

# Where Comfort and Convenience PREVAIL

Spacious living, stylish design, brilliant accessibility, and a private neighbourhood await privileged residents of Precinct Nilam 3. These freehold 4+1 bedrooms houses paint the perfect picture of a happy family.

Precinct Nilam 3 是一个为追求高品质生活而设计的私人社区，提供宽敞、时尚的 4+1 卧室住宅，拥有永久地契，并且生活便利都近在咫尺。



## SITE PLAN

### Legend

2 Storey Cluster Homes Type B & B1

Precinct Nilam 3 in Kota Tinggi is a brand-new residence with easy access to city centre, basic amenities and major highways. Complete convenience all around is assured for everyone in Taman Daiman Jaya.

Precinct Nilam 3 位于哥打丁宜的核心地段，邻近各个基本设施、主要城市 and 高速公路。



**Econsave Hypermarket**  
宜康省霸级市场



**Mawai Chinese Primary School**  
马威华文小学



**Johor Bahru - Kota Tinggi Highway**  
新山 - 哥打丁宜高速公路



Kota Tinggi Town  
哥打丁宜市中心



Kota Tinggi-Kulai Road  
哥打丁宜-古来大路



Senai-Desaru Expressway  
士乃-迪沙鲁高速公路



Ulu Tiram  
乌鲁地南



Johor Jaya  
柔佛再也



Johor Bahru City Centre  
新山市中心

**This lovely home is just one call away. Book your viewing today.**

Another prestigious project by



Your trusted developer for generations

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Daiman Group Taman Daiman Jaya Sales Office

Developer License No. : 362/10-2027/1460(R) • Validity Period : 01/11/2022 – 31/10/2027 • Advertising & Sales Permit No. : 362-12/03-2025/0276(N)-L • Validity Period : 16/03/2023 – 15/03/2025 • Approving Authority : Majlis Daerah Kota Tinggi • Ref No. : MDKT/OSC/KT/0454/128 • Expected Date of Completion : March 2025 • Land Tenure : Freehold • Land Encumbrance : Nil • Price : Cluster House Type B & B1 - RM818,800 (Min) - RM1,268,800 (Max) - Total Units : 60 • 13% Discount for Bumiputera • IKLAN INI DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

All pictures and illustrations contained in this brochure are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.

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2 STOREY CLUSTER HOMES  
FINAL PHASE PRECINCT



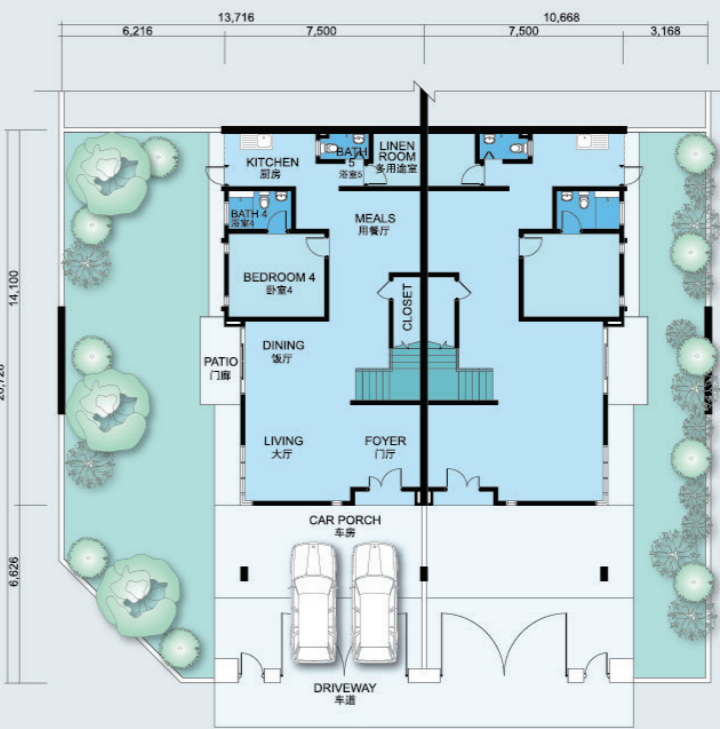
Actual Photo 实景图



Actual Photo 实景图

## 2 STOREY CLUSTER HOMES TYPE B & B1

35' x 68' | 2,387 sq. ft.



Ground Floor 底楼平面图



First Floor 一楼平面图

### SPECIFICATIONS 建筑规格

STRUCTURE 结构	: Reinforced Concrete Framework 钢筋混凝土结构
WALLS 墙壁	: Clay Bricks With Cement Plaster 红砖抹灰
ROOFING 屋顶	: Metal Roofing / Concrete Roof Tiles / R.C. Flat Roof 金属屋顶 / 混凝土屋顶瓦 / 钢筋混凝土平台
COVERING 屋瓦	
ROOF FRAMING 屋顶框架	: Light-Weight Metal Framing 轻型金属框架
CEILING 天花板	: Skim Coat / Cement Fibre Ceiling Board / Gypsum Plaster Ceiling Board 混凝土 / 纤维洋灰片 / 石膏天花板
WINDOWS 窗户	: Aluminium-Framed Windows 铝制框架窗户
IRONMONGERY 锁	: Selected Lockset 精选锁
DOORS 门	: Main Entrance 大门入口 Others 其它
FLOOR FINISHES 地面饰材	: Driveway 车道 Car Porch 停车位 Foyer, Living, Dining, Bedroom 4 & Meals 门厅, 客厅, 饭厅, 卧房4与餐厅 Master Bedroom, 2, 3 & Family 主人卧房, 卧房2, 3与休闲室 Bath 1 浴室1 Bath 2, 3, 4 & 5 浴室2, 3, 4和5 Kitchen & Linen Room 厨房与多用途室 Staircase 楼梯 Balcony 阳台 Others 其它
WALL FINISHES 墙砖饰材	: Kitchen 厨房 Bath 1 浴室 1 Bath 2, 3, 4 & 5 浴室2, 3, 4和5 External 室外 Internal 室内
SANITARY & PLUMBING FITTINGS 卫生装置	: Kitchen Sink 厨房洗碗盆 W.C. 坐式马桶 Wash Basin 洗手盆 Shower 浴室花洒位 Garden Tap 花园水龙头位
ELECTRICAL INSTALLATION 电流设备	: Lighting Point 电灯位 Fan Point 风扇位 13A Power Point 13安培电插座 Telephone Point 电话插位 TV Point 电视天线插位 Water Heater Point 热水器插位 Air-Con Power Point 冷气插位 Door Bell Point 门铃位 Auto Gate Point 电动闸门插位
FENCING 围篱	: Brick Fencing & M.S. Gate 砖墙和铁篱笆门

Notice: The event of a conflict of interpretation, all specification etc. stated in english language shall prevail. 备注如有任何陈述不准确, 请参阅英文为准。



Actual Photo 实景图



Actual Photo 实景图



Actual Photo 实景图

## Find Your Inner Peace in a GREEN HEAVEN

A tranquil atmosphere pervades the dedicated 1-acre lavish garden as well as ample garden spaces within your own unit. Enjoy scenic views and refreshing outdoor retreats right from your doorstep.

社区拥有一个面积达 1 英亩的私人公园, 每户住宅内也有宽敞的专属花园空间, 营造出宁静的氛围。仅需走出房门, 即可享受美景和清新怡人的户外休闲空间。

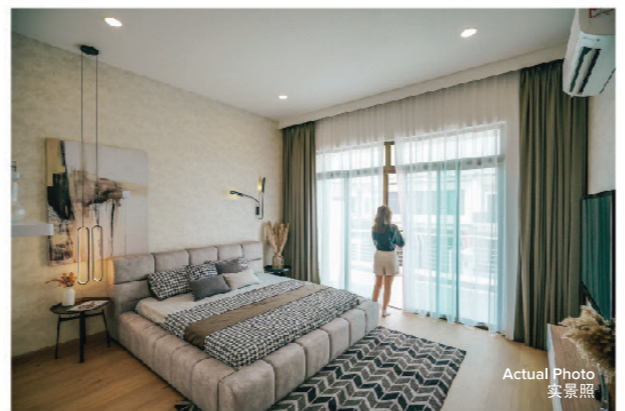
## STAY PEACEFULLY in an Exclusive Community

The safe and secure Precinct Nilam 3 assures you of a serene and welcoming environment. We safeguard your privacy so you can cherish precious moments worry-free. With a room to spare for each family member, Precinct Nilam 3 makes everyone's heart grow so much fonder.

在Precinct Nilam 3的安逸社区中, 我们致力于为您打造一个安心、舒适和宽敞的居住环境。我们为每个家庭成员提供独立的生活空间, 让您和家人尽享惬意生活。温馨的氛围, 实现您对家居生活的所有期望。



Actual Photo 实景图



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