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EcoWorld Gallery @ Eco Tropics

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Eco Tropics

Eco Tropics Development Sdn. Bhd. (199401030842) • No. 1, Jalan Kota Masai, Kota Masai, 81700, Pasir Gudang, Johor Darul Takzim, Malaysia • EllScott (Double-Storey Terrace Home) • Standard Lot: 20' x 70' • Housing Developer's Licence No.: 644306-2027(0146A) • Validity Period: 31/5/2022 - 4/6/2027 • Advertising and Sales Permit No.: 6443-1705-2023(0290K)-S • Validity Period: 31/5/2022 - 30/9/2023 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraja Pasir Gudang • Building Plan Reference No.: MPPG/JBCN/6/2020/PC/111 • Date of Completion: June 2023 • Land Charge: Amanah Islamik Berhad • Restriction in Interest: Nil • Price: RM 835,800 - RM 1,200,080 • 15% Discount for Bumiputera • No. of Units: 162. All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layout, information and specifications are subject to change and cannot form part of an offer or contract presentation.



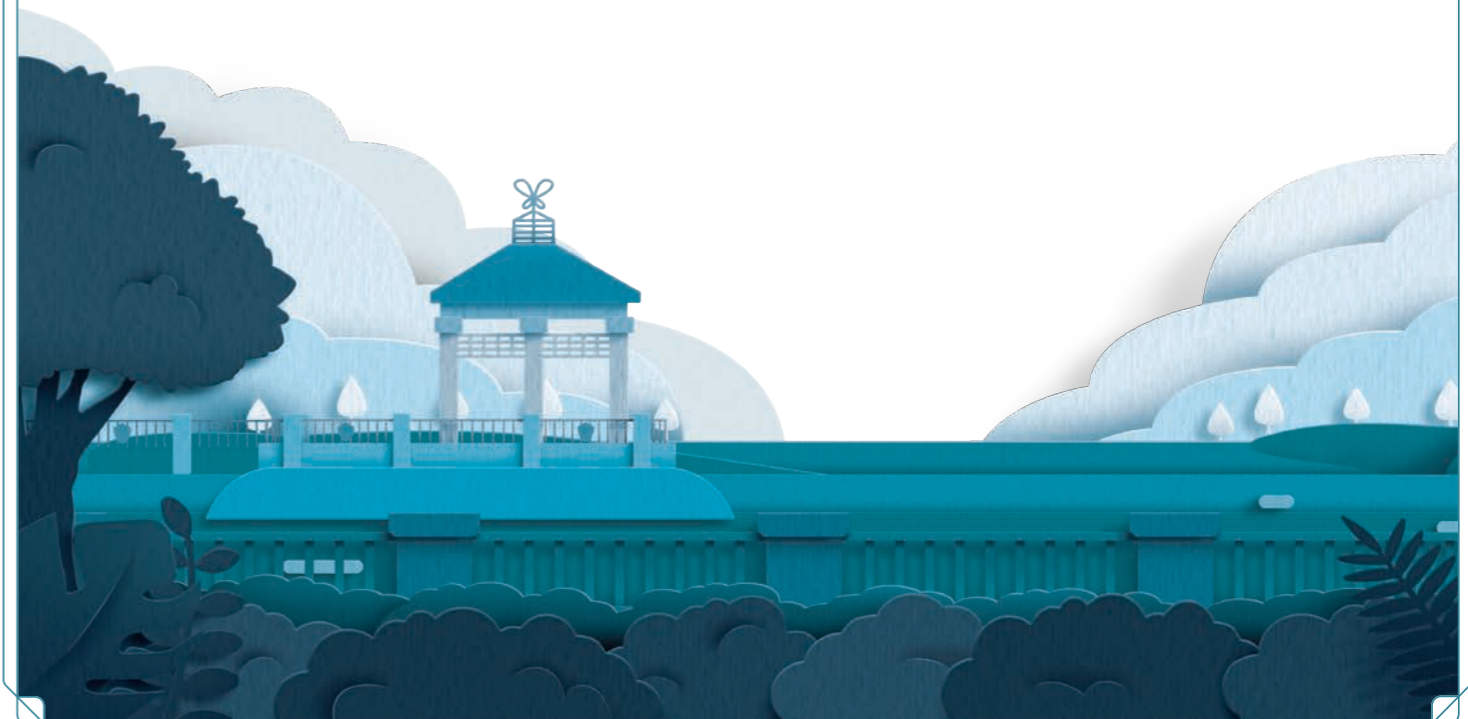
NEW PHASE

BREEZEGATE

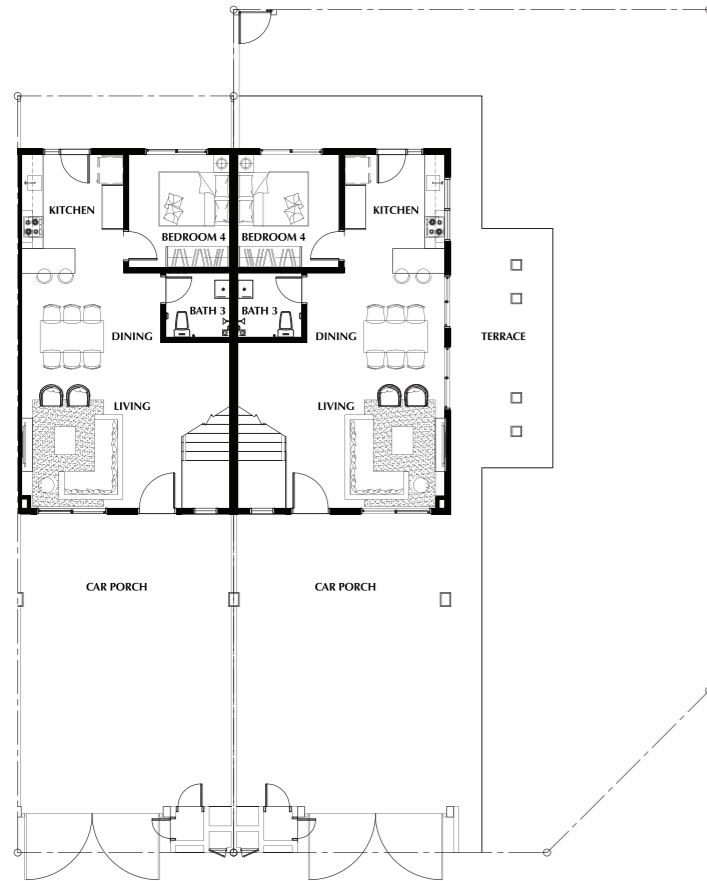


ELLSCOTT

20' X 70' | 1,688 SQ. FT.



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure : Reinforced Concrete Framework
 Wall : Brick Wall
 Roof Covering : Roof Tiles / R.C. Slab
 Roof Framing : Lightweight Steel Truss
 Ceiling : Asbestos Free Ceiling / Plaster Ceiling Board / Skim Coat
 Windows : Aluminium Frame Window / Casement Window / Fixed Glass Panel Window / Top Hung Window
 Doors : Timber Flush Door / Aluminium Frame Sliding Door
 Ironmongery : Selected Lockset

Wall Finishes : Master Bath - Porcelain Tiles / Ceramic Tiles
 Bath 2 / Bath 3 - Ceramic Tiles
 Kitchen - Ceramic Tiles

Floor Finishes : **Ground Floor**
 Living / Dining / Kitchen / Bedroom 4 - Porcelain Tiles
 Bath 3 - Ceramic Tiles
 Car Porch / Terrace - Porcelain Tiles

First Floor
 Master Bedroom / Bedroom 2 / Bedroom 3 - Porcelain Tiles
 Master Bath - Porcelain Tiles
 Bath 2 - Ceramic Tiles
 Foyer - Porcelain Tiles
 Staircase - Porcelain Tiles

Sanitary and Plumbing Fitting : Wash Basin - 3 nos.
 Toilet Paper Holder - 3 nos.
 Shower Rose - 3 nos.
 Soap Holder - 1 no.
 W.C - 3 nos.
 Bip Tap - 5 nos.

		Corner Unit / End Unit	Intermediate Unit
Electrical Installation	Lighting Point	- 19 nos.	- 18 nos.
	Power Point (13A)	- 19 nos.	- 19 nos.
	TV Point	- 1 no.	- 1 no.
	Ceiling Fan Point	- 6 nos.	- 6 nos.
	Air-Cond Point	- 2 nos.	- 2 nos.
	Auto Gate Point	- 1 no.	- 1 no.
	Doorbell Point	- 1 no.	- 1 no.
Water Heater Point		- 3 nos.	- 3 nos.

Internal Telephone	Telephone Point	- 1 no.	- 1 no.
	Data Point	- 2 nos.	- 2 nos.

Fencing : Cement Sand Brick Wall / Mild Steel Gate
 Turfing : Cow Grass (End Lot & Corner Lot)

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.