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A Loving Home, Cocooned by Nature

A home for your family to grow together. Bask in warmth and comfort, surrounded by lush green nature. The promise of a lifetime of peace and harmony.

A HAVEN FOR LIFE

ASPIRA

Park Homes



View From Balcony
Artist Impression



Living & Dining
Artist Impression

A warm cocoon of lush greenery
in a healthy and sustainable
environment



Entrance
Artist Impression

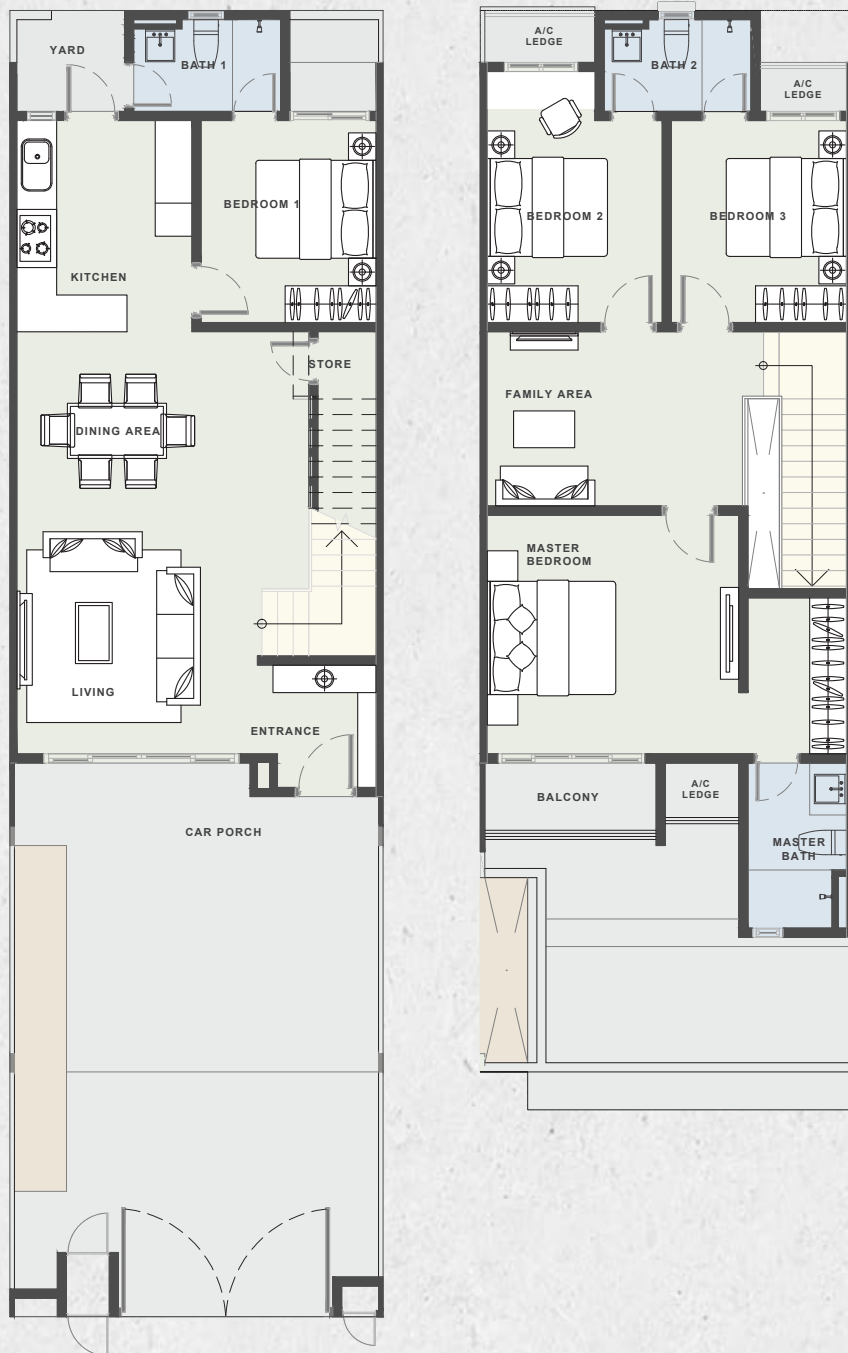


A Sanctuary for your family for generations

Central Park
Artist Impression

2 Storey Terrace (Type A)

LAND SIZE 20' x 70', BUILT UP AREA 1931sf



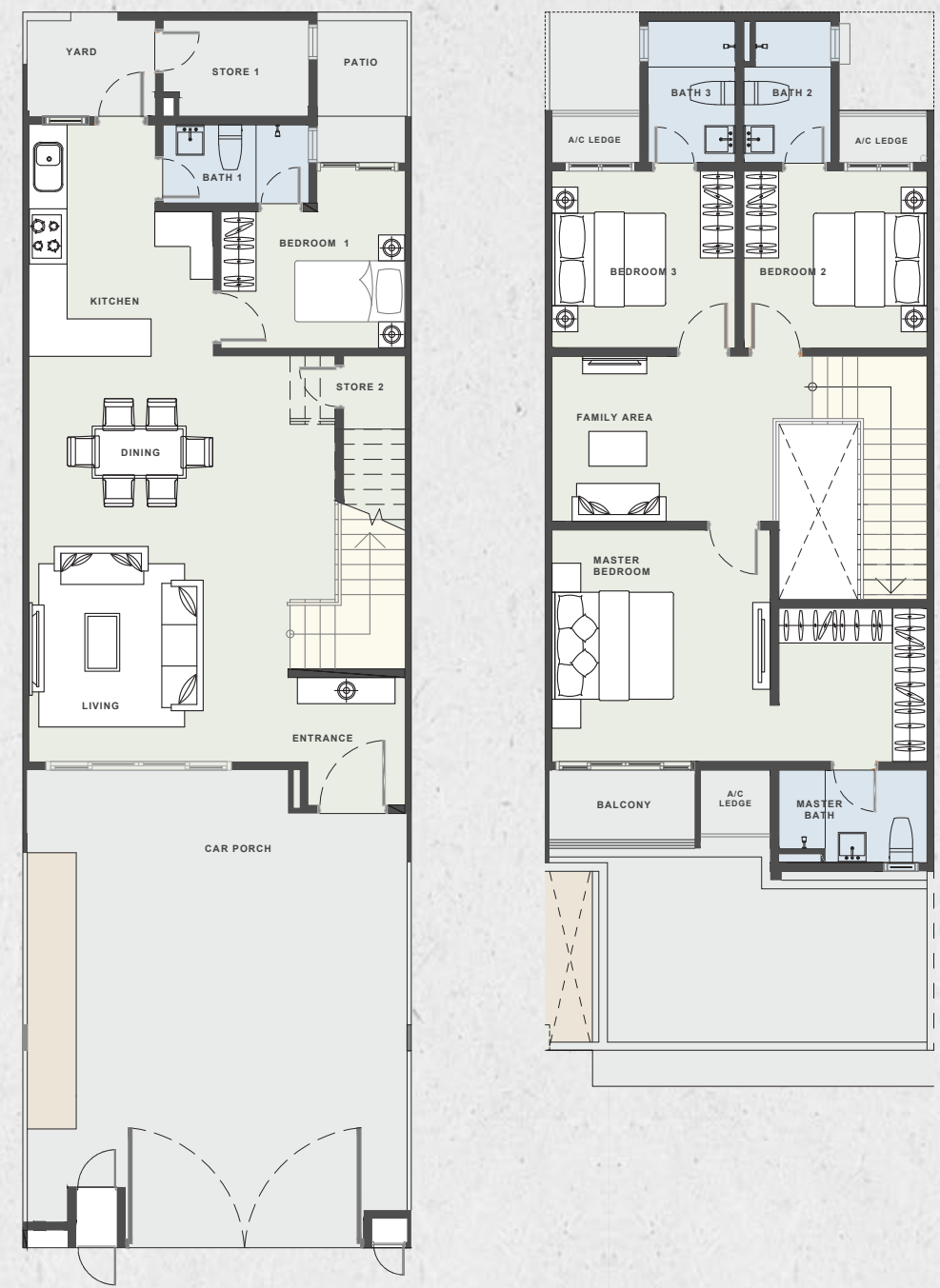
SPECIFICATION

STRUCTURE	: REINFORCED CONCRETE
WALL	: BRICK WALL
ROOF COVERING	: ROOF TILES / CONCRETE SLAB WHERE APPLICABLE
ROOF STRUCTURE	: METAL TRUSS
CEILING	: PLASTER CEILING / SKIM COAT & PAINT WHERE APPLICABLE
WINDOW	: ALUMINIUM FRAME WINDOW
DOORS	: MAIN ENTRANCE : FLUSH DOOR : OTHERS : FLUSH DOOR / LOUVERED DOOR / ALUMINIUM FRAME SLIDING DOOR
