

DOUBLE-STOREY TERRACE HOUSE 20' x 70'



SRI PENAWAR



Enjoy delightful living in a serene gated community.



Gated & Guarded



4 Bedrooms & 3 Bathrooms



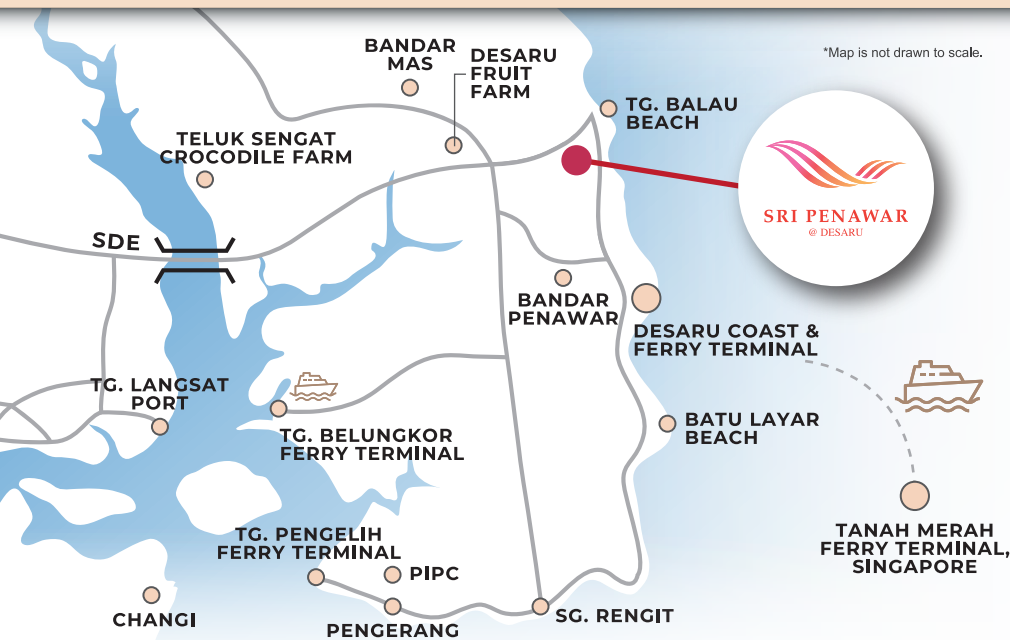
Standard Built-up Area
1,585 sq ft



4.5km to
Tg. Balau Beach



10.5km to
Desaru Coast



NEARBY AMENITIES

DAILY NECESSITIES

- 99 Speedmart Taman Sri Penawar
- SKS Mall Desaru
- Maslee Express

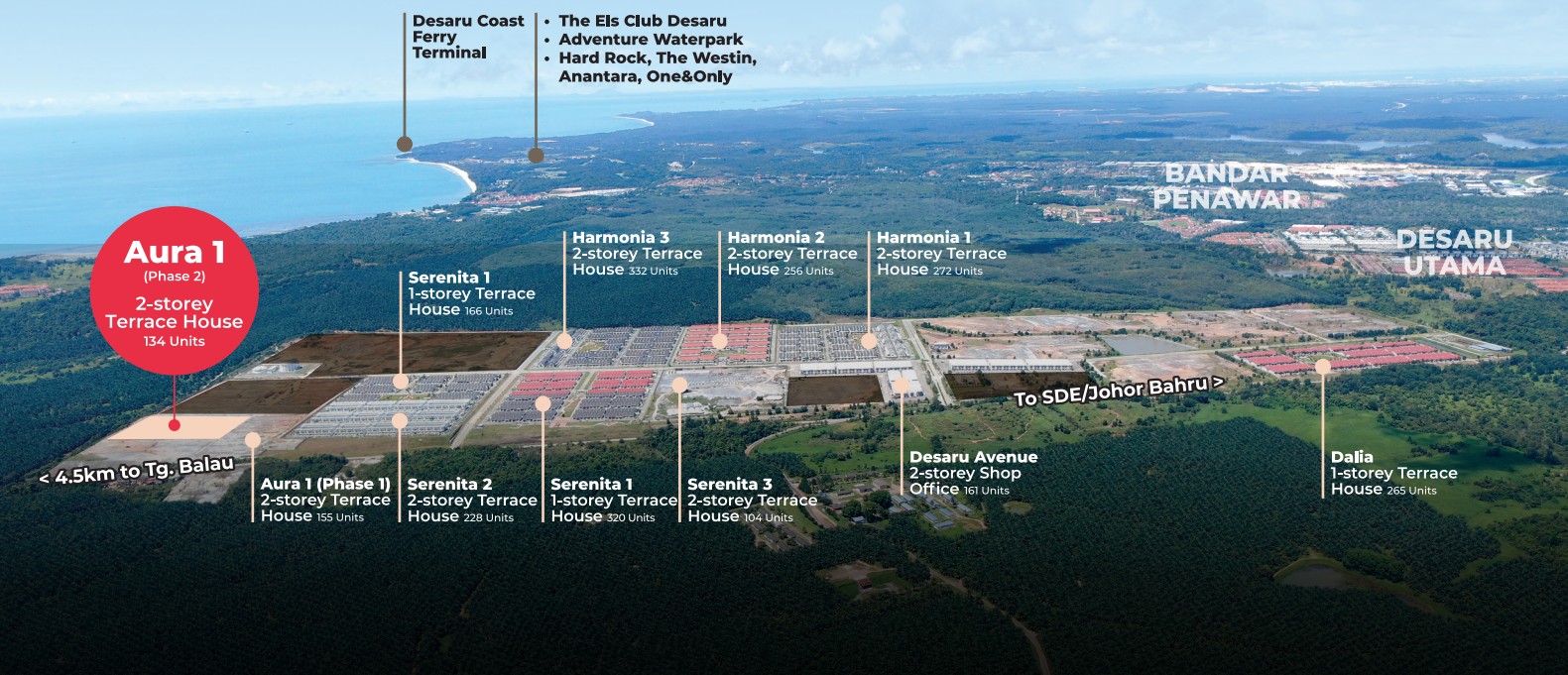
SCHOOL & COLLEGE

- Sek. Men. Sains Kota Tinggi
- Institut Kemahiran Belia Negara (IKBN)
- Kolej Profesional Mara Bandar Penawar
- Kolej Komuniti Bandar Penawar
- Sekolah Sukan Tunku Mahkota Ismail

RECREATIONAL PLACES

- Tanjung Balau Beach
- Desaru Beach
- Adventure Waterpark Desaru Coast
- The Els Club Desaru

TAMAN SRI PENAWAR MASTER PLAN



BUILDING DESCRIPTION

STRUCTURE

Reinforced Concrete Frames

WALL

Brick Wall/ Reinforced Concrete Wall/ Lightweight Concrete Blocks

ROOF

Concrete Roof Tile/ RC Flat Roof

ROOF FRAMING

G.I. Lightweight Proprietary Roof Truss

CEILING

Plaster Ceiling/ Skim Coat/ Asbestos Ceiling

WINDOW

Aluminium Frame

DOOR

Solid Timber Door/ Aluminium Sliding Door/ Plywood Flush Door

IRONMONGERY

Quality Lockset

FLOOR FINISHES

- Living/ Dining/ Kitchen/ All Bedrooms/ : Tiles
- All Bathrooms/ Family
- Car Porch : Tiles
- Store/ Apron/ Others/ Driveway : Cement Render

WALL FINISHES

- Bathroom : Tiles Up to 2000mm High
- Kitchen : Tiles Up to 1600mm High
- Others : Cement Plaster & Paint

SANITARY & PLUMBING INTERMEDIATE CORNER LOT/ FITTING

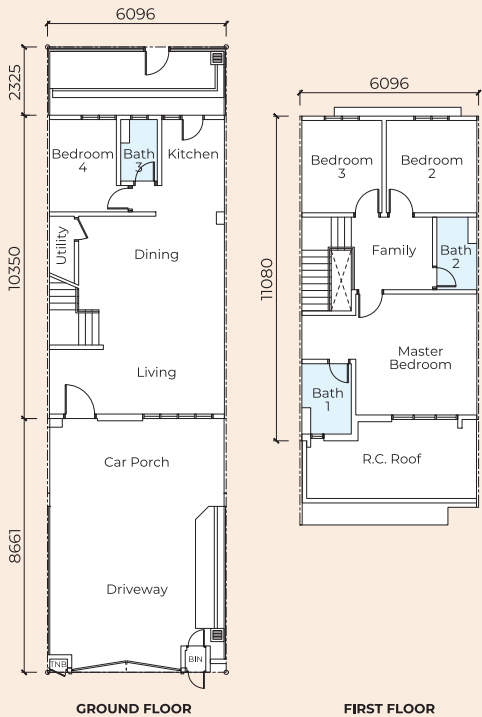
	LOT	END LOT
Kitchen Sink	1	1
Basin	3	3
Water Closet	3	3
Shower Head	3	3
Bib Tap	5	5

ELECTRICAL INSTALLATION

	LOT	END LOT
Telephone Point	2	2
Lighting Point	20	21
Ceiling Fan Point	4	4
Power Point 13A	13	13
Air-cond Point	2	2
TV Point	2	2
Bell Point	1	1
Water Heater Point	1	1

GATE/ GATE FENCING

M.S. Gate Door, Brick Wall and BSP Fencing



MB WORLD GROUP

Developer: Cocoa Valley Development Sdn. Bhd.

201601007991 (1178919-P) A subsidiary of MB World Group Berhad

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**Taman Sri Penawar
Sales Gallery**

Open daily, 10 a.m. - 5 p.m.

Enquiry Hotline:

• Project Name: Aura 1 @ Taman Sri Penawar • Property Type: 2-storey Terrace House • Developer's License No.: 14589/09-2028/1221(A) • Validity: 25 Sep 2023 - 24 Sep 2028 • Advertisement & Sale Permit No.: 14589-11/01-2027/0085(N)-(L) • Validity: 28 Jan 2025 - 27 Jan 2027 • Expected Completion Date: December 2026 • Building Plans Approving Authority: Majlis Perbandaran Pengerang • Building Plans Approval No.: (14)MPP:JKB/PB08/2024 • Land Tenure: Leasehold (99 Years; Expires on 6 December 2115) • Land Encumbrances: Nil • Total Units: 134 • 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.

• **MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA