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 EcoWorld Gallery @ Eco Tropics

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**ECOWORLD**  
CREATING TOMORROW & BEYOND

  Eco Tropics

Eco Tropics Development Sdn. Bhd. (199401030842) • No. 1, Jalan Kota Masai, Kota Masai, 81700, Pasir Gudang, Johor Darul Takzim, Malaysia • Clovercott (Double-Storey Terrace Home) • Standard Lot: 20' x 70' • Housing Developer's Licence No.: 6443-06-2027/0346(A) • Validity Period: 5/6/2022 - 4/6/2027 • Advertising and Sales Permit No.: 6443-17/05-2023/0290R-Si • Validity Period: 31/5/2022 - 30/5/2023 • Land/Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Pasir Gudang • Building Plan Reference No.: MMPG/JGCN/6/2020(PG)(11) • Date of Completion: December 2023 • Land Charge: Ambank Islamic Berhad • Restriction in Interest: Nil • Price: RM 805,000 - RM 1,158,640 • 15% Discount for Bumiputera • No. of Units: 138. 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.

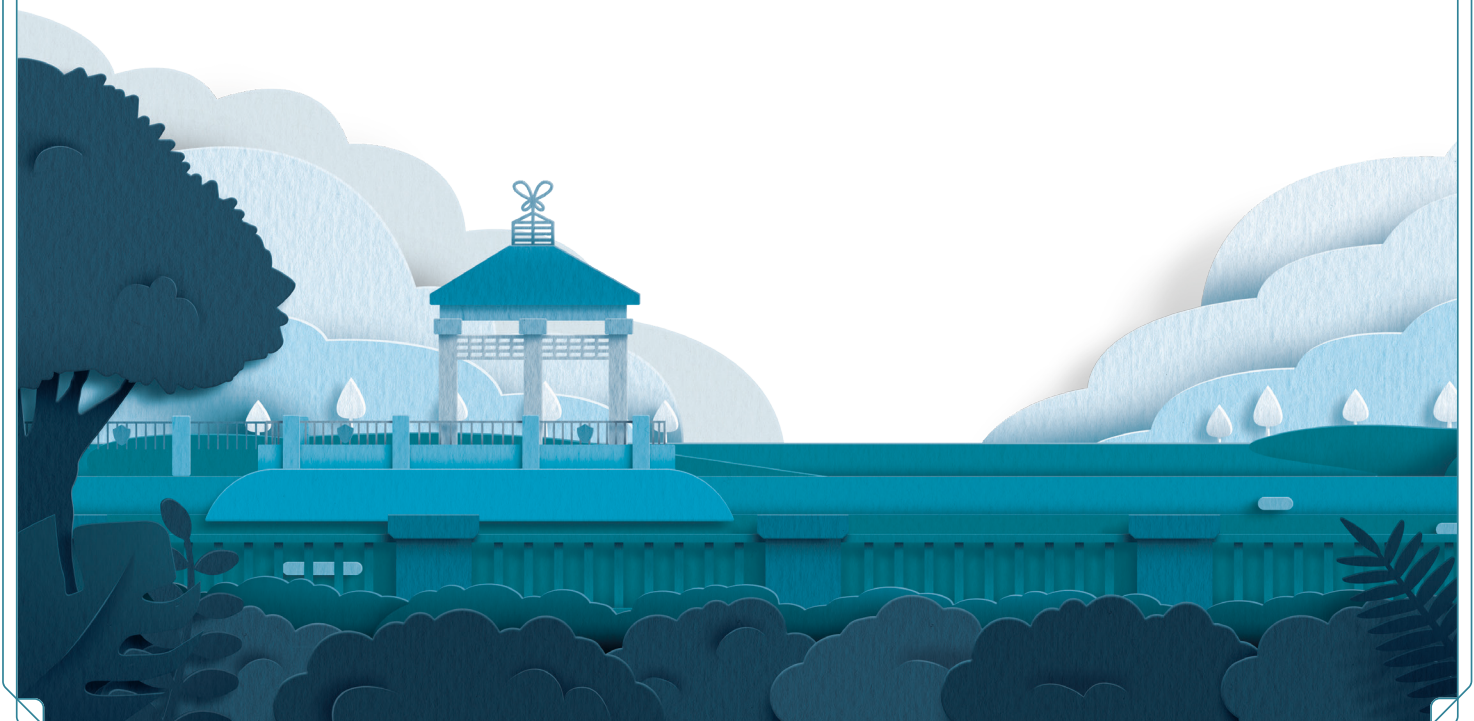


NEW PHASE

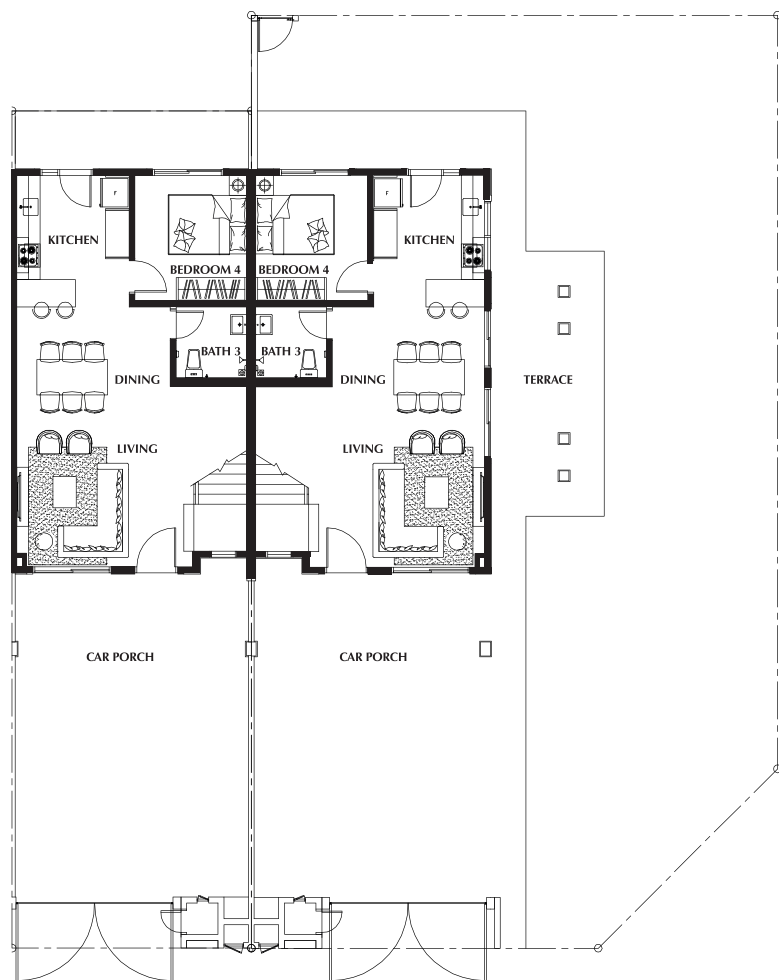
**BREEZEGATE**



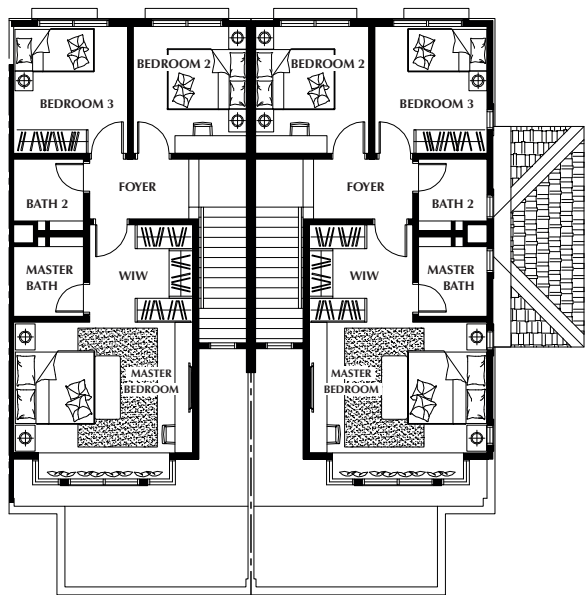
**CLOVERCOTT**  
20' X 70' | 1,647 SQ. FT.



FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

- Structure : Reinforced Concrete Framework
- Wall : Brick Wall
- Roof Covering : Roof Tiles / R.C. Slab
- Roof Framing : Light Weight 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 - 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 /	Intermediate
		End Unit	Unit
Electrical Installation	: Lighting Point	- 18 nos.	- 17 nos.
	: Power Point (13A)	- 20 nos.	- 20 nos.
	: TV Point	- 1 no.	- 1 no.
	: Ceiling Fan Point	- 5 nos.	- 5 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	: Data Point	- 1 no.	- 1 no.
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 on \* which may be deleted if not applicable