

iconia

Garden Residence

@ TAMAN IMPIAN EMAS

Double Storey Terrace House

Zone 10D4 | Freehold

Whispers of Nature,
Echoes of Elegance.



Double Storey Terrace House



Land Area: 24' x 80'
Built-up Area: 2,542 sq.ft.
4 Bedrooms, 5 Bathrooms



A Home, A Sanctuary, A Statement,
Where Your Future Takes Root...



Solar Panel System



Semi-detached-inspired modern façade



32A Isolator for EV Charger



Concrete imprint flooring for full driveway



Private outdoor terrace with skylight roof



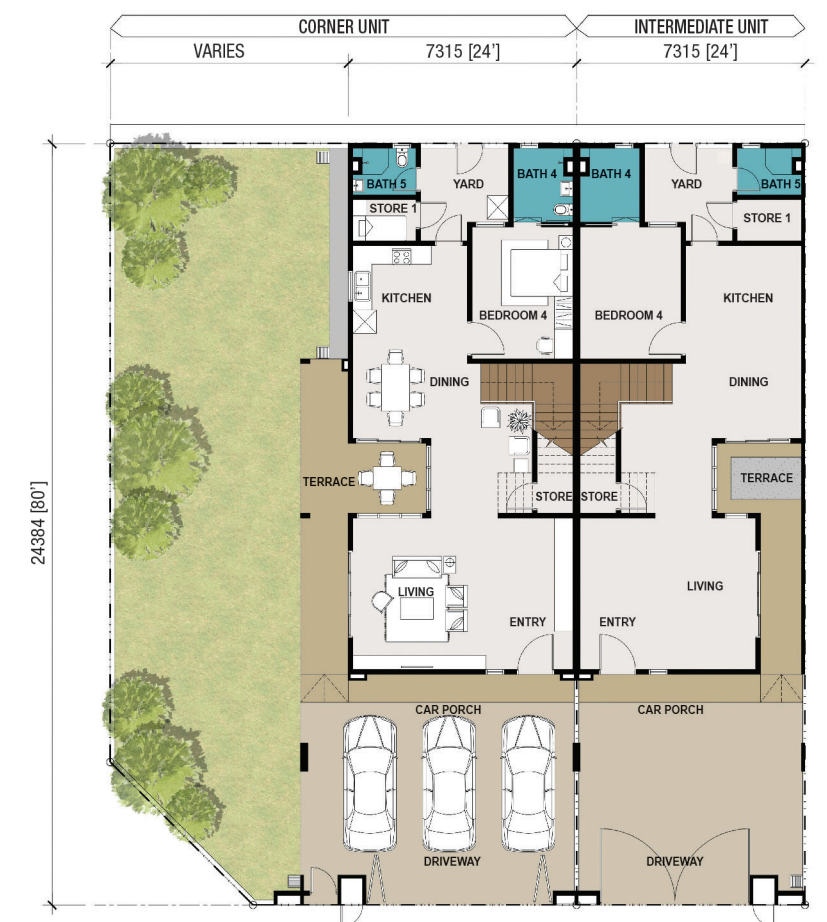
Parcel Drop Box

In The Heart Of Green, A Dream Resides.

Step into a realm where elegance breathes through every leaf and serenity lives in every shadow. Iconia Garden Residence is more than a home—it is a private sanctuary cradled by nature, crafted for those who seek beauty without compromise. This architectural masterpiece invites you to rediscover peace, privacy, and refinement. Expansive glass walls blur the line between indoors and outdoors, while bespoke interiors balance comfort with awe. Every detail whispers luxury.



First Floor



Ground Floor

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LEGEND

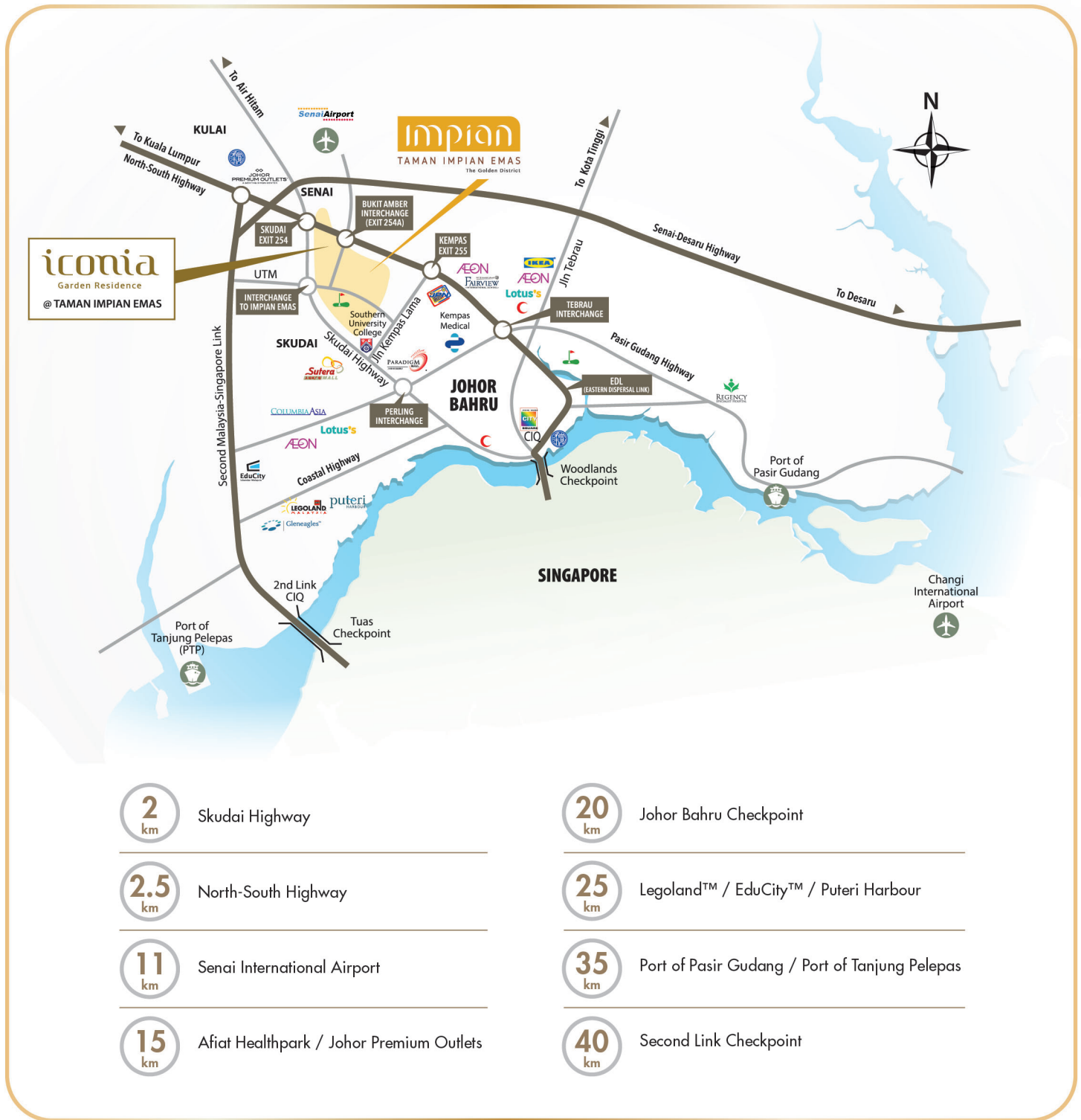
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Specification

