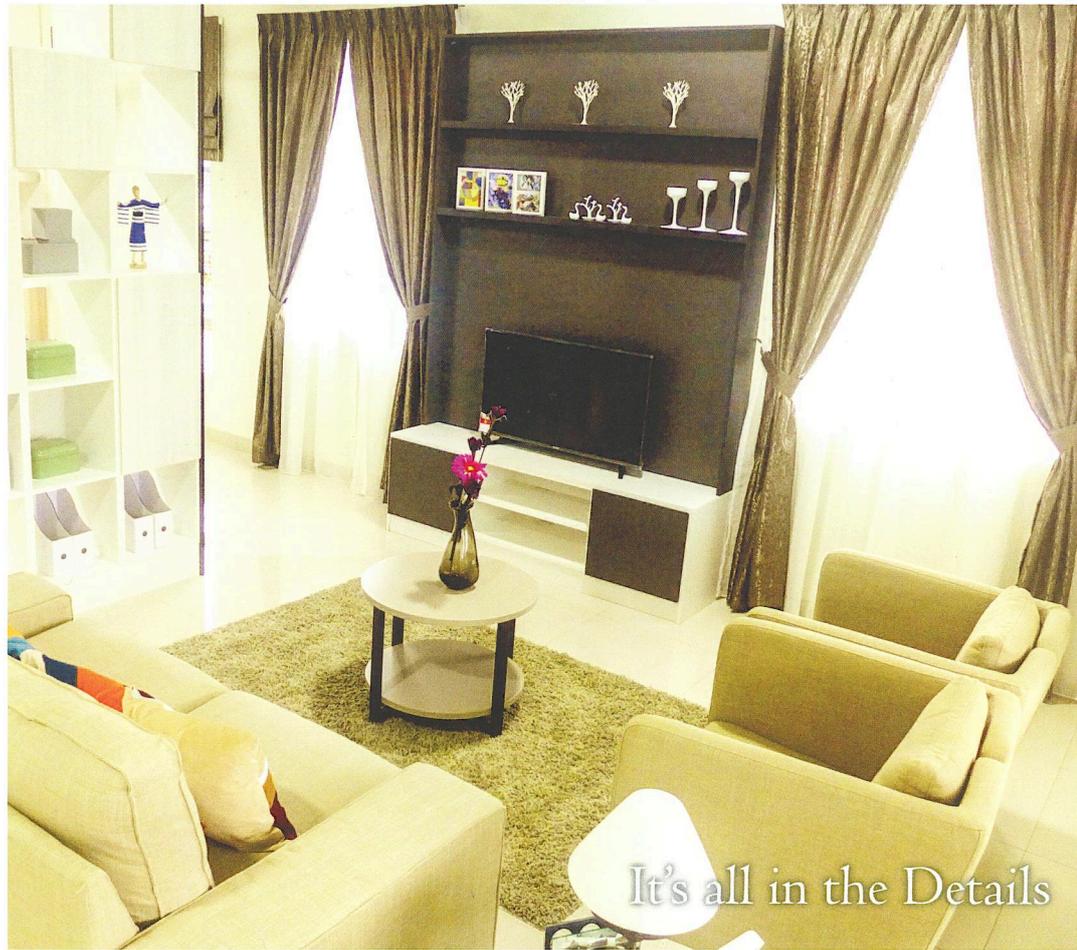


A close-up photograph of several large, vibrant green leaves. The leaves are covered in numerous small, glistening water droplets, suggesting a recent rain or dew. The lighting is soft, highlighting the texture of the leaf veins and the reflective surfaces of the droplets. The background is a deep, dark green, creating a sense of depth and focus on the foreground leaves.

KT 6

TAMAN KOTA JAYA 2

FREEHOLD



It's all in the Details



## ENHANCED LIVING EXPERIENCE

KT6's overall layout is meticulously designed to please the eyes and delight the mind. Featuring ample windows to create a beautiful well lit atmosphere and allows for natural ventilation. The 4 bedrooms, 2 storey terrace homes are sized from 1,868 square feet. A specifically designed layout that offers a roomy yet easily customizable floor space.



*Efficient usage of space brings comfort for your everyday living.*



## the Place

*more breathing space, a breath of fresh air*

KT6 is all at once cosy and tranquil. With just 70 units over sprawling acres, this low density development goes far beyond elbow room. It also gives you intimacy and privacy.

Greenery engulfs you and a rich canopy of lush landscaping provides a welcome antidote after a hard day's work.

## SECURE LOW-DENSITY COMMUNITY



*Let your day melt away  
in sunny smiles and laughter.  
Where life is simply beautiful.*



Lot size:

