

Pearl City Master Plan



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C-Mart @ Pearl City Mall



F&B Outlets



Proposed Hospital



Sri KDU International School



SJK (C) Boon Beng



Starbucks Coffee



McDonald's



Jesselball Sports Centre



Design Village



Tambun Toll



**TAMBUN INDAH
LAND**

PALMINGTON SDN. BHD. 201001007619 (892241-W)
(A SUBSIDIARY COMPANY OF TAMBUN INDAH LAND BERHAD) 200801009158 (810446-U)

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VIA BOTANI Developer Name: Palmington Sdn Bhd (892241-W) (201001007619) | Developer License No.: 11882/01-2029/1470(A) | Validity Period: 20/01/2024 - 19/01/2029 | Advertising & Sales Permit No.: 11882-24/03-2026/0350(A)-(S) | Validity Period: 28/03/2023 - 27/03/2026 | Layout Plan No.: (45)dlm.MPSP/70/39-75/55 | Building Plan Approving Authorities: MBSP | Building Plan Approval No.: MBSP/40/20-75/87(P2)(36) | No. of units: Rumah Berkembar 2 Tingkat (Jenis A1): 54 Unit | Selling Price: RM854,000(min) - RM990,000 (max) | No. of units: Rumah Berkembar 2 Tingkat (Jenis A2): 56 Unit | Selling Price: RM820,000(min) - RM1,220,000 (max) | No. of units: Rumah Berkembar 2 Tingkat (Jenis B): 2 Unit | Selling Price: RM855,000(min) - RM1,154,000 (max) | No. of units: Rumah Berkembar 2 Tingkat (Jenis C): 2 Unit | Selling Price: RM798,000(min) - RM1,098,000 (max) | No. of units: Rumah Teres 2 Tingkat (Jenis A): 151 Unit | Selling Price: RM693,000(min) - RM843,000 (max) | No. of units: Rumah Teres 2 Tingkat (Jenis B): 101 Unit | Selling Price: RM726,000(min) - RM934,000 (max) | No. of units: Rumah Bandaran 3 Tingkat: 144 Unit | Selling Price: RM512,000(min) - RM892,000 (max) | Expected Date of Completion: Jun 2026 | Land Encumbrances: NIL | Restriction in interest: NIL | Tenure: Freehold | 5% Discount for Bumiputera | *Terms and conditions apply



Artist's impression of Clubhouse. Landscape, moveable and decorative items are for reference purposes only.



Artist's impression of gym room. Landscape, moveable and decorative items are for reference purposes only.

ClubHouse

A Clubhouse replete with retreat-inspired recreational and leisure indoor and outdoor facilities such as swimming pool, children's wading pool, indoor and outdoor gym in a resort-style setting. Keeping in line with the prevalent green theme, the development offer residents a healthier lifestyle with abundant greeneries at their doorstep to work out or simply relax.

Guard House

The grand entrance welcomes its residents home to BOTANIC VILLA, a luxurious collection of well-balanced and lavish mix of modern semi-detached, terrace homes and duplex villas with a back yard concept providing residents a perfect blend of comfort and style amidst a conducive garden living in a secured environment.





Artist's impression of Wood Deck. Landscape, moveable and decorative items are for reference purposes only.

Wood Deck

The lushly landscaped impressive greens flanked by beautiful flowering plants and generous walking trails, a maze garden, open lawns, multipurpose areas and family areas is a sanctuary for residents to fulfil a healthier and active lifestyle, and to foster a sense of togetherness with family and cozy interaction with other residents.



Artist's impression of Maze Garden. Landscape, moveable and decorative items are for reference purposes only.

Maze Garden

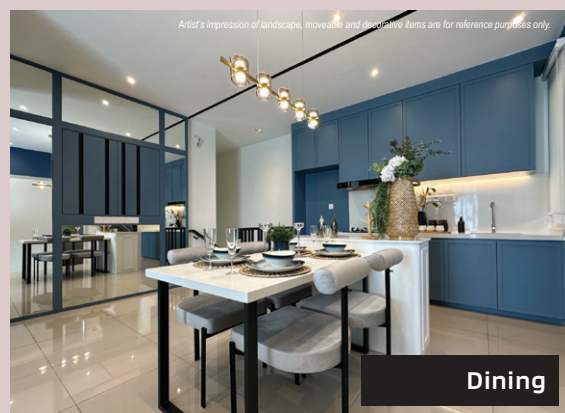


Artist's impression of Clubhouse View. Landscape, moveable and decorative items are for reference purposes only.

Clubhouse View



Foyer



Dining



Living Room

Gated Duplex Villa

- 3 generously sized for comfort bedrooms with ensuite bathrooms
- Modern open plan living and dining areas
- Large practical and comfortable spaces
- Nice open yard space for owner's enjoyment
- Designated car porch for 2 cars



Living Room

Gated Terrace

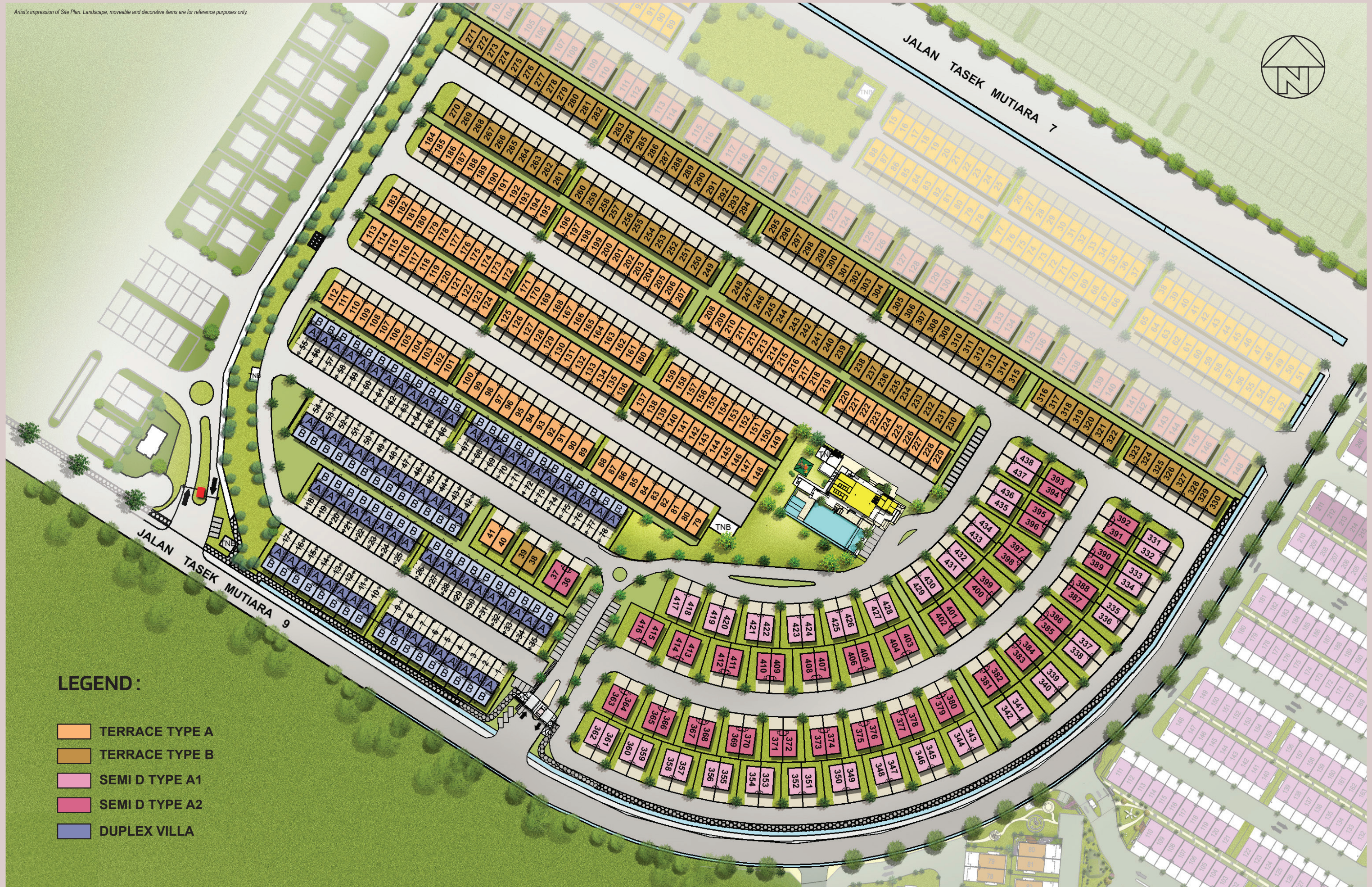
- 4 spacious / flexible bedroom floor layouts with 3 bathrooms
- Backyard garden concept with walking trails



