

**DOUBLE-STOREY TERRACE HOME**  
RUMAH TERES DUA TINGKAT  
双层排屋

**PHASE 4F2** [PHASE 3]

FASA 4F2

**NEW  
LAUNCH**

PELANCARAN BAHARU | 崭新推出



SHOW UNITS OPEN FOR VIEWING  
RUMAH CONTOH SEDIA DIKUNUNGI  
示范单位开放参观

\*ACTUAL PHOTO

*Where Dreams*  
COME HOME

Impianku Hadir Disini/ 实现您的梦想家园



**4 BEDROOMS** | Bilik Tidur | 卧室



**3 BATHROOMS** | Bilik Air | 浴室

**BUILT-UP AREA** | Luas Binaan | 建筑面积

**1,861** sq.ft.  
kps./ 平方米

**LAND AREA** | Luas Tanah | 土地面积

**22' x 70'**

**RM470,900.00\***  
**MINIMUM PRICE**  
Harga Minima/最低价格

**LANDED**  
Bertanah/ 有地房产

**RM554,000.00\***  
**STANDARD PRICE**  
Harga Standard/标准价格

**FREEHOLD**  
Pegangan Bebas/ 永久地契

**RM734,700.00\***  
**MAXIMUM PRICE**  
Harga Maksimum/最高价格

**MODERN**  
Moden/ 现代的

# FLOOR PLAN

PELAN LANTAI / 平面图



4

3

**GROUND FLOOR**  
Tingkat Bawah / 底层

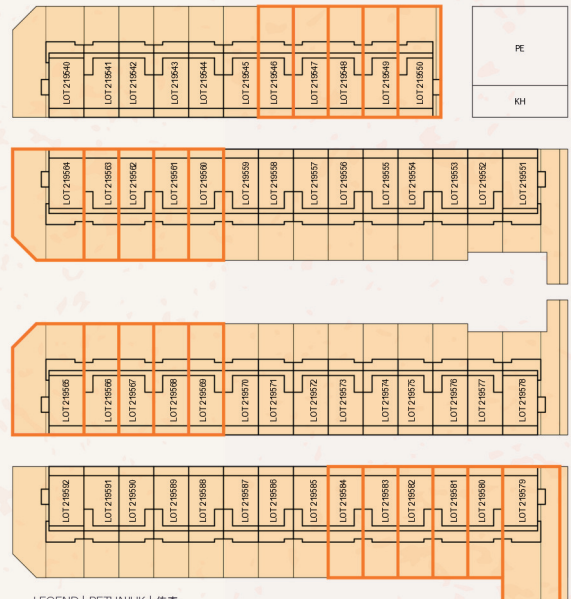


**FIRST FLOOR**  
Tingkat Atas / 一楼

LEGEND | PETUNJUK | 传奇  
\*Balcony [Corner unit only] | Balkon [Unit Sudut sahaja] | 阳台 [仅角头单位]

# SITE PLAN

PELAN TAPAK / 总平面图



LEGEND | PETUNJUK | 传奇  
Bumiputera Lot  
Lot Bumiputera / 土著单位

Walking Distance	Mr. D.L.Y. TPR & 99 Speedmart TPR	7km	Hospital Penawar UTC Pasir Gudang Majlis Bandaraya Pasir Gudang [MBPG]
1km	Sekolah Menengah Kebangsaan Tanjung Puteri Sekolah Kebangsaan Tanjung Puteri	8km	KPJ Pasir Gudang Specialist Hospital U Sentral Masai KIP Mall Masai Econsave Pasir Gudang
2km	Tanjung Puteri Golf & Resort	15km	MARA Junior Science College Universiti Teknologi Mara (UiTM) Pasir Gudang Foon Yew High School Masai
2.3km	KHJ Fresh Market		
3.7km	Lotus's Kota Masai		

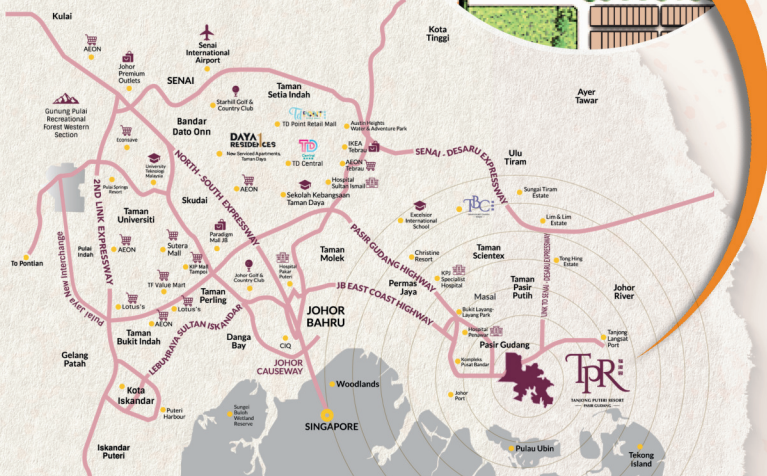
# LOCATION PLAN

PELAN LOKASI / 总平面图



GPS COORDINATES  
1.455101, 103.934678

ALYSIA III (PHASE 4F2)



**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

607 271 1011 | 6016 714 1868 | 6012 518 7181

2 STOREY TERRACE HOUSE • Developer License No. 2823/07-2028/0929(A) • Validity Period: 13/07/2023 - 12/07/2028 • Advertising and Sales Permit No.: 2823-49/03-2027/0208 (N)-(L)  
• Validity Period: 17/03/2025 - 16/03/2027 • Total Unit: 53 • Approving Authority: Majlis Bandaraya Pasir Gudang • Authority Reference No.: MBPG-JBGN/P8/48/2024(4) • Land Encumbrances: N/A  
• Tenure: Freehold • Land Size: 22' X 70' • Built-Up Size: 1,861sqft. • Minimum Price: RM584,000.00 • Maximum Price: RM764,700.00 • Estimated Date of Completion: March 2027  
• Bumiputera Discount: 15%

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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