



SOUTH
HILLS



Ever
Bloom

S1

Double Storey Terrace House

20' x 70' | 2,018 sq. ft.

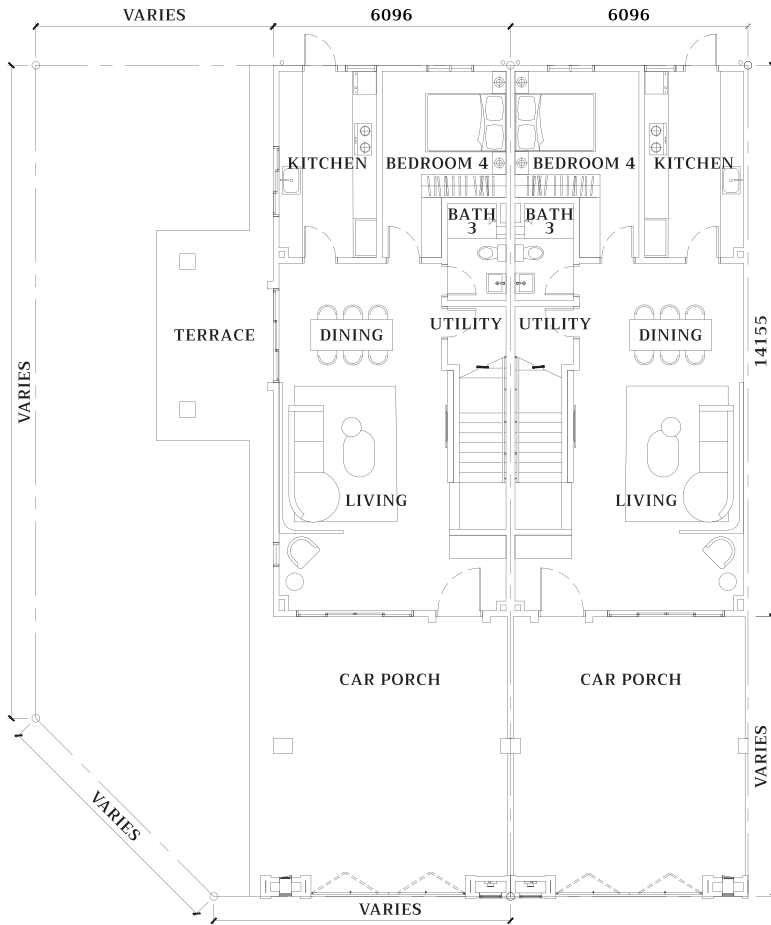
SOUTHLAND

PEOPLE FIRST

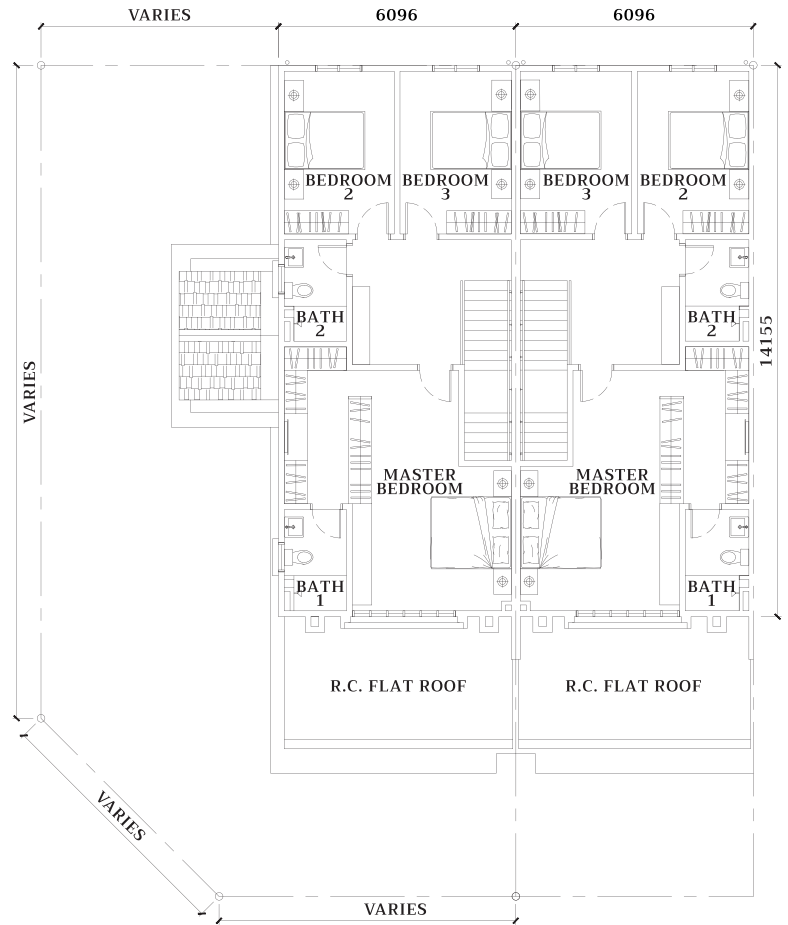


Artist's Impression only.

FLOOR PLAN



GROUND FLOOR

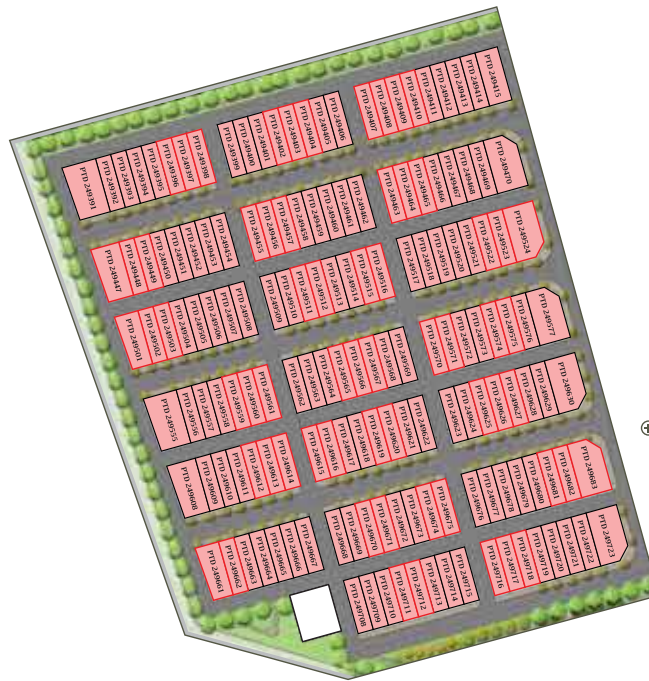


FIRST FLOOR

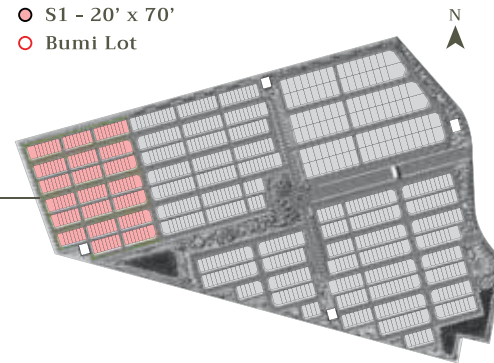


Artist's Impression only.

SITE PLAN



- S1 - 20' x 70'
- Bumi Lot



SPECIFICATIONS

STRUCTURE WALL

Reinforced Concrete Framework
Brick Wall

ROOFING COVERING ROOF FRAMING CEILING

Concrete Roof Tiles / R.C. Flat Roof
Steel Roof Truss
Skim Coat & Painting / Plaster Ceiling Board /
Asbestos-free Ceiling Board

WINDOWS DOORS

Aluminium Framed Glass Window
Aluminium Framed Sliding Door /
Plywood Flush Door

IRONMONGERY WALL FINISHES

Selected Locksets
Ground Floor
Kitchen / Bath 3 : Quality Wall Tiles
Full Height up to Ceiling

First Floor
Bath 1 & 2 : Quality Wall Tiles up to 3000mm
Others

FLOOR FINISHES

Cement Plaster & Painting
Ground Floor
Living / Dining / Bedroom 4 / Bath 3 / Kitchen /
Car Porch & Terrace : Quality Floor Tiles
Staircase : Timber Flooring

First Floor
Master Bedroom / Bedroom 2 & 3 /
Bath 1 & 2 : Quality Floor Tiles

SANITARY AND PLUMBING FITTINGS

1 unit Kitchen Sink
3 units Water Closets
3 units Wash Basins
3 units Shower Rose
3 units Toilet Roll Holders

ELECTRICAL INSTALLATION

Lighting Point
Ceiling Fan Point
TV Point
Power Point
Air Conditioner Point
Heater Point
Autogate Motor Point
Doorbell Point

Intermediate Lot / End Lot with Land / End Lot

26 nos.
5 nos.
2 nos.
28 nos.
5 nos.
3 nos.
1 no
1 no
2 nos. Data Point

Corner Lot

27 nos.
5 nos.
2 nos.
29 nos.
5 nos.
3 nos.
1 no
1 no

INTER TELEPHONE TRUNKING AND CABLING

*FENCING
*TURFING

Brick Wall Fencing
Cow Grass
(For corner lot & end lot with land only)

*Note: The vendor 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.



SOUTHLAND

PEOPLE FIRST



9 am - 6 pm



Southland Gallery at South Hills



South Hills



www.southland.my

607 570 6886

COUNTRYLAND REALTY SDN. BHD. (123630-K) • No. 1, Jalan Puncak Selatan 1/4, Taman Puncak Selatan, 81750 Masai, Johor Darul Takzim, Malaysia. • S1 (Double Storey Terrace Homes)
• Standard Lot: 20' x 70' • Housing Developer's License No.: 4919/02-2024/97(A) • Validity Period: 10/02/2022 - 09/02/2024 • Advertising and Sales Permit No.: 4919-22/07-2025/0779(N)-(L)
• Validity Period: 5/7/2023 - 4/7/2025 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Pasir Gudang • Building Plan Reference No.: MBPG/JBGN/PB/28/2022(PG)(10)
• Expected Date of Completion: August 2025 • Land Charge: Hong Leong Bank Berhad & Hong Leong Islamic Bank Berhad • Restriction in Interest: Nil • Price: RM836,000 - RM1,099,780
• 15% Discount for Bumiputera • No. of Units: 62 • All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

