

Pinegate Residency @ Kimlun

Service Apartment

Tower C

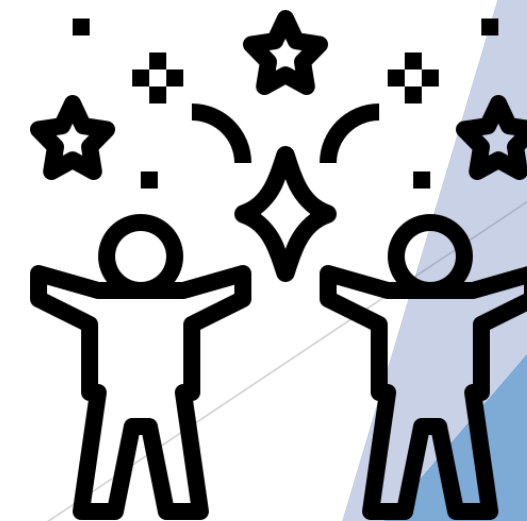
Stay



Relax



Enjoy



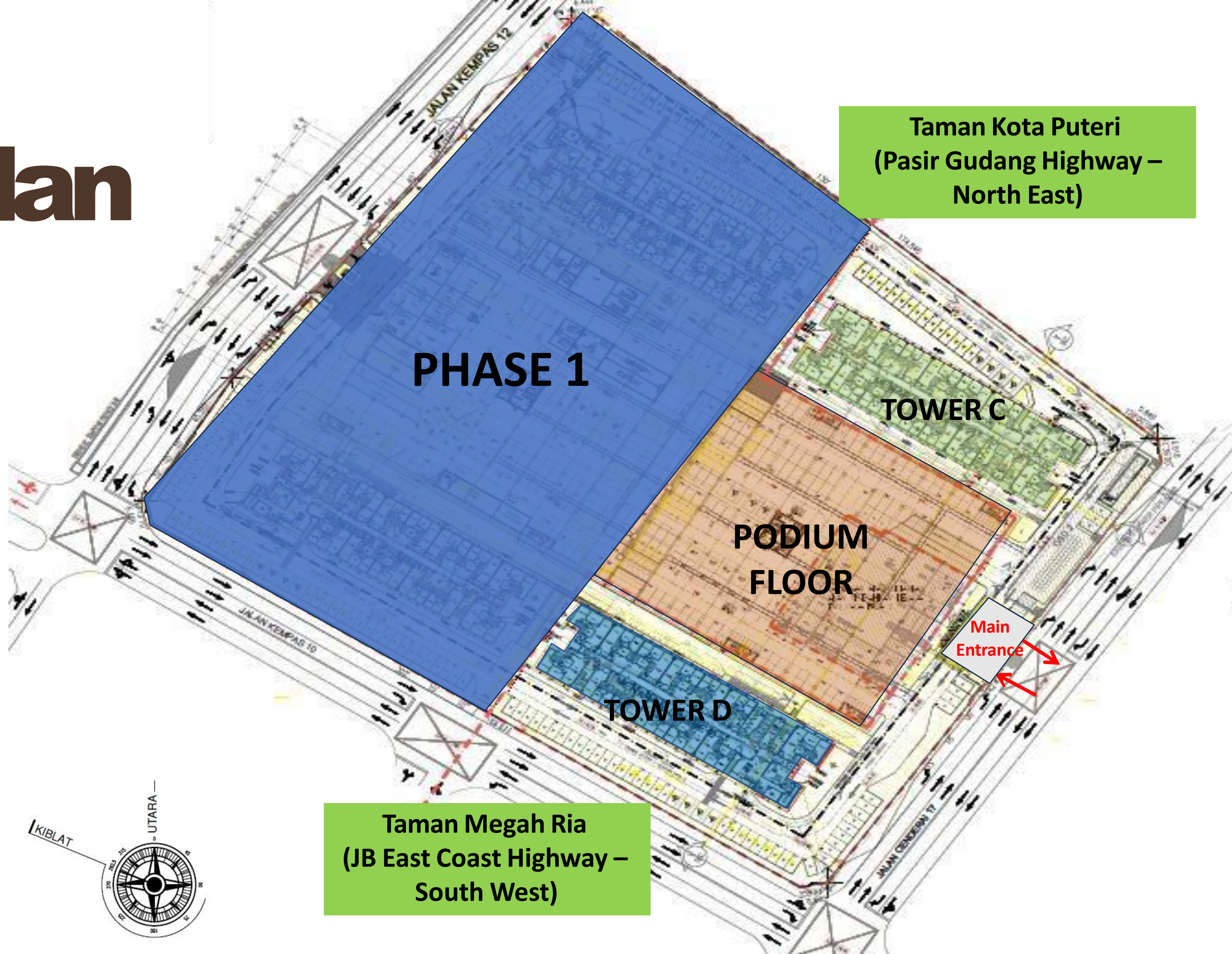
Fact Sheet

- Location: Taman Megah Ria, Johor
- Land Size: 3.97 acres
- Land Tenure: Freehold
- Total unit Tower C: 448 units
- Total Level: 30 floors
- Title Type: Commercial Title
- Targeted Completion Date: 48 months from SPA signing

- 9 storey car park (Ground Floor – 8th Floor)
- No. unit of Resident Car Parks: 679 units
- 1 storey Podium facilities @ 10th floor
- No. unit per floor:
 - ✓ 13 units @ Ground Floor
 - ✓ 15 units @ 1st – 29 Floor
- No. of Lift: 2 Passenger Lifts + 1 Bomba Lift
- Estimated Maintenance Fee: RM 0.35 psf

- Type A & A1: 667 sqft or 62sqm
 - ✓ 2 bedrooms + 2 bathrooms
 - ✓ 1 car park
- Type B, B1 & B2: 764 sqft or 71 sqm
 - ✓ 3 bedrooms + 2 bathrooms
 - ✓ Ground to 13th floor: 1 car park
 - ✓ 14th to 29th floor: 2 car parks
- Type C & C1: 882 sqft or 82 sqm
 - ✓ 3 bedrooms + 2 bathrooms
 - ✓ 2 car parks

Our Site Plan

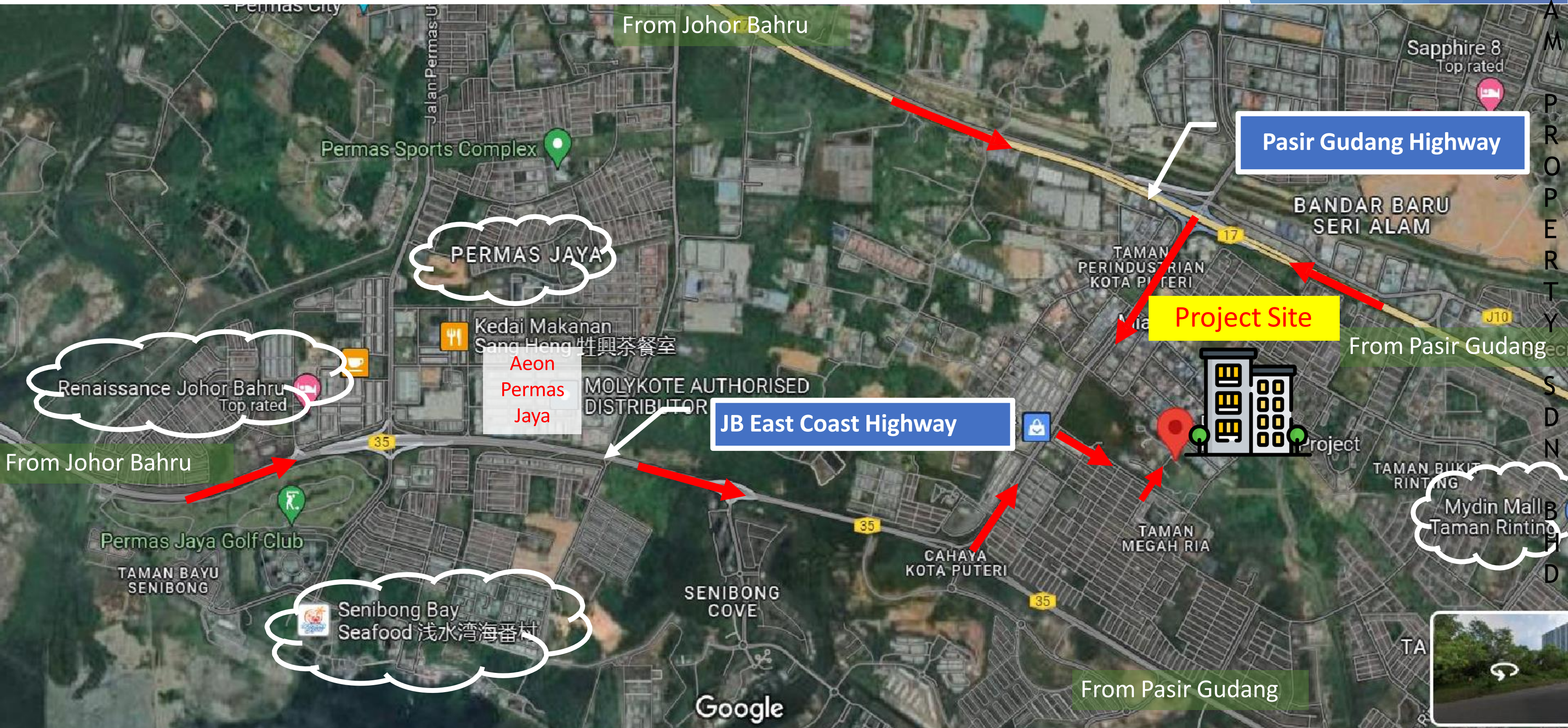


Our Location Plan



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Location Plan



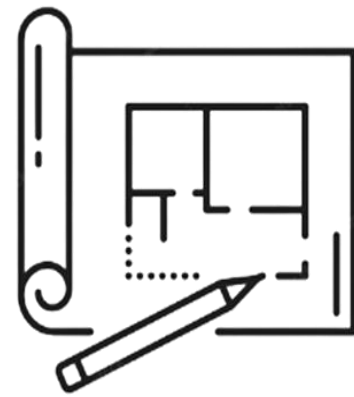
Selling Point



FREEHOLD



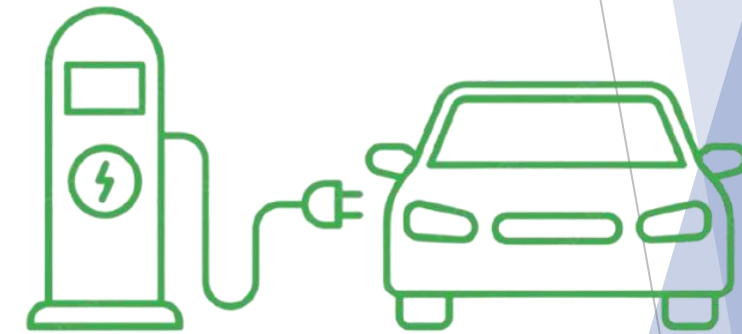
**AFFORDABLE
PRICE**



**PRACTICAL
LAYOUT**



**NEARBY
AMENITIES**



EV CHARGING



**EASY
ACCESSIBILITY**

学府之都 / 知识之都

- 拥有 8 间 中小学
- 毅德国际学校 (Excelsior International School)
- 玛拉科技大学 (UiTM)
- 柔佛日本学校 (Japanese School of Johor)
- 亚洲城市大学 (Asia Metropolitan University)
- UniWorld 国际学校
- 大马柔佛艺术学校 (Malaysia Art School)
- 新山玛拉理科学学院 (MARA Junior Science College Johor Bahru)
- 吉隆坡大学马来西亚工业技术中心 (UniKL MITEC)

生活配套

- 教育 - 从孩子上小学到大学，一个可以让你一家人生活超过20年的家
- 医疗 - 立康专科医院 (Regency Specialist Hospital), Pharmacy & Clinic
- 美食 - 超过 100家 美食档口，走路就能到Food Court
- 娱乐 - 3公里内抵达Permas, 13公里内抵达Mount Austin
- 购物 - Aeon, Mydin, 飞天猪 都在附近
- 交通 - 14km到CIQ, 走路的距离到巴士亭

