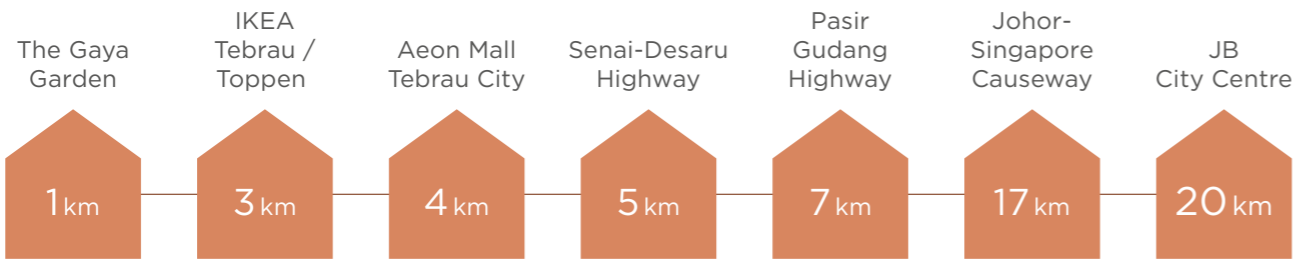


FREEHOLD

永久地契

WELL-CONNECTED in the mature neighbourhood of Taman Gaya



*All calculated distances are estimations only.

Another Prestigious Project By:



ATLANTIC DYNAMICS SDN BHD (Reg No. 199001005889(197458-P))
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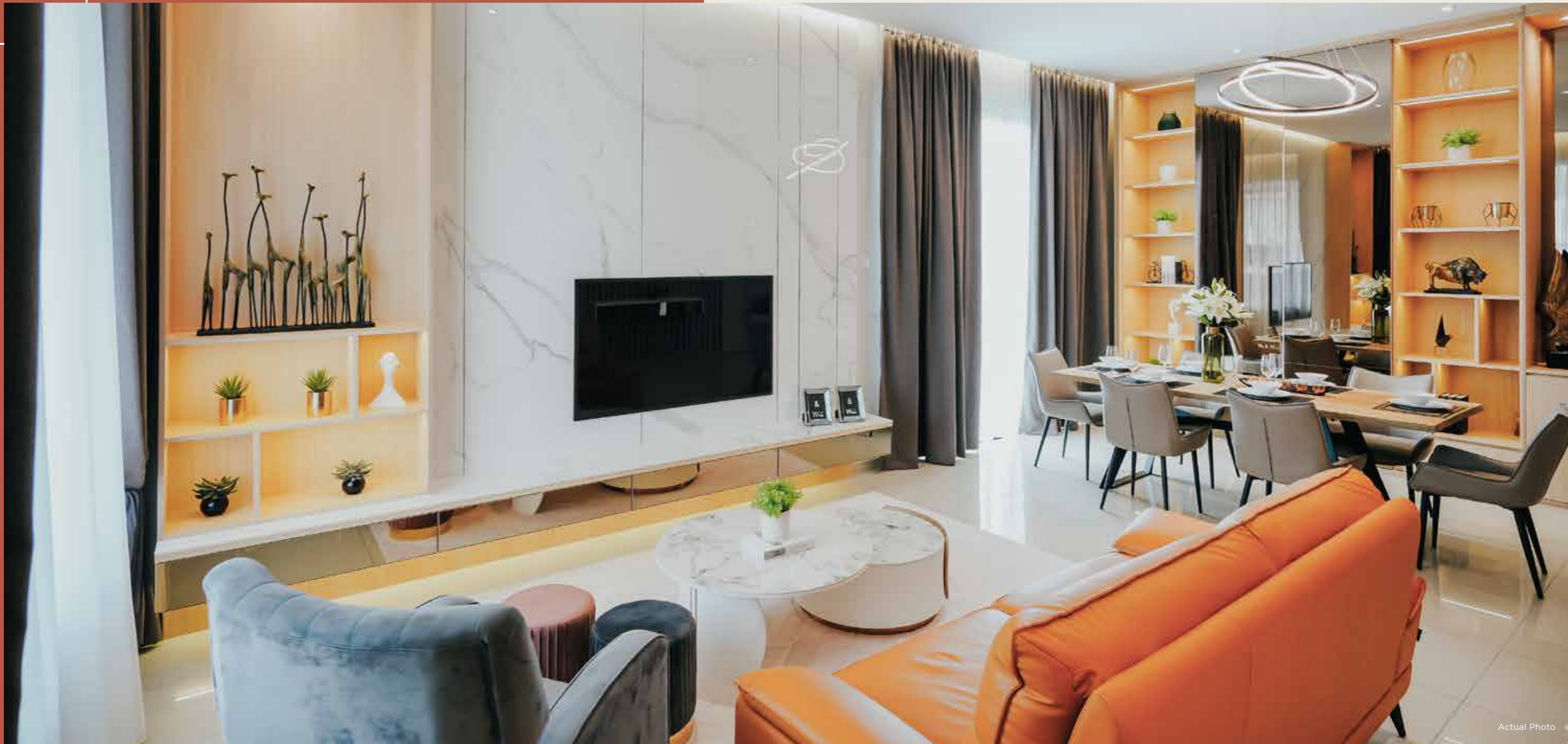
FINAL PHASE LANDED HOMES

