

Idaman
RESIDENCE

The New Charisma. By The Lake.



NUSA IDAMAN



Idaman Residence.

A new and exhilarating lifestyle endowed with nature's splendour on one end. And lakeside serenity on the other.

All within a secure enclave that epitomises new age living.

Freehold

- Built-up from 820 sq. ft.
- Only 42 units per acre
- 3 types of designs - 2 bedroom, 3+1 bedroom & 4+1 bedroom units
- Security with single access point

Artist's impression only

A night photograph of a river with city lights reflecting on the water, framed by tree branches in the foreground. The scene is captured in a soft, artistic style with a bokeh effect on the lights. The text is overlaid on the left side of the image.

Cool.

Charming.

Captivating.

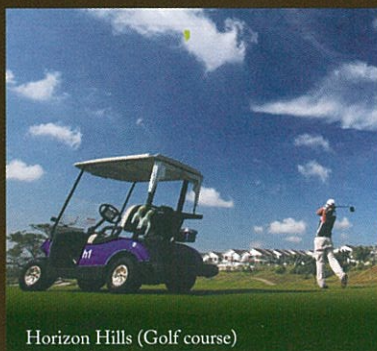
amidst Excellent Amenities



Artist's impression only



Kota Iskandar

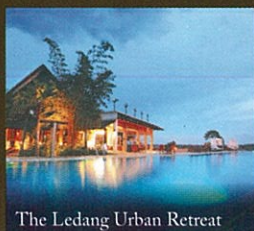


Horizon Hills (Golf course)



Newcastle University

Residence puts you among a
of notable amenities that include
attractions and conveniences
g a modern township.



The Ledang Urban Retreat

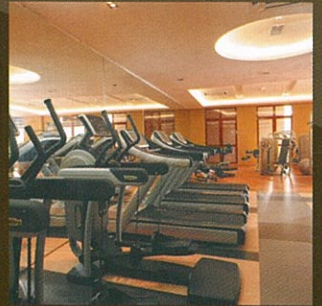


Harbour



Columbia Asia Hospital

Your discerning lifestyle deserves more than just the conventional.
At Idaman Residence, balancing the body, mind and spirit moves up to the next level.



Artwork's impression only

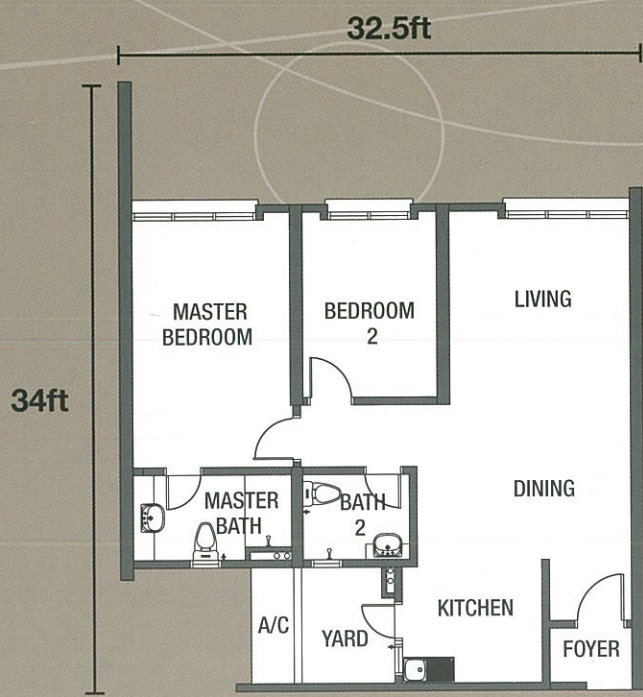


- Children Playground
- Gymnasium
- Swimming Pool
- Function Hall Indoor / Outdoor
- Futsal Court

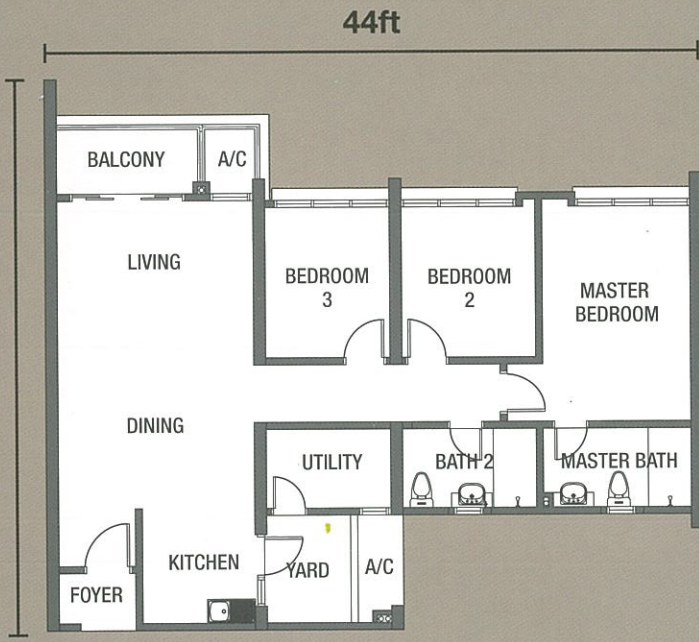
Standard Level Plan

- 820 sq. ft.
- 1,141 sq. ft.
- 1,385 sq. ft.
- 972 sq. ft.

