

PRECINCT ✱
LUMINA ✱
TAMAN DAIMAN JAYA

绚烂的未来, 由此开始。
Where bright beginnings await.



Precinct Lumina is a vibrant residential development in Kota Tinggi, offering a perfect blend of modern living and tranquility. Located in Taman Daiman Jaya, it provides a practical and refreshing lifestyle with convenient access to essential amenities.

Precinct Lumina 是位于哥打丁宜的现代住宅项目，融合现代生活与宁静环境。坐落在大马花园 (Taman Daiman Jaya)，提供便捷、舒适的生活方式，周边设施齐全，生活便利。



绿意环绕，
尽享自然风光

EMBRACE NATURE IN TWO EXPANSIVE GREEN PARKS

Enjoy peaceful living with two beautiful parks within the housing area. These lush green spaces are perfect for outdoor activities, family gatherings, or relaxing in nature.

A mini football field adds a space for friendly matches and fitness, creating a hub for recreation and community bonding.



享受宁静的生活，住宅区内设有两个美丽的住宅公园。这些郁郁葱葱的绿色空间非常适合户外活动，家庭聚会或在大自然中放松身心。公园内还配备了一个迷你足球场，为友谊赛和健身提供了专属空间，成为休闲与社区互动的中心。

安全与宁静交汇的社区

PEACEFUL LIVING IN A SECURE COMMUNITY

Safety and peace of mind are paramount at Precinct Lumina. Our secured community provides round-the-clock security, ensuring an environment where you can relax and enjoy life to the fullest.

在 Precinct Lumina, 安全与安心始终是我们的首要任务. 我们社区拥有全天候安保服务, 为您提供一个安全的环境, 让您能够无忧无虑的享受生活.



舒适与便利触手可及

COMFORT & CONVENIENCE AT YOUR REACH

Enjoy a lifestyle of ease and accessibility with Mawai Chinese Primary School, KT Central Commercial Hub, and Econsave Hypermarket just moments away. From education to shopping and leisure, everything you need is within easy reach, making life effortlessly convenient for you and your family.

在这里, 生活变得从容便利. 马威华小, KT Central 中和商业街以及宜康省超级市场都近在咫尺, 让您的日常生活轻松无忧. 不论是教育, 购物还是休闲, 一切所需触手可及, 为您和家人打造理想的生活方式.



优越位置，
享受便捷生活

ENJOY A PRIME LOCATION, EXPERIENCE THE CONVENIENCE OF LIFE

Stay connected to Johor Bahru through the upcoming Kota Tinggi Interchange. Enjoy faster and more convenient access, making your commute smoother and bringing JB closer to home.

通过即将建成的哥打丁宜交汇桥, 与柔佛新山紧密相连. 更快速, 便捷的交通, 让您的通勤更加顺畅, 带来更加便利的生活, 让新山更贴近您的家园.



SITE PLAN 位置平面图

24' x 70'

