

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



SANTAI 3
ECO SPRING

- | | | |
|---------------------|---------------------------------|---------------------------------|
| 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

113

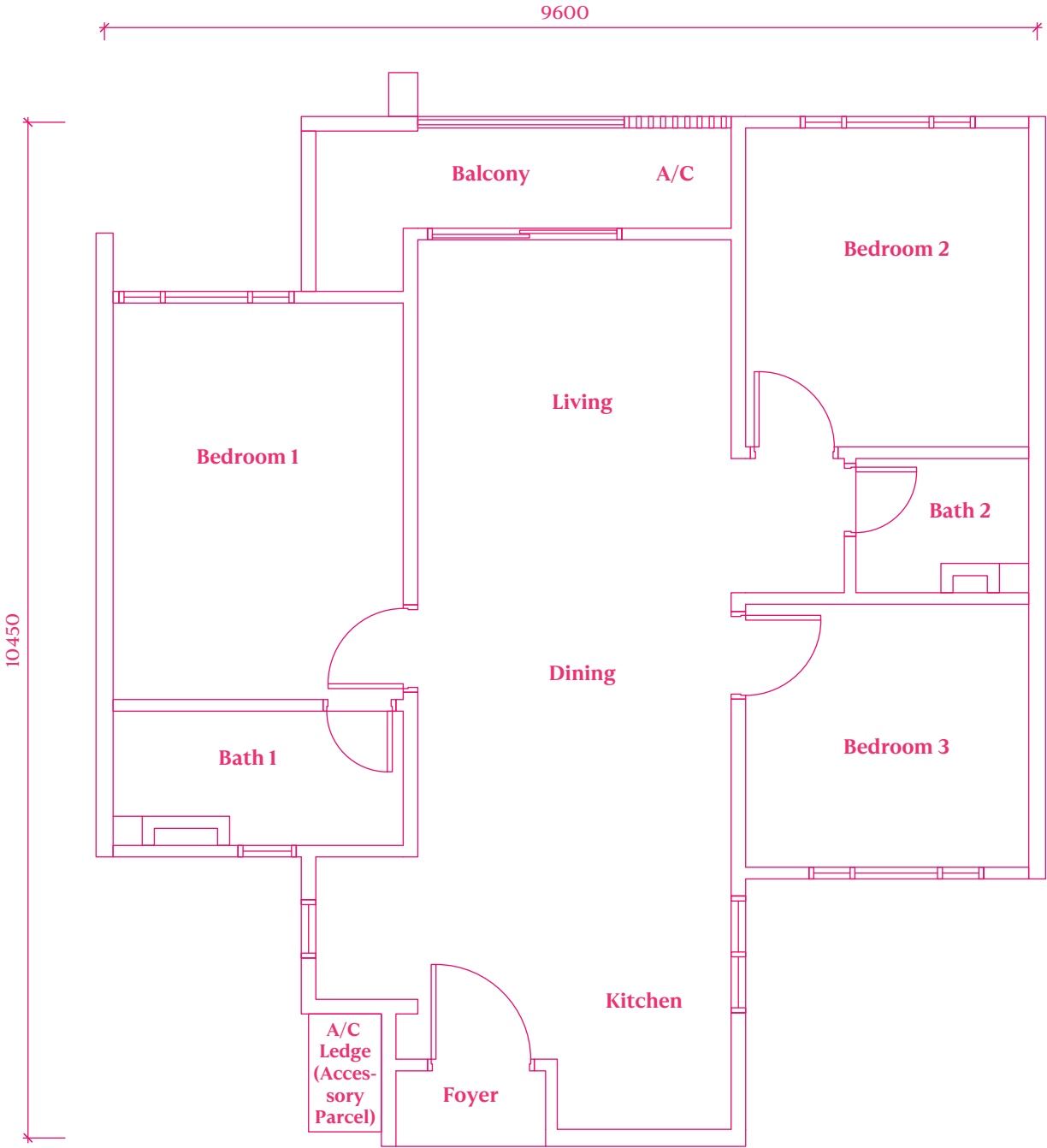


FLOOR PLAN

BUILT-UP
872 SQ.FT.



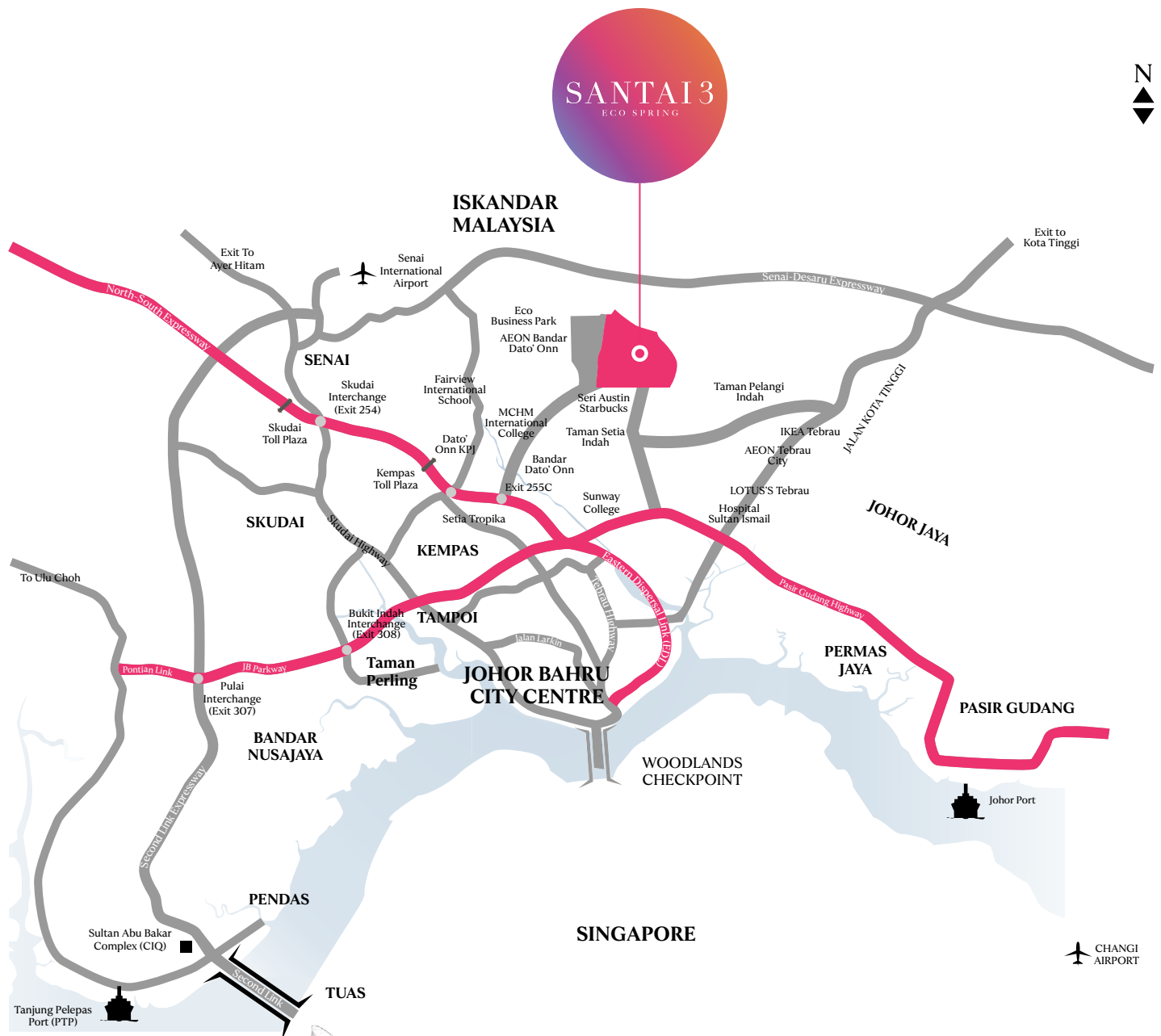
PARTIALLY
FURNISHED



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

 **EcoWorld Gallery @ Eco Spring**

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

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

+607-364 2552
www.duduk.my

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Pangsapuri Perkhidmatan - No. Lesen Pemas: 14320/02-2029/1556(A) - Tempoh Sah laku: 11/02/2024 - 10/02/2029 - No. Permit Iklan & Jualan: 14320-23/10 - 2028/0874(A)-(S) - Tempoh Sah laku: 22/10/2025 - 21/10/2028 - Hakmilik 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: October 2029 - Beban Tanah: Gadaian (RHB Bank Berhad) - Harga Jualan: RM 555,500.00 (Min) RM 594,000.00 (Mak) - Jumlah Unit: 627 (Baki Unit: 472) - Keluasan Binaan: 872 kps - Bilangan Parkir: 2 - Pejabat Jualan: EcoWorld Gallery @ Eco Spring, Jalan Ekoflora 1, Taman Ekoflora, 81100 Johor Bahru, Johor Darul Takzim, Malaysia. - Pengurus Projek: Eco World Project Management Sdn Bhd (978603-W) - Pemas: ECO SUMMER SDN. BHD. CO. NO. 201401000315 (1076385-V) - Nama Pemas: FLORA SANTAI TIGA - 15% Diskaun untuk Bumiputera - Sekatan-Sekatan Kepentingan: Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan 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 dipindahmilik dengan 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 dipindahmilik dengan apa cara sekalipun kepada bukan warganegara/syarikat asing tanpa persetujuan pihak berkuasa negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY.