Inviting interiors with natural light & spacious layout

The meticulously designed layout of these homes ushers in a unique sense of warmth and comfort. Infused with natural light that fills every nook and cranny, these interiors exude a radiant and airy atmosphere, making them a delightful feature, especially on crisp, breezy days.

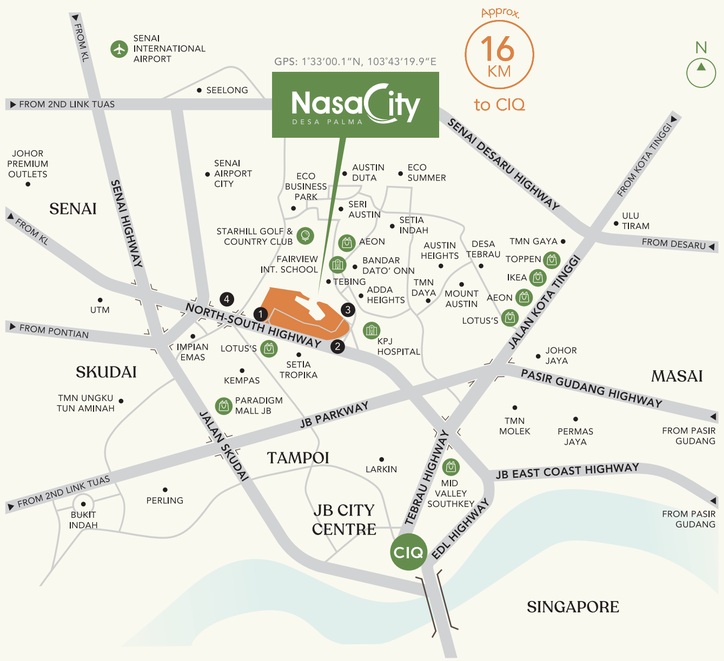


FEATURES

- 4' backyard garden
- Natural light and open space design
- 4 Bedrooms 3 Bathrooms
- Ceiling height wall tiles in all bathrooms

Seamlessly linked to key highways

Reside in a strategically placed location, easily accessible via highways, connecting Johor and Singapore. Enjoy the surrounding ambience and a wealth of amenities in this ideal residential haven.



ACCESSIBLE HIGHWAY

- North-South Highway
- EDL Highway
- Tebrau Highway
- Senai Desaru Highway

HIGHWAY EXITS

1. Exit 255A
2. Exit 255C
3. U-Turn Flyover
4. Exit 255

NEARBY CONVENIENCES

- AEON Mall Bandar Dato' Onn
- Lotus's Setia Tropika
- Paradigm Mall Johor Bahru
- The Mall Mid Valley Southkey

EDUCATION & HOSPITAL

- KPJ Specialist Hospital Bandar Dato' Onn
- Fairview International School Johor Bahru

Developer :
NASA LAND SDN BHD 199801001610 (457736-W)
No. 1, Jalan Palma Puteri 4, Desa Palma, 81100 Johor Bahru, Johor, Malaysia. Fax : +607 3591188

STRATEGIC PARTNERSHIP : IJM LAND JKG

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Developer License No.: 10241/07-2028/1051 (A) (Validity Period: 07/07/2023 - 06/07/2028) • Advertising & Sales Permit No.: 10241-6/11-2025/1261(N)-(L) (Validity Period: 23/11/2023 - 22/11/2025) • Approving Local Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Reference No.: MBJB/U/2023/14/BGN/41/RP(12) • Land Tenure: Freehold • Land Encumbrance: Public Bank Berhad • Type of Property: Double Storey Terrace House (24'x70') • Total Units: 105 Units • Selling Price: RM979,000.00 (Min) - RM1,266,000.00 (Max) • Expected Date of Completion: December 2025 * 15% Discount for Bumiputera.

