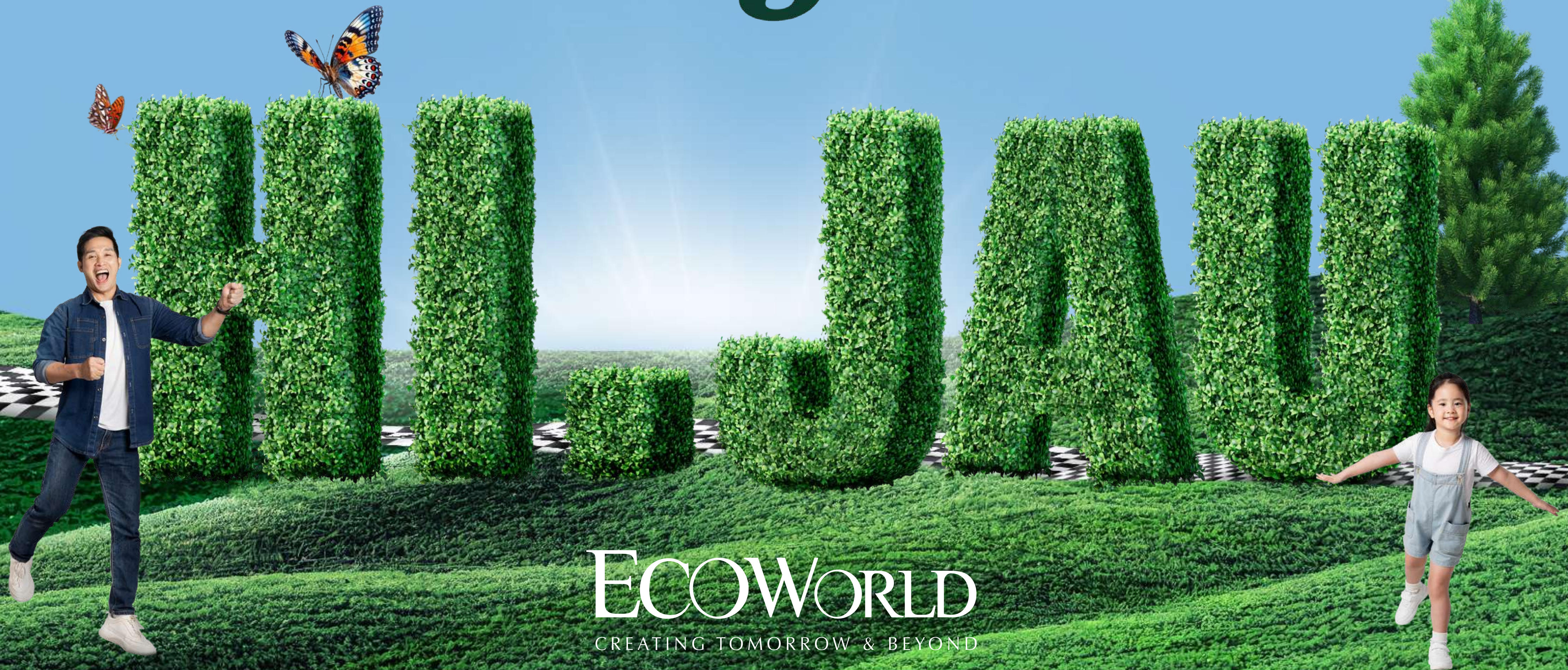




ECO
BOTANIC
AMONGST SOFT GRASS AND PURE CLASS
— PHASE 3 —

Hi.Jaū^{WEST}



ECOWORLD
CREATING TOMORROW & BEYOND

Hi!

JIRAN

— of HI.JAU —

Hi.Jau West offers garden terrace homes with private gardens,
nestled amid lush greenery and thoughtfully designed landscapes.

Residents can enjoy outdoor lifestyle in a private way at their private garden or blend into nature
at the garden while fostering a strong neighbourhood spirit.

It's a place where nature and modern living home together, creating a serene retreat amidst
the bustle with just a path away from the vibrant Eco Botanic City.

Hi!

CENTRAL GARDEN

AT YOUR DOORSTEP

A serene landscape at your doorstep, with lush greenery, edible gardens,
and wisteria-inspired design, offering peaceful strolls and a sense of timeless living.



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Hi!

WELL-PLANNED SPACES FOR YOU

Well-designed recreational spaces for your family to enjoy!

Rejuvenate along the pathways and create lasting memories at the thoughtfully crafted playground.



24/7 Security
Surveillance



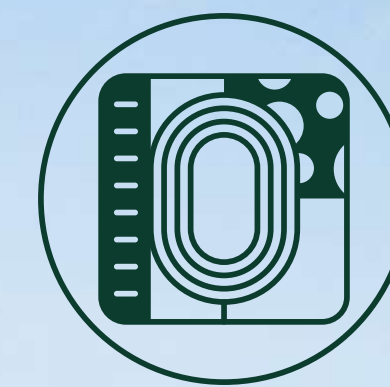
Gated & Guarded
Community



Elevated
Lifestyle Parks



Children
Playground



Children's
Fun Loop Track



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Hi!

