



*Elford Residences*

CLUSTER HOME SERIES

DOUBLE-STOREY SPRING ABODE | 33' X 75'



*Where  
the gardens bloom all seasons,  
where  
the residences exude European elegance,  
where  
life is the epitome of breathtaking,  
where  
spring is effervescent and everlasting,*

*a new chapter begins*







Elford  
THE  
ENCHANTING





Actual photo of Eco Spring show unit.

Enchanting

*is living just a step away from your private pool. Diving into its calming water whenever you feel like it. Dining romanced by the soothing, quiet ripples of the water. Immersing in your favourite movies in the living hall, surrounded by the pure blueness. And chilling by the pool with friends, feet in water, laughter in the air, memories in minds.*





# Enchanting

*is having an attic with two sanctuaries. An outer sanctuary that you can grow into a cosy, secret garden at the top of your home, where you can paint under the stars and let their sparkles inspire you. And an inner sanctuary where the pages of a novel can be wandered in absolute peace, in the embrace of tranquillity in its purest form.*





◆ GROUND FLOOR ◆



◆ FIRST FLOOR ◆



◆ ATTIC FLOOR ◆

## - SPECIFICATIONS -

Structure	:	Reinforced Concrete Framework	
Wall	:	Brick Wall	
Roof Covering	:	Quality Roof Tile / R.C. Flat Roof	
Roof Framing	:	Lightweight Metal Truss	
Ceiling	:	Asbestos-Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
Windows	:	Aluminum Casement / Sliding / Fixed Glass Panel Window / Top Hung / Fixed Louvres Window	
Doors	:	Timber Solid / Flush / Aluminum Sliding / Folding	
Ironmongery	:	Quality Lockset	
Wall Finishes	:	Master Bath Baths 2, 3 & 4 Kitchen	Porcelain Tiles Porcelain Tiles Porcelain Tiles
Floor Finishes	:	Ground Floor Living / Dining / Kitchen / Bedroom 4 / Utility Bath 4 Car Porch / Patio	Porcelain Tiles Porcelain Tiles Porcelain Tiles
		First Floor	
		Master Bedroom, Bedrooms 2 & 3	Timber Strips
		Master Bath	Porcelain Tiles
		Baths 2 & 3	Porcelain Tiles
		Staircase	Timber Strips
		Balcony	Porcelain Tiles
		Attic	Timber Strips
Sanitary And Plumbing Fittings	:	Wash Basin Toilet Roll Holder Shower Rose W.C	4 nos 4 nos 4 nos 4 nos
Electrical Installation	:	Lighting Point Gate Light Point Power Point (I3A) TV Point Ceiling Fan Point Air-Con Point Auto-Gate Point Doorbell Point	46 nos 2 nos 27 nos 3 nos 8 nos 7 nos 1 no 1 no
Internal Telephone	:	Telephone Point Data Point	3 nos 3 nos
Trunking And Cabling	:	Intercom Point	1 no
Fencing	:	1600mm Brick Wall And M.S. Grille	
Turfing	:	Cow Grass	

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an \* which may be deleted if not applicable.

## ECO ENVIRONMENT



### Responsible Construction

Through the right controls and plans, we have ensured that all construction activities carried out have minimal impact on the surrounding community and the environment. We take great care to keep our rivers and neighbourhoods clean.



### Using Green Or Eco-Label Materials

We see the use of certified green or eco-label construction materials for our houses as the way to go forward. They are non-toxic, non-hazardous and harmless to the environment. Through this, we only use materials such as low VOC paint, which has non-chemical ingredients that will promote health and well-being, for your home.



### Construction Waste Recycling

The common practice for disposing of construction waste is to dump it into landfills. At EcoWorld, we have taken a different approach by recycling waste materials such as paper, plastic, metal and timber to reduce the impact of the development, as these materials can be valuable resources.

## ECO MASTERPLAN



### Greenscape & Water Bodies

We take pride in dedicating a large percentage of our development to greenery and water areas such as gardens and lakes. We hope to create a cooling and visually pleasant environment for all to enjoy.



### Green Mobility

We have also installed other alternative connectivity modes to nearby community amenities, such as a pedestrian-only path. Look forward to leisurely strolls around the neighbourhood.



### Pedal-Ready

Being able to move around in your neighbourhood without having to drive is not only convenient, but also lowers the carbon footprint and is an even healthier option. We have designated cycling lanes that connect residential areas to nearby amenities, such as shops, and to community areas and parks within the development. Getting around is a breeze!

## ECO LANDSCAPE



### Biodiversity

We feel that a development without flora and fauna lacks in character and beauty. In order to provide rich biodiversity, we have designed parks and rivers with plants that will attract suitable animal species, such as birds, butterflies and insects, to our townships.



### Landscape Irrigation

EcoWorld's developments are known for their beautiful greenery and landscaping. Instead of using treated water from the local water supply, we use water from renewable sources such as ponds and lakes to water the plants in your neighbourhood. This allows for lower maintenance cost and reduces environmental impact.

## ECO PASSIVE DESIGN



### Building Orientation

By studying the local sun path as it rises and sets from East to West, we are able to optimise a building's orientation to prevent excessive heat gains. As a result, your building is designed to ensure that its interior remains cool and comfortable throughout the day.



### Window Design

Determining the positioning and size of the windows in a building involves finding the right balance of outside views, natural light penetration and heat gain. We have optimised your building's window design to ensure that you will be able to enjoy pleasant views and natural lighting without the unwanted heat gain.



### Cool Roof

A building's heat gain comes mostly from the roof. By installing the right roofing material and insulation, heat gain that passes through the roof can be reduced.



### Renewable Water

Malaysia is blessed with rain all year round and with this in mind, we have fitted your home with rainwater harvesting systems. These renewable water sources may then be put into good use for a host of daily activities, such as cleaning the front porch, watering the garden and plants, as well as washing your car.



### Natural Ventilation

Hot air naturally rises, which is why we have designed your home to draw in natural air while allowing hot air to escape via cross ventilation through the windows. By carefully placing your windows to face the direction of the prevailing winds, natural cooling air can be ventilated throughout your home.



### Natural Lighting

There is no better way to light your environment than through the natural rays of the sun. As such, we have designed the exteriors of your home to maximise daylight penetration into your home, which reduces your need to turn on the lights during the day.



### Recycling-Ready

A township with a recycling-friendly design can encourage its community to do their bit for the environment. EcoWorld townships are recycling-ready with recycling bins and points. We will also have continuous recycling campaigns and activities for residents to engage in.



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DOUBLE-STOREY SPRING ABODE | 33' X 75'



ECOWORLD  
CREATING TOMORROW & BEYOND

ECOWORLD GALLERY @ ECO SPRING  
ECO SUMMER SDN. BHD. (201401000315 (107%385-V))  
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**Elford Residences (Double-Storey Cluster Homes)** • Standard Lot: 33' x 75' • Housing Developer's License No: I4320-2/02-2022/01234 (L) • Validity Period: 01/03/2021 – 28/02/2022 • Advertising and Sales Permit No.: I4320-2/02-2022/01234 (P) • Validity Period: 01/03/2021 – 28/02/2022 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2016/14/BGN/110 • Expected Date of Completion: Apr 2021 • Land Charge: RHB Bank Berhad • Restriction in Interest: Nil • Price: RM2,187,500.00 – RM2,702,750.00 • 15% Discount for Bumiputera • No of Units: 40

All art renderings and photographs contained in this circular are artist's impressions only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.