



Bayfield

DOUBLE STOREY SEMI-D SERIES

40' x 85' | 3,459 sq. ft.

INTRODUCING ECO SPRING'S BAYFIELD

A Timeless Semi-Detached Home Inspired by Extraordinary Expectations. Boasting a Comfortable Yet Sophisticated Ambience of Classic European Architecture, this 4+1-Bedroom Home Captures the Quintessential Aura of Exquisite Luxury.

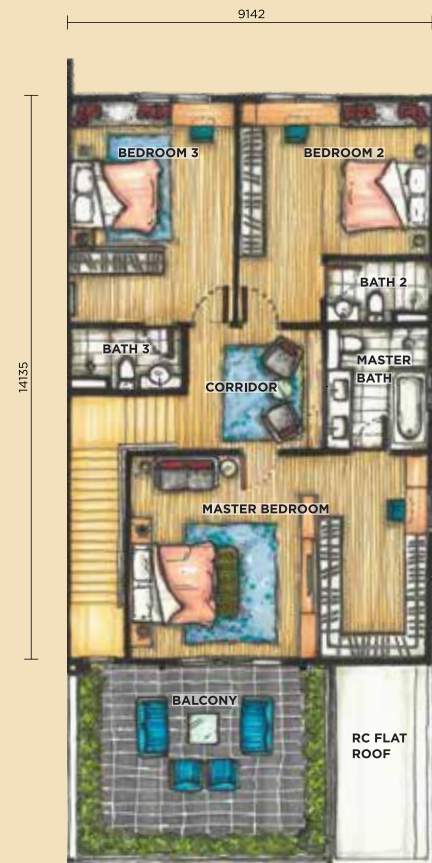
Luxuriously Magnificent



FLOOR PLAN



GROUND FLOOR



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 Window
Doors	: Timber / Flush / Aluminium Door
Ironmongery	: Selected Lockset

Wall Finishes	: Master Bath	Tiles Up To 3000mm
	Bath 2 & 3	Tiles Up To 3000mm
	Bath 4	Tiles Up To 2800mm
	Kitchen	Tiles Up To 3000mm

Floor Finishes	: Ground Floor	
	Living / Dining / Kitchen / Bedroom 4	Porcelain Tiles
	Store 1 & 2 / Yard	Porcelain Tiles
	Bath 4 & 5 / Powder Room	Porcelain Tiles
	Car Porch / Patio	Porcelain Tiles

First Floor

Master Bedroom / Bedroom 2 & 3	Timber Floor
Staircase	Timber Floor
Master Bath / Bath 2 & 3	Porcelain Tiles
Balcony	Porcelain Tiles

Sanitary And Plumbing Fittings	: Water Closet	6 Nos
	Wash Basin	7 Nos
	Shower	5 Nos
	Kitchen Sink	1 No

Electrical Installation	: Lighting Point	Corner / Intermediate / End Lot 37 Nos
	Power Point (13A)	35 Nos
	TV Point	1 No
	Fan Point	6 Nos
	Air-Con Point	6 Nos
	Auto-Gate Point	1 Lot
	Doorbell Point	1 No

Internal Telephone	: Data Point	1 No
--------------------	--------------	------

*Fencing	: 1500mm Brick Wall & M.S. Grille
*Turfing	: Cow Grass

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



GREEN INITIATIVES

ECO ENVIRONMENT



RESPONSIBLE CONSTRUCTION

Through the right controls and plans, we have ensured that all construction activities carried out have minimal impact on the surrounding community and the environment. We take great care to keep our rivers and neighbourhoods clean.



CONSTRUCTION WASTE RECYCLING

The common practice for disposing of construction waste is to dump it into landfills. At EcoWorld, we have taken a different approach by recycling waste materials such as paper, plastic, metal and timber to reduce the impact of the development, as these materials can be valuable resources.



USING GREEN OR ECO-LABEL MATERIALS

We see the use of certified green or eco-label construction materials for our houses as the way forward. They are non-toxic, non-hazardous and harmless to the environment. Through this, we only use materials such as low-VOC paint, which has non-chemical ingredients that will promote health and well-being, for your home.