STRUCTURE	Reinforced Concrete Framework																																		
WALL	Brick Wall																																		
ROOFING COVERING	Reinforced Concrete Flat Roof / Metal Roofing / Laminated Clear Glass (Intermediate Unit)																																		
ROOF FRAMING	Lightweight Roof Truss																																		
CEILING	Skim Coat / Cement Fiber Ceiling Board / Gypsum Plaster Ceiling Board																																		
WINDOWS	Aluminium-Framed Glass Window																																		
DOORS	Flush Door / Timber Door / Aluminium-Framed Sliding Glass Door / Aluminium-Framed Glass Door																																		
IRONMONGERY	Quality Lockset																																		
WALL FINISHES	External Wall with Weather Resistant Paint Internal Wall with Emulsion Paint Quality Wall Tiles in Kitchen up to 1500mm Height on 2 Sides of Wall Quality Wall Tiles in Master Bath, Bath 2, Bath 3, Bath 4 and Bath 5 up to Ceiling Height																																		
FLOOR FINISHES	<table border="0"> <tr> <td colspan="2"><u>Ground Floor</u></td> </tr> <tr> <td>Entry, Living, Dining, Kitchen and Bedroom 4</td> <td>Quality Tiles</td> </tr> <tr> <td>Bath 4 and Bath 5</td> <td>Quality Tiles</td> </tr> <tr> <td>Store and Store 1</td> <td>Quality Tiles</td> </tr> <tr> <td>Staircase</td> <td>Laminated Floor</td> </tr> <tr> <td>Yard</td> <td>Quality Tiles</td> </tr> <tr> <td>Terrace</td> <td>Quality Tiles, Gravel Stones (Intermediate Unit)</td> </tr> <tr> <td>Car Porch, Driveway</td> <td>Concrete Imprint</td> </tr> <tr> <td>Other Areas</td> <td>Cement Render</td> </tr> <tr> <td colspan="2"><u>First Floor</u></td> </tr> <tr> <td>Master Bedroom, Bedroom 2 and Bedroom 3</td> <td>Laminated Floor</td> </tr> <tr> <td>Family Area</td> <td>Laminated Floor</td> </tr> <tr> <td>Master Bath, Bath 2 and Bath 3</td> <td>Quality Tiles</td> </tr> <tr> <td>Balcony (Corner Unit, End Unit And End Odd Unit)</td> <td>Quality Tiles</td> </tr> <tr> <td>Other Areas</td> <td>Cement Render</td> </tr> </table>		<u>Ground Floor</u>		Entry, Living, Dining, Kitchen and Bedroom 4	Quality Tiles	Bath 4 and Bath 5	Quality Tiles	Store and Store 1	Quality Tiles	Staircase	Laminated Floor	Yard	Quality Tiles	Terrace	Quality Tiles, Gravel Stones (Intermediate Unit)	Car Porch, Driveway	Concrete Imprint	Other Areas	Cement Render	<u>First Floor</u>		Master Bedroom, Bedroom 2 and Bedroom 3	Laminated Floor	Family Area	Laminated Floor	Master Bath, Bath 2 and Bath 3	Quality Tiles	Balcony (Corner Unit, End Unit And End Odd Unit)	Quality Tiles	Other Areas	Cement Render			
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INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	1 no. Fibre Wall Socket																																		
FENCING	Brick Wall, MS Fencing and MS Gate																																		



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Taman Impian Emas



tamanimpianemas



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• Developer's License No.: 7228/03-2029/0080(A) (04/03/2024 - 03/03/2029) • Advertising and Sales Permit No.: 7228-70/04-2028/0256(N)-(L) (02/04/2026 - 01/04/2028) • Approved Plan No.: MBIP(JB)RP/6/26/2024(24) • Land Tenure: Freehold • Land Encumbrances: Free • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Expected Date of Completion: March 2028 • Units: Type A - 60, Type B - 53 • Selling Price: Type A - RM 1,010,000.00 (Min) - RM 1,624,000.00 (Max), Type B - RM 1,010,000.00 (Min) - RM 1,416,000.00 (Max) * 15% discount for bumiputera lot

The developer gives notice that these particulars do not form, or form any part of, any offer or contact. These particulars are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission it may contain, however caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plan contained herein.

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