GRAND GAZEBO

FOSTER A VIBRANT COMMUNITY

Relax at the grand gazebo, nestled at the heart of the precinct and surrounded by lush greenery — a perfect spot to connect with neighbors and build a vibrant community.



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Hi!

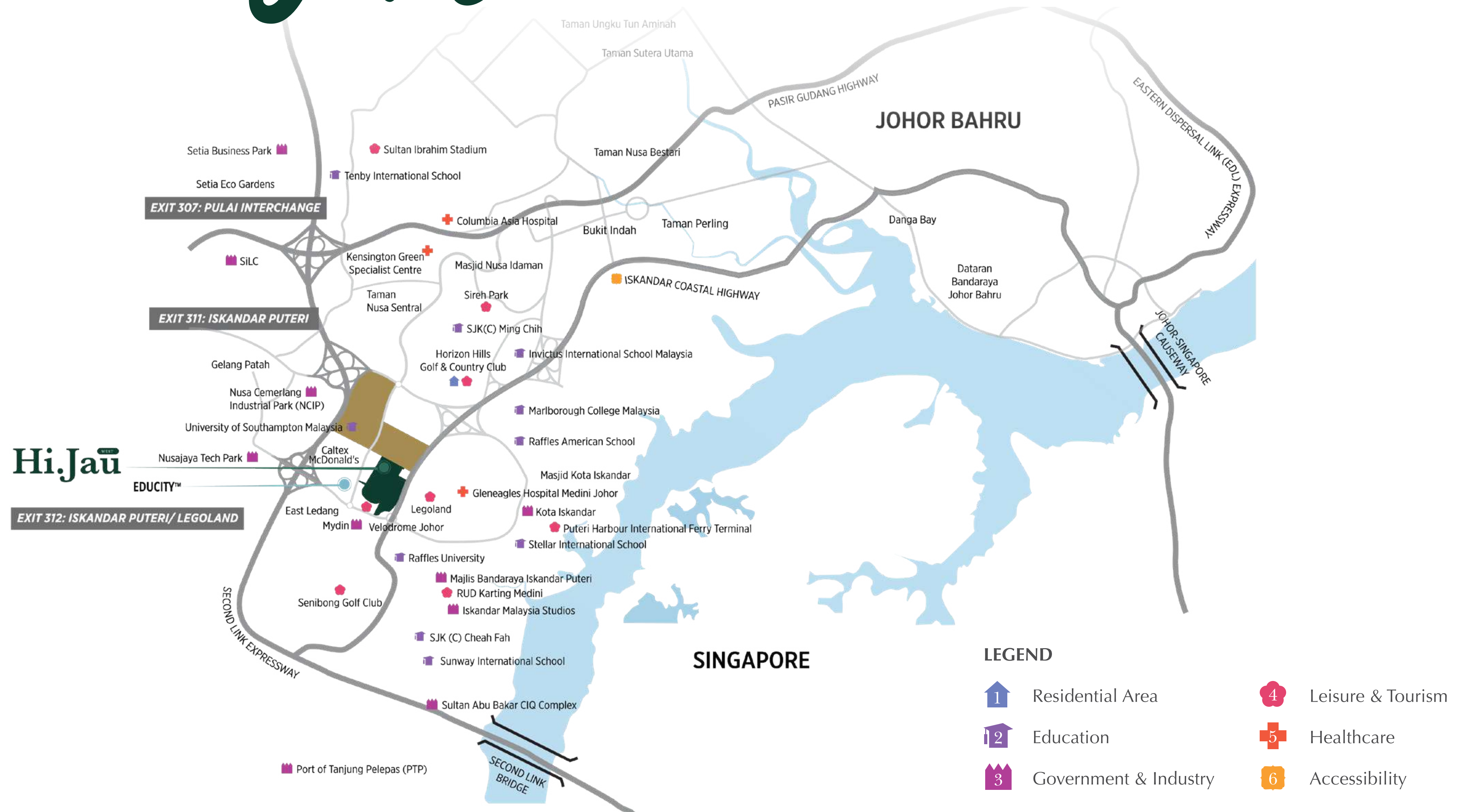
10-FOOT PRIVATE GARDEN YOUR PERSONAL SANCTUARY

Rediscover nature at Hi.Jau West with a 10-foot private garden — your outdoor sanctuary. Create a yoga retreat, host family gatherings, or unwind in your peaceful green escape. Step away from the city's hustle and embrace tranquility.

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LOCATION MAP



Eco Botanic is easily accessible via the Coastal Highway, North-South Expressway, Second Link Expressway and Skudai Highway which makes traveling to and fro effortless, even to major destinations like Singapore and Johor Bahru.

