



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.



Artist's Impression Only



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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.



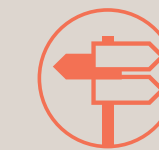
YOUR EXCLUSIVE OASIS *of* NATURE



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 |

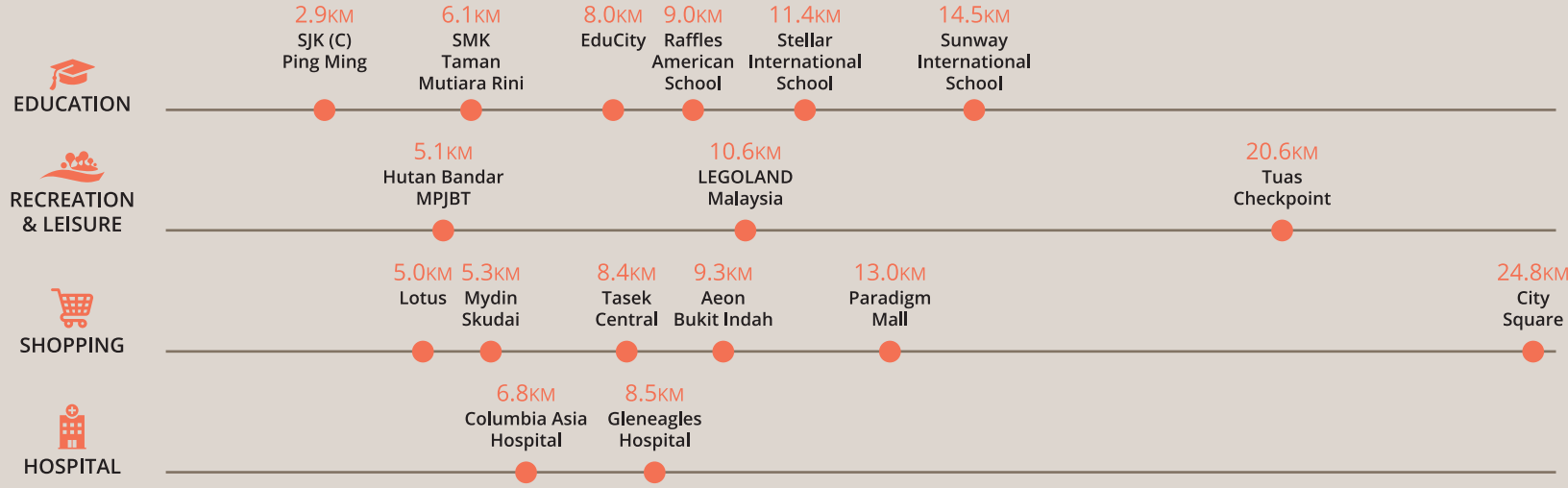


MASTER PLAN



- LEGEND**
- MAISON ONE**
2-STOREY TERRACE HOUSE
20' X 70'
 - MAISON TWO**
2-STOREY TERRACE HOUSE
20' X 70'
 - LUXE**
2-STOREY CLUSTER HOUSE
32' X 70'

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

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(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



TAMAN
MUTIARA MAJU
怡蕊園

One Home, Many Generations

LUXE | 2-STOREY CLUSTER HOUSE

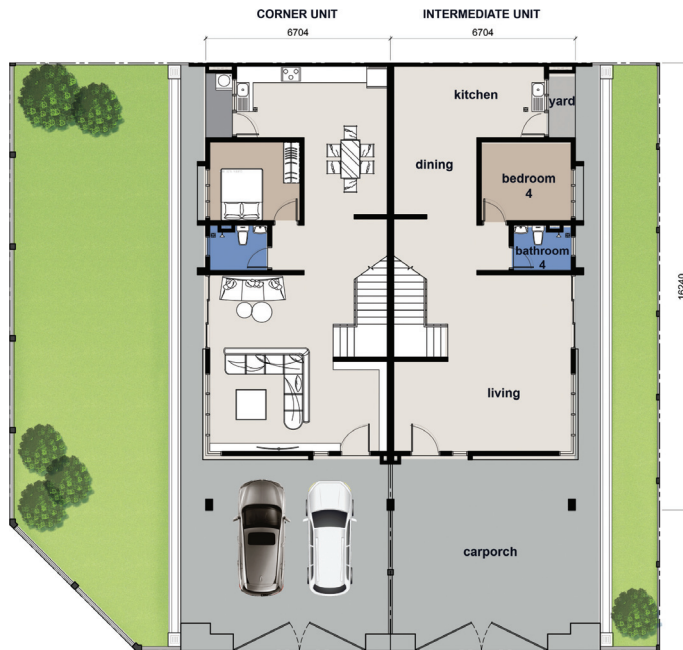
Lot Size : 32' x 70' | Built-Up : 2,293 sq.ft. | Gated & Guarded | Freehold



Artist's Impression Only



First Floor



Ground Floor

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	
ROOF & ROOF FINISHES	Roof tiles/ Reinforced Concrete Roof	
EXTERNAL & INTERNAL WALL	Brick Wall	
DOORS & WINDOWS	Timber Door / Plywood Flush Door 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/ Apron	Porcelain Tiles
	Bathrooms	Porcelain Tiles
	Car Porch/ Driveway	Porcelain Tiles
WALL FINISHES	Internal Wall	Emulsion Paint
	Kitchen	Ceramic Tiles up to 1500mm high/ Plaster & Paint
	Bathrooms	Porcelain Tiles up to Ceiling height
ELECTRICAL INSTALLATION	13A Power Point	20 nos.
	Air cond power Point/ 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 & PLUMBING FITTINGS	Water Closet	4 nos.
	Wash Basin with Tap	4 nos.
	Toilet Paper Holder	4 nos.
	Shower Set	4 nos.
	Bib Tap	4 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: 1245-08/04-2025/0474(N)-(L) Validity Period: 19/04/2023-18/04/2025
Building Plan Approving Authorities: Majlis Bandaraya Iskandar Puteri • Building Plan Approval No: MBIP(JB)RP/6/13/2020(19) • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • Expected Date of Completion: June 2025 • Double Storey Cluster House
• Phase 3A Total units: (32'x70') 84 Units • Phase 3B Total units: (32'x70') 88 Unit • Selling Price: Phase 3A: (32'x70') RM1,106,000(min) – RM1,511,000(max) • Selling Price: Phase 3B: (32'x70') RM1,106,000(min) – RM1,359,000(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.