

**An Exclusive Collection of
Semi-Ds & Bungalows**

THE
CHATEAU II



ECOWORLD
CREATING TOMORROW & BEYOND



There is a place where the water doesn't
just reflect the sky; it mirrors your aspirations.

Where the breeze carries not just the scent of nature,
but the promise of a life profoundly elevated.

Reflections of a Life Well-Lived

To live here is to reside in quiet distinction, where space is not just measured in square feet, but in serenity, silence, and status, and every home is a mirror to your aspirations.

Set upon a tranquil lakefront, this rare low-density enclave offers privacy and elegance where home takes on a different meaning; it's not just there you live, it's where your legacy takes shape.





A Masterpiece Crafted for You

An exclusive precinct of premium semi-detached residences and bungalows, The Chateau II features elegant homes with scenic views of the lake, clubhouse, and gardens.

Inspired by timeless British colonial architecture, each residence blends heritage grace with modern luxury, complemented by a 40-foot linear garden made for quiet indulgence.



Your 40-Foot Green Retreat

These gardens are peaceful sanctuaries between homes, featuring generous landscaped spaces and no vehicular access so that privacy and tranquillity come naturally.

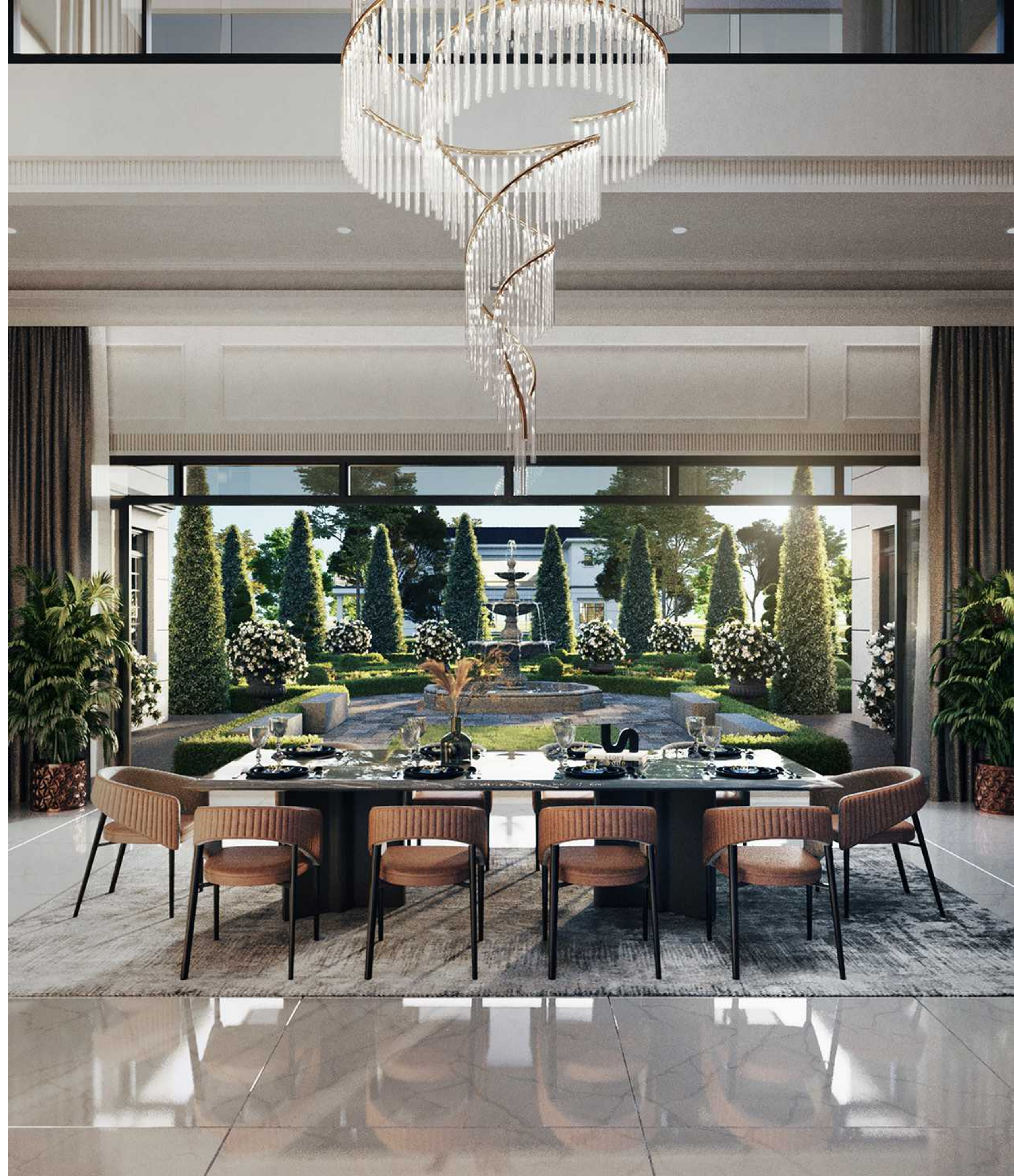
Children can roam freely, cycling and playing together with neighbours and friends, while parents are assured of the utmost safety.