1 KM

ECO BOTANIC
COMMERCIAL HUB

1 KM

EduCity

3 KM

LEGOLAND

3 KM

GLENEAGLES
MEDINI HOSPITAL

16 KM

TUAS
CHECKPOINT

23 KM

JOHOR BAHRU
CITY CENTRE

MASTER PLAN



ECO
BOTANIC
AMONGST SOFT GRASS AND PURE CLASS

1 THE VERANDAH
2 storey Cluster &
Semi-D Homes

2 THE CHATEAU
2.5 storey Park
Homes

3 ECO NEST
Service Apartment

4 SA.YOUNG D' ECO BOTANIC
Service Apartment

5 ECO BOULEVARD
3 storey Shop Office

6 ECO GALLERIA
High Street Mall

7 THE TATE
2 storey Terrace
Homes

8 THE BOROUGH
2 storey Terrace
Homes

9 THE COMMUNE
2 storey Garden
Cluster Homes

10 SA.YOUNG 2 D' ECO BOTANIC
Service Apartment

11 ECO BOULEVARD 2
3 storey Shop Office

12 SA.YOUNG 3 D' ECO BOTANIC
Service Apartment

13 HI.JAU WEST PRECINCT 1
2 storey Garden
Terrace Homes

14 HI.JAU WEST PRECINCT 2
2 storey Garden
Terrace Homes



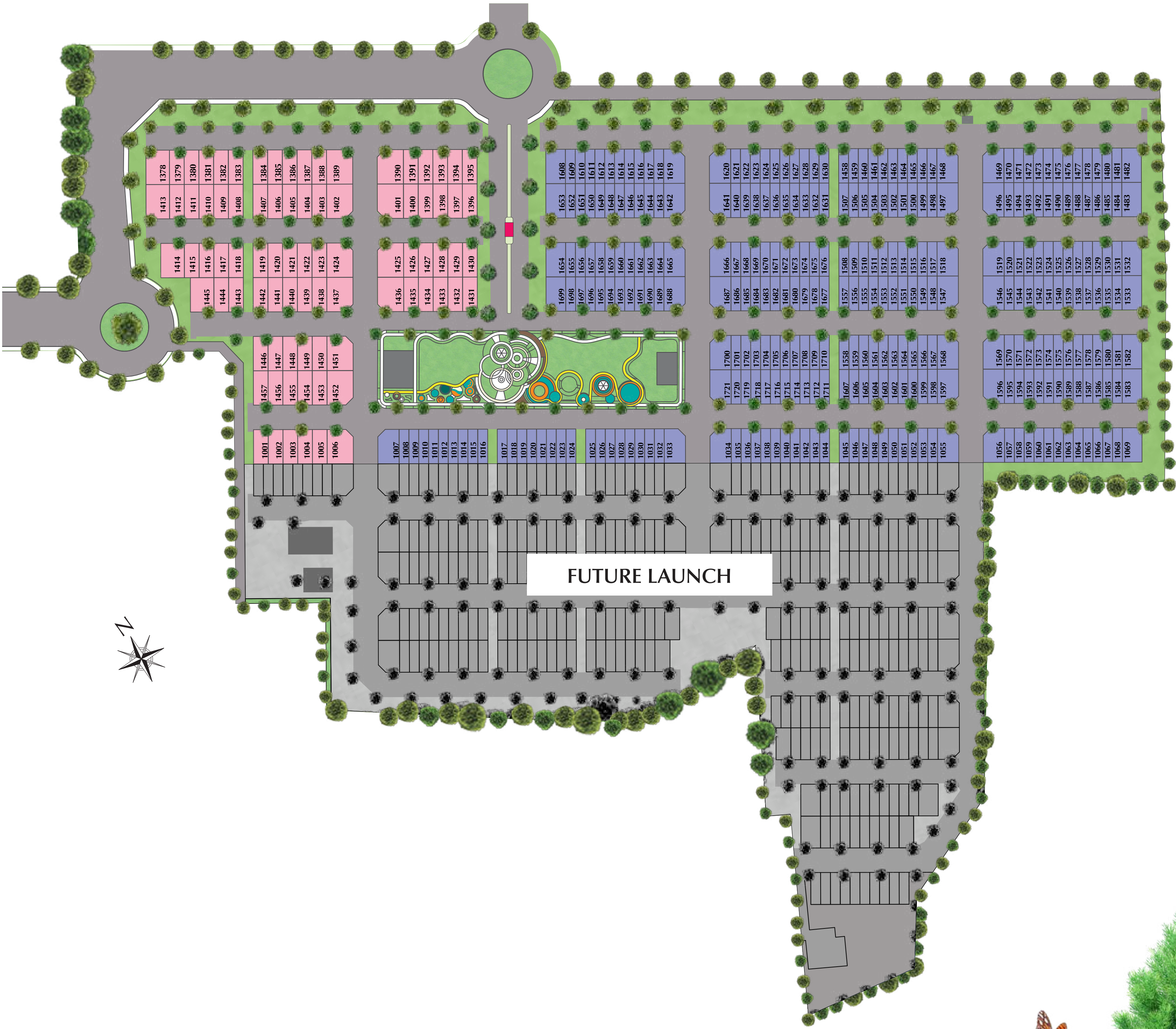
SITE PLAN

PHASE 3

RESIDENTIAL

HI.JAU WEST PRECINCT 1

- RISA
20' x 70'
- MAYA
30' x 70'



HI.JAU WEST

PRECINCT 1

Risa

20' X 70' | 1,804sq.ft.