2-Storey Terrace Homes | 双层排楼

Type A

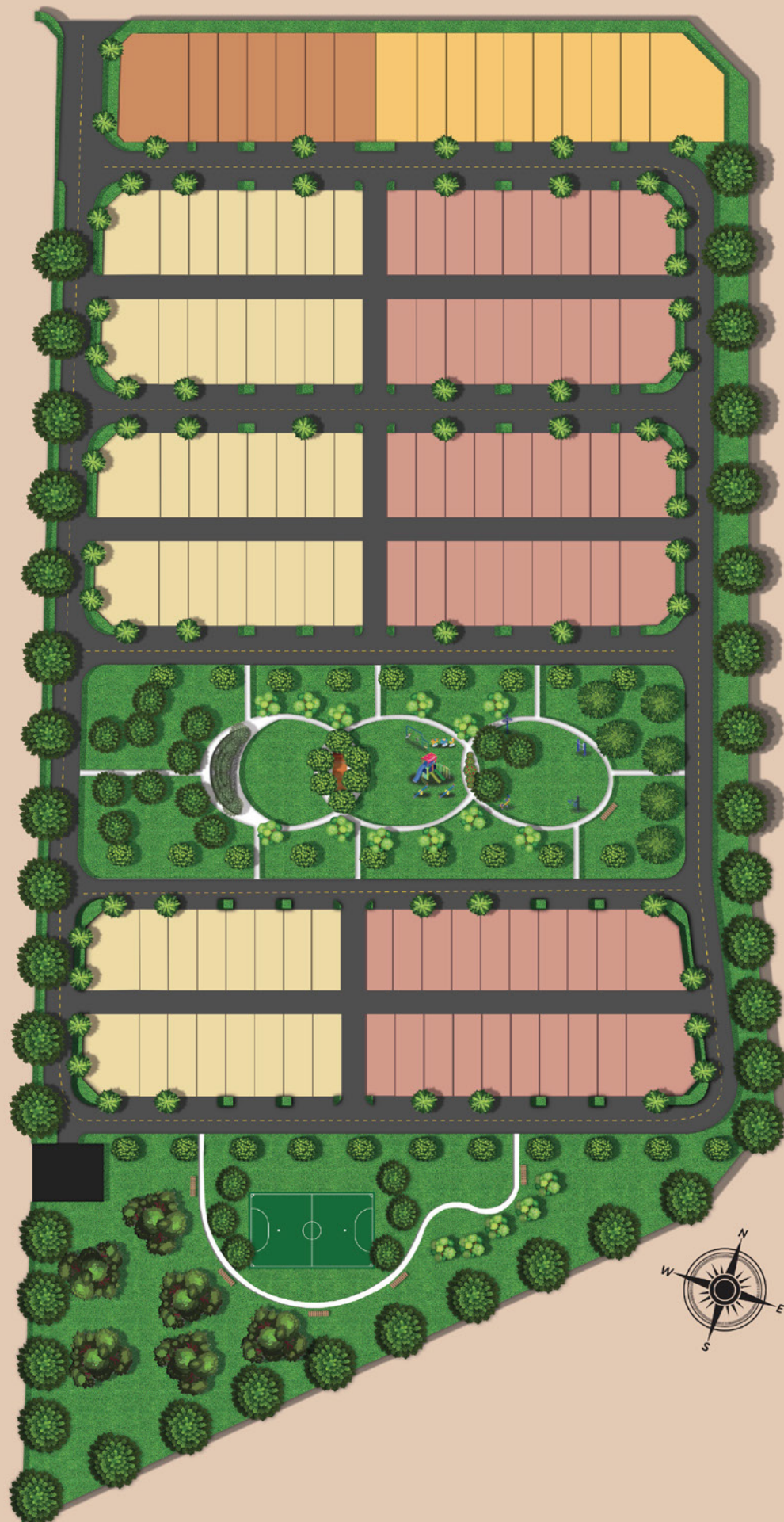
Type B

24' x 90'

