

A PLACE TO EXPERIENCE
THE TRANQUILITY LIFESTYLE
云顶旺金城 一个体验宁静生活的地方

EXCLUSIVE
RELEASE
40 UNITS ONLY



The
Estate

LAKESIDE HOMES
湖畔家园

LUSH GREENERY
绿意盎然

WELL-PLANNED INFRASTRUCTURE
完善的基础设施

SELF-CONTAINED DEVELOPING TOWNSHIP
自给自足的发展中城镇

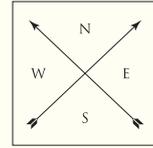
A PRESTIGIOUS CLUBHOUSE WITHIN YOUR NEIGHBOURHOOD
俱乐部近在咫尺

YOUR IDEAL FREEHOLD PROPERTY
您梦寐以求的永久地契产业

GENTING 旺金城
Pura Kencana
BATU PAHAT, JOHOR



LOCATION MAP 位置图



EASY ACCESS TO MAJOR ROADS & HIGHWAY
靠近主要道路和公路

A STRATEGIC LOCATION IN BATU PAHAT 峇株巴辖策略地点



Along Education Corridor (Jalan Kluang)

- Institut Latihan Kementerian Kesihatan Malaysia (Kejururawatan) 护士培训学院
- Universiti Tun Hussein Onn Malaysia (UTHM) 马来西亚敦胡先翁大学
- Institut Pendidikan Guru Kampus Tun Hussein Onn (IPTHO) 柔佛巴株巴辖师范学院
- Kolej Poly-Tech MARA (KPTM) 玛拉理工学院
- Kolej Kemahiran Tinggi Mara (KKTM) 玛拉技能学院
- Primary School & Secondary Schools 小学及中学

Conveniences

- Pos Malaysia 邮政局
- JPJ & Police Station 交通部及警察局
- Klinik Kesihatan 政府诊所
- 99 Speedmart 便利商店
- 7-Eleven 便利商店

Pura Kencana Clubhouse

 Member of	Genting Property Sdn. Bhd. (230132-V) Head Office: 3 rd Floor, Wisma Genting, Jalan Sultan Ismail, 50250 Kuala Lumpur. Tel: 03-2333 2255 Fax: 03-2164 1218 Sales Office: No. 1, Jalan Sisiran Pura Kencana 1A/1, Taman Genting Pura Kencana, 83300 Sri Gading, Batu Pahat, Johor Darul Takzim Tel: 07-455 8181	Sales Gallery @ Clubhouse Opens Daily 销售展销厅每天开放 9AM - 6PM
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GENGING PURA KENCANA • 40 DSTH • Developer: Genting Property Sdn Bhd
 Developer License Number: 5736-54/08-2020/0790(L) Validity Period: 31/08/2018 - 30/08/2020
 Advertising Permit Number: 5736-54/08-2020/0790(P) Validity Period: 31/08/2018 - 30/08/2020
 Land Tenure: Freehold • Land Encumbrances: NIL • Authority: Majlis Perbandaran Batu Pahat
 Building Plan Approval No: MPBP 11/40/1639P
 Expected Date of Completion: Jan 2020 • Total Unit: 40 • Price: RM469,800 (min) - RM622,000 (max) • Lot Size: 22' x 70'

Restrictions of Interest:
 The land within this title shall not be sold or transferred in any way to the Non-Malaysian / Foreign Company without the Consent of the State Authority.
 *15% discount for bumiputera lot.

+607 - 455 8181
www.gentingproperty.com



The Estate

庄

A LIFESTYLE YOU DESERVED
您值得拥有的生活方式



Features 特点

1. Modern minimalist aesthetic.
结合现代简约美学。
2. Compact but efficiently planned layout.
简单不失空间感。
3. First-floor family hall designs to ensure ample ventilation and natural lighting.
一楼的家庭大厅设计，享有良好的通风和自然采光。
4. 9-foot backyard suitable for gardening, drying yard or future extension.
9英尺的后院适合园艺，晾衣及日后扩充用途。
5. Master bedroom with full height glass window for natural lighting and ventilation.
主卧室配有挑高玻璃窗，充足的自然光线和良好的通风。



The Club

乐

REVITALIZING
LIFESTYLE
活力四射的生活

CLUBHOUSE FACILITIES 俱乐部设施

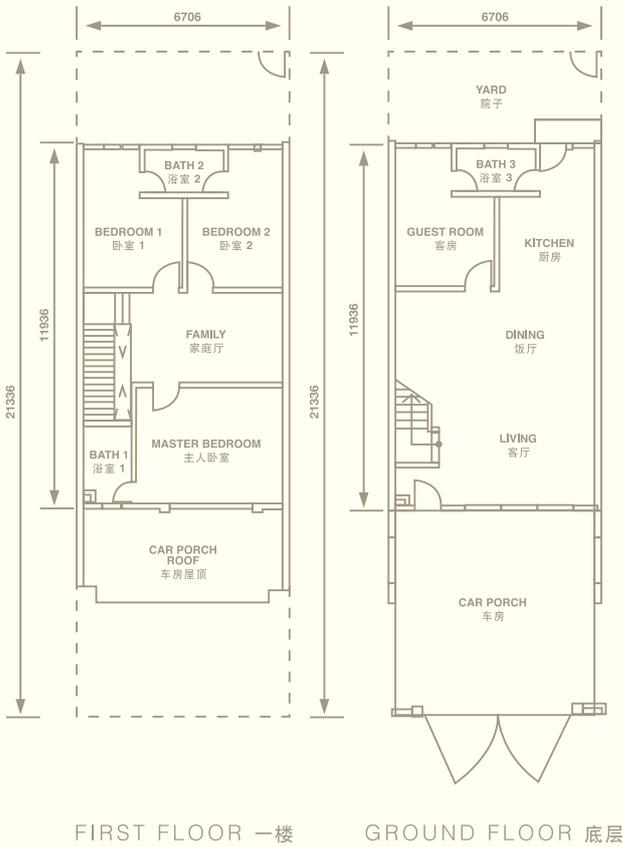
- Swimming Pool 游泳池
- Tennis Court 网球场
- 2 Futsal Courts 室内足球场
- 12 Badminton Courts 羽球场
- Wading Pool 儿童嬉戏池
- Children Playground 儿童游乐园

2-STOREY TERRACE HOUSE 双层排楼

LAND SIZE 土地面积 22' X 70' | BUILT-UP 建筑面积 1,958 SQ FT



FLOOR PLAN 平面图



SPECIFICATIONS

STRUCTURE	: Reinforced concrete frames
WALLS	: Brickworks with cement plaster
ROOFING TILES	: Concrete roofing tiles
ROOF STRUCTURE	: Metal frames (Upper roof) R.C flat roof (Carporch roof)
CEILING	: Plaster Ceiling Skim Coat
WINDOWS	: Aluminium framed glass casement windows Aluminium framed top hung window
DOORS	: Timber door (Main entrance) Aluminium framed glass sliding door PVC doors (Bathroom) M.S panel door (Rear door) Timber plywood flush doors (Others)
LOCKS	: Quality lock-sets
DECORATIONS	: Emulsion paint on cement plastered brick wall (Interior) Weathershield paint on cement plastered brick wall (Exterior)
FLOORING	: Ceramic tiles (Internal) Cement render (External carporch & apron)
WALL TILES	: 1.5 m high ceramic tiles (Kitchen) 2.1 to high ceramic tiles (Bathroom)
FENCING	: 1.5 m high G.I fencing
SANITARY	: 3 nos. wash basin
INSTALLATION	: 3 nos. w.c. 3 nos. shower rose water outlet point only 1 no. kitchen sink 6 nos. tap

ELECTRICAL INSTALLATION

	Corner /End Unit	Intermediate Unit
Lighting point	22 nos.	21 nos.
Fan point	7 nos.	7 nos.
Power point (13A)	14 nos.	14 nos.
Water Heater point	1 no.	1 no.
Telephone point	1 no.	1 no.
TV point	2 nos.	2 nos.

建筑规格

结构 : 钢骨水泥结构
 墙壁 : 红砖
 屋瓦 : 洋灰屋瓦
 屋顶 : 金属屋梁 (顶部)
 屋顶平台 (车房部份)
 天花板 : 石膏天花板
 薄涂层
 窗户 : 铝质框玻璃窗
 铝框固定玻璃窗
 门 : 实木门 (大门)
 铝框滑动玻璃门

PVC门 (浴室)
 MS 平板门 (后门)
 平板木门 (其它)
 锁 : 特选门锁
 修饰 : 乳胶漆于水泥抹灰砖 (内墙)
 晴雨漆于水泥抹灰砖 (外墙)
 地面 : 铺砌地砖 (室内)
 洋灰铺盖 (车房及周围)
 墙砖 : 瓷砖至1.5m高 (厨房)
 瓷砖至2.1m高 (浴室)
 围篱 : 围篱介于1.5m高

卫生设备 : 3个 洗涤盆
 3个 坐式厕盆
 3个 花洒头
 1个 橱房洗碗盆
 6个 水龙头

	角头单位 / 旁边单位	中间单位
电流装置 : 电灯位	22	21
风扇电位	7	7
13安倍电插座	14	14
热水器电位	1	1
电话插座	1	1
电视天线	2	2