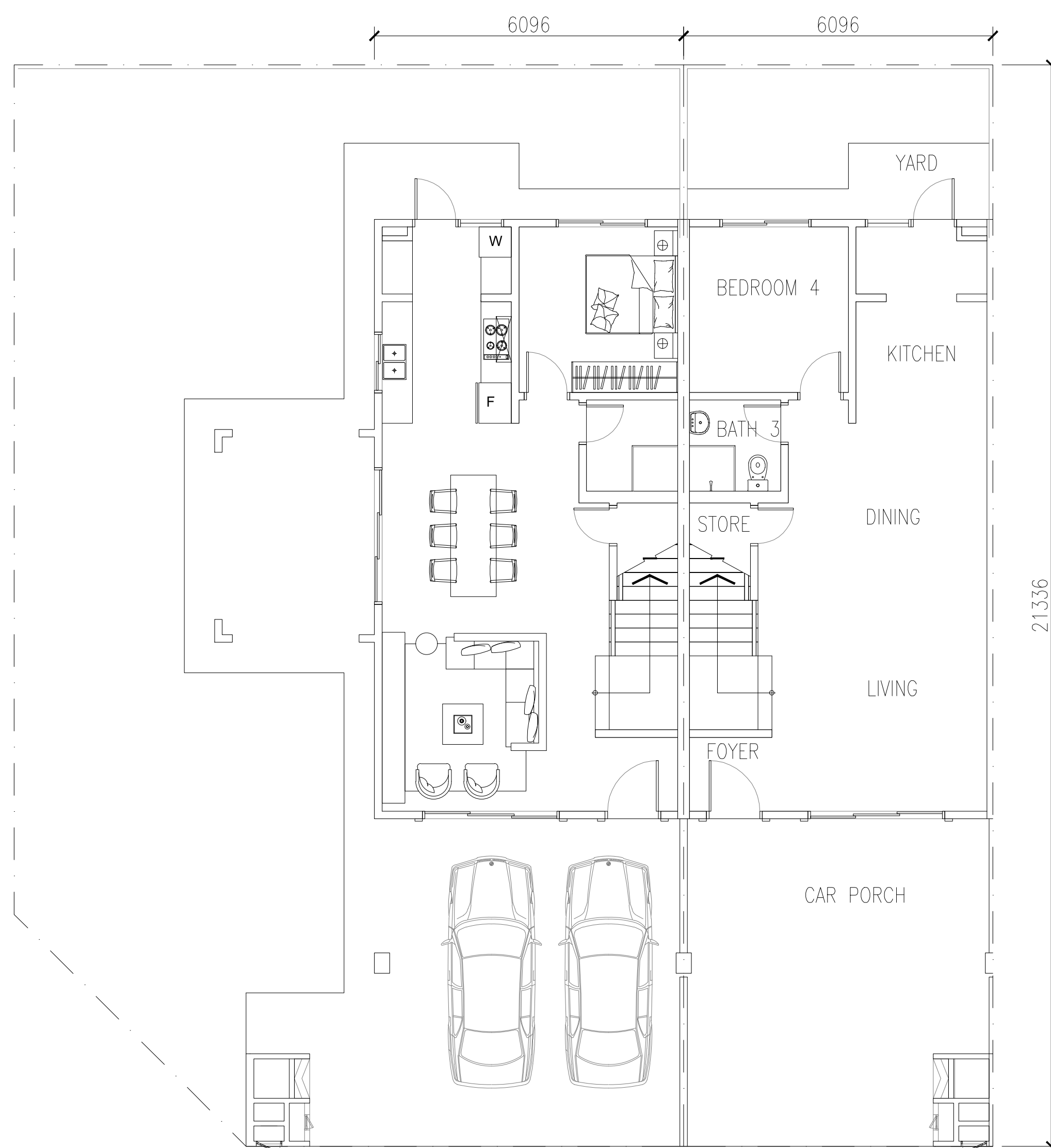


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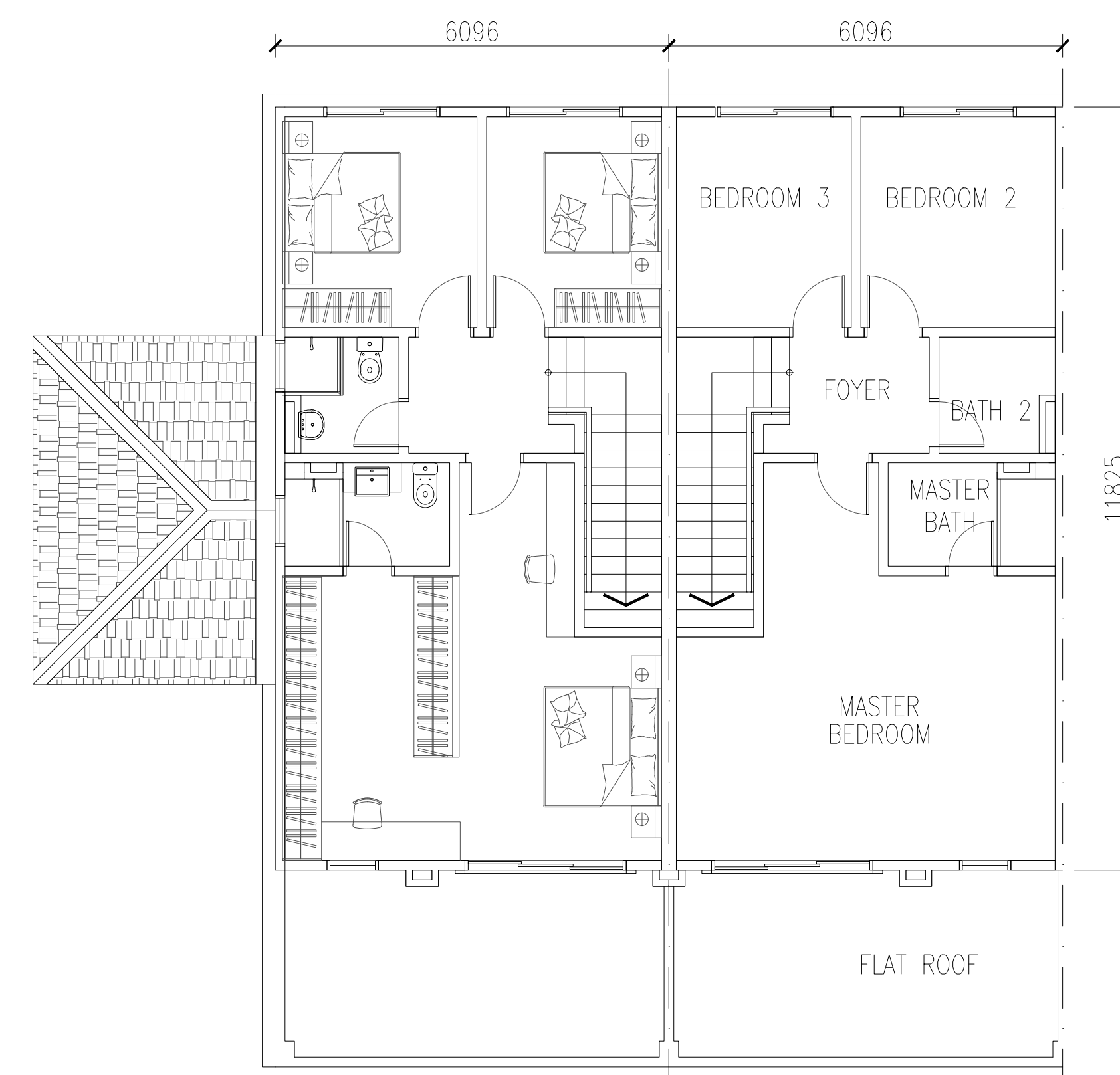
Risa

20' x 70'

Built-up: 1,804 sq.ft.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

| | |
|---------------|---|
| STRUCTURE | : Reinforced Concrete Framework |
| WALL | : Brick Wall / RC wall |
| ROOF COVERING | : Roof Tiles / R.C. Flat Roof |
| ROOF FRAMING | : Lightweight Truss |
| CEILING | : Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat |
| WINDOWS | : Aluminium Frame Glass |
| DOORS | : Timber / Flush / Aluminium Frame Glass |

| | |
|---------------|--|
| IRONMONGERY | : Selected Lockset |
| WALL FINISHES | : Master Bathroom Ceramic Tiles Up To 3000mm Bath 2 & 3 Ceramic Tiles Up To 3000mm Kitchen Porcelain Tiles Up To 1800mm |

| | |
|----------------|--|
| FLOOR FINISHES | : GROUND FLOOR Living / Dining / Kitchen / Laundry / Store / Foyer Bedroom 4 Bath 3 Car Porch / Patio / Yard Apron / Other Areas Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Cement Render |
|----------------|--|