就业机会/潜在买家

- 医疗人员（医生，护士）
- 教育人员（老师，讲师）
- 制造与运输（Pasir Gudang Port以及附近工厂）
- 新加坡上班人士

Safety Features



**GUARD HOUSE
ENTRANCE**



**SMART CARD
ENTRY**

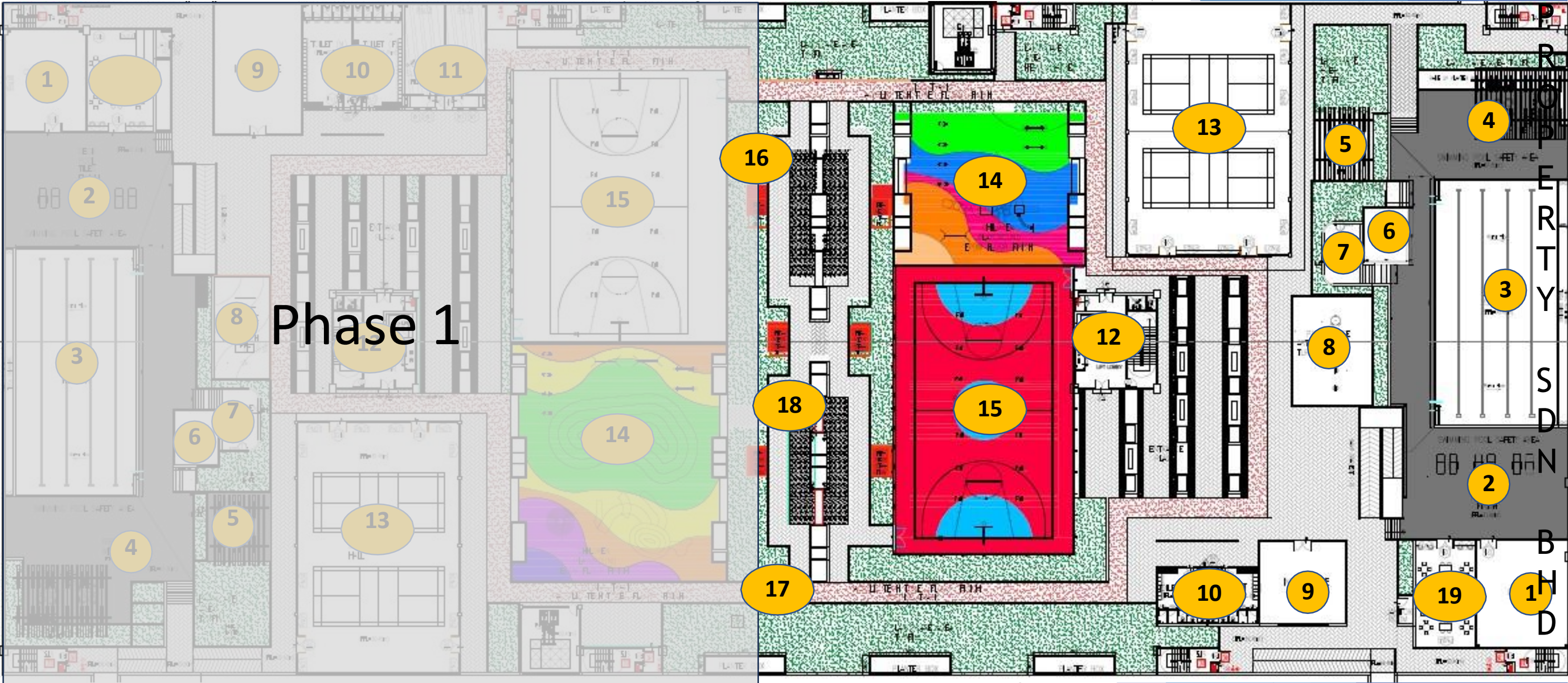


SECURITY GUARD



**24 HOURS
CCTV**

No	Description
1	Gymnasium
2	Pool Deck
3	25m Lap Pool
4	BBQ Area with Pergola
5	Pergola Shelter (Pavilion)
6	Wading Pool (450mm depth)
7	Children Pool (600mm depth)
8	Par Course Artificial Turf Finish
9	Indoor Game
10	Toilet
11	Surau
12	Lift Lobby
13	Multipurpose Hall (Indoor Badminton Court)
14	Children Playground
15	Full Basketball Court
16	Fitness Station
17	Jogging Track
18	Reflexology Area
19	Cafe





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Swimming Pool



Full Court Basketball



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Indoor Badminton Court

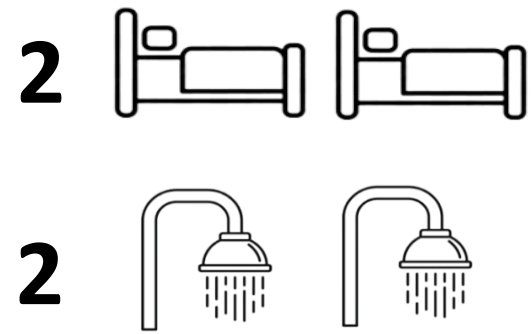


Jogging Track

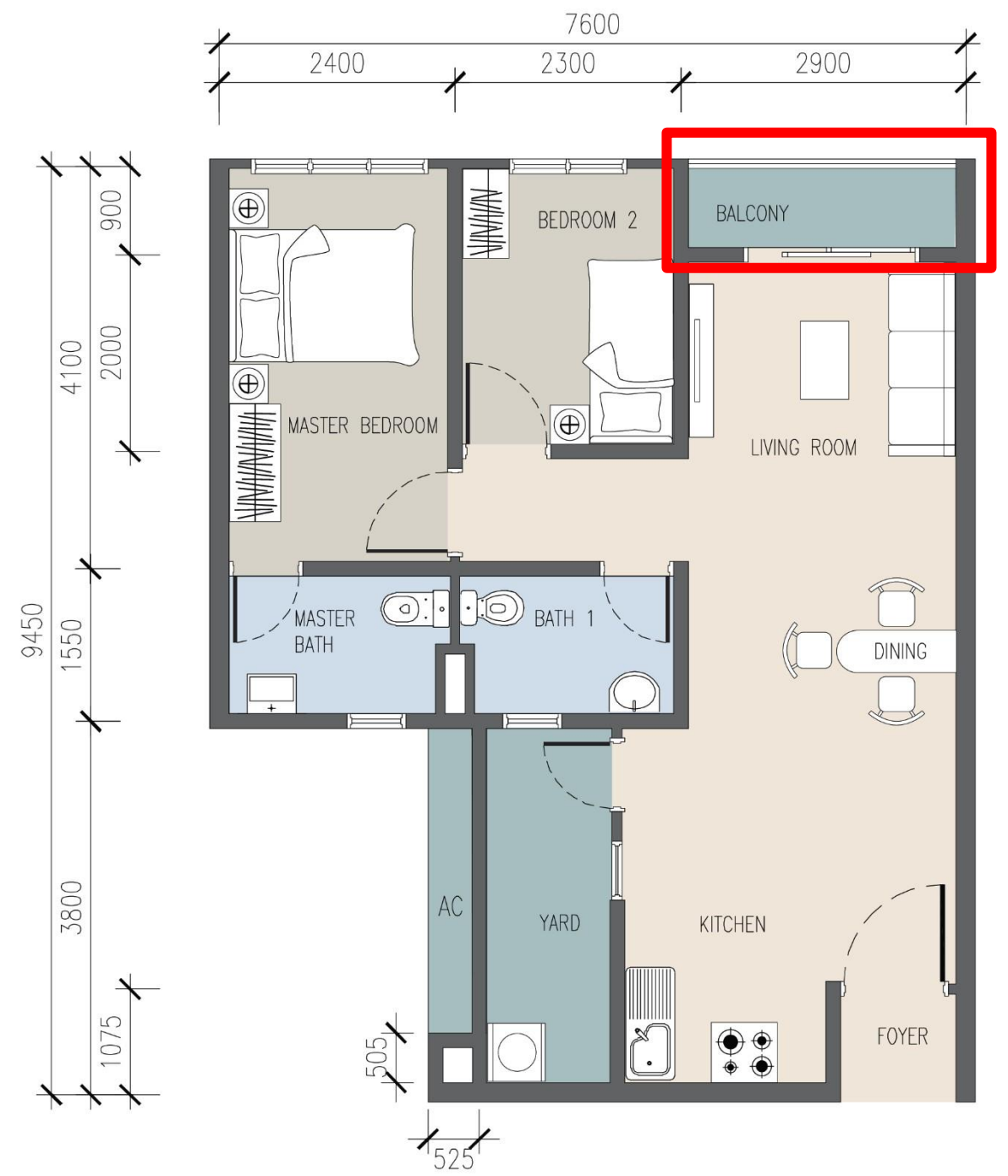


Type A & A1

667 sq. ft



TYPICAL FLOOR PLAN (TYPE A)
SCALE 1 : 150



TYPICAL FLOOR PLAN (TYPE A1)
SCALE 1 : 150

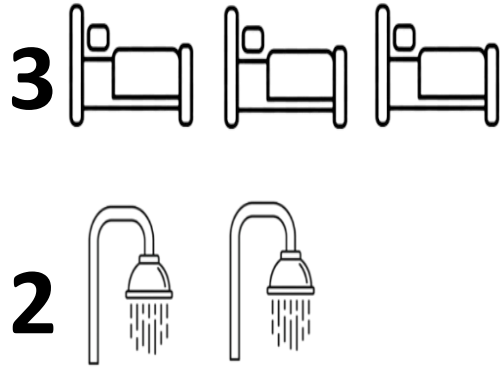
Type B, B1 & B2

Only 6 units and located on ground floor

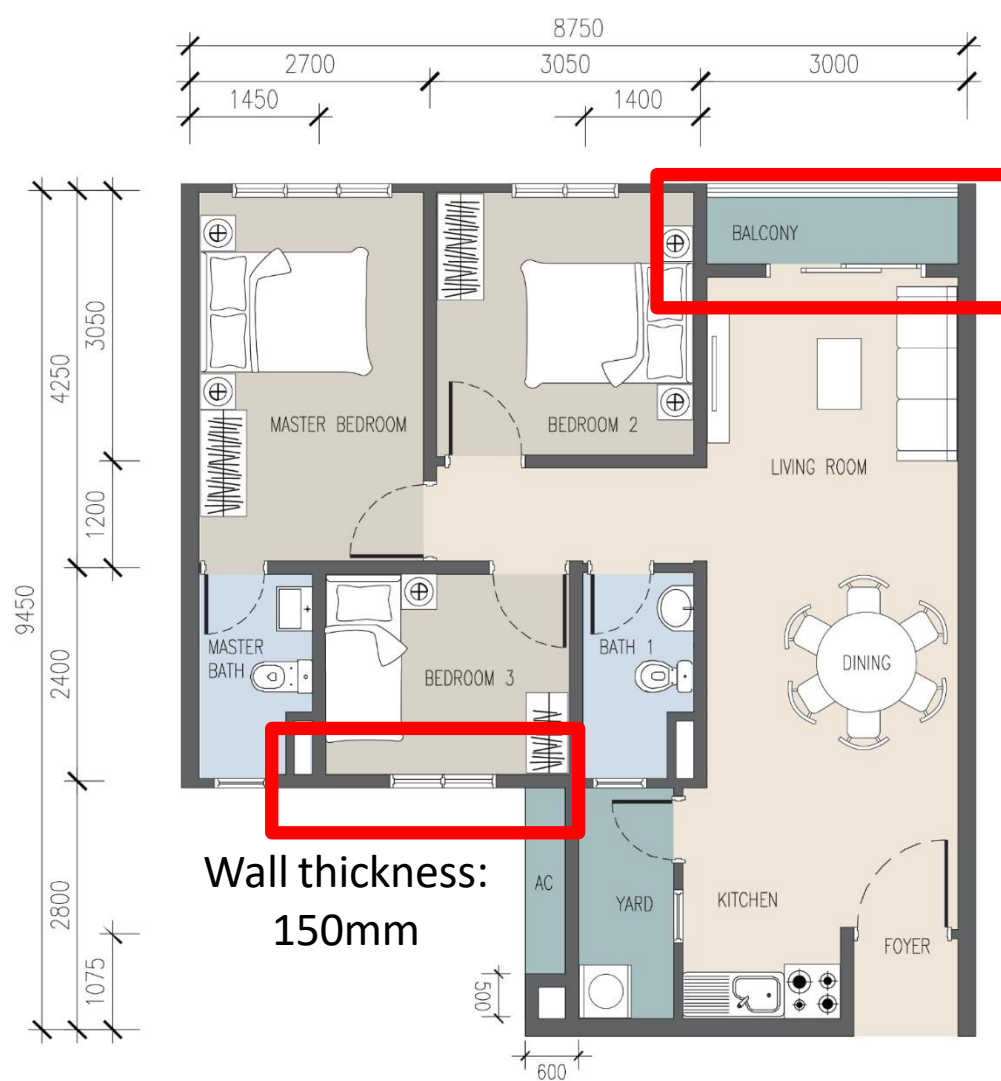
Only 174 units and located from 1st to 29th floor

Only 29 units and located from 1st to 29th floor

764 sq. ft

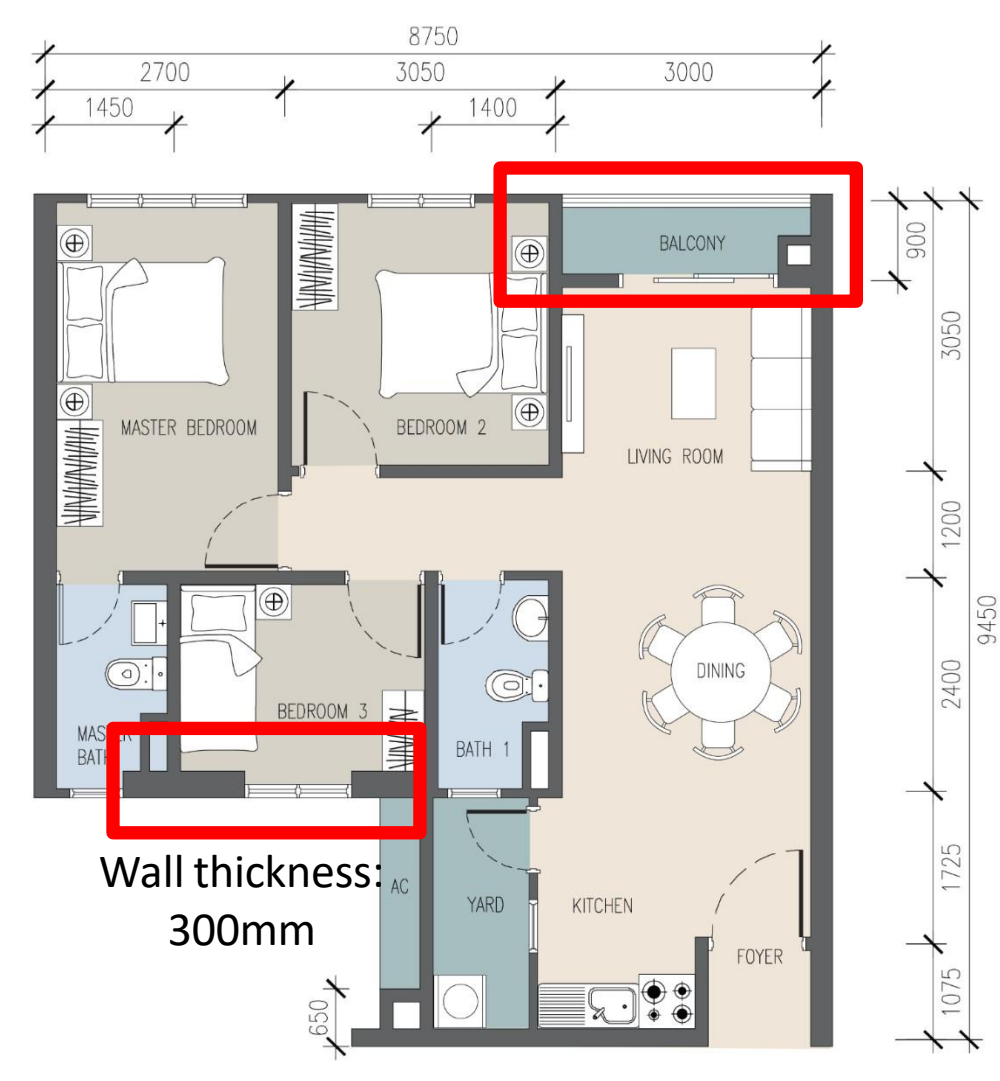


TYPICAL FLOOR PLAN (TYPE B)
SCALE 1 : 150



Wall thickness:
150mm

TYPICAL FLOOR PLAN (TYPE B1)
SCALE 1 : 150



Wall thickness:
300mm

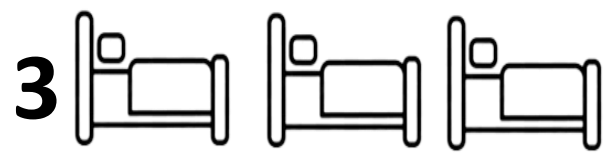
TYPICAL FLOOR PLAN (TYPE B2)
SCALE 1 : 150

Type C & C1

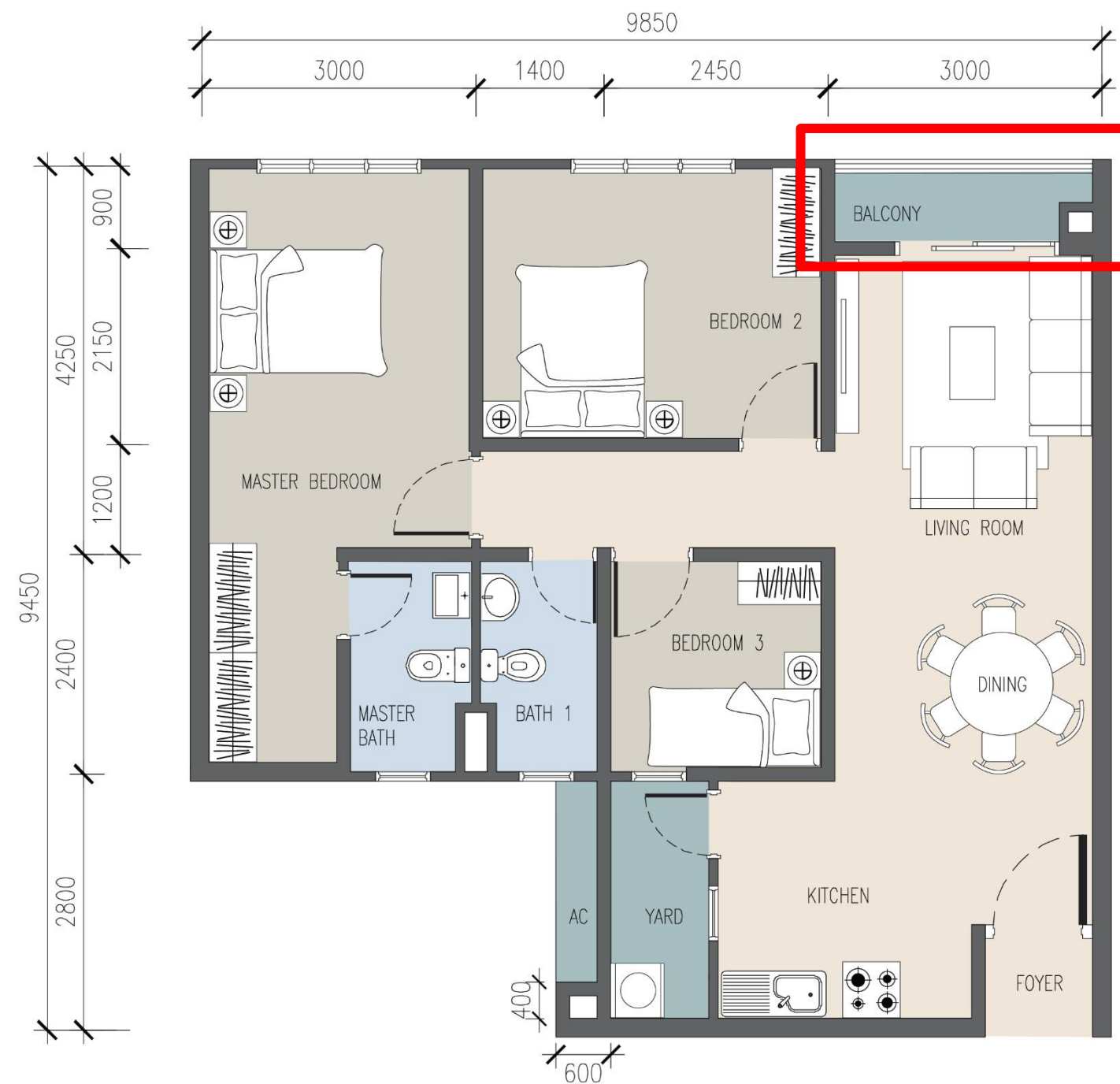
Only 3 units and located on ground floor

