



TABUAN
TRANQUILITY 2

STAGE 2

Mellow



24 UNITS

DOUBLE STOREY TERRACE

FOR ENQUIRIES, PLEASE CALL

+6082 361 111

OR VISIT OUR SALES GALLERY

IBRACO HOUSE No. 898, Jalan Wan Alwi,
Tabuan Jaya, 93350 Kuching, Sarawak, Malaysia.

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. All measurements are approximate. Whilst every effort has been made to ensure accuracy, the owner, developer and managers cannot be held responsible for any variations or inaccuracies.

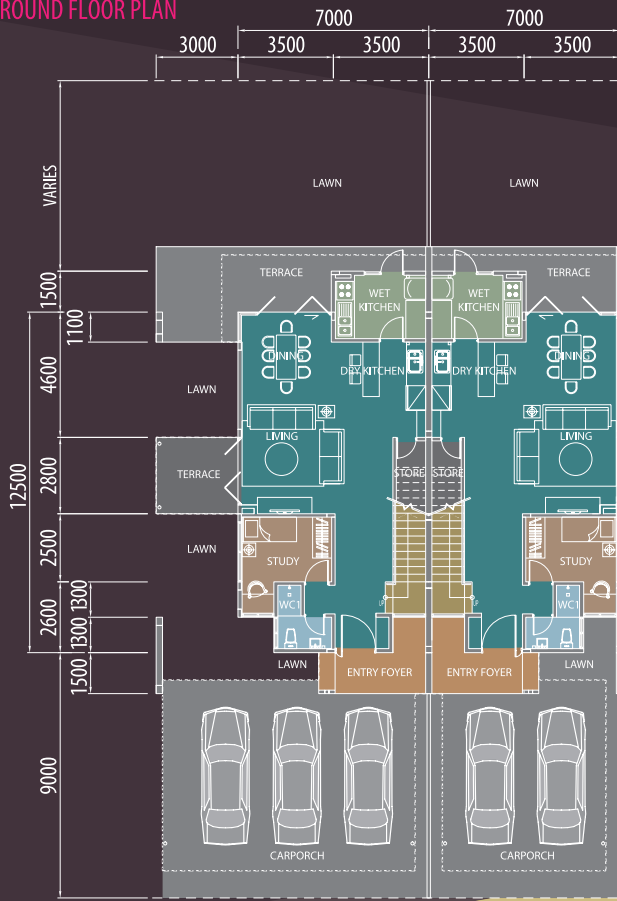
Housing Developer's Licence No. L1729/KP/HD/01/665-R2 Validity Period : 09 December 2013 to 08 December 2014 • Advertisement & Sale Permit No. P1632/KP/HD/01/665-R2 Validity Period : 09 December 2013 to 08 December 2014 • Approval Authority for building plan: MBKS • SPA approval No. P/1D/842-05 • Price from: RM598,500 • Approved building plan No: B.P. 101/2012 • Expected Date of Completion : 24 Months from the date of SPA • Land Tenure : Perpetuity Master Title



Please visit our website or scan this QR Code

www.ibraco.com

GROUND FLOOR PLAN



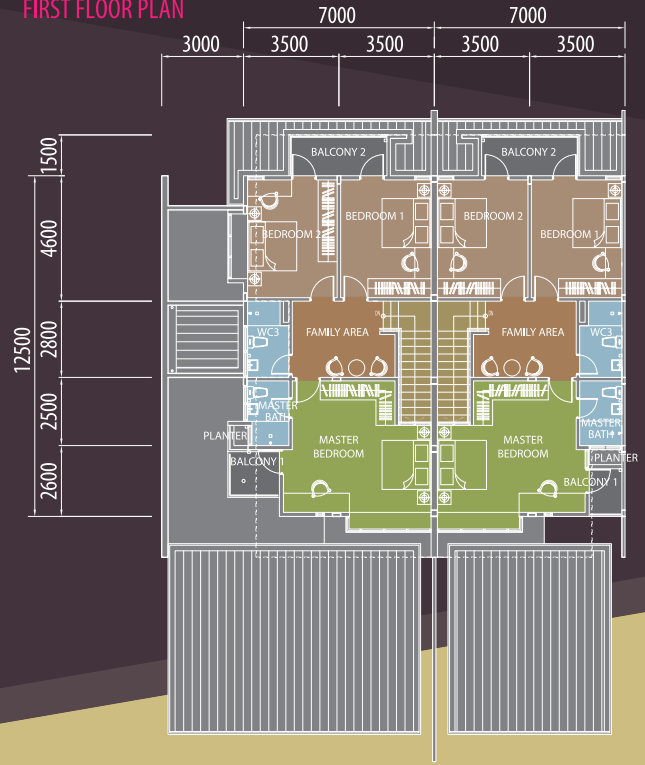
DOUBLE STOREY TERRACE

CORNER INTERMEDIATE

Walled Up Area: 170.5 sq. m. (1,834.58 sq. ft.)

Walled Up Area: 169.1 sq. m. (1,819.52 sq. ft.)

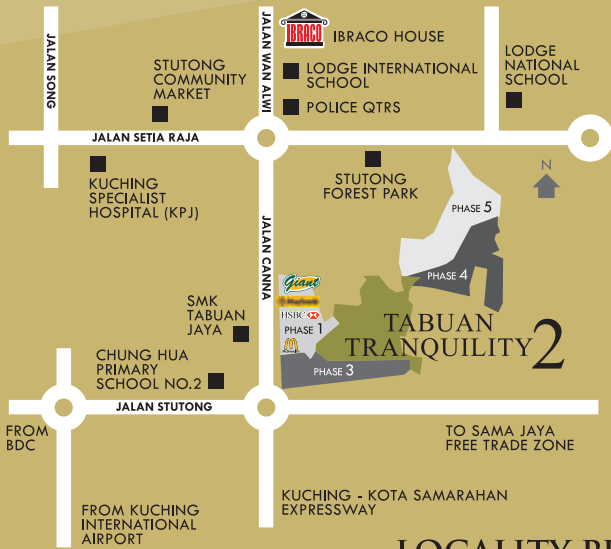
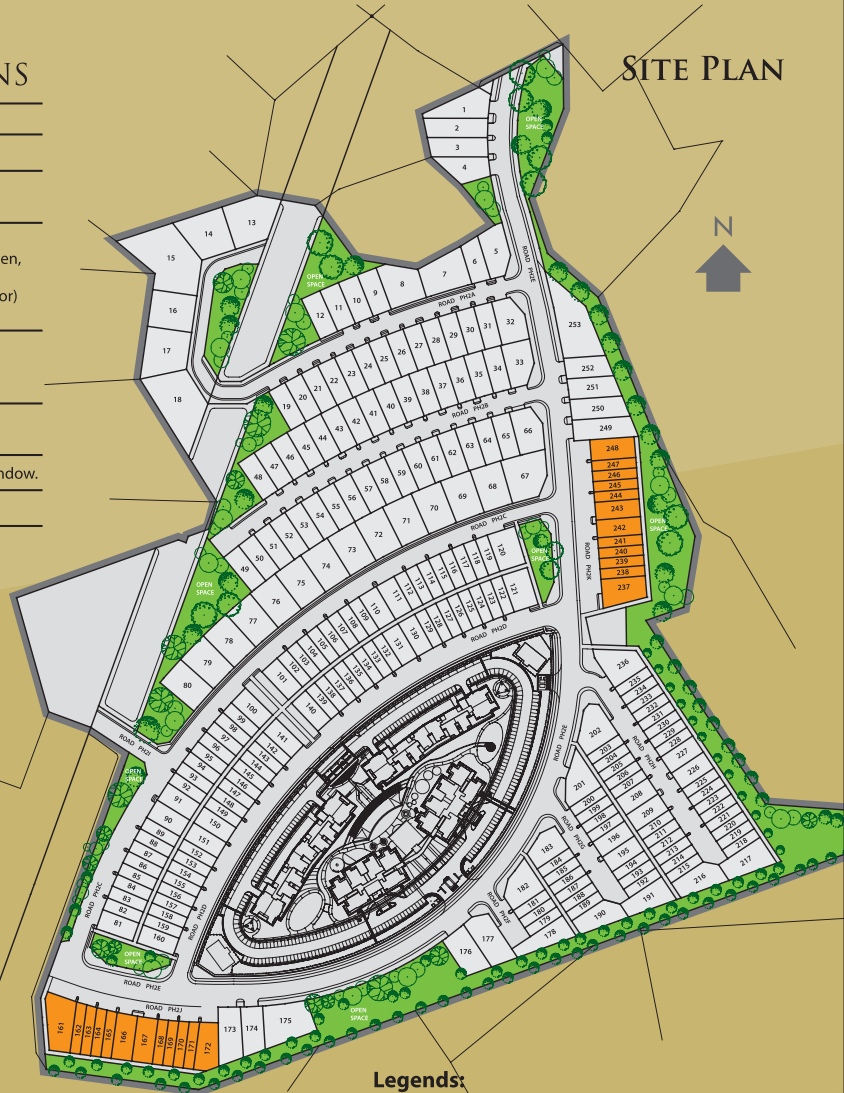
FIRST FLOOR PLAN



BUILDING SPECIFICATIONS

Structure	• Reinforced concrete frameworks/ red brickwall.
Roof	• Selected metal roofing sheet/ R.C. roof.
Ceiling Finishes	• Gypsum plaster ceiling to living, dining, kitchen and bedroom. • Gypsum plaster ceiling to car porch, utility, terraces and bath and toilet.
Floor Finishes	• Quality floor tiles to car porch. • Quality floor tiles to living, dining, study room (ground floor), dry/wet kitchen, bath/toilet, balcony, terraces, store and foyer. • Quality timber laminated floor to master bedroom, bedroom 1 & 2 (first floor) and family area.
Wall Finishes	• Weathershield or equivalent paint to external walls. • Selected emulsion paint to internal wall. • Selected wall tiles to all round for toilet/bath and kitchen
Doors	• Timber doors to all rooms. • Aluminium framed glass sliding door.
Windows	• Aluminium framed glass windows/ Aluminium 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 kitchens.
Gate and Fencing	• Decorative mild steel gate. • Galvanised grille fencing/ brick fencing.

SITE PLAN



Legends:

DOUBLE STOREY TERRACE

LOCALITY PLAN