



TAMAN

MUTIARA MAJU

怡芯園

FREEHOLD

ONE HOME, MANY GENERATIONS





## A FRESH CANVAS *for the* MODEL GARDEN SUBURB

Discover a portrait of harmony between modern architecture and natural beauty in the carefully-planned streets and tree-lined pathways of Taman Mutiara Maju. This balance of residences and greenery presents an excellent and enduring quality of life for everyone.







CENTRAL PARK serves as the green lung of Taman Mutiara Maju as well as the heart of its community. Featuring a blend of stylish structures and manicured landscapes, this is the ideal place for relaxation, recreation and building relationships in your daily life.



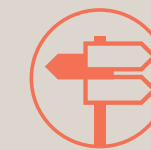
## YOUR EXCLUSIVE OASIS *of* NATURE



A Private Refuge  
For Wholesome  
Leisure



Lush Landscapes  
For "Instagram  
Moments"



Easily  
Accessible To  
All Residents



Inspired  
Modern Designs  
& Layouts



Sophisticated  
Facilities For  
Various Activities



Perfect  
Lifestyle  
Havens



## ROOM *for* GROWTH SPACE *for* ENJOYMENT



Artist's Impression Only



Artist's Impression Only

## DESIGNED *with* PASSION & CARE

The meticulous crafting of Taman Mutiara Maju and each of its homes aims to bring out the most in their form and function. This approach ensures that residents can enjoy a luxurious living experience that is comfortable and pleasing to the senses in every way.



## FACILITIES PLAN

- |                                                                                                |                                   |
|------------------------------------------------------------------------------------------------|-----------------------------------|
| 1 Children & Toddler's Playground Area                                                         | 5 Reflexology Path                |
| 2 Pavilion / Function Area<br>(for Yoga, Zumba, Tai Chi & Aerobics)                            | 6 Broadway                        |
| 3 Fountain Grass Garden                                                                        | 7 Outdoor Gym / Parcourse Station |
| 4 Open Lawn<br>(Family Activities: Kite Launching,<br>Bubble Play, Picnics, Children Football) | 8 Jogging Trail                   |
|                                                                                                | 9 Zebra Crossing                  |
|                                                                                                | 10 Green Amphitheatre             |
|                                                                                                | 11 Pearl Plaza                    |





MASTER PLAN



LOCATION



Another prestigious project by:



**TASEK MAJU**

**Tasek Maju Realty Sdn. Bhd.** 19771001417 (32390-K)  
(GALERI TASEK MAJU)

No 1, Jalan Mutiara Maju 1, Taman Mutiara Maju,  
81300 Johor Darul Takzim.

**+607 232 0088**  
[www.mutiaramaju.com.my](http://www.mutiaramaju.com.my)

DEVELOPER: TASEK MAJU REALTY SDN. BHD. 19771001417 (32390-K) • Developer's Licence No.: XXX • Validity Period: XXX • Advertising & Sales Permit No.: XXX • Validity Period: XXX • Building Plan Approving Authorities: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No.: MBJP(B)RP/6/15/2020(19) • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • Restriction of interest: Nil • Expected Date of Completion: November 2023 • Double-Storey Terrace House • Total units: (20'x70') 185 Units, (24'x70') 32 Units • Price: 20'x70' RM812,000.00 (min) - RM852,000.00 (max) • 24'x70' RM1,139,000.00 (min) - RM1,498,000.00 (max) • Bumiputera Discount: 15%

\*\*IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA





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*One Home, Many Generations*



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MAISON  
TWO

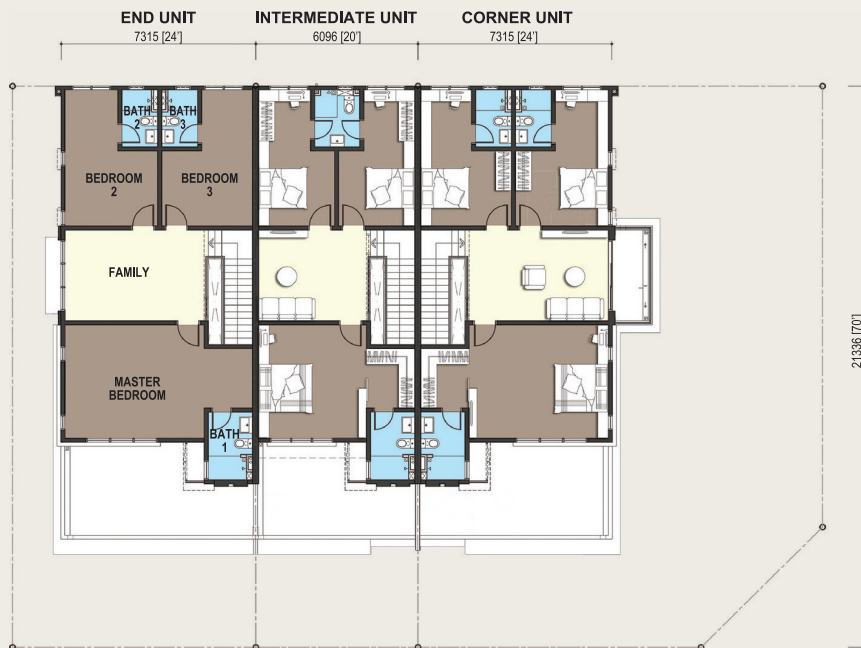
*2-Storey Terrace House*

20' x 70' / 24' x 70' | Built-Up (From) : 2,074 - 2,612 sq.ft.

4 Bedrooms & 3 Bathrooms | Freehold



First Floor



Ground Floor



Specifications

## INTERMEDIATE UNIT

|                                 |                                                                                                  |                                                     |
|---------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| STRUCTURE                       | Reinforced Concrete Framework                                                                    |                                                     |
| ROOF &<br>ROOF FINISHES         | Roof Tiles / Reinforced Concrete Roof                                                            |                                                     |
| EXTERNAL &<br>INTERNAL WALL     | Brick Wall                                                                                       |                                                     |
| DOORS & WINDOWS                 | Timber Door / Plywood Flush Door<br>Mild Steel Grill Door<br>Aluminium Frame Glass Door & Window |                                                     |
| IRONMONGERIES                   | Quality Ironmongeries                                                                            |                                                     |
| CEILING FINISHES                | Skim Coat Finishes / Plaster Ceiling Board                                                       |                                                     |
| FLOOR FINISHES                  | Living / Dining / Kitchen                                                                        | Porcelain Tiles                                     |
|                                 | Bedrooms                                                                                         | Porcelain Tiles                                     |
|                                 | Yard                                                                                             | Porcelain Tiles                                     |
|                                 | Bathrooms                                                                                        | Porcelain Tiles                                     |
|                                 | Store                                                                                            | Cement Render                                       |
| WALL FINISHES                   | Car Porch/ Driveway                                                                              | Porcelain Tiles                                     |
|                                 | Internal Wall                                                                                    | Emulsion Paint                                      |
|                                 | Kitchen                                                                                          | Ceramic Tiles up to 1500mm high/<br>Plaster & Paint |
|                                 | Bathrooms                                                                                        | Porcelain Tiles up to Ceiling height                |
| ELECTRICAL<br>INSTALLATION      | 13A Power Point                                                                                  | 20 nos.                                             |
|                                 | Air Cond Power Point/<br>Water Heater point                                                      | 8 nos.                                              |
|                                 | Lighting Points                                                                                  | 25 nos.                                             |
|                                 | Ceiling Fan Point                                                                                | 6 nos.                                              |
|                                 | MATV System                                                                                      | 1 no.                                               |
|                                 | FWS Point                                                                                        | 1 no.                                               |
|                                 | Door Bell Point                                                                                  | 1 no.                                               |
|                                 | Auto Gate Point                                                                                  | 1 no.                                               |
| SANITARY &<br>PLUMBING FITTINGS | Water Closet                                                                                     | 3 nos.                                              |
|                                 | Wash Basin with Tap                                                                              | 3 nos.                                              |
|                                 | Toilet Paper Holder                                                                              | 3 nos.                                              |
|                                 | Shower Set                                                                                       | 3 nos.                                              |
|                                 | Bib Tap                                                                                          | 3 nos.                                              |
|                                 | Kitchen Sink with Tap                                                                            | 1 no.                                               |

DEVELOPER: TASEK MAJU REALTY SDN. BHD. 197701001417 (32390-K) • Developer's License No: 1245/11-2023/0816(A) • Validity Period: 13/11/2021 - 12/11/2023 • Advertising & Sales Permit No: 1245/7/11-2024/0356(N)-(L) • Validity Period: 23/11/2022 - 22/11/2024  
• Building Plan Approving Authorities: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No: MBIP(JB)RP/6/14/2020(21) • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • Restriction of interest: Nil • Expected Date of Completion: March 2025  
• Double Storey Terrace House • Phase 2A-Type 'A' • Total units: (20'x70' & 24'x70') 90 Units • Phase 2B-Type 'A' • Total units: (20'x70' & 24'x70') 132 Unit • Selling Price: Phase 2A-Type 'A': (20'x70' & 24'x70') RM760,000(min) – RM1,227,000(max) • Selling Price: Phase 2B-Type 'A': (20'x70' & 24'x70') RM749,000(min) – RM1,297,000(max) • Bumiputera Discount: 15%

**\*\*IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

The information contained herein is subject to change as may be required by the relevant authorities/ architect and cannot form part of an offer or contract. All illustrations and photos are artist's impression only.