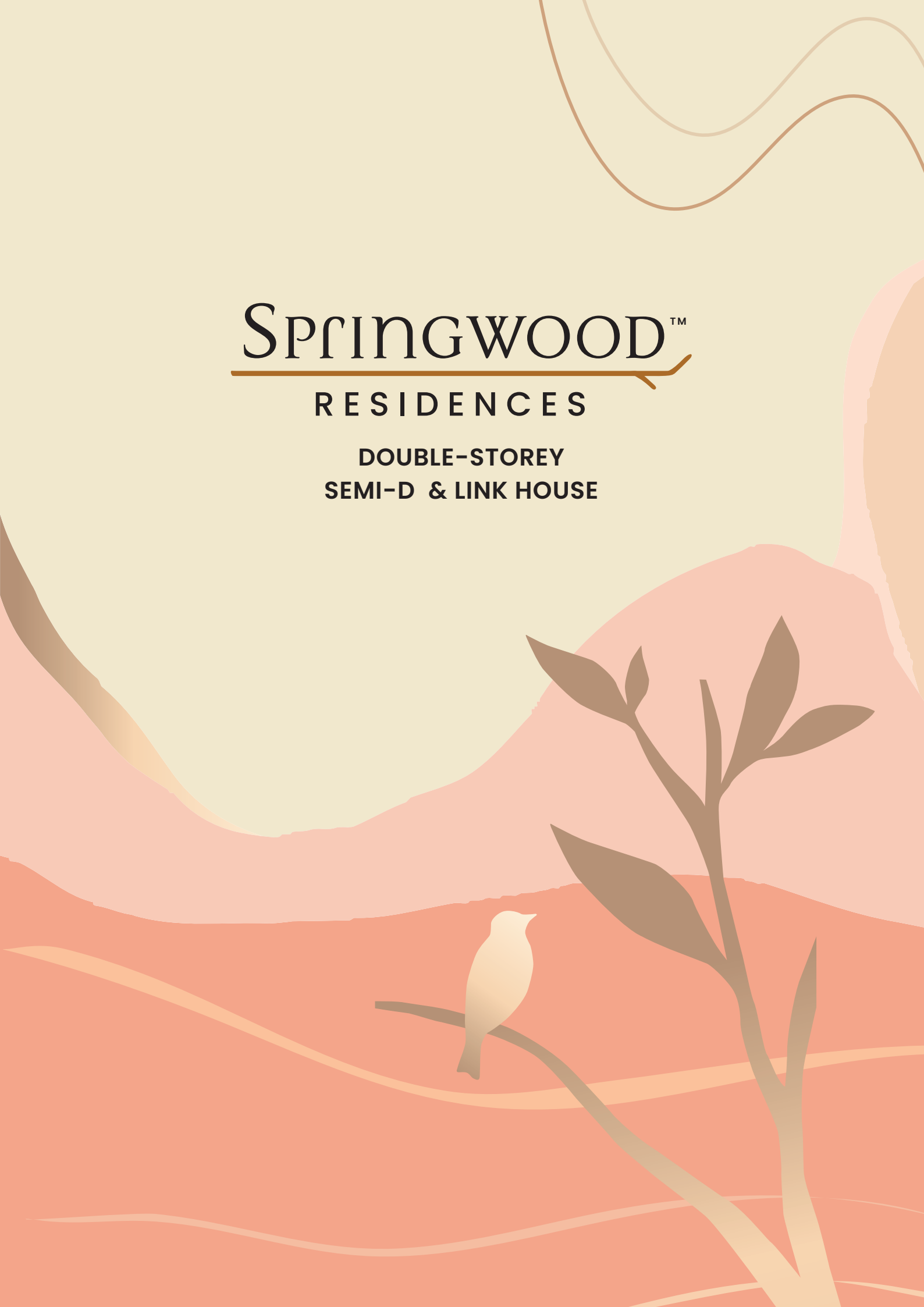


The background of the cover features a stylized landscape with rolling hills in shades of pink and orange. A small, light-colored bird is perched on a dark branch in the lower right. The text is centered in the upper half of the image.

Springwood™

RESIDENCES

DOUBLE-STOREY
SEMI-D & LINK HOUSE

We don't just build houses

**WE CRAFT HOMES AND COMMUNITIES
YOU'VE ALWAYS DREAMED OF.**

**MINI
PET ZONE**

**REFLEXOLOGY
WALKWAY**

POOLS

**COMMUNAL
GARDEN**

**SCULPTURE
PARK**

GYM ROOM

**PLAYGROUND
WITH OUTDOOR
GYM**

**JOGGING &
CYCLING TRACKS**

**MULTI-PURPOSE
HALL**

**CLUBHOUSE
DROP OFF**

** Artist's impression only*



**Best Landed
Landscape Design**

**Best
Value Residential
Development**



Multi-facade homes with North-South orientation optimize natural light, ventilation, and energy efficiency.



Comes with rainwater harvesting system and are solar PV installation friendly.



Exclusive clubhouse with pools, playground, outdoor gym, reflexology walk, and jogging & cycling tracks within walking distance.



24-hour, multi-layered security in a gated and guarded community for peace of mind.



2.4 acres of lush greenery with a Sculpture Park, Linear Garden, and Communal Garden encouraging healthy living.



A pet-friendly common area & Mini Pet Zone.



Communal Garden with edible plants for community connection.



Every home comes with a electrical door lock, alarm system, parcel drop-off box, and broadband infrastructure ready for added convenience.



Material assessment guarantees durable, sustainable materials for a longer-lasting, low-maintenance home.



SITE PLAN

SITE AREA
(ACRES)

20

TOTAL UNIT
(UNIT)

220

DOUBLE-STOREY SEMI-D

40 x 80 // 72 units

DOUBLE-STOREY LINK HOUSE

22 x 70 // 95 units Intermediate End Lot

24 x 70 // 53 units Intermediate Corner End Lot



A. CLUBHOUSE

- Pools
- Gym Room
- Multi-purpose hall

B. CLUBHOUSE DROP OFF

C. PLAYGROUND WITH OUTDOOR GYM

D. SCULPTURE PARK

E. MINI PET ZONE

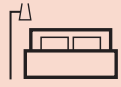
F. REFLEXOLOGY WALKWAY

G. COMMUNAL GARDEN

H. LINEAR GARDEN

I. GUARDHOUSE

DOUBLE-STOREY SEMI-D



4 Bedrooms, 5 Bathrooms

Built Up: 3280 sf.

Land Area: 3208 - 4306 sf.



