



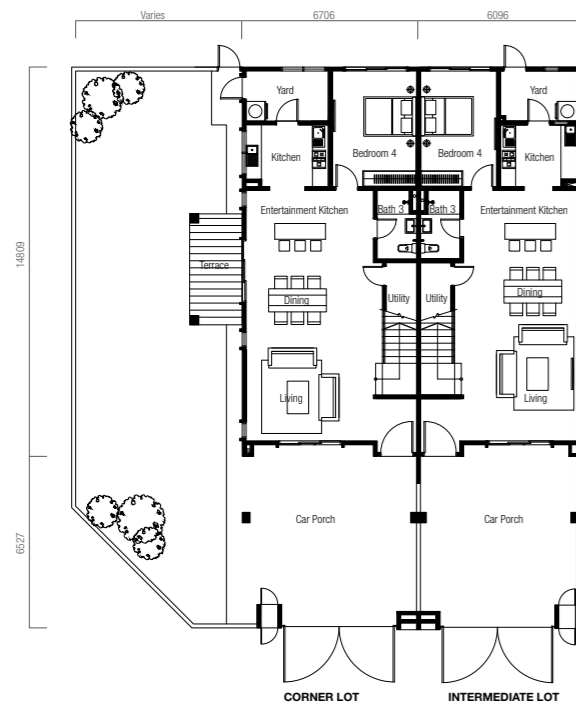
—  —
THE STRAITS TERRACE COLLECTION
—  —



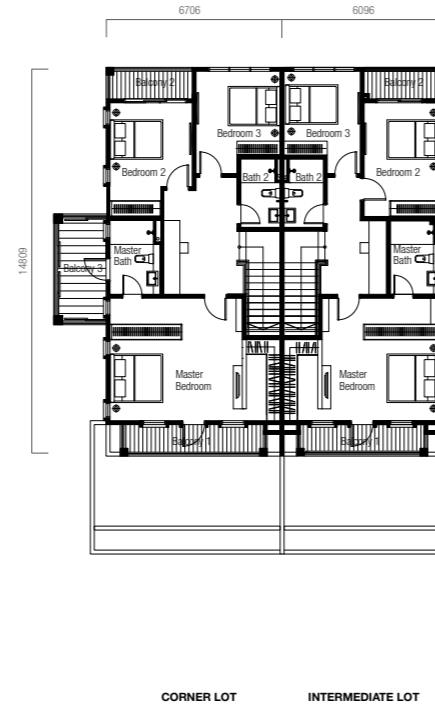
8A (20'x 70')



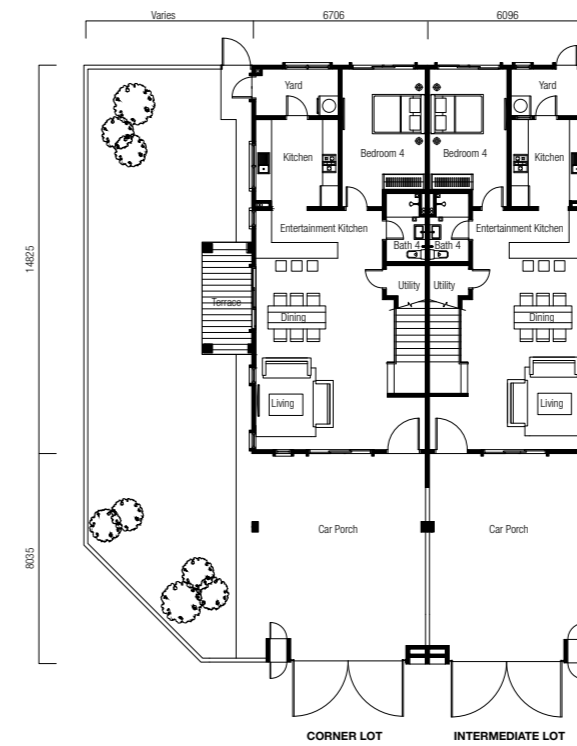
8B (20'x 75')



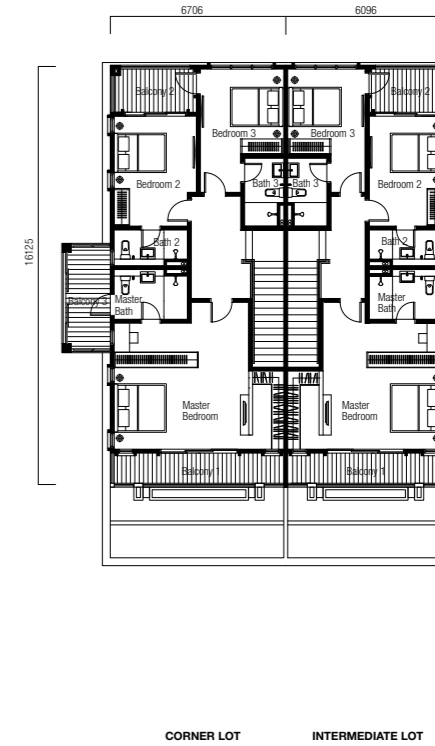
Ground Floor



First Floor



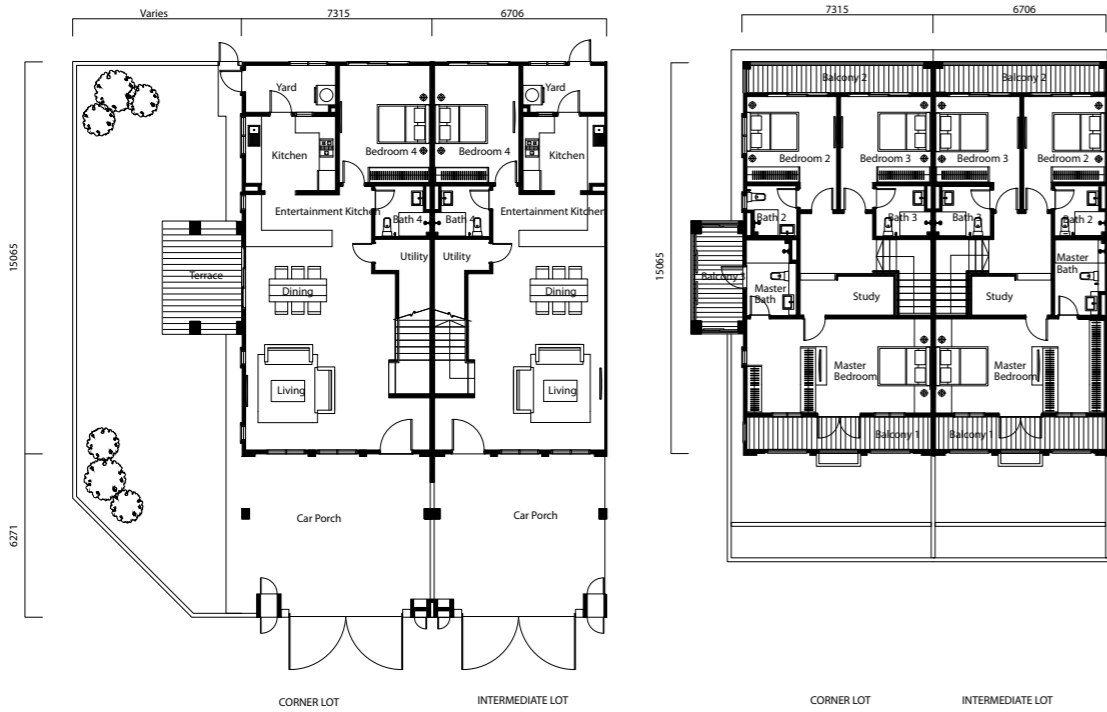
Ground Floor



First Floor



8C (22'x 70')