IRONMONGERY	: QUALITY LOCKSET
WALL	: EXTERNAL : PLASTER & PAINT
FINISHES	: BATHROOM : TILES UP TO CEILING HEIGHT : KITCHEN : 1.5m HIGH TILES / PLASTER & PAINT WHERE APPLICABLE : OTHERS : PLASTER & PAINT
FLOOR FINISHES	
: CAR PORCH	: CONCRETE BROOM FINISH
: ENTRANCE / LIVING / DINING / KITCHEN	: TILES
: MASTERBATH, BATH 1, BATH 2 & BATH 3	: TILES
: MASTER BEDROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3	: TILES
: FAMILY AREA	: TILES
: STAIRCASE	: TILES
: BALCONY	: TILES
: OTHERS	: CEMENT RENDER WHERE APPLICABLE

SANITARYWARE & PLUMBING FITTINGS	
: WATER CLOSET	: 3
: WASH BASIN	: 3
: SHOWER ROSE	: 3
: TOILET ROLL HOLDER	: 3
: HARD BIDET	: 3
: KITCHEN SINK WITH LAP	: 1
: YARD WITH TAP	: 1
ELECTRICAL INSTALLATIONS	
: LIGHTING POINT	: 25
: CEILING FAN POINT	: 6
: POWER POINT	: 19
: TELEPHONE POINT	: 1
: TV POINT	: 2
: WATER HEATER POWER POINT	: 3
: AIR-CONDITIONING POWER POINT	: 2
: DOOR BELL POINT	: 1
INTERNAL TELEPHONE TRUNKING AND CABLING	: PROVIDED