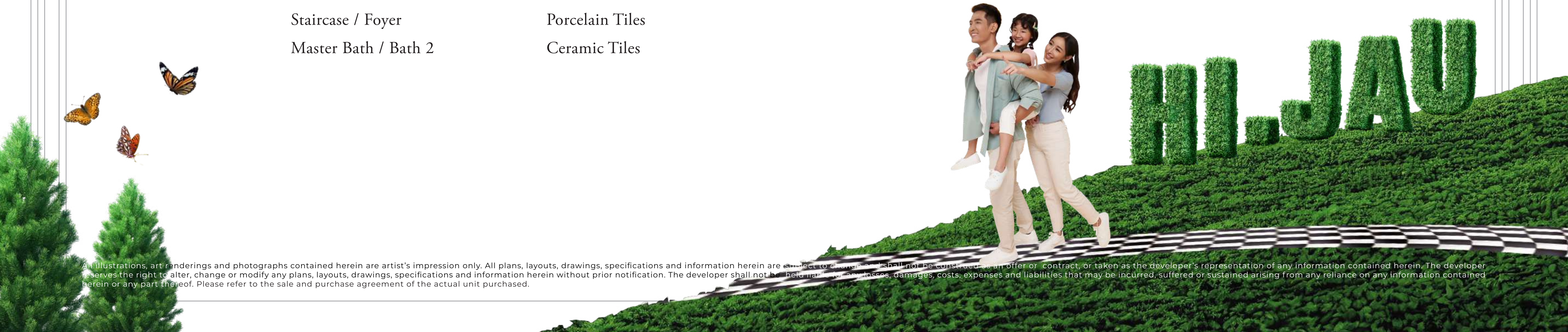
| | |
|--------------------------------|-----------------|
| FIRST FLOOR | |
| Master Bedroom / Bedroom 2 & 3 | Porcelain Tiles |
| Staircase / Foyer | Porcelain Tiles |
| Master Bath / Bath 2 | Ceramic Tiles |

| | | |
|--------------------------------|----------------|--------|
| SANITARY AND PLUMBING FITTINGS | : Water Closet | 3 Nos. |
| | Wash Basin | 3 Nos. |
| | Shower Rose | 3 Nos. |
| | Kitchen Sink | 1 No. |

| | | | |
|-------------------------|-------------------|---|---|
| | | Corner Lot / End Lot with Land / Odd End Lot with Land | Intermediate/ End Lot / Odd End Lot |
| ELECTRICAL INSTALLATION | : Lighting Point | 24 Nos. | 23 Nos. |
| | Power Point (13A) | 24 Nos. | 23 Nos. |
| | Fan Point | 6 Nos. | 6 Nos. |
| | Air-Con Point | 5 Nos. | 5 Nos. |
| | Heater Point | 3 Nos. | 3 Nos. |
| | Doorbell Point | 1 No. | 1 No. |
| | Data Point | 1 No. | 1 No. |

INTERNAL TELEPHONE

| | |
|---------|---------------------|
| FENCING | : 1500mm Brick Wall |
| TURFING | : Cow Grass |



HI.JAU WEST

PRECINCT 1

Maya

30' X 70' | 2,379SQ.FT.

