

SANTAI

ECO SPRING



*Images are for illustration purposes only.



HI, ALL! WE ARE SANTAI!

SANTAI is a Malay word that means 'relax' in English. Because honestly, there's no place like the comforts of one's home. Plus, having an environment that truly allows you to chill and relax is the goal for most families. Hence, SANTAI D'Eco Spring is designed to give you a home full of comfort and relaxing vibes.

So, coming home to a relaxing haven like SANTAI D'Eco Spring lets you feel like you're entering a sanctuary of peace, free from the pressures of the outside world.

SANTAI D'Eco Spring also provides just the perfect ambiance to welcome and entertain family and friends in your home!

WHERE IS SANTAI???

SANTAI has the perfect location, as it's situated in Eco Spring at Iskandar Malaysia, Johor. It's directly accessible to Singapore via the EDL Highway and only 20km away from the Sultan Abu Bakar Complex (CIQ)! Not only that, but IKEA Tebrau, AEON Tebrau, and Lotus's can be driven to within 7km as well. Eco Palladium and Spring Labs are also within walking distance. It truly is peak convenience.



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OUR FUN & AMAZING AMENITIES

Life in SANTAI is not just within four walls,
our facilities are top notch too!

Whenever you need a change of scenery,
just step out and explore!



Gym Room

*Images are for illustration purposes only.



Playground

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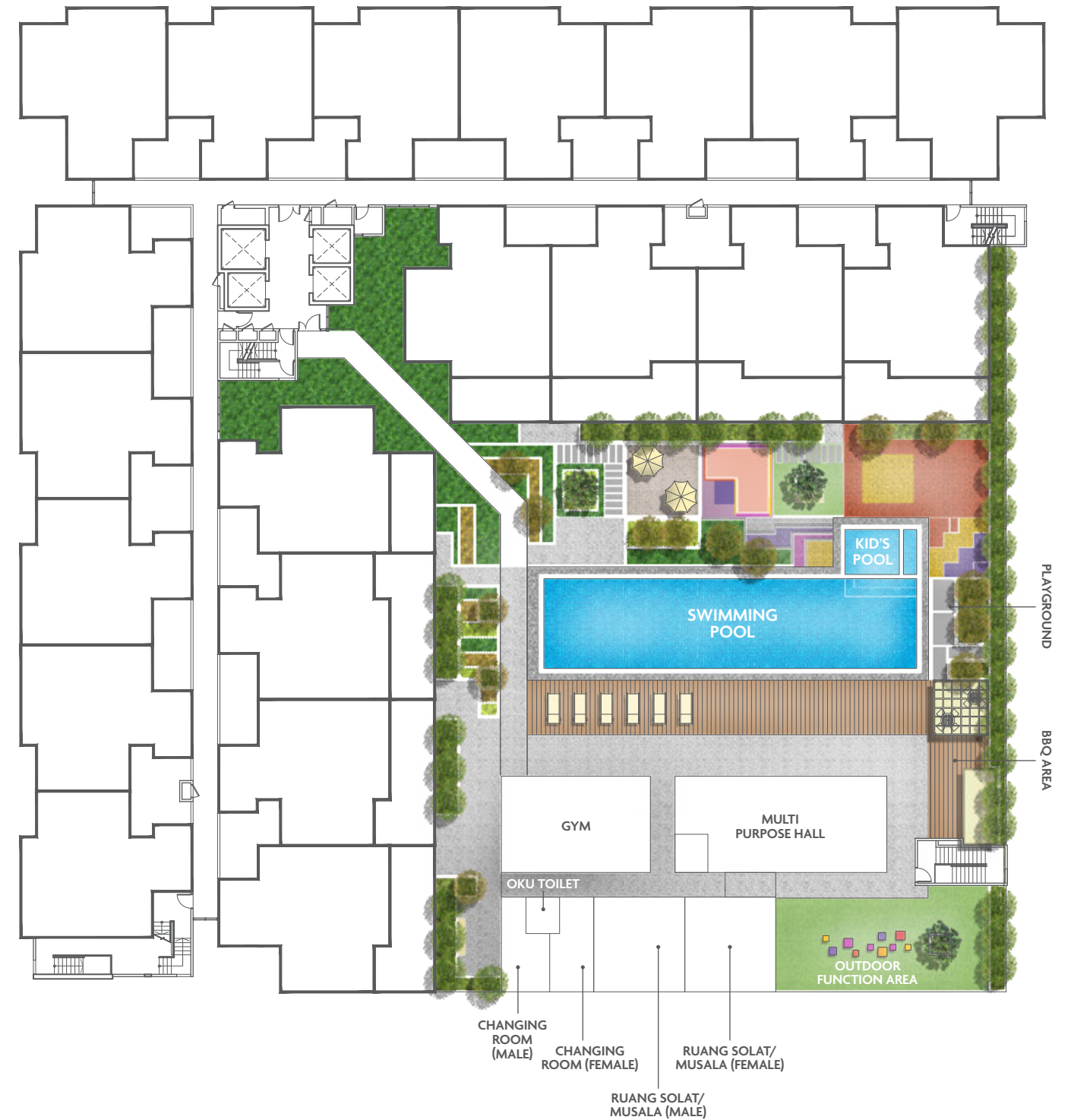