FENCING	: PROVIDED
TURFING	: PROVIDED

2 Storey Terrace (Type B)

LAND SIZE 22' x 70', BUILT UP AREA 2154sf



SPECIFICATION

STRUCTURE	: REINFORCED CONCRETE
WALL	: BRICK WALL
ROOF COVERING	: ROOF TILES / CONCRETE SLAB WHERE APPLICABLE
ROOF STRUCTURE	: METAL TRUSS
CEILING	: PLASTER CEILING / SKIM COAT & PAINT WHERE APPLICABLE
WINDOW	: ALUMINIUM FRAME WINDOW
DOORS	: MAIN ENTRANCE : FLUSH DOOR : OTHERS : FLUSH DOOR / LOUVERED DOOR / ALUMINIUM FRAME SLIDING DOOR
IRONMONGERY	: QUALITY LOCKSET
WALL	: EXTERNAL : PLASTER & PAINT
FINISHES	: BATHROOM : TILES UP TO CEILING HEIGHT : KITCHEN : 1.5m HIGH TILES / PLASTER & PAINT WHERE APPLICABLE : OTHERS : PLASTER & PAINT
FLOOR FINISHES	
: CAR PORCH	: CONCRETE BROOM FINISH
: ENTRANCE / LIVING / DINING / KITCHEN	: TILES
: MASTERBATH, BATH 1, BATH 2	: TILES
: MASTER BEDROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3	: TILES
: FAMILY AREA	: TILES
: STAIRCASE	: TILES
: BALCONY	: TILES
: STORE 1	: TILES
: OTHERS	: CEMENT RENDER WHERE APPLICABLE

