

Dahlia |   
GARDEN

Your Dream Home Awaits You

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您的梦想家园

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Pearl City

Freehold

**Semi-Detached**  
**双层半独立**



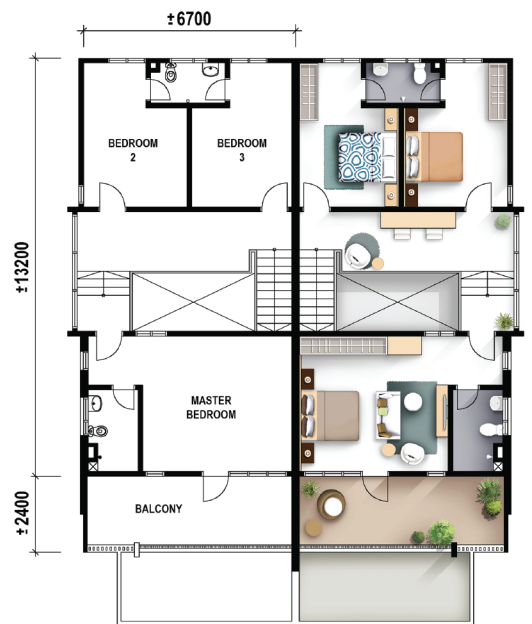
**Floor Plan**

Land Area : approx. 30' x 71.5'  
 Built-Up Area : approx. 22' x 43'

- 4 Spacious Bedrooms + 3 Bathrooms
- Double Height Ceiling At Dining Area.
- High Ceiling At Living Area.
- Rain Water Harvesting Tank & Tap



Ground Floor Plan



1st Floor Plan

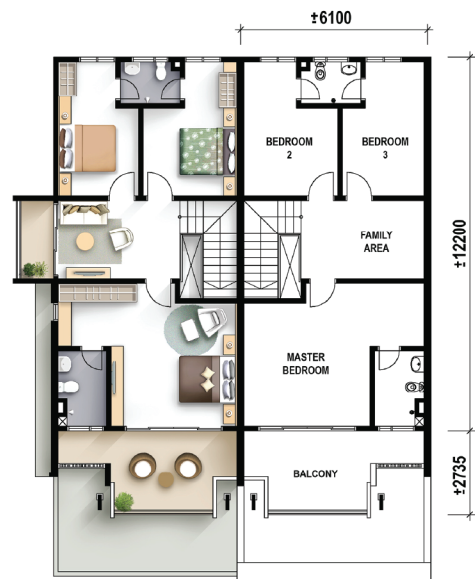
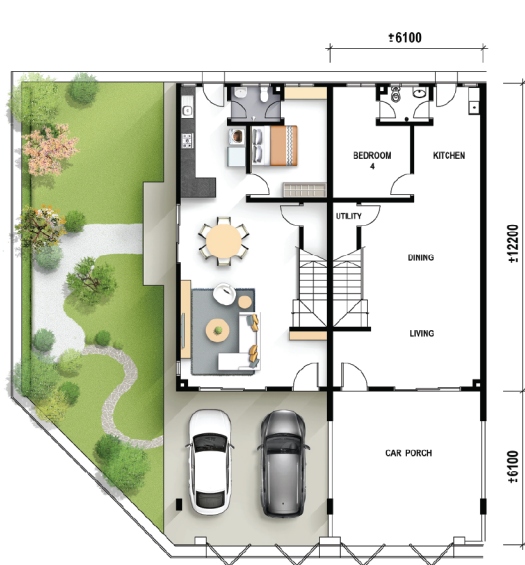


Terrace - Type A 双层排屋

## Floor Plan

Land Area : approx. 20' x 60'  
 Built-Up Area : approx. 20' x 40'

- 4 Spacious Bedrooms + 3 Bathrooms
- Facing South West & North East
- 12' Floor Height (Ground Floor)





