

THÉO GARDEN HOMES

Welcome to Théo.

A garden home, inspired by European Tudor architecture. From the bay windows of the master bedroom to the equally spacious first-floor bedrooms, natural beauty is always present and nearby. Walk into the beautiful private garden from the living hall. Indulge in garden views every meal at the dining hall. Embrace the spellbinding cosiness of garden living.



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 EcoWorld Gallery@Eco Spring

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ECOWORLD
CREATING TOMORROW & BEYOND

ECO SUMMER SDN. BHD. (1076385-V) • Jalan Ekoflora 1, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim, Malaysia. • **THÉO (Double-Storey Terrace Homes)** • Standard Lot: 30' x 60' • Housing Developer's Licence No.: 14320-7/07-2022/02280 (L) • Validity Period: 25/07/2021 – 24/07/2022 • Advertising and Sales Permit No.: 14320-7/07-2022/02280 (P) • Validity Period: 25/07/2021 – 24/07/2022 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MB/B/U/2019/14/BGN/28/RP(14) • Expected Date of Completion: Aug 2022 • Land Charge: RHB Bank Berhad • Restriction in Interest: Nil • Price: RM1,237,500.00 – RM1,548,375.00 • 15% Discount for Bumiputera • No. of Units: 89 • All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by the architects and/or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

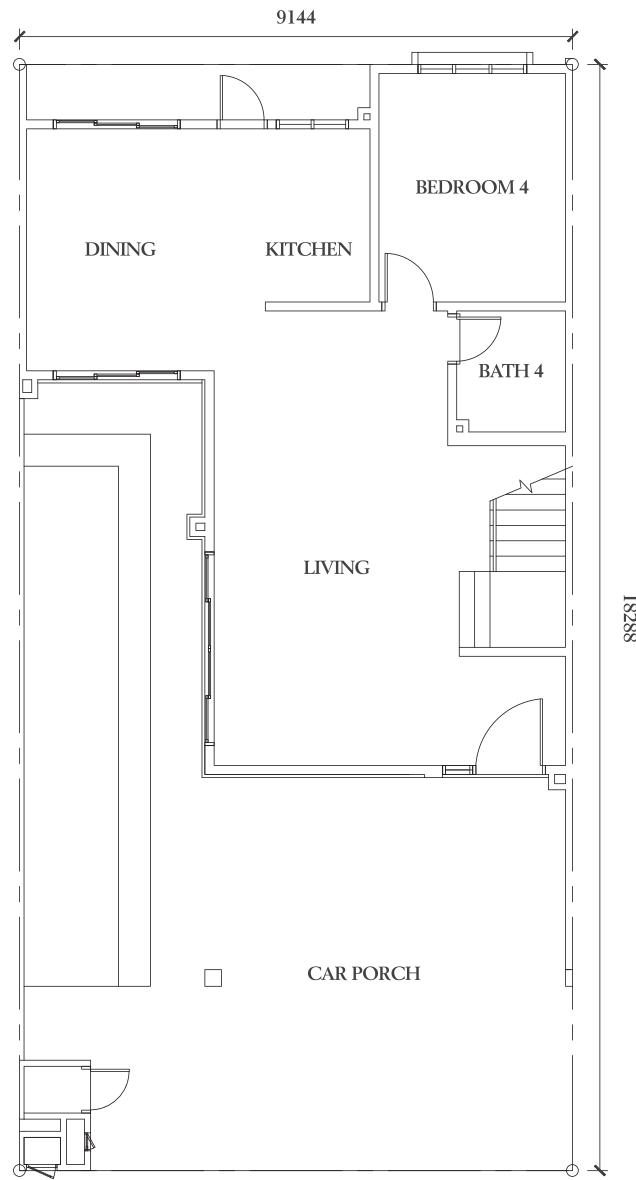


ROSÉ

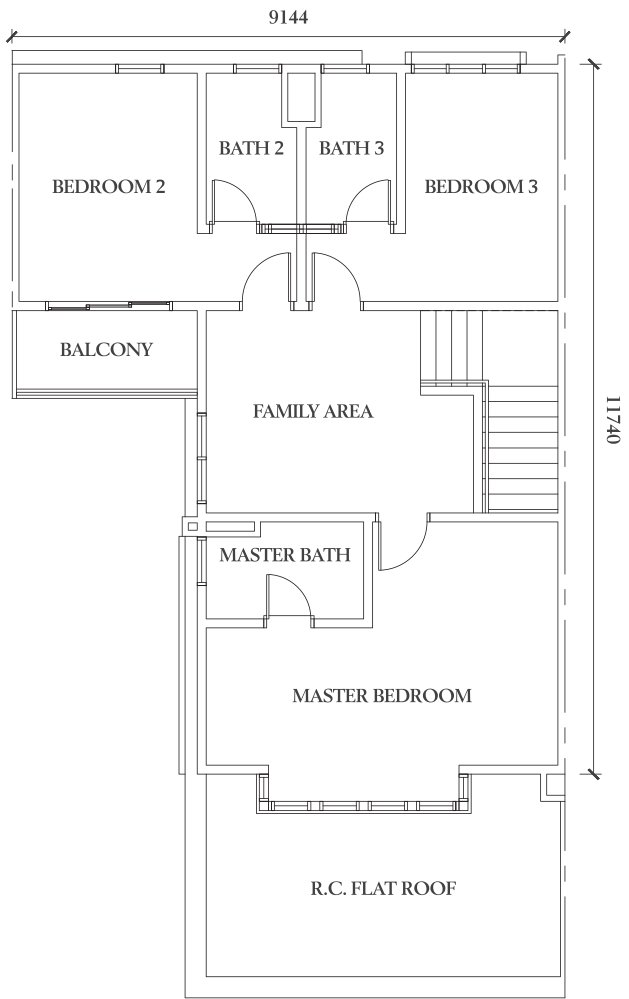


THÉO
GARDEN HOMES
30' x 60'

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

SITE PLAN

THÉO GARDEN HOMES
30' x 60'



SPECIFICATIONS

Structure	: Reinforced Concrete Framework
Wall	: Brick Wall
Roof Covering	: Roof Tile / R.C. Flat Roof
Roof Framing	: Lightweight Steel Truss
Ceiling	: Asbestos Free Ceiling / Plaster Ceiling Board / Skim Coat
Windows	: Aluminum Frame Casement / Sliding / Fixed Glass Panel Window / Top Hung / Fixed Louvres Window
Doors	: Timber Solid / Flush / Aluminum Sliding
Ironmongery	: Selected Lockset

Wall Finishes	: Master Bath	- Porcelain Tiles
	Bath 2, 3 & 4	- Porcelain Tiles
	Kitchen	- Porcelain Tiles

Floor Finishes	: Ground Floor	
	Living / Dining / Kitchen / Bedroom 4	- Porcelain Tiles
	Bath 4	- Porcelain Tiles
	Car Porch	- Porcelain Tiles
	Other Areas	- Cement Render

	: First Floor	
	Master Bedroom / Bedroom 2 & 3	- Porcelain Tiles
	Master Bath	- Porcelain Tiles
	Bath 2 & 3	- Porcelain Tiles
	Staircase	- Porcelain Tiles
	Balcony	- Porcelain Tiles

Sanitary And Plumbing Fittings	: Wash Basin	- 4 nos
	Toilet Roll Holder	- 4 nos
	Shower	- 4 nos
	Water Closet	- 4 nos
	Kitchen Sink	- 1 no

Electrical Installation	: Lighting Point	- 34 nos
	Power Point (13A)	- 25 nos
	Ceiling Fan Point	- 7 nos
	Air-con Point	- 6 nos
	Heater Point	- 4 nos
	TV Point	- 2 nos
	Doorbell Point	- 1 no

Internal Telephone	: Telephone Point	- 2 nos
	Data Point	- 2 nos

Trunking And Cabling	: Intercom Point	- 1 no
*Fencing	: 1500mm Picket Fence	
*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.



COOL ROOF

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



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.



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.



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.



NATIVE PLANTS

We believe that including native plants (local plants) in a development's environment not only provides greenery, but also maintains the natural ecosystem around a neighbourhood. These native plants usually require less maintenance and have low water requirements.