ECO PASSIVE DESIGN



BUILDING ORIENTATION

By studying the local sun path as it rises and sets from east to west, we are able to optimise a building's orientation to prevent excessive heat gains. As a result, your building is designed to ensure that its interior remains cool and comfortable throughout the day.



WINDOW DESIGN

Determining the positioning and size of the windows in a building involves finding the right balance of outside views, natural light penetration and heat gain. We have optimised your building's window design to ensure that you will be able to enjoy pleasant views and natural lighting without the unwanted heat gain.



COOL ROOF

A building's heat gain comes mostly from the roof. By using the right roofing material and insulation, heat gain that passes through the roof can be reduced.



NATURAL VENTILATION

Hot air naturally rises, which is why we have designed your home to draw in natural air while allowing hot air to escape via cross ventilation through the windows. By carefully placing your windows to face the direction of the prevailing winds, natural cooling air can be ventilated throughout your home.



NATURAL LIGHTING

There is no better way to illuminate your environment than through the natural rays of the sun. As such, we have designed the exteriors of your home to maximise daylight penetration into your home, which reduces your need to turn on the lights during the day.



GREENSCAPES & WATER BODIES

We take pride in dedicating a large percentage of our development to greenery and water areas, such as gardens and lakes. We hope to create a cooling and visually pleasant environment for all to enjoy.



PEDAL-READY

Being able to move around in your neighbourhood without having to drive is not only convenient but also lowers the carbon footprint and is an even healthier option. We have designated cycling lanes that connect residential areas to nearby amenities, such as shops as well as to community areas and parks within the development. Getting around is a breeze!



GREEN MOBILITY

We have also installed other alternative connectivity modes to nearby community amenities, such as a pedestrian-only path. Look forward to leisurely strolls around the neighbourhood.



BIODIVERSITY

We feel that a development without flora and fauna lacks character and beauty. In order to provide rich biodiversity, we have designed parks and rivers with plants that will attract suitable animal species, such as birds, butterflies and insects, to our townships.



LANDSCAPE IRRIGATION

EcoWorld's developments are known for their beautiful greenery and landscaping. Instead of using treated water from the local water supply, we use water from renewable sources such as ponds and lakes to water the plants in your neighbourhood. This allows for lower maintenance cost and reduces environmental impact.

ecoworld.my / 607 364 2552 / 📍 EcoWorld Gallery @ Eco Spring

ECO SUMMER SDN. BHD. (201401000315 (1076385-V)) • Jalan Ekoflora 1, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim, Malaysia • BAYFIELD RESIDENCES (Double Storey Semi-Detached Homes) • Standard Lot: 40' x 85' • Housing Developer's Licence No.: 14320-10/02-2024/92(L) • Validity Period: 11/2/2022 – 10/2/2024 • Advertising and Sales Permit No.: 14320-12/09-2025/0177(N)-(S) • Validity Period: 14/9/2022 – 15/9/2025 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2021/14/BGN/55/RP(15); MBJB/U/2021/14/BGN/87/RP(10); MBJB/U/2021/14/BGN/81/RP(14) • Expected Date of Completion: August 2025 • Land Charge: RHB Bank Berhad • Restriction in Interest: Nil • Price: RM2,370,000.00 – RM2,890,000.00 • 15% Discount for Bumiputera • No. of Units: 44 • All illustrations, art renderings and photographs contained herein are artist's impression only. All plans, layouts, drawings, specifications and information herein are subject to change and shall not be construed as an offer or contract, or taken as the developer's representation of any information contained herein. The developer reserves the right to alter, change or modify any plans, layouts, drawings, specifications and information herein without prior notification. The developer shall not be held liable for any losses, damages, costs, expenses and liabilities that may be incurred, suffered or sustained arising from any reliance on any information contained herein or any part thereof. Please refer to the sale and purchase agreement of the actual unit purchased.