• Developer's License No.: 7215/04-2028/0466(R) • Validity : 10/04/2023 - 09/04/2028 • Advertising & Sale Permit No.: 7215-9/05-2025/0591(N)-(L) • Validity : 25/05/2023 - 24/05/2025 • Land Tenure : Freehold • Land Encumbrances : Nil • Approving Authority : Majlis Bandaraya Johor Bahru • Building Plan Ref No.: MJB/U/2021/14/BGN/77/RP • Expected completion Date : May 2025 • Total Units : Semi-Detached Type A1 : 48 Units, Semi-Detached Type B : 2 Units • Selling Price : Semi-Detached Type A1 : RM1,448,800 (min.) - RM2,188,800 (max.), Semi-Detached Type B : RM1,628,800 (min.) - RM1,768,800 (max.) • 15% Bumiputera Discount. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

*Notice: The event of a conflict of interpretation, all specification etc. stated in English Language shall prevail. 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.

A HOME

that grows with you



Actual Photo

Welcome home to Evora where there is plenty of space to grow and nurture strong bonds of togetherness with your loved ones.

高雅绿苑，营造自由延伸的生活空间，完美升华您与家人间的生活羁绊，彰显静好时光。



Actual Photo

WITHIN AN *unparalleled enclave*

Evora is the final phase of double storey semi detached landed units. Comprising just 160 exclusive units, Evora is the last semi detached precinct planned within the Taman Gaya area. In addition to the semi detached homes, there are also two bungalow lands available.