A life where indoor and outdoor moments intertwine,
embraced by lush gardens and greenery that will relax and rejuvenate.



Spaces designed for daily indulgence

Luxurious dining spaces open to manicured gardens that invite you to a world where every meal feels unhurried, conversations stretch a little longer, and the simple act of dining becomes a ritual of beauty.



Comprehensive Security for Complete Peace of Mind





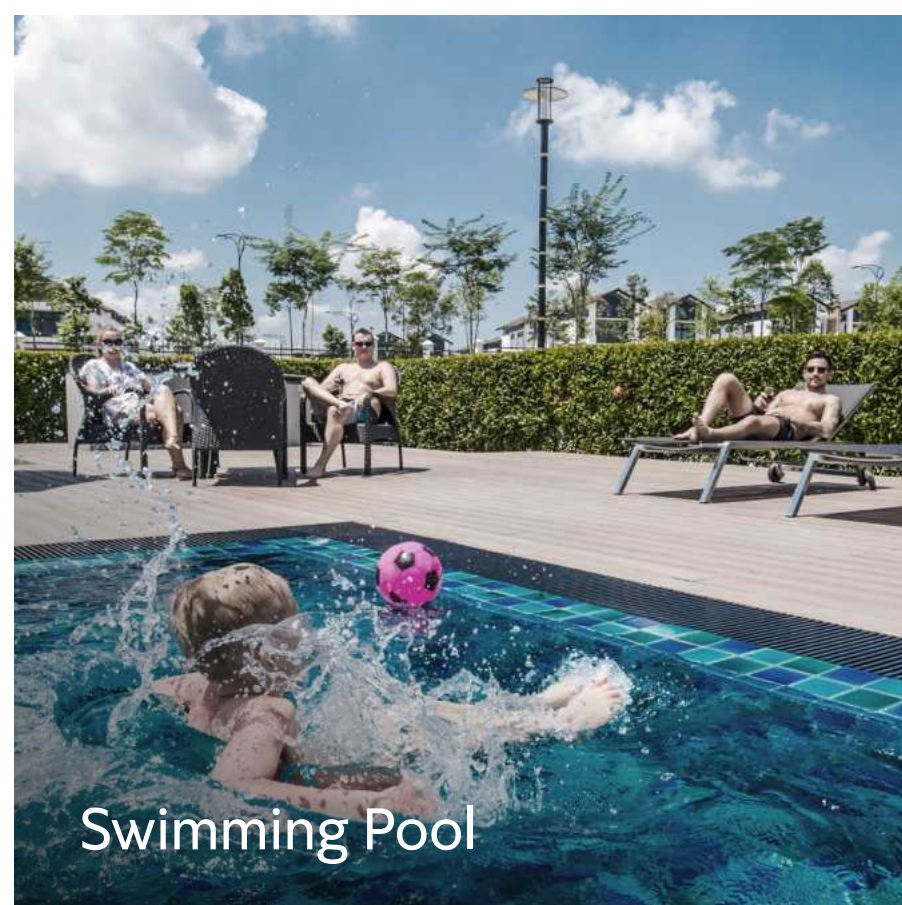
Crafted for a Life of
Balance, Beauty, and
Belonging



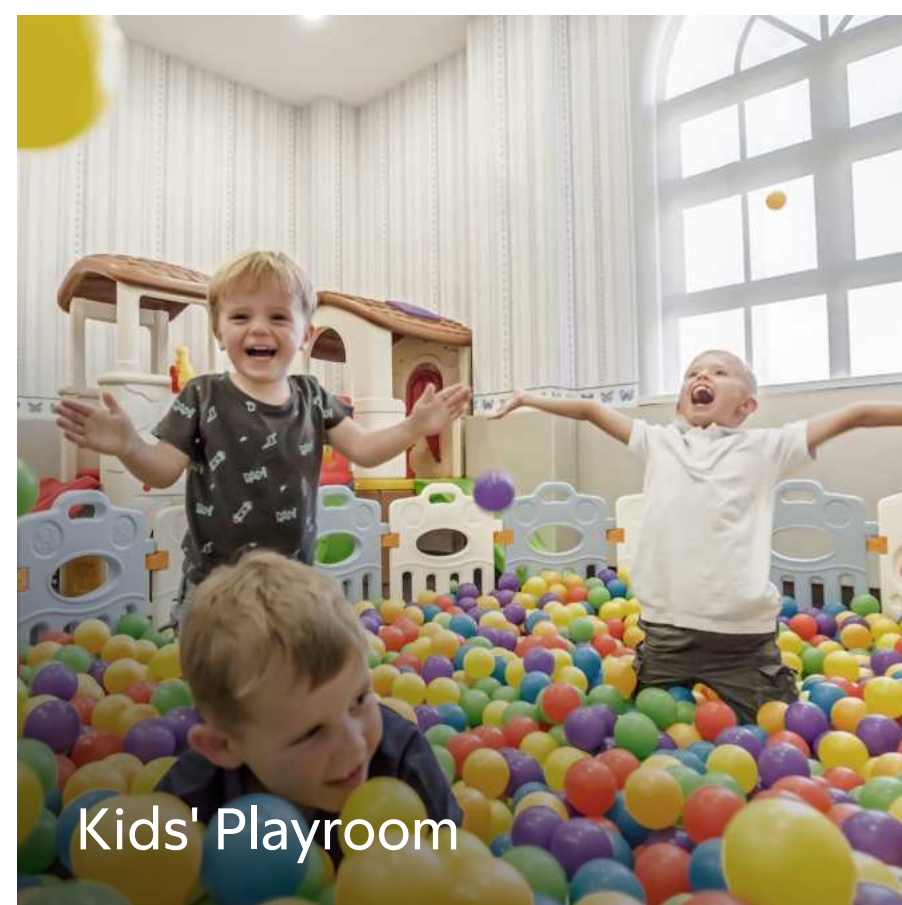
The Aristo Clubhouse



BBQ Pit



Swimming Pool



Kids' Playroom



Gymnasium

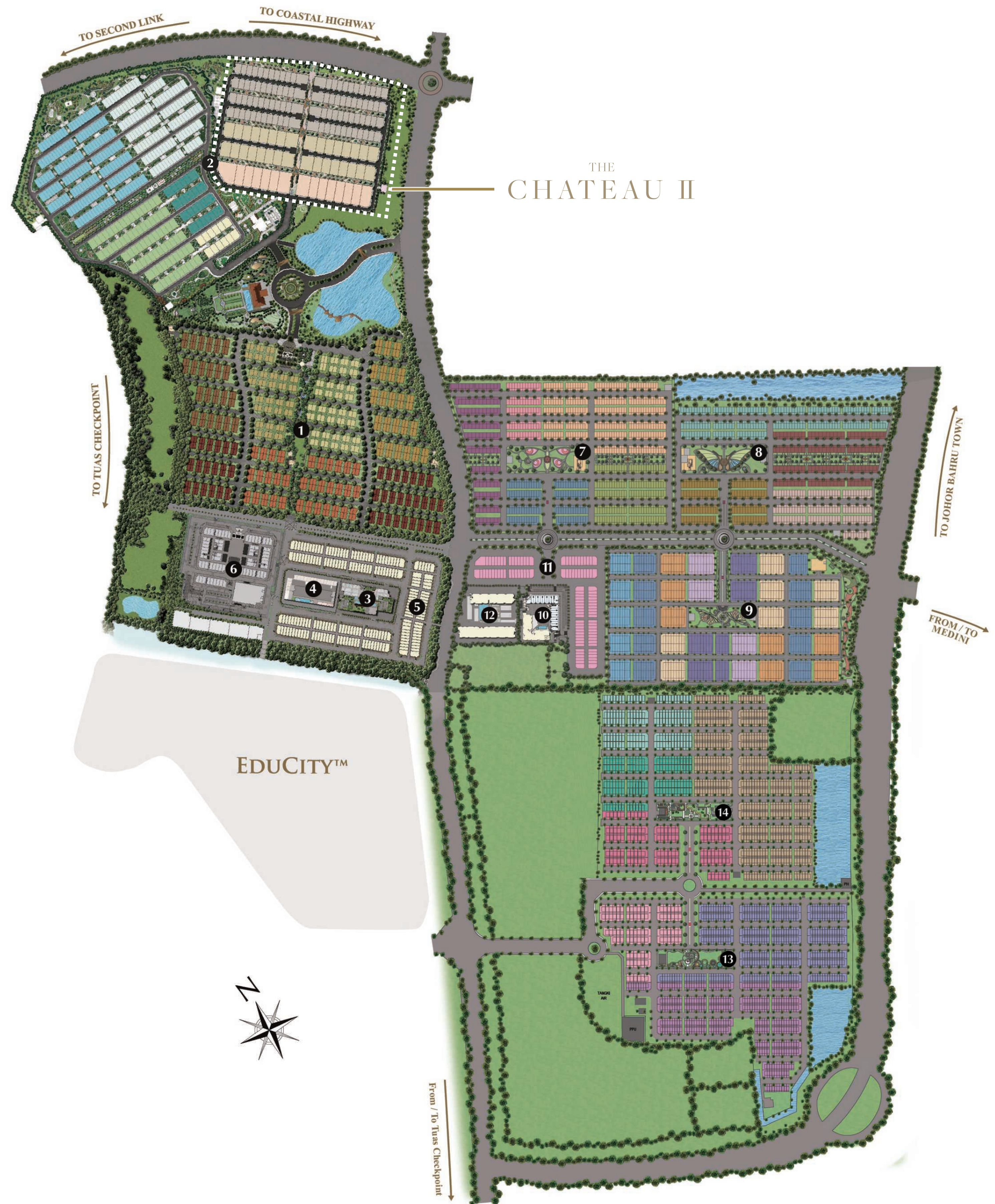


Spice Garden

Planned for Meaningful Living

LEGEND

- | | |
|---|--|
| 1 THE VERANDA
2 storey Cluster &
Semi-D Homes | 8 THE BOROUGH
2 storey Terrace Homes |
| 2 THE CHATEAU
2.5 storey Park Homes &
2 storey Semi-D & Bungalows | 9 THE COMMUNE
2 storey Garden Cluster Homes |
| 3 ECO NEST
Service Apartment | 10 SA.YOUNG 2 D'
ECO BOTANIC
Service Apartment |
| 4 SA.YOUNG D'
ECO BOTANIC
Service Apartment | 11 ECO BOULEVARD 2
3 storey Shop Office |
| 5 ECO BOULEVARD
3 storey Shop Office | 12 SA.YOUNG 3 D'
ECO BOTANIC
Service Apartment |
| 6 ECO GALLERIA
High Street Mall | 13 HI.JAU WEST PRECINCT 1
2 storey Garden Terrace Homes |
| 7 THE TATE
2 storey Terrace Homes | 14 HI.JAU WEST PRECINCT 2
2 storey Garden Terrace Homes |



SITE PLAN

LEGEND

	ALARA 2-STOREY SEMI-D 45' x 80'
	BIANCA 2-STOREY BUNGALOW 70' x 120'
	CLARA 2-STOREY BUNGALOW 70' x 170'

- 1 Guard Post
- 2 Garden Gate
- 3 The Chateau Lounge
(Management Office)
- 4 Utility Room

Pavilion
Spice and Herbs Garden
Meditation Deck
Basketball Court
Badminton Court

Fitness Station
Pavilion
Maze Garden
Children's Playground
Outdoor Dining/
Barbeque



ALARA

2-STOREY SEMI-D
45' x 80' | BUILT-UP: 3,370 SQ.FT.

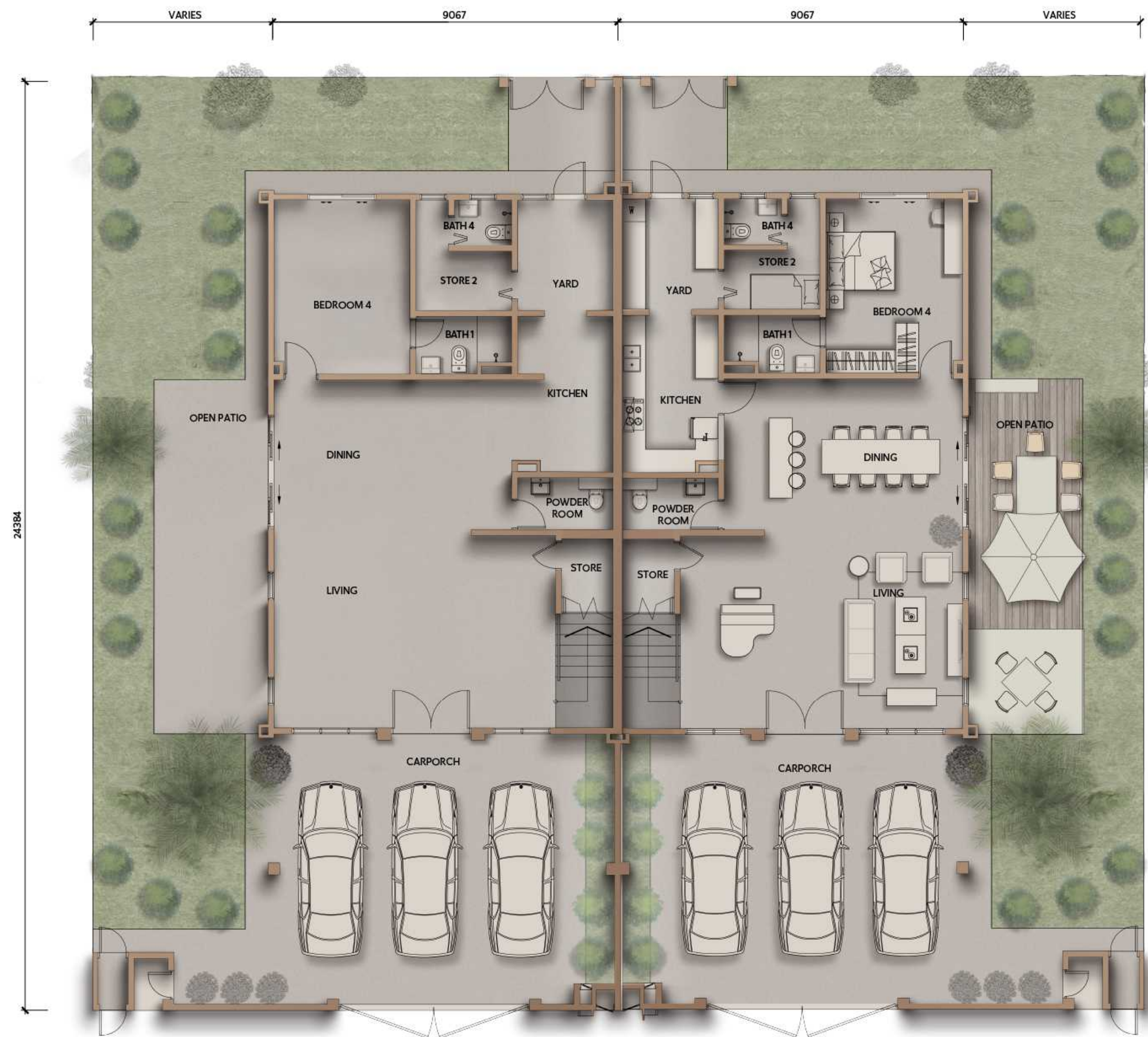




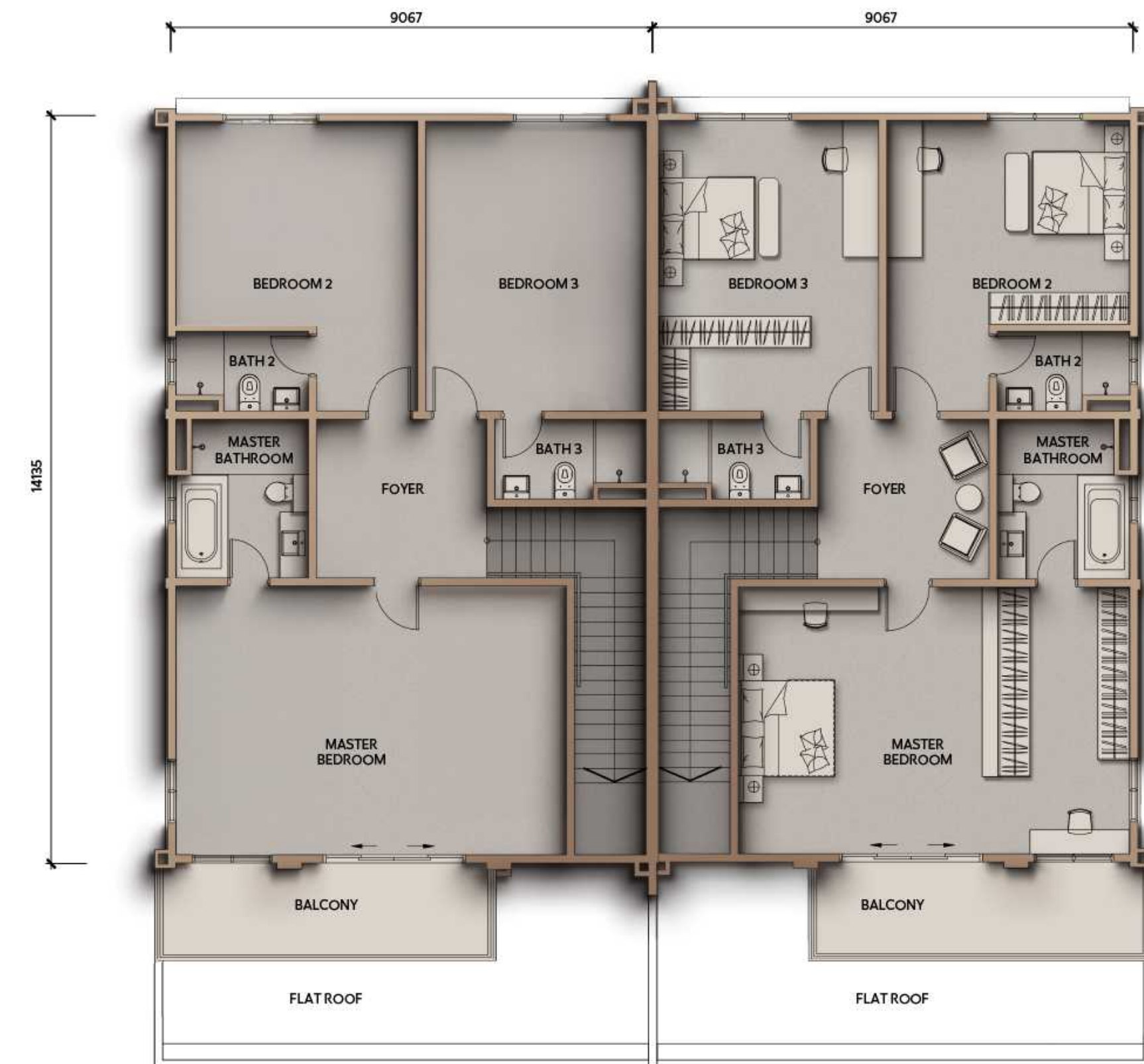
ALARA

2-STOREY SEMI-D
 45' x 80' | BUILT-UP: 3,370 SQ.FT.

- 4 ensuite bedrooms
- Open patio
- EV charging point
- Solar infrastructure ready
- Solar water heater
- Main door digital lock
- CCTV points
- Ensuite maid's room
- Master bath fitted with bathtub



GROUND FLOOR



FIRST FLOOR

ALARA SEMI-D SPECIFICATION

STRUCTURE	Reinforced Concrete Framework	
WALL	Brick Wall / R.C. Wall	
ROOF COVERING	Roof Tile / R.C. Flat Roof	
ROOF FRAMING	Light Weight Metal Truss	
CEILING	Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
WINDOWS	Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung	
DOORS	Timber Solid / Flush / Aluminium Sliding	
IRONMONGERY	Selected Lockset	
WALL FINISHES	Master Bath Powder Room / Bath 2 / Bath 3 / Bath 4 (Maid Bath) Kitchen	Tiles Up To Ceiling Height Ceramic Tiles Up To Ceiling Height Ceramic Tiles Up To Ceiling Height
FLOOR FINISHES	GROUND FLOOR Living / Dining / Bedroom 4 Kitchen / Yard Powder Room / Bath 1 / Bath 4 (Maid Bath) Car Porch / Open Patio Store 1 & Store 2 (Maid Room) Other Areas FIRST FLOOR Master Bedroom, Bedroom 2 and 3 Staircase / Foyer Master Bathroom, Bath 2 and 3 Balcony	Porcelain Tiles Porcelain Porcelain / Ceramic Tiles Porcelain Tiles Porcelain Tiles Cement Render Timber Flooring Timber Flooring Porcelain / Ceramic Tiles Porcelain Tiles
SANITARY AND PLUMBING FITTINGS	Water Closet Wash Basin Shower Rose Kitchen Sink	6 nos. 6 nos. 5 nos. 1 no.
ELECTRICAL INSTALLATION	Lighting Point Power Point Fan Point Air-con Point Doorbell Point Autogate Point	40 nos. 42 nos. 8 nos. 6 nos. 1 no. 1 no.
INTERNAL TELEPHONE	Data Point	2 nos.
FENCING	1500 mm Brick Wall and Ms Grille	
TURFING	Cow Grass	

BIANCA

2-STOREY BUNGALOW
70' X 120' | BUILT-UP: 4,787 SQ.FT.





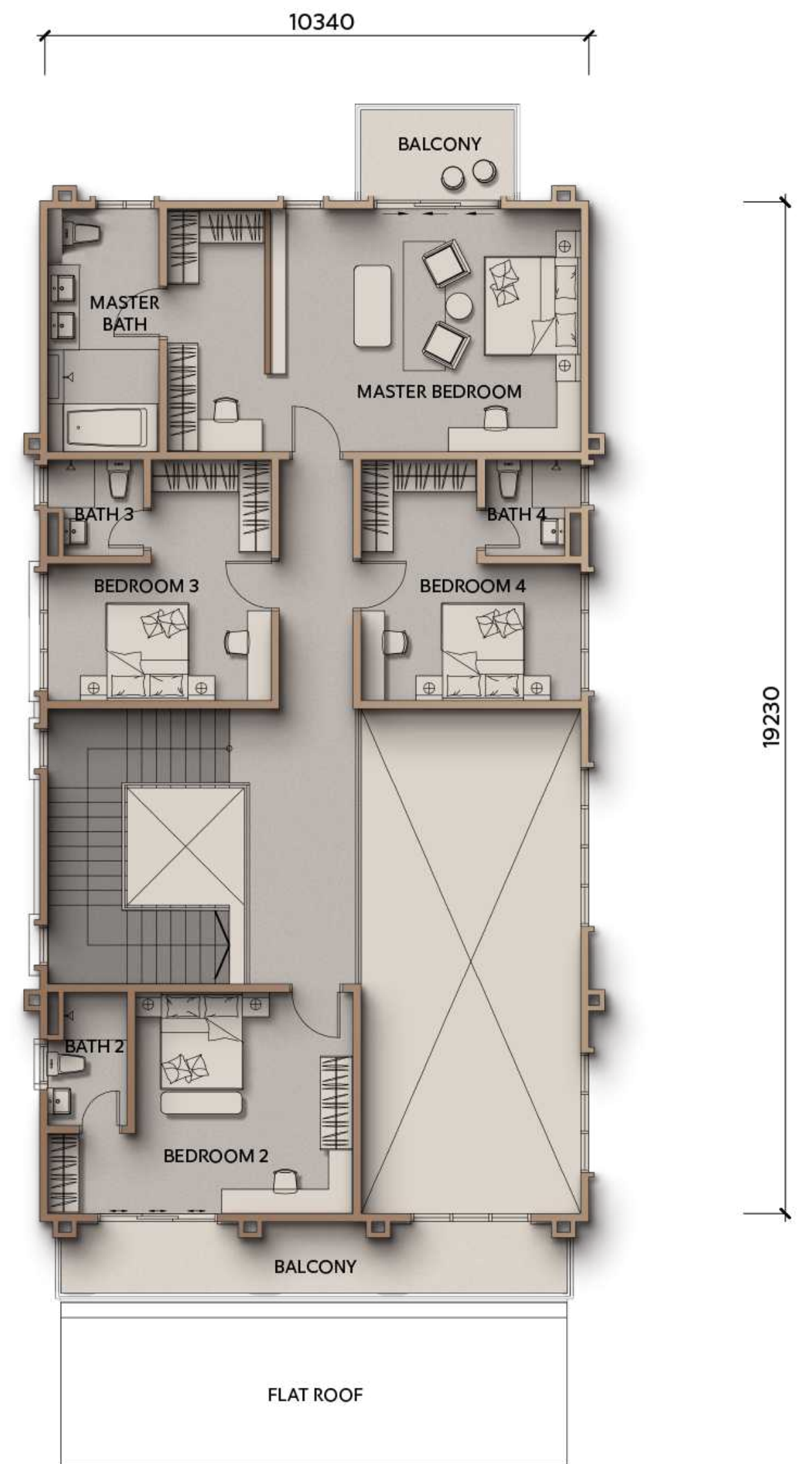
BIANCA

2-STOREY BUNGALOW
70' X 120'
BUILT-UP: 4,787 SQ.FT.

- 5 ensuite bedrooms
- Master bathroom fitted with bathtub and double basins
- Double volume living space
- Open patio
- EV charging point
- Solar panels
- Solar water heater
- Main door smart lock
- Full CCTV system and alarm system
- Ensuite maid's room



GROUND FLOOR



FIRST FLOOR

BIANCA BUNGALOW

SPECIFICATION

STRUCTURE	Reinforced Concrete Framework	
WALL	Brick Wall / R.C. Wall	
ROOF COVERING	Roof Tile / R.C. Flat Roof	
ROOF FRAMING	Light Weight Metal Truss	
CEILING	Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
WINDOWS	Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung	
DOORS	Timber Solid / Flush / Aluminium Sliding	
IRONMONGERY	Selected Lockset	
WALL FINISHES	Master Bath / Bath 2 / Bath 3 / Bath 4 Powder Room Bath 1 & Bath 5 (Maid Bath) Kitchen	Tiles Up To Ceiling Height Tiles Up To Ceiling Height Ceramic Tiles Up To Ceiling Height
FLOOR FINISHES	GROUND FLOOR Living / Dining / Bedroom 1 Kitchen / Laundry Powder Room Bath 1 & Bath 5 (Maid Bath) Car Porch / Open Patio Store 1 (Maid Room) & Store 2 Other Areas FIRST FLOOR Master Bedroom, Bedroom 2, 3 and 4 Staircase / Corridor Master Bathroom, Bath 2, 3 and 4 Balcony	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Cement Render Timber Flooring Timber Flooring Porcelain Tiles Porcelain Tiles
SANITARY AND PLUMBING FITTINGS	Water Closet Wash Basin Shower Rose Kitchen Sink	7 nos. 8 nos. 6 nos. 1 no.
ELECTRICAL INSTALLATION	Lighting Point Power Point Fan Point Air-con Point Doorbell Point Autogate Point	53 nos. 49 nos. 8 nos. 8 nos. 1 no. 1 no.
INTERNAL TELEPHONE	Data Point	2 nos.
FENCING	1500 mm Brick Wall and MS Grille	
TURFING	Carpet Grass	

CLARA

2-STOREY BUNGALOW
70' X 170' | BUILT-UP: 6,360 SQ.FT.





CLARA

2-STOREY BUNGALOW
70' X 170'
BUILT-UP: 6,360 SQ.FT.

- 6 ensuite bedrooms
- First-floor bedrooms feature private balcony
- Master bathroom fitted with bathtub and double basins
- Double volume height at dining space
- Open patio
- EV charging point
- Solar panels
- Solar water heater
- Main door smart lock
- Full CCTV system and alarm system
- Ensuite maid's room
- Ensuite driver's room



GROUND FLOOR



FIRST FLOOR

CLARA BUNGALOW SPECIFICATION

STRUCTURE	Reinforced Concrete Framework	
WALL	Brick Wall / R.C. Wall	
ROOF COVERING	Roof Tile / R.C. Flat Roof	
ROOF FRAMING	Light Weight Metal Truss	
CEILING	Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
WINDOWS	Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung	
DOORS	Timber Solid / Flush / Aluminium Sliding	
IRONMONGERY	Selected Lockset	
WALL FINISHES	Master Bath / Bath 2 / Bath 3 / Bath 4 / Bath 5 Powder Room / Bath 1 / Bath 6 (Maid Bath) & Bath 7 (Driver Bath) Kitchen	Tiles Up To Ceiling Height Tiles Up To Ceiling Height Tiles Up To Ceiling Height
FLOOR FINISHES	GROUND FLOOR Living / Dining / Bedroom 1 Kitchen / Laundry Powder Room / Bath 1, 6 and 7 Car Porch / Open Patio Store 1 (Maid Room), Store 2 / Store 3 (Driver Room) Other Areas	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Cement Render
	FIRST FLOOR Master Bedroom, Bedroom 2, 3, 4 and 5 Staircase / Family Area / Corridor Master Bathroom, Bath 2, 3, 4 and 5 Balcony	Timber Flooring Timber Flooring Porcelain Tiles Porcelain Tiles
SANITARY AND PLUMBING FITTINGS	Water Closet Wash Basin Shower Rose Kitchen Sink	9 nos. 10 nos. 8 nos. 1 no.
ELECTRICAL INSTALLATION	Lighting Point Power Point Fan Point Air-con Point Doorbell Point Autogate Point	67 nos. 50 nos. 12 nos. 9 nos. 1 no. 1 no.
INTERNAL TELEPHONE	Data Point	2 nos.
FENCING	1500 mm Brick Wall and MS Grille	
TURFING	Carpet Grass	

ECOWORLD

CREATING TOMORROW & BEYOND

ECOWORLD GALLERY @ ECO BOTANIC ECO BOTANIC SDN. BHD. (1066879-M)

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•Pemaju : Eco Botanic Sdn. Bhd. 201301037050 (1066879-M) •No. Lesen Pemaju : 14020/12-2027/1475(A) •Tempoh Sah: 30/12/2022 – 29/12/2027 • **FASA 5** • No. Permit Iklan & Jualan: 14020-10/03-2029/0225(N)-(S) •Tempoh Sah: 21/03/2026 - 20/03/2029 • Hakmilik Tanah: Kekal •Bebanan Tanah: Tiada •Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No. Rujukan Pelan Bangunan : MBIP(JB)RP/9/33/2025(18) •Tarikh Dijangka Siap : Mac 2029 •Rumah Sesebuah 2 Tingkat : B3A / B3B / B3C •Nama Pemajuan: Presint 2 •Jumlah Unit : 7 unit •Harga Min: RM 6,384,000 - Harga Maks: RM 8,873,550 •15% Diskaun untuk Bumiputera • **FASA 7** • No. Permit Iklan & Jualan: 14020-9/03-2029/0224(N)-(S) •Tempoh Sah: 21/03/2026 - 20/03/2029 • Hakmilik Tanah: Kekal •Bebanan Tanah: Tiada •Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No. Rujukan Pelan Bangunan : MBIP(JB)RP/9/34/2025(17) •Tarikh Dijangka Siap : Mac 2029 •Rumah Sesebuah 2 Tingkat : B1 / B2 •Nama Pemajuan: Presint 2 •Jumlah Unit : 16 unit •Harga Min: RM 5,111,400 - Harga Maks: RM 6,364,050 •15% Diskaun untuk Bumiputera • **FASA 9** •No. Permit Iklan & Jualan: 14020-8/03-2029/0223(N)-(S) •Tempoh Sah: 21/03/2026 - 20/03/2029 • Hakmilik Tanah: Kekal •Bebanan Tanah: Tiada •Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No. Rujukan Pelan Bangunan : MBIP(JB)RP/9/14/2025(22) •Tarikh Dijangka Siap : Mac 2029 •Rumah Berkembar 2 Tingkat : SD3 •Nama Pemajuan: Presint 2 •Jumlah Unit : 24 unit •Harga Min: RM 2,738,400 - Harga Maks: RM 4,186,350 •15% Diskaun untuk Bumiputera • **FASA 10** •No. Permit Iklan & Jualan: 14020-7/03-2029/0222(N)-(S) •Tempoh Sah: 21/03/2026 - 20/03/2029 • Hakmilik Tanah: Kekal •Bebanan Tanah: Tiada •Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No. Rujukan Pelan Bangunan : MBIP(JB)RP/9/18/2025(20) •Tarikh Dijangka Siap : Mac 2029 •Rumah Berkembar 2 Tingkat : SD4 •Nama Pemajuan: Presint 2 •Jumlah Unit : 24 unit •Harga Min: RM 2,738,400 - Harga Maks: RM 4,028,850 •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 pelan yang diluluskan 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 cara sekalipun 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 cara sekalipun 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.

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