



PHASE 1 & 2 2-Storey Terrace Home | 20' x 70'

Mahligai
AT NUSA DAMAI

- Property Status: FREEHOLD
- Phase 1 Built-up: 1,679 sq. ft. | Phase 2 Built-up: 1,800 sq. ft.
- Features: 4 bedrooms & 4 bathrooms
- Design: Open-layout for spacious feel
- Special Feature: Column-free car porch



Act fast! Limited units remain. Reach out now! www.mahligai.my  +60 3-4044 1111



Integrated balcony



Spacious layout



Built-up from 1,729 sq. ft. to 1,800 sq. ft.



Column-free car porch (fits 2 cars)



4 bedrooms + 4 bathrooms

Discover a Spacious Oasis

Dive into the expansive world of Mahligai with our 2-storey terrace homes, thoughtfully designed with an open layout to maximize every inch. Within its walls lie four generously-sized bedrooms - a testament to the ample space for your family's evolving needs.

For added convenience and seclusion, each bedroom is complemented by its very own en-suite bathroom.

Externally, Mahligai's sleek modern façade integrates a column-free car porch, optimizing your outdoor area.

And the cherry on top? Phase 2 homes now feature a balcony, adding a touch of luxury and a space to relish the outdoors!

Visit our sales gallery today!

No. 50, Jalan Jambu 6, Taman Kota Masai 81700 Pasir Gudang, Johor

GPS coordinates: 1.490282, 103.954040

Open from 9:00 AM - 6:00 PM Weekdays



Phase 2 | Ground Floor Plan



Phase 2 | First Floor Plan



PHASE 1
Limited units left
2-Storey Terrace House

PHASE 2
Limited units left
2-Storey Terrace House

PHASE 3
23 units just launched
3-Storey Terrace House

SPECIFICATIONS

| | | | | |
|---|---|---|---|--|
| Structure | : Reinforced Concrete Framework | | | |
| Wall | : Brickwall | | | |
| Roof Covering | : Roof tile / RC Slab | | | |
| Roof Framing | : Steel Truss | | | |
| Ceiling | : Plaster Ceiling / Skim Coat | | | |
| Windows | : Aluminium Frame and Glass | | | |
| Doors | - Main door - Sliding - Room - Toilet | : Timber Solid Door : Aluminium Frame Sliding Door : Timber Flush Door : PVC Door | | |
| Ironmongery | : Quality Locksets | | | |
| Wall Finishes | - Internal - External - Kitchen - Master bath - Bath | : Plaster and Paint : Plaster and Paint : Tiles (Up to 1.5m high) : Ceramic Tiles : Ceramic Tiles | | |
| Floor Finishes | - Living / Dining - Bedrooms - Master bath / bath - Kitchen - Staircase | : Porcelain Tiles with skirting : Ceramic Tiles with skirting : Ceramic Tiles : Ceramic Tiles : Ceramic Tiles with skirting | ENHANCEMENT | |
| Sanitary ware and Plumbing Fitting | - Toilet - Kitchen Sink - Tap | : Water Closet : Wash Basin : Tissue Roll Holder : Shower Rose : Hand Bidet : Tap : Kitchen Tap : Bib Tap | : 4 Nos. : 4 Nos. : 4 Nos. : 4 Nos. : 4 Nos. : 4 Nos. : 1 No. : 2 Nos. | |
| Electrical Installation | - Lighting Point - Ceiling Fan Point - Power Point - SMATV Point - Air Cond Point - Water Heater Point - Doorbell Point - LAN Point - Autogate Point ENHANCEMENT | Corner Unit : 21 Nos. : 5 Nos. : 19 Nos. : 2 Nos. : 4 Nos. : 3 Nos. : 1 No. : 1 No. : 1 No. | Intermediate Unit : 20 Nos. : 5 Nos. : 19 Nos. : 2 Nos. : 4 Nos. : 3 Nos. : 1 No. : 1 No. : 1 No. | End Unit : 20 Nos. : 5 Nos. : 19 Nos. : 2 Nos. : 4 Nos. : 3 Nos. : 1 No. : 1 No. : 1 No. |
| Internal Telephone | - Telephone point | : 2 Nos. | | |
| Fencing | : Cement sand brick with metal grille | | | |
| Turfing | : Spot turfing | | | |

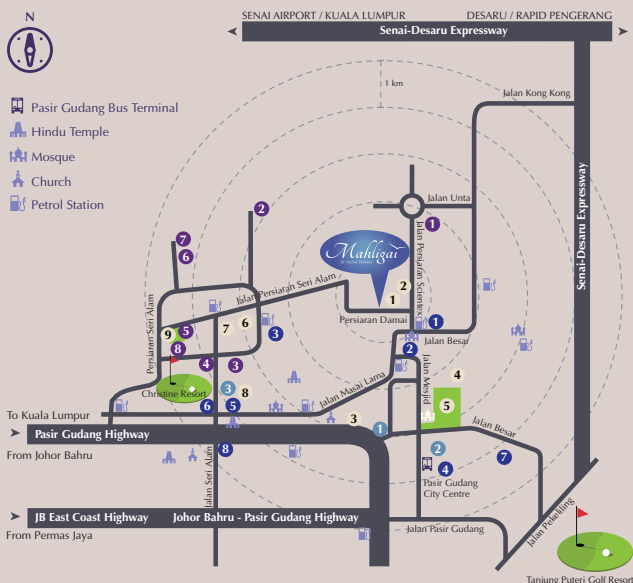


Experience the charm of a well-established community.

In property investment, the value of an established residential neighborhood cannot be overstated. With Mahligai, you're not just buying into imagination but tangible, lived-in reality.

Situated in the heart of the thriving Nusa Damai, Mahligai offers generously spaced 2-storey terrace homes, perfectly tailored for growing families and those seeking a harmonious blend of modern design within a landed property. Beyond being a potential family haven, its strategic positioning in Pasir Gudang makes it a prime spot for investors aiming to bolster their real estate or rental portfolios.

Just a stone's throw away from the upcoming City of Knowledge in Seri Alam and a mere 25km from the bustling Johor Bahru, Mahligai is a peaceful enclave surrounded by recreational, shopping, and healthcare hubs.



CONNECTIVITY

- | | |
|---|---------|
| 1. Pasir Gudang City Centre | 4.3 km |
| 2. Senai-Desaru Expressway | 10.2 km |
| 3. Tanjung Langsat Industrial Park | 14.3 km |
| 4. AEON & IKEA Tebrau City via Pasir Gudang Highway | 18.8 km |
| 5. City Square at CIQ Johor Bahru via JB East Coast Highway | 25.9 km |
| 6. Desaru Beach via Senai-Desaru Expressway | 49.3 km |
| 7. Rapid Pengerang via Senai-Desaru Expressway | 68.6 km |

EDUCATIONAL CENTRES

1. Sultan Ibrahim Premier Polytechnic Johor Bahru
2. UniKL MITEC
3. Uniworld International School
4. Malayan English Academy Seri Alam
5. The Japanese School of Johor
6. Excelsior International School
7. MARA Teknologi University Pasir Gudang
8. Asia Metropolitan University

RECREATIONAL

1. Futsal Court at Mahligai
2. Kancil Futsal Court
3. Futsal Court at Taman Bukit Dahlia
4. Pasir Gudang Motor Racing Circuit
5. Bukit Layang Layang Park
6. Green Twister Town Park
7. Lee Chong Wei International Sports City
8. Gravity Green
9. Seri Alam Park

SHOPPING

1. Econsave
2. MasLee Pasir Gudang Supermarket
3. Jason Supermarket
4. UO Superstore
5. Today's Supermarket
6. Tesco
7. RED MART Supermarket
8. Mydin

HEALTHCARE

1. KPJ Pasir Gudang Specialist Hospital
2. Penawar Hospital
3. Regency Specialist Hospital