



SURIA

DOUBLE STOREY
TERRACE HOMES

PHASE 2A @ SEBANA COVE

NEARBY AMENITIES

LANDMARKS



Grocers (SKS City Mall, Eonsave and etc)
Banks
Laundry
Hospital and Private Clinic

EDUCATION INSTITUTION



PRIMARY SCHOOL

SJK (C) Yok Poon
SJK (C) Tai Sin
SK Bandar Penawar
SK Bandar Penawar 2

SECONDARY SCHOOL



SMK Adela
SMK Tanjung Datuk
Sekolah Sukan Tunku Mahkota Ismail Bandar Penawar
Sekolah Menengah Sains Kota Tinggi Bandar Penawar

TERTIARY EDUCATION INSTITUTION



Kolej Komuniti Bandar Penawar
Institute of Science and Technology
Mara Professional College



TRANSPORTATION HUB

Ferry Terminal
(Tanjung Belungkor/Tanjung Pengelih)
Bus and Taxi Station
(Sungai Rengit/Bandar Penawar)
Senai International Airport



LEISURE & TOURISM

Sebana Golf Marina Resort
Desaru Ostrich Wonderland
Desaru Fruit Farm
Lotus Desaru Beach Resort & SPA
Desaru Coast Adventure Waterpark



HIGHWAYS

Senai-Desaru Highway
Pasir Gudang Highway
North South Highway
Pengerang Highway
Pularek Highway

Permas Sales Office (Monday - Friday) **+607-382 3323** | Property Gallery (Pengerang) **+607-710 2118**

Developer:
CYPRESS POTENTIAL SDN BHD (794825-T)

SEBANA COVE SALES OFFICE
No. 52, Jalan Permas 15/1, Bandar Baru Permas Jaya, 81750 Johor Bahru, Johor, Malaysia
Email : propertysales@sebanacoveresort.com

SEBANA COVE PROPERTY GALLERY
Sebana Cove Resort, Pengerang sebanacoveresort

Developer: Cypress Potential Sdn Bhd (794825-T) | Developer's License No: 13695-3/07-2021/0565(L) | Validity Period: 04/07/2019 - 03/07/2021 | Advertising & Sales Permit No: 13695-3/07-2021/0565(P) | Validity Period: 04/07/2019 - 03/07/2021 | No. Plans Approval No. PBTP-JPP/BGPN/PB56/2018 | Type of House: Double Storey Terrace House | Total Units: Bil. Unit: 84 (Type B1 - 72 units, Type B2 - 4 units, Type B3 - 6 units, Type B4 - 1 unit, Type B5 - 1 unit) | Price: RM 546,000 (min) - RM 801,000 (max) | Expected Date of Completion: June 2021 Bumiputera Discount: 15% | Land Encumbrances: Maybank Islamic Bhd | Building Plans Approving Authority: Pihak Berkuasa Tempatan Pengerang | Tenure of Land: 99 Years | Lease Expiration Date: 3 February 2117

Another Prestigious Project by
IJM LAND
An IJM Company

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



20' x 70' | From 1,754 sq.ft. | 4 Bedrooms + 3 Bathrooms

These homes deliver what we are best known for – quality units, modern design and value products. Our units come in two practical options to suit all types and are beset in stunning surroundings that ensure a great quality of life.

We believe in creating homes for *generations to come*.



SURIA 2A1

- Structure** : Reinforced Concrete
- Wall** : Brick wall
- Roofing Covering** : Concrete roof tiles
- Roof framing** : Metal roof truss
- Ceiling** : Fiber Plaster ceiling / Skimcoat (High Ceiling)
- Windows** : Aluminium frame glass window
- Doors** : Metal frame flush doors
Aluminium frame sliding glass door (TYPE B2/ B3)
- Ironmongery** : Quality Lockset
- Wall finishes** : 1) Kitchen wall : Wall tiles (1500mm high)
2) Bathrooms wall : (Master bathroom) to ceiling high / (Bathroom 1 & 2) to 1500mm high
3) External wall : Selected Paint
4) Internal wall : Selected Paint
- Floor finishes** : Cement render : Driveway, Apron, Car porch and Terrace (TYPE B2/ B3)
Tiling : Living, Dining, Kitchen, Staircase, Family area, Bedrooms, Balcony (TYPE B2/ B3), Bathrooms
- Sanitary and Plumbing fittings** :

	TYPE B1	TYPE B2/ B3
i) W.C.	3 nos.	3 nos.
ii) Wash hand basin with tap	3 nos.	3 nos.
iii) Shower rose	3 nos.	3 nos.
iv) Bib tap	4 nos.	4 nos.
v) Kitchen sink with tap	1 no.	1 no.
- Electrical installation** :

i) Lighting point	19 nos.	21 nos.
ii) Gate lighting point	2 nos.	2 nos.
iii) 13A Power Point	18 nos.	18 nos.
iv) Fan Point	7 nos.	7 nos.
v) TV Point	3 nos.	3 nos.
vi) Data point	3 nos.	3 nos.
vii) Water Heater Point	3 nos.	3 nos.
viii) Air Cond Power Point	2 nos.	2 nos.
ix) 15A Power Point	1 no.	1 no.
x) Bell point	1 no.	1 no.
- Internal Telecommunication Trunking and Cabling** : Telephone socket outlet - 2 nos. 2 nos.
- Fencing** : Low brick wall with M.S fencing, brick pillar fence, M.S swing gate, chain link fence

SURIA 2A2

- Structure** : Reinforced Concrete
- Wall** : Brick wall
- Roofing Covering** : Concrete roof tiles
- Roof framing** : Metal roof truss
- Ceiling** : Fiber Plaster ceiling / Skimcoat
- Windows** : Aluminium frame glass window
- Doors** : Metal frame flush doors
Aluminium frame sliding glass door (TYPE B2/ B3)
- Ironmongery** : Quality Lockset
- Wall finishes** : 1) Kitchen wall : Wall tiles (1500mm high)
2) Bathrooms wall : (Master bathroom) to ceiling high / (Bathroom 1 & 2) to 1500mm high
3) External wall : Selected Paint
4) Internal wall : Selected Paint
- Floor finishes** : Cement render : Driveway, Apron, Car porch, Store and Terrace (TYPE B2/ B3)
Tiling : Living, Dining, Kitchen, Staircase, Family area, Bedrooms, Balcony (TYPE B2/ B3), Bathrooms
- Sanitary and Plumbing fittings** :

	TYPE B1	TYPE B2/ B3
i) W.C.	3 nos.	3 nos.
ii) Wash hand basin with tap	3 nos.	3 nos.
iii) Shower rose	3 nos.	3 nos.
iv) Bib tap	4 nos.	4 nos.
v) Kitchen sink with tap	1 no.	1 no.
- Electrical installation** :

i) Lighting point	19 nos.	21 nos.
ii) 13A Power Point	14 nos.	14 nos.
iii) Fan Point	5 nos.	5 nos.
iv) TV Point	3 no.	3 no.
v) Water Heater Point	1 no.	1 no.
vi) Air Cond Power Point	1 no.	1 no.
vii) 15A Power Point	1 no.	1 no.
viii) Bell point	1 no.	1 no.
- Internal Telecommunication Trunking and Cabling** : Telephone socket outlet - 1 no. 1 no.
- Fencing** : Low brick wall with M.S fencing, brick pillar fence, M.S swing gate, chain link fence

- 01 Cutting Edge Design
Modern Feature
- 02 Picturesquare
Landscaping
- 03 Adjacent To
Neighbourhood Park
- 04 Guarded
- 05 5ft Backyard
For Flexi Idea
- 07 4 Bedrooms

- 02 Picturesquare
Landscaping

- 04 Guarded

- 06 Wide Kitchen

