

2-STOREY TERRACE HOMES | 20' x 65'



BANDAR UNIVERSITI PAGOH
Knowledge Destination

#### **OVERVIEW**

Bandar Universiti Pagoh is set to be a thriving community in Johor where it will be Malaysia's first township integrated with a higher education hub along with quality mixed development ranging from residential to commercial.

Already in place in its education nucleus are four renowned institutions - International Islamic University Malaysia (IIUM), Universiti Tun Hussein Onn Malaysia (UTHM), Universiti Teknologi Malaysia (UTM) and Politeknik Tun Syed Nasir with 11,000 students currently enrolled.

Complementing this are the township's residential homes Harmoni Vista, the commercial zones Sarjana Square and soon to be completed Sarjana Promemade, the innovatively designed Sime Darby Business Park, and infrastructures throughout for accessibility and convenience.

In the pipeline are more residential and commercial components to add to Bandar Universiti Pagoh's position as the place to be for students, families and businesses.





Introducing Bandar Universiti Pagoh's latest residential development – **Harmoni Permai**, an enclave of beautiful homes built with comfort and tranquility in mind for your family's wellbeing. With its emphasis on serene green living, **Harmoni Permai** sets the scene with its recreational parks, children's playground, dedicated walking and jogging tracks as well as a gazebo perfect for leisure activities with your family.

This soothing lifestyle is extended to each home's spacious and flexible design offering an open-concept style. An idyllic community where nature is appreciated, **Harmoni Permai** reminds you to enjoy a life worth living.







# THE PERFECT HOME







Open-plan living

Single entry and exit point for better security



#### INTERMEDIATE UNIT

20' x 65' | 1,435 sq ft 3 bedrooms • 3 bathrooms

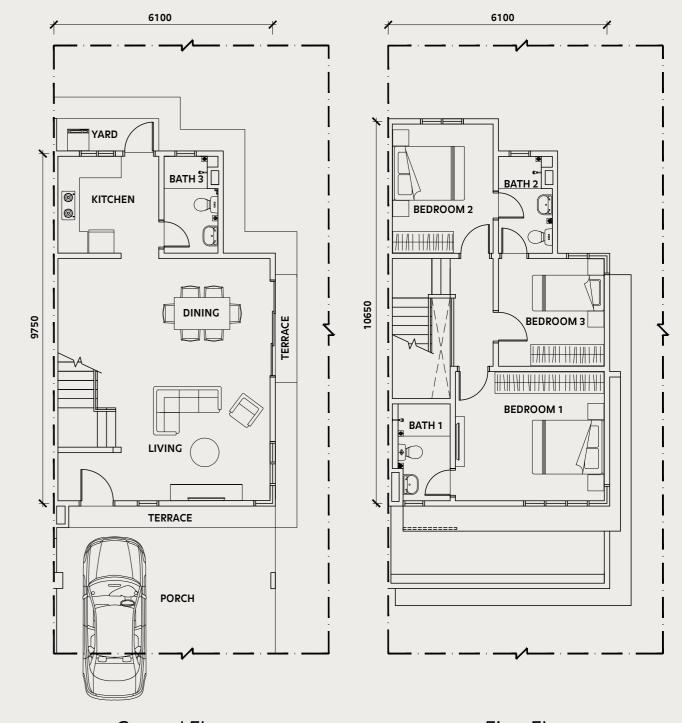
## 6100 6100 YARD F BATH 2 BATH 3 KITCHEN BEDROOM 2 DINING BEDROOM 3 BATH 1 LIVING BEDROOM 1 TERRACE PORCH

First Floor

**Ground Floor** 

#### **CORNER UNIT**

48' x 65' | 1,473 sq ft 52' x 65' | 1,473 sq ft 3 bedrooms • 3 bathrooms



Ground Floor First Floor

#### SITE PLAN

Harmoni Permai 2-Storey Terrace Homes 20' x 65'



#### **MASTERPLAN**



#### **SPECIFICATION**

Structure		Reinforced Concrete	
Wall		Masonry	
Roof Cover		Concrete Roof Tiles / Metal Deck	
Roof Framing		Metal	
Ceiling		Plaster / Cement Board / Skim Coat	
Windows	All	Aluminium Frame / Glass Panel	
Doors	Main Entrance	Laminated Engineering Timber Door	
	Other Doors	Aluminium Frame Glass Sliding Door	
		Painted Flush Door	
lronmongeries		Lockset with Accessories	
Wall Finishes	External	Plaster and Paint	
	Internal	Plaster and Paint	
	Bathroom 1,2 & 3	Ceramic Tiles up to Ceiling Height	
	Kitchen	Ceramic Tiles / Plaster and Paint	
Floor Finishes	Car Porch	Concrete	
	Entrance	Porcelain Tiles	
	Living / Dining Area	Porcelain Tiles	
	Kitchen	Porcelain Tiles	
	Yard / Terrace	Ceramic Tiles	
	Bedroom 1, 2, 3 & 4	Ceramic Tiles	
	Staircase	Ceramic Tiles	
	Bathroom 1, 2 & 3	Ceramic Tiles	
	A/C Ledge and Others	Cement Render	
Sanitary &	Kitchen	Sink with tap	
Plumbing Fittings	Bathroom 1, 2 & 3	Sanitary Wares and Fittings	
	Yard / Car Porch	Tap	
Electrical Installation		Type A/AM	Type C/CM
	Light Point	19	20
	Fan Point	5	5
	Power Point	19	19
	Air Conditioning Power Point	2	2
	TV Point	2	2
	Data Point	1	1
	Water Heater Point	1	1
	Fibre Wall Socket Point	1	1
	Door Bell Point	1	1
	Gate Light Point	1	1
	Auto Gate Point	1	1
Internal Telephone Trunking and Cabling		Provided	
Fencing		Masonry wall / Mild Steel	
Miscellaneouse		Letter Box and TNB Meter Compartment	



### **About Sime Darby Property Berhad**

Sime Darby Property is the property arm of Sime Darby Berhad. On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built 23 active townships/developments with a global reach that encompasses assets and operations across the Asia Pacific region and the United Kingdom. In the UK, as part of a Malaysian consortium, Sime Darby Property is the developer of the iconic Battersea Power Station project in central London.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. It is the first Malaysian property developer to be awarded the International FIABCI Prix d'Excellence Awards twice for its Subang Jaya and UEP Subang Jaya townships. The company bagged its 7th consecutive Gold at the Putra Brand Awards 2016 and its 5th consecutive Top 10 Developers Awards at the BCI Asia 2015. Sime Darby Property has also been recognised as among the top developers in Malaysia in the annual The Edge Top Property Developers Awards, a





For enquiries, please call or visit us at

#### **Bandar Universiti Pagoh Gallery**

KM25, Jalan Pagoh 84600 Muar, Johor Darul Ta'zim

Tel: 06-984 2222

GPS: 2.1732740, 102.733172

Opens daily from 8:30am to 5:30pm (Including Public Holidays)

No. of Units:112. Type: Double Storey Link House. Expected Date of Completion: March 2021. Land: Free Encumbrances. Tenure of Land: Leasehold. Developer's License No.: 14358-3/03-2021/0262(L). Validity Period: 21/03/2019 – 20/03/2021. Advertising & Sales Permit No.: 14358-3/03-2021/0262(P). Validity Period: 21/03/2019 – 20/03/2021. Approval Authority: Majlis Perbandaran Muar. Building Plan Approval No.:MPM(PB):2/2016/JRK. Developer: Sime Darby Pagoh Development Sdn. Bhd. (Co No. 2666-A), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor. Selling Price: RM 449,888(min) – RM 609,888(max). 15% Bumiputra Discount (Quota Applies).

All illustrations are artist's impressions. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot be part of an offer or contract.