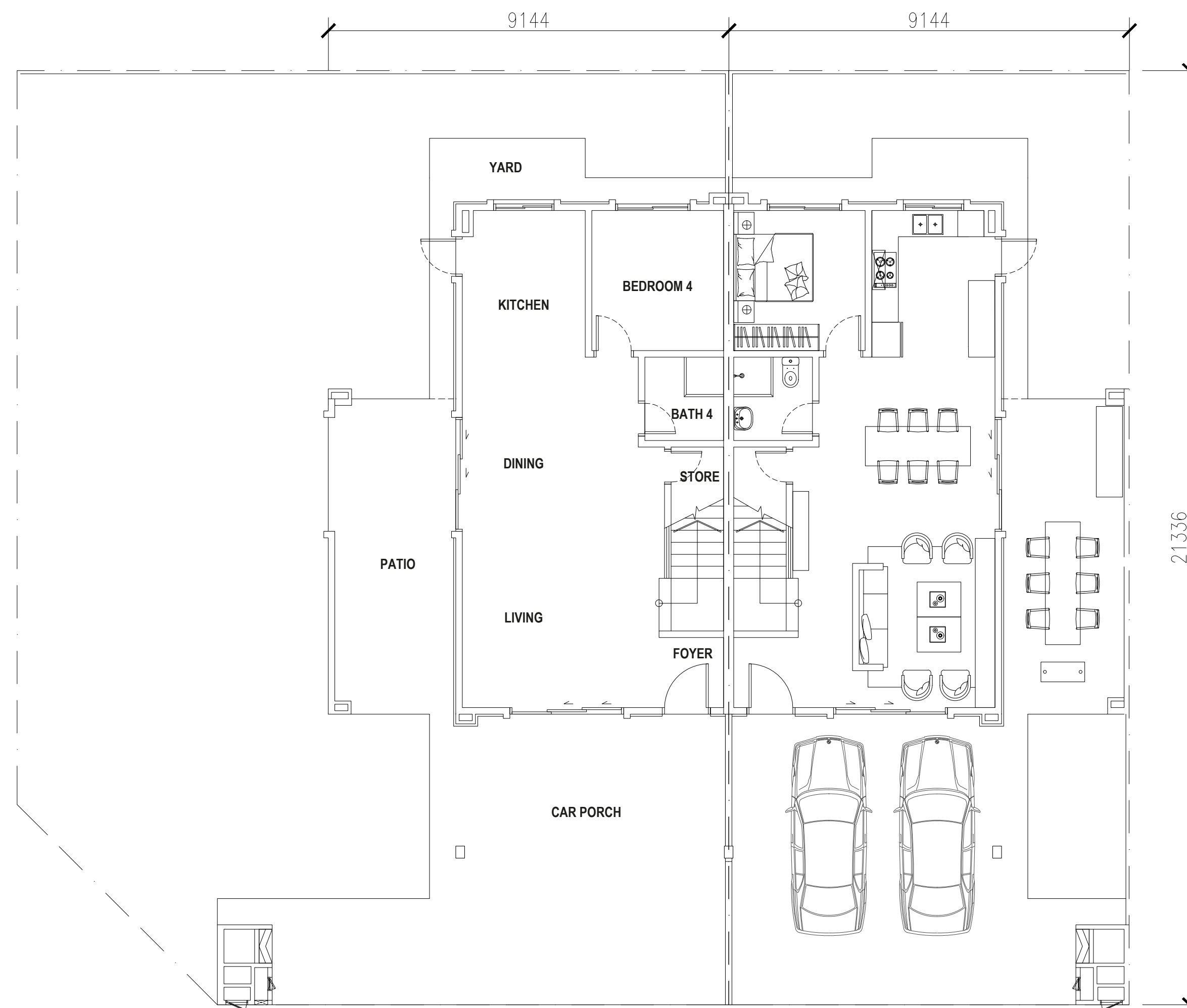


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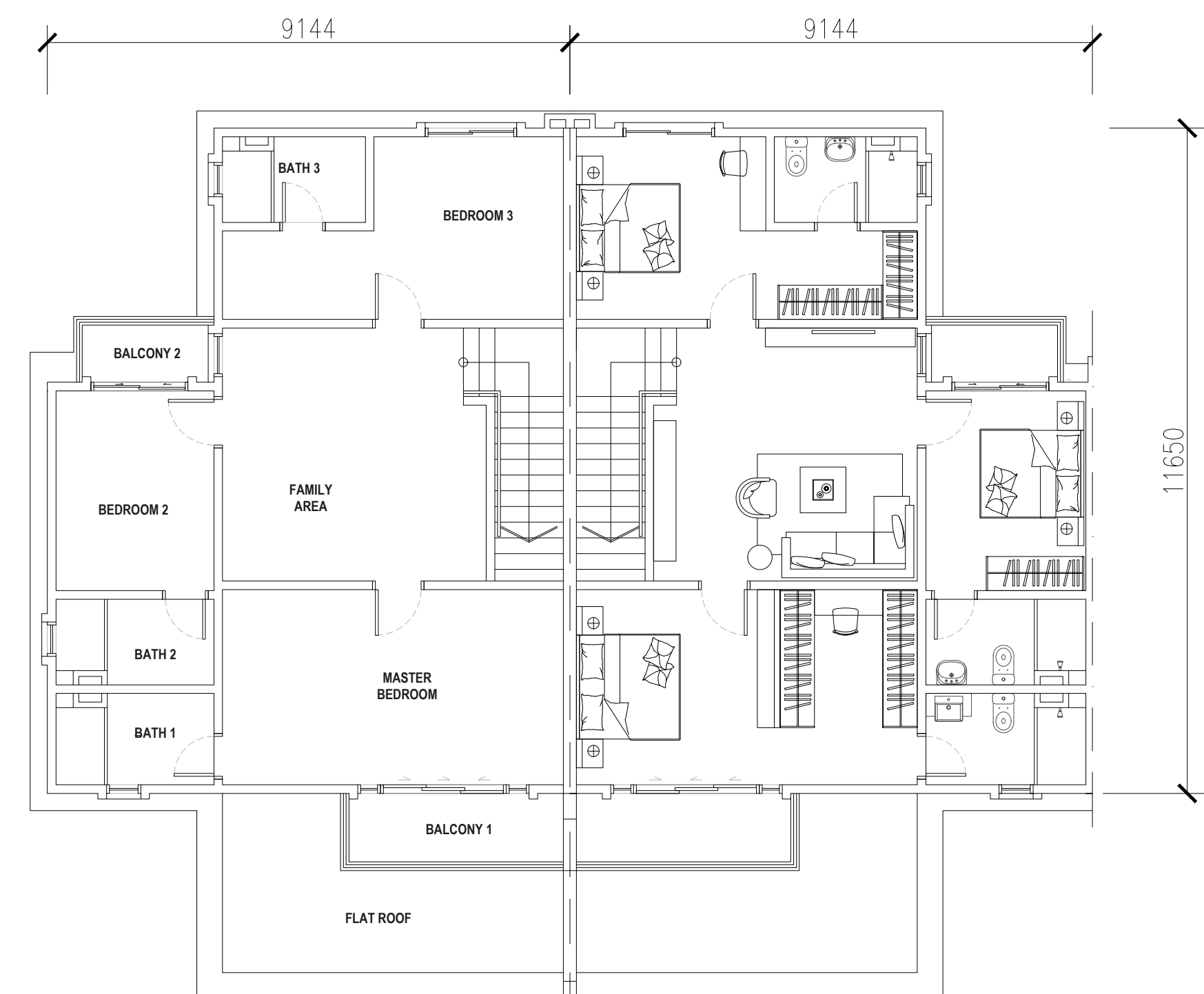
Maya

