



AVIRA

GARDEN TERRACES

home

The whole is greater than
the sum of its parts.
Each element fuses to create the
most wonderful experience.



live well

Welcome to Avira Garden Terraces, a unique residential offering created to sustain your physical, mental and spiritual well-being. Living a calm, balanced and harmonious life lies at the very core of Avira's inspiration.

artist's impression





location

Spearheading the launch of Avira, Avira Garden Terraces is an integral phase of the masterplan, with its unique blend of landed homes and green spaces. Although close to urban hubs, it fulfills the promise of peaceful and pleasing living.



THE AVIRA MASTERPLAN

- Service Apartments 1
- Wellness Sanctuary 2
- Semi-Ds & Bungalows 3
- Service Apartments 4
- Condominiums 5
- Commercial 6

AVIRA
GARDEN TERRACES

tranquility is yours

Avira Garden Terraces sing a tune of spacious living without confines. Peppered with green pockets, scenic vistas and pedestrian-friendly walkways, immerse yourself in a melody that plays to your full relaxation and balance.

A Wellness Sanctuary lies at its very heart, offering activities and amenities to sustain a well-being that you no longer only dream about.

artist's impression





Discover homes crafted to invoke a sense of space and harmony with nature. Wide frontages invite the outdoors in whilst private courtyards, back gardens and terraced decks spill over into communal linear gardens. Plenty of greenery to greet you, wherever you may be.

Pedestrian-friendly lanes enable safe outdoor enjoyment, especially of the Centrepark - the best place to take in Avira's green and lush landscape.

nature at your door

artist's impression

pavilion of calm

Indoors, a north-south orientation promotes a welcoming coolness and high ceilings add an airy feel. A spacious courtyard brightens with natural light and picturesque views beckon from every window. Staircases lead to wide landing areas, offering the comfort of space.