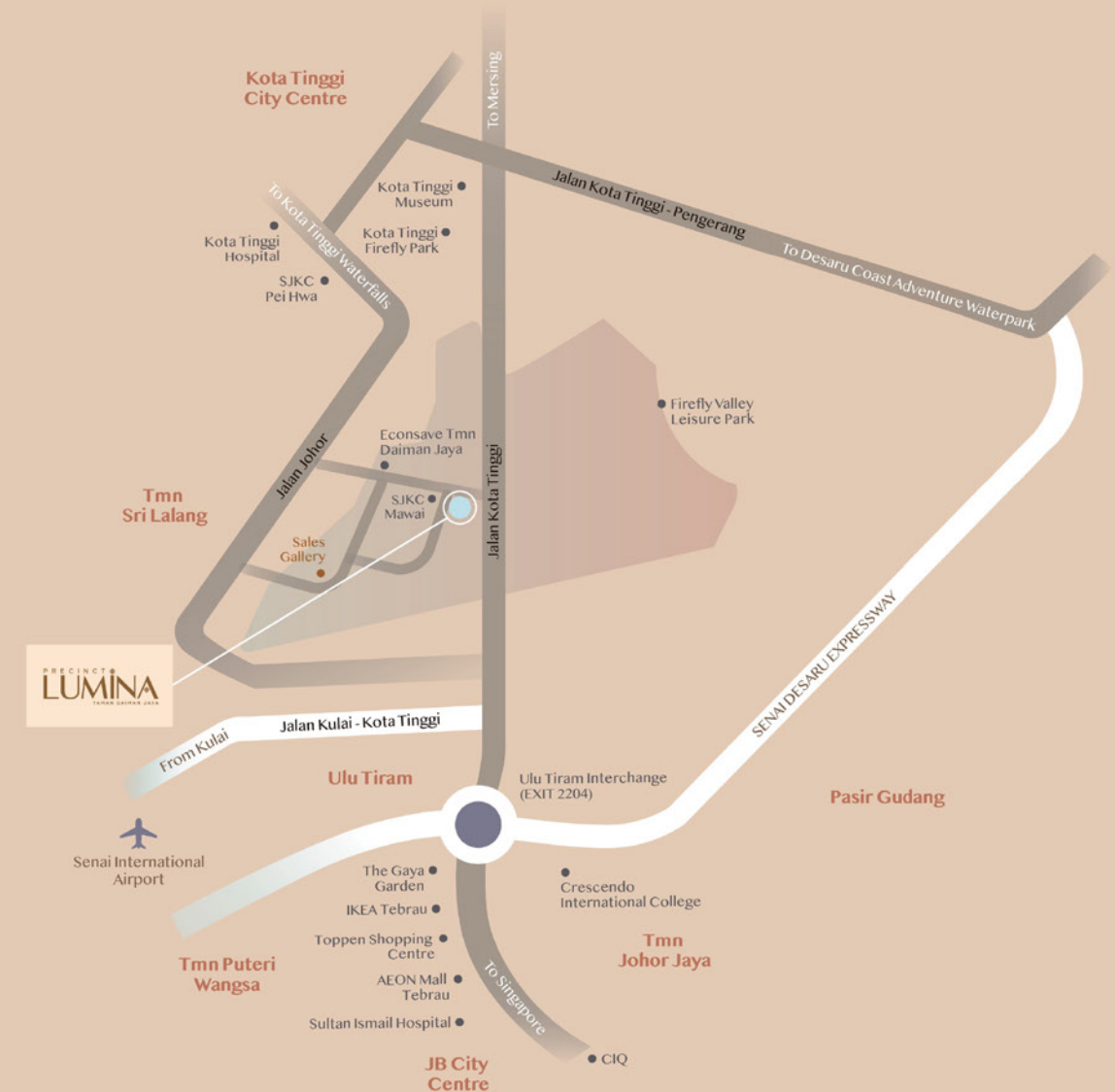
2-Storey Terrace Homes | 双层排楼

Type C

Type D



Opposite Mawai Chinese Primary School 毗邻马威华小	Close to KT Central Commercial Hub & Eonsave Hypermarket 毗邻 KT Central Commercial Hub 与 Eonsave	Exclusive community with 24/7 security 尊贵社区, 全天候安保	2 Residential Parks and Surrounded by Green Areas 拥有两个住宅公园, 置身于绿意盎然的环境中	Convenient Accessibility to JB 轻松通达新山及周边地区
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Your trusted developer for generations

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· Developer's License No.: 362/10-2027/1460(A) · Validity Period : 01/11/2022-31/10/2027 · Advertising & Sales Permit No.: 362-14/04-2027/0294(N)-(L) · Validity Period : 18/04/2025-17/04/2027 · Land Tenure : Freehold · Land Encumbrances : Nil · Approving Authority : Majlis Daerah Kota Tinggi · Ref No.: MDKT/OSC/KT/2024/B07 · Expected Date of Completion : May 2027 · Total Units : Terrace House Type A & A1 & A2 : 32 Units, Terrace House Type B & B1 & B2 : 36 Units, Terrace House Type C & C1 & C2 : 7 Units, Terrace House Type D & D1 : 10 Units · Selling Price : Terrace House Type A & A1 & A2 : RM699,800 (Min.) ~ RM1,447,800 (Max.), Terrace House Type B & B1 & B2 : RM699,800 (Min.) ~ RM1,029,800 (Max.), Terrace House Type C & C1 & C2 : RM812,800 (Min.) ~ RM1,528,800 (Max.), Terrace House Type D & D1 : RM812,800 (Min.) ~ RM1,177,800 (Max.) · 15% Bumiputera Discount · Sekatan Kepentingan : Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara / Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

