



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



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OR VISIT OUR SALES GALLERY

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

Disclaimer: All illustrations and floor 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 developer, architect and cannot form part of an offer or contract. All investments are approvals. While every effort has been made to ensure accuracy, the owner, developer and manager cannot be held responsible for any variations or inaccuracies.

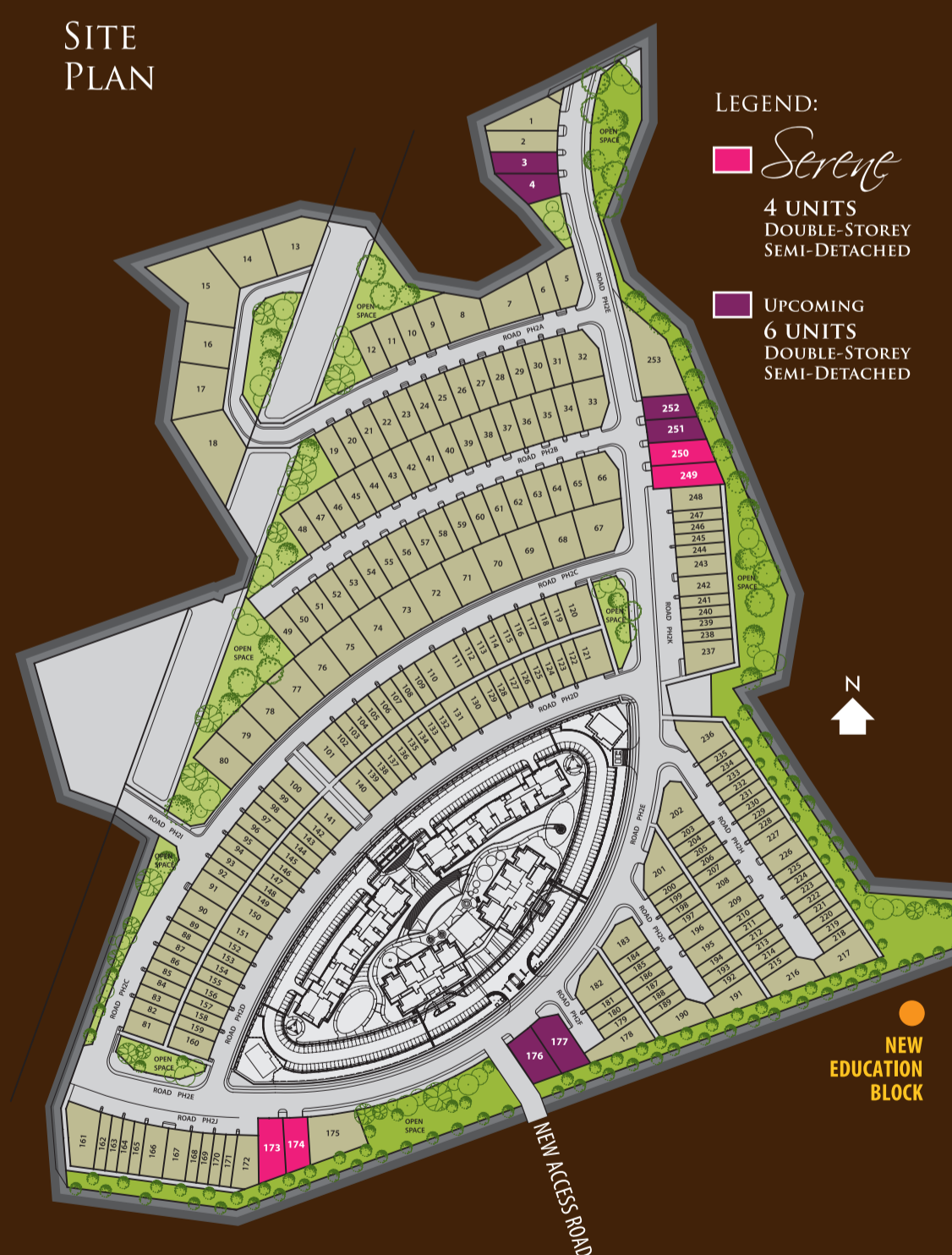
Reselling Developer's License No. 11728/MP/001/01/045-04 Validity Period: 01 December 2015 to 01 December 2016
Advertisement & Sale Permit No. PH13/01/001/01/045-04 Validity Period: 01 December 2015 to 01 December 2016 - Approved Authority for building plan: 0005 - SPA approval No. 710/042-05
Approved building plan No. S.B. 1171022-00 - Reported Date of Completion: 24 Months from the date of SPA - Land Owner: Property Trust Sdn Bhd - Plot Area: 100,000 sq ft

TABUAN TRANQUILITY²
Serenity
DOUBLE-STOREY SEMI-DETACHED



- Exclusive Double-Storey Semi-Detached with 5 bedrooms

SITE PLAN



LOCALITY PLAN



TYPICAL FLOOR PLAN



WALLED-UP AREA

Ground Floor 138.09 m² (1,485.80 ft²)
+ First Floor 134.60 m² (1,448.30 ft²)
= Total Walled-up Area 272.69 m² (2,935 ft²)

WHERE LOCATION IS A LUXURY



BUILDING SPECIFICATIONS

Structure	• Reinforced concrete frameworks/ red brickwall.
Roof	• Selected metal roofing sheet/ R.C. roof.
Ceiling Finishes	• Gypsum plaster ceiling to living, dining, Dry/wet kitchen, utility, Guest Room, all bedrooms & Bath/W.C. • Metal ceiling to car porch, terraces and balcony.
Floor Finishes	• Quality floor tiles to car porch. • Quality floor tiles to living, dining, Guest room, dry/ wet kitchen, utility, Master Bedroom, Bedroom 1, 2 & 3, bath/W.c, balcony, terraces and store. • Solid Timber parquet strip to first floor master bedroom, bedroom 1, 2 & 3.

Wall Finishes	• Weathershield or equivalent paint/ Metal sheet cladding/ Stone texture to external walls. • Selected emulsion paint to internal wall. • Selected wall tiles to all round for toilet/ bath and kitchen to ceiling height.
Doors	• Decorative Timber doors to all rooms. • Powder coated Aluminium framed glass sliding door.
Windows	• Powder Coated Aluminium framed glass 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 metal gate. • Decorative brick/ metal fencing.