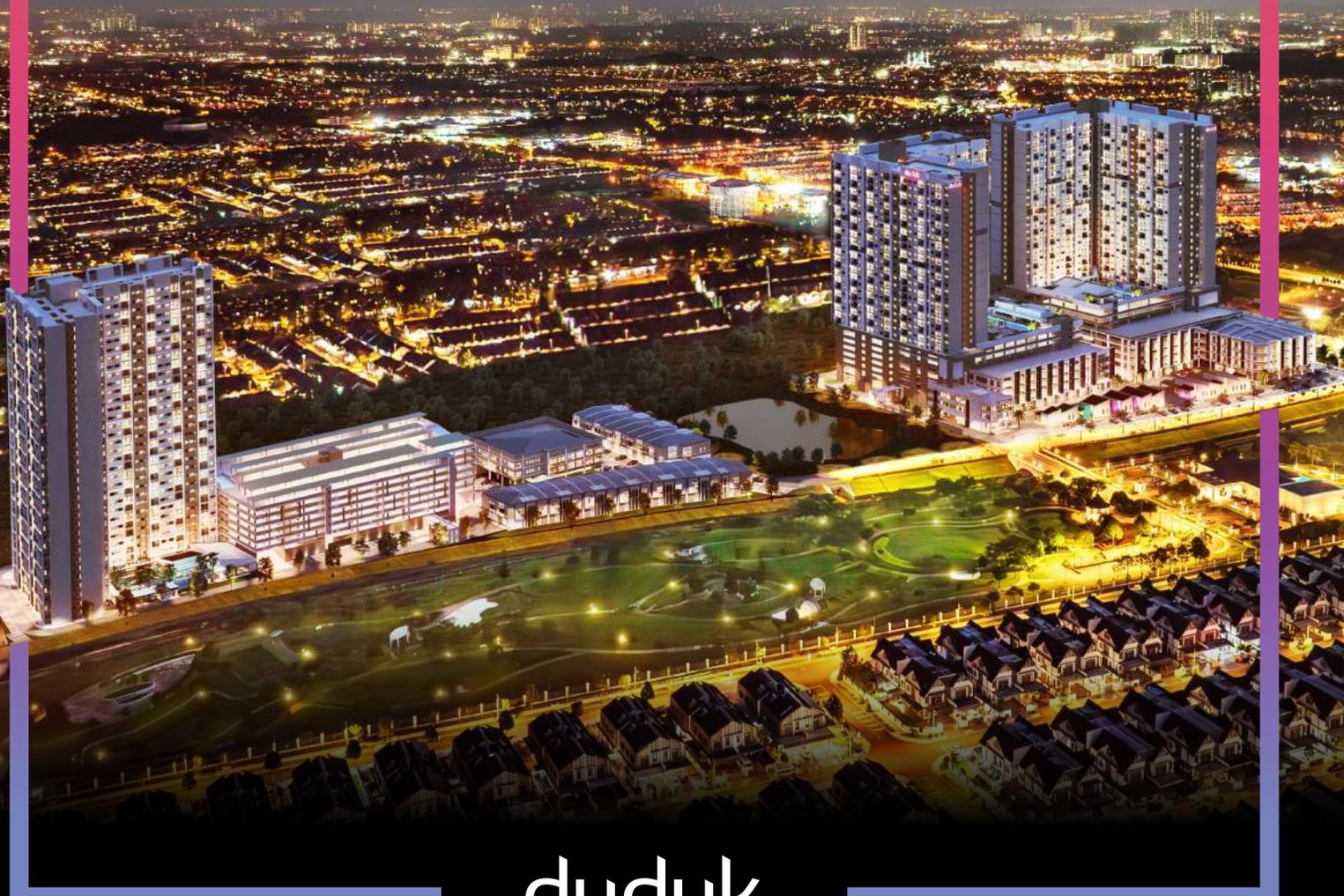


SANTAI 3

ECO SPRING



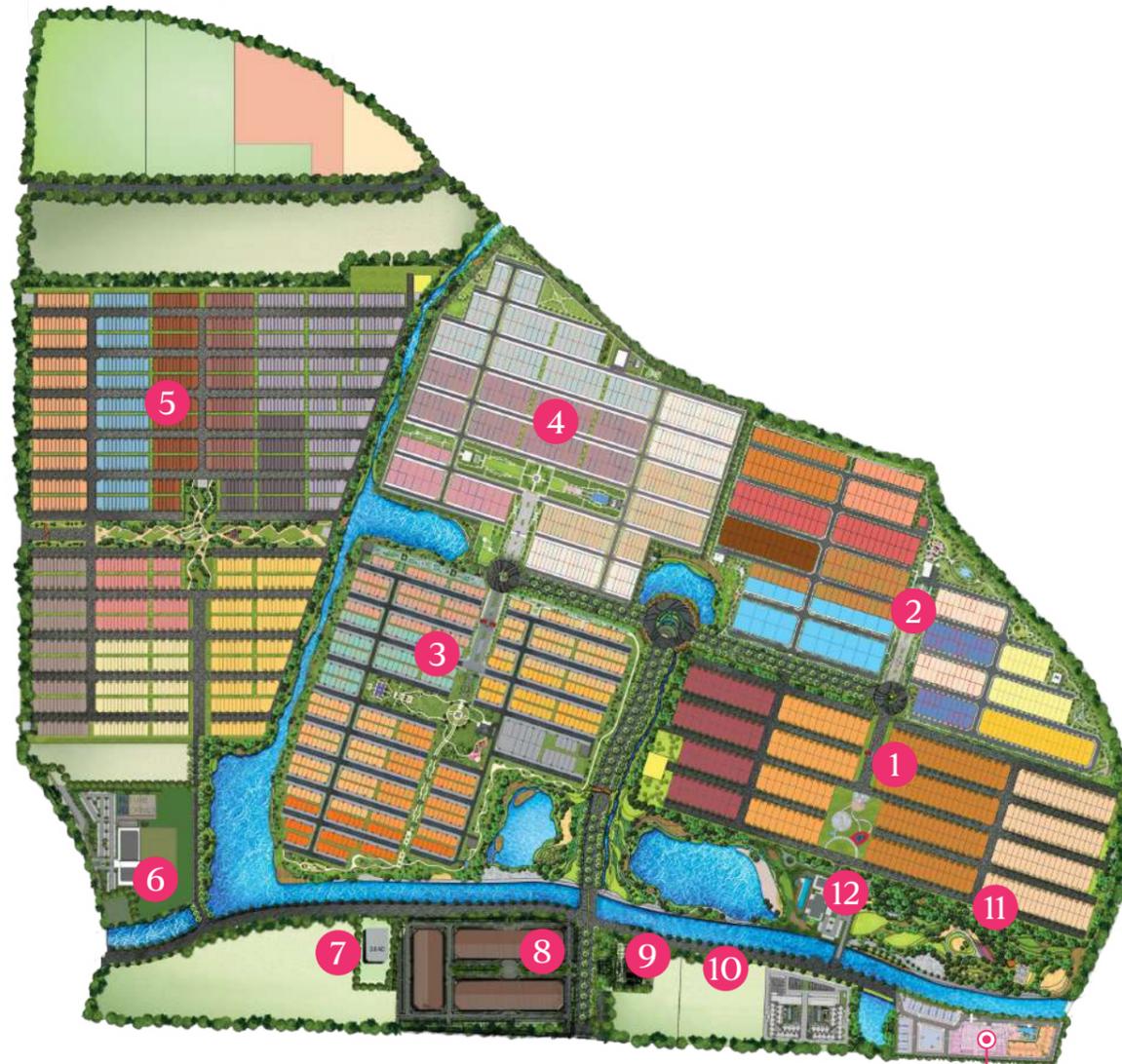
duduk
ECOWORLD

WELCOME TO SANTAI 3



Santai 3 redefines modern living with a sense of calm and effortless style. It is a home where comfort meets sophistication, designed to help you unwind and reconnect. Here, every moment at home feels exclusive, serene, and beautifully yours.