Disclaimer: The information, perspectives, photographs, floor plans and proposed development plan contained in this Leaflet are subject to change and cannot form part of an offer or contract. All renderings and pictures are artist's impression only and all measurements are approximate. While every reasonable care has been taken, NASA LAND SDN BHD and it's Advertising Agency cannot be held responsible for any inaccuracies.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Distinctively IJM

NasaCity DESA PALMA

PHASE 11A | 24' X 70'



FREEHOLD

2-STOREY TERRACE HOUSE

Immerse in nature in your neighborhood

Discover a wonderful setting where nature envelops you, accompanied by stylish homes designed to cater to all generations. The home space can be versatile and flexible to easily suit your living arrangements.



Generously designed for multi-generational families

Every aspect of the living space has been carefully considered to ensure comfort, functionality, and harmony for all generations residing under one roof.



2-STOREY TERRACE HOUSE

Built-Up from
2,006 sq.ft.

Land Area
24'x70'

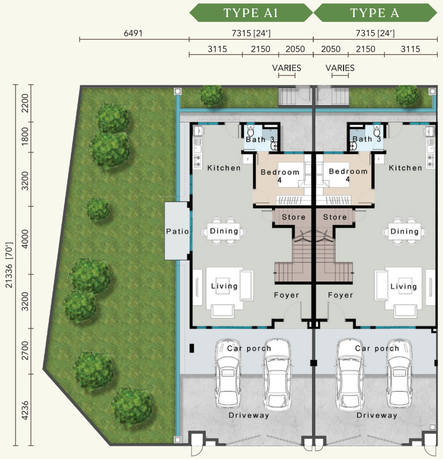
Site plan

LEGEND

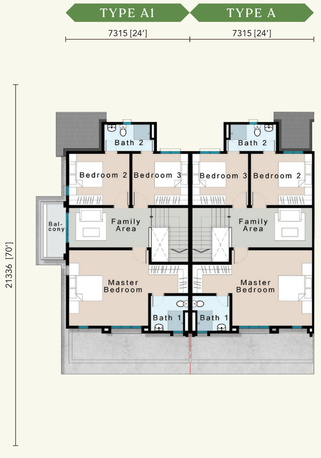
- Non-Bumi Lot
- Bumi Lot
- Future Development



Floor plan



GROUND FLOOR



FIRST FLOOR

Specifications

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall with Cement Plaster Finish
ROOF COVERING	Concrete Roof Tiles / R.C. Flat Roof
ROOF FRAMING	Metal Roof Truss
CEILING	Skim Coating / Ceiling Board
WINDOWS	Aluminium Framed Glass Window
DOORS	Timber Door / Plywood Flush Door / Aluminium Frame Sliding Door / UPVC Door
IRONMONGERY	Quality Lockset

WALL FINISHES	
Internal Wall	Emulsion paint
External Wall	Weather resistant paint
Other Finishes - Timber & Metal Works	Enamel paint
Kitchen	Wall tiles up to 1500mm height / cement plaster & paint
All bathrooms	Wall tiles up to ceiling height
Other Areas	Skim coat / cement plaster & paint
FLOOR FINISHES	
Living / Dining / Kitchen	Tiles
All Bedroom / Staircase	Tiles
All Bathrooms	Tiles
Car Porch	Tiles
Patio (Corner Lot / End Lot With Land)	Tiles
Terrace / Driveway	Cement Render
Entrance Slab	RC slab with broom finished
Store / Other Areas	Cement Render

SANITARY AND PLUMBING FITTINGS	
Kitchen Sink	1 no.
Wash Basin	3 nos.
Water Closet	3 nos.
Shower Rose	3 nos.

ELECTRICAL INSTALLATION	**TYPE A**	**TYPE A2**	**TYPE A1, A3 & A4**
Lighting Point	18	18	19
Power Point	20	20	20
Ceiling Fan Point	6	6	6
Aircon Point	1	1	1
TV Socket Outlet	1	1	1
Water Heater Point	1	1	1
Door Bell Point	1	1	1
Gate Light Point	2	2	2
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING			
FWS Point	1	1	1

FENCING	Brick Wall Fencing with cement plaster finish

The Developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable.