

Freehold



THE SENAI GARDEN

A City in North Iskandar Malaysia

PHASE 2



PropertyGuru
Asia Awards Malaysia
with iProperty

WINNER

Best Value Mid-Rise
Development

The Senai Garden
by KCC Development (M)
Sdn Bhd

2024

产业投资 储蓄计划

Property Investment Saving Plan

FROM
RM **430k***

*Terms & Conditions Apply 须符合条规

LOW DENSITY
人口密度低

8 ACRES
占地英亩

392 UNITS
单位

- 租房需求率高
- 租金大约RM2000-RM2500
- 银行供款大约RM2000

High Rental Demand
Monthly Rental Around RM2,000-RM2,500
Bank Installment Around RM2000



3 Mins To Expressway

- ① The North - South Expressway
- ② Senai - Desaru Expressway



INDUSTRIAL PARK

10 Mins To Industrial Park

- ③ i - Park
- ④ Senai Airport City Industrial Park
- ⑤ Senai & Kulai Industrial Areas
- 25 Mins To Data Centre & Iskandar Puteri
- ⑥ Sedenak Tech Park (Data Centre)
- ⑦ Iskandar Puteri



1-10 Mins To International Airport & Hotels

- ⑧ Senai International Airport
- ⑨ Impiana Hotel Senai
- ⑩ Palm Resort Golf & Country Club



8 Mins To International School & University

- ⑪ Seri Omega Private & International School
- ⑫ University Technology Malaysia



10 - 15 Mins To Shopping Malls

- ⑬ Johor Premium Outlet
- ⑭ Aeon Mall Kulai
- ⑮ Paradigm Mall Johor



25 Mins To CIQ, KTM & RTS Station

- ⑯ JB City CIQ
- ⑰ KTM (JB Sentral Station)
- ⑱ RTS (Bukit Chagar Station)
- 35 Mins to Tuas
- ⑲ Tuas Check Point

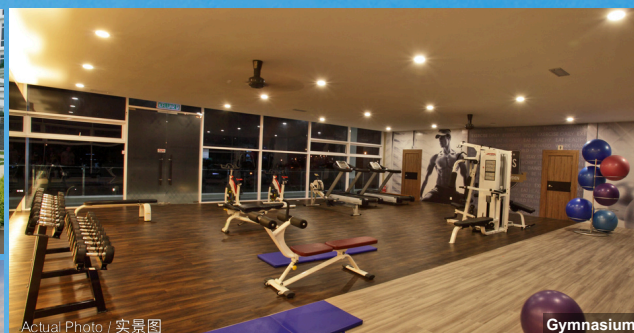
度假式的公寓设施 Lifestyle Facilities



Children's Playground



Sports Facility



Gymnasium



Children Wet Playground



Tennis Courts



Linear BBQ Park



KTV Room



Mini-Theatre



Sauna



Jacuzzi



Swimming Pool & Kids Pool



GATED & GUARDED

围篱保安

- 24 hour security & patrol services
- 24小时保安巡逻
- Guardhouse access control
- 保安厅监控
- CCTV surveillance at lift lobby
- 电梯等候厅备有闭路电视监控
- CCTV surveillance at each level corridor
- 各楼层走廊备有闭路电视监控
- Card control at lift lobby
- 电梯等候厅备有保安通行卡
- Card control at lift for individual floor
- 各楼层电梯备有保安通行卡



Security



CCTV

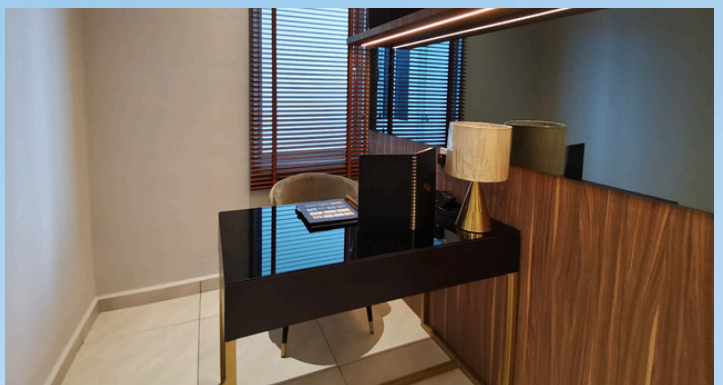


Card Control

TYPE B

Build-up Area: 968 sq.ft.
3 Bedrooms + 2 Bathrooms

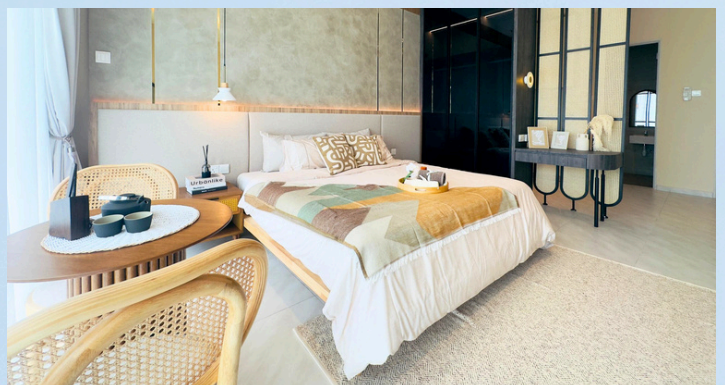
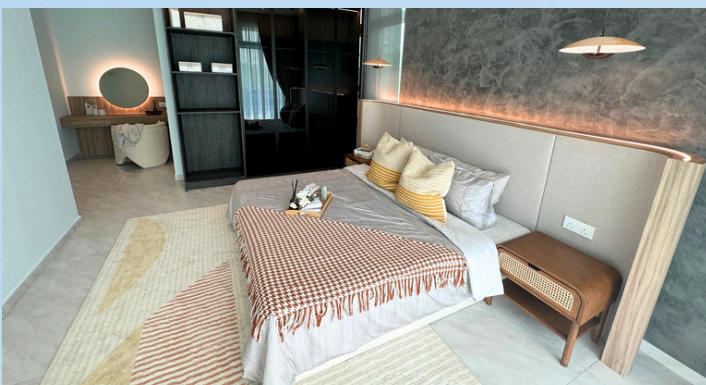
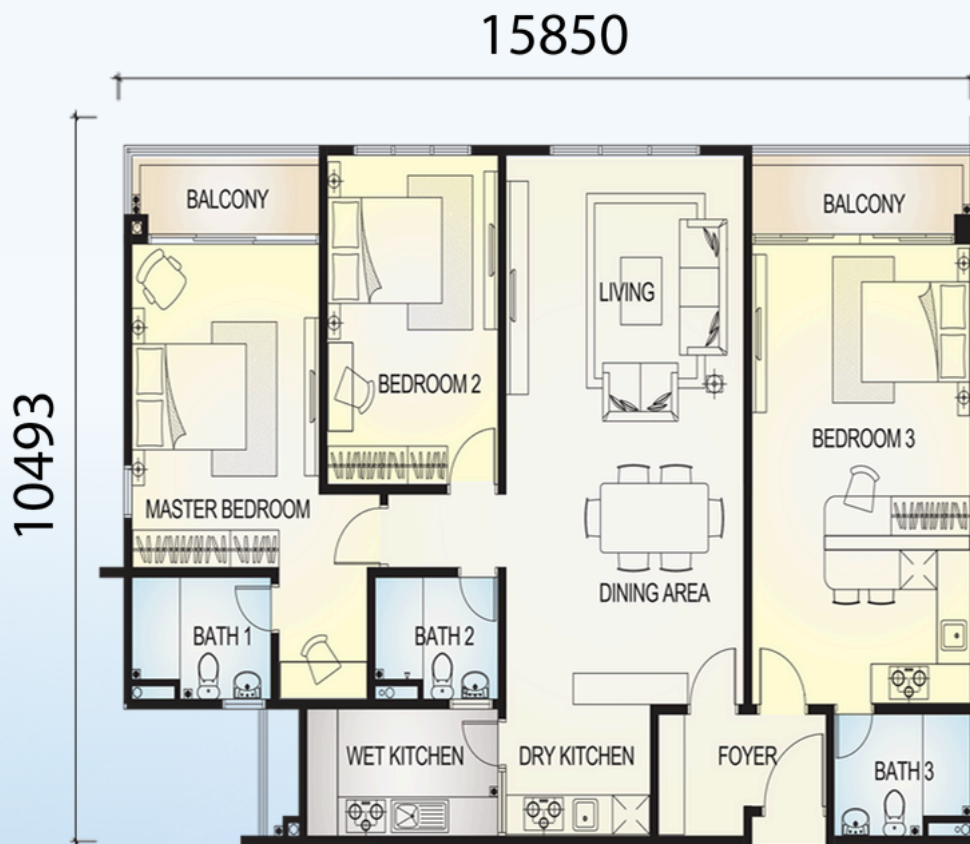
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TYPE C

(Dual Key)

Build-up Area: 1734 sq.ft.
3 Bedrooms + 3 Bathrooms



Exclusive Package Worth RM25,000*

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欢迎参观示范单位 (需预约)
Show Unit Open For Viewing (By Appointment)
10AM - 5PM

Phase 2 Limited Unit Only



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For any enquiries, please call 任何询问，欢迎致电：

012-6886 292 (Kent) / 012-6886 232 (Ginifer) / 012-6886 229 (Nadia)



The Senai Garden



TheSenaiGardenPhase2

KCC
REALTY

KCC Development (M) Sdn.Bhd.
199501027985 (357191-A)

Sales Gallery:
A-G-01A, Pangsapuri Implan Senai, Jalan Implan Senai Utama,
Taman Implan Senai, 81400 Senai, Johor.

www.thesenaigarden.com.my

CERTIFIED
ISO 9001:2015



Developer : KCC Development (M) Sdn Bhd •Address: 93, Jalan Hashim, 84000 Muar, Johor. •Developer License: 7046/11-2025/0630(A) •Validity Period: 20/11/2020 - 19/11/2025 •Sales Permit No: 7046-24/01 - 2026/0058 (A)-(S) •Validity Period: 16/01/2023 - 15/01/2026 •Expected Date of Completion: 31 December 2026 •Building Plan No: MPKu4/2-19/2011_PIND •Land Tenure: Freehold •Type of House: Apartment - Type B,B1,C,E,E1,E2,E3 and F •Price: Min RM430,406 - Max RM1,674,330 •Total Units: 128 •Importance Restrictions: None •Approving Authority: Majlis Perbandaran Kulai
All rendering and photographs contained on the circular are artist impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities or architect. All plans, layouts, information and specifications are subject to change and cannot form part an offer or contract.