

# LOCALITY PLAN



TABUAN  
TRANQUILITY<sup>2</sup>  
*Serenity*

DOUBLE STOREY SEMI DETACHED  
LOT 176 & LOT 177



IBRACO BERHAD  
(011 286-P)

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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 License No.: L1723/MP/HD/01/1665-16 Validity Period: 01 December 2017 to 01 December 2019 Advertisement & Sale Permit No.: P/1632/MP/HD/01/1665-16 Validity Period: 01 December 2017 to 01 December 2019 Approval Authority for building plan: MBAS SPA Approval No. P/10/1647-15 Approved Building Plan No.: B.P. 117/0071 (A) Expected Date of Completion: 24 months from the date of SPA Land Title: Perpetuity Master Title Minimum Price RM1,466,000.00 to Maximum Price RM1,488,000.00

TABUAN  
TRANQUILITY 2  
*Serenity*  
DOUBLE STOREY SEMI DETACHED



- *Bigger built-up area encompassing large terrace, private lawns & sizeable car porch*

- *Exclusive Double-Storey Semi-Detached with 5 bedrooms*



# SITE PLAN

LEGEND:



## BUILDING SPECIFICATIONS

Structure	- Reinforced concrete frameworks / Brickwall.
Roof Covering	- Metal Sheet Roof
Wall	- Brickwall / Reinforced concrete
Doors	- Main Entrance : Timber Door
	- Bedrooms : Timber Flush door with quality lockset
	- Others : Aluminium Framed sliding doors
Windows	- Aluminium Framed Window

### Floor Finishes

Living / Dining / Guest Room (where applicable)	- Tiles
Dry / Wet Kitchen	- Tiles
Utility / Store (where applicable)	- Tiles
All Upper Floor Bedrooms (where applicable)	- Timber parquet strip
All Bathrooms / Toilets	- Tiles
Balcony	- Tiles
Terrace / Carporch	- Tiles

## WHERE LOCATION IS A LUXURY



### Recreation & Gardens

- Stutong Forest Park
- Malaysia - China Friendship Park

### Shopping Malls, Commercial Hubs & Market

- Giant Hypermarket
- Tabuan Tranquility Commercial Hub
- Stutong Community Market
- Cityone Megamall
- Vivacity Megamall



### Schools & International Centres of Higher Learning

- Lodge International School
- SJK (C) Chung Hua No.2
- Swinburne University of Technology
- Universiti Malaysia Sarawak (UNIMAS)
- Tunku Putra-HELP International School Kuching (TPHIS)

### Medical Centres

- Kuching Specialist Hospital (KPJ)
- Borneo Medical Centre
- Sarawak General Hospital Heart Specialist



# GROUND FLOOR PLAN

# FIRST FLOOR PLAN



Plot 177

Plot 176



Plot 177

Plot 176

## Wall Finishes

External - Plaster and Paint  
 Living / General / Dining / Dry Kitchen / Bedrooms / Utility - Plaster and Paint  
 Bathrooms / Toilet & Wet Kitchen - Tiles up to ceiling height

## Ceiling Finishes

Living / Dining / Kitchen / Bedrooms / Utility - Plasterboard  
 Bathrooms - Moisture resistant plasterboard  
 Terrace / Carporch / Roof Eaves - Metal strip ceiling

Ironmongery Quality Lockset

Fencing-Brickwall, M.S. Gate

## TOTAL WALLED-UP AREA

PLOT 176 : 286m<sup>2</sup> / 3077.36ft<sup>2</sup>

PLOT 177 : 328m<sup>2</sup> / 3529.80ft<sup>2</sup>