

# *Mahligai*

AT NUSA DAMAI

## 3 STOREY TERRACE



# REALISING YOUR DREAM HOME

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# THE COMMON PROBLEM OF URBAN FAMILY, INSUFFICIENT SPACE

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What defines a comfortable home?

It's really about mindful space planning.

It's about the sufficient space for your family members,  
rooms for privacy, areas for various activities.

A place where you can fit multi-generation family.

A place where you can blend with family yet enjoy privacy.

A place where you can have your own space.

*Upgrade  
Your*

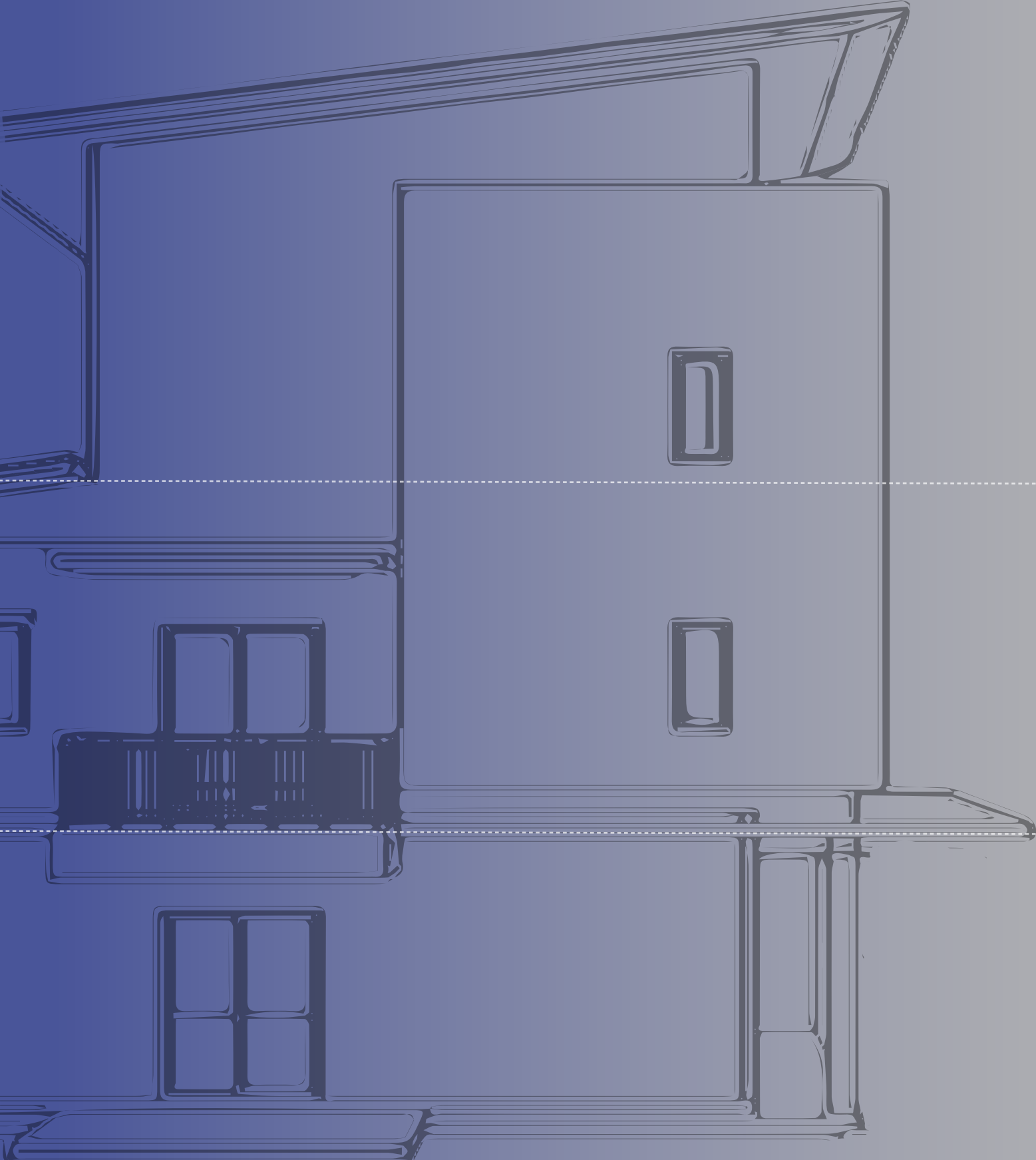


*Space*



**WE BUILD THE SPACE FOR YOU  
TO CREATE YOUR DREAM HOME**

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**A home's spatial quality is one of the keys to form a happy family.**

This is the conception we hold into when we design this 3 storey terrace. We thought of not just the modern facade, a well planned interior layout is equally as important.

Having a 3rd floor in your home with additional space is a luxury that distinguish one self with the crowd. A unique studio layout you cannot find on the common terrace house, here is where the words creativity& flexibility spark in your mind.



Creating the boundary between privacy & public, the 2nd floor is build with a family area for family privacy while other still able to entertain their guests at ground floor.



Forming a contemporary open-layout from living hall all the way to the kitchen not only giving a spacious feeling, while parents are cooking, they can keep their eyes on the children playing at living hall.



# A HAVEN OF TRANQUILITY IN A THRIVING TOWNSHIP

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## WELCOME HOME

Imagine arriving in a quiet enclave of greenery not far from the bustling city centre. A sanctuary of serenity that your family happily calls home. That's the idea behind Mahligai, a series of attractively designed terrace homes nestled in the flourishing township of Nusa Damai.

So near to Pasir Gudang and Johor Bahru yet cocooned in its own bubble of greenery and tranquillity, it is surrounded by all the amenities and convenience of a mature neighbourhood. Here you'll find the perfect modern residence with all the space you and your family need to enjoy life, all at a reasonable price.

A great place to come home to every day.







# A Sense Of Sophistication

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## The Life Changing Estate

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This unique home is not just an immensely spacious modern terrace home - it's a major step up in life. It represents a golden chance to stand out of the crowd and upgrade to a 3-storey terrace home. A place where you can proudly call home.



Artist's Impression





# A Home That Means To Create Legacy



Illustration Purposes



Illustration Purposes

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## Where Space Is Truly A Luxury

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The modern design generously splits the available space across 3 floors to accommodate a family area and 4+1 bedrooms each with its own private attached bathroom. It is a place that cater many generations and set to create memories.

# PARCEL 3

3 Storey Terrace

Studio + 4 Bedrooms, 5 Bathrooms

## FEATURES

- With Units Facing Garden
- Spacious Open Concept
- Flexible Studio Layout
- Integrated Balcony
- Column-free Carporch



Intermediate Lot

Lot Size 20' x 70'

Built-up Area Approx. 2,390 sq. ft.



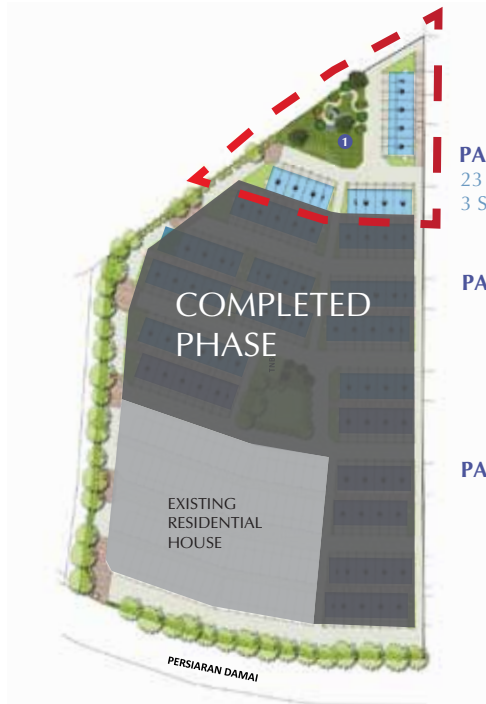


Corner Lot

Lot Size 20' x 70' (exclude additional land)  
 Built-up Approx. 2,464 sq. ft.