SANITARYWARE & PLUMBING FITTINGS	
: WATER CLOSET	: 4
: WASH BASIN	: 4
: SHOWER ROSE	: 4
: TOILET ROLL HOLDER	: 4
: HARD BIDET	: 4
: KITCHEN SINK WITH LAP	: 1
: YARD WITH TAP	: 1
ELECTRICAL INSTALLATIONS	
: LIGHTING POINT	: 26
: CEILING FAN POINT	: 6
: POWER POINT	: 20
: TELEPHONE POINT	: 1
: TV POINT	: 2
: WATER HEATER POWER POINT	: 3
: AIR-CONDITIONING POWER POINT	: 2
: DOOR BELL POINT	: 1
INTERNAL TELEPHONE TRUNKING AND CABLING	: PROVIDED
FENCING	: PROVIDED
TURFING	: PROVIDED



Type A (Phase 1 & 2)
Artist Impression



Type B (Phase 3)
Artist Impression



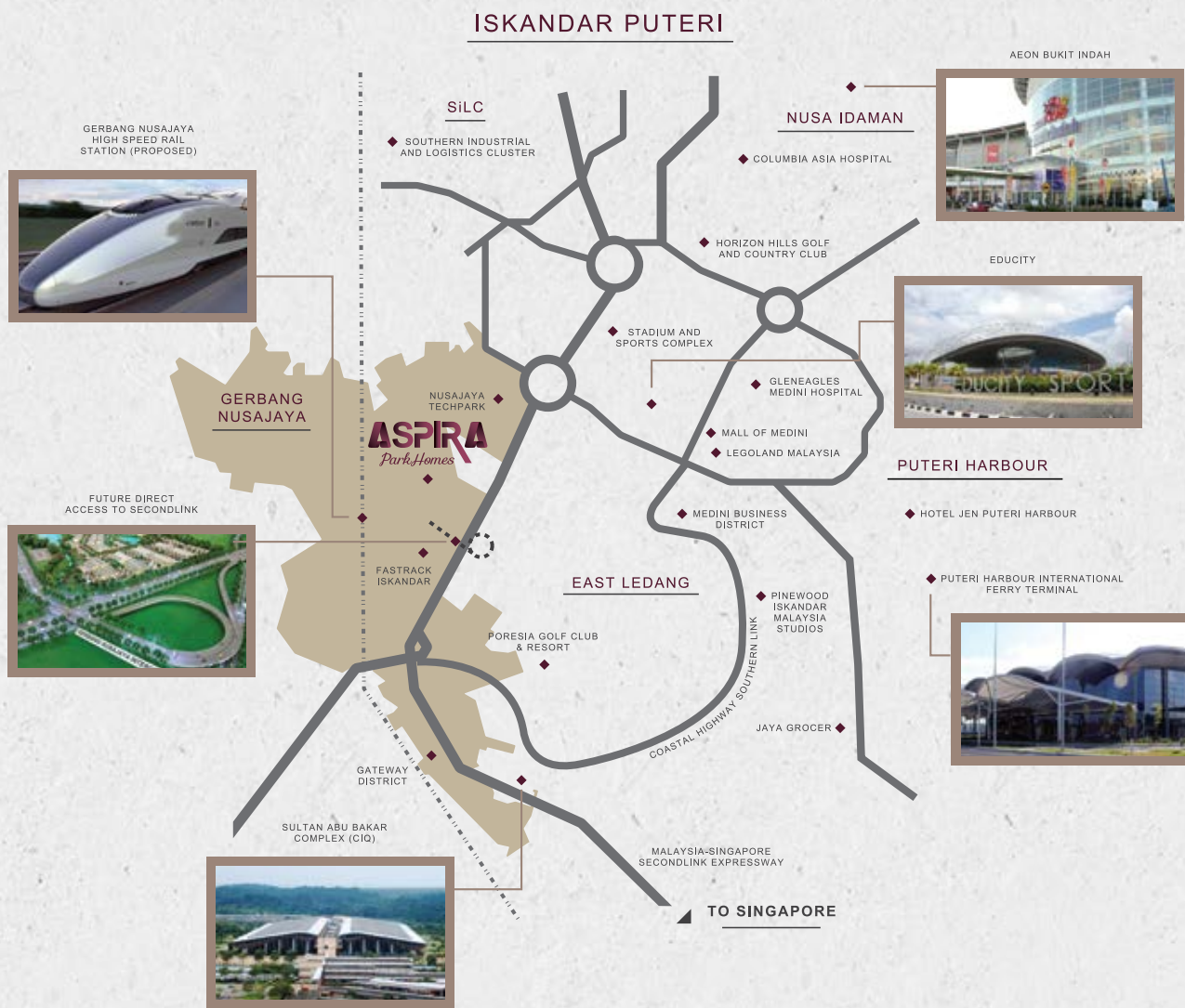
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FOR APPOINTMENT AND VIEWING CALL