这160间的高级住宅，是高雅花园发展中最后一期的双层半独立式洋楼有地住宅。当中也包括了两块独立式地段。

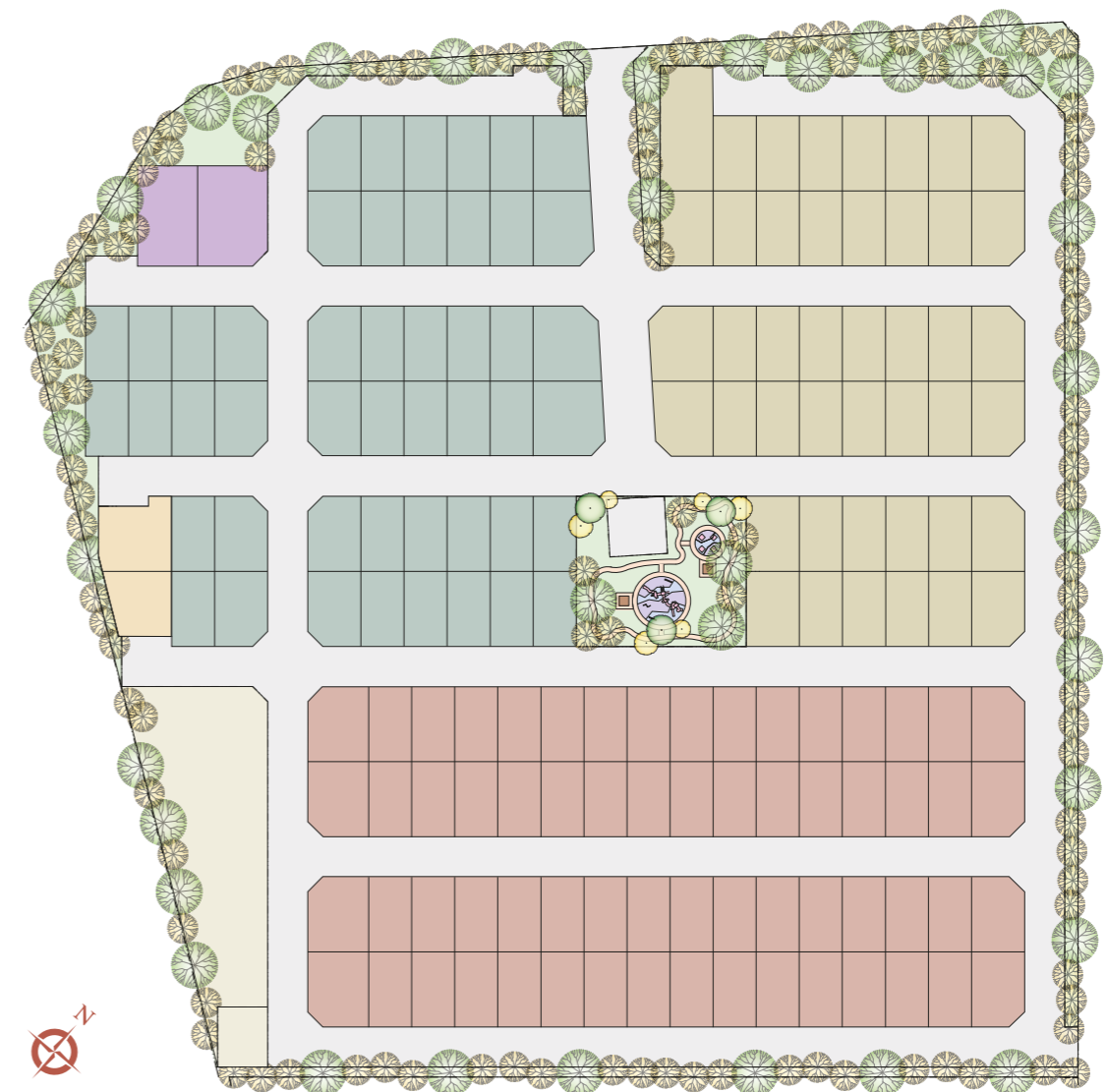
FLOURISH IN A HOME WITHIN *tranquil surroundings*

A serene lifestyle for multigenerational living starts at Evora. Nestled within several matured landed precincts, Evora enjoys excellent accessibility and convenience from the well-lived in surroundings.

满足多代同堂的舒适环境，毗邻多个成熟的高级住宅区，享有卓越的生活环境和便捷的交通。



Actual Photo

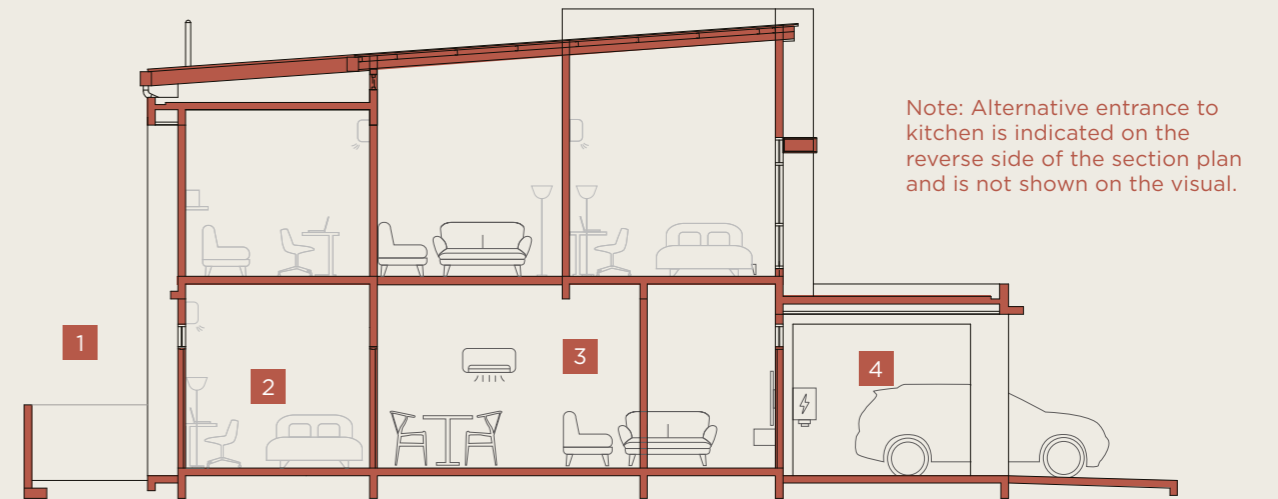


LEGEND 图标

- | | | | |
|---|----------------|--|-------------|
|  | SEMI-D TYPE A1 | | 半独立式洋楼 A1 型 |
|  | SEMI-D TYPE A2 | | 半独立式洋楼 A2 型 |
|  | SEMI-D TYPE B | | 半独立式洋楼 B 型 |
|  | SEMI-D TYPE C | | 半独立式洋楼 C 型 |
|  | BUNGALOW LAND | | 独立式地段 |

Style and Functionality in PERFECT HARMONY

Meticulous spatial planning ensures that every space is convertible for other functional aspects of your life. The expansively generous spaces are also carefully designed to allow for future expansions of your home.



Actual Photo



Actual Photo

细致考究的空间规划，兼具生活功能与舒适度，延展幸福维度，筑梦美好居家生活。匠心雕琢的宽敞空间，给居者带来更多舒适享受并保有未来空间的扩充弹性。

1 PRIVATE GARDEN

私人庭院

Outdoor space for families to bond and grow

2 BEDROOMS WITH EN SUITE BATHROOMS

卧房都有独立卫浴空间

Enhanced privacy and convenience

3 GARDEN-FACING DINING AREA

沐浴在花园景观中的饭厅

Recharge your senses with natural surroundings

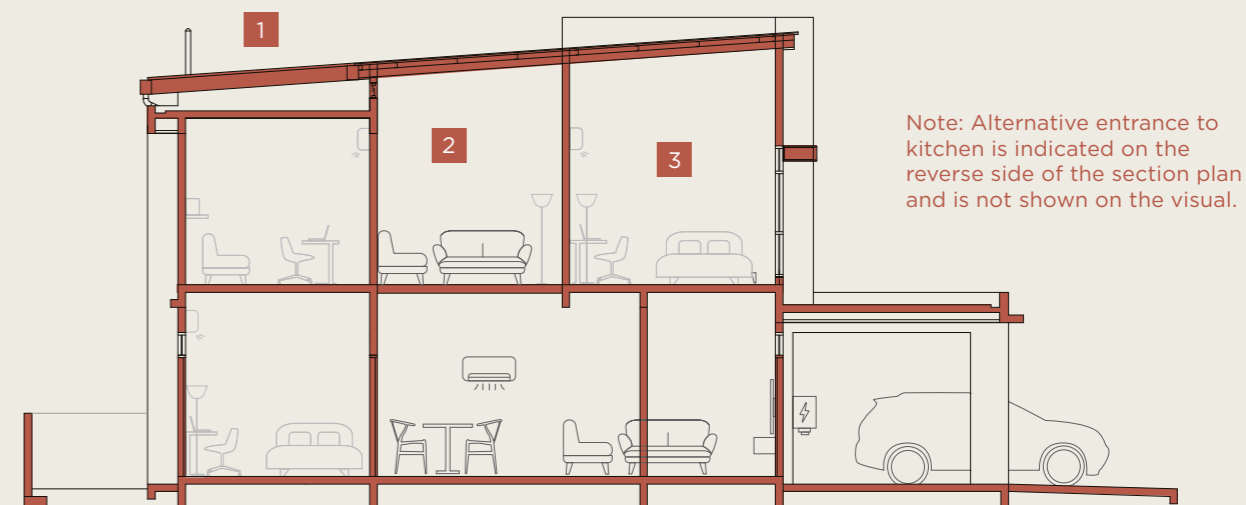
4 SPACIOUS CAR PORCH WITH EV CHARGING POINT

配备EV电源位的宽敞车房

Ample parking spaces for up to 3 vehicles

Epitome of REFINED LIVING

Delightfully refined and stylish, Evora is crafted to cultivate moments of bonding within a distinctly luxurious home. From the high ceilings which ensure natural ventilation and sunlight, as well as bedrooms with accompanying en suite bathrooms, Evora is where a naturally encompassing ambiance takes hold.



高雅绿苑别具一格的奢华配置，展现出的精致与时尚生活设计，完美诠释人居美好，并承载着全家人的欢声与笑语。挑高的天花板设计让室内拥有优越的通风和采光度。各主卧房都配置独立的卫浴，满足生活人居需求。清新绿意让人随时沉浸在自然氛围之中。

1 DESIGNED FOR SOLAR-FRIENDLY SETUP

与太阳能系统兼容的设计

Eco-friendly energy for the environmentally conscious

2 EXPANSIVE FAMILY HALL

空间感十足的小偏厅，自由发挥布局与设计

Multi-purpose space for bonding or personal time

3 LUXURIOUS MASTER BEDROOM

高端品味的主卧房

Tastefully designed with high ceilings

METICULOUSLY PLANNED *for lifestyle fulfilment*

Strategically situated within the 459-acre Taman Gaya, Precinct Evora features distinct landed homes that offer a multigenerational living experience, within close proximity to a mature neighbourhood comprising retail shops, schools and other amenities.

高雅绿苑的地理位置优越，位于占地 459 英亩的高雅花园内，独具特色的有地住宅，核心设计理念着重于多代同堂起居生活，拥有完善设施的成熟社区，可轻松前往临近的购物商场和教育学府等。

Precinct Evora also enjoys excellent connectivity and accessibility through a myriad of roads and highways, including easy access from the Johor Bahru-Kota Tinggi highway via the Taman Gaya Interchange.

有优良的连通性和可达性，链接多条主要道路与高速公路，可从新山-哥打丁宜主干道路经由高雅花园立交桥轻松抵达。



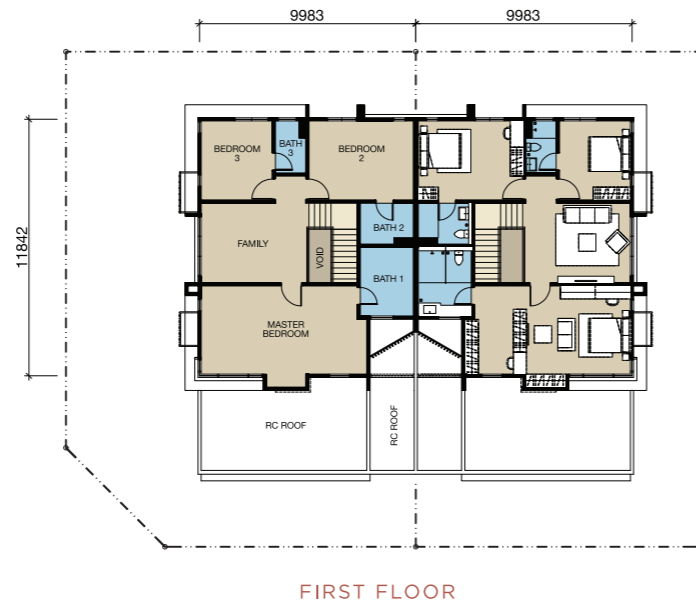
TYPE A2



TYPE A2

2-STOREY SEMI DETACHED

Land Area: 43' x 75'
 Built-up: 2,967 sq.ft.
 4+1 Bedrooms & 5 Bathrooms
 Total Units: 44



SPECIFICATIONS 建筑描述

STRUCTURE 结构	Reinforced Concrete Frame 钢筋混凝土结构
WALL 墙壁	Generally Bricks with Cement Sand Plastering 红砖及抹沙灰
ROOFING COVERING 屋顶覆盖	Metal Roofing Sheets / Reinforced Concrete Flat Roof 金属屋顶 / 钢筋混凝土屋顶
ROOF FRAMING 屋顶结构	Lightweight Metal Framing 轻型金属框架
CEILING 天花板	Skim Coating with Emulsion Painting to Soffit of Concrete Slab 混凝土板片抹灰与乳胶漆 Cement Board Ceiling / Fibrous Plaster Ceiling with Emulsion Paint 水泥天花板 / 纤维天花板与乳胶漆 Aluminium Panel Ceiling 铝制天花板
WINDOWS 窗	Aluminium Framed Glass Windows 铝框玻璃窗
DOORS 门	Entry 入户门 Others 其他 Solid Door 实心门 Generally Plywood Flush Doors 三夹板门 Aluminium Framed Glass Door & Aluminium Folding Door 铝框玻璃门与铝合金折叠门 Aluminium Framed Door With Aluminium Composite Panel 铝复合板铝框门
IRONMONGERY 锁	Quality Lock Set 优质门锁及配件
WALL FINISHES 墙面装饰	Internal Plastered Walls 内墙 External Walls 外墙 Bathrooms and Kitchen 浴室及厨房 Emulsion Paint 墙壁乳胶漆 Weather Resistant Paint / Stone Spray Coating 耐候漆 / 石材喷涂涂层 Wall Tiles to Ceiling Height For Kitchen, Bathroom 1,2,3,4 & 5 厨房及浴室1,2,3,4和5的墙面瓷砖由地至顶
FLOOR FINISHES 地面饰材	Car Porch & Internal Driveway 车房及内部车道 Living, Dining, Kitchen, Bedroom 4, Bathrooms, Utility Rooms & Others 客厅, 餐厅, 厨房, 卧室4, 浴室, 储物间以及其他 Bedroom 1,2,3, Staircase & Family 卧室1, 2, 3, 楼梯, 偏厅 Concrete Imprint 压花地坪 Floor Tiles 地面瓷砖 Laminated Flooring 复合地板
SANITARY & PLUMBING FITTINGS 卫浴配置	Water Closet 抽水马桶 5 Wash Basin with Water Tap 洗手盆及水龙头 5 Shower Head 花洒 5 Toilet Roll Holder 卫生纸架 5 Kitchen Sink 厨房洗涤盆 1 Bib Tap 水龙头 8
ELECTRICAL INSTALLATION 电器配置	Lighting Point 电灯插座 34 Wall Light Point 墙灯位 5 Fan Point 风扇位 8 13A Power Point 13安培电源插座 30 20A Power Point 20安培电源插座 1 Air Cond Power Point 空调电源位 7 Fibre Wall Socket 宽频点位 1 Television Point 电视天线插位 3 Water Heater Point 热水器位 5 Soho Box SOHO盒子位 1 Auto Gate Power Point 电动闸门电源位 1 Bell Point 门铃位 1 Gate Pillar Lighting Point 闸门电灯位 2 20A Isolator 20安培隔离器 2 32A Isolator 32安培隔离器 1 Exhaust Fan 排气扇 1
INTERNAL TELEPHONE TRUNKING & CABLING 室内电话线路	Telephone Point 电话插座 3
FENCING 篱笆	Plastered Brickwall with Paint Finish 涂漆抹灰墙砖 Aluminium Panel Gate with Steel Framing at Front 前置钢框架铝板篱笆
TURFING 草坪	Cow Grass 牛草

Notice: In the event of a conflict of interpretation, all specifications, etc. stated in the English language shall prevail.
 注意: 如果有任何陈述不正确, 请以英语为准。

• Developer's License No.: 7215/04-2028/0466(A) • Validity Period: 10/04/2023 - 09/04/2028 • Advertising & Sales Permit No.: 7215-10/06-2026/0546(N)-L • Validity Period: 24/06/2024 - 23/06/2026 • Land Tenure: Freehold • Land Encumbrances: NIL • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Ref. No.: MJB/U/2021/14/BGN/77/RP • Expected Date of Completion: June 2026 • Total Units: Semi-Detached Type A2: 44 Units • Selling Price: Semi-Detached Type A2: RM1,698,800 (Min) - RM2,758,800 (Max) • 15% Bumiputera Discount.
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA