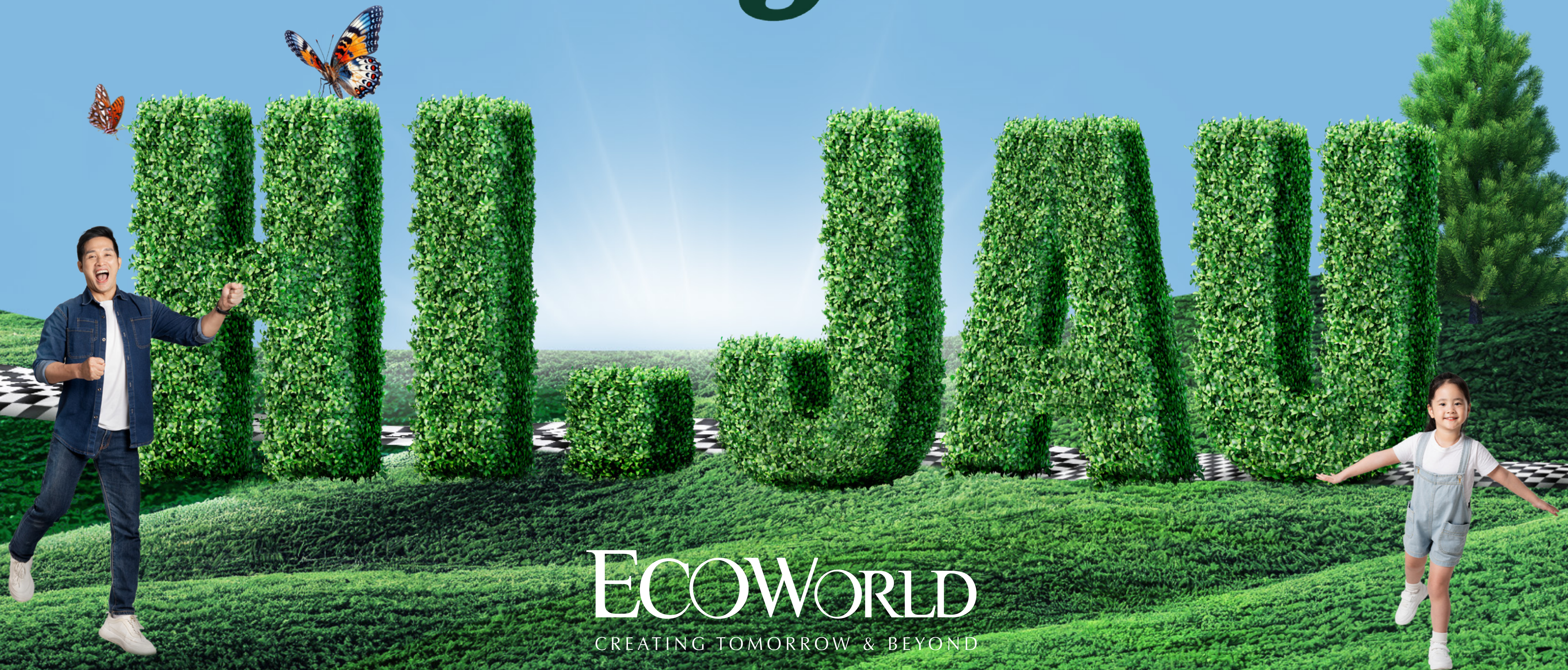




ECO
BOTANIC
AMONGST SOFT GRASS AND PURE CLASS
— PHASE 3 —

Hi.Jaū^{WEST}



ECOWORLD
CREATING TOMORROW & BEYOND

HIJAU WEST

PRECINCT 1

Risa

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



Risa

20' x 70'

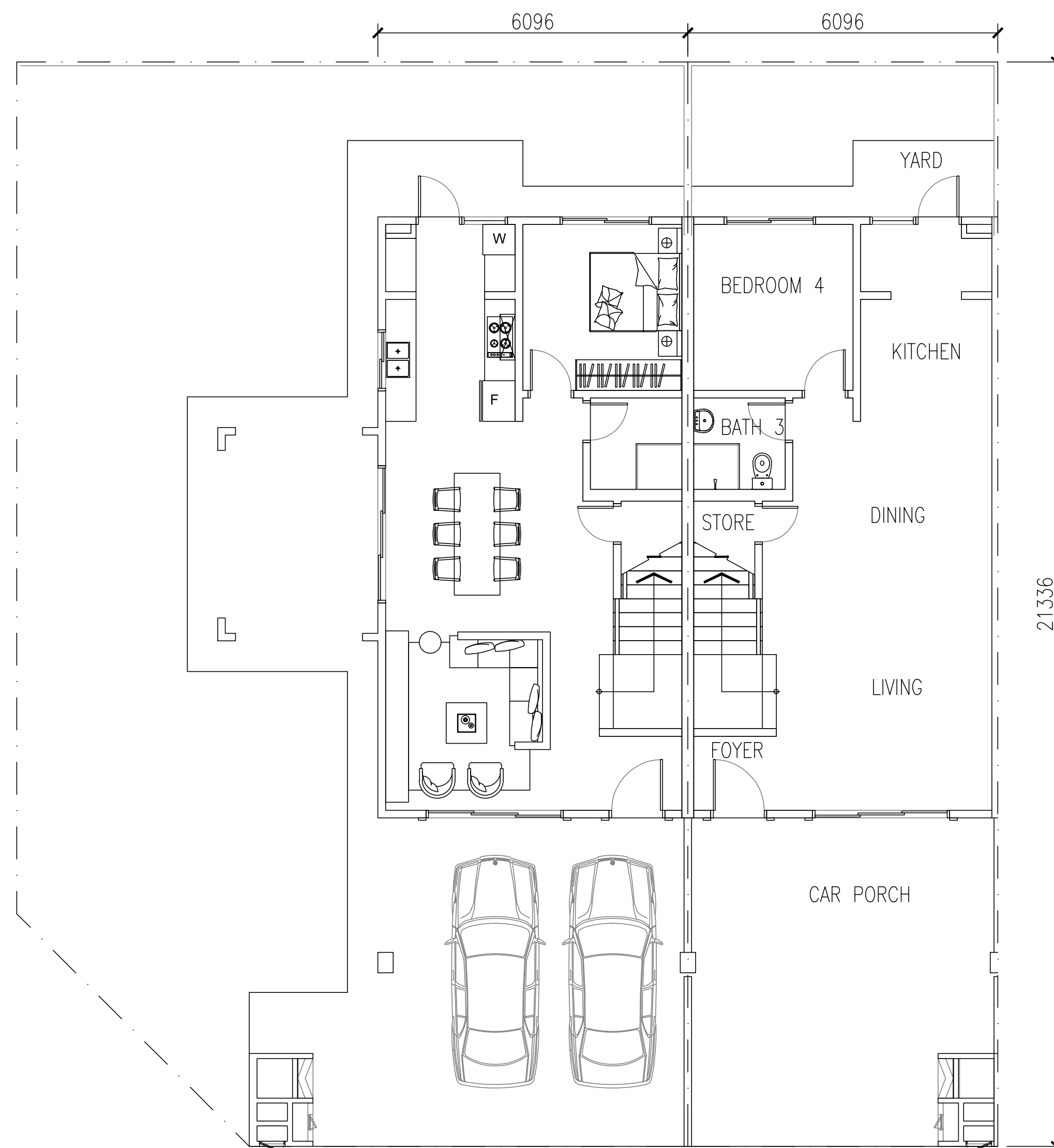
Built-up: 1,804 sq.ft.



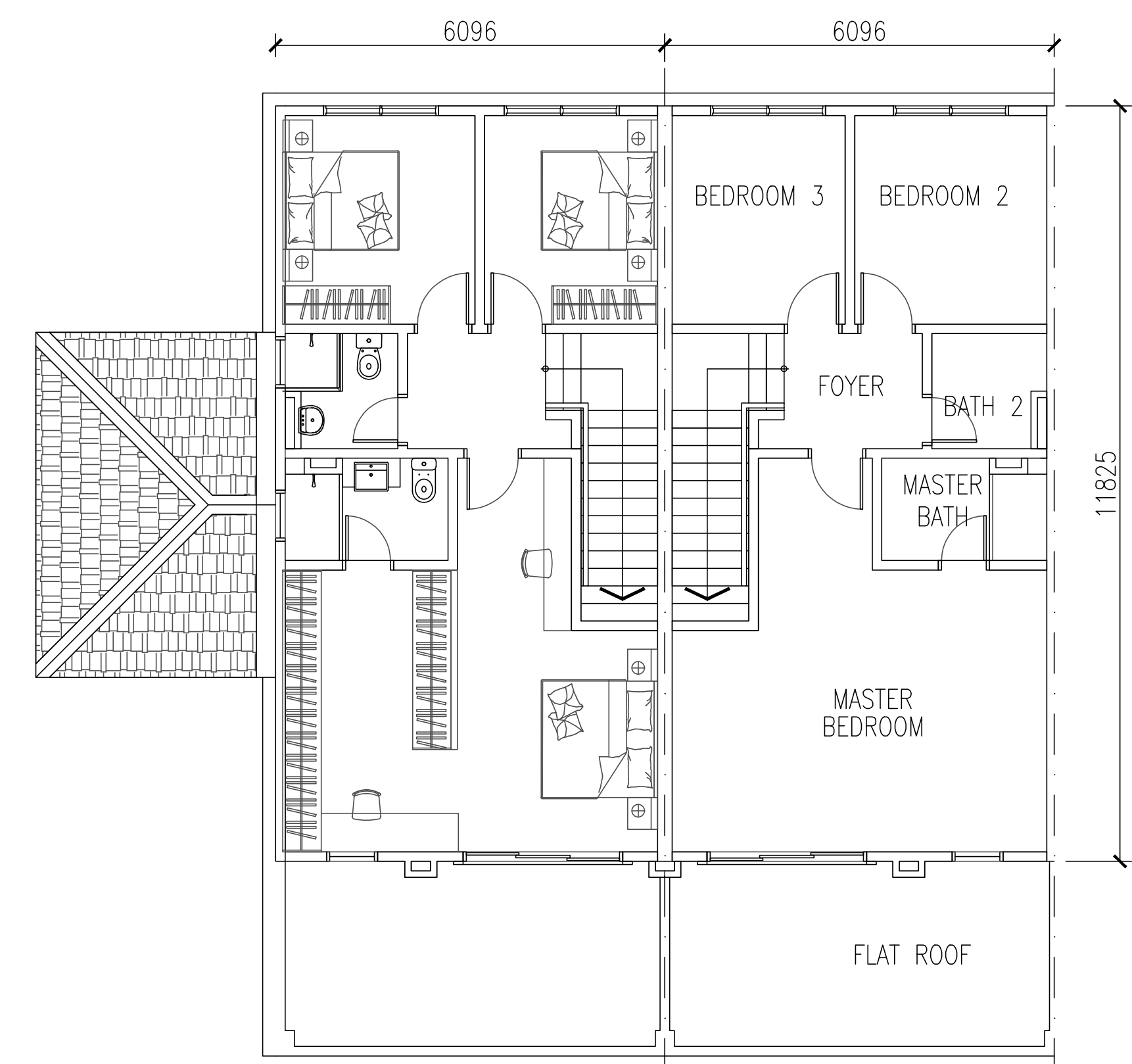
4



3



GROUND FLOOR



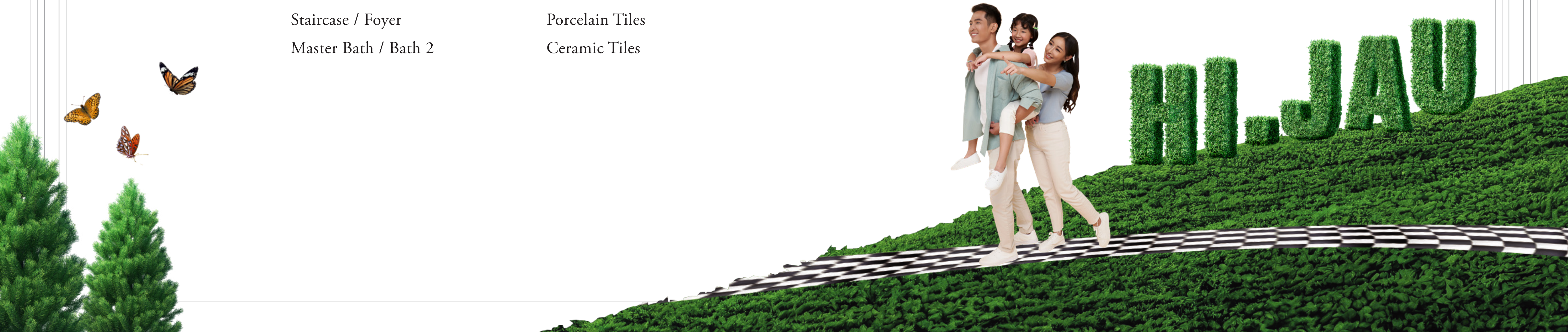
FIRST FLOOR

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	Porcelain Tiles
	Bedroom 4	Porcelain Tiles
	Bath 3	Ceramic Tiles
	Car Porch / Patio / Yard	Porcelain Tiles
	Apron / Other Areas	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.

ELECTRICAL INSTALLATION		Corner Lot / End Lot with Land / Odd End Lot with Land	Intermediate/ End Lot / Odd End Lot
	: 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

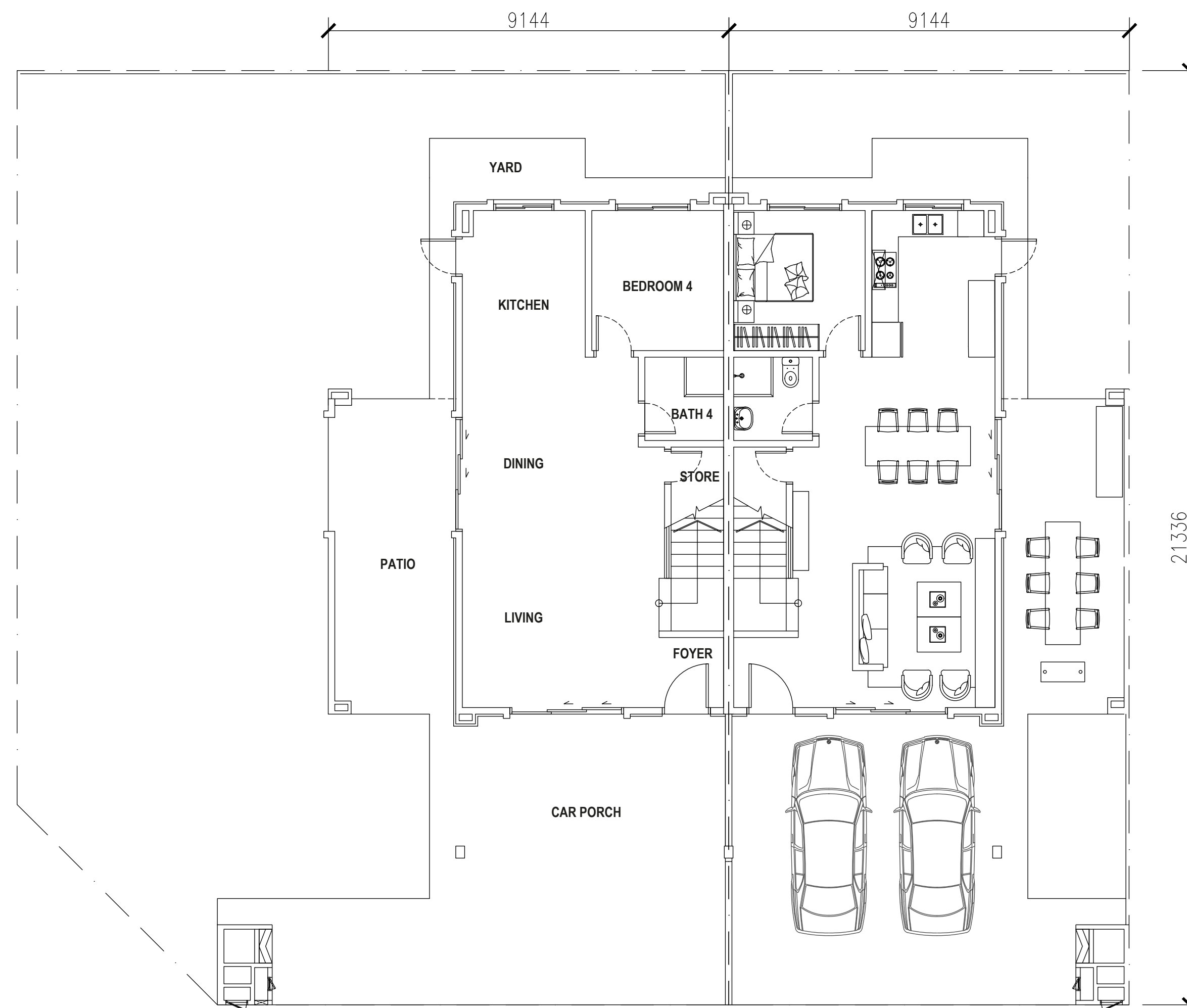
30' X 70' | 2,379SQ.FT.



Maya

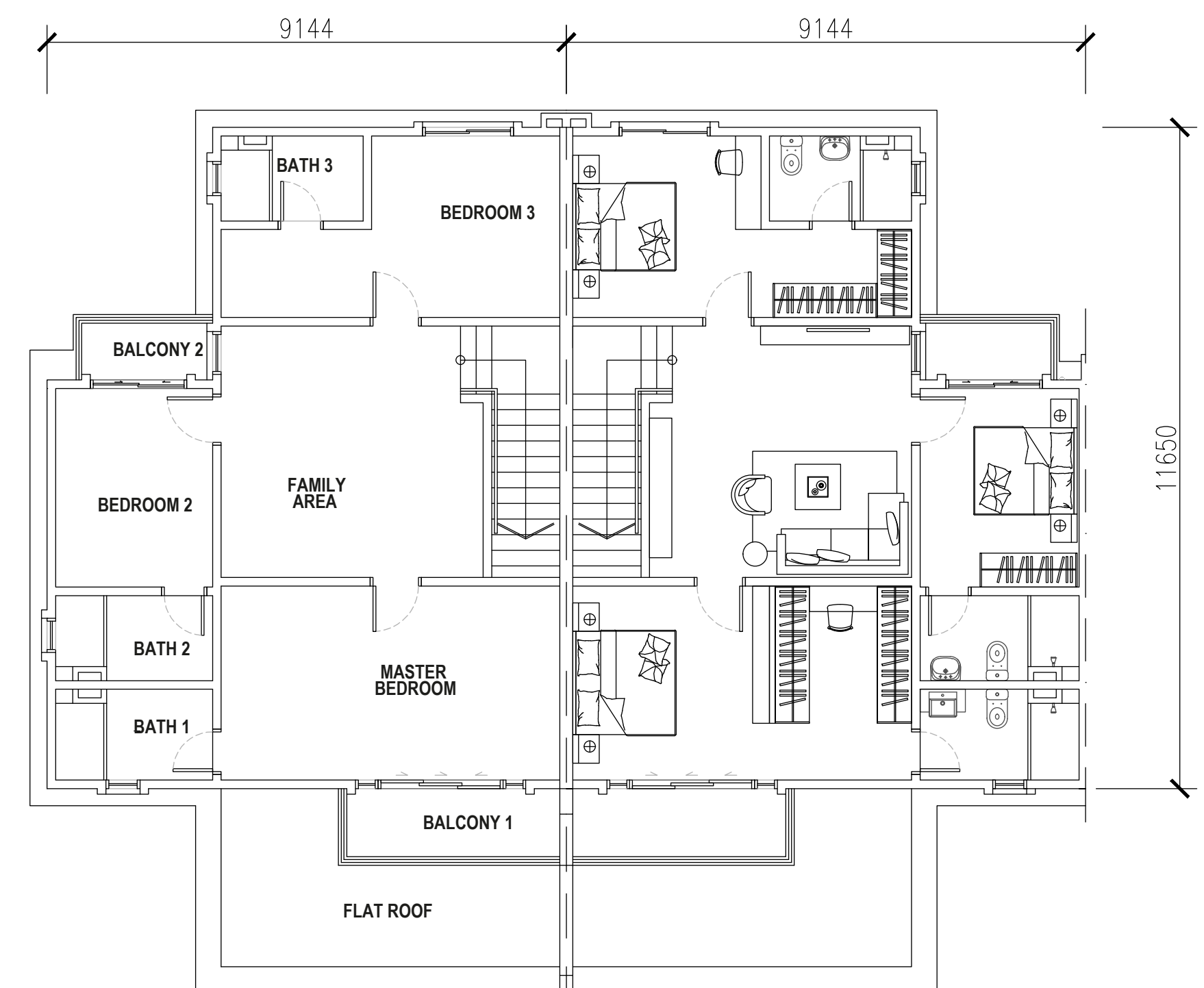
30' x 70'

Built-up: 2,379 sq.ft.



CORNER INTERMEDIATE

GROUND FLOOR



CORNER INTERMEDIATE

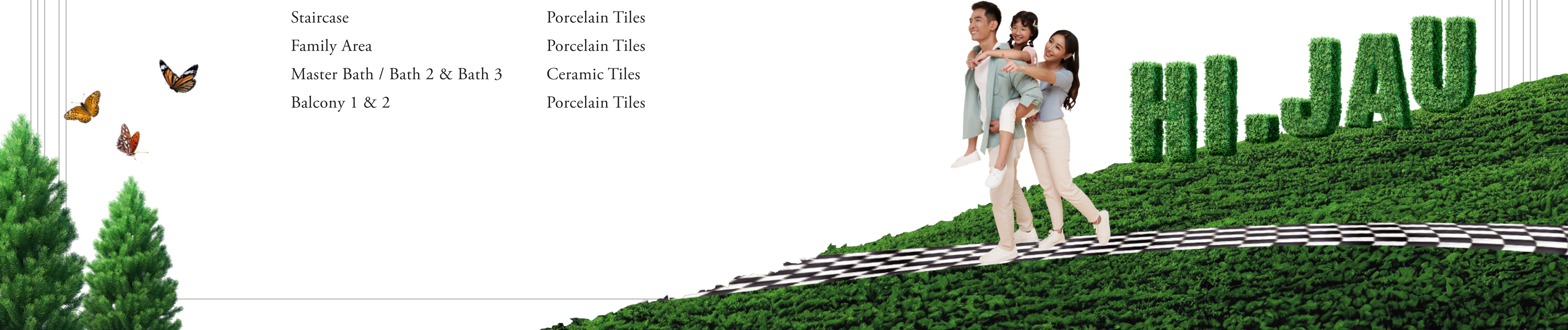
FIRST FLOOR

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	
	: Cow Grass	
TURFING		



HI.JAU WEST

PRECINCT 2

Eden

22' X 70' | 2,023sq.ft.