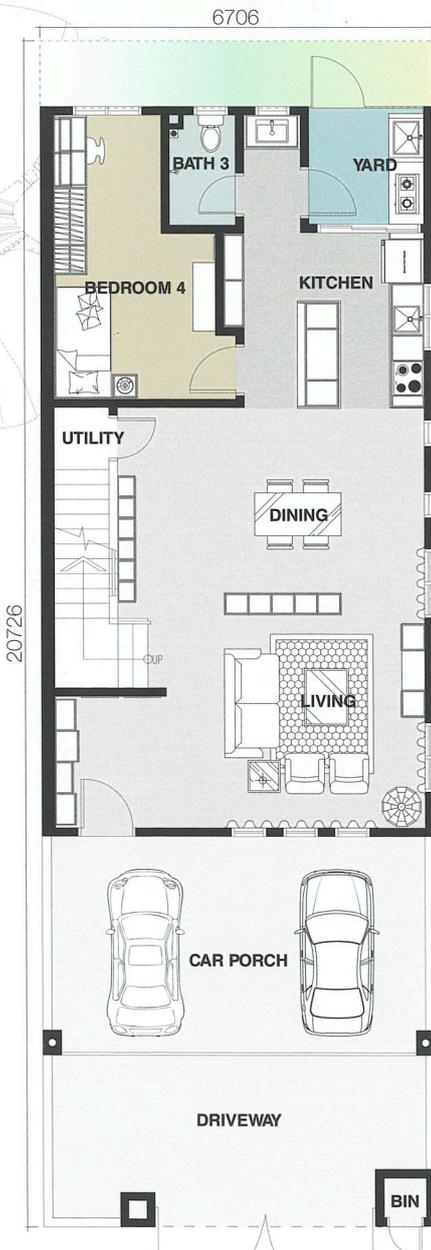
22' x 68'

Gross built-up:

1,868 sq. ft.

2 type KT6  
Storey  
Terrace Home

- 4 bedrooms
- 3 bathrooms
- Alarm system
- Auto gate



Ground Floor Plan

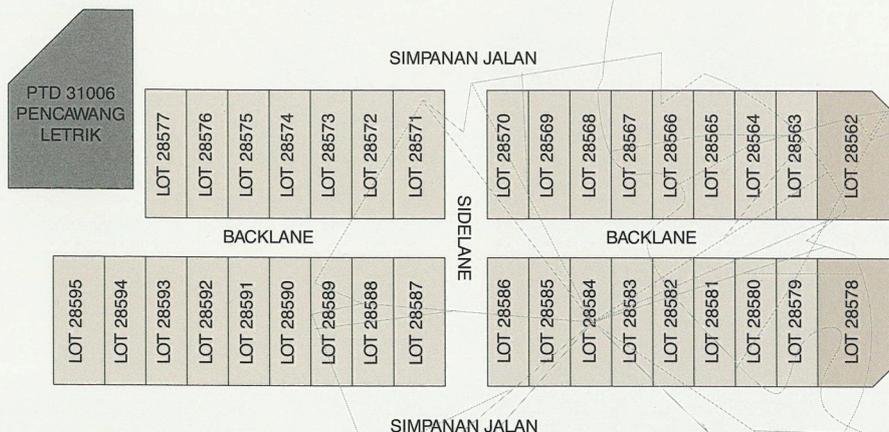


First Floor Plan

# 2 Storey

## Terrace Home Type KT6 Specification

STRUCTURE	Reinforced concrete frame	
ROOF	Reinforced concrete roof and metal roofing on m.s. Purlin	
WALL	Cement sand plastered brickwall	
CEILING	Skim Coat / Gypsum Fibre plastered ceiling	
WINDOW	Natural Anodised Aluminium Frame	
	Casement / Sliding / Top-hung window with 5mm tinted glass	
DOOR	Main Entrance	- Solid timber decorative door
	Bedroom	- Plywood flush door
	Bathroom	- PVC door
	Others	- Plywood flush door
FLOOR FINISHES	Living, Dining	- Porcelian
	Kitchen	- Ceramic tiles
	Bathroom & Grd Floor Bedroom	- Ceramic tiles
	Staircase & 1st Floor Bedroom	- Ceramic tiles
	Family Area	- Ceramic tiles
	Utility	- Cement render
	Carporch	- Homogenous tiles
	Driveway	- Concrete slab
	Other area	- Cement render
WALL FINISHES	Bathroom	- Ceramic tiles up to 2.0M in height
	Kitchen	- Ceramic tiles up to 2.0M in height
	Internal	- Plaster & emulsion paint
	External	- Plaster & weather bond paint
PLUMBING & SANITARY	Sitting WC	3 Nos
	Hand Wash Basin	3 Nos
	Shower Head	3 Nos
	Soap Dish	3 Nos
	Toilet roll holder	3 Nos
	Aluminum Kitchen Sink	1 No
ELECTRICAL INSTALLATION		End / Inter / Corner Lot
	Lighting Point	19 Nos      21 Nos
	13 Amp Socket Outlet	12 Nos      12 Nos
	A/C Point	1 No      1 No
	Ceiling Fan Point	7 Nos      7 Nos
	Telephone Outlet	2 Nos      2 Nos
	TV	2 Nos      2 Nos
	Door Bell	1 No      1 No
	Water Heater Point	2 Nos      2 Nos
	Auto Gate Point	1 No      1 No
	Gate Light	2 Nos      2 Nos
	Wall Light	2 Nos      2 Nos
OTHERS	Brick wall fencing completed with M.S. Grill 1.5 high	
FENCING	Shared wall shall be 1.5m high plastered brick wall	





## WELL CONNECTED to MAJOR HIGHWAYS

- 40km to JB via EDL
- 35km to North-South Highway (Plus)
- 45km to Pantai Desaru
- 40km to Senai Airport via Senai-Desaru Highway

## A Location With A Collection Of Conveniences

- 20km from Ulu Tiram & 25km from Jusco Tebrau City
- Surrounded by multipurpose hall, banks, hospital, 24hrs convenience shops
- Close to primary & secondary schools and education centres
- Within reach to hypermarkets, bus & taxi terminal, government offices and many more



For any enquiries, please contact :

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Developer :

**OAKSVILLA SDN BHD** 350800-T



Wholly-owned Subsidiary Of

**FIAMMA HOLDINGS BERHAD** 88716-W

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