



ALIFF HEIGHTS

NB | TAMPOI

RESIDENSI MUTIARA INDAH

Envisioning an
inspiring home
Serviced Apartment



Artist's Impression Only

FREEHOLD
永久产权



All images are artist's impression only

Live life inspiringly in the home of
comfort and style.
Ideal in every sense.

A spacious haven to cater for every needs. Amenities and facilities within a short distance ensuring a comfortable living. With easy access to major highways, Aliff Heights makes your living perfect.



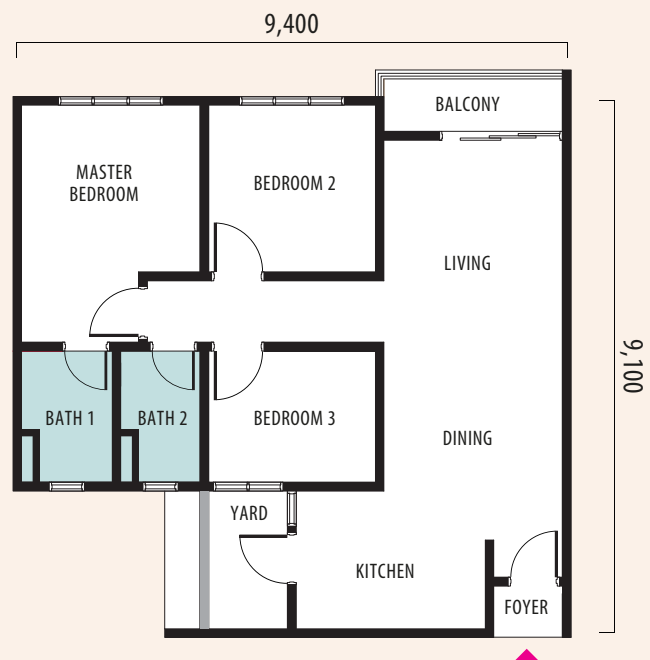
UNIT PLAN

TYPE **A**
850 sq.ft.

 3 Bedrooms

 2 Bathrooms

Total Units : 288

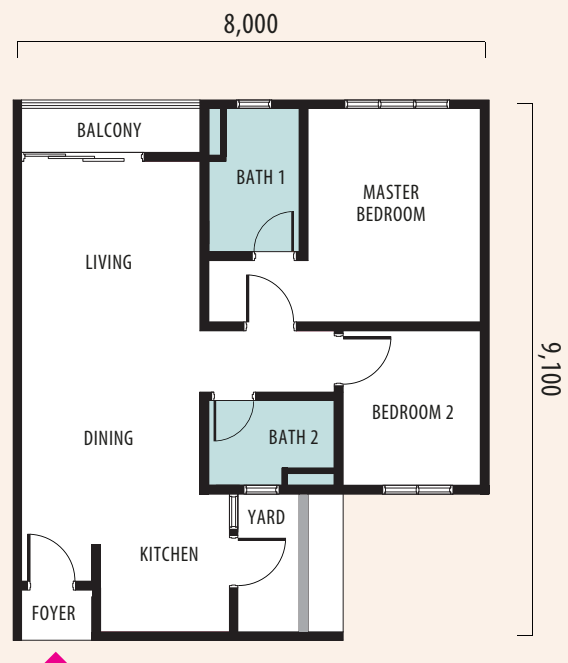


TYPE **B**
700 sq.ft.

 2 Bedrooms

 2 Bathrooms

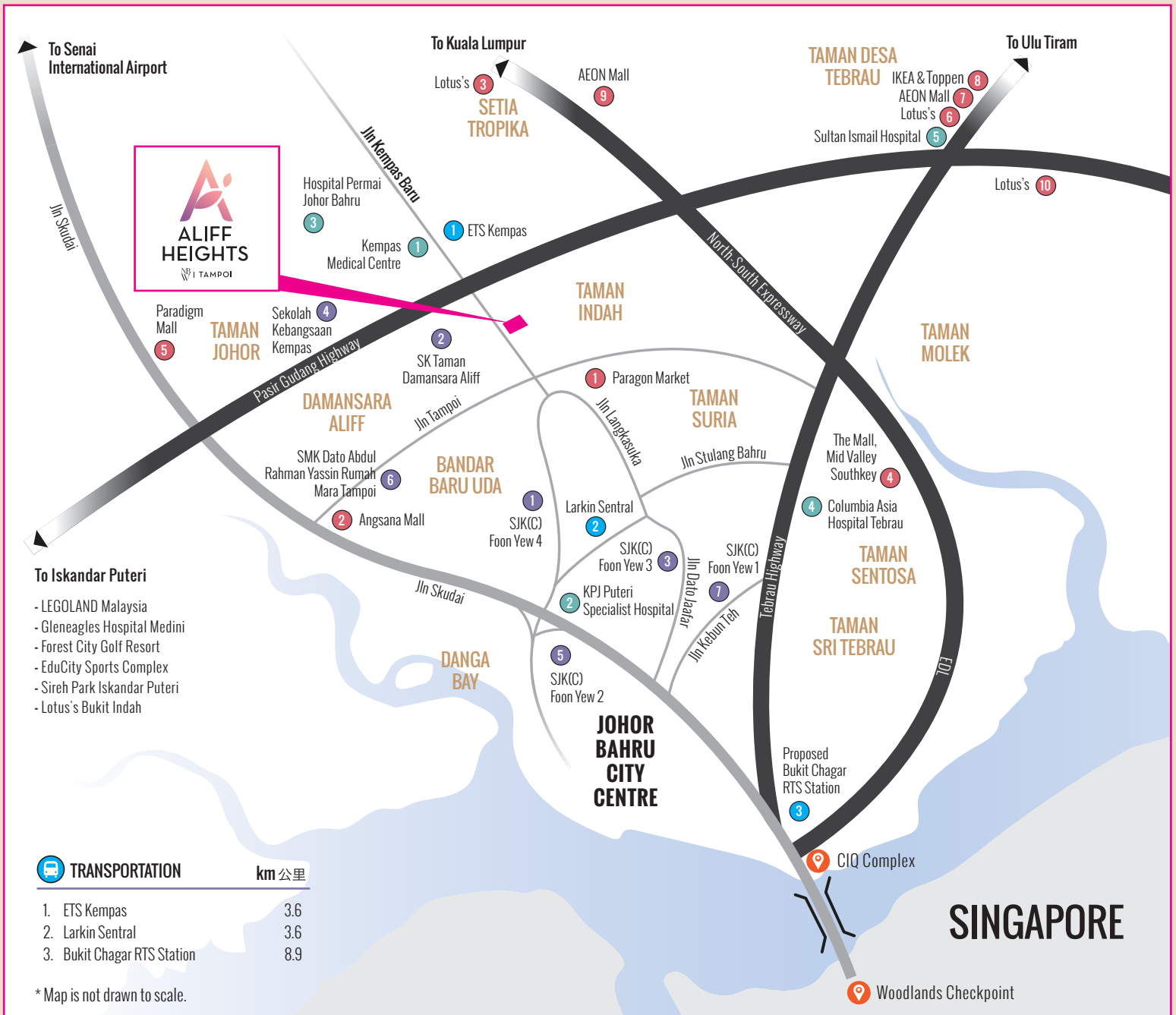
Total Units : 324



FACILITIES

- Party Terrace • Multi-purpose Hall / Badminton Court • BBQ Pit • Swimming Pool
- Wading Pool • Gymnasium • Herbs Garden • Children's Playground





NEARBY AMENITIES 邻近设施

EDUCATION	km 公里	HEALTHCARE	km 公里	SHOPPING	km 公里
1. SJK(C) Foon Yew 4	2.7	1. Kempas Medical Centre	2.5	1. Paragon Market	3.1
2. SK Taman Damansara Aliff	2.8	2. KPJ Puteri Specialist Hospital	3.7	2. Angsana Mall	5.3
3. SJK(C) Foon Yew 3	4.1	3. Hospital Permai Johor Bahru	5.9	3. Lotus's (Setia Tropika)	6.4
4. Sekolah Kebangsaan Kempas	4.3	4. Columbia Asia Hospital Tebrau	6.7	4. The Mall, Mid Valley Southkey	8.2
5. SJK(C) Foon Yew 2	5.2	5. Sultan Ismail Hospital	10.5	5. Paradigm Mall	9
6. SMK Dato Abdul Rahman Yassin Rumah Mara Tampoi	6.5			6. Lotus's (Tebrau City)	9.7
7. SJK(C) Foon Yew 1	6.7			7. AEON Mall (Tebrau City)	10
				8. IKEA & Toppen	10.5
				9. AEON Mall (Bandar Dato' Onn)	10.5
				10. Lotus's (Plentong)	12.4



Developer: MBW Land Sdn. Bhd.

201601008499 (1179427-T)

Unit 6.08, Level 6, Plaza DNP, No.59, Jalan Dato Abdullah Tahir,
80300 Johor Bahru, Johor.

T. 07-330 5972 / 330 5979

SHOW UNIT OPENS DAILY:

示范单位每天开放

10am - 6pm

(Including Public Holidays)

mbworld.com.my

enquiry@mbworld.com.my

Project Name : Residensi Mutiara Indah (Aliff Heights) • **Type :** Serviced Apartment • **Developer License No. :** 20230-1/01-2024/62 (L) • **Validity Period :** 25/01/2022 - 24/01/2024 • **Advertising and Sales Permit No. :** 20230-1/01-2024/62 (P) • **Validity Period :** 25/01/2022 - 24/01/2024 • **Expected Date of Completion :** October 2024 • **Approving Authority :** Majlis Bandaraya Johor Bahru • **Building Plan Approval No. :** MBJB/U/2021/14/BGN/35/RP(14) • **Tenure of Land :** Freehold • **Land Encumbrance :** Affin Bank • **No of Units :** 612 unit • **Selling Price :** Block A (min.) RM 355,000.00 (max.) RM 455,000.00, Block B (min.) RM 358,000.00 (max.) RM 455,000.00

Sekatan-sekatan Kepentingan: i. Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.