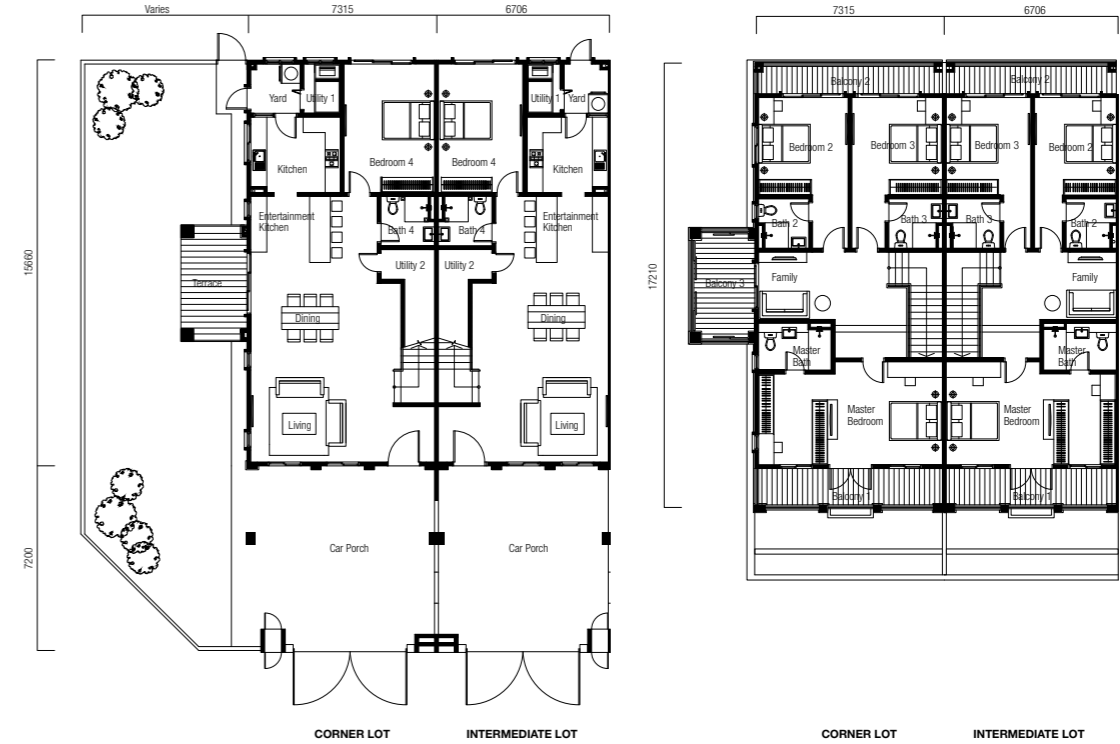


Ground Floor

First Floor



8D (22'x 75')

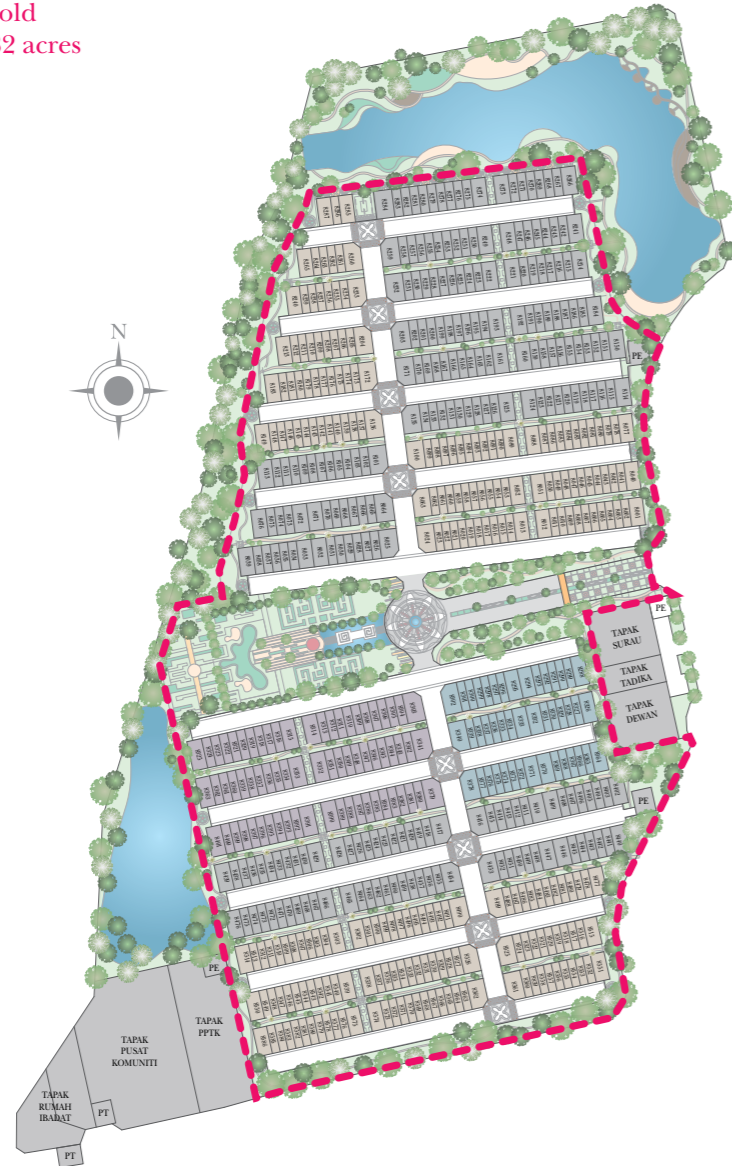


Ground Floor

First Floor

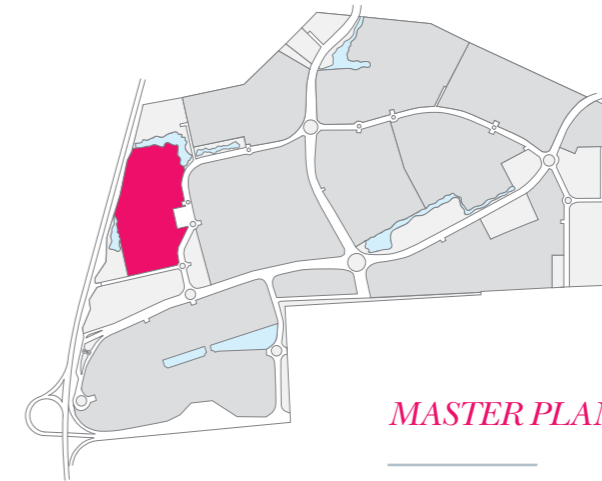
SITE LAYOUT PLAN

TENURE OF LAND **freehold**
PROJECT SITE AREA **50.82 acres**
TOTAL PLOTS **586**



LEGEND

- 8A (20' X 70')
- 8B (20' X 75')
- 8C (22' X 70')
- 8D (22' X 75')
- Boundary



MASTER PLAN

GENERAL SPECIFICATIONS

STRUCTURE	
Reinforced Concrete	
WALLS	
Brick Wall	
ROOF COVERING	
Concrete Roof Tiles / Reinforced Concrete Roof	
ROOF FRAMING	
Metal Roof Truss	
CEILING	
Skim Coat / Plaster Ceiling	
WINDOWS	
Aluminium / Metal Framed Glass Window	
DOORS	
Main Entrance	Timber Door
Bedrooms / Kitchen	Plywood Flush Door
Others	Aluminium Framed Glass Door / Plywood Flush Door / PVC Door (8D only) / Mild Steel Grille Door
IRONMONGERY	
Quality Locksets	
FLOOR FINISHES	
<i>Ground Floor</i>	
Car Porch / Yard	Homogeneous Tiles
Terrace (<i>Corner & End Lot Only</i>)	Homogeneous Tiles
Living / Dining / Kitchen	Porcelain Tiles
Bedroom 4	Porcelain Tiles
Bath 3 (<i>8A only</i>)	Ceramic Tiles / Pebble Wash
Bath 4 (<i>8B, 8C & 8D Only</i>)	Ceramic Tiles / Pebble Wash
Staircase	Laminated Timber Floor
Utility 1 / Utility 2 (<i>8D Only</i>)	Porcelain Tiles
Others	Cement Render
<i>First Floor</i>	
Staircase	Laminated Timber Floor
Family (<i>8D Only</i>)	Laminated Timber Floor
Study (<i>8C Only</i>)	Laminated Timber Floor
Master Bedroom	Laminated Timber Floor
Bedroom 2 & Bedroom 3	Laminated Timber Floor
Master Bath	Porcelain Tiles / Pebble Wash
Bath 2	Ceramic Tiles / Pebble Wash
Bath 3 (<i>8B, 8C & 8D Only</i>)	Ceramic Tiles / Pebble Wash
Balcony 1 & 2	Homogeneous Tiles
Balcony 3 (<i>Corner & End Lot Only</i>)	Homogeneous Tiles
Others	Cement Render

WALL FINISHES	
Kitchen	Ceramic Tiles to Ceiling Height
Master Bath	Porcelain Tiles to Ceiling Height or 2.7m Height (whichever is lower) / Plaster & Paint
Bath 2 & 3	Ceramic Tiles to Ceiling Heights or 2.7m Height (whichever is lower) / Plaster & Paint
Bath 4 (<i>8B, 8C & 8D Only</i>)	Ceramic Tiles to Ceiling Heights or 2.7m Height (whichever is lower) / Plaster & Paint
Others	Plaster & Paint

SANITARY AND PLUMBING INSTALLATION	TYPE 8A	TYPE 8B	TYPE 8C	TYPE 8D
Water Closet	3	4	4	4
Wash Basin	3	4	4	4
Shower	3	4	4	4
Kitchen Sink	1	1	1	1

ELECTRICAL INSTALLATION	TYPE 8A			TYPE 8B		
	CORNER	INTERMEDIATE	END LOT	CORNER	INTERMEDIATE	END LOT
Light Point	22	20	22	23	21	23
Power Point	25	23	25	25	23	25
Air-cond Point	5	5	5	5	5	5
Water Heater Point	3	3	3	4	4	4
Fan Point	6	6	6	6	6	6
SMATV Point	2	2	2	2	2	2
Gate Light Point	2	2	2	2	2	2
Auto Gate Point	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1

	TYPE 8C			TYPE 8D		
	CORNER	INTERMEDIATE	END LOT	CORNER	INTERMEDIATE	END LOT
Light Point	23	21	23	25	23	25
Power Point	26	24	26	28	26	28
Air-cond Point	6	6	6	6	6	6
Water Heater Point	4	4	4	4	4	4
Fan Point	6	6	6	7	7	7
SMATV Point	2	2	2	3	3	3
Gate Light Point	2	2	2	2	2	2
Auto Gate Point	1	1	1	1	1	1
Bell Point	1	1	1	1	1	1

INTERNAL TELEPHONE TRUNKING & CABLING	TYPE 8A	TYPE 8B	TYPE 8C	TYPE 8D
Telephone Point	2	2	2	2
Data Point	1	1	1	2
Intercom	2	2	2	2

FENCING
Minimum 1.5m High Fencing

TURFING (IF APPLICABLE)
Yes



ECO MAJESTIC



KLANG VALLEY | ISKANDAR MALAYSIA | PENANG | SYDNEY | LONDON

ECO WORLD GALLERY

ECO MAJESTIC SDN. BHD. (1002247-X)

(Formerly known as Riverside Hills Sdn. Bhd.)

No. 1, Lingkaran Eco Majestic, Eco Majestic
43500 Semenyih, Selangor D.E, Malaysia

F 03-8723 2225 E ecomajestic@ecoworld.my

Enjoy our world-class services
and expert assistance every day.

Mondays to Fridays 9am - 6pm
Weekends and Public Holidays 10am - 6pm

+603 8723 2255

www.ecoworld.my

ECOWORLD
CREATING TOMORROW & BEYOND

Developer: Eco Majestic Sdn Bhd(1002247-X) Developer's License: 135443/11-2017/012718(L) Validity Period: 27/11/2016-26/11/2017
Advertising & Sales Permit: 13544-3/11-2017/02718(P) Validity Period: 27/11/2016-26/11/2017 Land Tenure: Freehold Approving Local Authority: Majlis Perbandaran Kajang
Expected Date of Completion: November 2017 Land Encumbrances: Hong Leong Investment Bank Berhad Restriction in Interest: Nil Type of Property: Terrace House Total Units: 586 units
Building Plan Ref No.: Size: 20'x70', Bil (11) dlm. MPKJ 2/P/60/2014 & Bil (14) dlm. MPKJ 2/P/61/2014 RM789,000 (min) – RM1,155,000 (max)
Size: 20'x75', Bil (14) dlm. MPKJ 2/P/61/2014 RM840,000 (min) – RM1,224,000 (max)
Size: 22'x70', Bil (11) dlm. MPKJ 2/P/60/2014 & Bil (14) dlm. MPKJ 2/P/61/2014 RM902,000 (min) – RM1,302,000 (max)
Size: 22'x75', Bil (14) dlm. MPKJ 2/P/61/2014, RM974,000 (min) – RM1,386,000 (max)
Bumiputera Discount: 7%.

All art renderings and photographs contained in this circular are artist's impression only. The Developer reserves the right to modify any part of parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.