Terrace - Type B 双层排屋

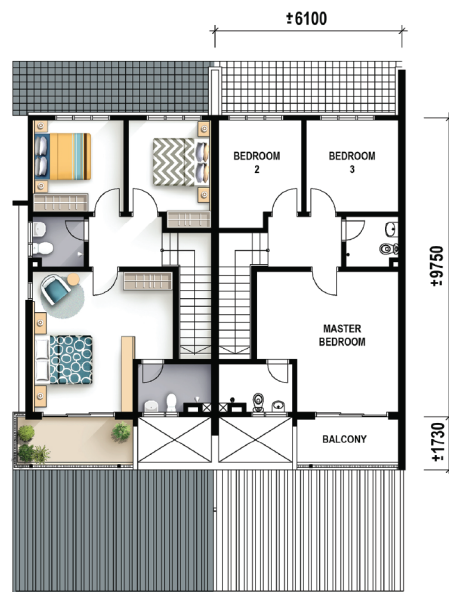
## Floor Plan

Land Area : approx. 20' x 60'  
 Built-Up Area : approx. 20' x 37' (Ground Floor)  
 approx. 20' x 32' (1st Floor)

- 4 Spacious Bedrooms + 3 Bathrooms
- Facing South West & North East
- Long Car Porch - Approx. 23ft.
- Small Planting Area



Ground Floor Plan



1st Floor Plan

# SPECIFICATIONS

## Terrace - Type A 双层排屋

Structure	: Reinforced Concrete Framework
Brickwall	: Cement Sand Bricks with Plastering
Roofing	: Concrete Roof Tiles
Ceiling	: Ground Floor
Windows	: 1st Floor/All Bathrooms
Doors	: Aluminium Framed Windows
	: Main Entrance
	: Rear Door
	: Bathrooms
	: Bedrooms
Locksets	: Approved Locksets
Floor Finishes	: Living/Dining/Kitchen
	: Bedroom 1, 2, 3, 4 / Family Area
	: Bathrooms
	: Car Porch
	: Balcony
Wall Finishes	: Living/Dining/Bedrooms
	: Kitchen
	: Bathrooms
	: Other
Paint	: Internal
	: External

Electrical	: Ceiling Fan Point	Corner / End Unit	Typical / End Unit
Installations	: Lighting Point	With Side Balcony	W/O Side Balcony
	: 13 Amp Power Point	: 5 Nos.	: 5 Nos.
	: 15 Amp Air Cond Point (Without Piping)	: 23 Nos.	: 21 Nos.
	: 15 Amp Water Heater Point	: 18 Nos.	: 18 Nos.
	: TV/Astro Point	: 5 Nos.	: 5 Nos.
	: Fibre Wall Socket	: 3 Nos.	: 3 Nos.
	: Bell Point	: 2 Nos.	: 2 Nos.
	: Gate Light Point	: 1 No.	: 1 No.
	: Autogate Point (Without Fitting)	: 2 Nos.	: 2 Nos.
Sanitary	: Pedestal WC	: 1 No.	: 1 No.
Installations	: Shower Rose	: 3 Nos.	: 3 Nos.
	: Kitchen Sink	: 1 No.	: 1 No.
	: Wash Basin	: 3 Nos.	: 3 Nos.

## Terrace - Type B 双层排屋

Structure	: Reinforced Concrete Framework
Brickwall	: Cement Sand Bricks with Plastering
Roofing	: Concrete Roof Tiles And Metal Sheet Roof
Ceiling	: Ground Floor
Windows	: 1st Floor/All Bathrooms
Doors	: Aluminium Framed Windows
	: Main Entrance
	: Rear Door
	: Bathrooms
	: Bedrooms
Locksets	: Approved Locksets
Floor Finishes	: Living/Dining/Kitchen
	: Bedroom 1, 2, 3, 4 / Hallway
	: Bathrooms
	: Car Porch
Wall Finishes	: Living/Dining/Bedrooms
	: Kitchen
	: Bathrooms
	: Other
Paint	: Internal
	: External

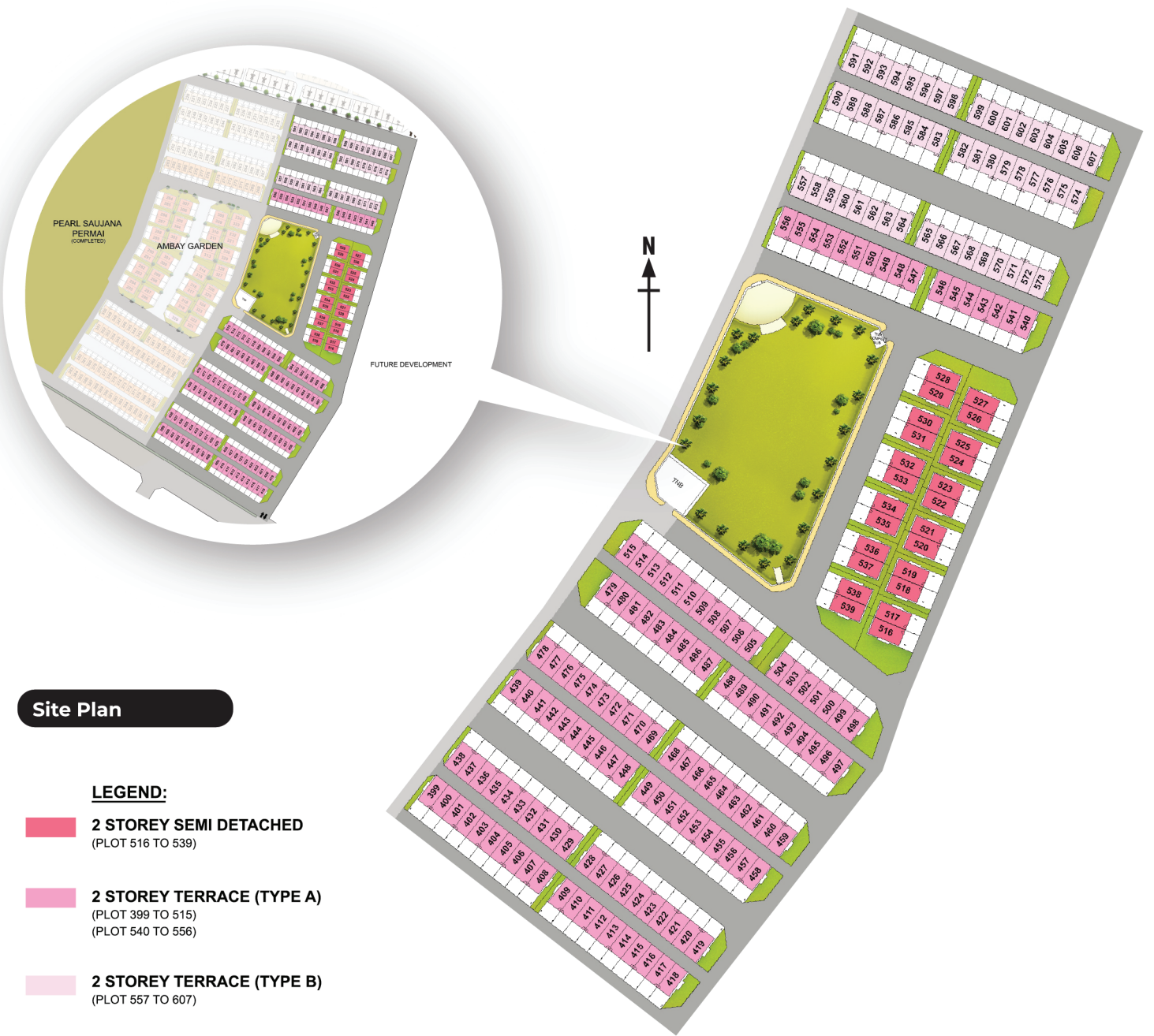
Electrical	: Ceiling Fan Point	: 5 Nos.
Installations	: Lighting Point	: 18 Nos.
	: 13 Amp Power Point	: 17 Nos.
	: 15 Amp Air Cond Point (Without Piping)	: 5 Nos.
	: 15 Amp Water Heater Point	: 3 Nos.
	: TV/Astro Point	: 2 Nos.
	: Fibre Wall Socket	: 1 No.
	: Bell Point	: 1 No.
	: Gate Light Point	: 2 Nos.
	: Autogate Point (Without Fitting)	: 1 No.
Sanitary	: Pedestal WC	: 3 Nos.
Installations	: Shower Rose	: 3 Nos.
	: Kitchen Sink	: 1 No.
	: Wash Basin	: 3 Nos.

