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Developed by



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3 Storey Semi-D Homes

Developer's License No.: 8428-21/10-2021/0886(L) | Valid: 03/10/2019 – 02/10/2021 | Advertisement & Sales Permit No.: 8428-21/10-2021/0886(P) | Valid: 03/10/2019 – 02/10/2021 | Tenure of Land: Freehold | Encumbrances: AmBank (M) Berhad | Building Plan Approving Authority: MBIP | Building Plan Approval No.: MBIP(JB)RP/9/3/2019 | Expected Completion Date: November 2021 | Total Unit: 48 (Heritage Collection (Type A): 20, Peak Collection (Type B): 28) | Price: Heritage Collection (Type A): RM1,667,000(min) - RM1,914,000(max), Peak Collection (Type B): RM1,839,000(min) - RM2,371,000(max)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



FREEHOLD



FOR THOSE WHO SEEK SPLENDOUR WITHIN A TIMELESS SETTING

Winter Pavilion 3 Storey Semi-Detached Homes is the crowning jewel in Taman Nusa Sentral, a vibrant township in Iskandar Puteri. It is a combination of cutting-edge design with ground breaking master planning to create a community development that redefines urban living. The architecture complements the natural environment and follows a contemporary vocabulary to reflect a sophisticated, elegant lifestyle.

Built on prime freehold land, Winter Pavilion is limited exclusively to 48 units with lot sizes ranging from 40' x 80' to 40' x 85' and built up areas of 4,654sf to 5,095sf. With such a generous built up area, it is ideal for large families and can easily accommodate 3 generations. The large, open living and dining areas make the perfect day to night entertainment setting for family and friends. Dense indigenous landscaping flows across the entire estate while a thoughtfully designed perimeter fencing with a manned guard house offering 24-hour security ensures both privacy and peace of mind.

Strategically located in the heart of Iskandar Puteri, Winter Pavilion enjoys being situated in a location like no other. It benefits from excellent infrastructure and is easily accessible via major highways and roads with a wide array of amenities right at your doorstep. Living here will allow you to indulge in the luxury of space and greenery whilst enjoying the convenience of a city.



THE CENTRAL PARK

The Central Park with extensive green belts and a landscaped boulevard combined with ultimate privacy make the setting and location the best anywhere. The beautiful greenery provides a gracious and welcoming entry while perfectly framing this private gated estate. Enjoy this breathtaking open space complete with playgrounds and sheltered gazebos with your family and friends.

PICTURESQUE GREENERY



SHADED SPACES



SPIRIT OF COMMUNITY



HEALTHY LIVING



SPACIOUS AND FUNCTIONAL CHOICES

Available in lot sizes of 40' x 80' and 40' x 85' with built up area ranging from 4,654sf to 5,095sf.

FAMILY FRIENDLY DESIGN

Each floor is meticulously designed to optimise space for family interaction.

LUSH GREEN LUNGS

Beautifully landscaped parks encourage healthy living.

UNCOMPROMISED QUALITY

Specifications are carefully chosen to ensure that the homes are worthy of its residents.

TIGHT VIGILANCE

Gated and guarded with 24-hour security, allowing residents to have a serene state of mind while being at home.

STRATEGIC LOCATION

Accessible via major roads and highways while being conveniently located near popular destinations such as LEGOLAND Malaysia, Puteri Harbour, Edutity, Marlborough College, Raffles American School and Gleneagles Medini Hospital.

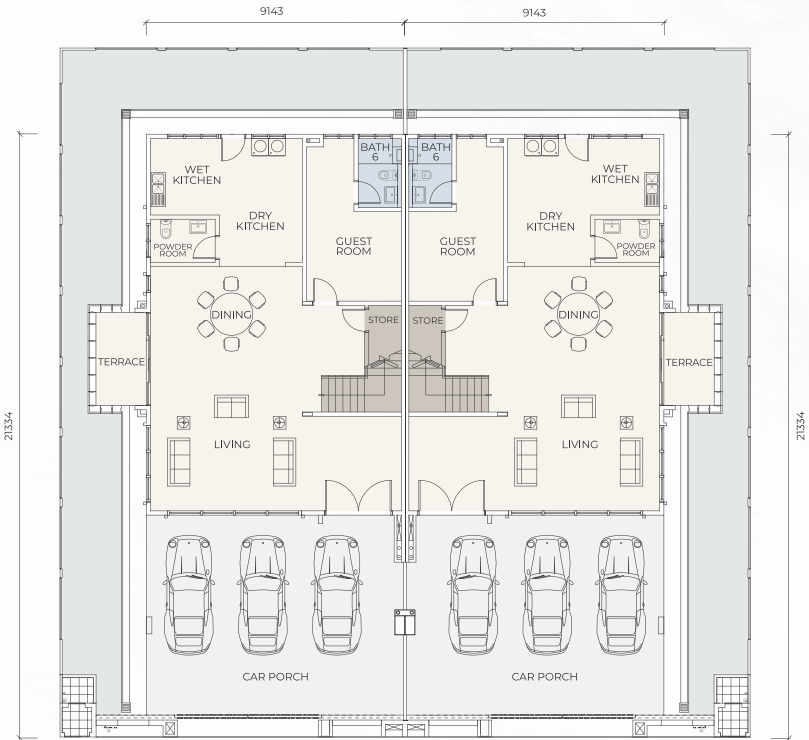


H A L L M A R K F E A T U R E S

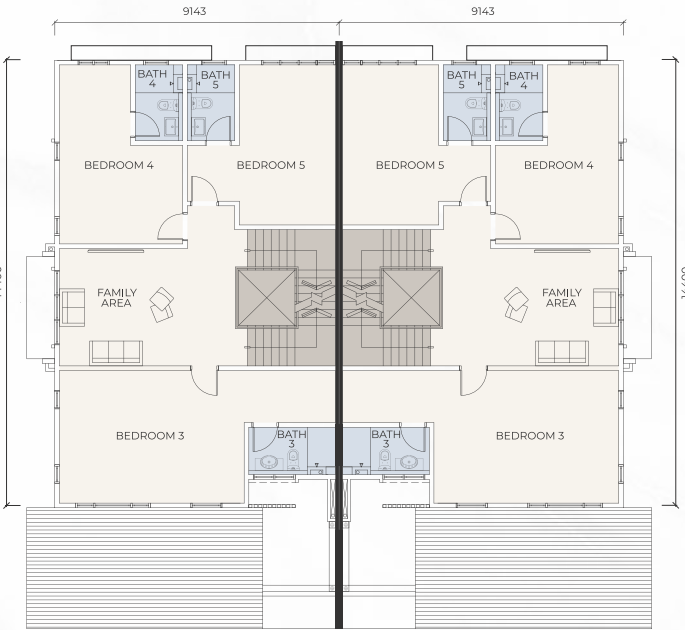
HERITAGE
COLLECTION

Land Area | 40' x 80'
Built-up Area | 4,654 sq. ft.

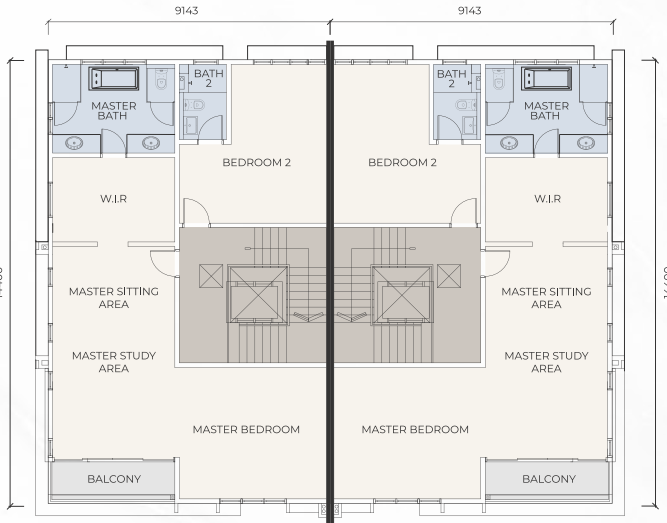
Bedrooms | 6
Bathrooms | 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN

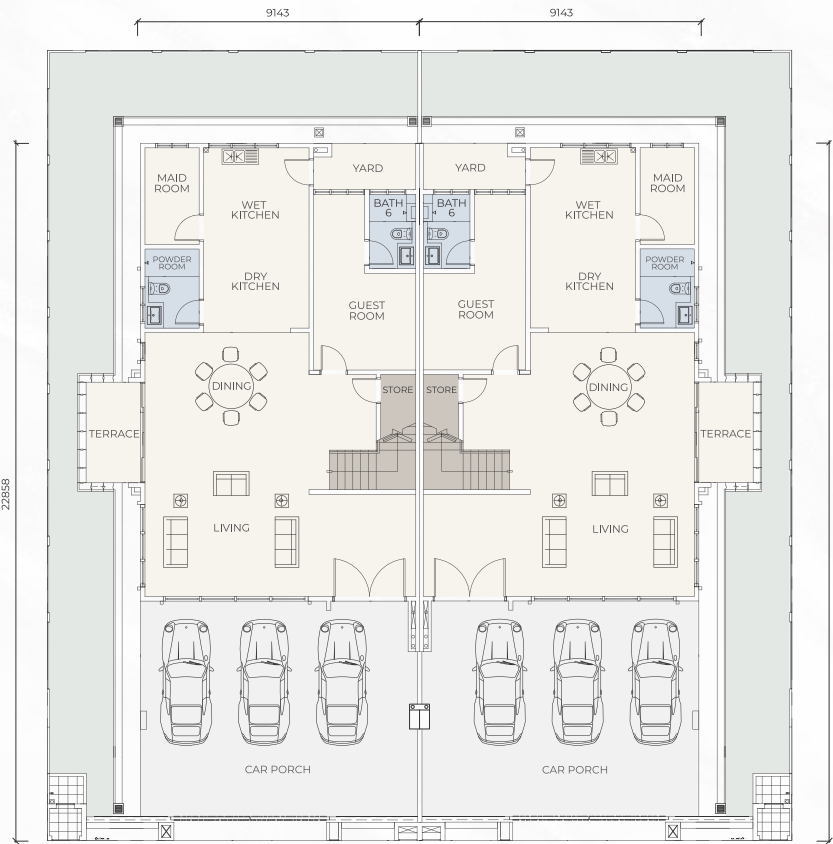


SECOND FLOOR PLAN

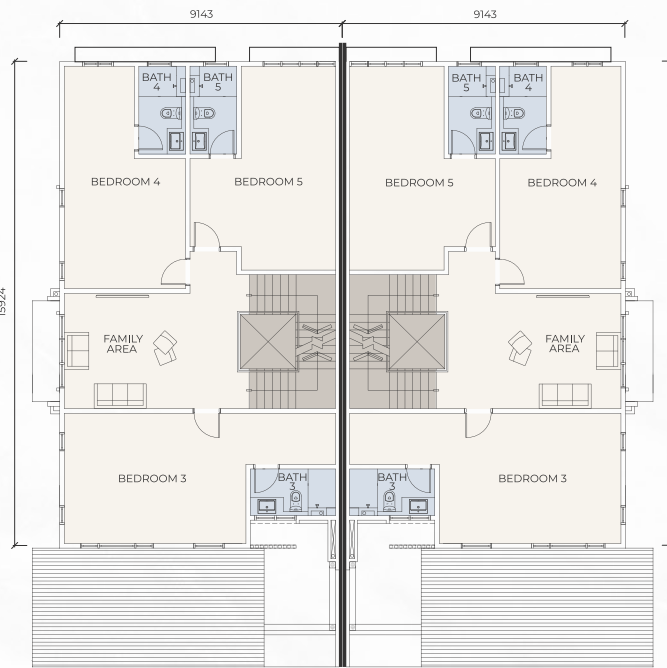
PEAK
COLLECTION

Land Area | 40' x 85'
Built-up Area | 5,095 sq. ft.

