



DOUBLE STOREY TERRACE HOMES



Lot Size:
24' x 80' / 85'
7.315m x 24.384m /
7.315m x 25.908m



Built-up:
2,124 sq. ft.
197.34 m²



**4 Bedrooms +
4 Bathrooms**



**High Ceiling for
Improved Natural
Ventilation**



**Master Bedroom
with Walk-in
Wardrobe Area**

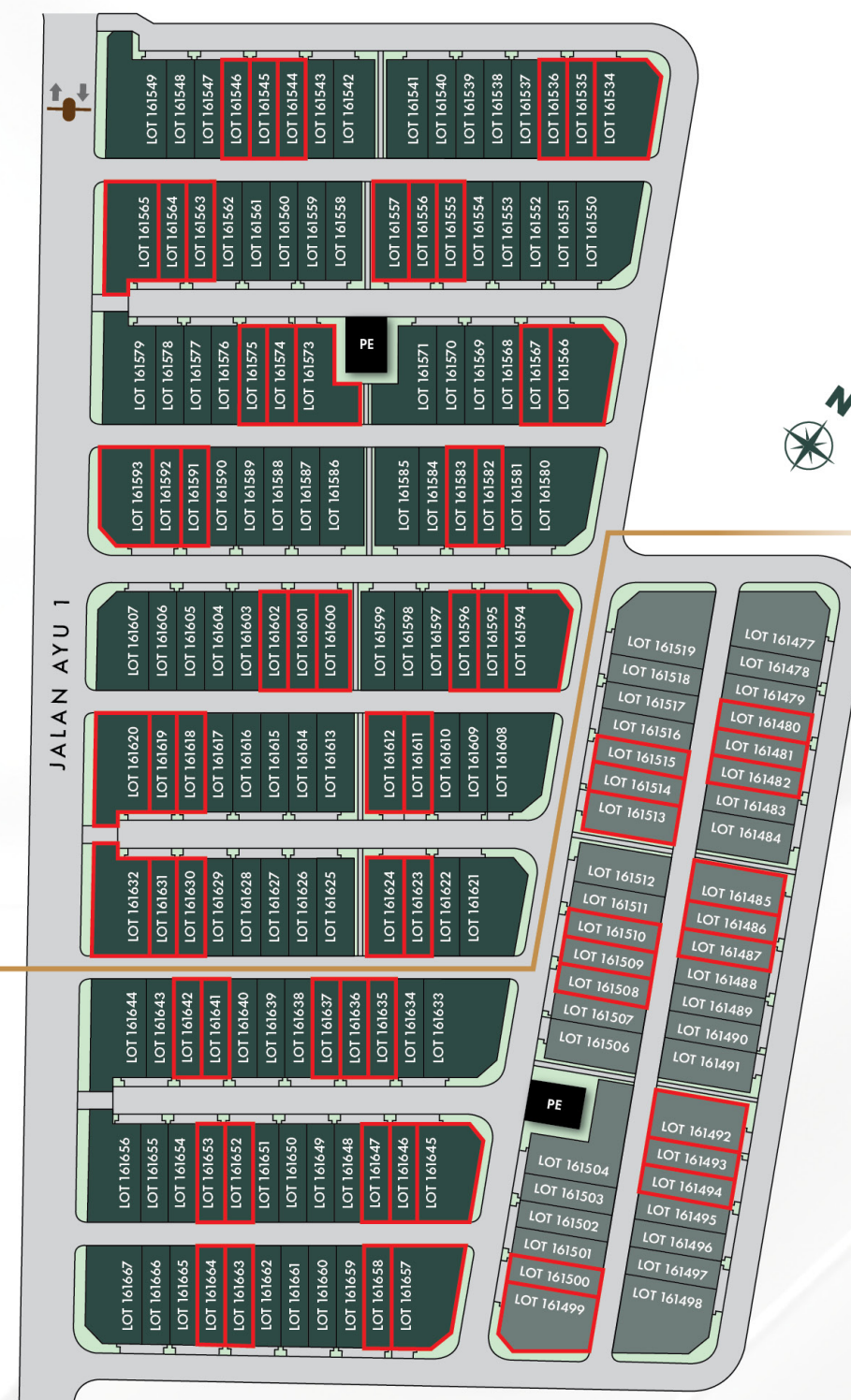


**Enclosed Kitchen
Design**



SITE PLAN

- 24' x 80'
- 24' x 85'
- Bumiputera Lot
- Guardhouse



Setia
eGreenLiving



**Smart
Lock**



**Solar
Ready**



**Neutral Cable
Ready**

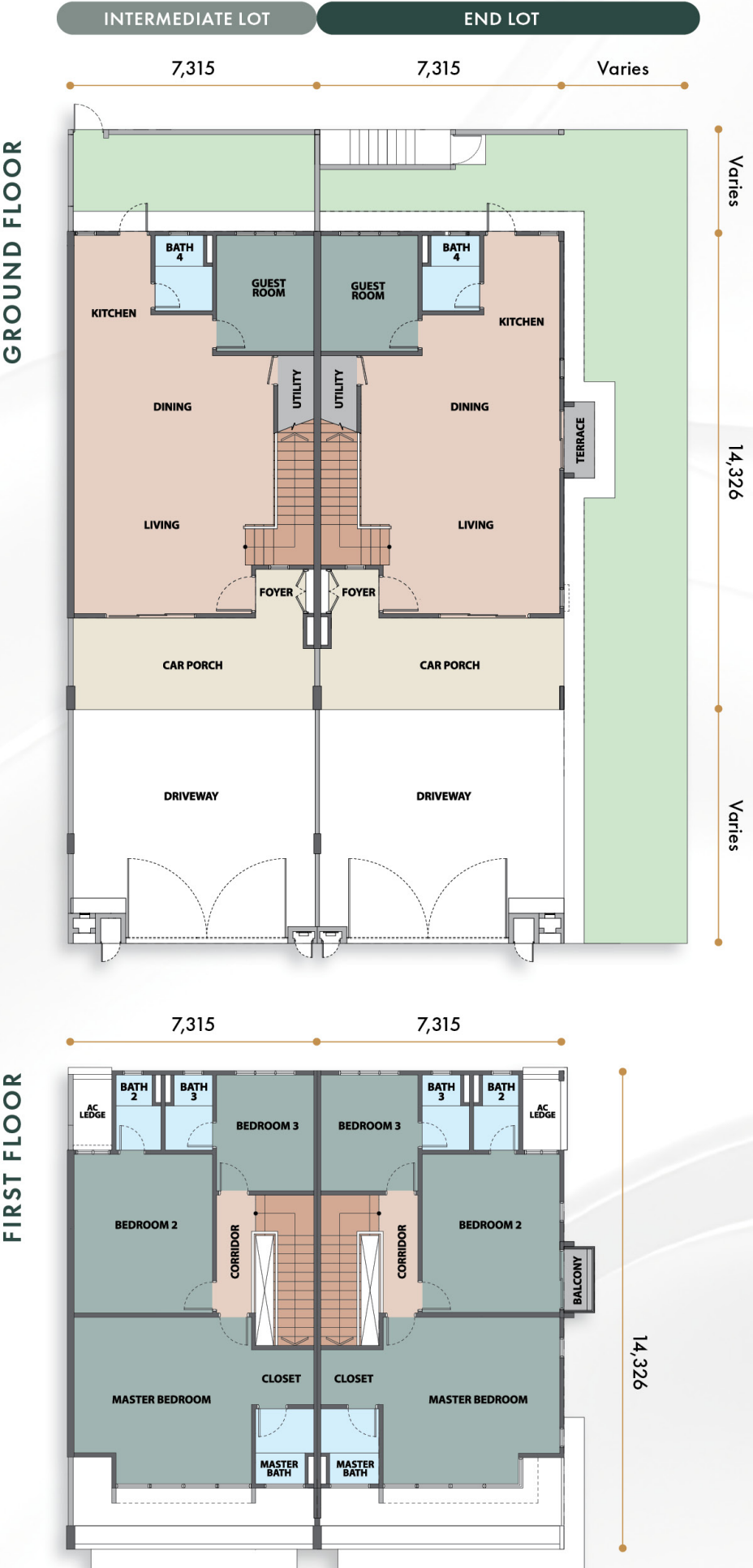


**Box
366**



**EV Conduit
Ready**

FLOOR PLAN



SPECIFICATIONS

Structure	: Reinforced Concrete Frame			
Wall	: Concrete Wall Panel			
Roofing Covering	: Concrete Roof Tiles, Metal Roofing Sheet, Reinforced Concrete Flat Roof			
Roof Framing	: Quality Roof Truss			
Ceiling	: Plaster Ceiling Board, Asbestos Free Board, Skim Coat			
Windows	: Aluminium Framed Glass Window			
Doors	: Generally Plywood Flush Doors, Aluminium Frame Glass Door, Solid Door for Entry			
Ironmongery	: Selected Quality Lock Set			
Wall Finishes	: Emulsion Paint on Internal Plastered Walls, Weather Resistant Paint on External Walls, Porcelain Tiles to 2700mm Height in the Master Bathroom, Bath 2, 3 & 4, Porcelain Tiles to Ceiling Height in the Kitchen, Paint on Timber & Steel			
Floor Finishes	: Generally all in Porcelain Tiles, Cement Render to Others			
Sanitary and Plumbing Fittings	: W.C.	4 Nos.		
	: Wash Basin	4 Nos.		
	: Shower Head	4 Nos.		
	: Toilet Roll Holder	4 Nos.		
	: Kitchen Sink	1 No.		
	: Bib Tap	6 Nos.		
Electrical Installation		<u>Corner Lot</u>	<u>Intermediate Lot</u>	<u>End Lot</u>
	: Lighting Point	24	22	24
	: 13A Power Point	17	17	17
	: 15A A/C Point	5	5	5
	: 15A Cooker Point	1	1	1
	: 20A Heater Point	4	4	4
	: TV Point	2	2	2
	: Ceiling Fan Point	6	6	6
	: Auto Gate Point	2	2	2
	: Door Bell Point	1	1	1
	: Gate Lighting Point	2	2	2
	: Wall Lighting Point	2	2	2
Telecommunication System	: Fibre Wall Socket Data Point			
Fencing	: Plastered Low Brick Wall & M.S. Fencing Metal Gate			
Turfing	: Cow Grass			
Gas Piping	: Nil			

Note: The Developer shall at its own cost and expense, install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an * which may be deleted if not applicable.



Schools

SMK Taman Pelangi Indah
SK Taman Pelangi Indah
Crescendo International College

Shopping Malls

IKEA Tebrau
Lotus's Desa Tebrau
Toppen Shopping Centre
AEON Mall Tebrau City
Mydin Hypermarket

Healthcare

Sultan Ismail Hospital
KPJ Bandar Dato' Onn Specialist Hospital
Johor Specialist Hospital

Parks

Taman Pelangi Indah Townpark
Tebrau Sports & Recreation Centre

Transport

Senai International Airport

Stay Together, Stay Setia
livelearnworkplay

07 279 2255
www.spsetia.com

Yukong Development (PTE) Limited 195102000014 (991872-U)
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81800 Ulu Tiram, Johor Darul Takzim, Malaysia.

Setia

TAMAN PELANGI INDAH • PALMWOOD 4 (Phase 1) • 2-Storey Terrace Homes • Lot Size: 24' x 80' / 85' • Built-up: 2,124 - 2,328 sq. ft. • Housing Developer's License No.: 7180/12-2027/1202(A) • Validity Period: 09/12/2022 - 08/12/2027 • Advertising & Sales Permit No.: 7180-40/01-2028/0020(N)-(L) • Validity Period: 06/01/2026 - 05/01/2028 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2024/14/BGN/116/RP(24) • Expected Date of Completion: December 2027 • Sekatan Kepentingan: TANAH YANG TERKANDUNG DI DALAM HAK MILIK INI TIDAK BOLEH DIJUAL ATAU DIPINDAH MILIK DENGAN APA CARA SEKALIPUN KEPADA BUKAN WARGANEGARA/SYARIKAT ASING TANPA PERSETUJUAN PIHAK BERKUASA • Total Units: 77 • Price: RM 1,110,095.00 (Min.) - RM 1,751,450.00 (Max.) • TAMAN PELANGI INDAH • PALMWOOD 4 (Phase 2) • 2-Storey Terrace Homes • Lot Size: 24' x 85' • Built-up: 2,124 - 2,328 sq. ft. • Housing Developer's License No.: 7180/12-2027/1202(A) • Validity Period: 09/12/2022 - 08/12/2027 • Advertising & Sales Permit No.: 7180-41/04-2028/0325(N)-(L) • Validity Period: 30/04/2026 - 29/04/2028 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2024/14/BGN/116/RP(24) • Expected Date of Completion: February 2028 • Sekatan Kepentingan: TANAH YANG TERKANDUNG DI DALAM HAK MILIK INI TIDAK BOLEH DIJUAL ATAU DIPINDAH MILIK DENGAN APA CARA SEKALIPUN KEPADA BUKAN WARGANEGARA/SYARIKAT ASING TANPA PERSETUJUAN PIHAK BERKUASA • Total Units: 96 • Price: RM 1,148,735.00 (Min.) - RM 1,697,630.00 (Max.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY