



The open concept unites the living hall and dining hall to maximise the living space and allow the beautiful view of your private garden, where a unique outdoor alfresco area lets you savour your meals while surrounded by nature, to accompany you at all times.



The upstairs family hall is a personal sanctuary for you to spend priceless, private moments with your loved ones in a cosy and opulent atmosphere.

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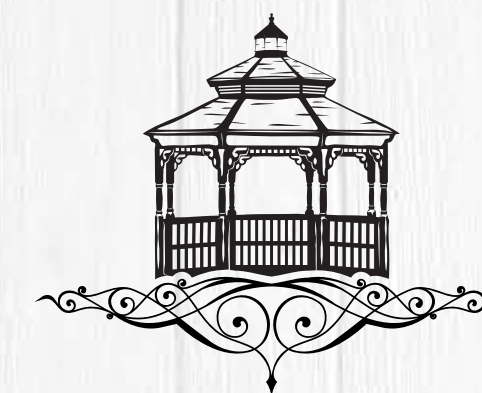
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GPS Coordinates: N 01°35'18.2" E103°45'35.9"

**The Upton** (Double-Storey Terrace Homes) • Standard Lot: 22' x 80' • Housing Developer's Licence No.: 13518-1/06-2019/02089 (U) • Validity Period: 07/06/2018 – 06/06/2019 • Land Tenure: Freehold • Approving Local Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference No.: MBJB/U/2014/14/BGN/12 • Date of Completion: May 2017 (CCC Obtained) • Land Charge: RHB Bank Berhad • Restriction in Interest: Nil • Price: RM1,340,800.00 – RM2,091,520.00 • 15% Discount for Bumiputera • No. of Units: 147

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.



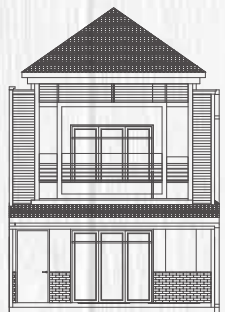
**ECO SUMMER**  
— Across A Stream Of Evergreen —

**THE UPTON**  
22' x 80'





The Upton is a collection of modern English townhouses that features a unique, enduring architecture design magnificently crafted with nostalgic elements perfectly blended into modish living spaces, offering a classy yet comfy living experience among opulence and nature that blurs the line between contemporary and classic.



THE UPTON  
22' x 80'



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework	SANITARY & PLUMBING FITTINGS	: Kitchen Sink	- 1	no
WALL	: Brick Wall		: Wash Basin	- 4	nos
ROOF COVERING	: Concrete Tile / R.C. Flat Roof		: Soap Holder	- 4	nos
ROOF FRAMING	: Lightweight Metal Truss		: Toilet Roll Holder	- 4	nos
CEILING	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat		: Shower Rose	- 4	nos
WINDOWS	: Aluminium Casement / Sliding / Fixed Glass Panel Window / Top Hung / Fixed Louvres Window		: WC	- 4	nos
DOORS	: Timber Solid / Flush / Aluminium Sliding				
IRONMONGERY	: Quality Lockset				
WALL FINISHES	: Master Bath Bath 2, 3 & 4 Kitchen	- Porcelain Tiles - Ceramic Tiles - Ceramic Tiles			
FLOOR FINISHES	: Ground Floor Living / Dining / Kitchen / Bedroom 1 / Yard Utility Bath 4 Car Porch Other Areas	- Porcelain Tiles - Ceramic Tiles - Ceramic Tiles - Porcelain Tiles - Cement Render			
	First Floor Master Bedroom / Bedroom 2 & 3 / Family Area / Staircase Master Bath Bath 2 & 3 Balcony	- Porcelain Tiles - Ceramic Tiles - Porcelain Tiles			
				End / Corner Unit	Intermediate Unit
			: Lighting Point	- 30 nos	- 29 nos
			: Power Point (B3A)	- 28 nos	- 27 nos
			: TV Point	- 3 nos	- 3 nos
			: Ceiling Fan Point	- 5 nos	- 5 nos
			: Air-Con Point	- 5 nos	- 5 nos
			: Water Heater Point	- 4 nos	- 4 nos
			: Auto Gate Point	- 1 no	- 1 no
			: Doorbell Point	- 1 no	- 1 no
			: Telephone Point	- 2 nos	- 2 nos
			: Intercom Point	- 1 no	- 1 no
			: *FENCING		
			: *TURFING		
			: 1600mm Brick Wall & M. S. Grille		
			: 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.

SITE PLAN

THE UPTON  
22' x 80'