Living Room

Gated Semi-D

- 4 spacious bedrooms with 3 bathrooms
- High ceiling space for better ventilation & natural light



LEGEND :

- TERRACE TYPE A
- TERRACE TYPE B
- SEMI D TYPE A1
- SEMI D TYPE A2
- DUPLEX VILLA



LEGEND : DISTINGUISHED LIFESTYLE FACILITIES

- | | | |
|---------------------|----------------------|------------------------|
| 1 Guard House | • Conference Room | 10 Outdoor Fitness |
| 2 Maze Garden | • Games Room | 11 Courtyard Garden |
| 3 Clubhouse | • Multipurpose Space | 12 Tree Terrace |
| • Social Kitchen | 4 BBQ Area | 13 Children Playground |
| • Kids Playing Room | 5 Kids Pool | 14 Jogging Track |
| • Gymnasium | 6 Swimming Pool | 15 Forest Playground |
| • Yoga Room | 7 Aqua Lounge | 16 Reflexology Walk |
| • Management Office | 8 Jacuzzi | |
| • Lounge | 9 Pavilions | |
| • Co-Working Room | | |



LEGEND : RESORT STYLE RECREATIONAL FACILITIES

- | | | |
|-----------------|-------------------|------------------------|
| 1 BBQ Area | 5 Jacuzzi | 8 Courtyard Garden |
| 2 Kids Pool | 6 Pavilions | 9 Tree Terrace |
| 3 Swimming Pool | 7 Outdoor Fitness | 10 Children Playground |
| 4 Aqua Lounge | | |



Artist's impression of Terrace Type A. Landscape, moveable and decorative items are for reference purposes only.



Bedrooms	Bathrooms	Utility Room	Family Area
			
4	3	1	2

Gated Terrace House Type A 围篱双层排屋

Land Area:
approx. 20' x 62'

Built up:
approx. 20' x 41'



Ground Floor Plan
Double Storey Terrace
(Type A)



1st Floor Plan
Double Storey Terrace
(Type A)

Artist's impression of Terrace Type B. Landscape, moveable and decorative items are for reference purposes only.



Bedrooms	Bathrooms	Utility Room	Family Area
			
4	3	1	1

Gated Terrace House Type B 围篱双层排屋

Land Area:
approx. 22' x 60'

Built up:
approx. 22' x 39'



Ground Floor Plan
Double Storey Terrace
(Type B)



1st Floor Plan
Double Storey Terrace
(Type B)



Artist's impression of Semi D Type A1. Landscape, moveable and decorative items are for reference purposes only.

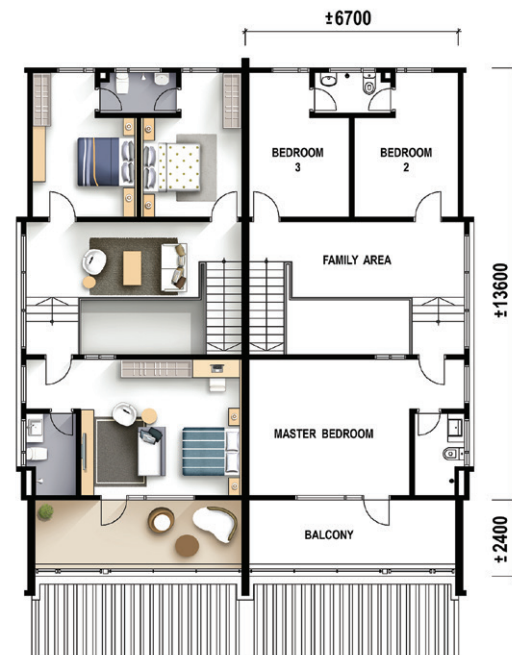
- Bedrooms 4
- Bathrooms 3
- Utility Room 1
- Family Area 2

