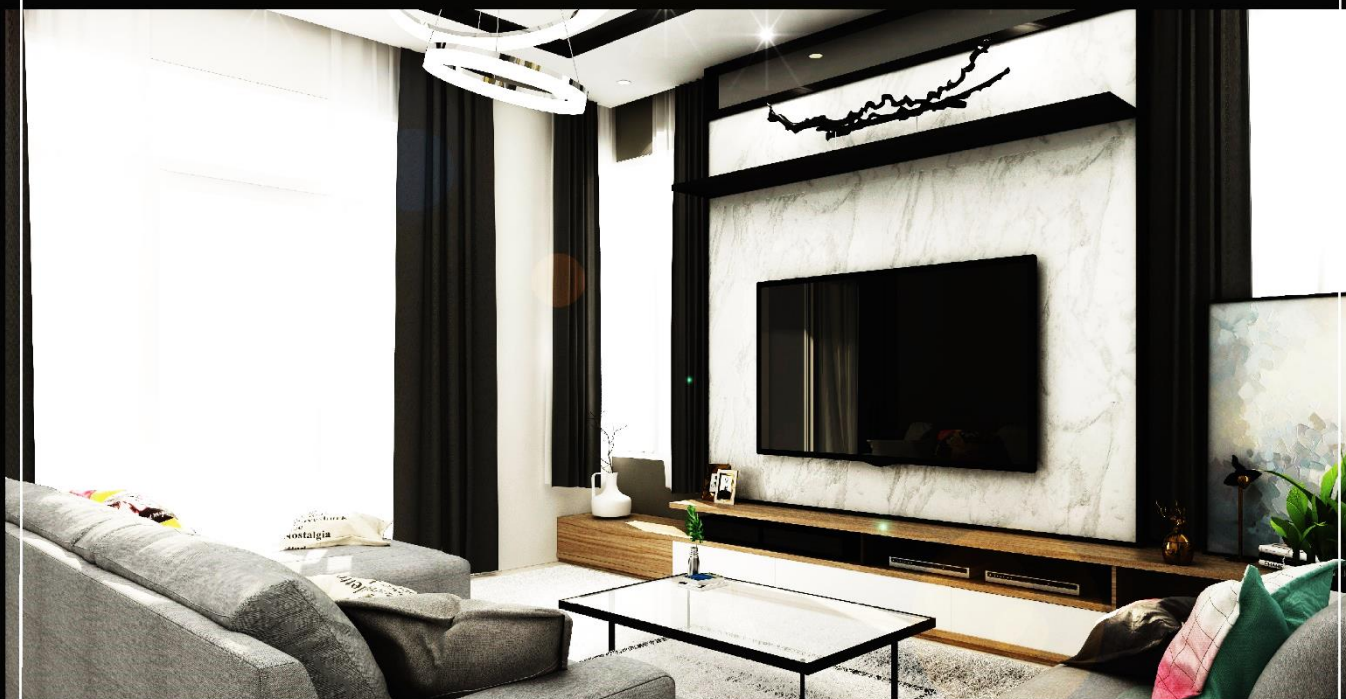




**I X O R A**  
**G A R D E N**  
JALAN PAHANG , TAPAH



A  
**PLACE**  
*with*  
**SENSE of**  
**BELONGING**

一个拥有归宿感的家园

# A BRAND NEW EMERALD IN TOWN

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## 全新

綠寶石即將誕生  
美好的你值得擁有

Nestled between the peaceful Tapah town and the mountainous range of Titiwangsa, Ixora Garden is set to be the next emerald in town. Simply admire the magnificent Lata Kijang and Lata Iskandar waterfall whilst experiencing the tranquility of the township's surrounding with breeze. Connect with Kuala Lumpur and Ipoh town conveniently as the North South Highway is just within a minute's reach.

**Ixora Garden, Where Our Heart Resides.**

位於寧靜的打巴市 (Tapah) 和蒂迪旺沙 (Titiwangsa) 山脈之間, Ixora Garden 被設置成為 下一個城市中的綠寶石。

一邊欣賞那壯麗的拉打吉江瀑布 (Lata Kijang) 和拉打依斯干達瀑布 (Lata Iskandar waterfall), 同時也體驗著周圍小鎮所帶來的平靜和微風。連接著吉隆坡和怡保, 只需短短一分鐘的車程就能抵達南北大道 (North-South Expressway)。

**Ixora Garden, 是我們心中的歸屬。**





# Home — with — NAME of LOVE

一个让我们爱，生活及成长的家园

*Single Storey Semi D*  
单层半独立式洋房





## SPECIFICATIONS

STRUCTURE	Reinforced Concrete		
WALL	Clay Brick		
ROOFING	Reinforced Concrete Slab / Concrete Roofing Tiles		
CEILING	Skim Coat / Plaster Ceiling / Plaster Ceiling Box-Up		
WINDOWS	Sluminium Casement / Top Hung		
DOORS	Decorative Door / Aluminium Sliding Door		
FLOOR FINISHES	Living & Dining	Tiles	40cm x 40cm
	Dry / Wet Kitchen	Tiles	30cm x 30cm
	Laundry	Tiles	30cm x 30cm
	All Bedrooms	Tiles	30cm x 30cm
	Bathrooms	Tiles	30cm x 30cm
	Utility	Tiles	30cm x 30cm
	Car Porch	Concrete Imprint	
WALL FINISHES	Bathroom	Tiles	2600mm+-
	Kitchen (Behind sink)	Tiles	1500mm+-
	Others	Internal Wall - Emulsion Paint	
		External Wall - Weathercoat	
SANITARY FITTING	Wall Basin	2 Nos	
	Water Closet	2 Nos	
	Shower Head	2 Nos	
	Kitchen / Laundry Sink	1 Nos	
ELECTRICAL INSTALLATIONS	Lighting Point	16 Nos	
	Power Point	11 Nos	
	Ceiling Fan Point	7 Nos	
	Telephone Point	1 Nos	
	TV Point	1 Nos	
	Air-Cond.Power Point	1 Nos	
	Water Heater Power Point	1 Nos	
FENCING	Feature Brickwork & MS Gate 1 Nos		















































# SINGLE STOREY SEMI-D

40' x 75'



**FLOOR PLAN**

4 Rooms 2 Bathrooms



← TO TAPAH

JALAN TAPAH - BIDOR

TO CAMERON HIGHLAND →

REZAB SIMPANAN JALAN PERSEKUTUAN 59

JALAN IXORA 1

1 2 3 4 5 6 7 8 9 10 11

KP(22'x75')

LORONG BELAKANG

RB1(40'x75')

17 16 15 14 13 12

JALAN IXORA 2

18 19 20 21 22 23

RB1(40'x75')

RB1(40'x75')

29 28 27 26 25 24

JALAN IXORA 3

30 31 32

RB2a(40'x70')

KAWASAN LAPANG

STP

RB2a(40'x70')

RB2b(50'x70')

