

毗邻交通要道，轻松连接城市各个角落；让您既能享受城市的繁华，也能远离喧嚣。



SITE PLAN

LEGEND

AVINA
2-Storey
Cluster Homes
2,210 sq.ft. | 30' X 70'

BLUMEN
2-Storey
Cluster Homes
2,429 sq.ft. | 32' X 70'

Bumiputera Lot

1

Guardhouse

2

Clubhouse

3

Entry Park

4

Edge Park

5

Linear Park



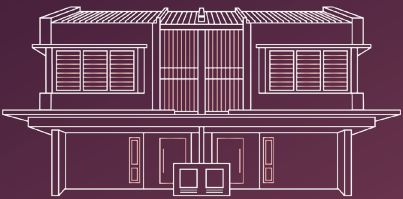
AVINA
CLUSTER HOMES
田字屋

Lot Size | 土地面积
30' X 70'

Built-Up Area | 建筑面积
2,210 sq. ft.

Bedrooms | 卧室
4

Bathrooms | 浴室
4



GROUND FLOOR

- 1 ENTRY
- 2 FOYER
- 3 LIVING
- 4 DINING
- 5 BEDROOM 4
- 6 BATHROOM 4
- 7 DRY KITCHEN
- 8 WET KITCHEN
- 9 YARD
- 10 GARDEN
- 11 CAR PORCH
- 12 UTILITY

FIRST FLOOR

- 1 MASTER BEDROOM
- 2 BEDROOM 2
- 3 BEDROOM 3
- 4 MASTER BATHROOM
- 5 BATHROOM 2
- 6 BATHROOM 3
- 7 FAMILY AREA



CLUBHOUSE FACILITIES



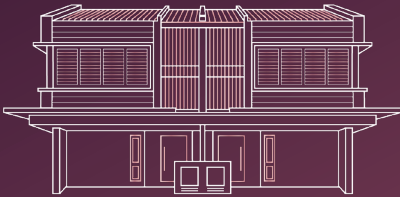
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- 4 MASTER BATHROOM
- 5 BATHROOM 2
- 6 BATHROOM 3
- 7 FAMILY AREA



SPECIFICATIONS

Structure	: Reinforced Concrete		
Wall	: Brickwall with Cement Plaster / Reinforced Concrete Wall where Applicable		
Roofing Covering	: Metal Roofing Sheet / Reinforced Concrete Roof		
Roof Framing	: Light Weight Metal Framing		
Ceiling	: Skim Coat / Plaster Ceiling Board / Fibre Cement Ceiling Board		
Windows	: Aluminium Framed Glass Windows / Glass Louvre Window		
Doors	: Main Entrance Door	: High Density Fibre Board Flush Door with Melamine Lamination Finish	
	: Other Doors	: High Density Fibre Board Flush Door with Paint Finish	
		: Aluminium Framed Glass Sliding & Foldable Door	
		: Aluminium Framed Casement Door	
Ironmongery	: Quality Lockset		
Wall Finishes	: Wall Tiles / Plaster & Paint for Wet Kitchen		
	: Wall Tiles Up To Ceiling Height for Bathrooms		
	: Plaster & Paint for Internal & External Walls		
Floor Finishes	: Car Porch, Apron	: Floor Tiles	
	: Entry, Foyer, Living, Dining, Kitchens, Bathrooms, Yard, Utility, Ground Floor Bedroom	: Floor Tiles	
	: Staircase, Bedrooms & Family Area (Upper Floor)	: Laminated Flooring	
	: Others	: Cement Render	
Sanitary & Plumbing Fittings		AVINA	BLUMEN
	: Kitchen Sink Tap	1	1
	: Kitchen Sink	1	1
	: Water Closet	4	4
	: Wash Basin with Water Tap	4	4
	: Shower Head / Hand Shower	4	4
	: Water Tap at Bathroom	4	4
	: Toilet Roll Holder	4	4
	: Water Tap at Yard	1	1
	: Water Tap at Car Porch	1	1
Electrical Installation		AVINA	BLUMEN
	: Lighting Point	30	31
	: 13A Power Point	27	27
	: 13A Power Point (CCTV)	2	2
	: Weatherproof 13A Power Point	3	3
	: Ceiling Fan Point	7	7
	: STA TV / TV Point	2	2
	: 15A Power Point for Air-Cond	7	7
	: 15A Power Point for Kitchen Hob	1	1
	: FWS	1	1
	: DATA	2	2
	: 20A Isolator Point (Pump & Heater)	2	2
	: Door Bell Point	1	1
	: 40A Isolator Point (EV Charger)	1	1
Fencing	: Galvanized Iron / Fibre Cement Board Panel / Brickwall Fencing		
Turfing	: Grass Turfing		