



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.



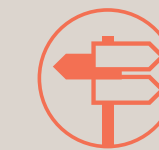
YOUR EXCLUSIVE OASIS *of* NATURE



**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



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
(for Yoga, Zumba, Tai Chi & Aerobics) | 6 Broadway |
| 3 Fountain Grass Garden | 7 Outdoor Gym / Parcourse Station |
| 4 Open Lawn
(Family Activities: Kite Launching,
Bubble Play, Picnics, Children Football) | 8 Jogging Trail |
| | 9 Zebra Crossing |
| | 10 Green Amphitheatre |
| | 11 Pearl Plaza |



MASTER PLAN



LEGEND

PHASE 1 - MAISON I

2-STOREY TERRACE HOUSE

PHASE 2 - MAISON II

2-STOREY TERRACE HOUSE

PHASE 3 - LUXE

2-STOREY CLUSTER HOUSE

PHASE 4

2-STOREY CLUSTER HOUSE

PHASE 5

2-STOREY CLUSTER HOUSE

PHASE 7

3-STOREY SHOP OFFICE

GUARD HOUSE

LOCATION



EDUCATION

2.9KM
SJK (C)
Ping Ming

6.1KM
SMK
Taman
Mutiara Rini

8.0KM
EduCity

9.0KM
Raffles
American
School

11.4KM
Stellar
International
School

14.5KM
Sunway
International
School

RECREATION & LEISURE

5.1KM
Hutan Bandar
MPJBT

10.6KM
LEGOLAND
Malaysia

20.6KM
Tuas
Checkpoint

SHOPPING

5.0KM
Lotus

5.3KM
Mydin
Skudai

8.4KM
Tasek
Central

9.3KM
Aeon
Bukit Indah

13.0KM
Paradigm
Mall

24.8KM
City
Square

HOSPITAL

6.8KM
Columbia Asia
Hospital

8.5KM
Gleneagles
Hospital

Another prestigious project by:



TASEK MAJU

Tasek Maju Realty Sdn. Bhd. 197701001417(32390-K)

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DEVELOPER: TASEK MAJU REALTY SDN. BHD. 197701001417 (32390-K) • Developer's Licence No.: 1245-6/11-2023/0816(L) • Validity Period: 13/11/2021 – 12/11/2023 • Advertising & Sales Permit No.: 1245-6/11-2023/0816(P) • Validity Period: 13/11/2021 – 12/11/2023 • Building Plan Approving Authorities: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No.: MBIP(JB)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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