** Artist's impression only*

Multi-facade design

Open plan layout

Lush landscaping

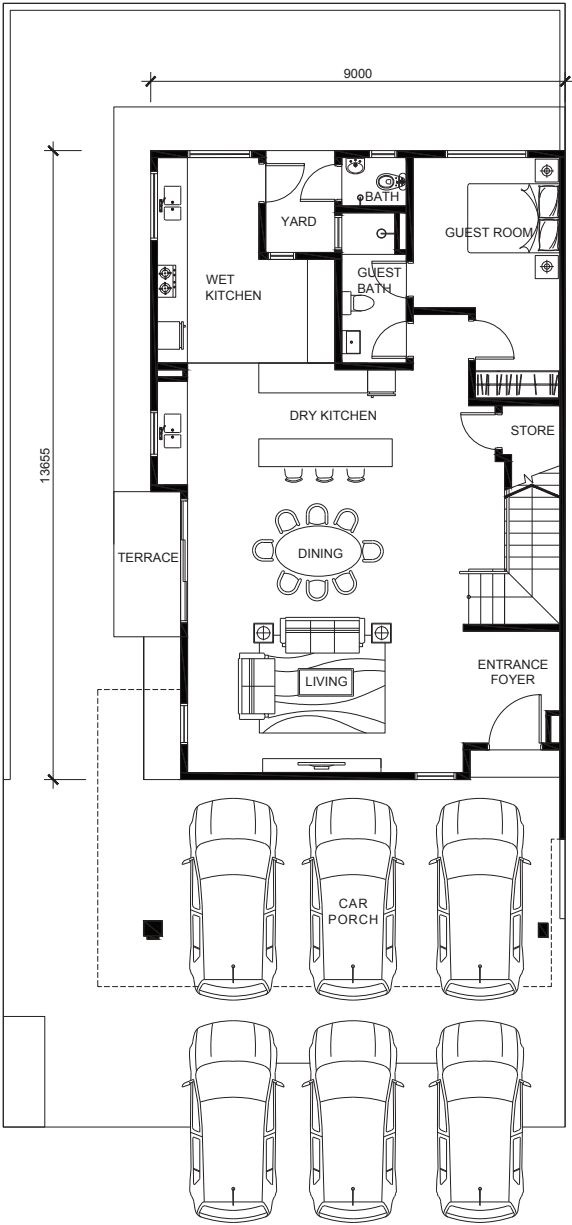
Spacious porch for up to 6 cars



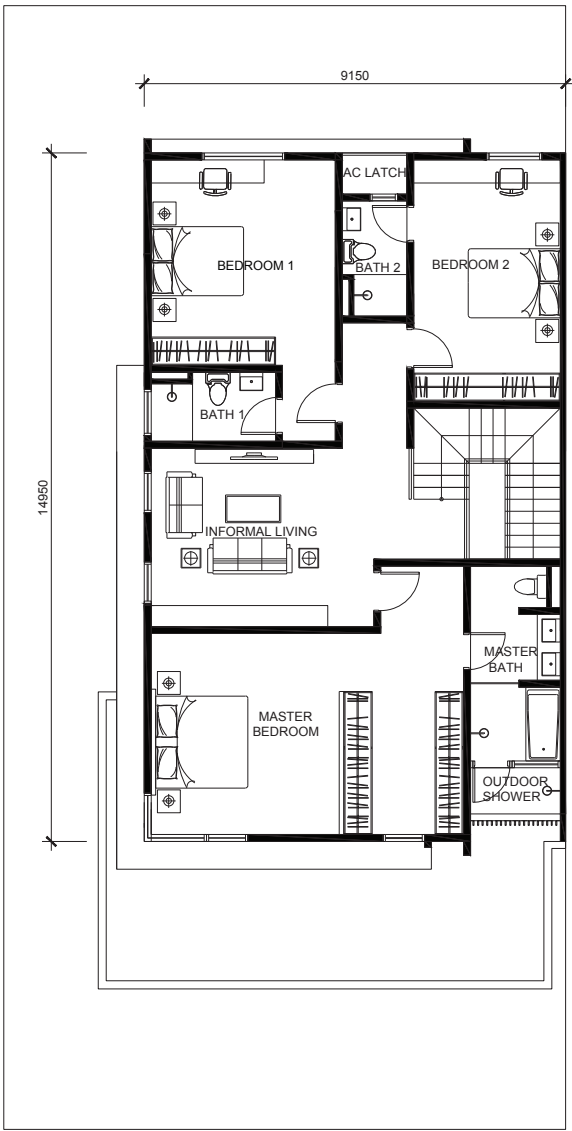
**DOUBLE-STOREY
SEMI-D**

● 40 x 80

Built Up: 3280 sf.

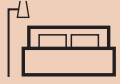


GROUND FLOOR



FIRST FLOOR

DOUBLE-STOREY LINK HOUSE



4 Bedrooms, 4 Bathrooms

Built Up: 2351 – 2775 sf.

Land Area: 1539 – 3143 sf.



Multi-facade design

Open plan layout

Lush landscaping

Spacious porch for up to 4 cars

Linear garden backlane

DOUBLE-STOREY LINK HOUSE

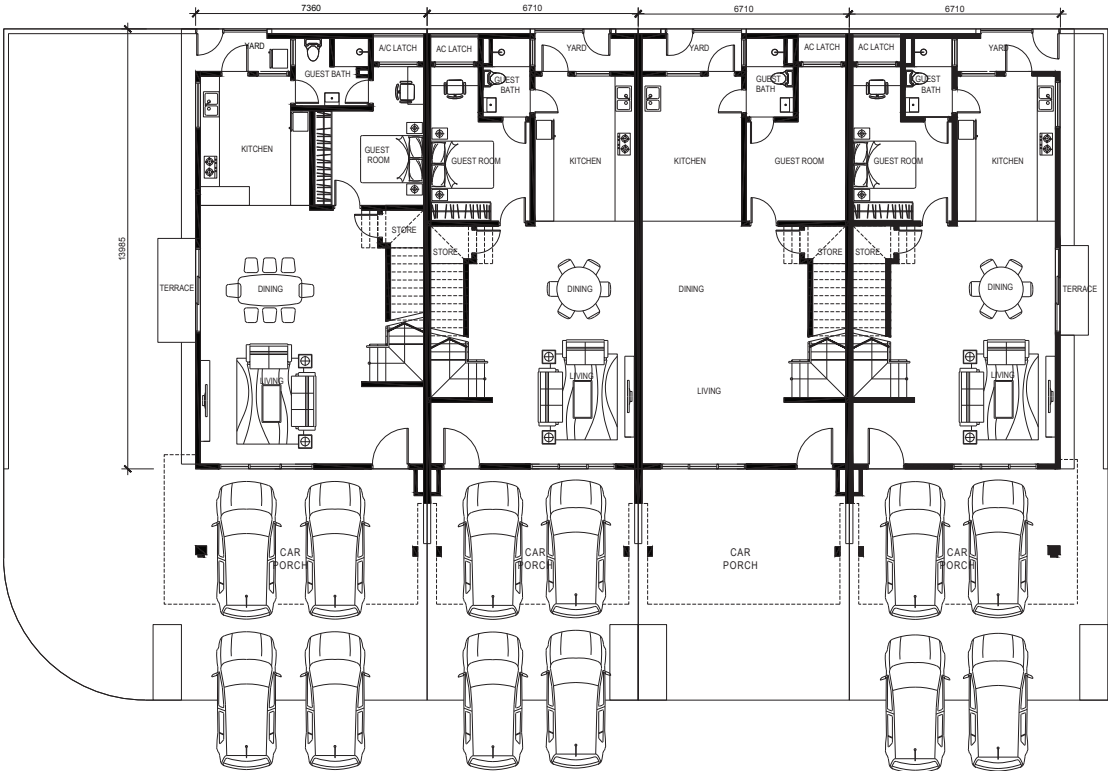
- 22 x 70

Intermediate // Built Up: 2351 sf.
- End Lot // Built Up: 2408 sf.
- 24 x 70

Corner // Built Up: 2665 sf.
- End Lot // Built Up: 2665 - 2775 sq. ft.