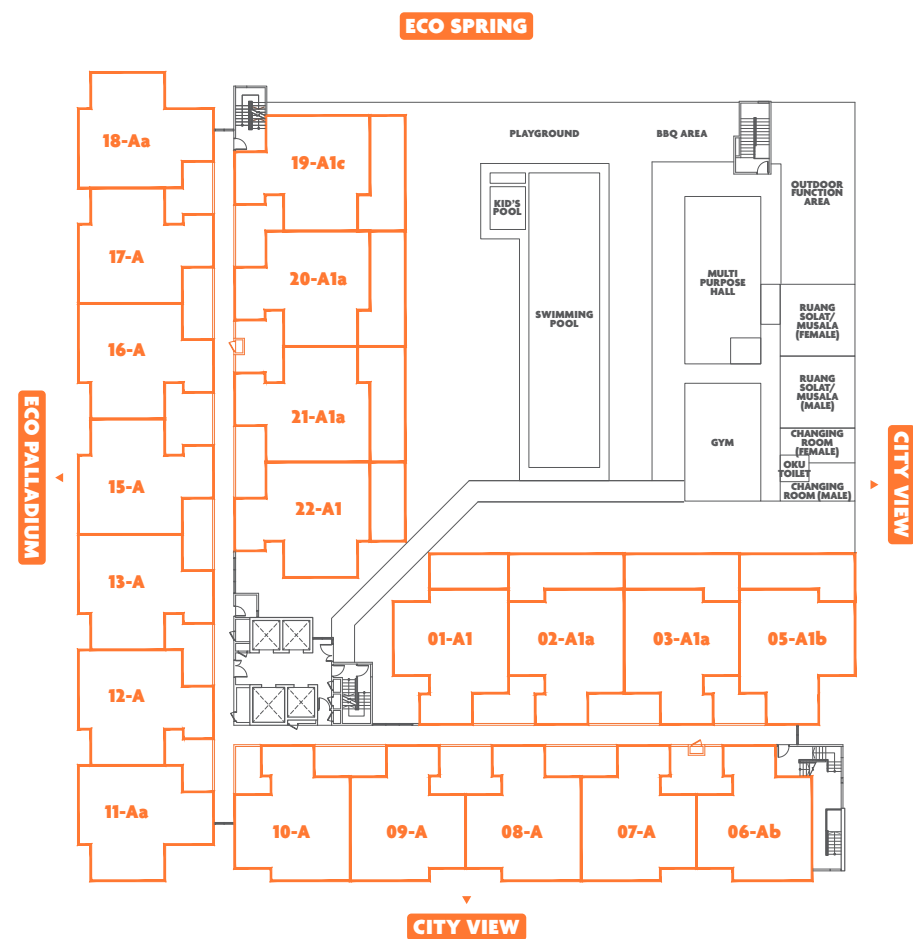
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|---------------------------------|---------------------------------|---------------------|---------------------|
| 1 Precinct 1: Iris | 2 Precinct 2: Daisy | 3 Precinct 3: Rosé | 4 Precinct 4: Peony |
| 5 Eco Summer | 6 Pusat Komuniti Taman Ekoflora | 7 Cathay Restaurant | 8 Eco Palladium |
| 9 EcoWorld Gallery @ Eco Spring | 10 Spring Labs | 11 Urban Park | 12 Clubhouse |



SANTAI
ECO SPRING



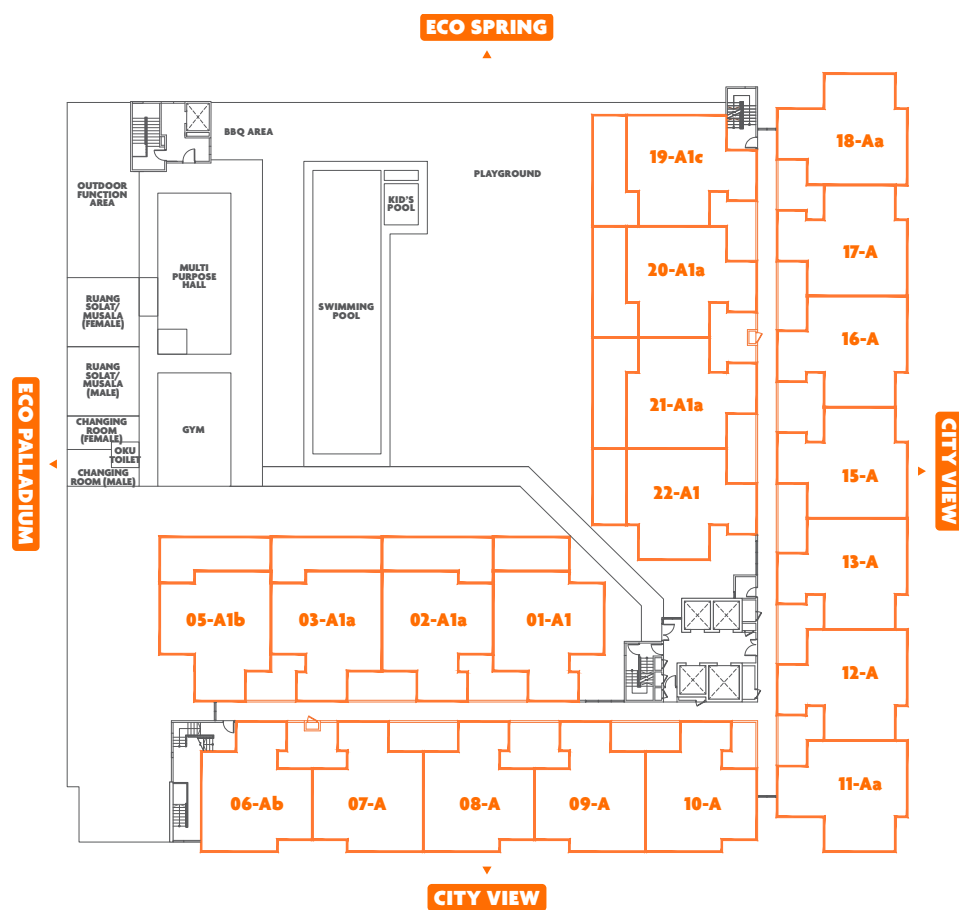
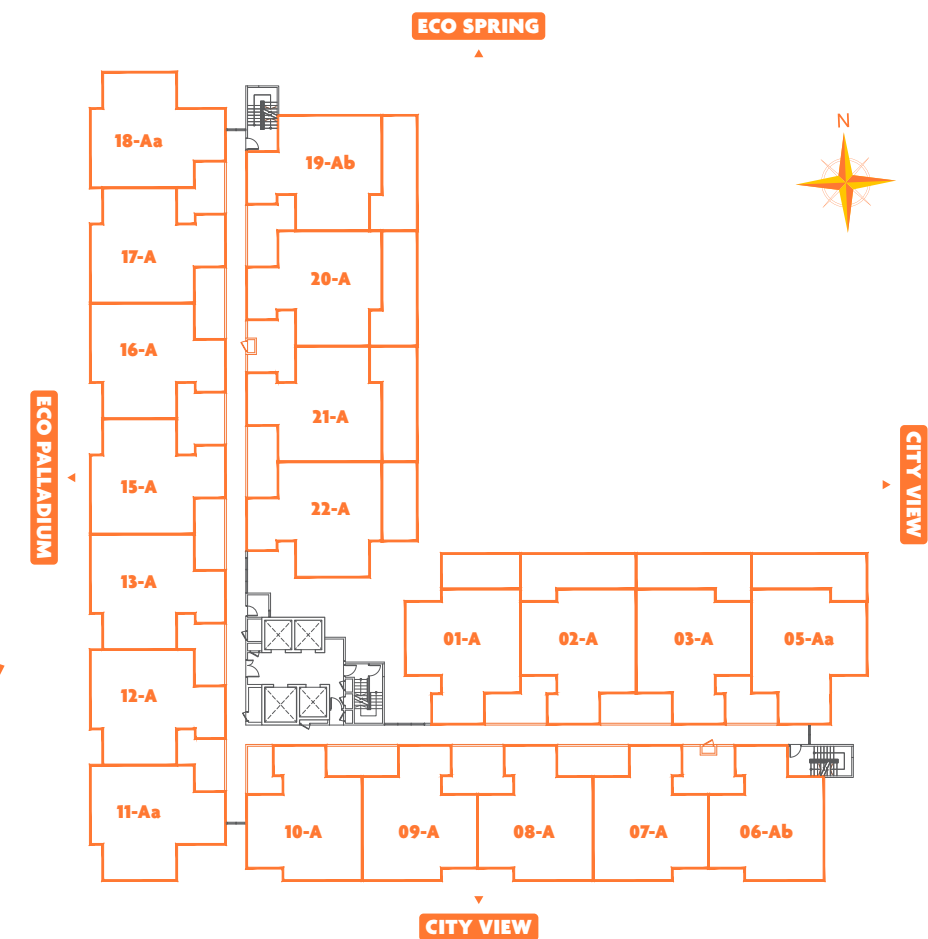
SITE PLAN