Only 116 units and located from 1st to 29th floor

882 sq. ft

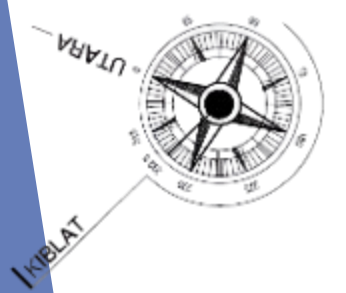
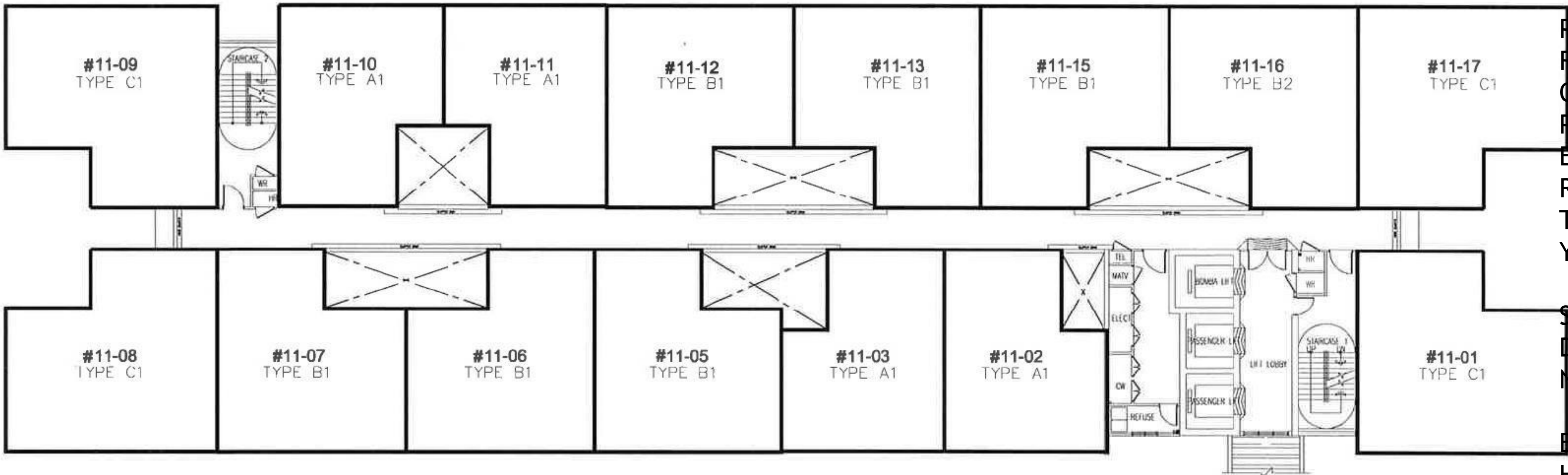


TYPICAL FLOOR PLAN (TYPE C)
SCALE 1 : 150



TYPICAL FLOOR PLAN (TYPE C1)
SCALE 1 : 150

Unit Number: 11th Floor



No	Description	Specification
1	Area	
	Living, bedroom and kitchen	600mm x 600mm - BMS Porcelain
	Bathroom with full height wall	300mm x 600mm - BMS Porcelain
	Other balcony yard	300mm x300mm - BMS Porcelain
2	Door type	Key Lock
3	Lift brand	Antah Schindler
4	EV charging	Ground floor with 10 units for phase 1
5	Internal & Balcony floor height to floor height	approx. 2,900 mm
6	Yard wall height	approx. 1,400 mm
7	Balcony Railing	approx. 1,200 mm
8	Width of the corridor	approx. 1.8 meter (wall to wall)

SALES PACKAGE

Standard Promotional Package		
1	Rebate	8%
2	Move in incentive: Ground to 29 th Floor	RM 5,000.00
3	Special Rebate for Lot 02 & 15	RM 1,000.00
4	Free Legal Fee on SPA and Loan	
5	Free stamp duty on Loan only	
88 Early Bird Rebate		
1	Ground Floor*	RM8,000.00
2	1 st – 5 th Floor**	RM 5,000.00

Note: **88 Early Bird Promotional Package** involves 88 units from Ground to 5th floor only.

* Valid from 1/4/2024 – 30/6/2024 or 13 units from Ground floor sold out.

**Valid from 1/4/2024 – 30/6/2024 or 75 units from 1st floor to 5th floor sold out.

Cheque

Front

Maybank Islamic

Bayar/ Pay: **PINEGATE DEVELOPMENT SDN BHD**

Ringgit Malaysia/ **ONE THOUSAND ONLY**

Amount: **RM1,000.00**

Tarikh Date: [][] / [][] / [][][][]

Stamp: **STAMP DUTY PAID**

CHEQUE NO: 18 480618 18 18061 18

A/C NO: 18 18061 18

Back

Name: Tan Ah Li

Lot Preferred : C-10-08

Tower C

Level No.

Unit No.

Note: Please use pencil to write down the details

Sales Gallery Taman Cahaya Kota Puteri

	Time	Floor
Monday to Saturday	9.00am – 5.30pm	Ground Floor
Sunday & Public Holiday	10.00am – 5.00pm	Ground Floor

THANK YOU