30' x 70'

Built-up: 2,379 sq.ft.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

| | |
|---------------|---|
| STRUCTURE | : Reinforced Concrete Framework |
| WALL | : Brick Wall / R.C wall |
| ROOF COVERING | : Roof Tiles / R.C. Flat Roof |
| ROOF FRAMING | : Lightweight Truss |
| CEILING | : Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat |
| WINDOWS | : Aluminium Frame Glass |
| DOORS | : Timber / Flush / Aluminium Frame Glass |
| IRONMONGERY | : Selected Lockset |

| | | |
|---------------|-------------------|------------------------------|
| WALL FINISHES | : Master Bathroom | Ceramic Tiles Up To 3000mm |
| | Bath 2, 3 & 4 | Ceramic Tiles Up To 3000mm |
| | Kitchen | Porcelain Tiles Up To 1800mm |

| | | |
|----------------|-----------------------------|-----------------|
| FLOOR FINISHES | : GROUND FLOOR | |
| | Living / Dining / Kitchen / | |
| | Store / Foyer | Porcelain Tiles |
| | Bedroom 4 | Porcelain Tiles |
| | Bath 4 | Ceramic Tiles |
| | Car Porch / Patio / Yard | Porcelain Tiles |
| | Apron / Other Areas | Cement Render |

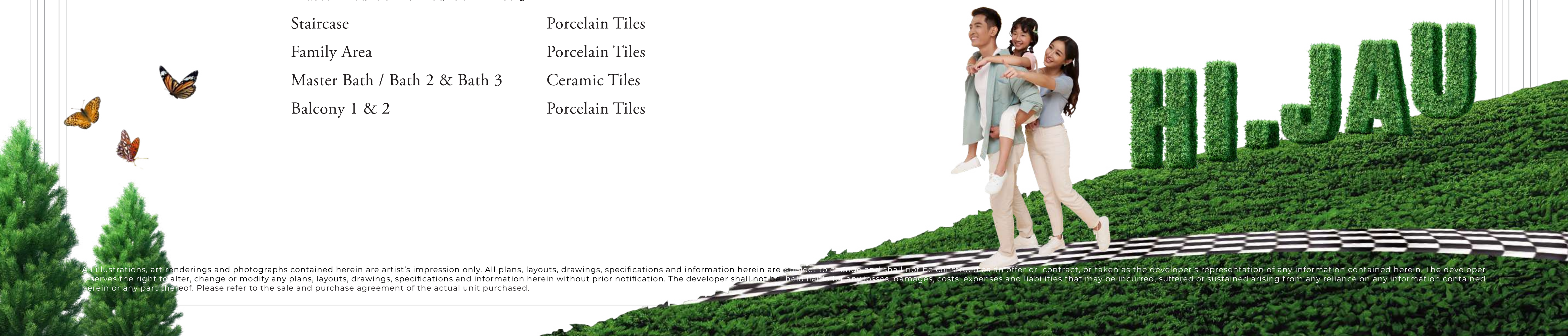
| | |
|--------------------------------|-----------------|
| FIRST FLOOR | |
| Master Bedroom / Bedroom 2 & 3 | Porcelain Tiles |
| Staircase | Porcelain Tiles |
| Family Area | Porcelain Tiles |
| Master Bath / Bath 2 & Bath 3 | Ceramic Tiles |
| Balcony 1 & 2 | Porcelain Tiles |

| | | |
|--------------------------------|----------------|--------|
| SANITARY AND PLUMBING FITTINGS | : Water Closet | 4 Nos. |
| | Wash Basin | 4 Nos. |
| | Shower Rose | 4 Nos. |
| | Kitchen Sink | 1 No. |

| | | |
|-------------------------|-------------------|---------|
| ELECTRICAL INSTALLATION | : Lighting Point | 28 Nos. |
| | Power Point (13A) | 26 Nos. |
| | Fan Point | 7 Nos. |
| | Air-Con Point | 6 Nos. |
| | Heater Point | 4 Nos. |
| | Doorbell Point | 1 No. |
| | Data Point | 1 No. |

| | |
|--------------------|---------------------|
| INTERNAL TELEPHONE | |
| FENCING | : 1500mm Brick Wall |
| TURFING | : Cow Grass |

Corner Lot/ End Lot with Land / Intermediate / Odd End Lot with Land / End Lot / Odd End Lot



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A JOINT DEVELOPMENT BY



ECOWORLD
CREATING TOMORROW & BEYOND

ECOWORLD GALLERY @ ECO BOTANIC CITY

ECO BOTANIC 3 SDN. BHD. (1523607-A)

Ground Floor, Eko Galleria, Jalan Eko Botani 3,
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Johor Darul Takzim, Malaysia.

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9am – 10pm

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10am – 10pm

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