35 36 33

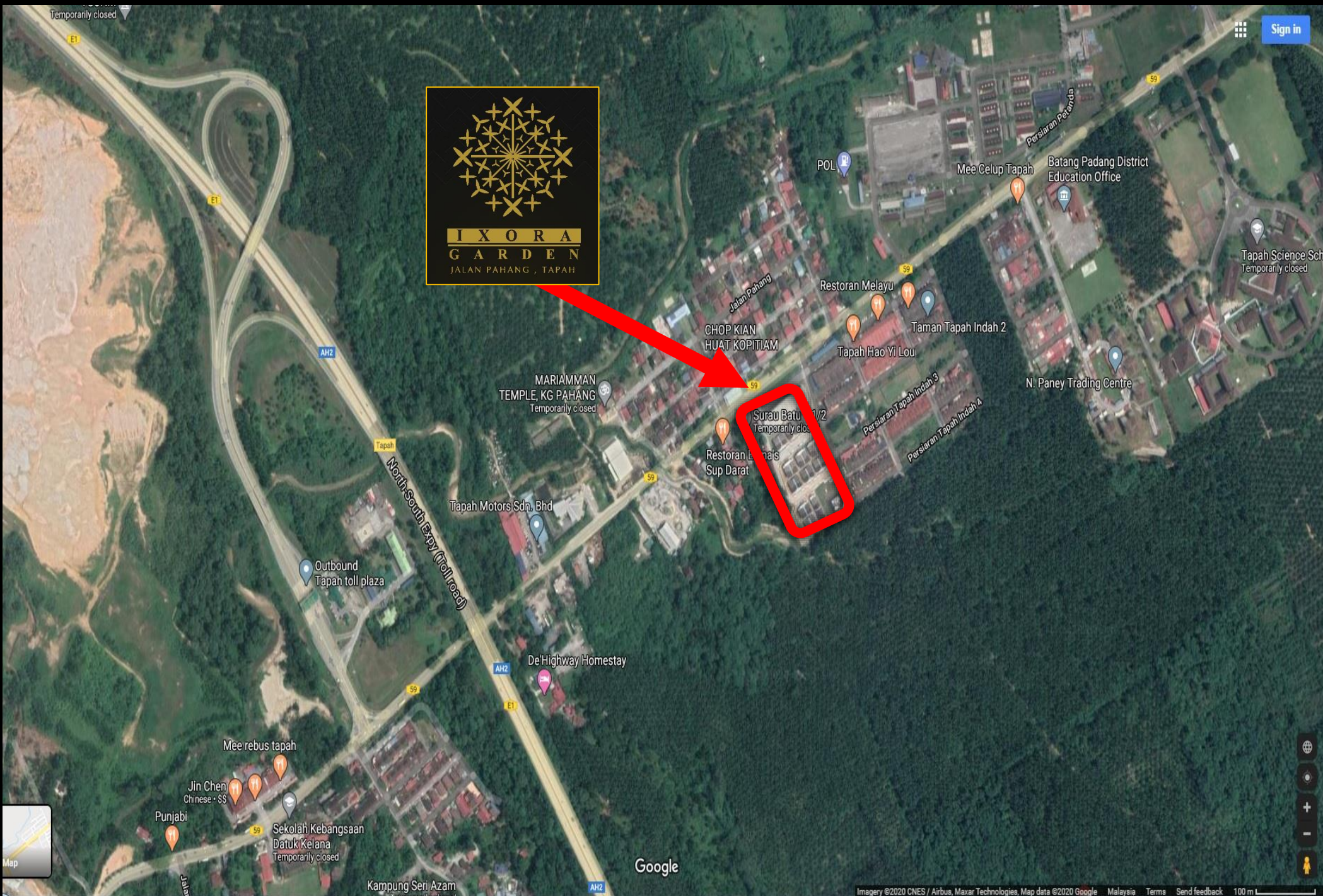
JALAN IXORA 4

## SITE PLAN



- Single Storey Semi-Detached  
Standard Lot: 40' x 75'
- Single Storey Semi-Detached  
Standard Lot: 40' x 70'
- Single Storey Semi-Detached  
Standard Lot: 50' x 70'
- Double Storey Shop Office  
Standard Lot: 22' x 75'







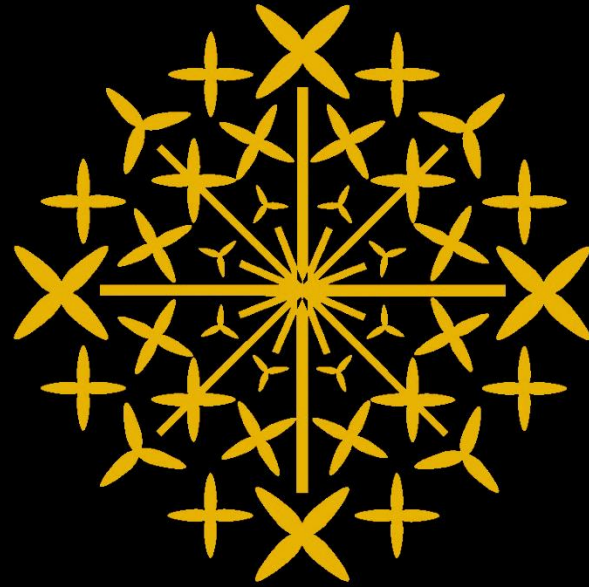
OUR LOCATION :



GPS: 4.216098, 101.276632

- Only 800m from North-South Highway tol  
距离收费站只有800米
- Only 1 ½ hours drive from Kuala Lumpur.  
距离吉隆坡只需1小时半车程
- Only 35 mins drive from Cameron Highlan  
距离金马伦高原只需35分钟车程





**I X O R A**  
**G A R D E N**  
JALAN PAHANG , TAPAH

**THANK YOU**