

WIDER SPACE FOR A BIGGER FUTURE 更大的空间, 更大的未来

An affordable luxurious double-storey semi-detached homes in the enclave of Bandar Putera Indah in Batu Pahat is now clearly attainable.

This contemporary designed residence sits amidst 4.8 acres of open space rich with surrounding greenery, yet near to amenities within a strategically located town pulsating with modern offerings and conveniences. This place offers you the space to flourish and tranquility to ease away weariness. Your aspirations to grow and expand can now be attained with the offering of Royal Garden at Bandar Putera Indah. Come and fulfill your dream here.



Artist's Impression • 纯属画家构思图

LAND AREA FROM
土地面积从 **45'x80'**

**DOUBLE STOREY
SEMI-DETACHED
双层半独立式洋房**

Nearby Facilities 便利设备及当地设施



LEGENDS

- Petrol Station
- Bank
- Clinic / Hospital
- Police Station
- LBS Sales Office

- 7km to Town Centre
距离市中心7公里
- 10km to Parit Sulong
距离 Parit Sulong 10公里
- 10km to AEON BIG
距离 AEON BIG 购物中心 10公里
- 12km to Batu Pahat Mall
距离峇株巴辖广场12公里
- 17km to Yong Peng Toll (U)
距离永平收费站17公里
- Near to KL-Singapore
High Speed Rail Station
邻近马新高铁中途站

- School & Kindergarten
- Hotel
- Police Station
- Hospital
- Restaurants & Eateries
- Petrol Station
- Bank
- Offices
- Recreation Centres & Open Space
- Retail hub & Minimarket
- High Speed Rail Station

CONTACT US:
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林水宝集团有限公司 LBS BINA GROUP BERHAD 518482-41
PROPERTY & INVESTMENT HOLDINGS
HQ PLAZA SERI SETIA, LEVEL 1-4 NO.1 JALAN SS9/2, 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA.

BATU PAHAT SALES GALLERY NO. 22, JALAN KUNDANG, TAMAN BUKIT PASIR, 83000 BATU PAHAT, JOHOR, MALAYSIA. | OPEN DAILY 9am - 5pm

Developer: MITC Sdn Bhd (195251-K), Developer License No: 11018-2/10-2016/01196(L), Validity Period: 22/10/2014-21/10/2016. Advertising and Sales Permit No: 11018-2/10-2016/01196(P), Validity Period: 22/10/2014-21/10/2016. Approving Authority: Majlis Perbandaran Batu Pahat, Building Plan Ref No: MPBP 11/40/1816, Land Tenure: Freehold, Land Encumbrances: Free from encumbrances. Expected Date of Completion: August 2017. Total Unit: 370 Units. Minimum Price: RM 709,600. Maximum Price: RM996,135. Restriction in Interest: Land contained in this title cannot be sold or transferred in any manner whatsoever to the Non-citizen / Foreign Company without the consent from the State Authority. The information contained in this insert is subject to change without notification as may be required by the relevant authorities or recommended by the Architects or Engineer and cannot form part of an offer or contract. All visual renderings are artist's impression only and for illustration purposes only. All measurements are approximate. Whilst every reasonable care has been taken in providing this information, the developer owner and managers cannot be held responsible for any inaccuracy. All the above items are subject to variation, modifications and substitutions as may be required by the Architects or Engineer.

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ROYAL
GARDEN 诺雅园

BANDAR PUTERA INDAH
皇子城

4.8 ACRES OF
OPEN SPACE
4.8 英亩的绿意草坪

BUILT-UP AREA
总建筑面积
3,290sq. ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATION :	
Structure	: Reinforced concrete framework
Wall	: Brickwall
Roof Covering	: Metal roofing / R.C flat roof
Ceiling	: Asbestos free ceiling board / Plaster ceiling board
Window	: Aluminum frame casement window / Aluminum frame sliding window / Alumnum frame top hung window
Door	: Aluminum frame sliding door / Decorative solid timber door / Flush door / PVC door / Timber sliding door

FLOOR FINISHES :	
Ground Floor	
Foyer / Living / Dining	: Tiles
Guest Room	: Tiles
Utility 1 & 2	: Tiles
Kitchen	: Tiles
Bath 4 & 5	: Tiles
Staircase	: Tiles
Car Porch	: Tiles
Terrace	: Cement Render
Driveway	: Cement Render
Apron	: Cement Render

First Floor	
Family Hall	: Tiles
Master Bedroom / Bedroom 2 & 3	: Tiles
Master Bathroom, Bathroom 2 & 3	: Tiles
Balcony	: Tiles / Cement Render

WALL FINISHES :	
Master Bathroom	: Full high tiles up ceiling level
Bathroom 2,3,4 & 5	: Full high tiles up ceiling level
Kitchen	: Full high tiles up ceiling level

ELECTRICAL POINT :	
Lighting point	: 30 nos
Gate Lighting point	: 2 nos
Door Bell point	: 1 no
Auto Gate point	: 1 no
Power Point	: 23 nos
Air-Cond Power Point	: 6 nos

Water Heater Power Point	: 4 nos
Water Pump Power Point	: 1 no
Ceiling Fan Point	: 4 nos
Telephone Point	: 2 nos
TV point	: 3 nos

SANITARY FITTINGS :	
Kitchen sink c/w tap	: 1 no
Sitting WC	: 5 nos
Basin with Tap	: 5 nos
Shower Rose	: 5 nos
Tissue Holder	: 5 nos
Soap Holder	: 5 nos

GATE FENCING	
	: Metal Gate
	: Low brick wall with metal grille, brick wall, metal gate, refuse chamber & letter box

Note : All plans, specification information contained herein may be subject to change as may be required by Authorities / Engineer / Architect.

A majestic residence that
fulfills your imagination!

At Royal Garden, you are greeted with a spacious interior, enough to satisfy the whole family. Royal Garden is designed with a touch of luxury and contemporary style that will complement your lifestyle. Located within Bandar Putera Indah near Batu Pahat town center, it is in the proximity to the pulse of modern life. Experience the lifestyle you and your family desire here today.

Image is for illustration purpose only

Special Features (特点)

- Rain Water Harvesting System
雨水收集系统
- 4 Bedrooms + 1 Utility room + 5 Bathrooms
4 卧室 + 1 设施房 + 5 浴室
- Auto Gate Point
自动门插座
- Air Conditioning Power Point
冷气空调插座
- Water heater power point
热水器插座
- Temper glass with stainless steel staircase railing
强化玻璃与不锈钢楼梯栏杆
- Temper glass balcony railing
强化玻璃阳台栏杆
- Stainless steel & metal main gate
不锈钢金属大门