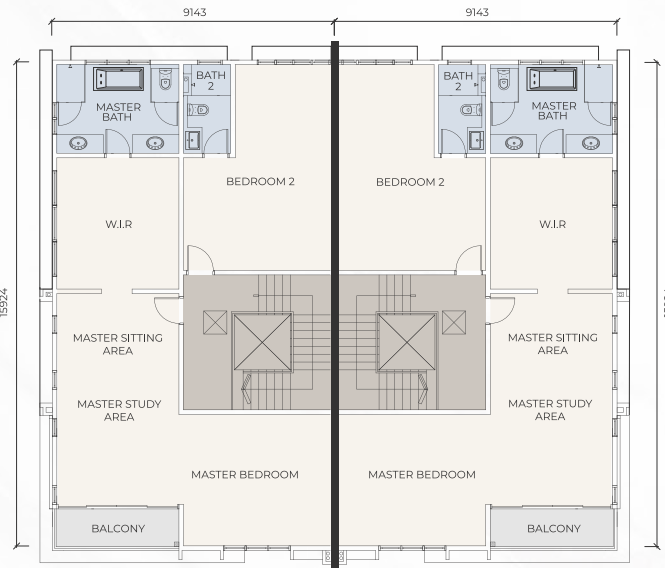
Bedrooms | 6+1
Bathrooms | 7



GROUND FLOOR PLAN

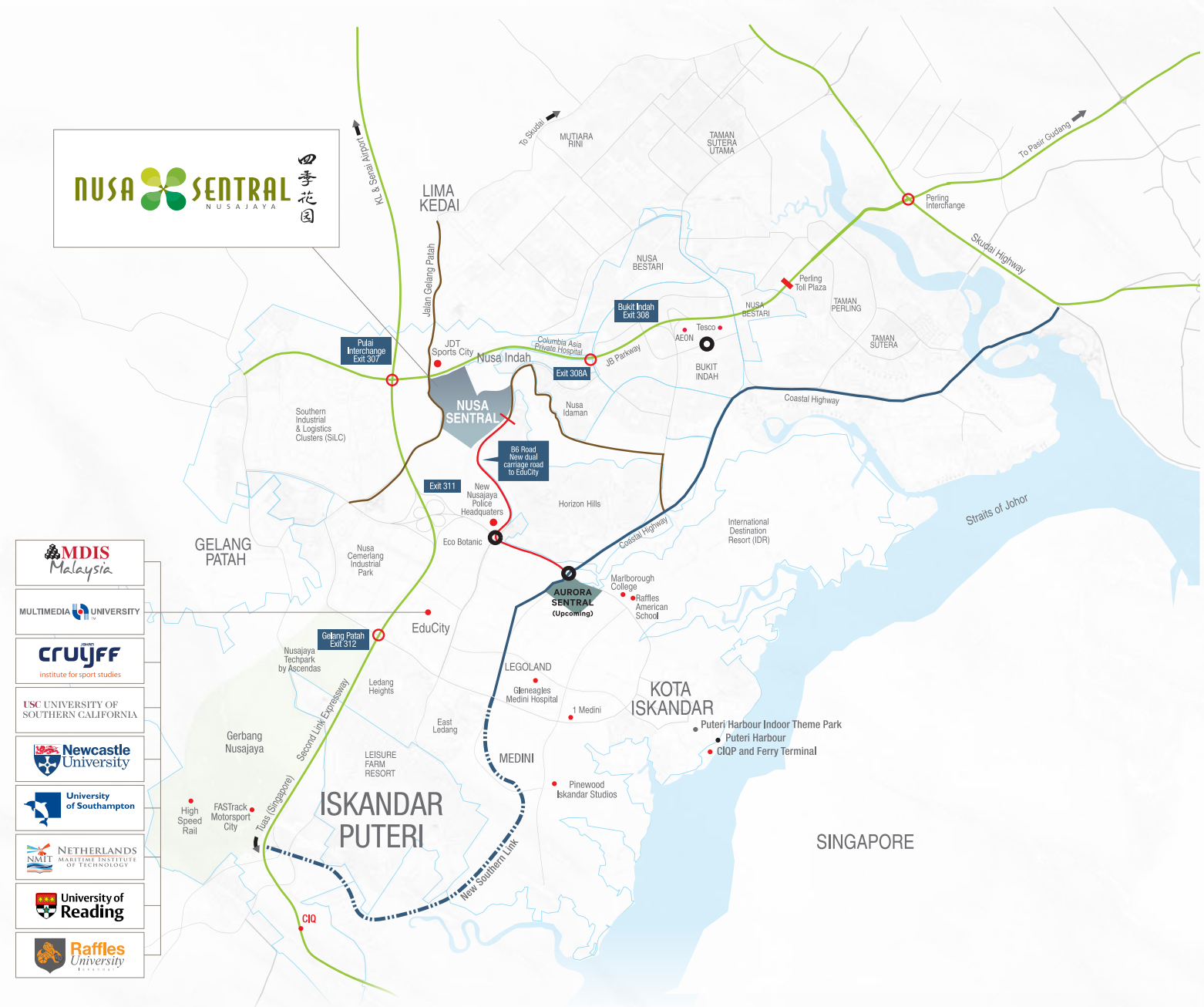


FIRST FLOOR PLAN

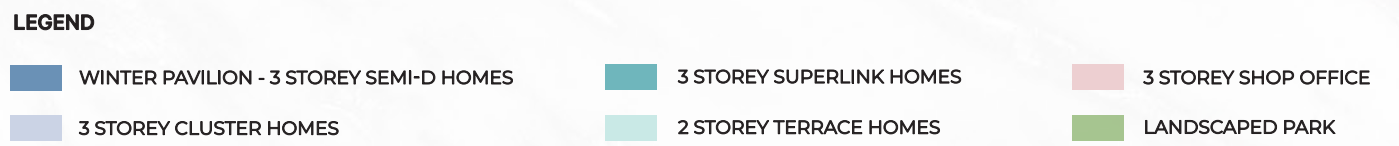


SECOND FLOOR PLAN

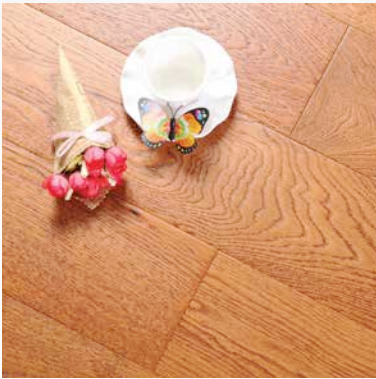
THE DESTINATION



THE PLAN



STATE OF THE ART



A variety of floor tiles fitted in living, dining, kitchen and bathrooms, with solid engineered wood flooring installed for most bedrooms.



Carefully designed with maximum space efficiency, allowing individual members of the family to enjoy their privacy while also encouraging family interaction.



High ceilings and performance aluminium powder coated windows maximize natural light and views.



Private home lifts can be installed to allow residents to move between the 3 levels with ease.



Quality sanitary wares by Toto.



Master bathroom comes complete with a bath and two luxurious marble vanity tops.

SPECIFICATIONS

Structure	: Reinforced concrete		
Wall	: Brick wall		
Roof	: Metal deck roof		
Roof Structure	: Steel roof truss		
Ceiling	: General skim coat & fiber plaster board		
Floor Finishes			
Living & dining	: Porcelain tiles	Master bathroom	: Porcelain tiles
Dry kitchen & wet kitchen	: Porcelain tiles	Bathroom 2, 3, 4, 5, 6 & powder room	: Porcelain tiles
Master bedroom & bedroom 2	: Engineered timber flooring	Staircase	: Porcelain tiles
Bedroom 3, 4, 5	: Engineered timber flooring	Balcony	: Porcelain tiles
Guest room	: Porcelain tiles	Main entrance area	: Porcelain tiles
Maid's room (Peak Collection)	: Porcelain tiles	Car porch & driveway	: Porcelain tiles
Family area (1 st floor)	: Porcelain tiles	Yard (Peak Collection)	: Porcelain tiles
Wall Finishes			
Dry kitchen & wet kitchen	: Porcelain tiles to ceiling level / plastering		
Master bathroom	: Porcelain tiles to ceiling level		
Bathroom 2, 3, 4, 5, 6 & powder room	: Porcelain tiles to ceiling level		
Doors			
Main entrance	: Decorative timber door		
All bedrooms	: Solid timber doors with metal frame		
All bathrooms & powder room	: Timber flush doors on metal frame (waterproofing lining internally)		
Balcony	: Powder coated aluminum frame sliding door		
Terrace	: Powder coated aluminum frame sliding door		
Wet kitchen	: Solid timber door on metal frame (waterproofing lining internally)		
Windows	: Powder coated aluminum frame window		
Sanitary Fittings			
Pedestals W.C	: 7	Shower heads	: 7
Kitchen basin	: 1	Toilet roll holders	: 7
Wash basins	: 8	Bath tub	: 1
Water taps	: 8	Water pump	: 1
Electrical Fittings & Electrical Supplies			
Lighting points	: 57	Air-con power points	: 10
13A power points	: 56	Water heater power points	: 7
Ceiling fan points	: 12	Doorbell point	: 1
Data points	: 8	Solar heater point	: 1
CCTV points	: 5	Gate pillar lighting points	: 2
Telephone points	: 8	Auto gate points	: 2
TV points	: 8	Booster pump	: 1
Main Entrance Gate	: M.S structure / aluminum sliding gate		
Locks	: Quality lock sets		
Fencing	: Brick fencing with M.S grille		
Anti-Termite Treatment	: Anti-termite treated		