



SOUTH
HILLS



Ever
Bloom

S2-A

Double Storey Terrace House

22' x 70' | 2,188 sq. ft.

SOUTHLAND

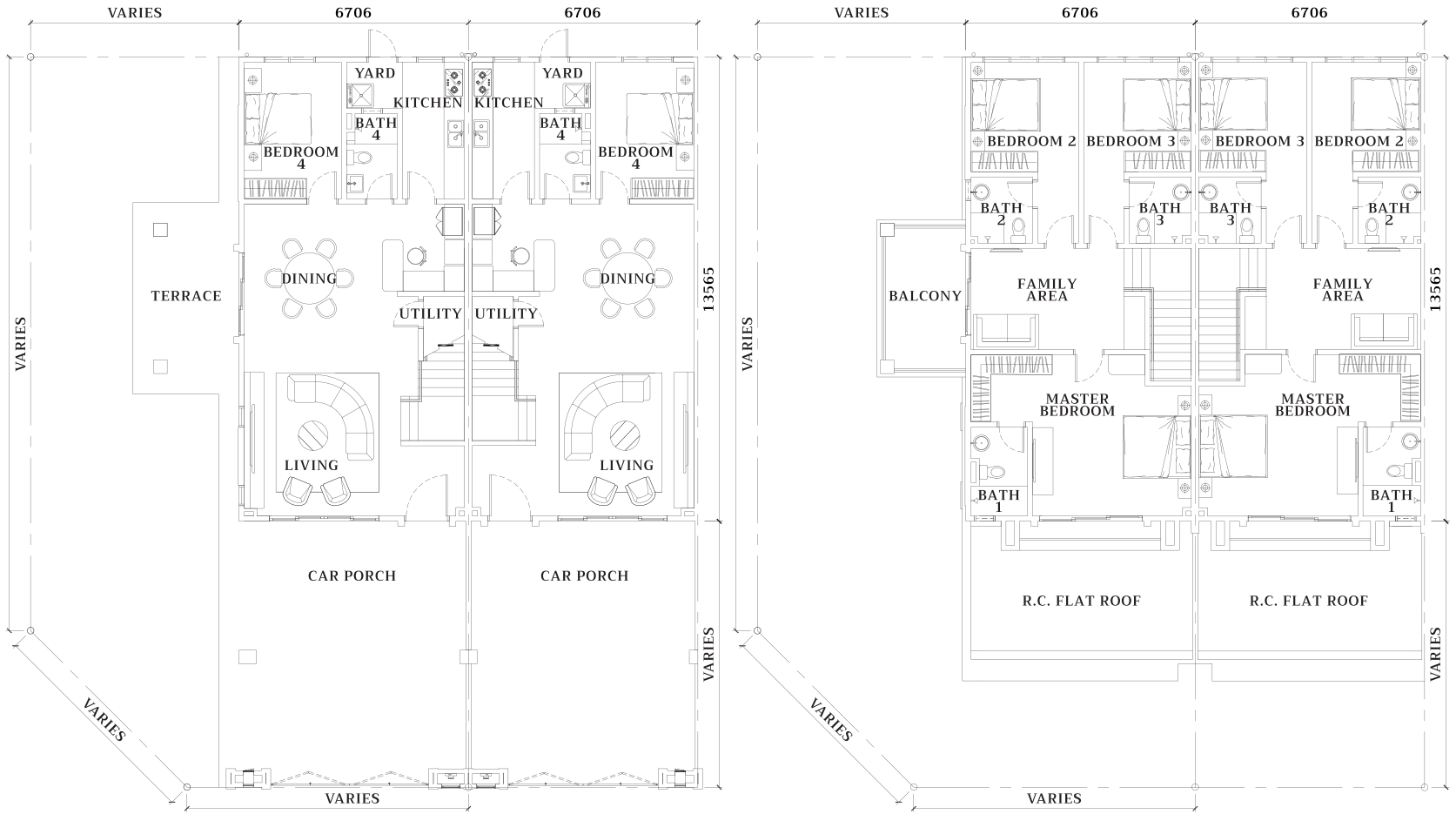
PEOPLE FIRST



Artist's impression only.



FLOOR PLAN



GROUND FLOOR

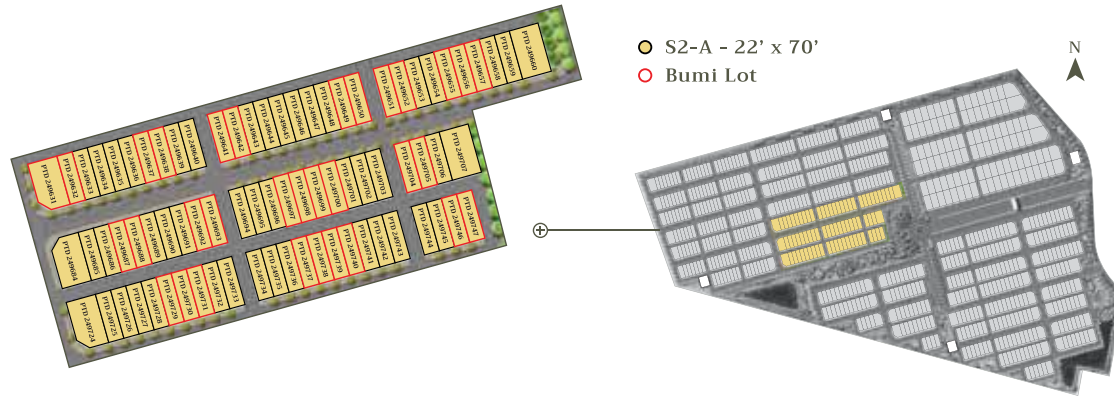
FIRST FLOOR





Artist's impression only.

SITE PLAN



SPECIFICATIONS

STRUCTURE

WALL

ROOFING COVERING

ROOF FRAMING

CEILING

WINDOWS

DOORS

IRONMONGERY

WALL FINISHES

FLOOR FINISHES

Reinforced Concrete Framework
 Brick Wall
 Concrete Roof Tiles / R.C. Flat Roof
 Steel Roof Truss
 Skim Coat & Painting / Plaster Ceiling Board /
 Asbestos-free Ceiling Board
 Aluminium Framed Glass Window
 Aluminium Framed Sliding Door /
 Plywood Flush Door
 Selected Locksets

Ground Floor
 Kitchen / Bath 4 & Yard : Quality Wall Tiles
 Full Height
 up to Ceiling

First Floor

Bath 1 : Quality Wall Tiles
 Full Height up to Ceiling
 Bath 2 & 3 : Quality Wall Tiles up to 3000mm

Others

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

First Floor

Master Bedroom / Family Area /
 Bedroom 2 & 3 / Balcony /
 Bath 1, 2 & 3 : Quality Floor Tiles

SANITARY AND PLUMBING FITTINGS

ELECTRICAL INSTALLATION

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

INTER TELEPHONE TRUNKING AND CABLING

*FENCING

*TURFING

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

Intermediate Lot /

End Lot

30 nos.
 6 nos.
 2 nos.
 29 nos.
 5 nos.
 4 nos.
 1 no
 1 no
 2 nos. Data Point

Corner Lot /

End Lot with Land

32 nos.
 6 nos.
 2 nos.
 30 nos.
 5 nos.
 4 nos.
 1 no
 1 no

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. • S2-A (Double Storey Terrace Homes)
• Standard Lot: 22' 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: RM897,600 - RM1,202,960
• 15% Discount for Bumiputera • No. of Units: 78 • 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

