

Location :	Taman Sri Penawar, Bandar Penawar, Kota Tinggi, Johor				
Type :	Double Storey Terrace House				
Name :	Aura 1				
Developer :	Cocoa Valley Development Sdn. Bhd.				
Complete Years :	2025 Q4				
Site Area :	456 Acres (Whole Area)				
Tenure :	Leasehold				
Total Units	289 Units				
Tower					
Components :					
Carpark Level :					
Facilities Level :					
Units per Level :					
Unit Details :	NO	Type	Composition	Build-Up	Size
	1)	Intermediate Lot	4 Bedroom + 3 Bathroom	1,585 sqft	20 x 70
	2)	End Lot	4 Bedroom + 3 Bathroom	1,604 sqft	20 x 70
	3)	Coner Lot	4 Bedroom + 3 Bathroom	1,604 sqft	
Orientation :	North & South				
Total Lifts :					
Carpark:					
Ceilling Heights :					
Remarks :	<i>Gated Community</i>				
Main. Fee :					
Booking Fee :	RM 1000 (Fully Refund) (Can collect RM 200 1st, Loan approved top up RM 800)				
Packages :	Free MOT				
	Free Stamp Duty on LA				
	Free Legal fee for SPA & LA				

