



E L E M E N T E

Taman Denai Alam
Precious Moments • Timeless Memories

WHERE
IMMACULATE NATURE MEETS
BEAUTIFULLY
STRUCTURED SPACES



FREEHOLD

CLUSTER HOUSE - TYPE D1

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Land Area: 34' x 65'
Built Up Area: 2170 sq.ft.

SPECIFICATIONS (TYPE D1)

STRUCTURE	: Reinforced concrete
WALL	: Brick with cement plaster
ROOFING COVERING	: Metal roofing sheet/RC flat roof
ROOF FRAMING	: Lightweight metal framing
CEILING	: Plaster ceiling/skim coat to concrete slab/fibre cement board
WINDOWS	: Aluminium-framed glass windows
DOORS	: Timber door/flush door/flush door with louver at bottom/ aluminium-framed glass sliding door
IRONMONGERY	: Selected locksets
WALL FINISHES	: Ceramic wall tiles up to 1500mm height on one side for Kitchen : Porcelain wall tiles up to ceiling height for Bathroom 1 : Ceramic wall tiles up to ceiling height for other Bathrooms : Emulsion paint for internal walls : Weather resistant paint for external walls/fibre cement board
FLOOR FINISHES	: Concrete imprint for Car Porch and Driveway : Porcelain floor tiles for Living, Dining, Kitchen, Bedrooms, Family, Bathrooms and Staircases : Cement render for others

SANITARY AND 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 INSTALLATIONS

	TYPE D1	TYPE D1A
CEILING LIGHTING POINT	: 18 nos	18 nos
WALL LIGHTING POINT	: 3 nos	3 nos
GATE PILLAR LIGHTING POINT	: 2 nos	2 nos
CEILING FAN POINT	: 6 nos	6 nos
13A SOCKET POINT	: 14 nos	14 nos
AIR COND POINT	: 2 nos	2 nos
WATER HEATER POINT	: 3 nos	3 nos
GATE BELL POINT	: 1 no	1 no
TV POINT	: 3 nos	3 nos
DATA POINT	: 1 no	1 no
AUTOGATE POST POINT	: 1 no	1 no

INTERNAL COMMUNICATION

TELEPHONE POINT	: 2 nos	2 nos
FENCING	: 1500mm height sand brick/M.S fencing	
TURFING	: Grass turfing	

Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items which may be deleted if not applicable.

LINK BUNGALOW - TYPE B

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Land Area: 44' x 65'
Built Up Area: 2569 sq.ft.

SPECIFICATIONS (TYPE B)

STRUCTURE	: Reinforced concrete
WALL	: Brick with cement plaster
ROOFING COVERING	: Metal roofing sheet/RC flat roof
ROOF FRAMING	: Lightweight metal framing
CEILING	: Plaster ceiling/skim coat to concrete slab/fibre cement board
WINDOWS	: Aluminium-framed glass windows
DOORS	: Timber door/flush door/flush door with louver at bottom/ aluminium-framed glass sliding door
IRONMONGERY	: Selected locksets
WALL FINISHES	: Ceramic wall tiles up to 1500mm height on one side for Kitchen : Porcelain wall tiles up to ceiling height for Bathrooms : Emulsion paint for internal walls : Weather resistant paint for external walls
FLOOR FINISHES	: Concrete imprint for Car Porch and Driveway : Porcelain floor tiles for Living, Dining, Bedrooms, Family, Bathrooms, Staircases and Balcony : Ceramic floor tiles for Kitchen : Cement render for others
SANITARY AND PLUMBING FITTINGS	
KITCHEN SINK WITH TAP	: 1 no
WATER CLOSET	: 4 nos
WASH BASIN WITH WATER TAP	: 4 nos
TOILET ROLL HOLDER	: 4 nos
SHOWER HEAD	: 4 nos
BIB TAP	: 6 nos
ELECTRICAL INSTALLATIONS	
CEILING LIGHTING POINT	: 22 nos
WALL LIGHTING POINT	: 3 nos
GATE PILLAR LIGHTING POINT	: 2 nos
CEILING FAN POINT	: 6 nos
WALL FAN POINT	: 1 no
13A SOCKET POINT	: 15 nos
AIR COND POINT	: 6 nos
WATER HEATER POINT	: 4 nos
GATE BELL POINT	: 1 no
TV POINT	: 3 nos
DATA POINT	: 1 no
AUTOGATE POST POINT	: 1 no
INTERNAL COMMUNICATION	
TELEPHONE POINT	: 2 nos
FENCING	: 1500mm height sand brick/M.S fencing
TURFING	: Grass turfing

Note: The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items which may be deleted if not applicable.

Disclaimer: The information, perspectives, photographs, floor plans and proposed development plan contained in this circular are subject to change and cannot form part of an offer or contract. All renderings and pictures are artist's impression only and all measurements are approximate. While every reasonable care has been taken, Grand View Realty Sdn. Bhd and its Advertising Agency cannot be held responsible for any inaccuracies. *Terms and conditions apply.



OVAL

Elemente

SITE PLAN



LEGEND

- CLUSTER HOUSE
- LINK BUNGALOW
- BUMI LOT



A network of trails and pathways carve out recreation hubs like terraces and pavilions throughout the foliage and water features along Sungai Kim Kim. Beyond the lush parks lie the cluster houses and link bungalows of Phase 1, constructed with touches of nature-inspired materials like stone and wood.

SALES GALLERY OPENS DAILY

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

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DEVELOPER:
GRAND VIEW REALTY SDN. BHD. (936046-U)
53 & 55, Jalan Besi, Taman Sri Putri, 81300 Skudai, Johor.
T 07-559 1388 F 07-556 0388 E jrb@huayang.com.my
Elemente Taman Denai Alam

0111 700 9634
www.elemente.com.my

Taman Denai Alam - Developer's License No. 19148-2/01-2023/01040 (L) - Validity Period: 11/01/2022 - 10/01/2023 - Advertising & Sales Permit No.: 19148-2/01-2023/01040 (P) - Validity Period: 11/01/2022 - 10/01/2023 - Approving Authority: Majlis Bandaraya Pasir Gudang - Building Plan Reference No.: MPPG-JBGN/339/2016 (PG) - Land Encumbrances: OCBC - Land Tenure: Freehold - Expected Completion Date: June 2022 - Total Units: 44 (2-Storey Cluster House): RM782,998.00 (Min) - RM957,000.00 (Max) - Total Units: 2 (2-Storey Link Bungalow): RM1,130,263.00 (Min) - RM1,160,156.00 (Max)

IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.