



**CITRINE HILLS  
FASA 3 (7A3)**

**NEW LAUNCH**

*Nature's Gem*

PERMATA ALAM / 大自然的宝藏

**TOTAL UNIT:**  
JUMLAH UNIT / 总单位

**92**



Artist's Impression only

**DOUBLE-STOREY TERRACE HOUSE**

RUMAH TERES 2 TINGKAT / 双层排屋

**LAND AREA**

Luas Tanah / 土地面积

**20' x 70'**

**BUILT-UP AREA**

Luas Binaan / 建筑面积

**1,828** <sup>sq.ft.</sup> <sub>k.p.s. / 平方米</sub>

**MINIMUM PRICE**

Harga Minima / 最低价格

**RM474,980.00**

**STANDARD PRICE**

Harga Standard / 标准价格

**RM558,800.00**

**MAXIMUM PRICE**

Harga Maksima / 最高价格

**RM882,300.00**



**Mixed eco-friendly township - with new BBKP Econsave, and Upcoming BBKP Central**

Perbandaran yang berkonsepkan alam semulajadi - dengan BBKP Econsave, dan BBKP Central Akan Datang  
一个倡导绿色生活的综合发展城镇 - 最新BBKP宜康省超市和BBKP Central即将开业



**Close to Johor Bahru's first and one-of-kind Hilltop Nature Park (Taman Awam BBKP)**

Berdekatan dengan Taman Alam Puncak Bukit yang pertama & tersendiri di Johor Bahru  
毗邻柔佛首个独 - 无二的山顶自然公园 (Taman Awam BBKP)



**Within proximity to prominent highways especially New 2nd Interchange (Pulai Jaya) to the Second Link to Singapore**

Berdekatan dengan lebuh raya utama terutamanya Persimpangan Kedua (Pulai Jaya) ke Link kedua ke Singapura  
临近主要高速公路如途经第二通道前往新加坡的第二交通枢纽



**Branded Developer delivering Quality and Good Value properties**

Pembangunan oleh pemaju yang bereputasi tinggi  
由享誉盛名的发展商所建设之品质与价值兼优的房产项目

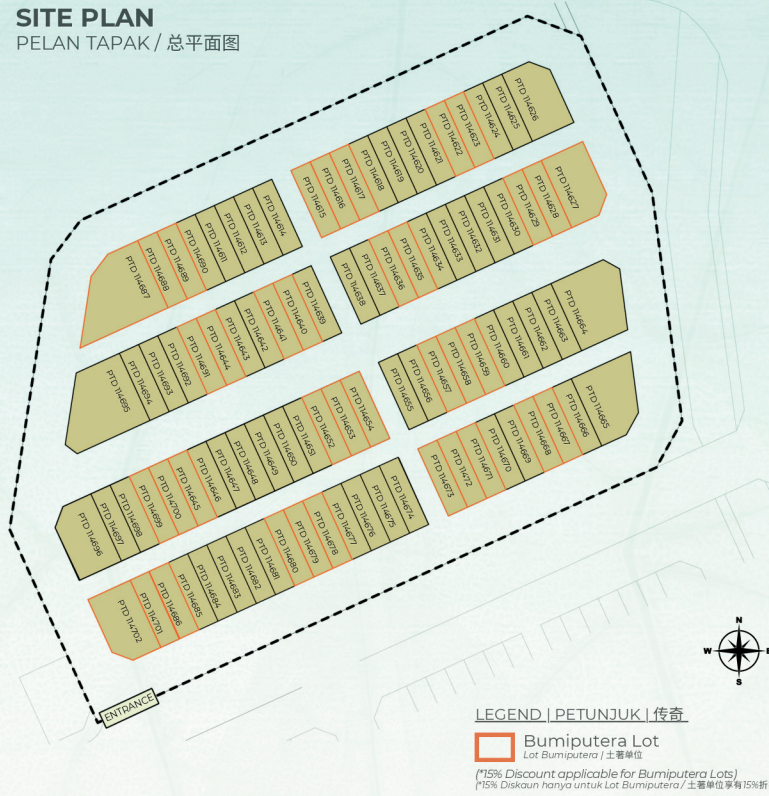
LANDED

SPACIOUS

MODERN

SITE PLAN

PELAN TAPAK / 总平面图



LEGEND | PETUNJUK | 传奇

Bumiputera Lot
Lot Bumiputera / 土著单位
(\*15% Discount applicable for Bumiputera Lots)
(\*15% Diskaun hanya untuk Lot Bumiputera / 土著单位享有15%折扣)



LOCATION PLAN

PELAN LOKASI / 总平面图



GPS Coordinates
1°33'54.7"N 103°34'28.2"E

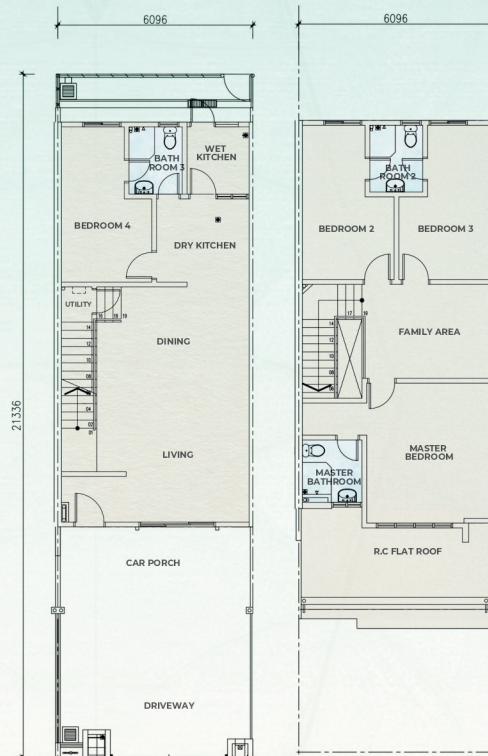
CITRINE HILLS PHASE III (7A3)



FLOOR PLAN

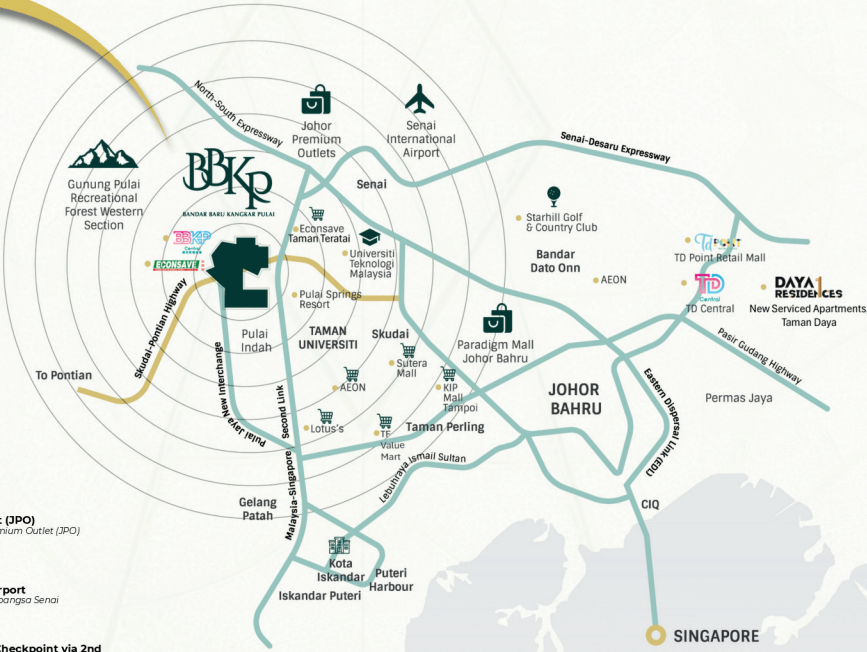
PELAN LANTAI / 平面图

4 Bedrooms
3 Bathrooms



GROUND FLOOR
TINGKAT BAWAH / 底楼

FIRST FLOOR
TINGKAT ATAS / 一楼



- 2.5km New BBKp Econsave Hypermarket and Upcoming BBKp Central
7.7km University of Technology Malaysia (UTM)
8.5km AEON Mall Taman Universiti
10km Johor Premium Outlet (JPO)
14.3km Senai International Airport
34.8km Tuas/ Singapore CIQ Checkpoint via 2nd Link Expressway

Operation Hours | Monday - Friday: 8.30am - 5.30pm | Saturday: 8.30am - 1.00pm | Sunday: Closed

Waktu Dibuka | Isnin - Jumaat: 8.30pg. - 5.30ptg. | Sabtu: 8.30pg. - 1.00ptg. | Ahad: Tutup

营业时间 | 星期一 - 星期五: 上午八点半 - 下午五点半 | 星期六: 上午八点半 - 下午四点 | 星期天: 上午十点 - 下午四点

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DOUBLE-STORY TERRACE HOUSE: Developer License No.: 2823/07-2028/0929(A) ... Authority Reference No.: (31)dlm.MPKU/2-16/2023P\_PIND

INTEREST RESTRICTIONS: The land contained in this title cannot be sold or transferred in any way to Non-Citizens/ Foreign Companies without the consent of the State Authority.

DEVELOPMENT INFORMATION CAN BE CHECKED AT TEDUH.KPKT.GOV.MY PORTAL
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT



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