artist's impression



floor plans

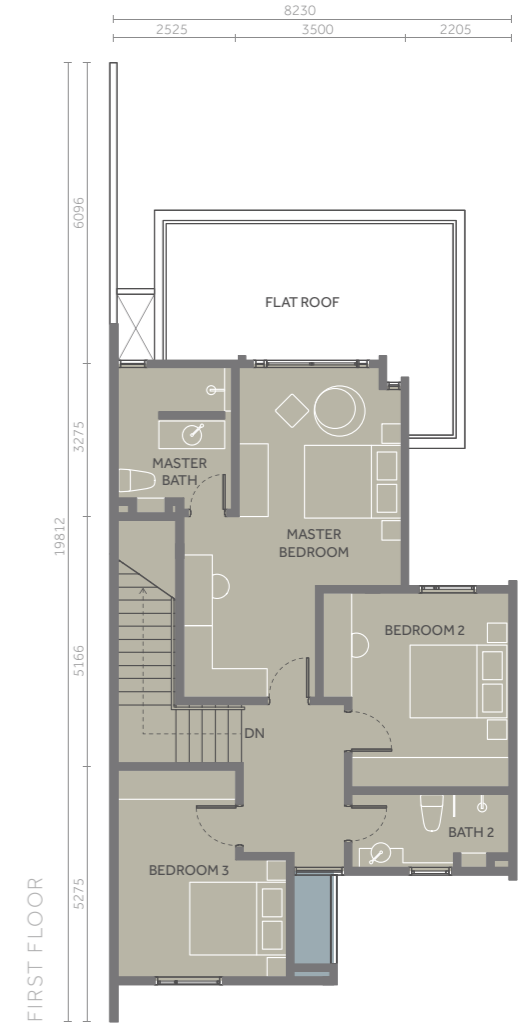
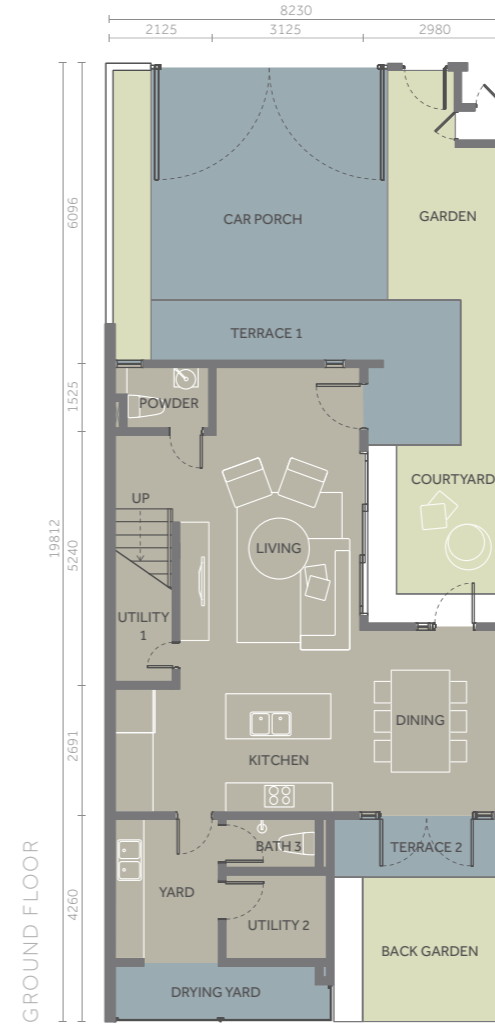
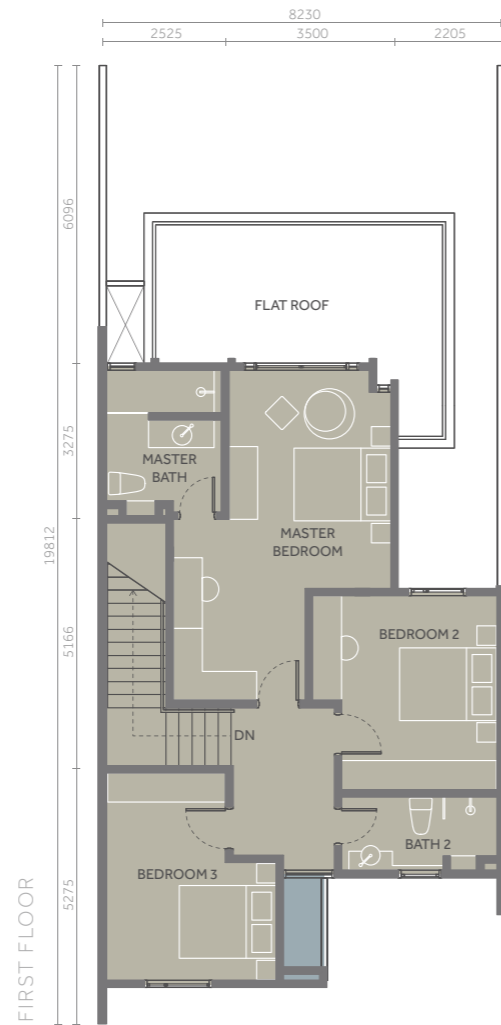
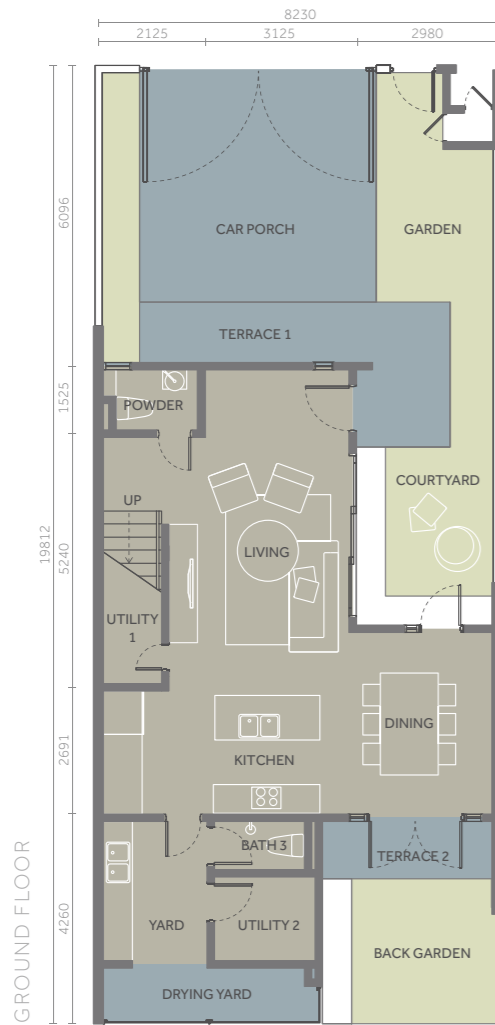
With many different layouts to choose from, each Garden Terrace home is designed to maximise functionality of your living space. At the same time, every inch of the home is dedicated to appreciating the nature that surrounds you.



3+1 BEDROOMS
 Built up area 2,249sqft / 209sqm
 Standard land area 27'x65' / 1,755sqft / 163sqm

type a



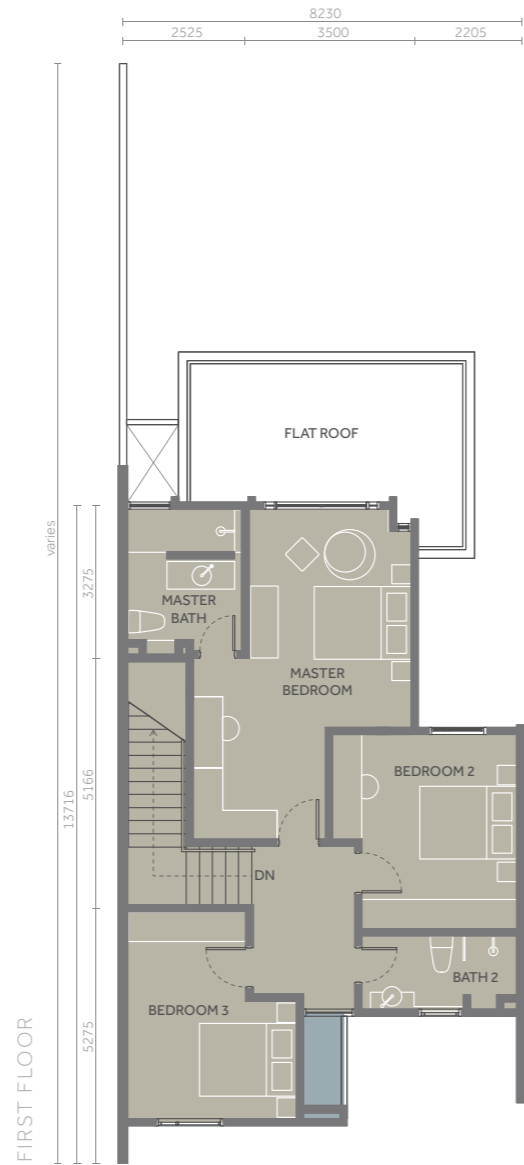
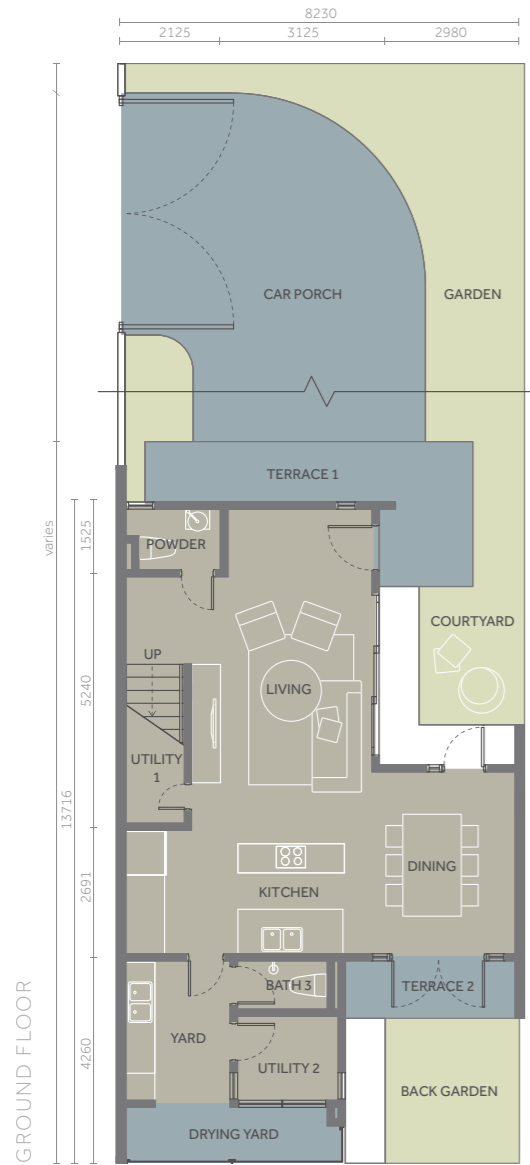