GROUND FLOOR



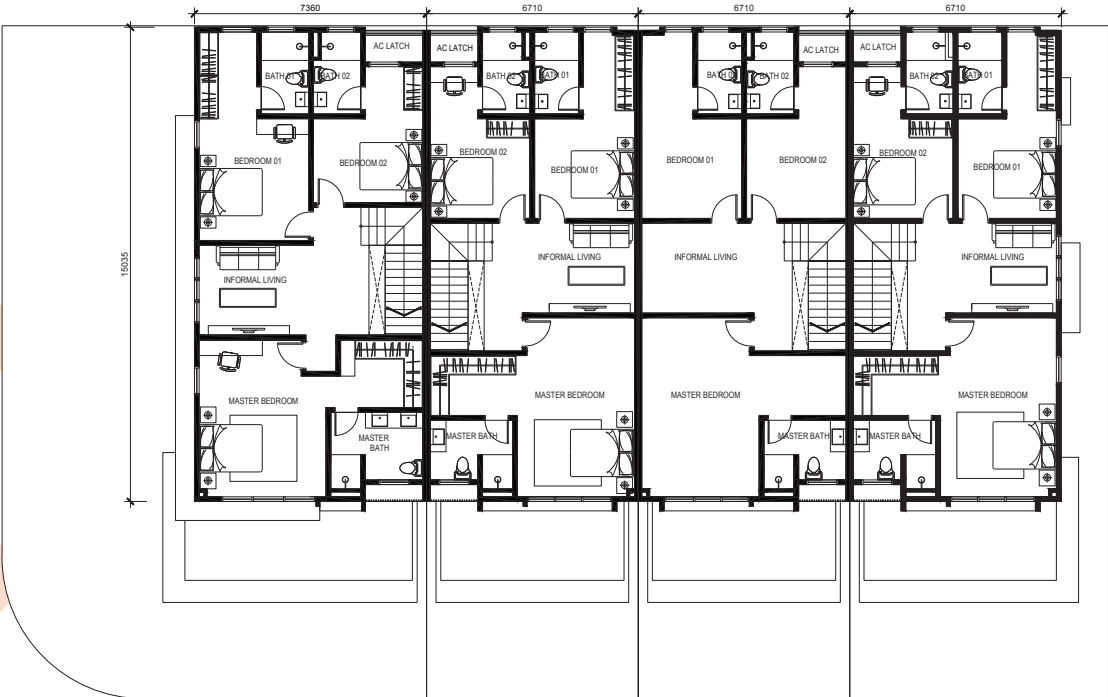
24X70 CORNER

22X70 INTER L

22X70 INTER R

22X70 ENDLOT

FIRST FLOOR





Springwood™ RESIDENCES



SPRINGWOOD RESIDENCES KOTA KEMUNING

SPECIFICATION		SEMI D						SEMI D			
		22X70 CORNER	22X70 END LOT	22X70 INTERMEDIATE	22X70 INTERMEDIATE			22X70 CORNER	22X70 END LOT	22X70 INTERMEDIATE	22X70 INTERMEDIATE
STRUCTURE	Reinforced Concrete	✓	✓	✓	✓	SANITARY FITTINGS	Water Closet (Unit)	5	4	4	4
WALLS	Reinforced Concrete Wall/Brick Wall	✓	✓	✓	✓		Bathtub (Unit)	1			
ROOFS	R/C Roof/Metal Roofing System	✓	✓	✓	✓		Basin (Unit)	6	5	4	4
CEILING FINISHES	Skim Coat/Plaster Ceiling	✓	✓	✓	✓		Shower Head (Unit)	7	4	4	4
DOORS	Main Entrance Timber Door	✓	✓	✓	✓	FENCE	Kitchen Sink (Unit)	1	1	1	1
	Others Timber Door	✓	✓	✓	✓		Brick Wall, Low Brick Wall, Plaster & Paint	✓	✓	✓	✓
WINDOWS	Aluminium Frame Glass Door	✓	✓	✓	✓		Metal Grill Gate	✓	✓	✓	✓
FLOORING	Aluminium Frame Glass / Aluminium Louvres	✓	✓	✓	✓	EXTRA FEATURES	Rainwater Harvesting System	✓			
	Carporch Quality Tiles	✓	✓	✓	✓		Digital Lock Set for Main Entrance Door	✓	✓	✓	✓
	Living, Dining Quality Tiles	✓	✓	✓	✓		Storage Hot Water for Masterbath	✓	✓	✓	✓
	Kitchen Quality Tiles	✓	✓	✓	✓	ELECTRICAL FITTINGS	Light Point	36	29	28	28
	Yard/Store Quality Tiles	✓	✓	✓	✓		Fan Point	7	7	7	7
	Guest Room Quality Tiles	✓	✓	✓	✓		Power Point	28	26	26	23
	Terrace Quality Tiles	✓	✓	✓	✓		Air Con Point	7	7	7	7
	Staircase Quality Tiles	✓	✓	✓	✓		Data Point	3	3	3	3
	Master Bath Quality Tiles	✓	✓	✓	✓		Fibre Wall Socket	1	1	1	1
	Baths Quality Tiles	✓	✓	✓	✓		Telephone Point	2	2	2	2
	Bedrooms SPC Flooring	✓	✓	✓	✓		Water Heater Point	4	4	4	4
	Informal Living SPC Flooring	✓	✓	✓	✓		Electrical DB	1	1	1	1
WALL FINISHES	Master Bath Quality Tiles	✓	✓	✓	✓	SECURITY ALARM SYSTEM	Doorbell Point	1	1	1	1
	Baths Quality Tiles	✓	✓	✓	✓		Provided	✓	✓	✓	✓
	Kitchen Quality Tiles/Plaster & Paint	✓	✓	✓	✓	IRONMONGERY	Quality Lockset	✓	✓	✓	✓
	Dry Kitchen Plaster & Paint	✓				TURFING	Provided	✓	✓	✓	✓
	Wet Kitchen Quality Tiles/Plaster & Paint	✓				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 save for the item or items marked with an * which may be deleted if not applicable					
	Internal Plaster & Paint	✓	✓	✓	✓						
	External Weather-shield Paint, Brick Veneer, Fibre Cement Plank	✓									
	Weather-shield Paint, Fibre Cement Plank		✓	✓	✓						

BCB Development Sdn. Bhd. (493302-U) 199901018402

T: 603-5525 5697, 603-5525 5899 / 017-876 0289 W: www.bcbhd.com.my



BCBHOMETREE SALES OFFICE

Lot 29, No 8, Jalan Anggerik Vanilla BE
31/BE, Seksyen 31, Kota Kemuning,
40460 Shah Alam, Selangor.

Daftar Syarikat:
No. 48, 2nd & 3rd Floor, Jalan Sentol,
South Wing - Kuang Parade,
86000 Kuang, Johor T: 07-7760089

BCB Development Sdn. Bhd. (493302-U) 199901018402 No. Lesen Pemaju: 13053/04-2020/0551(A) Tempoh Sah: 16/04/2023 sehingga 15/04/2028 • No. Permit MAM: 13053-7/02-2020/0170(N)-S) Tempoh Sah: 28/02/2025 sehingga 27/02/2028 • Jurutera Perunding: Ukuir Sektor Sdn Bhd - Arkitek: Cool Frontier Sdn Bhd - Pihak Berkuasa yang Meluluskan Pelan: Majlis Bandaraya Shah Alam - No. Kelulusan Pelan Bangunan: MBSA/BGN/BB/600-3/2/95- • Hak Milik Tanah: Pajakan 99 Tahun (Berakhir 4 Julai 2112) - Sekatan Dan Kepentingan: Tanah ini boleh dipindah milik, dipajak, atau digadai setelah mendapat kebenaran pihak berkuasa negeri - Tarikh Dijangka Siap: Mac 2028 • Harga: 72 unit Rumah Berkembar 2 Tingkat RM1,824,000.00 (min.) - RM2,144,400.00 (maks.) 72 unit Rumah Teres 2 Tingkat RM999,700.00 (min.) - RM1,419,400.00 (maks.) • Jumlah Unit: 144 • Bebanan Tanah: UOB Bank, Johor Bahru * Tertakluk pada terma dan syarat.

Disclaimer: All information contained herein (including specifications, plan measurements, art renderings, photographs, and illustrations) are subject to amendments, variations, and modifications without notification, as may be required by the relevant authorities or developer's consultants. This information is not intended to form part of an offer or contract presentation. The Developer reserves the right to alter, change, or vary any information contained herein without prior notification. Whilst every reasonable care has been taken in preparing this information, the developer shall not be held responsible for any variations. For the avoidance of doubt, the final terms, plans, layout, information, and specifications will be governed by the Sale and Purchase Agreement (SPA), and any discrepancies should be referred to the SPA for clarification.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