# SITE PLAN



**PARCEL 3**  
23 Units  
3 Storey Terrace Homes

**PARCEL 2**

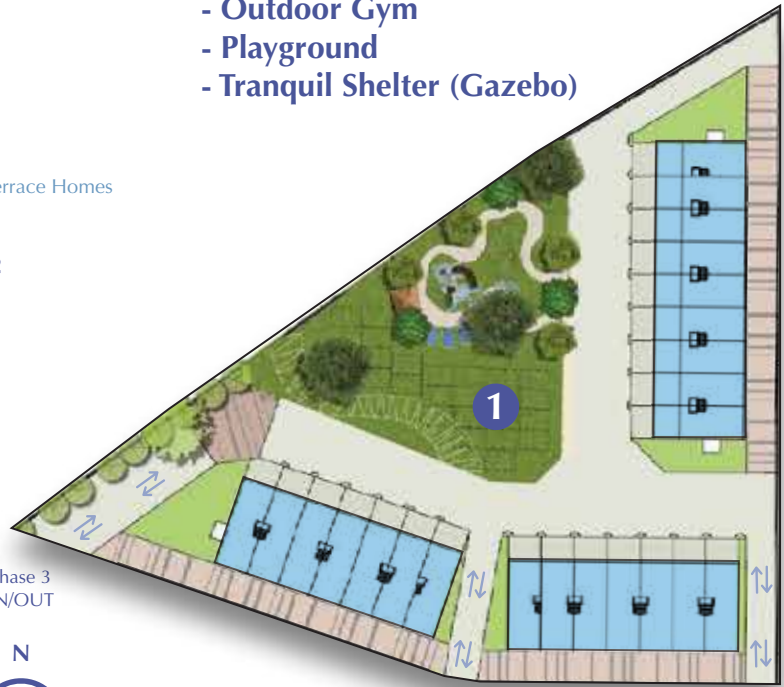
**PARCEL 1**

Phase 3  
IN/OUT

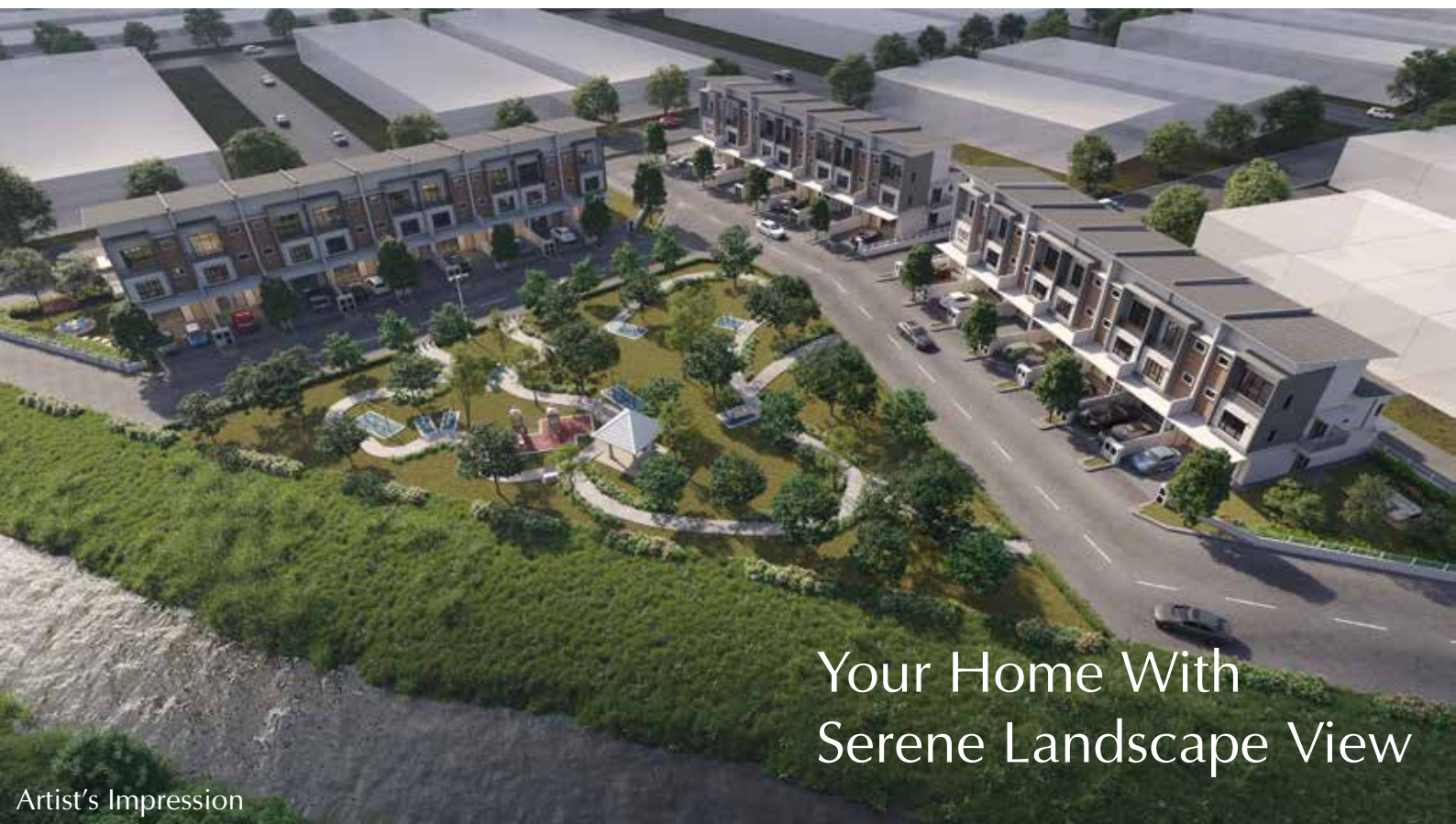


## ① LANDSCAPED PARK FEATURES

- Community Garden
- Outdoor Gym
- Playground
- Tranquil Shelter (Gazebo)



