



Where The Essence of Living Begins
精致生活由此开始

SINGLE & DOUBLE STOREY TERRACE HOUSES
单层与双层排屋

“

Home is
where the family is...

家是承载爱的地方 ”



Perfect For Blossoming Families

小家庭的安乐窝

A dream start for young couples who are welcoming that new smile to the family. The 1-Storey Terrace House offers all the essentials and more for the happiest of beginnings.

这是年轻家庭开心迎接新成员的梦想篇章。完善规划的单层排屋，是开启幸福家园的起点。



1 STOREY
TERRACE HOUSE
单层排屋

LAND AREA
土地面积 22' x 70'



4 BEDROOMS 卧室



2 BATHROOMS 浴室

MAHA



Floor Plan 平面图

CORNER LOT

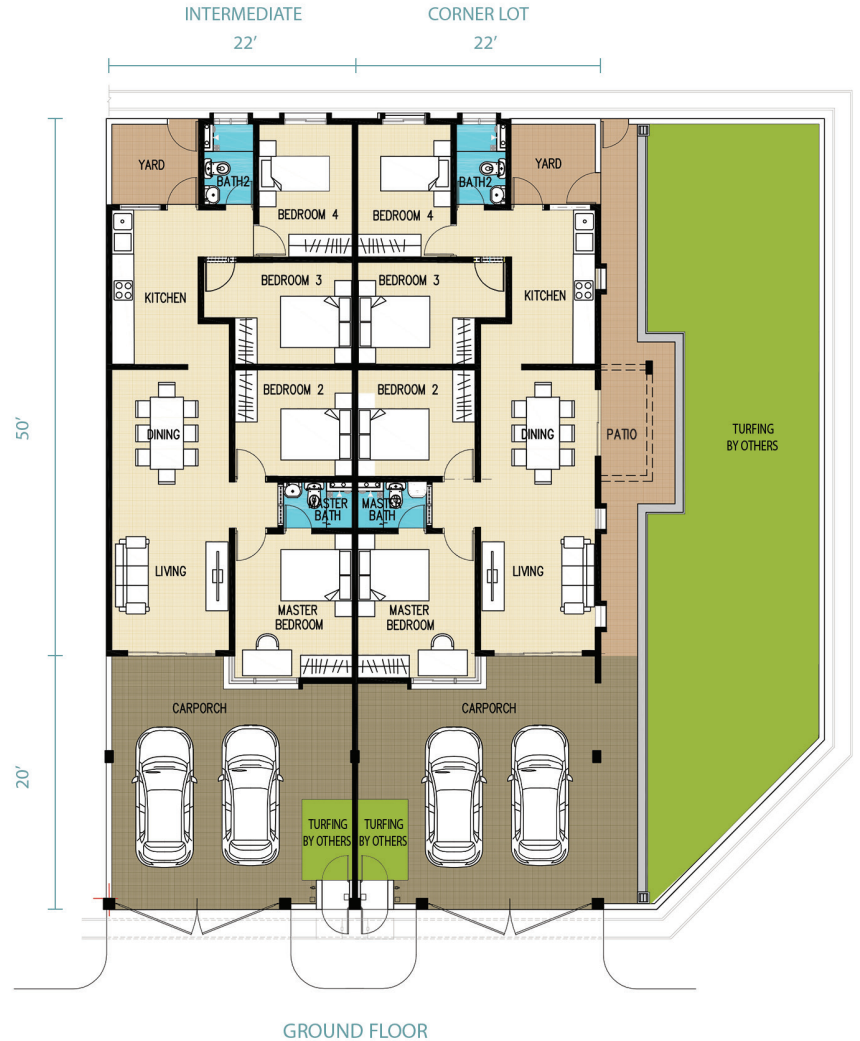
Built-Up Size: 1,181.01 sq.ft.

INTERMEDIATE LOT

Built-Up Size: 1,162.18 sq.ft.



PROJECT SITE PLAN



GROUND FLOOR

Specification 建筑规格

STRUCTURE

Reinforced Concrete Framework

WALL

Brick Wall

ROOFING COVERING

Metal Deck Roof & R.C. Flat Roof

CEILING

UAC & Plaster Board Ceiling

WINDOWS

Glass Window with Aluminium Frame

DOOR

Main Entrance	Glass Sliding Door
Rear Entrance	Timber Flush Door
Bedroom	Plywood Flush Door
Bathroom	PVC Flush Door

IRONMONGERY

Quality Lockset

WALL FINISHES

Bathroom	7ft. Height Ceramic Tiles
Others	Plaster, Skim Coat & Paint

FLOOR FINISHES

Ceramic Tiles (Including Car Porch, except Terrace and Yard shall be Cement Rendering)

SANITARY & PLUMBING FITTINGS

Water Closet (WC)	2
Wash Basin	2
Kitchen Sink	1
Shower	2

ELECTRICAL INSTALLATION

Light Point	11
Power Point	9
TV Point	1
Fan Point	1
Water Heater Point	2
Air-con Point	4
Auto Gate Point	1
Door Bell Point	1

INTERNAL TELECOMMUNICATION CABLE

Telephone Point	1
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FENCING

5ft. Brick Wall

TURFING

Turfing by others

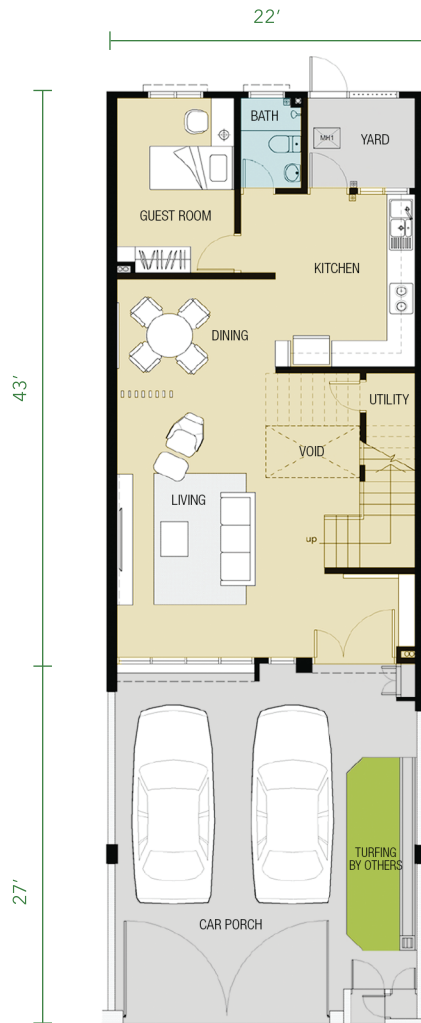
Floor Plan 平面图

INTERMEDIATE LOT

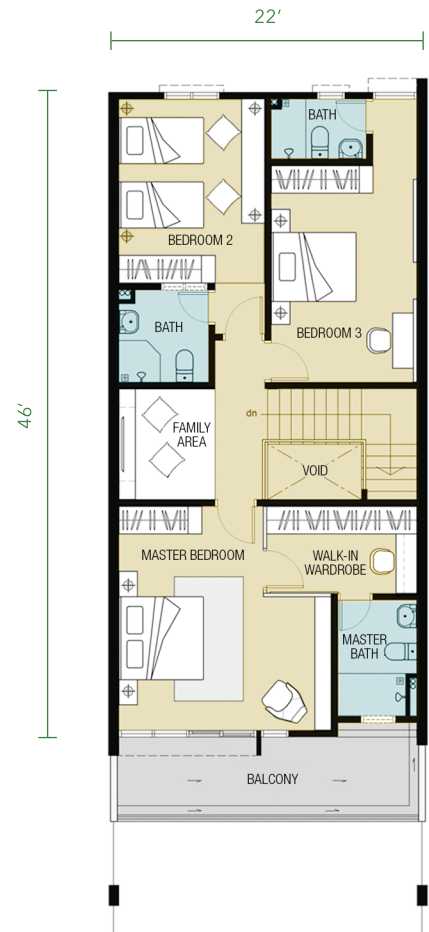
Built-Up Size: 2,247.50 sq.ft.



