LAMAN ESTUARI

Estuari ParkHomes
Puteri Harbour

by **UEM Sunrise**

Freehold Terrace Homes

Phase 2C1



Modern Homes For The Growing Family

Amidst verdant surroundings and whispering winds, find peace and tranquility in nature's serene embrace.

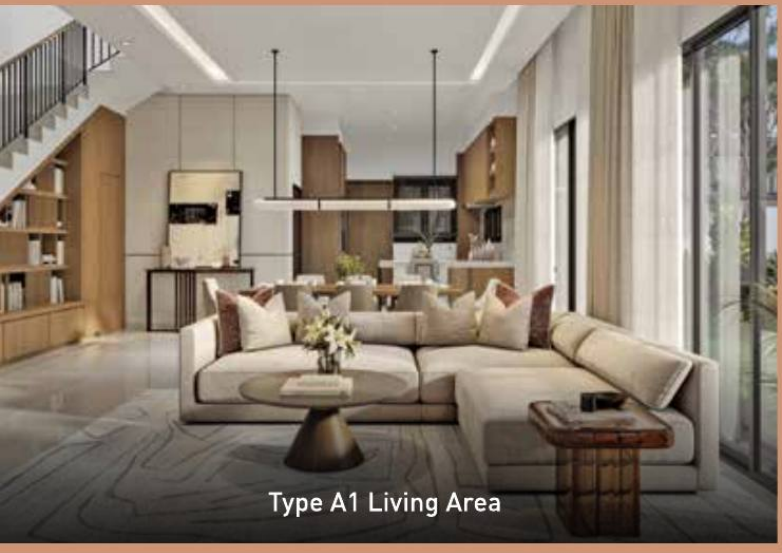


Type A1 Side Facade

The Perfect Blend Of Comfort & Space

Discover your forever home, where spacious interiors flow seamlessly into expansive outdoor spaces. Designed for growing families, this sanctuary offers the flexibility for private retreats or a dedicated workspace. At Estuari ParkHomes, every moment creates lasting memories that embody comfort, connection, and togetherness for all generations.

- Flexible & open layout
- Multigenerational features
- Ensuite bathrooms
- Dedicated laundry room (For selected type only)



Type A1 Living Area



Type A3-1 Master Bedroom

Site Plan

N

LEGEND

- TYPE A1
- TYPE A2
- TYPE A3-1
- TYPE A3-2
- Bumiputera Lot



Persiaran Estuari Dedaun 1

Persiaran Estuari Dedaun

Persiaran Estuari 1

Linear Park

FASA 2C1

DC

To Nakhoda Avenue

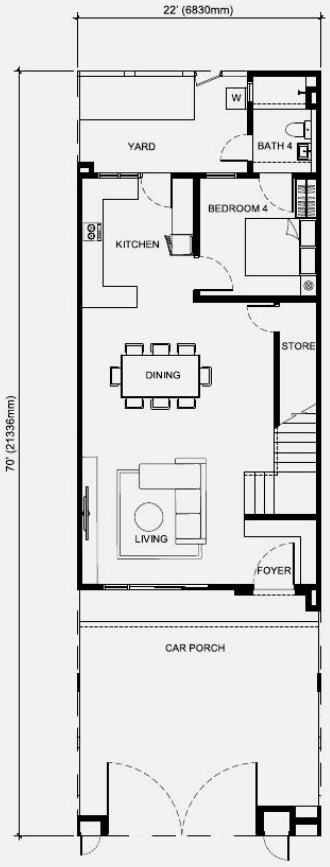

Multipurpose Court


Play Area

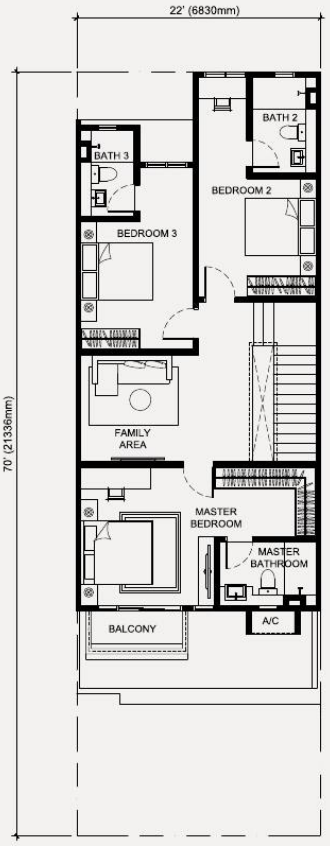

Linear Park

TYPE A1
(Intermediate)