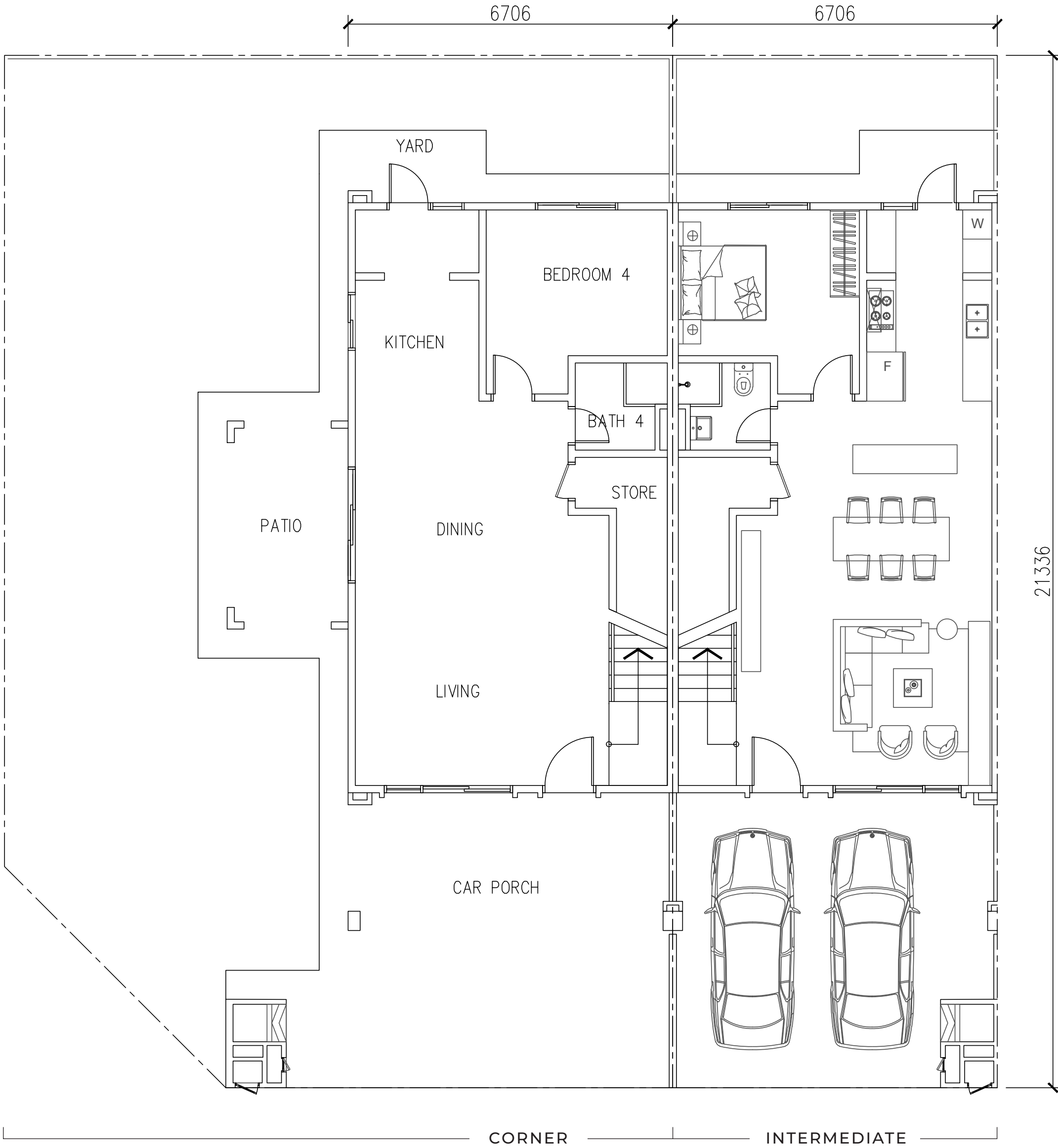
Eden

22' x 70'

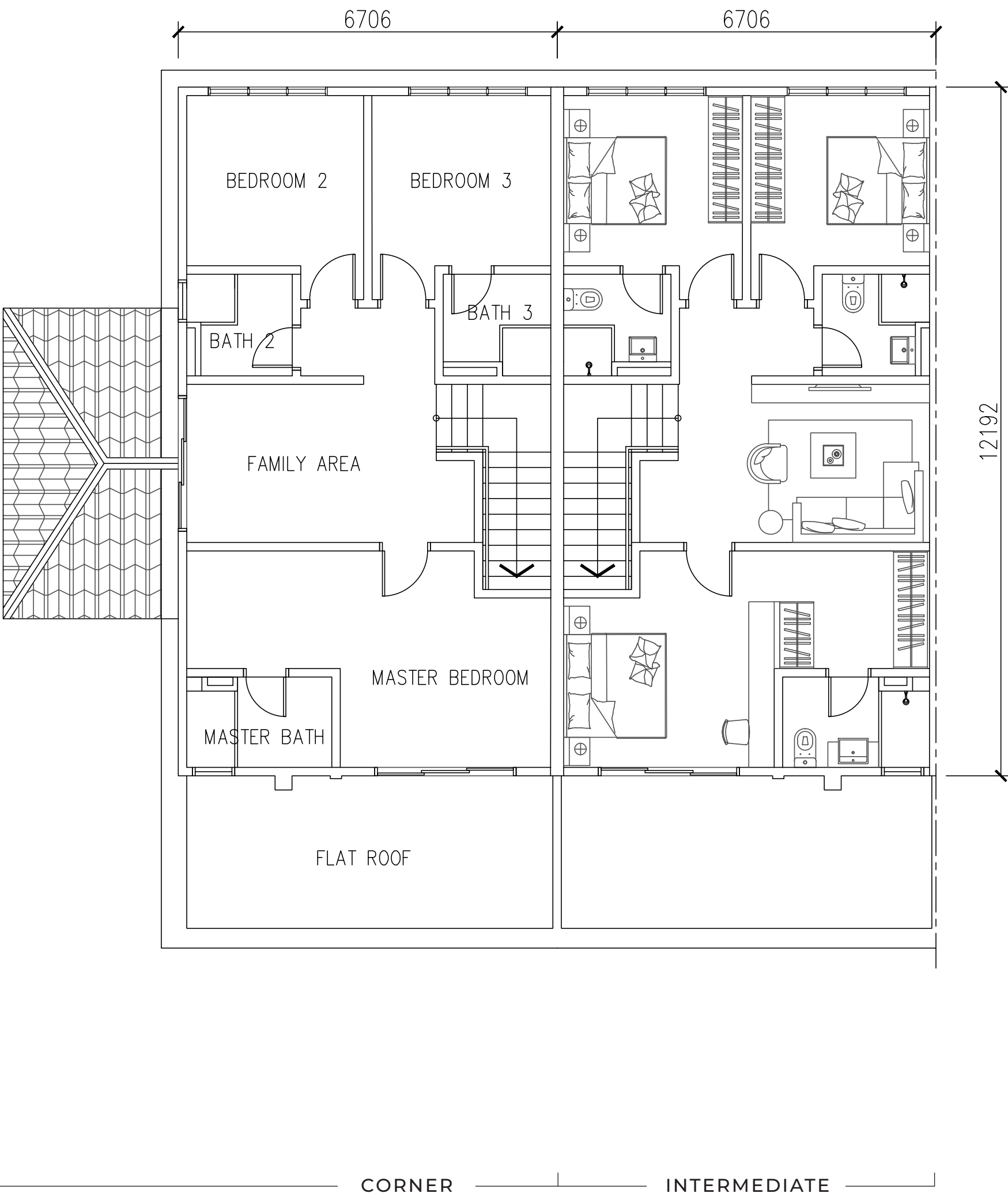
Built-up: 2,023 sq.ft.

4

4



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 & 4	Ceramic Tiles Up To 3000mm
	Kitchen	Porcelain Tiles Up To 1800mm

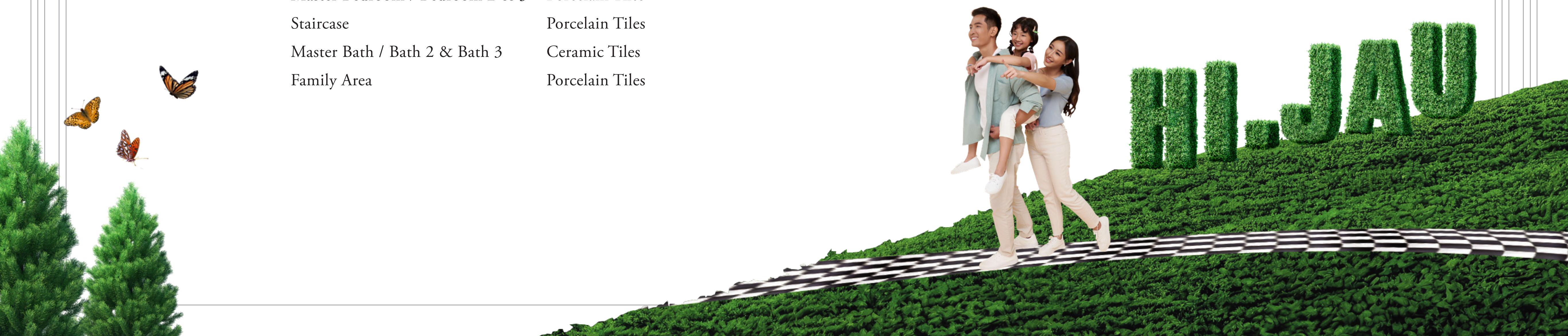
FLOOR FINISHES	: GROUND FLOOR	
	Living / Dining / Kitchen /	
	Laundry / Store / Foyer	Porcelain Tiles
	Bedroom 4	Porcelain Tiles
	Bath 4	Ceramic Tiles
	Car Porch / Patio / Yard	Porcelain Tiles
	Apron / Other Areas	Cement Render

FIRST FLOOR	
Master Bedroom / Bedroom 2 & 3	Porcelain Tiles
Staircase	Porcelain Tiles
Master Bath / Bath 2 & Bath 3	Ceramic Tiles
Family Area	Porcelain Tiles

SANITARY AND PLUMBING FITTINGS	: Water Closet	4 Nos.
	Wash Basin	4 Nos.
	Shower Rose	4 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	25 Nos.	24 Nos.
	Power Point (13A)	26 Nos.	25 Nos.
	Fan Point	7 Nos.	7 Nos.
	Air-Con Point	6 Nos.	6 Nos.
	Heater Point	4 Nos.	4 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 2

Oasis

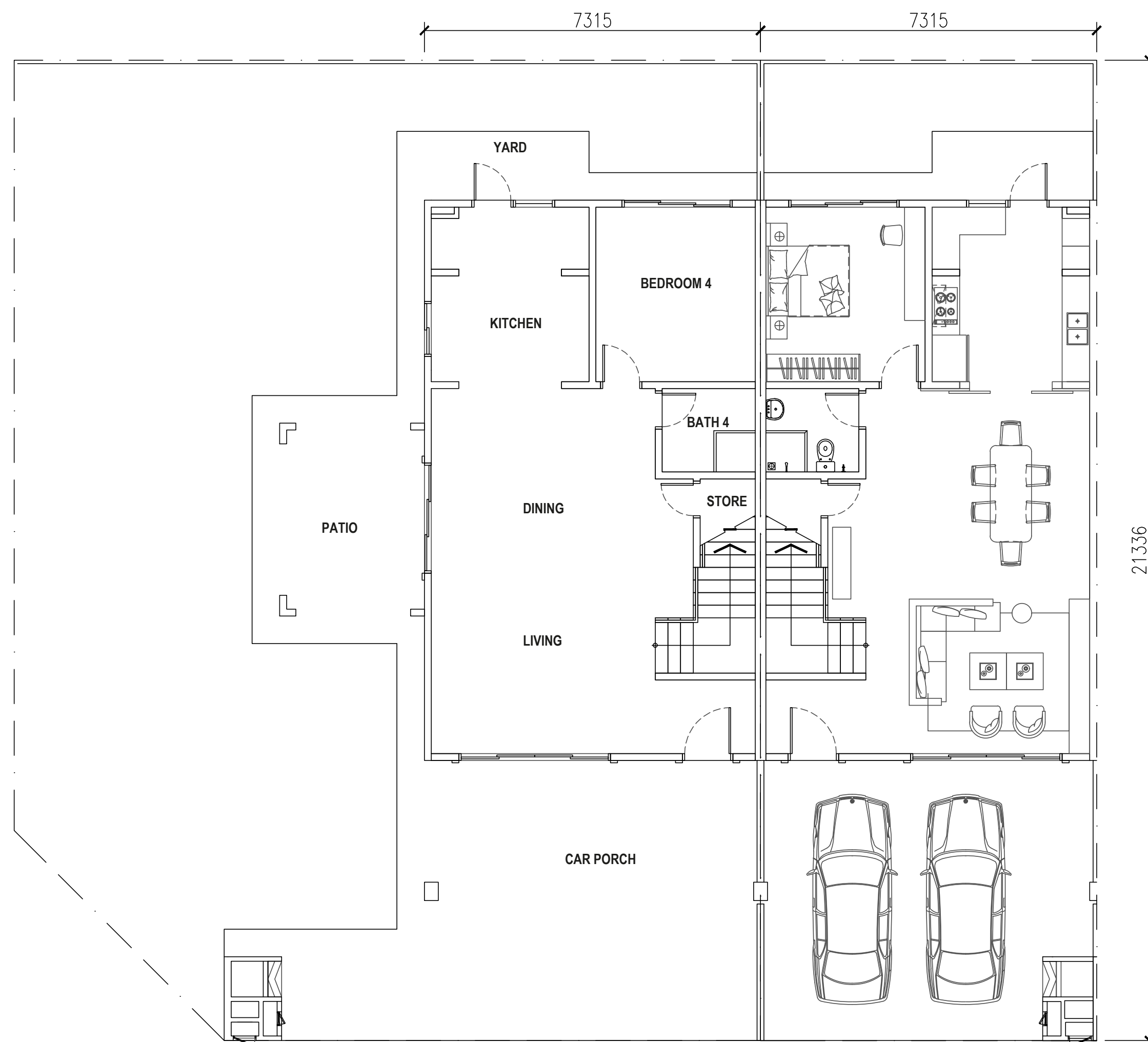
24' X 70' | 2,220SQ.FT.



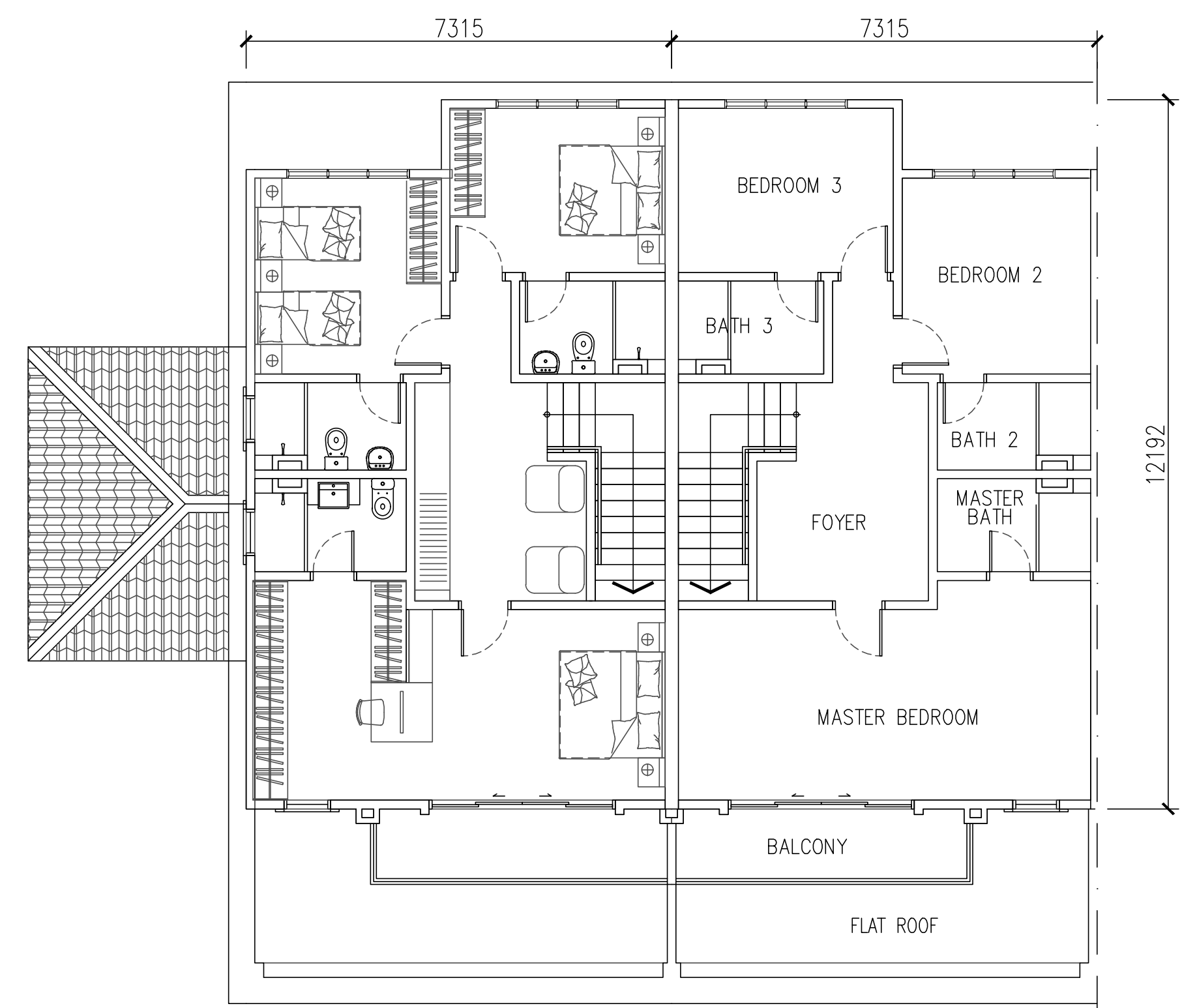
Oasis

24' x 70'

Built-up: 2,220 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 /	
	Laundry / 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 / Foyer	Porcelain Tiles
Master Bath / Bath 2 & Bath 3	Ceramic Tiles
Balcony	Porcelain Tiles

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

		Corner Lot / End Lot with Land / Odd End Lot with Land	Intermediate Lot / End Lot/ Odd End Lot
ELECTRICAL INSTALLATION	: Lighting Point	26 Nos.	25 Nos.
	Power Point (13A)	25 Nos.	24 Nos.
	Fan Point	6 Nos.	6 Nos.
	Air-Con Point	6 Nos.	6 Nos.
	Heater Point	4 Nos.	4 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 2