MASTER PLAN



- | | | |
|---------------------|---------------------------------|---------------------------------|
| 1 Precinct 1: Iris | 5 Eco Summer | 9 EcoWorld Gallery @ Eco Spring |
| 2 Precinct 2: Daisy | 6 Pusat Komuniti Taman Ekoflora | 10 Spring Labs |
| 3 Precinct 3: Rosé | 7 Cathay Restaurant | 11 Urban Park |
| 4 Precinct 4: Peöny | 8 Eco Palladium | 12 Clubhouse |



AWESOME FACILITIES

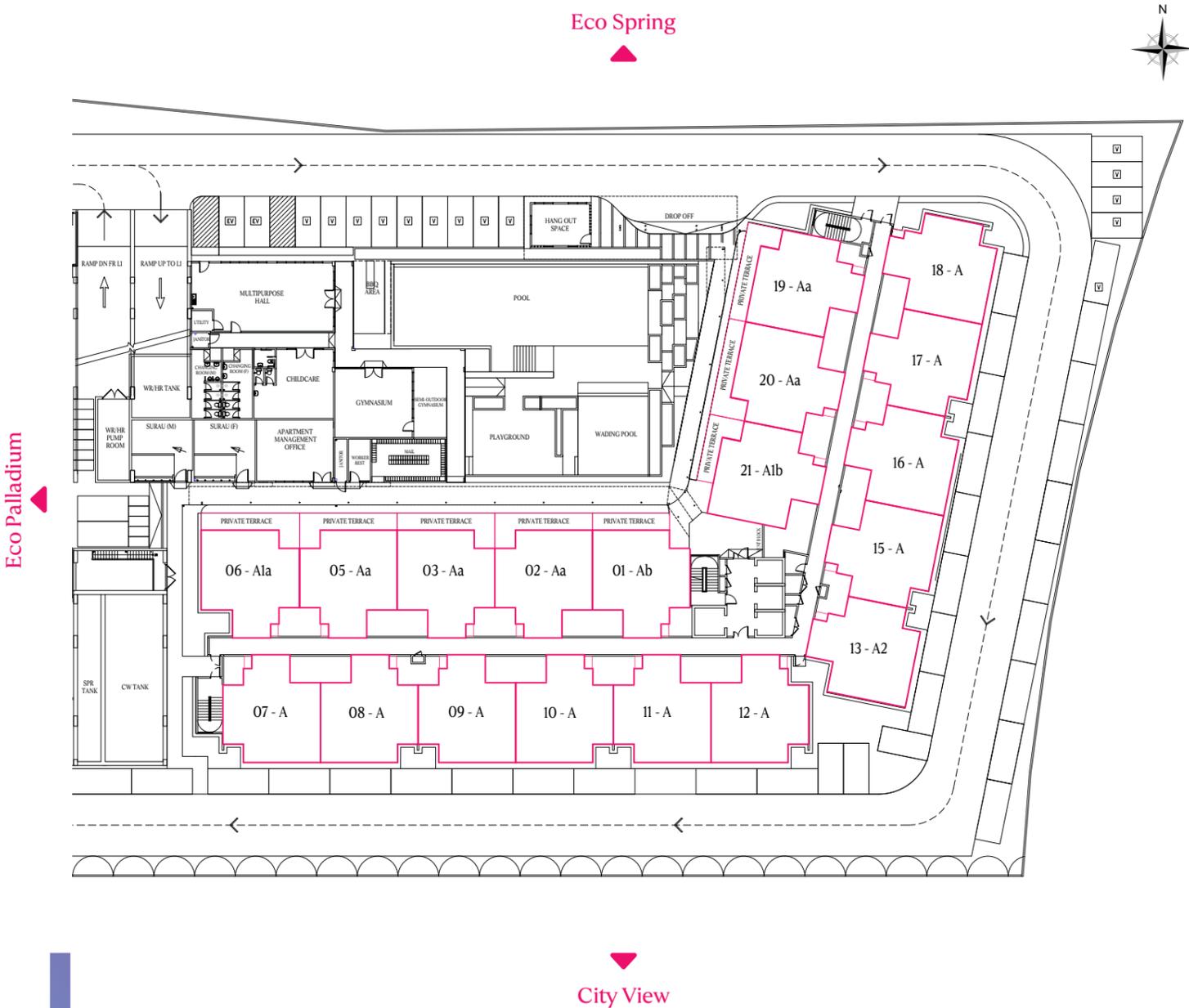
At Santai 3, every day feels like a getaway. Unwind by the pool, recharge at the gym, or gather with loved ones under the open sky. Discover thoughtful spaces designed for leisure, connection, and pure enjoyment.



