



PHASE



AURA 1  
NB IDEASARU

# NEW LAUNCH

DOUBLE-STOREY TERRACE HOUSE



289 UNITS



GATED COMMUNITY



4 BEDROOMS  
3 BATHROOMS



STANDARD LAND SIZE  
20' X 70'



STANDARD BUILT-UP AREA  
1,585 SQ FT

# SURROUNDING DEVELOPMENTS & AMENITIES



## MEGA DEVELOPMENTS

- ▶ Pengerang Integrated Petroleum Complex (PIPC)
- ▶ Desaru Coast
- ▶ Bio Desaru

## SCHOOLS & COLLEGES

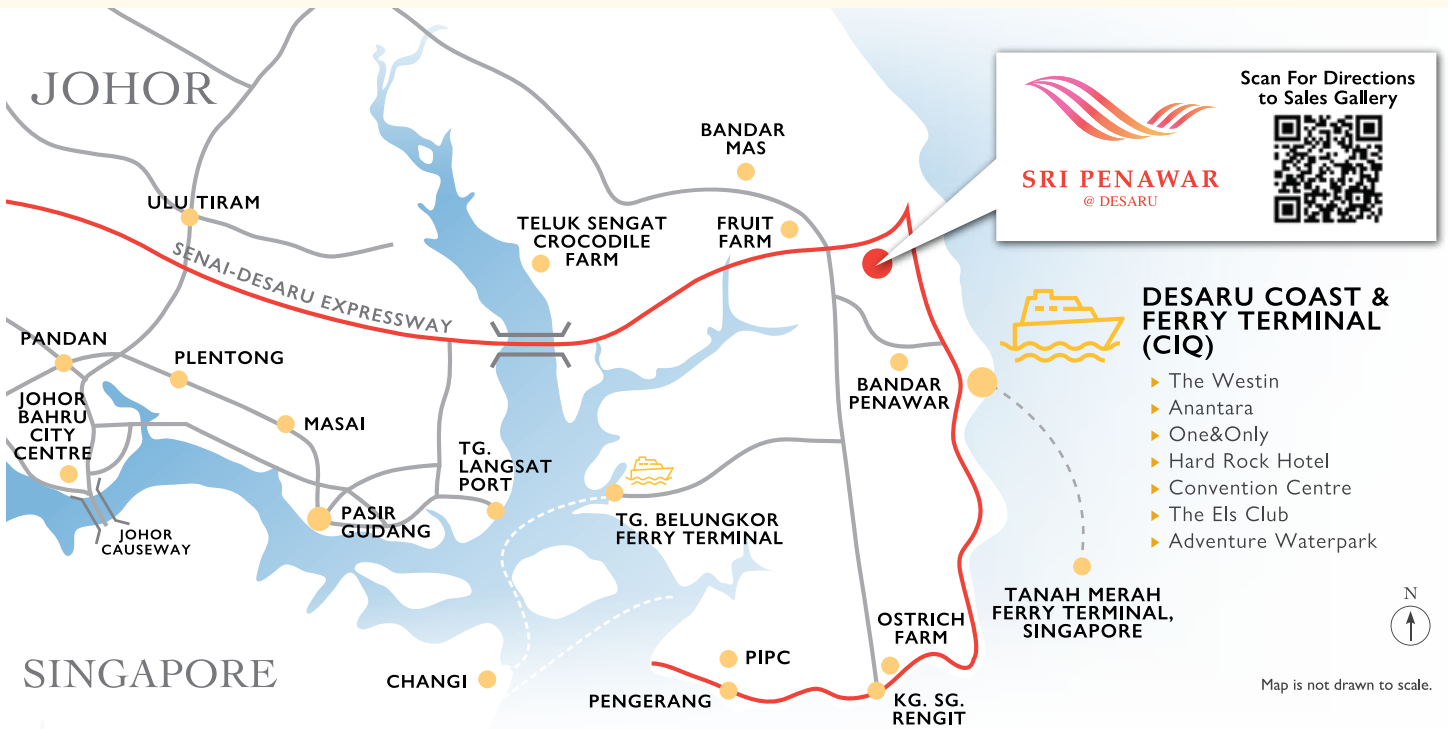
- ▶ INSTEDT Bandar Penawar
- ▶ Institut Kemahiran Belia Negara (IKBN)
- ▶ Kolej Profesional MARA
- ▶ Kolej Komuniti Bandar Penawar
- ▶ Bandar Penawar Sports School
- ▶ Sek. Men. Sains Kota Tinggi
- ▶ Sek. Men. Keb. Bandar Penawar
- ▶ Sek. Keb. Bandar Penawar

## RECREATION & LEISURE

- ▶ Desaru Beach
- ▶ Tanjung Balau Beach
- ▶ Desaru Fruit Farm
- ▶ Desaru Coast

## DAILY NECESSITIES

- ▶ 99 Speedmart Taman Sri Penawar
- ▶ SKS City Mall Bandar Penawar  
Featuring Great Zone, KHJ Fresh Market, LionMas, Mr. DIY, Sushi House, Watsons, Lite SuperBowl and more
- ▶ Desaru City Commercial Hub  
Featuring Pengerang Municipal Council (MPP) Office, Maslee Express Supermarket, Bank Islam, RHB Bank, Pizza Hut, KFC, Domino's, Secret Recipe, SDS Bakery & Cafe and more



**ENQUIRY :  
HOTLINE**

VINCENT

**014-312 0522**

SUMMER

**012-793 6522**



**Taman Sri Penawar Sales Gallery**  
Open daily, 10am - 5pm



Developer: Cocoa Valley Development Sdn. Bhd.  
201601007991 (1178919-P) A Subsidiary of MB World Group Berhad  
Unit 6.08, Level 6, Plaza DNP, No. 59, Jalan Dato' Abdullah Tahir,  
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Exclusive Marketing Agency:  
**Premier Plus Property Consultant Sdn. Bhd.**  
201901001078 (1310404-H)  
35.01A, Johor Bahru City Square Office Tower,  
106-108, Jalan Wong Ah Fook, 80000 Johor Bahru, Johor.

**PREMIER PLUS**



Project Name: Aura 1 @ Taman Sri Penawar • Property Type: 2-storey Terrace House • Developer's License No.: 14589/09-2023/0689(A) • Validity: 25/09/2021 - 24/09/2023 • Advertisement & Sale Permit No.: 14589-10/02-2025/0140(N)-(L) • Validity: 17/02/2023 - 16/02/2025 • Expected Date of Completion: December 2024 • Building Plans Approving Authority: Majlis Perbandaran Pengerang • Building Plans Approval No.: MPP:JKB/PB27/2020 • Tenure of Land: Leasehold (99 Years; Expires on 6 December 2115) • Encumbrances: OCBC Bank • Total Units: 289 Units • Selling Price: (Min.) RM578,000 - (Max.) RM854,000

Sekatan-sekatan kepentingan: Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/ Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.