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Malaysia - Singapore Second Link Expressway

DEVELOPER

UEMS Property Showcase

Lot 1 Imperia, No 1 Jalan Laksamana 1, Puteri Harbour, 79250 Iskandar Puteri, Johor Darul Ta'zim, Malaysia



1800888008
uemsunrise.com



Developer: Nusajaya Rise Sdn Bhd • Address: Imperia Office Tower, Level 6, Jalan Laksamana 1, 79250 Puteri Harbour, Johor • Tel No: 07-277 3700 • Developer License No.: 14228-2/12-2020/01104(L) - Phase 1, 14228-3/05-2021/0407(L) - Phase 2, 14228-4/11-2021/01145(L) - Phase 3 • Validity Period: 18/12/2018-17/12/2020 (Phase 1), 04/05/2019-03/05/2021 (Phase 2), 30/11/2019 - 29/11/2021(Phase 3) • Advertising & Sales Permit: 14228-2/12-2020/01104(P) - Phase 1, 14228-3/05-2021/0407(P) - Phase 2, 14228-4/11-2021/01145(P) - Phase 3 • Validity Period: 18/12/2018-17/12/2020 (Phase 1), 04/05/2019-03/05/2021 (Phase 2), 30/11/2019 - 29/11/2021(Phase 3) • Completion Date: Phase 1 - February 2022, Phase 2 - May 2022, Phase 3 - December 2022 • Building Plans Approving Authority: MBIP • Building Plan No. : MBIP(JB)RP9/4/2018 • Land Tenure: Freehold • Land Encumbrance : None • Total Unit: 162 units (Phase 1) 132 units (Phase 2) 158 units (Phase 3) • Type A - 159 units (Phase 1) 132 units (Phase 2) 78 units (Phase 3) , Type B - 3 units (Phase 1) 80 units (Phase 3) • Land Size: Type A - 20' x 70' (Phase 1 & 2 & 3), Type B - 22' x 70' (Phase 1 & 3) • Selling Price: Type A : RM599,000 (min) - RM1,006,000 (max) - Phase 1, RM758,000 (min) - RM1,045,000 (max) - Phase 2, RM803,000 (min) - RM1,027,000 (max) - Phase 3 , Type B : RM823,000 (min) - RM1,056,000 (max) - Phase 1, RM773,000 (min) - RM1,175,000 (max) - Phase 3 • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA