Pearl City Master Plan



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TAMBUN INDAH LAND

PALMINGTON SDN. BHD. 201001007619 (892241-W)
(A SUBSIDIARY COMPANY OF TAMBUN INDAH LAND BERHAD) 200801009158 (810446-U)

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VILA BOTANI Nama Pemaju Perumahan : Palmington Sdn. Bhd. 201001007619 (892241-W) No. Lesen Pemaju : 11882/01-2029/1470(A) Tempoh Sah : 20/01/2024 – 19/01/2029 No. Permit Iklan dan Jualan : 11882-24/03-2027/0230 (R)-(S) Tempoh Sah : 28/03/2026 - 27/03/2027 Nama Pihak Berkuasa yang Meluluskan Pelan Bangunan : Majlis Bandaraya Seberang Perai No. Ruj Pelan Bangunan: MBSP/40/20-75/87(13) & MBSP/40/20-75/87(P2)(36) I Bilangan baki unit yang belum dijual : Rumah Berkembar 2 Tingkat (Jenis A1) : 13 Unit I Harga Jualan : RM876,000(min) - RM943,000 (max) I Rumah Berkembar 2 Tingkat (Jenis A2) : 10 Unit I Harga Jualan : RM834,000(min) - RM1,220,000 (max) I Rumah Berkembar 2 Tingkat (Jenis B) : 2 Unit I Harga Jualan : RM855,000(min) - RM1,154,000 (max) I Rumah Berkembar 2 Tingkat (Jenis C) : 2 Unit I Harga Jualan : RM798,000(min) - RM1,098,000 (max) I Rumah Teres 2 Tingkat (Jenis A) : 26 Unit I Harga Jualan : RM698,000(min) - RM809,000 (max) I Rumah Teres 2 Tingkat (Jenis B) : 21 Unit I Harga Jualan : RM737,000(min) - RM850,000 (max) I Rumah Bandaran 3 Tingkat : 30 Unit I Harga Jualan : RM512,000(min) - RM892,000 (max) I Tarikh Pemajuan Dijangka Siap : Jun 2026 Bebanan Tanah : Tiada I Jenis Pegangan Tanah : Hakmilik Kekal I Sekatan Kepentingan : Tiada I 5% Diskaun untuk Bumiputera

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

130426

VILA BOTANI

Exclusive Beautiful Homes · Safe · Privacy





ClubHouse

A Clubhouse replete with retreat-inspired recreational and leisure indoor and outdoor facilities such as swimming pool, children's wading pool, indoor and outdoor gym in a resort-style setting. Keeping in line with the prevalent green theme, the development offer residents a healthier lifestyle with abundant greeneries at their doorstep to work out or simply relax.

Guard House

The grand entrance welcomes its residents home to BOTANIC VILLA, a luxurious collection of well-balanced and lavish mix of modern semi-detached, terrace homes and duplex villas with a back yard concept providing residents a perfect blend of comfort and style amidst a conducive garden living in a secured environment.





Wood Deck

The lushly landscaped impressive greens flanked by beautiful flowering plants and generous walking trails, a maze garden, open lawns, multipurpose areas and family areas is a sanctuary for residents to fulfil a healthier and active lifestyle, and to foster a sense of togetherness with family and cozy interaction with other residents.



Maze Garden



Clubhouse View


Foyer


Dining



Gated Duplex Villa

- 3 generously sized for comfort bedrooms with ensuite bathrooms
- Modern open plan living and dining areas
- Large practical and comfortable spaces
- Nice open yard space for owner's enjoyment
- Designated car porch for 2 cars


Living Room

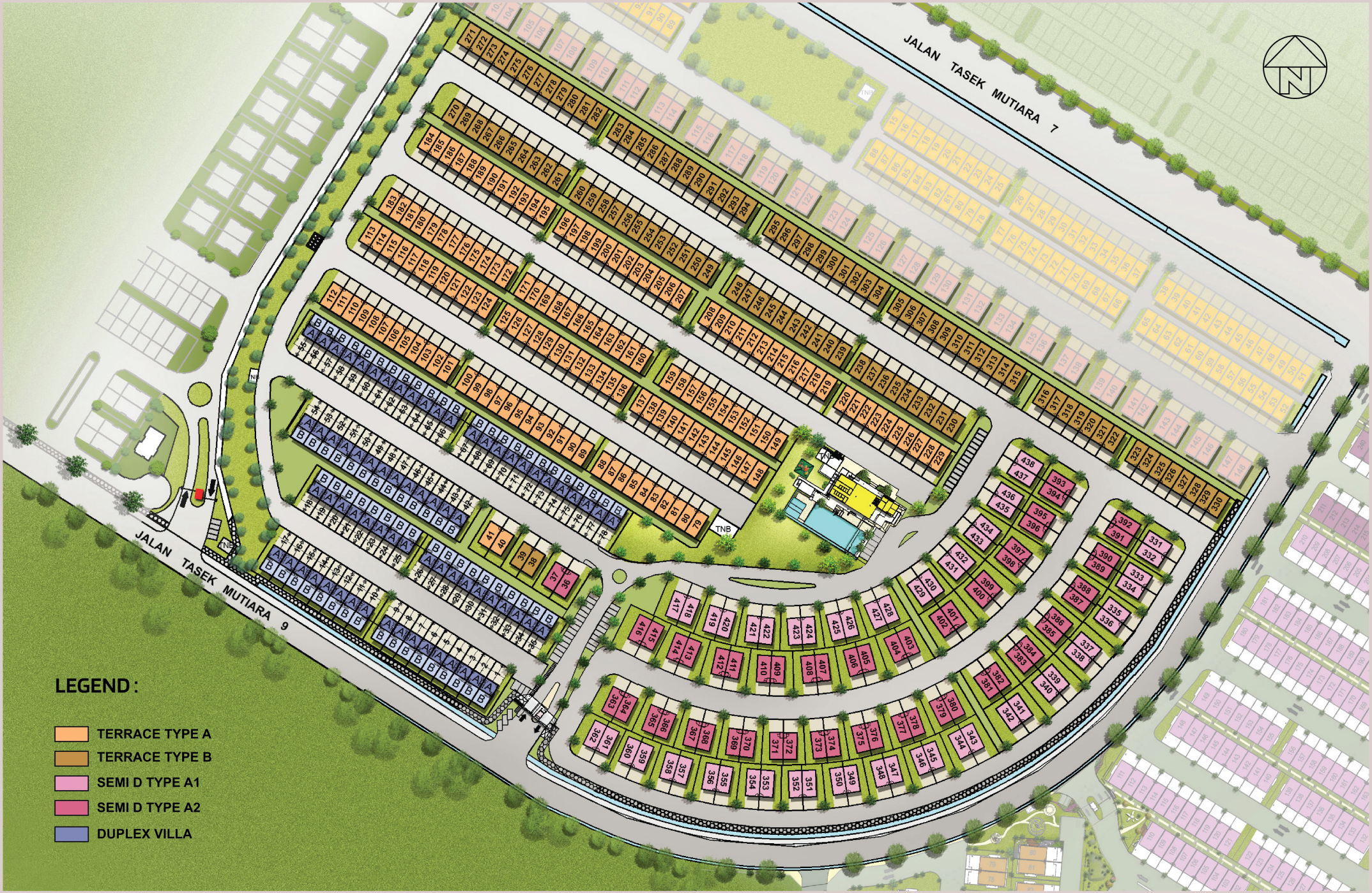
Gated Terrace

- 4 spacious / flexible bedroom floor layouts with 3 bathrooms
- Backyard garden concept with walking trails


Living Room

Gated Semi-D

- 4 spacious bedrooms with 3 bathrooms
- High ceiling space for better ventilation & natural light


JALAN TASEK MUTIARA 7
JALAN TASEK MUTIARA 9
TNB
LEGEND :
TERRACE TYPE A
TERRACE TYPE B
SEMI D TYPE A1
SEMI D TYPE A2
DUPLEX VILLA



LEGEND : DISTINGUISHED LIFESTYLE FACILITIES

1 Guard House
2 Maze Garden
3 Clubhouse
- Social Kitchen
- Kids Playing Room
- Gymnasium
- Yoga Room
- Management Office
- Lounge
- Co-Working Room
- Conference Room
- Games Room
- Multipurpose Space

4 BBQ Area
5 Kids Pool
6 Swimming Pool
7 Aqua Lounge
8 Jacuzzi
9 Pavilions
10 Outdoor Fitness
11 Courtyard Garden
12 Tree Terrace
13 Children Playground
14 Jogging Track
15 Forest Playground
16 Reflexology Walk



LEGEND : RESORT STYLE RECREATIONAL FACILITIES

1 BBQ Area
2 Kids Pool
3 Swimming Pool
4 Aqua Lounge
5 Jacuzzi
6 Pavilions
7 Outdoor Fitness
8 Courtyard Garden
9 Tree Terrace
10 Children Playground





Bedrooms	Bathrooms	Utility Room	Family Area
4	3	1	2

Gated Terrace House Type A
围篱双层排屋

Land Area:
approx. 20' x 62'

Built up:
approx. 20' x 41'



Ground Floor Plan
Double Storey Terrace
(Type A)



1st Floor Plan
Double Storey Terrace
(Type A)



Bedrooms	Bathrooms	Utility Room	Family Area
4	3	1	1

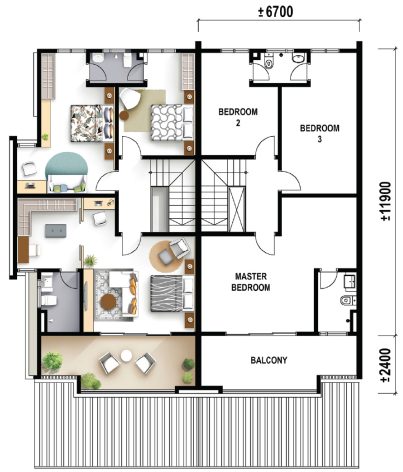
Gated Terrace House Type B
围篱双层排屋

Land Area:
approx. 22' x 60'

Built up:
approx. 22' x 39'



Ground Floor Plan
Double Storey Terrace
(Type B)



1st Floor Plan
Double Storey Terrace
(Type B)



Bedrooms	Bathrooms	Utility Room	Family Area
4	3	1	2

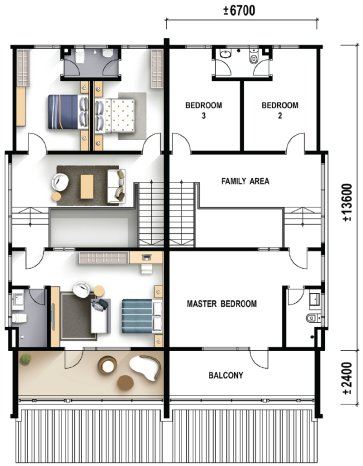
Gated Semi Detached Type A1
围篱双层半独立

Land Area:
approx. 30' x 73'

Built up:
approx. 22' x 43'



Ground Floor Plan
Semi Detached
(Type A1)



1st Floor Plan
Semi Detached
(Type A1)

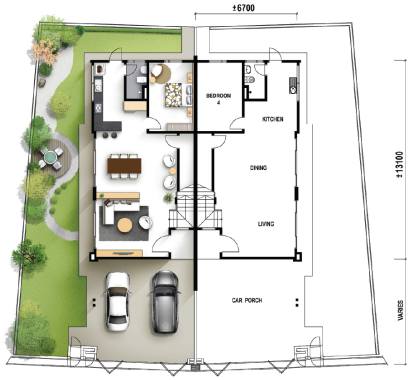


Bedrooms	Bathrooms	Utility Room	Family Area
4	3	1	2

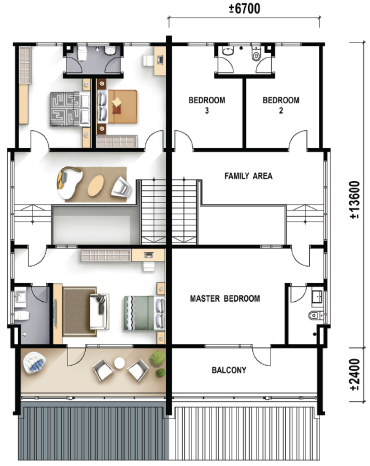
Gated Semi Detached Type A2
围篱双层半独立

Land Area:
approx. 30' x 73'

Built up:
approx. 22' x 43'



Ground Floor Plan
Semi Detached
(Type A2)



1st Floor Plan
Semi Detached
(Type A2)