3+1 BEDROOMS
 Built up area 2,215sqft / 206sqm
 Standard land area 27'x65' / 1,755sqft / 163sqm

type b

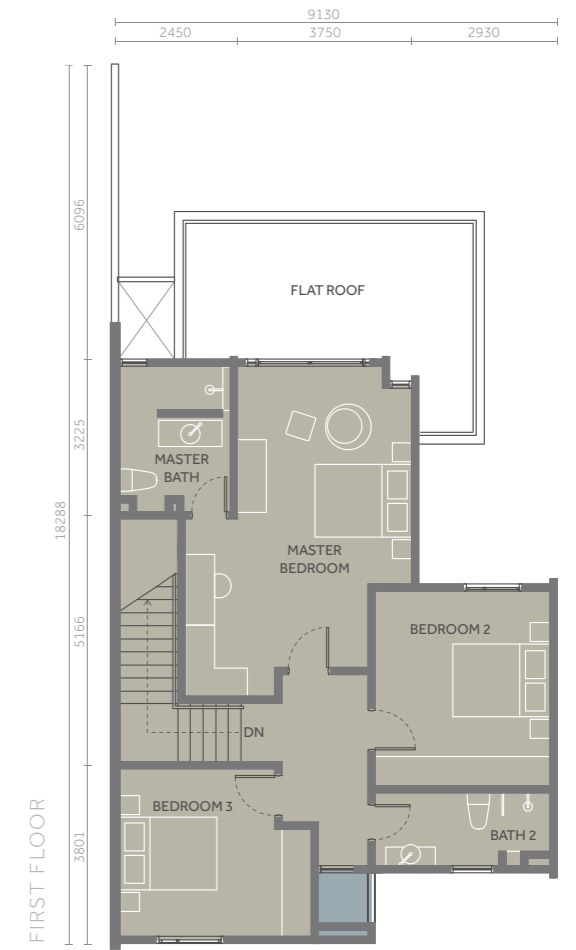
3+1 BEDROOMS
 Built up area 2,215sqft / 206sqm
 Standard land area 27'x65' / 1,755sqft / 163sqm

type b1



3 + 1 BEDROOMS Built up area 2,746sqft / 255sqm
Standard land area 27'x65' / 1,755sqft / 163sqm

type b2



3 + 1 BEDROOMS
Built up area 2,281sqft / 212sqm
Standard land area 30'x60' / 1,797sqft / 167sqm

type b3



specifications

STRUCTURE

Reinforced Concrete

WALL

R.C Wall / Cement Sand Brick / Concrete Wall

ROOF COVERING

Roof Tiles / R.C Flat Roof / Metal Deck Roof

CEILING

Fibrous Plaster / Skim Coat

WINDOWS

Powder Coated Aluminium Frame Glass

DOORS

Main Door	Timber Solid Door
Others	Powder Coated Aluminium Frame Glass Door
	Timber Semi Core Door
	Timber Louvers Door

IRONMONGERY

Quality Locksets

FLOOR FINISHES

Living, Dining, Kitchen

Master Bedroom, all Bedrooms, Family Lounge, Staircase

Master Bathroom, Bathroom 2 & 3, Powder Room, Yard / Dry Yard, Utility 1 & 2

Car Porch

Others

WALL FINISHES

Master Bathroom, Bathroom 2 & 3, Powder Room, Yard

Others

SANITARY INSTALLATIONS & FITTINGS

Master Bathroom

Bathroom 2 & Powder Room

Bathroom 3

M&E INSTALLATIONS & FITTINGS

Electrical supply

Light & power points

Fan points

Telephone points

SMATV points

FENCING

1800mm (height) brick wall and metal grille (where applicable)

Tiles

Timber block

Tiles

Textured Concrete

Cement Render

Tiles

Plaster & Paint

Water Closet, Shower fittings, Wash Basin with fittings & accessories

Water Closet, Shower fittings, Wash Basin with fittings & accessories

Water Closet with fittings, Shower fittings & accessories

3 phase power supply

Adequate

Living, Dining, Master Bedroom, Bedroom 2 & 3

Living & Master Bedroom

Living & Master Bedroom



This exciting project is brought to you by Nuri Merdu Sdn Bhd, a joint venture between Galaxy Prestige Sdn Bhd (a wholly owned subsidiary of E&O Berhad) and Pulau Indah Ventures Sdn Bhd (a joint venture between Khazanah and Temasek).

legacy

artist's impression

EASTERN & ORIENTAL BHD
(555-K)

JOHOR BAHRU

Avira Sales Gallery
Suite 30.02 & 30.03, Level 30
Johor Bahru City Square Office Tower
106-108, Jalan Wong Ah Fook
80000 Johor Bahru, Malaysia
T 607 228 1188
F 607 228 2288

KUALA LUMPUR

Head Office & Sales Gallery
Level 3A (Annexe), Menara Milenium
8 Jalan Damanlela, Damansara Heights
50490 Kuala Lumpur, Malaysia
T 603 2095 6868
F 603 2095 0293
www.easternandoriental.com

SINGAPORE

The E&O Gallery
1 Raffles Link
#01-01 North Tower
Singapore 039393
T 65 6337 1680
F 65 6337 9848

DEVELOPER

Nuri Merdu Sdn Bhd (943261-A)
A joint venture between Galaxy Prestige Sdn Bhd and Pulau Indah Ventures Sdn Bhd

The information contained herein is subject to change and cannot form part of an offer or contract. All pictures, sketches and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care has been taken in providing this information, the developer shall not be held responsible for any inaccuracies and changes as may be required by the authorities. Prospective purchasers are advised to read the terms and conditions of the sales and purchase agreement carefully with regards to the common facilities/services and the design layout plans before signing the sales and purchase agreement.

Developer: Nuri Merdu Sdn Bhd (943261-A). Level 3A (Annexe), Menara Milenium, 8 Jalan Damanlela, Damansara Heights, 50490 Kuala Lumpur, Malaysia. Tel: 03 2095 6868 Fax: 03 2095 0293. Developer's License No: 13444-1/04-2016/0304 (L) (Validity Period: 05/04/2014-04/04/2016). Tenure of Land: Lease Tenancy. Expiry Date: 26/06/2110. Expected Completion: April 2016. Approval Authority: Majlis Perbandaran Johor Bahru Tengah. Building Plan Approval Authority: Majlis Perbandaran Johor Bahru Tengah (Reference No: (21)dlm. MPJBT(JB)RP 9A/3/2013). Sales & Advertising Permit: 13444-1/04-2016/0304(P) (Validity Period: 05/04/2014-04/04/2016). Land Encumbrance: Public Investment Bank Berhad. Total Units: 208 units. Property Type: Double Storey Terraces. Prices: Min RM 1,760,000 Max RM2,600,000.



www.avira-medini.com.my