



LINEA

E l e m e n c e

Blissful Living,
Priceless Happiness

MODERN LIFESTYLES, NATURAL SURROUNDINGS

Welcome to Linea, the second phase of Elemence, Taman Denai Alam. Inspired by the essence of modern living within nature's surroundings, this 52 units of double-storey residential enclave encapsulates a perfect haven for your family.

Every element of nature and architecture is carefully curated and thoughtfully brought together in harmony to make this freehold development a gem not to be missed.

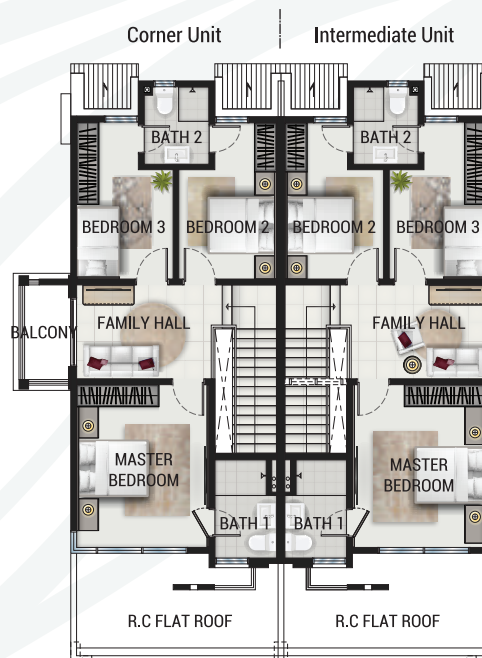




DOUBLE-STOREY TERRACE HOUSE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LAND AREA: 18' X 65'
 BUILT-UP AREA: 1,609 SQ. FT.
 4 BEDROOMS, 3 BATHROOMS

SPECIFICATIONS

STRUCTURE	Reinforced concrete		
WALL	RC wall panel / brick wall		
ROOFING COVERING	Metal roofing sheet / RC flat roof		
ROOF FRAMING	Light weight metal framing		
CEILING	Fibrous gypsum board ceiling / Skim coat to concrete slab / Fiber cement board		
WINDOWS	Aluminium framed glass windows		
DOORS	MDF door / PVC door / Cemboard Flush Door / Aluminium framed glass sliding door		
IRONMONGERY	Selected lockset		
WALL FINISHES	Wall tiles up to 1500mm height on one side for Kitchen Wall tiles up to 1800mm height for Bathrooms Emulsion paint for internal wall Weather resistant paint for external wall		
FLOOR FINISHES	Concrete imprint for car porch Tiles for Living, Dining, Kitchen, Bedrooms, Bathrooms, Family, Staircase & Patio Cement render for internal driveway & others		
SANITARY & PLUMBING FITTINGS			
KITCHEN SINK WITH TAP	1 no.		
WATER CLOSET	3 nos.		
WASH BASIN WITH WATER TAP	3 nos.		
TOILET ROLL HOLDER	3 nos.		
SHOWER HEAD	3 nos.		
BIB TAP	5 nos.		
ELECTRICAL INSTALLATION			
	TYPE A (Intermediate)	TYPE A1 (Corner)	TYPE A2/A3 (End)
CEILING LIGHTING POINT	16 nos.	18 nos.	16 nos.
WALL LIGHTING POINT	2 nos.	2 nos.	2 nos.
CEILING FAN POINT	6 nos.	6 nos.	6 nos.
13A SOCKET POINT	9 nos.	9 nos.	9 nos.
WATER HEATER POINT	3 nos.	3 nos.	3 nos.
GATE BELL POINT	1 no.	1 no.	1 no.
TV POINT	1 no.	1 no.	1 no.
INTERNAL TELECOMMUNICATION			
TELEPHONE POINT	1 no.	1 no.	1 no.
FENCING	1500mm height sand brick / G.I. fencing		
TURFING	Grass turfing		

Note: All information is subject to change as may be required by the local authorities and developer's architect.

SITE PLAN

LEGEND

- CLUSTER HOUSE
- LINK BUNGALOW
- TERRACE HOUSE
- SHOP OFFICE
- BUMI LOT

Artist's Impression Only



Phase 5

Phase 1

Phase 2

A connected network of trails and pathways carve out the recreation hub comprising terraces and pavilions, perfected by accompanying watercourse. Conveniently accessed from the main road of Jalan Canggung for seamless connectivity to major highways, Linea @ Elemence brings high quality living experience within an impressive natural setting.

SALES GALLERY OPENS DAILY

Lot 229796, Jalan Canggung, Mukim Plentong, 81700 Pasir Gudang, Johor.

Mon-Sun & PH 10am-6pm



DEVELOPER:

GRAND VIEW REALTY SDN. BHD. (936046-U)

53 & 55, Jalan Besi, Taman Sri Putri, 81300 Skudai, Johor Bahru.

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Elemence (Phase 2) • Linea • Developer's License No.: 19148/02-2029/0049(R) • Validity Period: 25/02/2024 - 24/02/2029 • Advertising & Sales Permit No.: 19148-3/02-2025/0131(R)-(L) • Validity Period: 25/02/2024 - 24/02/2025 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Reference No.: MBPG.JBGN/PB/39/2021 (PG) • Land Encumbrances: Bangkok Bank Berhad • Land Tenure: Freehold • Expected Completion Date: June 2024 • Total Units: 52 (2-Storey Terrace House): RM518,500.00 (Min) - RM775,000.00 (Max).

IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.