



**IBRACO BERHAD**  
(011286-P)

# TABUAN TRANQUILITY 2

Luxury Modern Terrace

Designed by **AWARD WINNING ARCHITECT**,  
Design Network Architects Sdn Bhd

**NO LEGAL FEES** and **STAMP DUTIES**  
for SPA and loan documents



### CORNER

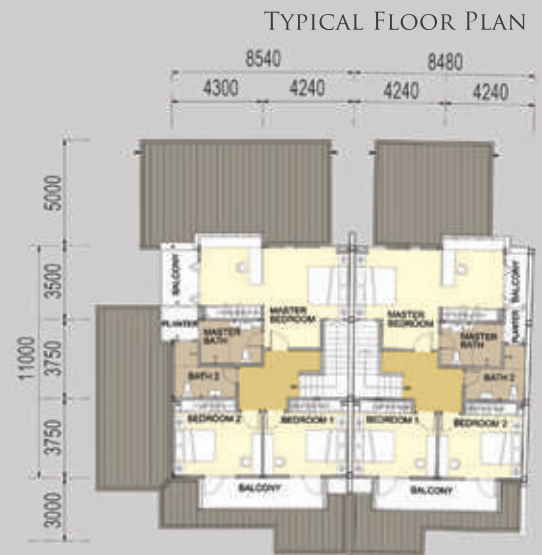
Walled Up Area:  
189.6 m<sup>2</sup> (2,040 sq. ft.)

### INTERMEDIATE

Walled Up Area:  
186.5 m<sup>2</sup> (2,007 sq. ft.)



Ground Floor Plan

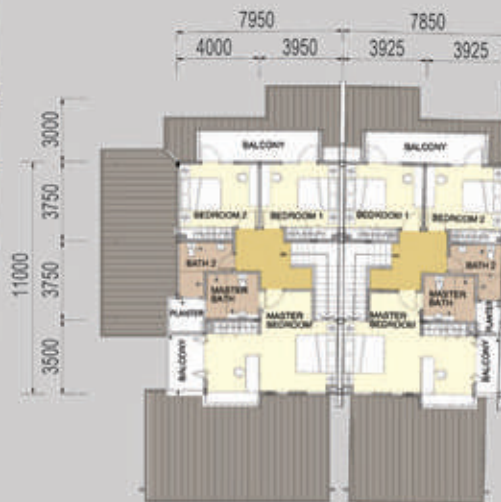


First Floor Plan

### TYPICAL FLOOR PLAN



Ground Floor Plan



First Floor Plan



### CORNER

Walled Up Area:  
172 m<sup>2</sup> (1,851 sq. ft.)

### INTERMEDIATE

Walled Up Area:  
171 m<sup>2</sup> (1,840 sq. ft.)

#### Furnished with:

- **HOMEMAX** wardrobes, dry & wet kitchen
- **JOHNSON SUISSE** sanitary ware
- **AMCAN** clipdeck environmental friendly roofing system
- **CHUBB** home alarm system
- **WHITE HORSE** ceramic tiles
- **YORK** air-conditioning to bedrooms & living
- **FAAC** auto gate system
- **VEKA UPVC** eco-friendly door and window system










# SPECIFICATIONS

Structure	• Reinforced concrete framework / red brick wall.
Roof	• Selected metal roofing sheet.
Ceiling	• Gypsum plaster ceiling to living, dining, kitchen and bedrooms. • Gypsum board / cement board to car porch, utility, terraces and bath / toilets.
Floor	• Cement render to car porch. • Quality floor tiles to living, dining, study room (ground floor), dry / wet kitchen, bath / toilet, balcony, terraces. • Timber laminated floor to master bedroom, bedroom 1 & 2 (first floor) and staircase / foyer.

Wall finishes	• Weathershield or equivalent paint to external walls. • Selected emulsion paint to internal walls. • Ceramic wall tiles to all round for toilet / bath and kitchen.
Doors	• Timber doors to all rooms. • UPVC framed glass sliding door.
Windows	• UPVC framed glass windows / UPVC adjustable glass louvres window.
Electrical	• Concealed conduit wiring, socket points and switches.
Plumbing	• Concealed plumbing, vitreous china w.c. and wash basin. • Stainless steel sinks to kitchen.
Gate & fencing	• Decorative mild steel gate. • Decorative mild steel grille fencing / brick fencing.

## Legends:

-  *Edge* Double Storey Terrace (40 units)
-  *Sense* Double Storey Terrace (40 units)
-  *Lush* Double Storey Semi-Detached (26 units)
-  *Alive* Double Storey Semi-Detached (30 units)
-  Detached
-  Perimeter Fencing with CCTV
-  GuardHouse



SITE PLAN PHASE 2

LOCALITY MAP



For more information, please contact:  
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Disclaimer: All illustrations and colour schemes are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developers' architect and cannot form part of an offer or contract.

Developer's License No.: L1729/KP/HD/01/665-R2. Validity Period: 09 December 2013 to 08 December 2014. • Advertisement & Sale Permit No.: P1632/KP/HD/01/665-R2. Validity Period: 09 December 2013 to 08 December 2014. • Approval Authority for Building Plan: MBKS Approval Plan No.: M.O.122/2011, M.O.123/2011. • Expected Date of Completion: 30 months from the date of SPA. • SPA Approval No.: P/ID/842-05. • Land Tenure: Perpetuity Master Title. • Double Storey Terrace: 80 units (price from RM560,000.00).