## Semi-Detached 双层半独立

Structure	: Reinforced Concrete Framework
Brickwall	: Cement Sand Bricks with Plastering
Roofing	: Concrete Roof Tiles
Ceiling	: Ground Floor
Windows	: 1st Floor/All Bathrooms
Doors	: Aluminium Framed Windows
	: Main Entrance
	: Rear Door
	: Bathrooms
	: Bedrooms
Locksets	: Approved Locksets
Floor Finishes	: Living/Dining/Kitchen
	: Bedroom 1, 2, 3, 4 / Hallway
	: Bathrooms
	: Car Porch
	: Balcony
Wall Finishes	: Living/Dining/Bedrooms
	: Kitchen
	: Bathrooms
	: Other
Paint	: Internal
	: External

Electrical	: Ceiling Fan Point	: 5 Nos.
Installations	: Lighting Point	: 24 Nos.
	: 13 Amp Power Point	: 20 Nos.
	: 15 Amp Air Cond Point (Without Piping)	: 5 Nos.
	: 15 Amp Water Heater Point	: 3 Nos.
	: TV/Astro Point	: 2 Nos.
	: Fibre Wall Socket	: 1 No.
	: Bell Point	: 1 No.
	: Gate Light Point	: 2 Nos.
	: Autogate Point (Without Fitting)	: 1 No.
Sanitary	: Pedestal WC	: 3 Nos.
Installations	: Shower Rose	: 3 Nos.
	: Kitchen Sink	: 1 No.
	: Wash Basin	: 3 Nos.

Note : The items stated here are subject to change and modification as required / recommended by the Authorities / Architect.



**Site Plan**

**LEGEND:**

- 2 STOREY SEMI DETACHED**  
(PLOT 516 TO 539)
- 2 STOREY TERRACE (TYPE A)**  
(PLOT 399 TO 515)  
(PLOT 540 TO 556)
- 2 STOREY TERRACE (TYPE B)**  
(PLOT 557 TO 607)



C-Mart @ Pearl City Mall



F&B Outlets



Proposed Hospital



XCL International School



SJK (C) Boon Beng



Starbucks Coffee



McDonald's



Jessball Sports Centre



Design Village



Tambun Toll



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DAHLIA GARDEN (FASA 4) (BANDAR TASEK MUTIARA) Developer Name: Palmington Sdn Bhd (892241-W) (201001007619) | Developer License No.: 11882/01-2029/1470(A) | Validity Period: 20/01/2024 - 19/01/2029 | Advertising & Sales Permit No.: 11882-22/11-2025/0729 (R)-(L) | Validity Period: 24/11/2024 - 23/11/2025 | Layout Plan No.: MPSP/70/39-75/54 | Building Plan Approving Authorities: MBSP | Building Plan Approval No.: MBSP/40/20-75/82 (PR2) | No. of units: Rumah Berkeram 2 Tingkat: 7 Unit | Selling Price: RM798,000(min) - RM940,000 (max) | Rumah Teres 2 Tingkat (Jenis A): 30 Unit | Selling Price: RM670,000(min) - RM811,000 (max) | Expected Date of Completion: Nov 2025 | Land Encumbrances: NIL | Restriction in interest: NIL | Tenure: Freehold | 5% Discount for Bumiputera | Terms and conditions apply  
 DAHLIA GARDEN (FASA 3) (BANDAR TASEK MUTIARA) Developer Name: Palmington Sdn Bhd (892241-W) (201001007619) | Developer License No.: 11882/01-2029/1470(A) | Validity Period: 20/01/2024 - 19/01/2029 | Advertising & Sales Permit No.: 11882-23/12-2025/0780 (R)-(L) | Validity Period: 09/12/2024 - 08/12/2025 | Layout Plan No.: MPSP/70/39-75/54 | Building Plan Approving Authorities: MBSP | Building Plan Approval No.: MBSP/40/20-75/82 (PR2) | No. of units: Rumah Teres 2 Tingkat (Jenis B): 9 Unit | Selling Price: RM682,000(min) - RM1,047,000 (max) | Rumah Teres 2 Tingkat (Jenis B): 7 Unit | Selling Price: RM615,000(min) - RM741,000 (max) | Expected Date of Completion: Oct 2025 | Land Encumbrances: NIL | Restriction in interest: NIL | Tenure: Freehold | 5% Discount for Bumiputera | Terms and conditions apply