PROJECT SITE PLAN



GROUND FLOOR



FIRST FLOOR

Specification 建筑规格

STRUCTURE

Reinforced Concrete Framework

WALL

Brick Wall

ROOFING COVERING

Metal Deck Roof & R.C. Flat Roof

CEILING

UAC & Plaster Board Ceiling

WINDOWS

Glass Window with Aluminium Frame

DOOR

Main Entrance	Solid Timber Door
Rear Entrance	Metal Grille Door
Bedroom	Timber Flush Door
Bathroom	PVC Flush Door

IRONMONGERY

Quality Lockset

WALL FINISHES

Bathroom	7ft. Height Ceramic Tiles
Others	Plaster, Skim Coat & Paint

FLOOR FINISHES

Ceramic Tiles (Including Car Porch, except Terrace shall be Cement Rendering)

SANITARY & PLUMBING FITTINGS

Kitchen Sink	1
Wash Basin	4
Shower	4
Water Closet (WC)	4

ELECTRICAL INSTALLATION

Light Point	19
Power Point	13
TV Point	1
Fan Point	2
Water Heater Point	4
Air-con Point	4
Auto Gate Point	1
Door Bell Point	1

INTERNAL TELECOMMUNICATION CABLE

Telephone Point	1
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FENCING

5ft. Brick Wall

TURFING

Turfing by others

SAPPHIRE



Artist's Impression

2 STOREY
TERRACE HOUSE
双层排屋

LAND AREA
土地面积 **22' x 70'**



4 BEDROOMS 卧室



4 BATHROOMS 浴室



Designed For Spacious Living

大家庭天伦之乐

Unity and togetherness are important to the wellbeing of families. With four bedrooms and spacious living halls, the 2-Storey Terrace House is perfect for larger families to live in harmony under a single roof.

家人相聚是如此珍贵。拥有四间卧室和宽敞客厅的双层排楼，非常适合大家庭共享美好生活。



A Place Where Families Can Flourish & Communities Can Grow

家庭茁壮成长的萌芽点

Come home to a residential neighbourhood that offers peaceful living for everyone, embraced by the soothing touch of nature. Everything about Taman Desa Yong Peng is designed with one simple goal in mind - to create a highly livable environment, where people can come together and enjoy life to the fullest.

欢迎来到和谐家园，一个悠闲宁静的生活环境。
Taman Desa是永平城镇里非常宜居的住宅花园，各家庭能够相聚
在此共同享受幸福愉快的居家生活。



An Address To Call Home

优越住宅地理位置

Just a minute's drive to Bandar Yong Peng,
where a host of amenities exist for your convenience.

驱车仅数分钟即可抵达永平市镇，一切生活便利设施应有尽有。



SIA HER YAM
A builder you can depend on

Developer:
Sia Her Yam Realty Sdn. Bhd. 196701000228 (7110-A)
Head Office: Tingkat 8, Wisma Sia Her Yam, Jalan Ros, 85000 Segamat, Johor.
Yong Peng Office: Tingkat 1, No.9, Jalan Meranti, Taman Desa Yong Peng Baru, 83700 Yong Peng, Johor
shyg.com.my/taman-desa-yong-peng

 **012-716 1633**

No. Lesen Pemaju : 10/06-2028/0923(R) • Tempoh Sah Lesen Pemaju : 29/6/2023 - 28/6/2028 • No. Permit Iklan dan Jualan : 10-9/06-2024/1211(R)-(L) • Tempoh Sah Permit Iklan dan Jualan : 29/6/2023 - 28/6/2024 • Pihak Berkuasa yang Meluluskan Pelan Bangunan : Majlis Daerah Yong Peng • No. Kelulusan Pelan Bangunan : MDYP/BB/PB/03/2023(03) • Pegangan Tanah : Hak Milik Kekal • Bebanan Tanah : Tiada Tarikh Dijangka Siap : Ogos, 2025

Jenis Rumah	Keluasan Tanah	Harga Min.	Harga Maks.	Jumlah Unit
Rumah Teres 1 Tingkat (MAHA)	daripada 1,540 kps	RM325,000.00	RM568,500.00	23
Rumah Teres 2 Tingkat (SAPPHIRE)	daripada 1,540 kps	RM429,000.00	RM429,000.00	7

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

