



samira

Taman Kota Jaya

My Home My Resort

# samira

double storey semi-d

Type A

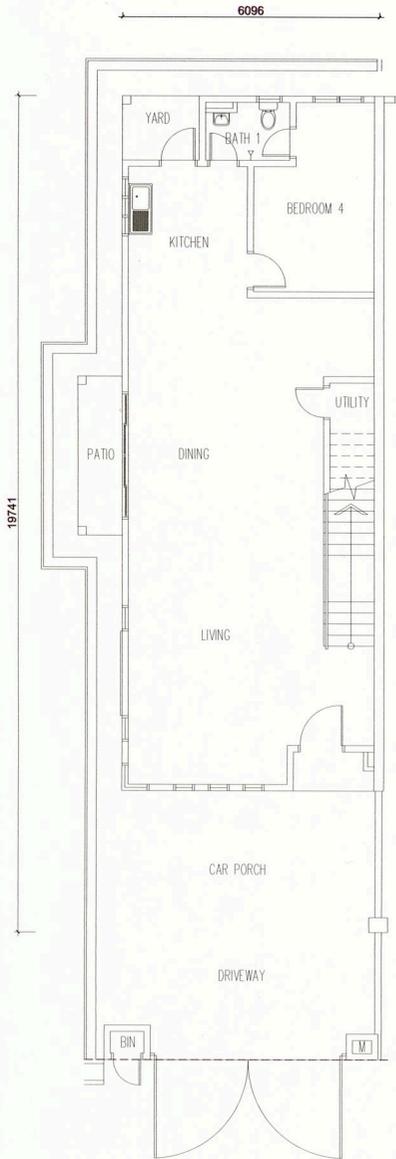
land size 30' x 84'  
built-up area 2,500 sq.ft.



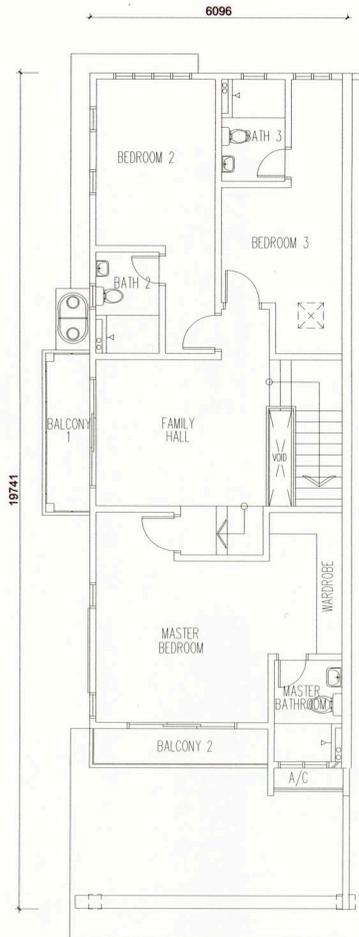
# Floor Plan

- Spacious built up area of 2,500 sq.ft.
- Generous 4 Bedrooms, with en-suite bathrooms on 1st Floor
- Stunning master suite will take your breath away with exquisite details like a walk-in wardrobe area, spacious bath and intimate balcony

# Specification



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- STRUCTURE
- ROOF
- WALL
- CEILING
- FLOOR FINISHES
- WINDOW
- DOORS
- WALL FINISHES
- SANITARY FITTING
- ELECTRICAL INSTALLATION

Reinforced concrete frameworks	
Selected Metal sheet roofing on steel purlin	
Clay brick with cement plaster	
Generally fibrous plastering ceiling except roof eave shall be non asbestos flat sheet ceiling / Skim Coat to exposed r.c.slab.	
Selected floor tiles for Living, Dining, Bedrooms, Family Hall, Stair, Wet & Dry Kitchen, Maid Room, Balcony, Patio and Bath Room	
Car Porch, Utility Room and other areas cement rendered	
Generally aluminium framed window	
Generally plywood flush door with metal door frame except aluminium frame sliding glass door to Living, Dining and Family Hall	
Cement plaster & emulsion paint	
Bath Room, Kitchen – wall tiles up to 2.1m high	
Tempered glass railing to balcony, mild steel hand rail and balustrade at stair	
Sitting WC	4
Shower Roses	4
Wash Basin C/W Tap	4
Single Bowl Aluminium Sink C/W Tap	1
Bib Tap	5
Lighting Point	26 Nos
Power Point	19 Nos
Telephone Point	2 Nos
TV Point	2 Nos
Ceiling Fan Point	7 Nos
Water Heater Point	3 Nos
Aircond Point	4 Nos
Auto Gate Power Point	1 No
Alarmwiring Point	
Generally 5 feet high, complete with mild steel grill, main gate, side gate, rear gate and cement sand plaster brick wall.	

FENCING



## Well Connected To Major Highways

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

Developer :  
**UNIPHOENIX JAYA SDN BHD** 19311-M

 Wholly-owned Subsidiary Of  
**FIAMMA HOLDINGS BERHAD** 88716-W

Sales Office :  
 PTD 5490, Jalan Remia, Taman Kota Jaya, 81900 Kota Tinggi, Johor.  
 Tel : 07-882 2716 Fax : 07-883 3716

Developer's License : 817-1/10 - 2015/02187 (L) Advertising & Sales Permit No : 817-1/10 - 2015/02187 (P) Validity Period : 28/10/2014 to 27/10/2015 Approving Authority : Majlis Daerah Kota Tinggi Building Plan No. : MDKT/OSC/KT/0266/2(28) Land Encumbrance : NIL Land Tenure : Freehold Expected Date of Completion : October 2016 Total Units : 12 units Minimum Price : RM 705,400.00 Maximum Price : RM 831,900.00 Bumiputra Discount : 15% Express Condition : Nil The information, perspective and plans contained in this press ad are subject to amendments as may be required by the Authorities and the consultants. All illustrations are artist's impressions only. While reasonable care has been taken in preparing this poster, the developer and its agents cannot be held responsible for any inaccuracy.