



With access to a private garden and rejuvenating views of the 20-foot back lane garden, the ground-floor bedroom is perfect for those who desire to stay a little closer to nature.

Crafted By

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F +607 364 5860 **GPS COORDINATES** N 01° 35' 18.2" E 103° 45' 35.9"

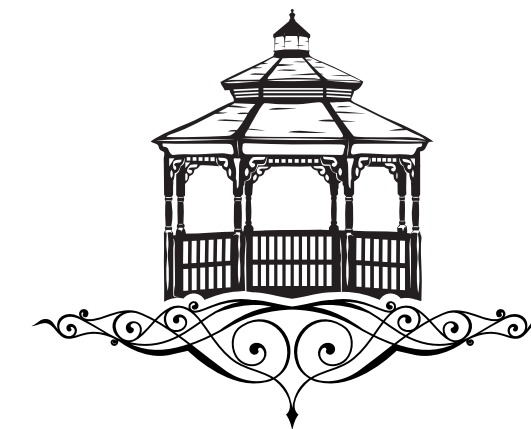
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The Charlton (Double-Storey Terrace Homes) • Standard Lot: 20' x 80' • Housing Developer's Licence No.: 13518-3/08-2019/02534(L) • Validity Period: 20/08/2018 – 19/08/2019 • Advertising and Sales Permit No.: 13518-3/08-2019/02534 (P) • Validity Period: 20/08/2018 – 19/08/2019 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2014/14/BGN/58 • Date of Completion: Sep 2017 (CCC Obtained) • Land Charge: RHB Bank Berhad • Restriction in Interest: Nil • Price: RM1,176,000.00 – RM2,135,040.00 • 15% Discount for Bumiputera • No. of Units: 236 • 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 plan, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.



ECO SUMMER
— Across A Stream Of Evergreen —

NORTH GARDENS

THE CHARLTON
20' x 80'



THE CHARLTON

20' x 80'



The Charlton collection of garden homes features a unique design language crafted with classic and contemporary architecture elements. Its façade and grey and white colour scheme would look comfortably at home in a serene English town, while its interior, styled with gleaming streaks of gold and silver, is a pleasantly modern atmosphere that reverberates with chic luxury.



GROUND FLOOR



FIRST FLOOR

SITE PLAN

THE CHARLTON
20' x 80'



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework				
WALL	: Brick Wall				
ROOF COVERING	: Quality Roof Tiles				
ROOF FRAMING	: Lightweight Metal Truss				
CEILING	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat				
WINDOWS	: Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung / Fixed Louvers Window				
DOORS	: Timber Solid / Flush / Aluminium Sliding				
IRONMONGERY	: Quality Lockset				
WALL FINISHES	: Master Bath Bath 2 & 3 Kitchen	- Porcelain Tiles - Ceramic Tiles - Ceramic Tiles			
FLOOR FINISHES	: Ground Floor Living / Dining / Kitchen / Bedroom 4 / Yard Utility Bath 3 Car Porch Other Areas	- Porcelain Tiles - Ceramic Tiles - Ceramic Tiles - Porcelain Tiles - Cement Render			
	First Floor Master Bedroom / Bedroom 2 & 3 / Staircase Master Bath Bath 2 Balcony	- Porcelain Tiles - Porcelain Tiles - Ceramic Tiles - Porcelain Tiles			
SANITARY & PLUMBING FITTINGS	: Kitchen Sink Wash Basin Soap Holder Toilet Roll Holder Shower Rose WC	- 1 no - 3 nos - 3 nos - 3 nos - 3 nos - 3 nos			
ELECTRICAL INSTALLATION	: Lighting Point Power Point (13A) TV Point Ceiling Fan Point Air-Con Point Water Heater Point Auto Gate Point Doorbell Point	- 27 nos - 25 nos - 2 nos - 5 nos - 5 nos - 3 nos - 1 no - 1 no	End / Corner Unit Intermediate Unit	- 26 nos - 24 nos - 2 nos - 5 nos - 5 nos - 3 nos - 1 no - 1 no	
INTERNAL TELEPHONE TRUNKING & CABLING	: Telephone Point Intercom Point	- 2 nos - 1 no		- 2 nos - 1 no	
*FENCING	: 1600mm Brick Wall & M. S. Grille				
*TURFING	: Cow Grass (Axonopus Compressus (SW.) P. Beauty)				

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.