



Peöny



Kàllos

Double Storey Cluster Homes

35' x 80' | 2,824 sq. ft.

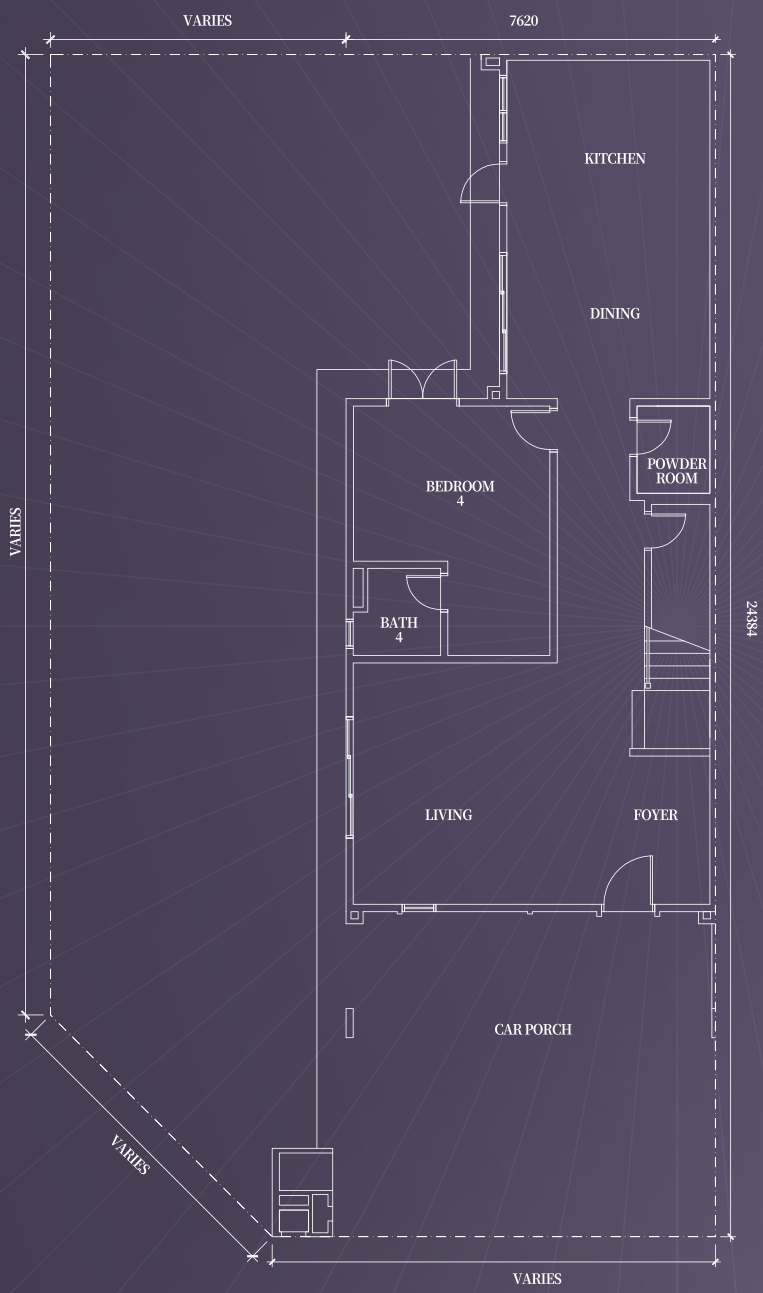
Kàllos Cluster Homes

A Symphony of Sophistication

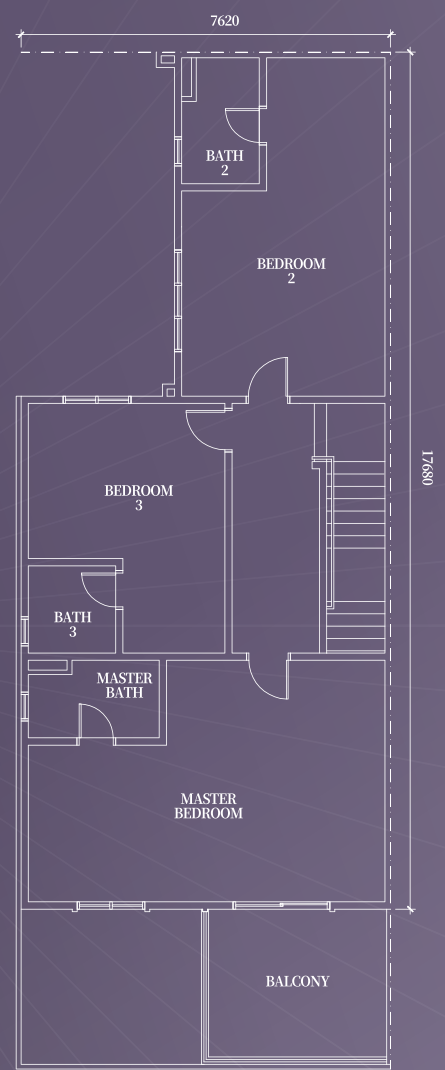
Enter a realm of refined extravagance where every detail radiates magnificence. Discover unparalleled sophistication in these lavish homes, boasting 4 luxurious bedrooms with ensuite bathrooms, an exquisite living hall, a grand kitchen, serene private gardens and a spacious car porch.



Floor Plan



Ground Floor



First Floor

Specifications

Structure	: Reinforced Concrete Framework	
Wall	: Brick Wall / R.C. Wall	
Roof Covering	: Roof Tiles / R.C. Flat Roof	
Roof Framing	: Light Weight Truss	
Ceiling	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat	
Windows	: Aluminium Glass Window	
Doors	: Timber / Flush / Aluminium Glass Door	
Ironmongery	: Selected Lockset	
Wall Finishes	: Master Bath Bath 2 & 3 & 4 Powder Room Kitchen	Tiles Up To 3000mm Tiles Up To 3000mm Tiles Up To Ceiling Height Tiles Up To 3000mm
Floor Finishes	: Ground Floor Foyer / Living / Dining / Kitchen Bedroom 4 Powder Room / Bath 4 Car Porch Other Areas	Tiles Tiles Tiles Tiles Cement Render
	: First Floor Master Bedroom / Bedroom 2 & 3 Staircase / Corridor Master Bath / Bath 2 & 3 Balcony	Laminated Flooring Laminated Flooring Tiles Tiles
Sanitary And Plumbing Fittings	: Water Closet Wash Basin Shower Rose Kitchen Sink*	5 nos 5 nos 4 nos 1 no
Electrical Installation	: Lighting Point Power Point (13A) Fan Point Air-Con Point Doorbell Point	Corner Lot / Intermediate Lot / End Lot 33 nos 29 nos 6 nos 6 nos 1 no
Internal Telephone	: FWS Point Data Point	1 no 1 no
* Fencing	: 1500mm Brick Wall with 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.

Green Initiatives

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.



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.



USING GREEN OR ECO-LABEL MATERIALS

We see the use of certified green or eco-label construction materials for our houses as the way 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.

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.



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 illuminate 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.



RENEWABLE ENERGY

The most common form of renewable energy generation is solar PV (photovoltaic). With solar PV panels installed on a building's roof, you will be able to harness energy from the sun to generate electricity and help reduce your monthly bill.



RENEWABLE WATER

Malaysia is blessed with rain all year round and with this in mind, we've fitted your homes with rainwater harvesting systems. This puts renewable water source into good use for a host of daily activities, such as cleaning the front porch, watering the garden, plants and washing your car.

ECO MASTERPLAN



GREENSCAPES & 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.



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 as well as to community areas and parks within the development. Getting around is a breeze!



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.



INTELLIGENT INFRASTRUCTURE

We offer easy and seamless access to high speed communication infrastructure.

ECO LANDSCAPE



BIODIVERSITY

We feel that a development without flora and fauna lacks 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.

ECOWORLD
CREATING TOMORROW & BEYOND

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ECO SUMMER SDN. BHD. 201401000315 (1076385-V) · Jalan Ekoflora 1, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim, Malaysia · **Källos (Double Storey Cluster Homes)** · Standard Lot: 35' x 80' · Housing Developer's License No.: 14320/02-2024/92(A) · Validity Period: 11/2/2022 – 10/2/2024 · Advertising and Sales Permit No.: 14320-14/04-2026/0478(N)-(S) · Validity Period: 19/4/2023 – 18/4/2026 · Land Tenure: Freehold · Approving Local Authority: Majlis Bandaraya Johor Bahru · Building Plan Reference No.: MBJB/U/2022/14/BGN/146/RP(8) · Expected Date of Completion: April 2026 · Land Charge: RHB Bank Berhad · Restriction in Interest: Nil · Price: RM1,836,000.00 – RM2,163,600.00 · 15% Discount for Bumiputera · No. of Units: 72 · All illustrations, art renderings and photographs contained herein are artist's impression only. All plans, layouts, drawings, specifications and information herein are subject to change and shall not be construed as an offer or contract, or taken as the developer's representation of any information contained herein. The developer reserves the right to alter, change or modify any plans, layouts, drawings, specifications and information herein without prior notification. The developer shall not be held liable for any losses, damages, costs, expenses and liabilities that may be incurred, suffered or sustained arising from any reliance on any information contained herein or any part thereof. Please refer to the sale and purchase agreement of the actual unit purchased.

**Iklan ini telah diluluskan oleh Jabatan Perumahan Negara.