**PARCEL 3**



Your Home With  
Serene Landscape View



# SPECIFICATIONS

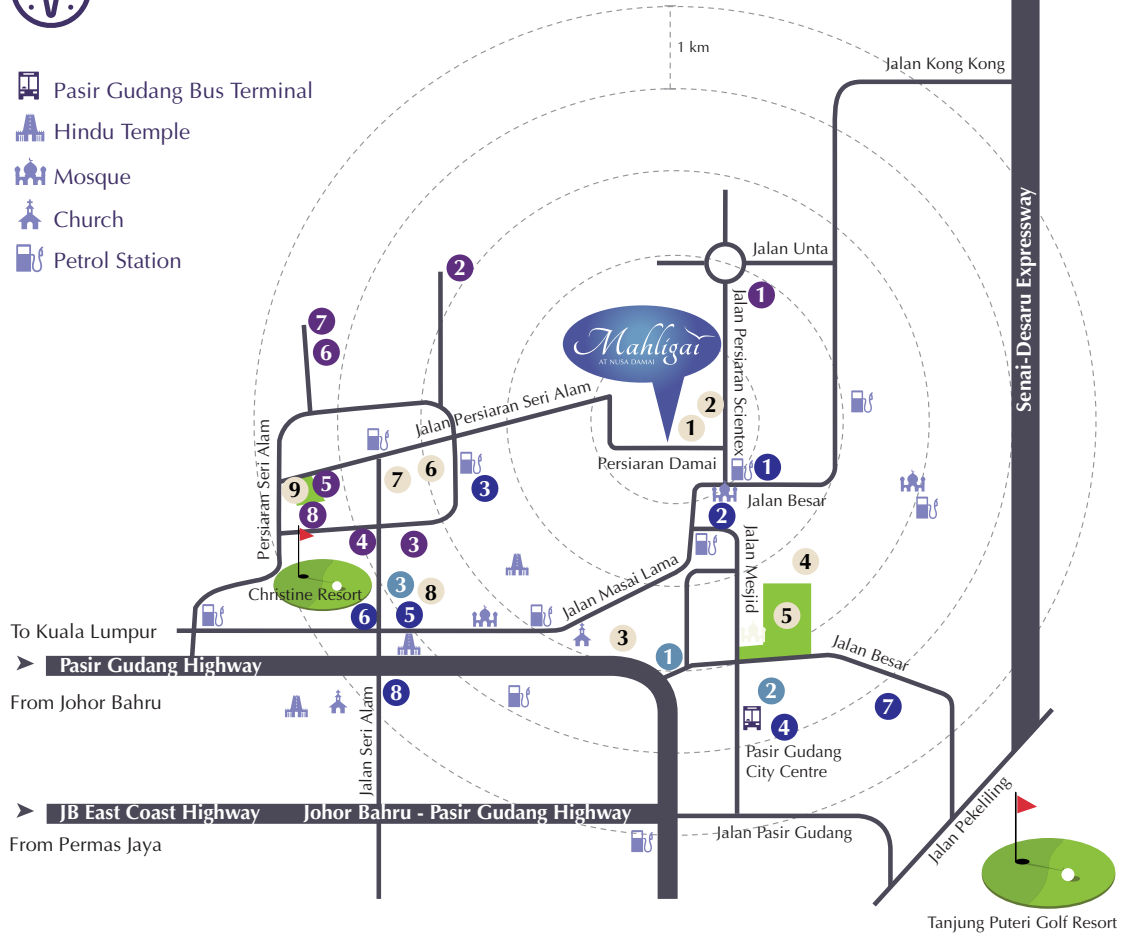
## SPECIFICATIONS

Structure		: Reinforced Concrete Framework		
Wall		: Brickwall		
Roof Covering		: Metal Roofing		
Roof Framing		: Steel Truss		
Ceiling		: Plaster Ceiling / Skim Coat		
Windows		: Aluminium Frame and Glass		
Doors	- Main door - Sliding - Room - Toilet	: Timber Solid Door : Aluminium Frame Sliding Door : Timber Flush Door : PVC Door		
Ironmongery		: Quality Locksets		
Wall Finishes	- Internal - External - Kitchen - Master bath - Bath	: Plaster and Paint : Plaster and Paint : Tiles (Up to 1.5m high) : Tiles : Tiles		
Floor Finishes	- Living / Dining - Bedrooms - Master bath / bath - Kitchen - Staircase	: Tiles with Skirting : Tiles with Skirting : Tiles : Tiles : Tiles with Skirting		
Sanitary Ware and Plumbing Fitting	- Toilet	: Water Closet : Wash Basin : Tissue Roll Holder : Shower Rose : Hand Bidet	: 5 Nos : 5 Nos : 5 Nos : 5 Nos : 5 Nos	
	- Kitchen Sink - Tap	: Kitchen Tap : Bib Tap	: 1 No : 2 Nos	
		<b>Corner Unit</b>	<b>Intermediate Unit</b>	<b>End Unit</b>
Electrical Installation	- Lighting Point - Ceiling Fan Point - Power Point - SMATV Point - Air Cond Point - Water Heater Point - Doorbell Point - Fibre Wall Socket - Autogate Point - DB	: 30 Nos : 8 Nos : 23 Nos : Nil : 2 Nos : 1 No : 1 No : 1 No : 1 No : 1 No : 1 No	: 28 Nos : 8 Nos : 23 Nos : Nil : 2 Nos : 1 No : 1 No : 1 No : 1 No : 1 No	: 28 Nos : 8 Nos : 23 Nos : Nil : 2 Nos : 1 No : 1 No : 1 No : 1 No
Internal Telephone	- Telephone Point	: 2 Nos		
Fencing		: Cement Sand Brick with Metal Grille		



SENAI AIRPORT / KUALA LUMPUR      DESARU / RAPID PENGERANG  
**Senai-Desaru Expressway**

- Pasir Gudang Bus Terminal
- Hindu Temple
- Mosque
- Church
- Petrol Station



### CONNECTIVITY

1. Pasir Gudang City Centre	4.3 km
2. Senai-Desaru Expressway	10.2 km
3. Tanjung Langsat Industrial Park	14.3 km
4. AEON & IKEA Tebrau City via Pasir Gudang Highway	18.8 km
5. City Square at CIQ Johor Bahru via JB East Coast Highway	25.9 km
6. Desaru Beach via Senai-Desaru Expressway	49.3 km
7. Rapid Pengerang via Senai-Desaru Expressway	68.6 km

### EDUCATIONAL CENTRES

1. Sultan Ibrahim Premier Polytechnic Johor Bahru
2. UniKL MITEC
3. Uniworld International School
4. Malayan English Academy Seri Alam
5. The Japanese School of Johor
6. Excelsior International School
7. MARA Teknologi University Pasir Gudang
8. Asia Metropolitan University

### SHOPPING

1. Eonsave
2. Maslee Pasir Gudang Supermarket
3. Jiason Supermarket
4. UO Superstore
5. Today's Supermarket
6. Tesco
7. RED MART Supermarket
8. Mydin

### RECREATIONAL

1. Futsal Court at Mahligai
2. Kancil Futsal Court
3. Futsal Court at Taman Bukit Dahlia
4. Pasir Gudang Motor Racing Circuit
5. Bukit Layang Layang Park
6. Green Twister Town Park
7. Lee Chong Wei International Sports City
8. Gravity Green
9. Seri Alam Park

### HEALTHCARE

1. KPJ Pasir Gudang Specialist Hospital
2. Penawar Hospital
3. Regency Specialist Hospital

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Diami, Taman Melati



## Awards





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