TYPE A



TYPE B

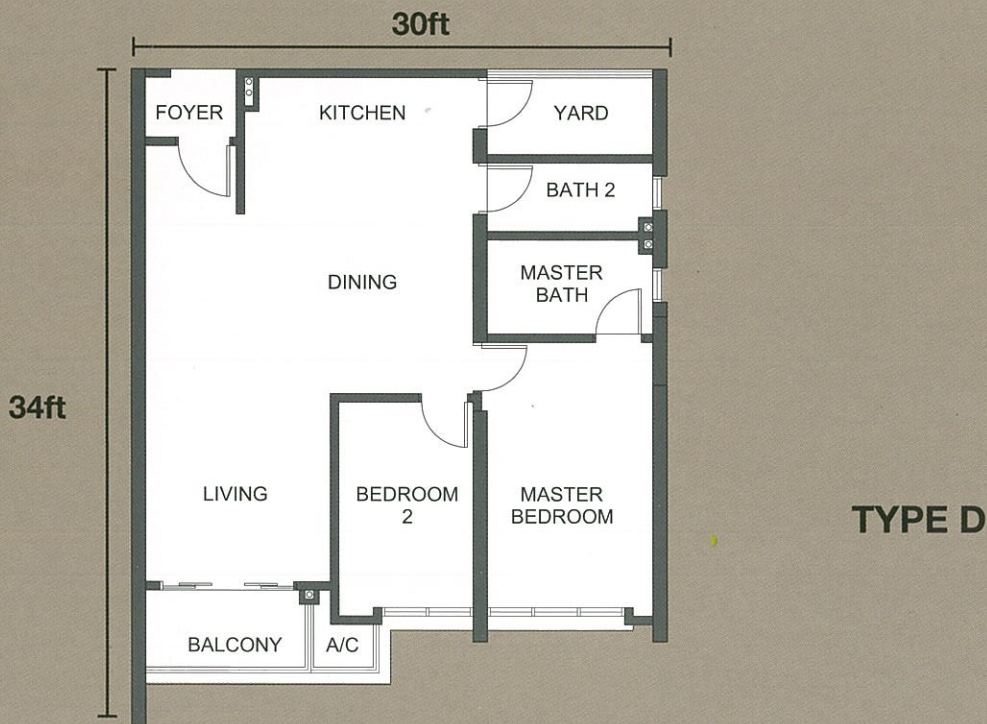
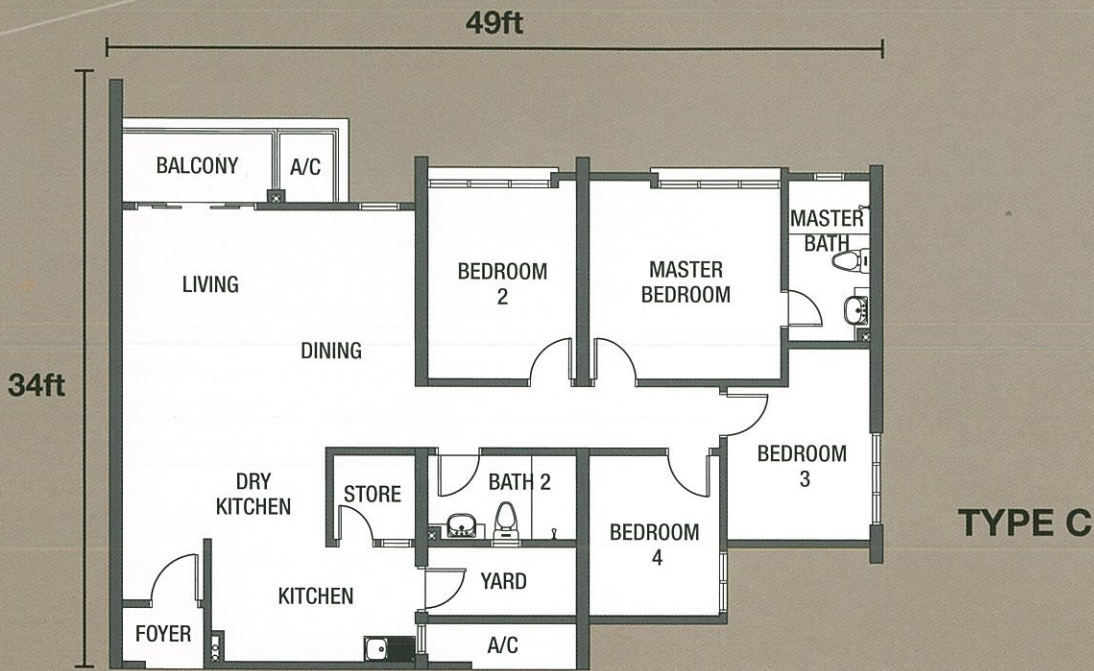


Specifications

STRUCTURE	Reinforced Concrete
WALLS	Block Masonry Wall / Concrete
ROOFING	Concrete Roof Truss
PAINTING FINISHES	Coat Finish

WINDOWS	Aluminium Frame Glass Windows Metal Frame Adjustable Glass Louvers Aluminium Frame Top Hung Window & Metal Frame Adjustable Fixed Glass Louvers
DOORS	Main Door : Fire Rated Door Bedrooms : Timber Flush Door Bathroom 1 & 2 : Marine Ply Timber Flush Door Others : Timber Flush Door
LOCKS	: Quality Lockset

PAINTS	External : Selected Weather Shield Paint Internal : Selected Emulsion Paint
FLOOR FINISHES	Living & Dining : Porcelain Tiles Bathroom 1 & 2 : Ceramic Tiles Kitchen : Porcelain Tiles Master Bedroom : Porcelain Tiles Bedroom 2 : Porcelain Tiles Bedroom 3 : Porcelain Tiles Yard / Balcony : Ceramic Tiles



FINISHES

Kitchen	: Ceramic Tiles
	: Plaster & Paint

FITTINGS

Water Closet	: 2 nos
Witch Tap	: 2 nos
	: 2 nos
Witch Bowl Single Drainer	: 1 no

ELECTRICAL FITTINGS

Type A

Lighting Point	: 12 nos
Fan Point	: 4 nos
Socket Point	: 8 nos
Water Heater Point	: 1 no
Air-Cond Point	: 2 nos

Type B

Lighting Point	: 15 nos
Fan Point	: 5 nos
Socket Point	: 9 nos
Water Heater Point	: 1 no
Air-Cond Point	: 2 nos

Type C

Lighting Point	: 16 nos
Fan Point	: 5 nos
Socket Point	: 11 nos
Water Heater Point	: 1 no
Air-Cond Point	: 2 nos

Type D

Lighting Point	: 13 nos
Fan Point	: 4 nos
Socket Point	: 7 nos
Water Heater Point	: 1 no
Air-Cond Point	: 2 nos



Nusa Idaman is set within Nusajaya and is connected to major highways. It is surrounded by township amenities, prominent landmarks and popular destinations.

- AEON Shopping Mall
- EduCity
- Columbia Asia Hospital
- Major Highways
- Horizon Hills
- Golf Course
- ROS Forest Reserve

GPS Coordinates:
N 1°28'27.7", E 103°38'11.0"



Master Developer Of Nusajaya

UEM Land is one of Malaysia's premier property developers, and is a flagship property company of Khazanah Nasional Berhad. The company is also the Master Developer of Nusajaya, the largest integrated development in Southeast Asia (24,000 acres). The residential projects being developed include Nusa Idaman, Puteri Harbour, East Ledang and Horizon Hills.

One of the company's business strategies is to diversify its income stream and geographical location into high growth areas. These include Symphony Hills, Cyberjaya, an exclusive residential development and the country's first Connected Intelligent Community; and Mont' Kiara, Kuala Lumpur, which is renowned for its award-winning upmarket residential and commercial developments.

Besides Johor, Klang Valley and Cyberjaya, UEM Land also has strong presence in Vancouver, Canada.

Contact: **+607 232 6191**
www.nusaidaman.com

ya Development Sdn Bhd
ya Centre, 8 Ledang Heights, 79250 Nusajaya, Johor.



A member of UEM Group



erty: Apartment • Developer License No: 9913-13/04-2017/516 • Validity Period: 24.04.2012 – 23.04.2017 • Advertising & Sales Permit No: 9913-13/1683/2013(07) • Validity Period: 12.07.2012 – 11.07.2013 • Authority Approving Building
erbandaran Johor Bahru Tengah (MPJBT) • Building Plan No: (35) dlm.MPJBT (RP) 9/1/2006(18) • Land Tenure: Freehold • Land Encumbrances: Nil • Total units: 400 • Expected Date of Completion: 31 Mar 2015 • Price: RM 373,100 (Min) –
(Max) • 15% Discount For Bumiputera • All information contained herein are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part
contract. All illustrations are artist's impressions only.