TOWER A

Level 7

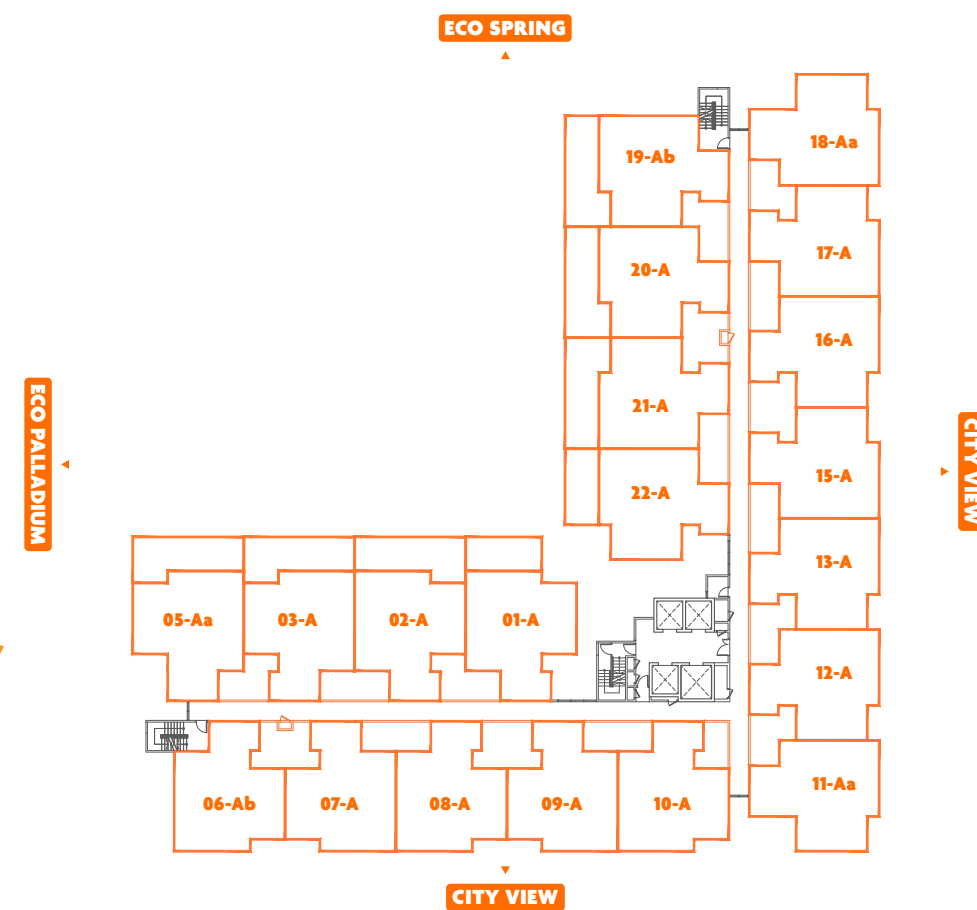
Levels 8-29



TOWER B

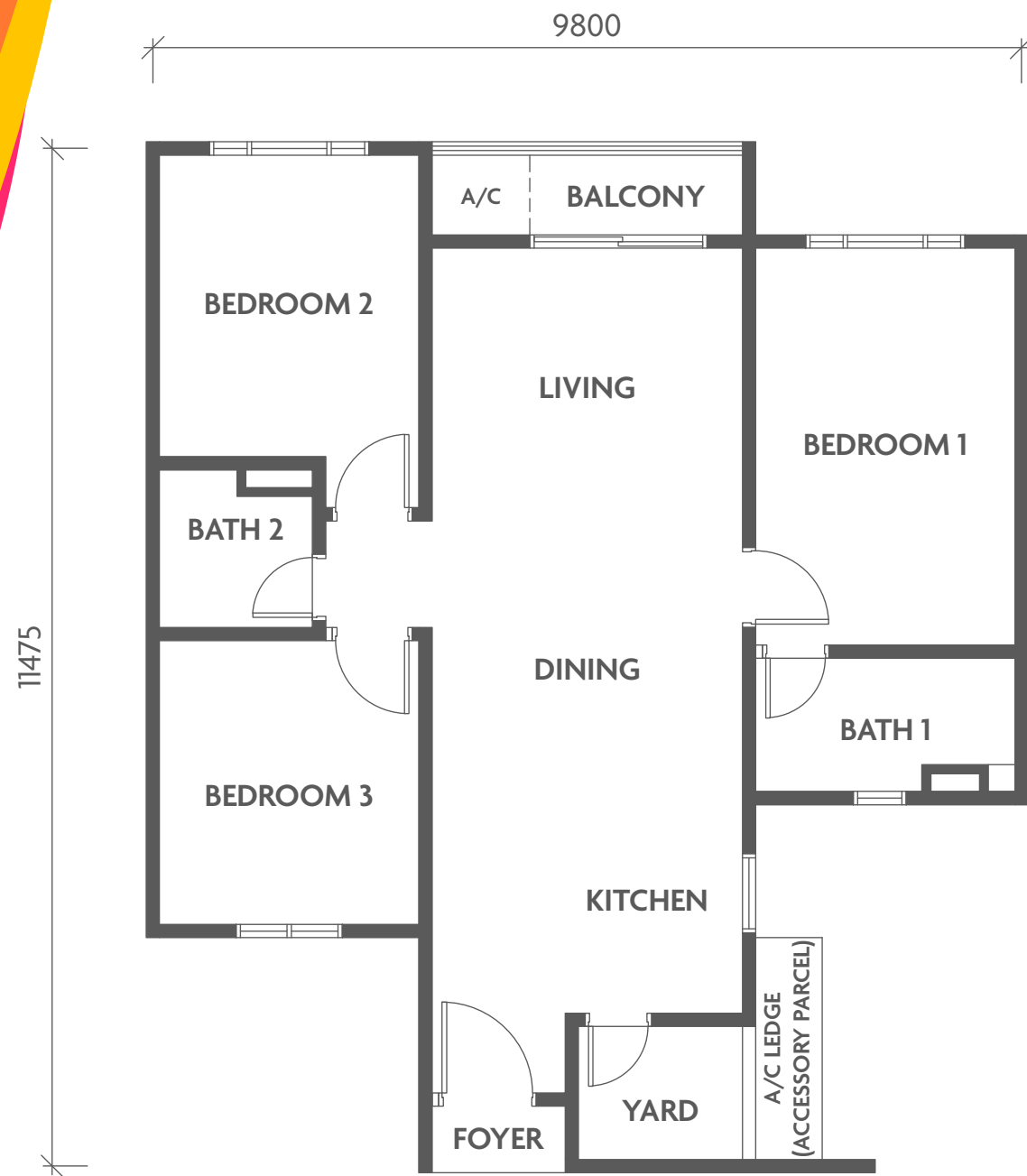
Level 6

Levels 7-28



NATP ROOF

3 BEDROOMS
BUILT-UP 947 SQ. FT.
with 2 Car Parks



SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure	
WALLS	Reinforced Concrete Wall / Brickwall	
ROOFING COVERING	Reinforced Concrete Roof / Metal Roofing	
ROOFING FRAMING	Reinforced Concrete Framework / Lightweight Truss	
CEILING	Skim Coat / Plasterboard Ceiling	
WINDOWS	Metal Frame Glass Windows	
DOORS	Fire-rated Door / Flush Door / Metal Frame Glass Door	
IRONMONGERY	Selected Locksets	
WALL FINISHES	Internal Wall (Common Wall)	Skim Coat / Plastering With Paint
	External Wall (Common Wall)	Skim Coat / Plastering With Paint
	Bedroom	Skim Coat / Plastering With Paint
	Bathroom	Tiles Up To 1500mm High
	Kitchen	Tiles Up To 1500mm High
FLOOR FINISHES	Foyer / Living / Dining / Kitchen	Tiles
	Bedroom	Tiles
	Bathroom	Tiles
	Yard	Tiles
	Other Areas	Cement Render
A / Aa / Ab / A1 / A1a / A1b / A1c		
SANITARY AND PLUMBING FITTINGS	Kitchen Sink	1
	Wash Basin	2
	Toilet Roll Holder	2
	Shower Rose	2
	Water Closet	2
	Bib Tap	4
ELECTRICAL INSTALLATION	Lighting Point	13
	Power Point	14
	Ceiling Fan Point	5
	Water Heater Point	2
	Aircon Point	4
	Door Bell Point	1
	Exhaust Fan Point	1
INTERNAL TELECOMMUNICATION CONDUIT AND CABLING		1

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 for the item or items marked with an * which may be deleted if not applicable.

SANTAI

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As part of Eco Spring, SANTAI has the same proximity and connection to major highways and other amenities and lifestyle conveniences!

Eco Summer Sdn. Bhd.
201401000315 (1076385-V)
 Jalan Ekoflora 1, Taman Ekoflora,
 81100 Johor Bahru,
 Johor Darul Takzim, Malaysia

 EcoWorld Gallery @ Eco Spring

Enjoy our world-class services and expert assistance every day.

Mondays to Fridays 9am - 6pm

Weekends and Public Holidays 10am - 6pm

+607-364 2552
www.duduk.my

duduk
 ECOWORLD

Nama Pemaju: Eco Summer Sdn. Bhd. 201401000315 (1076385-V) • Jenis Bangunan: Pangsapuri Perkhidmatan • Nama Pemajuan: Flora Santai • Keluasan Binaan: 947 k.p. • No. Lesen Pemaju: 14320/02-2029/1556(A) • Tempoh Sah: 11/02/2024 - 10/02/2029 • No. Permit Iklan dan Jualan: 14320-18/02-2027/0137(N)-(S) • Tempoh Sah: 09/02/2024 - 08/02/2027 • Hak Milik Tanah: Pegangan Bebas • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Johor Bahru • No. Rujukan Pelan Bangunan: MBJB/U/2023/14/BGN/94/KOM(29) • Tarikh Jangkaan Siap Bina: Januari 2027 • Beban Tanah: RHB Bank Berhad • Harga: RM 528,000.00 (Min) - RM 573,600.00 (Mak) • 15% Diskaun untuk Bumiputera • Jumlah Unit: 460 • Bilangan Parkir: 2 unit 452 unit & Bilangan Parkir: 3 untuk 8 unit • Nama Pemaju: Eco Summer Sdn. Bhd. 201401000315 (1076385-V) • Jenis Bangunan: Pangsapuri Perkhidmatan • Nama Pemajuan: Flora DwiPuncak Santai • Keluasan Binaan: 947 k.p. • No. Lesen Pemaju: 14320/02-2029/1556(A) • Tempoh Sah: 11/02/2024 - 10/02/2029 • No. Permit Iklan dan Jualan: 14320-17/02-2027/0136(A)-(S) • Tempoh Sah: 09/02/2024 - 08/02/2027 • Hak Milik Tanah: Pegangan Bebas • Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Johor Bahru • No. Rujukan Pelan Bangunan: MBJB/U/2023/14/BGN/95/KOM(29) • Tarikh Jangkaan Siap Bina: Januari 2027 • Beban Tanah: RHB Bank Berhad • Harga: RM 528,000.00 (Min) - RM 574,800.00 (Mak) • 15% Diskaun untuk Bumiputera • Jumlah Unit: 460 • Bilangan Parkir: 2 unit • Sekatan-Sekatan Kepentingan: Tuan punya tanah tidak dibenarkan menawarkan 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. 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. 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 Spring, Jalan Ekoflora 1, Taman Ekoflora, 81100 Johor Bahru, 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.