6.7m x 21.3m (22' x 70')
214 sqm (2,313 sqft)
4 Bedrooms + 4 Bathrooms



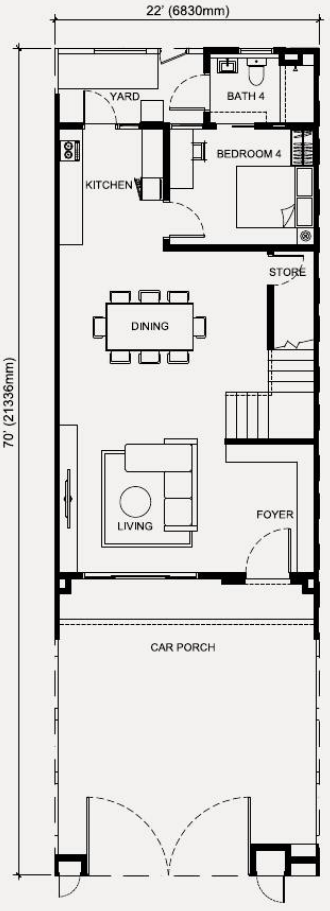
Ground Floor



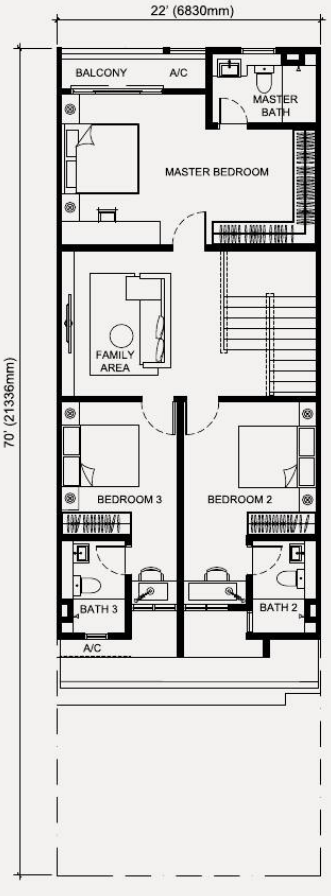
First Floor

TYPE A2
(Intermediate)

6.7m x 21.3m (22' x 70')
211 sqm (2,276 sqft)
4 Bedrooms + 4 Bathrooms



Ground Floor



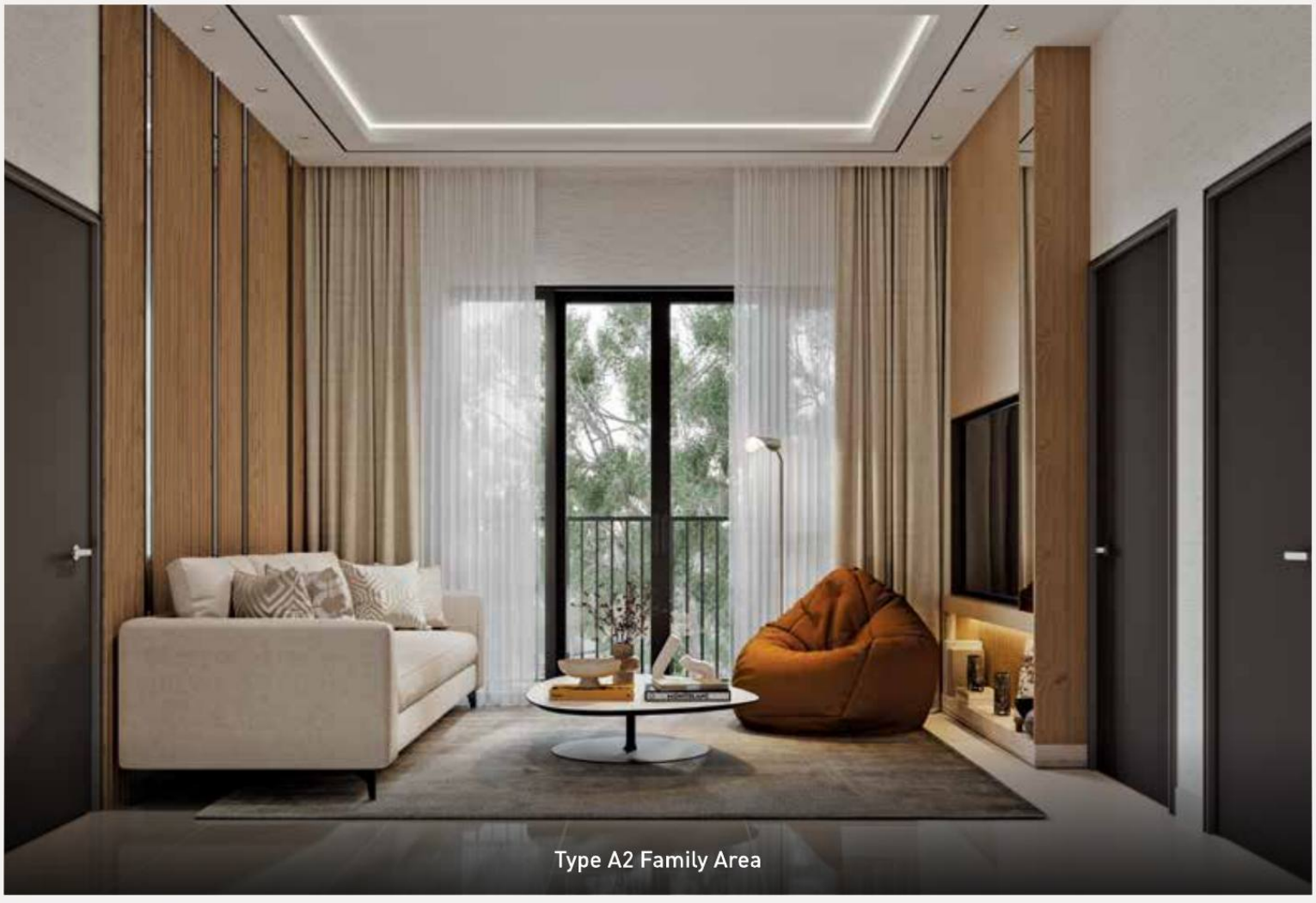
First Floor

TYPE A3-1
(Intermediate)

6.7m x 21.3m (22' x 70')
263.8 sqm (2,840 sqft)
4 Bedrooms + 5 Bathrooms



Ground Floor | First Floor | Second Floor



Type A2 Family Area

Specifications

Structure	Reinforced concrete		
Wall	Masonry wall		
Roofing covering	Roof Tiles / R.C Flat Roof		
Ceiling	Skim coat / Plasterboard Ceiling		
Windows	Aluminum Frame Glass Window		
Doors	Entrance Door	-	Laminated Timber Door
	Others	-	Flush Door / Aluminum Sliding Door
Ironmongery	Lockset with Accessories		
Wall finishes	External	-	Plaster & Paint
	Bathrooms	-	Tiles up to Ceiling Height
	Kitchen	-	1.5m High Tiles / Plaster & Paint
	Others	-	Plaster & Paint
Floor finishes	Carporch, Terrace	-	Tiles
	Foyer, Living, Dining, Store, Kitchen,	-	Tiles
	Yard	-	Tiles
	Family Area, Bedrooms, Balcony	-	Tiles
	Apron / Others	-	Cement Render

Sanitary and plumbing fittings

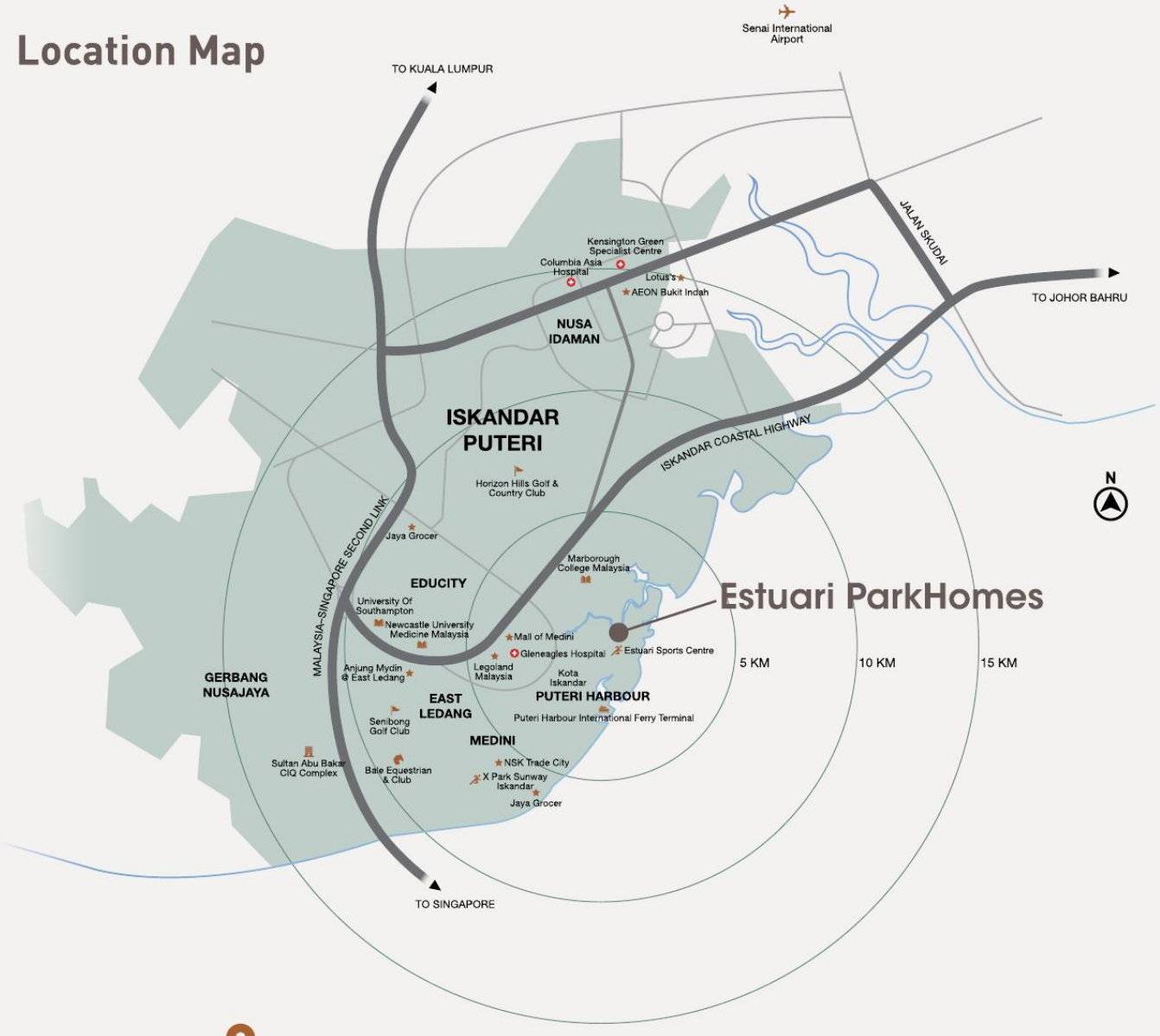
Type	A1 (Intermediate)	A2 (Intermediate)	A3-1 (Intermediate)
GROUND FLOOR			
Kitchen Sink w/tap	1	1	1
Wash Basin w/tap	1	1	1
Bip Tap	3	3	3
Paper Roll Holder	1	1	1
Hand Bidet	1	1	1
Water Closet	1	1	1
Shower	1	1	1
FIRST FLOOR			
Wash Basin w/tap	3	3	2
Bip Tap	3	3	3
Paper Roll Holder	3	3	2
Hand Bidet	3	3	2
Water Closet	3	3	2
Shower	3	3	2
Yard Sink w/tap	-	-	1
SECOND FLOOR (ONLY FOR TYPE A3-1)			
Wash Basin w/tap	-	-	2
Bip Tap	-	-	2
Paper Roll Holder	-	-	2
Hand Bidet	-	-	2
Water Closet	-	-	2
Shower	-	-	2

Electrical installation

Type	A1 (Intermediate)	A2 (Intermediate)	A3-1 (Intermediate)
Light Point	26	25	36
Fan Point	7	7	9
Power Point	21	21	27
Aircond Point	5	5	5
TV Point	1	1	1
Data Point	2	2	2
Water Heater Power Point	4	4	4
Fibre Wall Socket	1	1	1
Door Bell Point	1	1	1
Auto Gate Point	1	1	1

Note: All drawings are subject to variation, modification and substitution as recommended by the architect and/or directed by the appropriate authority.

Location Map



LAMAN ESTUARI

Estuari ParkHomes
Puteri Harbour

by UEM Sunrise

5 - 10km

- Puteri Harbour International Ferry Terminal
- Legoland
- Jaya Grocer
- EduCity
- Gleneagles Hospital

10 - 15km

- Senibong Golf Club
- Columbia Asia Hospital
- Malaysia-Singapore Second Link

About UEM Sunrise Berhad

UEM Sunrise Berhad is a public-listed company and one of Malaysia's leading property developers. It is the flagship company for township and property development businesses of UEM Group Berhad and Khazanah Nasional Berhad.

With core competencies in macro township development, high-rise residential, commercial, retail and integrated developments, UEM Sunrise is the master developer of Iskandar Puteri Johor, envisioned to become Southeast Asia's largest fully integrated urban development. The company is also renowned as the pioneer developer of award-winning and upmarket properties, mainly located in the affluent Mont'Kiara enclave as well as surrounding neighbourhoods in the Greater Kuala Lumpur area. UEM Sunrise has extended their mark internationally, most notably in Australia.

THE EDGE Top Property Developers Awards 2024

CX ASIA EXCELLENCE AWARDS 2022

PUTRA BRAND AWARDS GOLD 2024

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UEM SUNRISE

• Developer: Bandar Nusajaya Development Sdn. Bhd. • Address: Level 6, Imperia Office Tower, Jalan Laksamana 1, Puteri Harbour 79000 Puteri Harbour Johor. Tel: 07-277 3700. • Developer's Licence No: 14032/08-2027/1344(A) • Validity: 19/8/2022 - 18/8/2027 • Advertising & Sale Permit No: 14032-9/09-2027/0791(N)-(L) • Validity: 26/9/2025 - 25/9/2027 • Expected Date of Completion: August 2027 • Land Tenure: Freehold • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No: MBIP(JB)RP/9/13/2024(24) • Type: 2-Storey Terrace House Type A1 • No. of Units: 116 • Price (Min.): RM1,272,000 • Price (Max.): RM1,632,000 • Built-Up: 2,313 sqft • Lot Size: 22' X 70' • Type: 2-Storey Terrace House Type A2 • No. of Units: 14 • Price (Min.): RM1,284,000 • Price (Max.): RM1,704,000 • Built-Up: 2,276 sqft • Lot Size: 22' X 70' • Type: 3-Storey Terrace House Type A3-1 • No. of Units: 12 • Price (Min.): RM1,548,000 • Price (Max.): RM1,872,000 • Built-Up: 2,839 sqft • Lot Size: 22' X 70' • Type: 3-Storey Terrace House Type A3-2 • No. of Units: 2 • Price (Min.): RM1,692,000 • Price (Max.): RM1,692,000 • Built-Up: 2,921 sqft • Lot Size: 22' X 70' • Restriction In Interest: The land contained in this title cannot be sold or transferred in any manner whatsoever to Non-Citizens/Foreign Companies without the approval of the State Authority.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
THE APPROVED DEVELOPMENT AND ADVERTISEMENT INFORMATION CAN BE VERIFIED AT THE PORTAL TEDUH.KPKT.GOV.MY

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Enquiries

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One Union Realty