TYPE A

Double Storey Terrace House | 双层排楼
24' X 70' | Build-up Area from 1,870 SQFT

GROUND FLOOR



FIRST FLOOR



TYPE A SPECIFICATIONS

STRUCTURE: Reinforced Concrete Framework

WALL: Clay Bricks with Cement Plaster

ROOFING COVERING: Metal Roofing / R.C. Flat Roof

ROOF FRAMING: Light-weight Metal Framing

CEILING: Skim Coat / Cement Fibre Ceiling Board / Gypsum Plaster Ceiling Board

WINDOWS: Aluminium-Framed Windows

DOORS:
Main Entrance: Solid-core Plywood Flush Door
Others: Plywood Flush Doors / Aluminium-Framed Glass Door / Plywood-Louved Door / PVC Door

IRONMONGERY: Selected Lockset

FLOOR FINISHES

Driveway: Concrete Imprint
Car Porch: Concrete Imprint

Foyer, Living, Dining & Bedroom 4: Porcelain Tiles

Master Bedroom, 2, 3 & Family: Porcelain Tiles

Bath 1: Porcelain Tiles

Bath 2, 3, 4 & 5: Ceramic Tiles

Kitchen: Porcelain Tiles

Staircase: Porcelain Tiles

Balcony: Porcelain Tiles

Others: Cement Render

WALL FINISHES

Kitchen: Porcelain Tiles to 1500mm ht. on 1 side

Bath 1: Porcelain Tiles to Ceiling ht.

Bath 2, 3, 4 & 5: Ceramic Tiles to Ceiling ht.

External: Weather-Resistant Paint

Internal: Emulsion Paint

SANITARY & PLUMBING FITTINGS

Type	A	A1	A2
Kitchen Sink	1 no.	1 no.	1 no.
W.C.	3 nos.	5 nos.	3 nos.
Wash Basin	3 nos.	5 nos.	3 nos.
Shower	3 nos.	5 nos.	3 nos.
Garden Tap	1 no.	1 no.	1 no.

ELECTRICAL INSTALLATION

Type	A	A1	A2
Lighting Point	24 nos.	31 nos.	24 nos.
Fan Point	6 nos.	7 nos.	6 nos.
13A Power Point	19 nos.	21 nos.	19 nos.
Fibre Wall Socket	1 no.	1 no.	1 no.
TV Point	2 nos.	3 nos.	2 nos.
Water Heater Point	3 nos.	4 nos.	3 nos.
Air-con Power Point	5 nos.	5 nos.	5 nos.
Door Bell Point	1 no.	1 no.	1 no.
Auto Gate Point	1 no.	1 no.	1 no.

FENCING : Brick fencing and m.s. gate

结构: 钢筋混凝土框架

墙体: 粘土砖, 水泥抹灰

屋顶覆盖层: 金属屋面 / 钢筋混凝土屋顶

屋顶框架: 轻质金属框架

天花板: 混凝土 / 水泥纤维石膏天花板

窗户: 铝制窗户

门:
主入口: 实心三夹板门
其他门类: 三夹板平面门 / 铝制玻璃门 / 三夹板百叶门 / PVC 门

锁: 精选锁具

地面饰材

车道: 混凝土印花
车廊: 混凝土印花

门厅, 客厅, 饭厅 & 卧室 4: 瓷砖

主卧, 卧室 2, 3 & 休闲厅: 瓷砖

浴室 1: 瓷砖

浴室 2, 3, 4 & 5: 陶瓷砖

厨房: 瓷砖

楼梯: 瓷砖

阳台: 瓷砖

其他: 水泥抹灰

墙面饰材

厨房: 瓷砖铺至1500毫米高 (仅一面)

浴室 1: 瓷砖铺至天花板

浴室 2, 3, 4 & 5: 陶瓷砖铺至天花板

外墙: 户外漆

内墙: 乳胶漆

卫生及管道配件

类型	A	A1	A2
厨房水槽	1个	1个	1个
坐式马桶	3个	5个	3个
洗手盆	3个	5个	3个
淋浴	3个	5个	3个
花园水龙头	1个	1个	1个

电源装置

类型	A	A1	A2
电灯位	24个	31个	24个
风扇位	6个	7个	6个
13A 电源插座	19个	21个	19个
宽频插座	1个	1个	1个
电视天线插座	2个	3个	2个
热水器位	3个	4个	3个
空调电源位	5个	5个	5个
门铃位	1个	1个	1个
自动门位	1个	1个	1个

围篱: 砖墙及篱笆门

**以英文版本为准 (Subject to the English version).

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TYPE B

Double Storey Terrace House | 双层排楼
24' X 70' | Build-up Area from 1,870 SQFT

GROUND FLOOR



FIRST FLOOR



TYPE B SPECIFICATIONS

STRUCTURE:	Reinforced Concrete Framework	结构:	钢筋混凝土框架
WALL:	Clay Bricks with Cement Plaster	墙体:	粘土砖, 水泥抹灰
ROOFING COVERING:	Metal Roofing / R.C. Flat Roof	屋顶覆盖层:	金属屋面 / 钢筋混凝土屋顶
ROOF FRAMING:	Light-weight Metal Framing	屋顶框架:	轻质金属框架
CEILING:	Skim Coat / Cement Fibre Ceiling Board / Gypsum Plaster Ceiling Board	天花板:	混凝土 / 水泥纤维石膏天花板
WINDOWS:	Aluminium-Framed Windows	窗户:	铝制窗户
DOORS:	Main Entrance: Solid-core Plywood Flush Door Others: Plywood Flush Doors / Aluminium-Framed Glass Door / Plywood-Louvered Door / PVC Door	门:	实心三夹板门
		主入口:	三夹板平面门 /
		其他门类:	铝制玻璃门 / 三夹板百叶门 / PVC 门
IRONMONGERY:	Selected Lockset	锁:	精选锁具
FLOOR FINISHES		地面饰材	
Driveway:	Concrete Imprint	车道:	混凝土印花
Car Porch:	Concrete Imprint	车廊:	混凝土印花
Foyer, Living, Dining & Bedroom 4:	Porcelain Tiles	门厅, 客厅, 饭厅 & 卧室 4:	瓷砖
Master Bedroom, 2, 3 & Family:	Porcelain Tiles	主卧, 卧室 2, 3 & 休闲厅:	瓷砖
Bath 1:	Porcelain Tiles	浴室 1:	瓷砖
Bath 2, 3, 4 & 5:	Ceramic Tiles	浴室 2, 3, 4 & 5:	陶瓷砖
Kitchen:	Porcelain Tiles	厨房:	瓷砖
Staircase:	Porcelain Tiles	楼梯:	瓷砖
Balcony:	Porcelain Tiles	阳台:	瓷砖
Others:	Cement Render	其他:	水泥抹灰
WALL FINISHES		墙面饰材	
Kitchen:	Porcelain Tiles to 1500mm ht. on 1 side	厨房:	瓷砖铺至1500毫米高 (仅一面)
Bath 1:	Porcelain Tiles to Ceiling ht.	浴室 1:	瓷砖铺至天花板
Bath 2, 3, 4 & 5:	Ceramic Tiles to Ceiling ht.	浴室 2, 3, 4 & 5:	陶瓷砖铺至天花板
External:	Weather-Resistant Paint	外墙:	户外漆
Internal:	Emulsion Paint	内墙:	乳胶漆
SANITARY & PLUMBING FITTINGS		卫生及管道配件	
Type	B	B1	B2
Kitchen Sink	1 no.	1 no.	1 no.
W.C.	3 nos.	5 nos.	3 nos.
Wash Basin	3 nos.	5 nos.	3 nos.
Shower	3 nos.	5 nos.	3 nos.
Garden Tap	1 no.	1 no.	1 no.
ELECTRICAL INSTALLATION		电源装置	
Type	B	B1	B2
Lighting Point	24 nos.	31 nos.	24 nos.
Fan Point	6 nos.	7 nos.	6 nos.
13A Power Point	19 nos.	21 nos.	19 nos.
Fibre Wall Socket	1 no.	1 no.	1 no.
TV Point	2 nos.	3 nos.	2 nos.
Water Heater Point	3 nos.	4 nos.	3 nos.
Air-con Power Point	5 nos.	5 nos.	5 nos.
Door Bell Point	1 no.	1 no.	1 no.
Auto Gate Point	1 no.	1 no.	1 no.
FENCING :	Brick fencing and m.s. gate	围篱:	砖墙及篱笆门

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TYPE C

Double Storey Terrace House | 双层排楼
24' X 90' | Build-up Area from 1,965 SQFT

GROUND FLOOR



FIRST FLOOR



TYPE C SPECIFICATIONS

STRUCTURE:	Reinforced Concrete Framework	结构:	钢筋混凝土框架
WALL:	Clay Bricks with Cement Plaster	墙体:	粘土砖, 水泥抹灰
ROOFING COVERING:	Metal Roofing / R.C. Flat Roof	屋顶覆盖层:	金属屋面 / 钢筋混凝土屋顶
ROOF FRAMING:	Light-weight Metal Framing	屋顶框架:	轻质金属框架
CEILING:	Skim Coat / Cement Fibre Ceiling Board / Gypsum Plaster Ceiling Board	天花板:	混凝土 / 水泥纤维石膏天花板
WINDOWS:	Aluminium-Framed Windows	窗户:	铝制窗户
DOORS:	Main Entrance: Solid-core Plywood Flush Door Others: Plywood Flush Doors / Aluminium-Framed Glass Door / Plywood-Louvred Door / PVC Door	门:	实心三夹板门
		主入口:	三夹板平面门 / 铝制玻璃门 / 三夹板百叶门 / PVC 门
		其他门类:	
IRONMONGERY:	Selected Lockset	锁:	精选锁具
FLOOR FINISHES		地面饰材	
Driveway:	Concrete Imprint	车道:	混凝土印花
Car Porch:	Concrete Imprint	车廊:	混凝土印花
Foyer, Living, Dining & Bedroom 4:	Porcelain Tiles	门厅, 客厅, 饭厅 & 卧室 4:	瓷砖
Master Bedroom, 2, 3 & Family:	Porcelain Tiles	主卧, 卧室 2, 3 & 休闲厅:	瓷砖
Bath 1:	Porcelain Tiles	浴室 1:	瓷砖
Bath 2, 3, 4 & 5:	Ceramic Tiles	浴室 2, 3, 4 & 5:	陶瓷砖
Kitchen:	Porcelain Tiles	厨房:	瓷砖
Staircase:	Porcelain Tiles	楼梯:	瓷砖
Balcony:	Porcelain Tiles	阳台:	瓷砖
Others:	Cement Render	其他:	水泥抹灰
WALL FINISHES		墙面饰材	
Kitchen:	Porcelain Tiles to 1500mm ht. on 1 side	厨房:	瓷砖铺至1500毫米高 (仅一面)
Bath 1:	Porcelain Tiles to Ceiling ht.	浴室 1:	瓷砖铺至天花板
Bath 2, 3, 4 & 5:	Ceramic Tiles to Ceiling ht.	浴室 2, 3, 4 & 5:	陶瓷砖铺至天花板
External:	Weather-Resistant Paint	外墙:	户外漆
Internal:	Emulsion Paint	内墙:	乳胶漆
SANITARY & PLUMBING FITTINGS		卫生及管道配件	
Type	C	C1	C2
Kitchen Sink	1 no.	1 no.	1 no.
W.C.	3 nos.	5 nos.	5 nos.
Wash Basin	3 nos.	5 nos.	5 nos.
Shower	3 nos.	5 nos.	5 nos.
Garden Tap	1 no.	1 no.	1 no.
ELECTRICAL INSTALLATION		电源装置	
Type	C	C1	C2
Lighting Point	23 nos.	30 nos.	31 nos.
Fan Point	6 nos.	7 nos.	7 nos.
13A Power Point	19 nos.	21 nos.	21 nos.
Fibre Wall Socket	1 no.	1 no.	1 no.
TV Point	2 nos.	3 nos.	3 nos.
Water Heater Point	3 nos.	4 nos.	4 nos.
Air-con Power Point	5 nos.	5 nos.	5 nos.
Door Bell Point	1 no.	1 no.	1 no.
Auto Gate Point	1 no.	1 no.	1 no.
FENCING:	Brick fencing and m.s. gate	围篱:	砖墙及篱笆门

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Double Storey Terrace House | 双层排楼
24' X 90' | Build-up Area from 1,965 SQFT

FIRST FLOOR



STRUCTURE:	Reinforced Concrete Framework
WALL:	Clay Bricks with Cement Plaster
ROOFING COVERING:	Metal Roofing / R.C. Flat Roof
ROOF FRAMING:	Light-weight Metal Framing
CEILING:	Skim Coat / Cement Fibre Ceiling Board / Gypsum Plaster Ceiling Board
WINDOWS:	Aluminium-Framed Windows
DOORS:	
Main Entrance:	Solid-core Plywood Flush Door
Others:	Plywood Flush Doors / Aluminium-Framed Glass Door / Plywood-Louvred Door / PVC Door

IRONMONGERY: Selected Lockset

FLOOR FINISHES

Driveway:	Concrete Imprint
Car Porch:	Concrete Imprint
Foyer, Living, Dining & Bedroom 4:	Porcelain Tiles
Master Bedroom, 2, 3 & Family:	Porcelain Tiles
Bath 1:	Porcelain Tiles
Bath 2, 3, 4 & 5:	Ceramic Tiles
Kitchen:	Porcelain Tiles
Staircase:	Porcelain Tiles
Balcony:	Porcelain Tiles
Others:	Cement Render

WALL FINISHES

Kitchen:	Porcelain Tiles to 1500mm ht. on 1 side
Bath 1:	Porcelain Tiles to Ceiling ht.
Bath 2, 3, 4 & 5:	Ceramic Tiles to Ceiling ht.
External:	Weather-Resistant Paint
Internal:	Emulsion Paint

SANITARY & PLUMBING FITTINGS

Type	D	D1
Kitchen Sink	1 no.	1 no.
W.C.	3 nos.	5 nos.
Wash Basin	3 nos.	5 nos.
Shower	3 nos.	5 nos.
Garden Tap	1 no.	1 no.

ELECTRICAL INSTALLATION

Type	D	D1
Lighting Point	23 nos.	30 nos..
Fan Point	6 nos.	7 nos.
13A Power Point	19 nos.	21 nos.
Fibre Wall Socket	1 no.	1 no.
TV Point	2 nos.	3 nos.
Water Heater Point	3 nos.	4 nos.
Air-con Power Point	5 nos.	5 nos.
Door Bell Point	1 no.	1 no.
Auto Gate Point	1 no.	1 no.

FENCING: Brick fencing and m.s. gate

结构:	钢筋混凝土框架
墙体:	粘土砖, 水泥抹灰
屋顶覆盖层:	金属屋面 / 钢筋混凝土屋顶
屋顶框架:	轻质金属框架
天花板:	混凝土 / 水泥纤维 石膏天花板
窗户:	铝制窗户
门:	
主入口:	实心三夹板门
其他门类:	三夹板平面门 / 铝制玻璃门 / 三夹板百叶门 / PVC 门

锁： 精选锁具

地面饰材

地面: 饰物	
车道:	混凝土印花
车廊:	混凝土印花
门厅, 客厅, 饭厅	
& 卧室 4:	瓷砖
主卧, 卧室	
2, 3 & 休闲厅:	瓷砖
浴室 1:	瓷砖
浴室 2, 3, 4 & 5:	陶瓷砖
厨房:	瓷砖
楼梯:	瓷砖
阳台:	瓷砖
其他:	水泥抹灰

墙面饰材

厨房:	瓷砖铺至1500毫米高 (仅一面)
浴室 1:	瓷砖铺至天花板
浴室 2, 3, 4 & 5:	陶瓷砖铺至天花板
外墙:	户外漆
内墙:	乳胶漆

卫生及管道配件

类型	D	D1
厨房水槽	1个	1个
坐式马桶	3个	5个
洗手盆	3个	5个
淋浴	3个	5个
花园水龙头	1个	1个

电源装置

类型	D	D1
电灯位	23个	30个
风扇位	6个	7个
13A 电源插座	19个	21个
宽频插座	1个	1个
电视天线插座	2个	3个
热水器位	3个	4个
空调电源位	5个	5个
门铃位	1个	1个
自动门位	1个	1个

围篱: 砖墙及篱笆门

**以英文版本为准 (Subject to the English version).

The information contained in this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in providing the contained. The developer cannot be held responsible for any inaccuracies. All the above items are subject to variations, modifications, and substitutions as may be required by authorities or recommended by the architect or engineer.