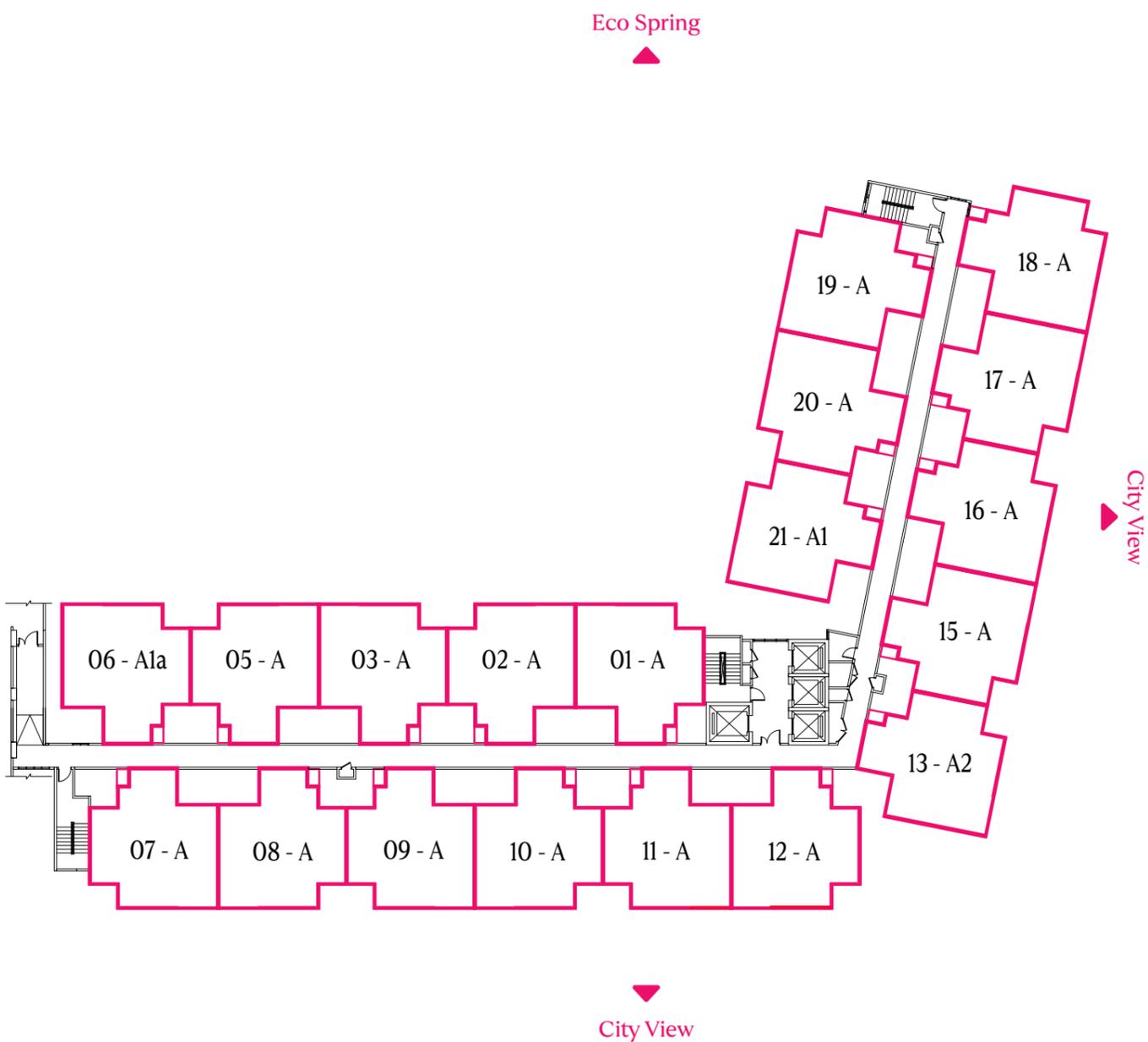
- Retail
- M & E Services
- Facilities
- Car Park (Commercial)
- Car Park (Resident)
- Residential Unit

UNIT FLOOR PLAN

GROUND FLOOR



1ST - 32ND FLOOR | 1st - 7th Floor: Direct Access to Car Park

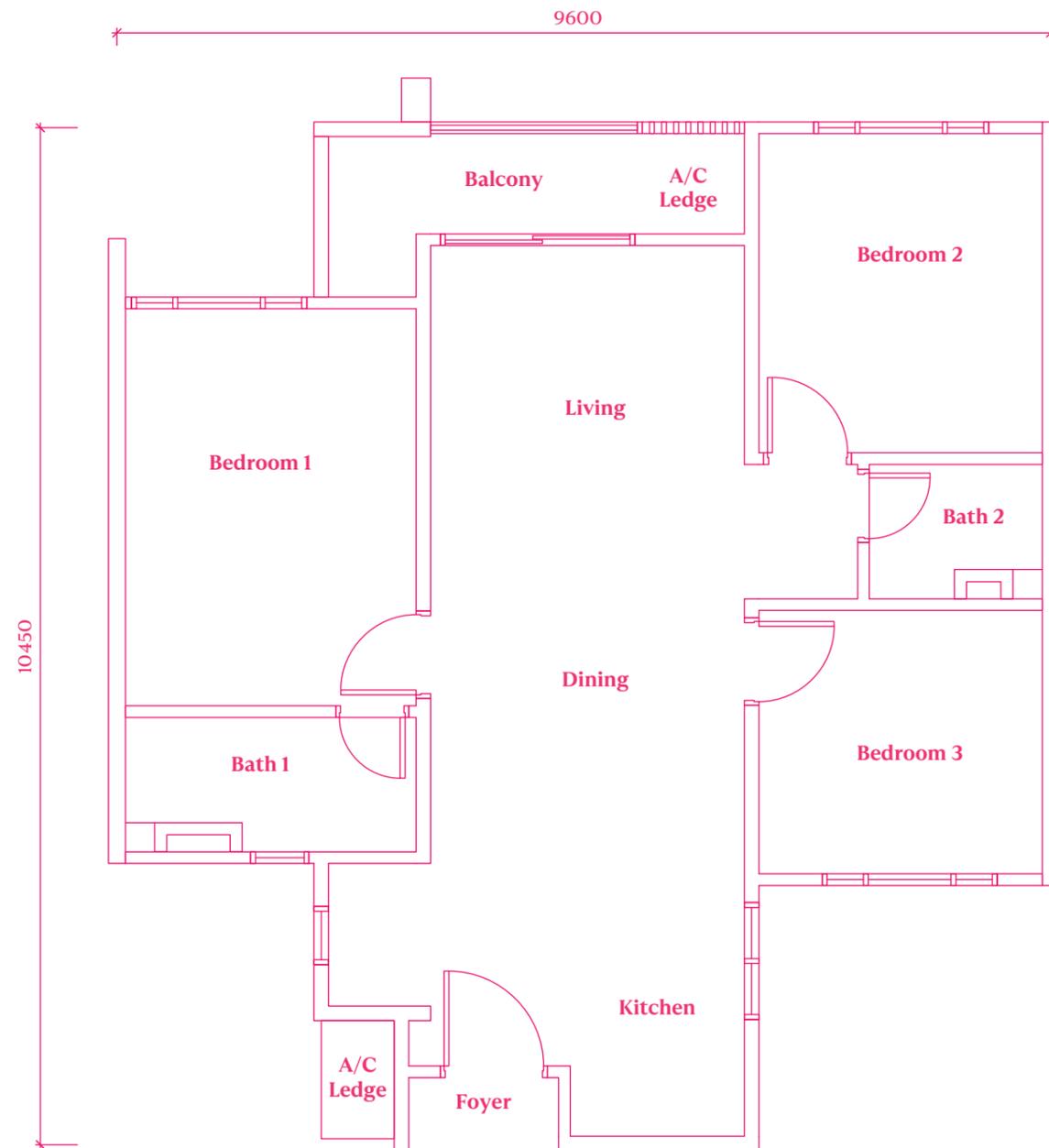


FLOOR PLAN

**BUILT-UP
872 SQ.FT.**



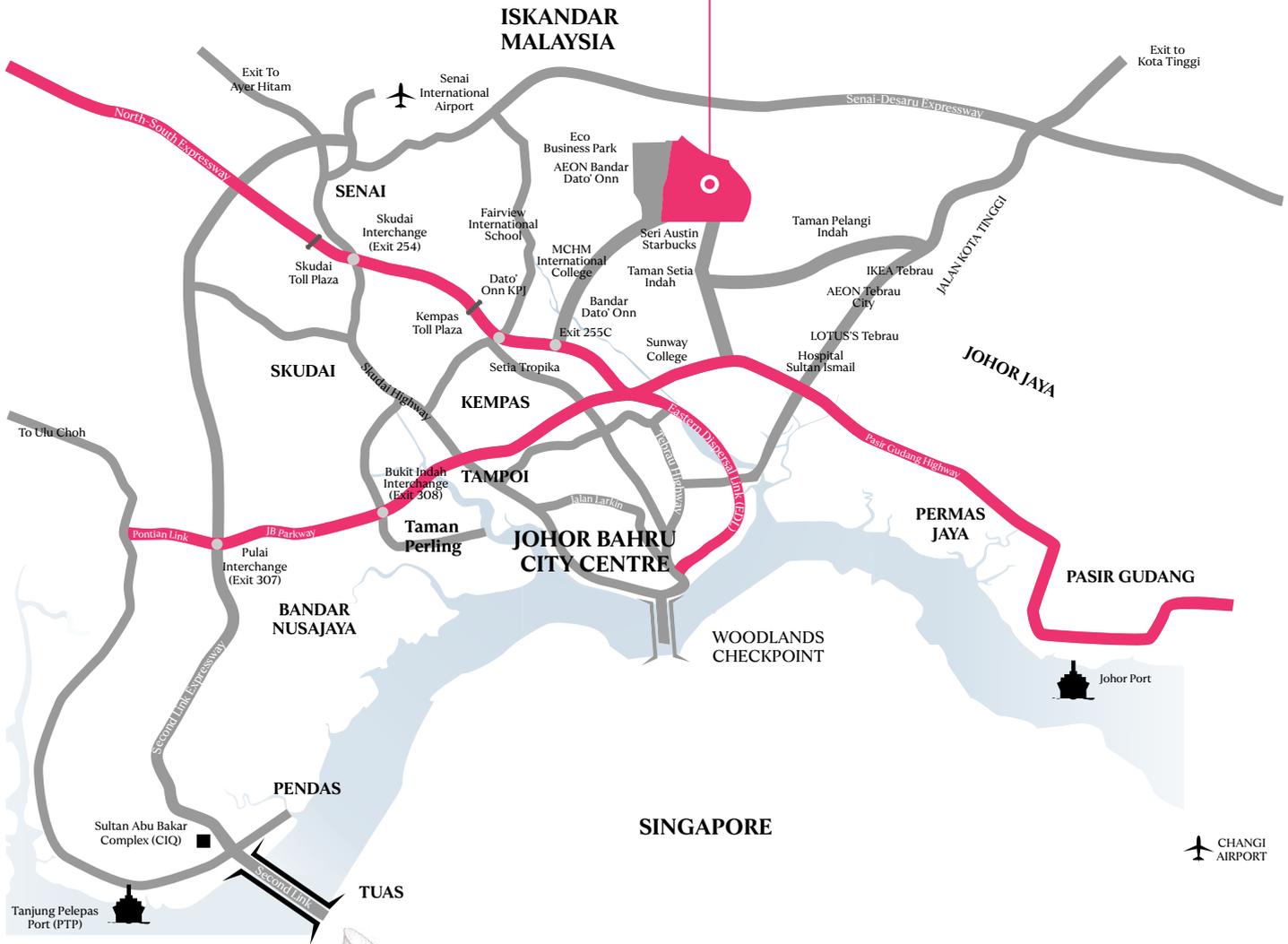
**PARTIALLY
FURNISHED**



SPECIFICATION

Structure	: Reinforced Concrete Structure
Walls	: Reinforced Concrete Wall / Masonry Wall
Roofing Covering	: Reinforced Concrete Roof
Roofing Framing	: Reinforced Concrete Framework
Ceiling	: Skim Coat / Plasterboard Ceiling with Paint
Windows	: Metal Frame Glass Windows
Doors	: Fire-rated Door / Flush Door / Metal Frame Glass Sliding Door (where applicable)
Ironmongery	: Selected Locksets
Wall Finishes	
Bedroom	: Skim Coat with Paint
Bathroom	: Tiles Up to Ceiling High
Kitchen	: Tiles Up to 1500mm High / Skim Coat with Paint
Others	: Skim Coat with Paint
Floor Finishes	
Foyer / Living / Dining / Kitchen	: Tiles
Bedroom	: Tiles
Bathroom	: Tiles
Terrace	: Tiles
Other Areas	: Cement Render
Sanitary and Plumbing Fittings	: A/A1/A2 Aa/ A1a/ Ab/ A1b
Kitchen Sink	: 1 1
Wash Basin	: 2 2
Toilet Roll Holder	: 2 2
Shower Rose	: 2 2
Water Closet	: 2 2
Bib Tap	: 4 5
Electrical Installation	: A/Aa/Ab/A1/A1a/A1b/A2
Lighting Point	: 13
Power Point	: 13
Ceiling Fan Point	: 5
Water Heater Point	: 2
Aircond Point	: 4
HOB Point	: 1
Door Bell Point	: 1
Internal Telecommunication Conduit and Cabling	: A/A1/A2/Aa/ A1a/ Ab/ A1b
Fiber Wall Socket (FWS)	: 1

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 for the item or items marked with an * which may be deleted if not applicable.



As part of Eco Spring, Santai 3 has the same proximity and connection to major highways and other amenities and lifestyle conveniences!

Eco Summer Sdn. Bhd.
201401000315 (1076385-V)
Jalan Ekoflora 1, Taman Ekoflora,
81100 Johor Bahru,
Johor Darul Takzim, Malaysia

Enjoy our world-class services and expert assistance every day.

Mondays to Fridays 9am - 6pm
Weekends and Public Holidays 10am - 6pm

+607-364 2552
www.duduk.my



EcoWorld Gallery @ Eco Spring

Nama Pemaju: Eco Summer Sdn. Bhd. 201401000315 (1076385-V) - Jenis Bangunan: Pangasapuri Perkhidmatan - Nama Pemajuan: Flora Santai 3 - Keluasan Binaan: 872 k.p. - No. Lesen Pemaju: 14320/02-2029/1556(R) - Tempoh Sah: 11/02/2024 - 10/02/2029 - No. Permit Iklan dan Jualan: 14320-23/10-2028/0874(N)-(S) - Tempoh Sah: 22/10/2025 - 21/10/2028 - Hak Milik Tanah: Pegangan Kekal - Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Johor Bahru - No. Rujukan Pelan Bangunan: MBJB/U/2025/14/BGN/18/KOM/13 - Tarikh Dijangka Siap: September 2029 - Beban Tanah: Gadaian (RHB Bank Berhad) - Harga: RM 555,500.00 (Min.) - RM 594,000.00 (Maks.) - 15% Diskaun untuk Bumiputera - Jumlah Unit: 627 (Baki Unit: 626) - Bilangan Parkir: 2 unit - Sekatan-sekatan Kepentingan: tuan punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut petan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera / Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindah milik, dengan apa-apa cara sekalipun kepada orang Bukan Bumiputera / Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindah milik dengan apa-apa cara sekalipun kepada Bukan Warganegara / Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri - Pejabat Jualan: EcoWorld Gallery @ Eco Spring, Jalan Ekoflora 1, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim, Malaysia - 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 information contained herein or any part thereof. Please refer to the sale and purchase agreement of the actual unit purchased.