Noah

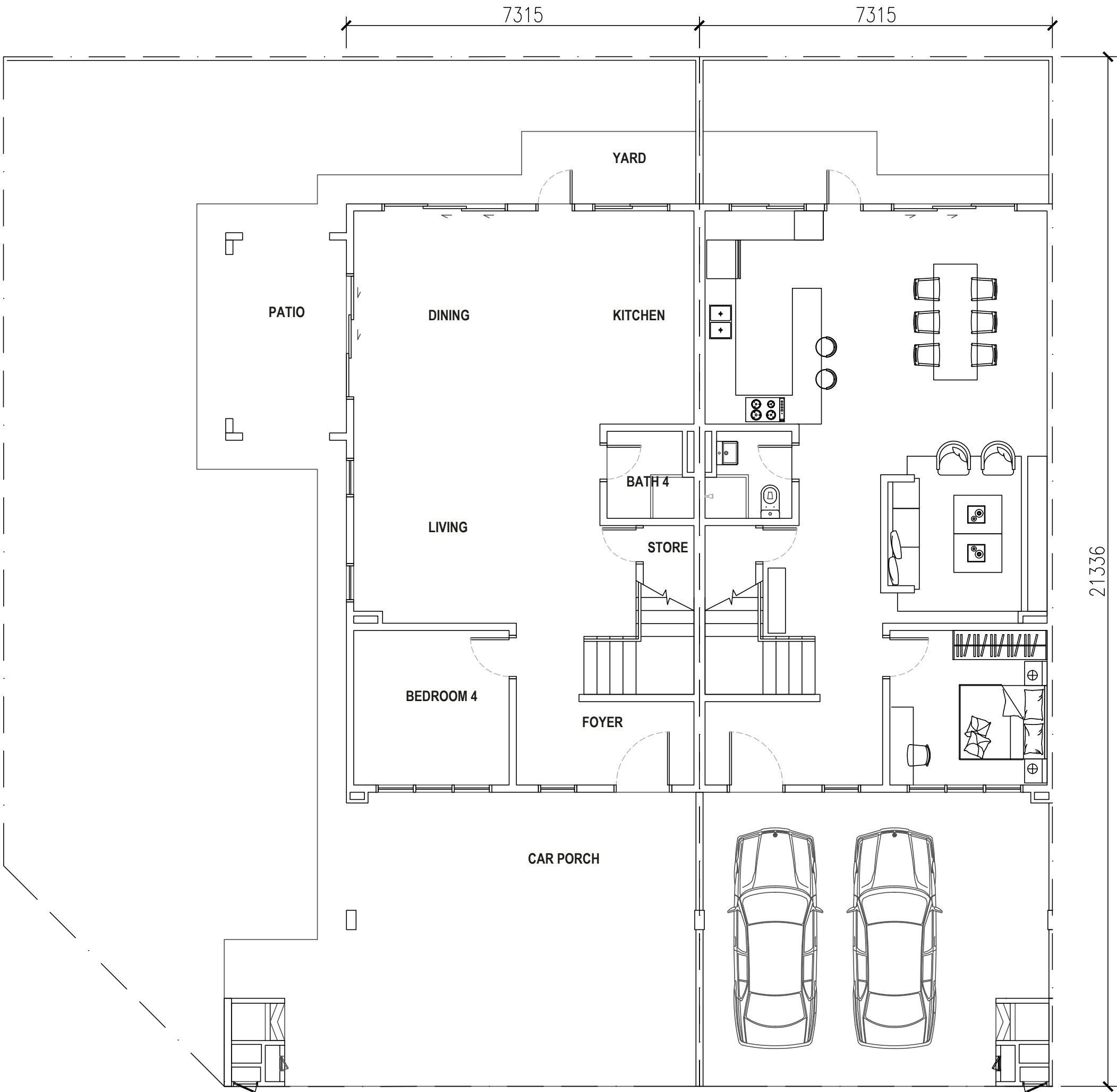
24' X 70' | 2,308SQ.FT.



Noah

24' x 70'

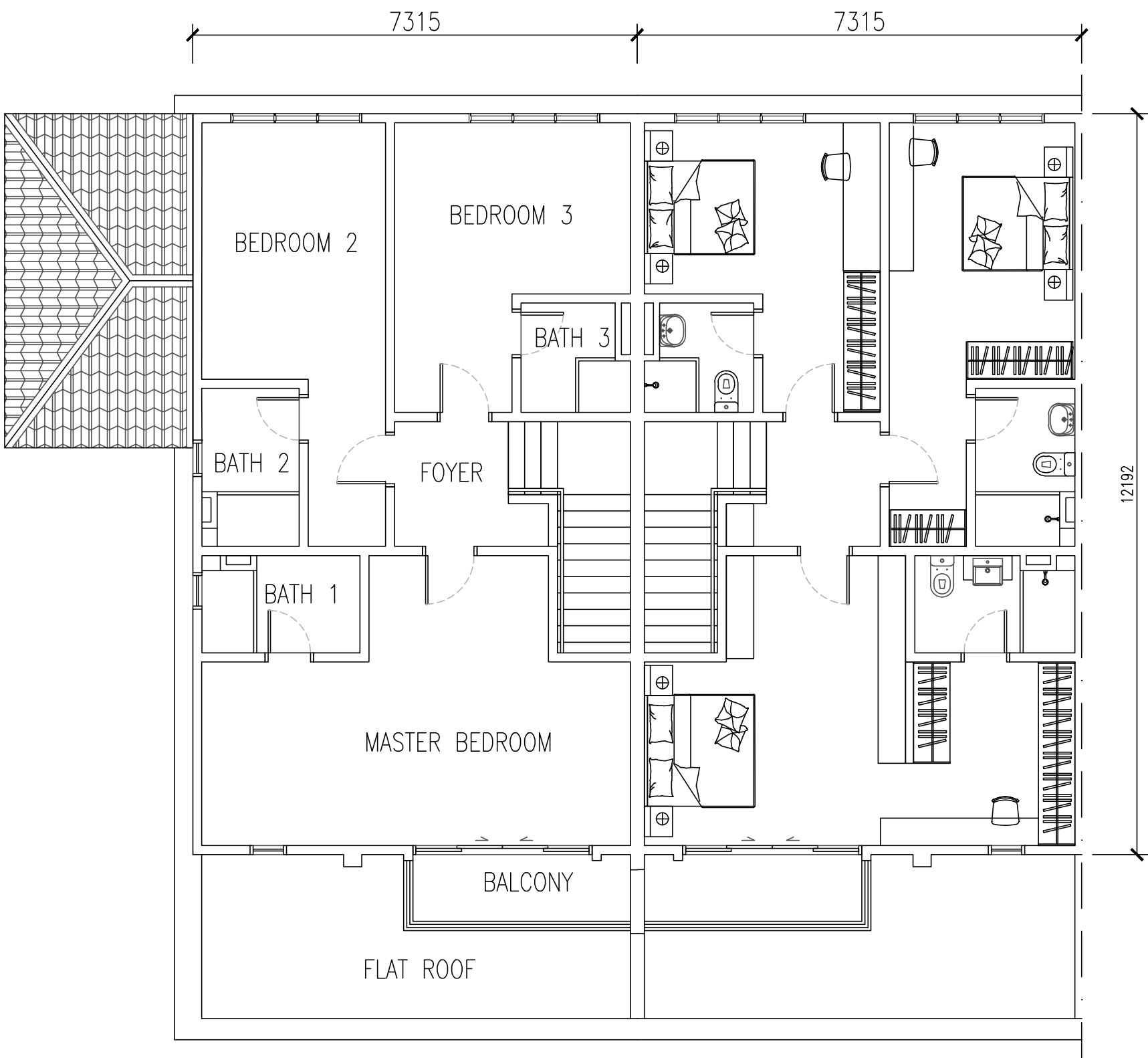
Built-up: 2,308 sq. ft.



CORNER

INTERMEDIATE

GROUND FLOOR



CORNER

INTERMEDIATE

FIRST FLOOR

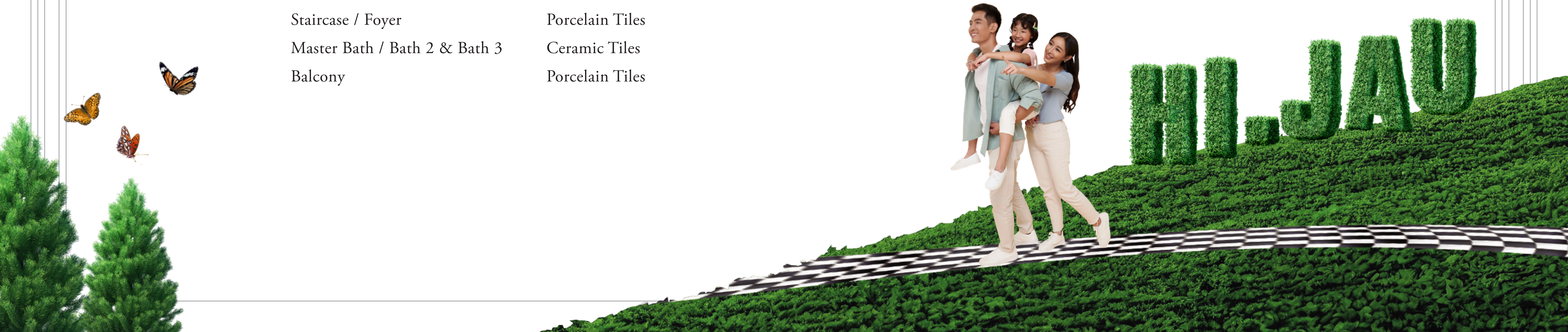
SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework	
WALL	: Brick 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 Door	
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 /	
	: Yard / Store	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 / Foyer	Porcelain Tiles
	: Master Bath / Bath 2 & Bath 3	Ceramic Tiles
	: Balcony	Porcelain Tiles

SANITARY AND PLUMBING FITTINGS	: Water Closet	4 Nos.
	: Wash Basin	4 Nos.
	: Shower Rose	4 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	26 Nos.	25 Nos.
	Power Point (13A)	25 Nos.	24 Nos.
	Fan Point	6 Nos.	6 Nos.
	Air-Con Point	6 Nos.	6 Nos.
	Heater Point	4 Nos.	4 Nos.
	Doorbell Point	1 No.	1 No.
INTERNAL	Data Point	1 No.	1 No.

FENCING	: 1500mm Brick Wall
TURFING	: Cow Grass



HIJAU WEST

PRECINCT 2

Kaori

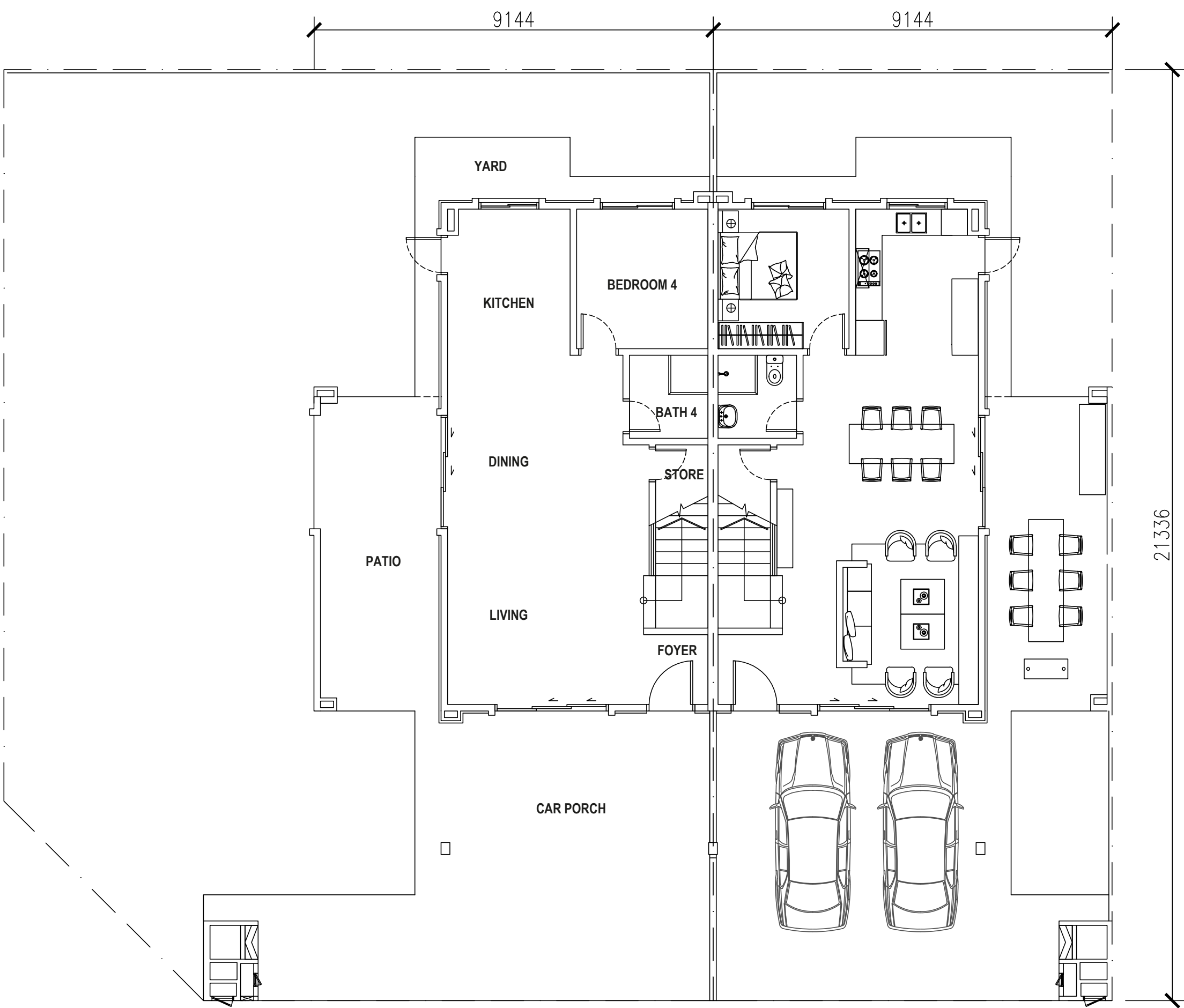
30' X 70' | 2,379SQ.FT.



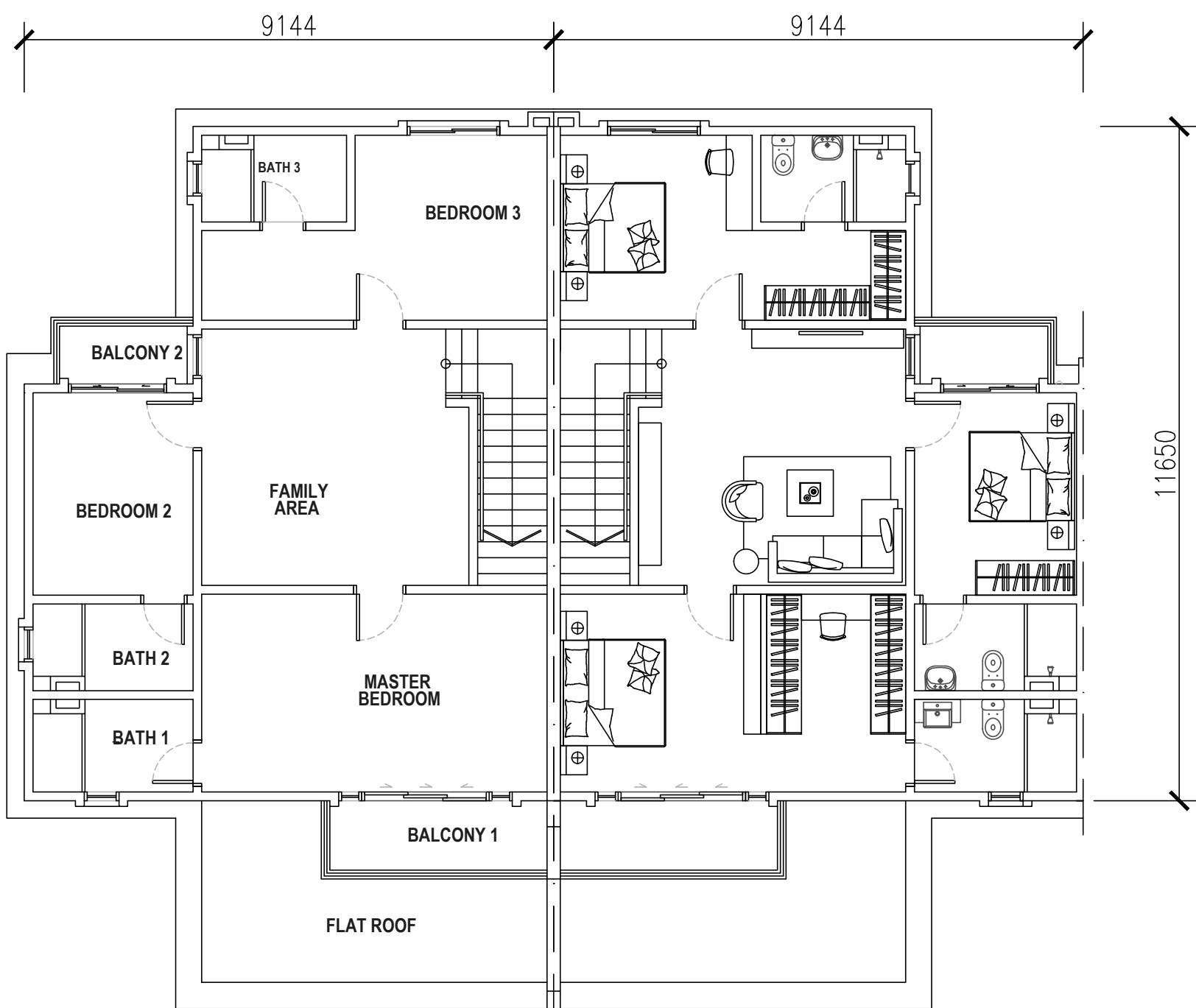
Kaori

30' x 70'

Built-up: 2,379 sq. ft.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

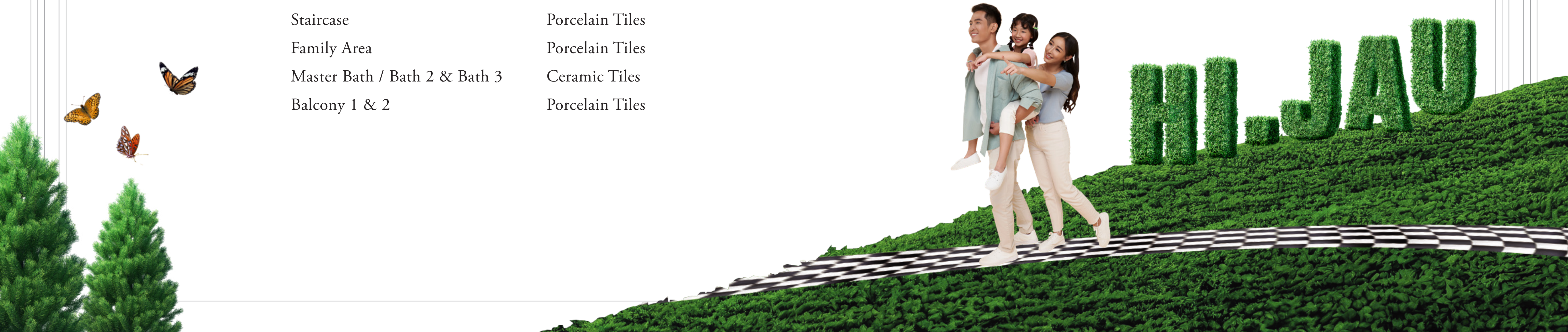
STRUCTURE	: Reinforced Concrete Framework	
WALL	: Brick Wall / R.C wall	
ROOF COVERING	: Roof Tiles / R.C. Flat Roof	
ROOF FRAMING	: Lightweight Truss	
CEILING	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
WINDOWS	: Aluminium Frame Glass	
DOORS	: Timber / Flush / Aluminium Frame Glass	
IRONMONGERY	: Selected Lockset	
WALL FINISHES	: Master Bathroom Bath 2, 3 & 4 Kitchen	Ceramic Tiles Up To 3000mm Ceramic Tiles Up To 3000mm Porcelain Tiles Up To 1800mm
FLOOR FINISHES	: GROUND FLOOR Living / Dining / Kitchen / Store / Foyer Bedroom 4 Bath 4 Car Porch / Patio / Yard Apron / Other Areas	Porcelain Tiles Porcelain Tiles Ceramic Tiles Porcelain Tiles Cement Render
	: FIRST FLOOR Master Bedroom / Bedroom 2 & 3 Staircase Family Area Master Bath / Bath 2 & Bath 3 Balcony 1 & 2	Porcelain Tiles Porcelain Tiles Porcelain Tiles Ceramic Tiles 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



A JOINT DEVELOPMENT BY



ECOWORLD GALLERY @ ECO BOTANIC CITY
ECO BOTANIC 3 SDN. BHD. (1523607-A)
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Taman Eko Botani, 79100 Iskandar Puteri,
Johor Darul Takzim, Malaysia.

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Presint 1

•Remaju : Eco Botanic 3 Sdn. Bhd. 202301029684 (1523607-A) •No. Lesen Pemaju : 31135/08-2030/0191(A) •Tempoh Sah: 20/08/2025 - 19/08/2030 •No. Permit Iklan & Jualan: 31135-1/08-2028/0715(N)-(S) •Tempoh Sah: 28/08/2025 - 28/08/2028 •Hakmilik Tanah: Kekal •Bebanan Tanah: CIMB Bank Berhad (13491-P) •Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No Rujukan Pelan Bangunan : MBIPUB/RP/9/2/2025(27),MBIPUB/RP/9/3/2025(28),MBIPUB/RP/9/4/2025(28),MBIPUB/RP/9/5/2025(28) •Tarikh Dijangka Siap: Sep 2028 •Rumah Teres 2 Tingkat ••Nama Pemajuan: Presint Botani 1 •Jumlah Unit : 721 unit Harga Min: RM 742,000 - Harga Maks: RM 1,740,000 •Baki Unit : 414 unit •15% Diskaun untuk Bumiputera •SEKATAN-SEKATAN KEPENTINGAN I. Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelayang dituluskan oleh Pihak Berkuasa Tempatan yang berkenaan. II. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syankat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa carasekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. III. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa carasekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri. •Pejabat Jualan: EcoWorld Gallery @ Eco Botanic, Ground Floor, Eko Galleria, Jalan Eko Botani 3, Taman Eko Botani, 79100 Iskandar Puteri, Johor Darul Takzim, Malaysia

•IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA •MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

Presint 2

•Remaju : Eco Botanic 3 Sdn. Bhd. 202301029684 (1523607-A) •No. Lesen Pemaju : 31135/08-2030/0191(A) •Tempoh Sah: 20/08/2025 - 19/08/2030 •No. Permit Iklan & Jualan: 31135-2/12-2028/1049(A)-(S), 31135-3/12-2028/1050(N)-(S), 31135-4/12-2028/1052(A)-(S), 31135-5/12-2028/1053(A)-(S), 31135-6/12-2028/1054(A)-(S), 31135-7/12-2028/1055(N)-(S) •Tempoh Sah: 24/12/2025 - 23/12/2028 •Hakmilik Tanah: Kekal •Bebanan Tanah: CIMB Bank Berhad (13491-P) •Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No Rujukan Pelan Bangunan : MBIPUB/RP/9/31/2025(24), MBIPUB/RP/9/32/2025(23), MBIPUB/RP/9/30/2025(24), MBIPUB/RP/9/29/2025(24), MBIPUB/RP/9/27/2025(24) •Tarikh Dijangka Siap: Dec 2028 •Rumah Teres 2 Tingkat ••Nama Pemajuan: Presint Botani 2 •Fasa 1:Jumlah Unit : 125 Jenis 24x70/13 unit (baki unit: 6) •Unit Harga Min: RM1,325,000 - Harga Maks: RM1,731,000 •Jenis 30'x70' 112 unit (baki unit: 39) •Unit Harga Min: RM 1,406,000 - Harga Maks: RM 1,883,000 •Fasa 2:Jumlah Unit : 119 (baki unit: 41) •Unit Harga Min: RM 1,161,000 - Harga Maks: RM 1,486,000 •Fasa 3:Jumlah Unit : 182 (baki unit: 73) •Unit Harga Min: RM 1,161,000 - Harga Maks: RM 1,577,000 •Fasa 4:Jumlah Unit : 115 (baki unit: 45) •Unit Harga Min: RM 1,161,000 - Harga Maks: RM 1,508,000 •Fasa 5:Jumlah Unit : 125 (baki unit: 49) •Unit Harga Min: RM 1,286,000 - Harga Maks: RM 1,692,000 •Fasa 6:Jumlah Unit : 100 (baki unit: 41) •Unit Harga Min: RM 1,325,000 - Harga Maks: RM 1,731,000 •15% Diskaun untuk Bumiputera •SEKATAN-SEKATAN KEPENTINGAN I. Tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelayang dituluskan oleh Pihak Berkuasa Tempatan yang berkenaan. II. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa carasekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. III. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa carasekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri. •Pejabat Jualan: EcoWorld Gallery @ Eco Botanic, Ground Floor, Eko Galleria, Jalan Eko Botani 3, Taman Eko Botani, 79100 Iskandar Puteri, Johor Darul Takzim, Malaysia

•IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. •MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY