



KCC DEVELOPMENT GROUP

*Building Value For Life*



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36 months defects liability period\*  
\*Terms & Conditions Apply

ISO 9001:2008  
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**Life at its fullest**  
活出精彩 感受生活

\* Developer's License No : 3322-34/07-2018/0527(L) • Validity Period : 20/07/2016-19/07/2018 • Advertising & Sale Permit No : 3322-34/07-2018/0527(P) • Validity Period : 20/07/2016-19/07/2018 • Authority Approving Building Plan : Majlis Perbandaran Muar • Building Plan Approving No : (B) dlm.MPM(PB)9/2014/BDR • Tenure Of Land : Freehold • Expected Completion Date: Aug 2018 • Total Unit : Double Storey Cluster House (30'x60')-32units (Min RM498,000-Max RM 688,000) ; Three Storey Cluster House (30'x60')- 28units (Min RM628,000-Max RM1,088,000) • Land Encumbrances : Malayan Banking Berhad

All plans, information and specifications contained herein are subject to change and / or amendments as directed by the relevant authorities / architects and cannot from any part of an offer and contract. All measurements are approximate and the illustrations are artist's impressions only. While every reasonable care has been taken in preparing this brochure, the developer cannot be held responsible for any inaccuracies.

# SERENE LIVING WITHIN NATURE

## 恬静优雅

与大自然相结合的居住环境

Maharani Ayu II is an exclusive residential address located just minutes from the Muar City. This freehold contemporary address features 2 & 3 storey cluster house.

香妃苑 II 是一个永久地契的高级住宅区，区内设有双层及三层毗连式洋房，距离麻坡市中心只需数分钟的路程。



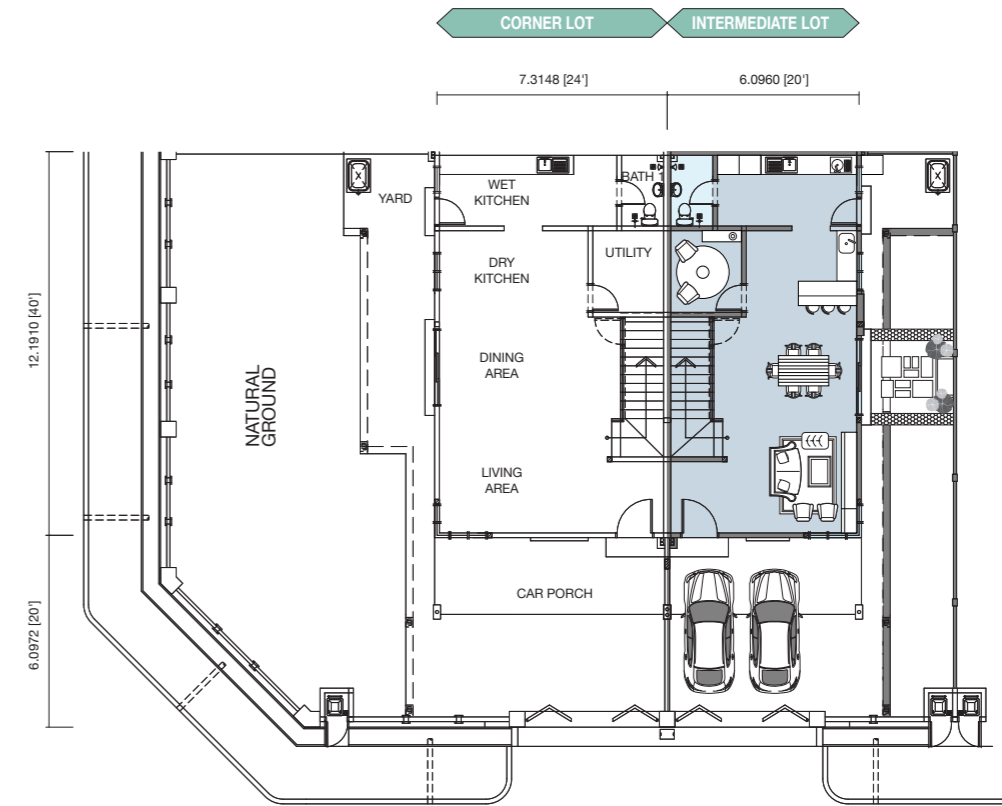
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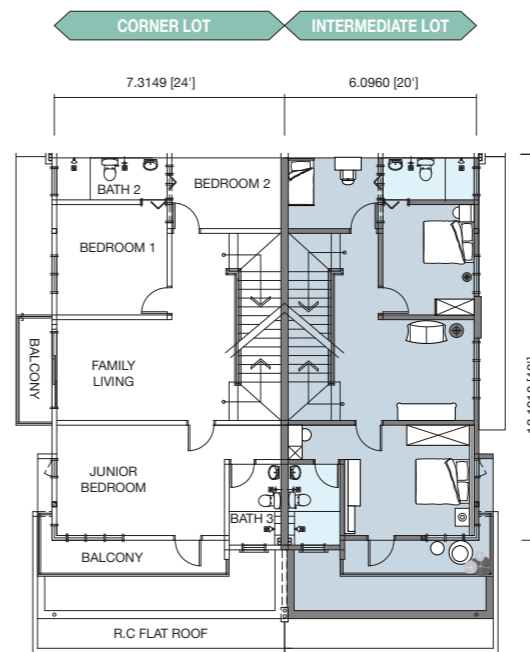


# 3 STOREY CLUSTER HOUSE

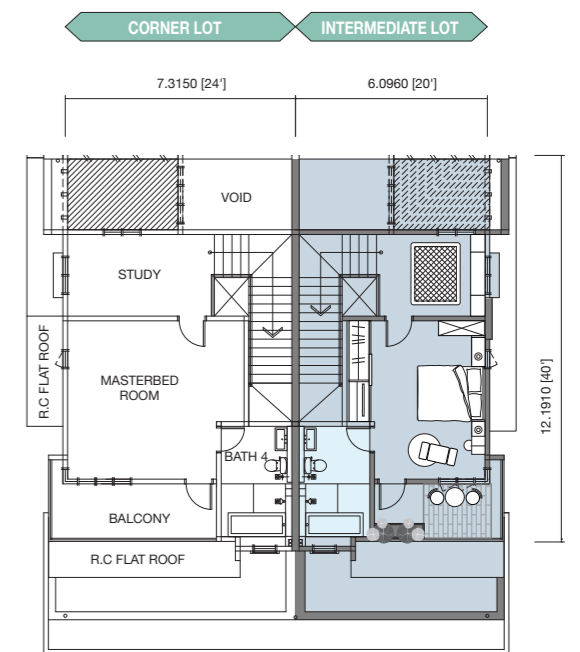
- Land Area 土地面积 : 30' x 60'
- 4+1 Bedrooms 卧房 + 4 Bathrooms 浴室



GROUND FLOOR PLAN



FIRST FLOOR PLAN



2ND FLOOR PLAN

## Bringing Together Precious Moments

共享最欢乐的相聚时光，与家人一同拥有的美好回忆

Discover the ideal home for your exact needs with our wide range of exclusive homes that are design for flexibility.

我们提供灵活多变的宽阔空间，让您规划梦寐以求的理想家园。



Artist's Impression Only





# VERSATILITY FOR FAMILY LIVING

灵活多变的设计空间，凝聚您与家人无私的爱

Exuding style and beauty, the 3 storey cluster house features spacious living for large families and ensure there is enough privacy and coziness to be enjoyed.

三层毗连式洋房具有现代优雅设计风格，宽敞式格局的客厅非常适合大家庭居住，并且也让您和您的家人享受足够的私密空间。



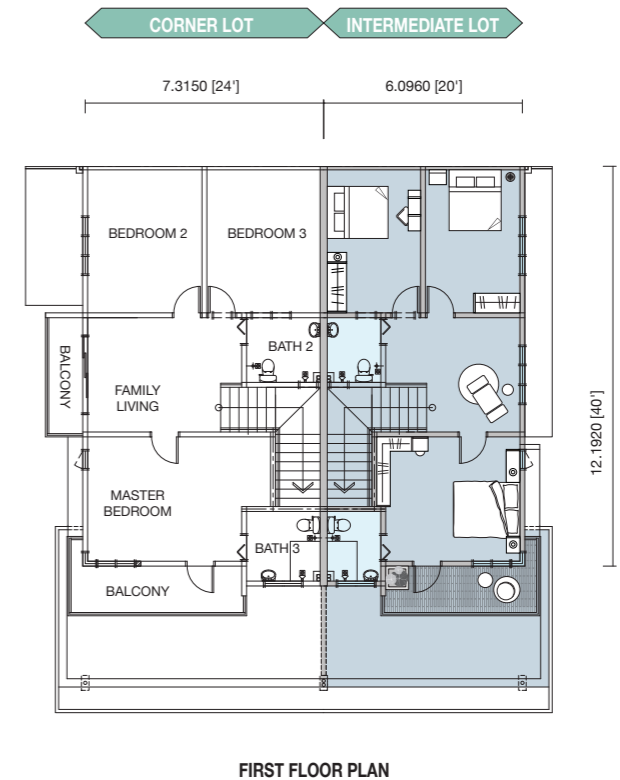
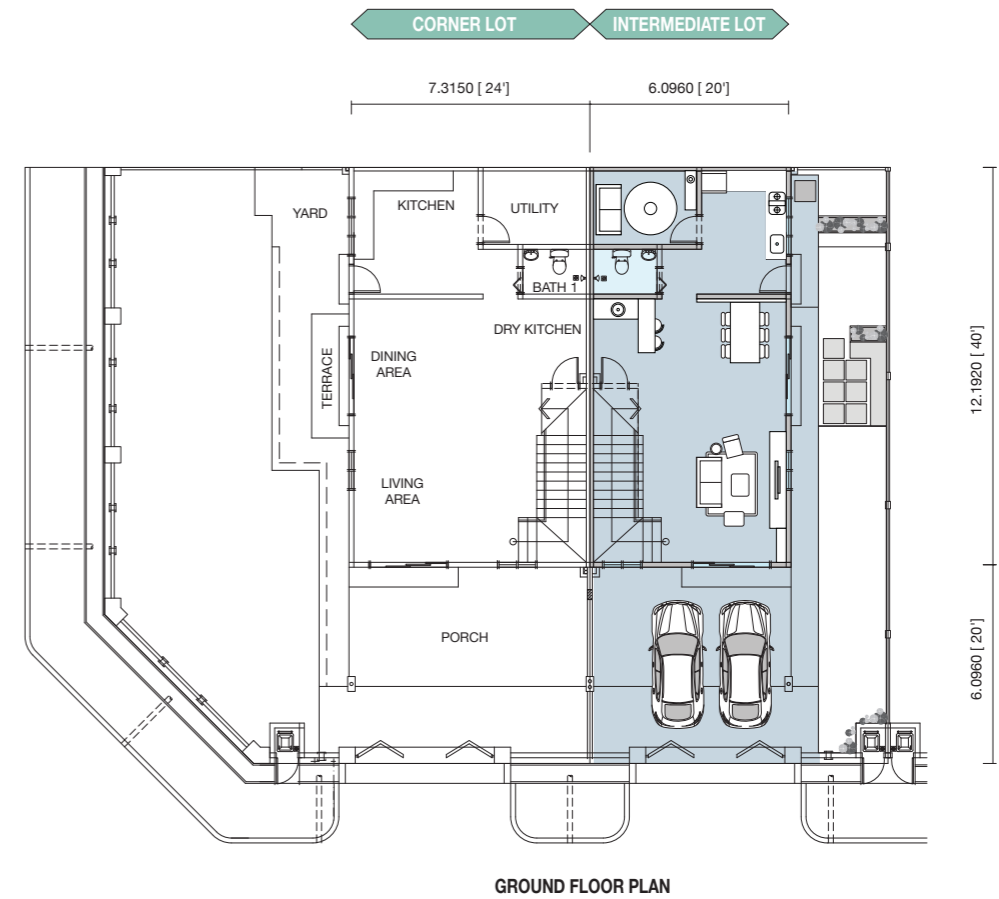
Artist's Impression Only





# 2 STOREY CLUSTER HOUSE

- Land Area 土地面积 : 30' x 60'
- 3+1 Bedrooms 卧室 + 3 Bathrooms 浴室



Artist's Impression Only



家

与您一同期盼  
生活中的一切美好

A CHARMING  
LIVING  
EXPERIENCE  
AWAITS























## Location Maps 项目位置



## Exclusive Specification 建筑规格

- |  |   |
|--|---|
|  Stainless Steel Gate & Staircase Handrail<br>白钢篱笆门及白钢楼梯扶手                |  'Anti Termites Treatment'<br>With 3 Years Warranty<br>防白蚁油 (保证三年)                             |
|  Aluminium Frame With Clear Glass Sliding Door<br>白色木式铝及亮面玻璃              |  UNIFI Point Ready<br>设有UNIFI插座  |
|  Floor Finished With Tiles : Living, Dining & Bedroom<br>屋内磁砖 : 客厅, 饭厅及卧室 |  Air Cond Power Point Ready<br>设有冷气位   |
|  Bathrooms Finished With Wall & Floor Tiles<br>浴室铺上地砖及墙砖                  |  Alarm Wiring Point Ready<br>预设防盗铃系统线路   |
|  Plaster Ceiling<br>石膏天花板   |  Auto Gate Wiring Point Ready<br>设有电动门 (线路)  |
|  Wet & Dry Kitchens<br>拥有干, 湿两个厨房   |  Water Heater Point Ready<br>热水器插座   |
|  Wet Kitchen Table Top<br>湿厨房桌台   |  Bathtub & Shower Area in Master Bathroom<br>for 3 Storey Cluster House<br>三层毗连式洋房的主浴室设有浴缸和淋浴区 |
|  Rain Water Harvesting System<br>雨水蓄存系统                                   |  Water Heater System in Master Bathroom<br>for 3 Storey Cluster House<br>三层毗连式洋房的主浴室设有热水器系统    |