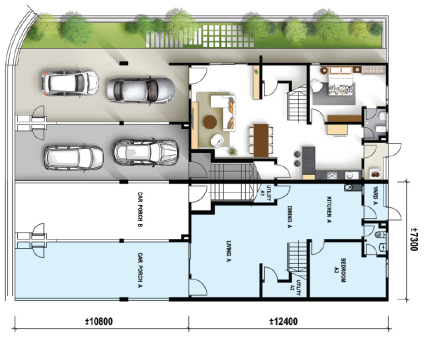
Gated Duplex Villa
围篱复式排屋

Land Area: approx. 24' x 76'

Built up: approx. 24' x 40.6'

	Lower Unit	Upper Unit
Bedrooms	3	3
Bathrooms	3	3
Utility Room	2	-
Family Area	1	1

Ground Floor Plan



1st Floor Plan



2nd Floor Plan



Specification

Structure	:	Reinforced Concrete Framework	
Wall	:	Cement Sand Bricks with Plastering	
Roofing	:	Concrete Roof Tiles / Concrete Roof - Terrace Type A Concrete Roof Tiles / Metal Roof / Concrete Roof - Terrace Type B Concrete Roof Tiles / Metal Roof - Semi D Type A1 & A2 Concrete Roof Tiles - Duplex Villa	
Ceiling	:	Ground Floor	: Skim Coat to Soffit of Floor Slab / Plasterglass Ceiling to Designated Area
	:	1st Floor/2nd Floor (Duplex Villa Type B) All Bathrooms	: Plasterglass Ceiling
Windows	:	Aluminium Framed Windows with Tinted Glass	
Doors	:	Main Entrance	: Decorative Door
	:	Front/Side Entrance	: Aluminium Frame Sliding Door
	:	Rear Entrance	: Mild Steel Door
	:	Bedrooms / Utility	: Fiber Door
	:	Bathrooms	: UPVC Door
	:	Balcony/Yard (Duplex Villa)	: Aluminium Frame Swing Door

Locksets	:	Approved Locksets	
Floor Finishes	:	Living/Dining/Utility	: Tiles
	:	Kitchen	: Tiles
	:	Staircase	: Tiles
	:	All Bedroom/Family Hall	: Tiles
	:	All Bathrooms	: Tiles
	:	Car Porch/Terrace/Apron/Yard	: Tiles
	:	All Balcony	: Tiles
	:	Foyer B (Duplex Villa)	: Tiles
Wall Finishes	:	Bathrooms	: Tiles Laid Up to False Ceiling Height and On Exposed Surfaces Only.
	:	Kitchen	: Tiles Laid Up to Approx. 1.5m Height Designated Area.
	:	Other Areas	: Plaster and Paint.
Paint	:	Internal	: Emulsion Paint
	:	External	: Weather Resistant Paint
Entrance Gate	:	Mild Steel Entrance Gate (Exclude Duplex Villa)	
Fencing	:	Brickworks Fencing	

			Terrace - Type A		Terrace - Type B		Semi-D		Duplex Villa	
			Typical / End	Corner (c/w Balcony)	Typical/ End	Corner	Type A1	Type A2	Lower Unit (A)	Upper Unit (B)
Electrical Installations	:	Ceiling Fan Points	7 Nos.	7 Nos.	6 Nos.	6 Nos.	7 Nos.	7 Nos.	5 Nos.	5 Nos.
	:	Lighting Points (Ceiling & Wall Mouted)	27 Nos.	29 Nos.	27 Nos.	28 Nos.	31 Nos.	31 Nos.	20 Nos.	21 Nos.
	:	13 Amp Power Points	24 Nos.	24 Nos.	22 Nos.	22 Nos.	24 Nos.	23 Nos.	19 Nos.	17 Nos.
	:	15 Amp Air Cond Points (Without Piping)	5 Nos.	5 Nos.	5 Nos.	5 Nos.	5 Nos.	5 Nos.	4 Nos.	4 Nos.
	:	15 Amp Water Heater Points	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.
	:	TV/Astro Points	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.
	:	Fibre Wall Socket (Telephone)	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.
	:	Bell Point	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.
	:	Autogate Point (Without Fitting)	1 Lot	1 Lot	1 Lot	1 Lot	1 Lot	1 Lot		
	:	Gate Light Points	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.		
Sanitary Installations	:	Pedestal WC	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.
	:	Shower Rose	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.
	:	Kitchen Sink	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.	1 No.
	:	Wash Basin	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.