Gated Semi Detached Type A1 围篱双层半独立

Land Area: approx. 30' x 73'
Built up: approx. 22' x 43'



Ground Floor Plan
Semi Detached
(Type A1)



1st Floor Plan
Semi Detached
(Type A1)



Artist's impression of Semi D Type A2. Landscape, moveable and decorative items are for reference purposes only.

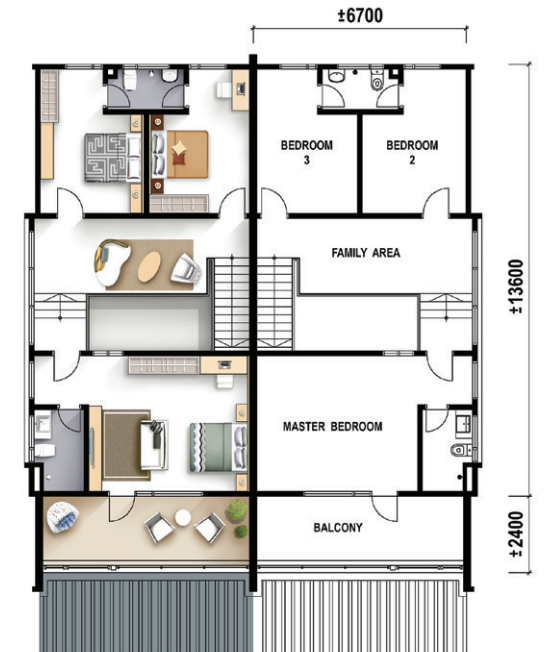
- Bedrooms 4
- Bathrooms 3
- Utility Room 1
- Family Area 2

Gated Semi Detached Type A2 围篱双层半独立

Land Area: approx. 30' x 73'
Built up: approx. 22' x 43'



Ground Floor Plan
Semi Detached
(Type A2)



1st Floor Plan
Semi Detached
(Type A2)

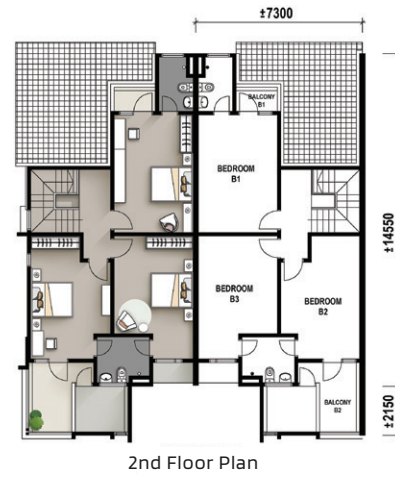
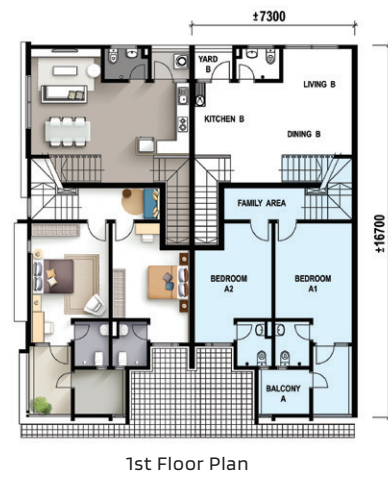


	Bedrooms	Bathrooms	Utility Room	Family Area
Lower Unit	 3	 3	 2	 1
Upper Unit	 3	 3	 -	 1

Gated Duplex Villa 围篱复式排屋

Land Area:
approx. 24' x 76'

Built up:
approx. 24' x 40.6'



Specification

Structure	: Reinforced Concrete Framework	
Wall	: Cement Sand Bricks with Plastering	
Roofing	: Concrete Roof Tiles / Concrete Roof - Terrace Type A	
	: Concrete Roof Tiles / Metal Roof / Concrete Roof - Terrace Type B	
	: Concrete Roof Tiles / Metal Roof - Semi D Type A1 & A2	
	: Concrete Roof Tiles - Duplex Villa	
Ceiling	: Ground Floor	: Skim Coat to Soffit of Floor Slab /
	: 1st Floor/2nd Floor (Duplex Villa Type B)	: Plasterglass Ceiling to Designated Area
Windows	: All Bathrooms	: Plasterglass Ceiling
	: Aluminium Framed Windows with Tinted Glass	
Doors	: Main Entrance	: Decorative Door
	: Front/Side Entrance	: Aluminium Frame Sliding Door
	: Rear Entrance	: Mild Steel Door
	: Bedrooms / Utility	: Fiber Door
	: Bathrooms	: UPVC Door
	: Balcony/Yard (Duplex Villa)	: Aluminium Frame Swing Door

Locksets	:	Approved Locksets	
Floor Finishes	:	Living/Dining/Utility	: Tiles
	:	Kitchen	: Tiles
	:	Staircase	: Tiles
	:	All Bedroom/Family Hall	: Tiles
	:	All Bathrooms	: Tiles
	:	Car Porch/Terrace/Apron/Yard	: Tiles
	:	All Balcony	: Tiles
	:	Foyer B (Duplex Villa)	: Tiles
Wall Finishes	:	Bathrooms	: Tiles Laid Up to False Ceiling Height and On Exposed Surfaces Only.
	:	Kitchen	: Tiles Laid Up to Approx. 1.5m Height Designated Area.
	:	Other Areas	: Plaster and Paint.
Paint	:	Internal	: Emulsion Paint
	:	External	: Weather Resistant Paint
Entrance Gate	:	Mild Steel Entrance Gate (Exclude Duplex Villa)	
Fencing	:	Brickworks Fencing	

Terrace - Type A			
		Typical /	Corner
		End	(c/w Balcony)
Electrical Installations	: Ceiling Fan Points	7 Nos.	7 Nos.
	: Lighting Points (Ceiling & Wall Mounted)	27 Nos.	29 Nos.
	: 13 Amp Power Points	24 Nos.	24 Nos.
	: 15 Amp Air Cond Points (Without Piping)	5 Nos.	5 Nos.
	: 15 Amp Water Heater Points	3 Nos.	3 Nos.
	: TV/Astro Points	2 Nos.	2 Nos.
	: Fibre Wall Socket (Telephone)	1 No.	1 No.
	: Bell Point	1 No.	1 No.
	: Autogate Point (Without Fitting)	1 Lot	1 Lot
	: Gate Light Points	2 Nos.	2 Nos.
Sanitary Installations	: Pedestal WC	3 Nos.	3 Nos.
	: Shower Rose	3 Nos.	3 Nos.
	: Kitchen Sink	1 No.	1 No.
	: Wash Basin	3 Nos.	3 Nos.

Terrace - Type B		Semi-D		Duplex Villa	
Typical/ End	Corner	Type A1	Type A2	Lower Unit (A)	Upper Unit (B)
6 Nos.	6 Nos.	7 Nos.	7 Nos.	5 Nos.	5 Nos.
27 Nos.	28 Nos.	31 Nos.	31 Nos.	20 Nos.	21 Nos.
22 Nos.	22 Nos.	24 Nos.	23 Nos.	19 Nos.	17 Nos.
5 Nos.	5 Nos.	5 Nos.	5 Nos.	4 Nos.	4 Nos.
3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.
2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.	2 Nos.
1 No.	1 No.	1 No.	1 No.	1 No.	1 No.
1 No.	1 No.	1 No.	1 No.	1 No.	1 No.
1 Lot	1 Lot	1 Lot	1 Lot		
2 Nos.	2 Nos.	2 Nos.	2 Nos.		
3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.
3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.
1 No.	1 No.	1 No.	1 No.	1 No.	1 No.
3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.	3 Nos.