



绿禾
novus
garden

The Formula to
True Refinement Living

+ 优雅生活的公式 +

A Beautiful Life Story

美丽人生

Expressed in just little 6 characters, Einstein's formula $E=mc^2$ spoke the story of the universe. Your life story is waiting to be told with the same striking, refined elegance at Novus Garden, a home designed for complete living.

A place embraced by nature in the seamless fabric of space and time, crafted for living in the now. A place you know deep inside is home in a way no words can express.

$E = mc^2$ 爱因斯坦以简单的公式，给了宇宙最优雅的诠释。在Novus Garden绿禾，一个为完美生活而设的家园，您也可以同样优雅瞩目的方式抒写人生故事。

一个绿意环抱的家园，一个由时间与空间交相辉映创造出的现代人居，一个安在内心深处幸福快乐的家。

*the beautiful calm
of oasis living*

On Golden Lake

From the softest notes of the morning song to the dazzling grandeur of the noonday sun, beauty and majesty adorn the only natural lake in the district at the heart of Novus Garden.

Watch the delight of toddlers chasing quacking ducks, listen to the quiet ripples in the moonlight, hold hands. There's nothing quite like a golden lake in a place you call home.



临水而居，择湖而憩

清晨的花语鸟鸣，午后的耀眼阳光折射出金黄色的湖光水岸，这一切不再是镜花水月。区内唯一的天然湖泊就坐落在Novus Garden绿禾的中心位置，悠然写意的湖居生活触手可及。

偶寄闲情观看蹒跚学步的幼儿追赶小鸭子的欢乐，和心爱的人牵手湖畔聆听月光下的宁静涟漪。桃园胜境也不过如此。





② + optimum space utilisation

Intell Inside

Intelligently designed to maximise the use of all available internal space, and yet always finding ways to give every member of the family a special spot to call their own. Modern and yet familiar, smart but friendly.

Combining comfort, style and practically, every home in Novus Garden is a delight to the senses.

匠心筑造

精心设计力求最大限度地利用所有可用的内部空间，同时让每位家庭成员都能拥有一个属于自己的空间。现代化却不失传统，精明但不复杂，Novus Garden绿禾里的每一户都是结合了舒适、时尚和实用性的理想家园。

当我们同在一起

其快乐无比。与家人同在一起，就是最幸福快乐时光。

在Novus Garden绿禾，我们把快乐的童谣构筑成了您的生活空间。大而舒适的开放空间就像磁铁一样把家人凝聚在一起，小而惬意的私人区域则为个人提供宁静的休息空间。这就是完美生活的公式。

+ pleasure of everyday togetherness

The More We Get Together

The happier we'll be. That's the promise of the more we get together.

More than just singing about it, at Novus Garden, we have actually built the song into the living spaces of your home. Large, comfy, open places act like magnets to pull everyone together, and smaller, cosy, private areas offer individuals the quiet to recharge. It's a perfect formula.





+ secure neighbourhood

Treasure is Where Your Heart Is

At Novus Garden, we know your family is your treasure. That's why we want you to have the peace of mind, knowing that they are safe.

Gated and guarded by three tiers of security – from the guardhouse to CCTV perimeter monitoring to a committed round-the-clock patrol team.

We defend your home without invading your privacy. State-of-the-art, with heart.

吾珍所在，吾心归属

我们知道家人的幸福是您最想守护的无价之宝。

因此，我们的围篱社区采用了三层保安门卫系统，结合警卫室把关、闭路电视监控以及24小时的保安巡逻，精心守护您的家园却不侵犯您的隐私。

现代化智能保安科技日夜守护家园，让您安心 • 放心 • 省心。



+ city in sanctuary

Sanctuary with Connectivity

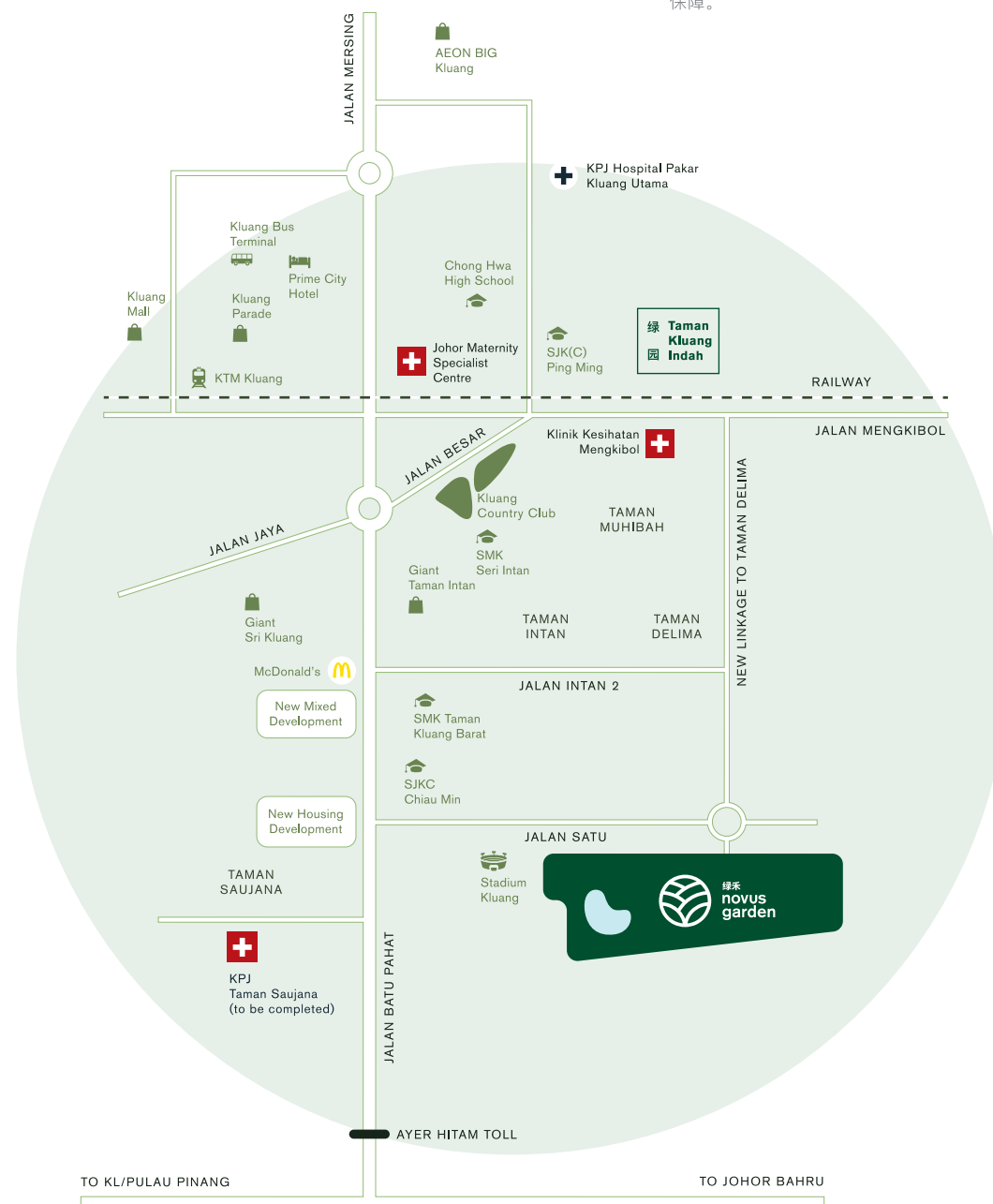
Located just minutes away from the hustle and bustle of Kluang city centre, but just far enough for the noise to fade away in your mind as you make the short trip home.

Novus Garden is strategically located in the rapidly developing part of Kluang, so your investment is well supported by future economic growth, with all amenities are within reach.

离尘不离城

闹中取静，隐而不藏，隔而不离。距离居銮市中心仅数分钟路程，繁华世界近在咫尺，想要远离尘世也只在一念之间。

Novus Garden绿禾位于居銮发展迅速的策略性地点，经济成长前景极佳，周边设施配套完善，给您最佳的投资升值保障。





A vibrant and yet refined place for you to live your life story to the fullest. Nature, family, security, connectedness, space and time – it's a formula for the heart. Sierra Height is located in Southern Kluang, a new 416-acre residential, commercial and recreational integrated township with the only natural lake in the district.

Celebrate each stage of life here in a community where old and young are both treasured, and find their niche.

Come home to sanctuary.

Sanctuary Where Everything Comes Together

一应俱全的完美“心”生活

一个充满活力却又闲逸雅致的家园，让您尽情彰显优雅生活的从容。大自然、天伦乐、安全、联系、空间和时间 – 这是美丽“心”生活的公式。Sierra Height位于居鑾南部，这座占地416英亩的全新住宅、商业及娱乐综合小镇，是区内唯一一个坐拥天然湖泊的社区。

无论是纯真年代、乐活时刻、静谧岁月、白首时光，任何年龄的人都可在这个社区里找到一片惬意的空间。

欢迎回家，回到心的港湾。

The beautiful calm of oasis living

+ optimum space utilisation

+ pleasure of everyday togetherness

+ secure neighbourhood

+ city in sanctuary



Vicinity 附近地区

Education 教育

Primary School 小学

Sekolah Jenis Kebangsaan (Cina) Chiau Ming 侨民华小	~ 1.5km
Sekolah Jenis Kebangsaan (Cina) Ping Ming 平民华小	~ 4.5km
Sekolah Kebangsaan Tinggi Kluang	~ 4.2km

Secondary School 中学

Sekolah Menengah Kebangsaan Taman Kluang Barat	~ 0.8km
Sekolah Menengah Kebangsaan Seri Intan	~ 2.3km
Sekolah Menengah Canossian Convent Kluang 居鑾康文女中	~ 2.8km
Chong Hwa High School 居鑾中华中学	~ 6.3km

Shopping Mall 购物中心

Giant Taman Intan 大洋园霸级市场	~ 2.2km
Giant Seri Kluang 龙城卫星市霸级市场	~ 4.6km
Kluang Parade 帝王广场	~ 6.3km
Kluang Mall 福联广场	~ 6.4km

Sports & Recreation 体育与娱乐

Pusat Rekreasi & Sukan Kluang 居鑾体育休闲中心(泳池)	~ 0.7km
Perbadanan Sukan Kluang 居鑾体育馆	~ 0.5km
Kluang Country Club 居鑾乡村俱乐部	~ 2.8km
Taman Rekreasi Gunung Lambak 居鑾南峇山休闲公园	~ 7.0km

Hotel 酒店

Hotel Staz Staz酒店	~ 3.8km
Prime City Hotel Prime City酒店	~ 6.3km

Hospital 医院

KPJ Taman Saujana (to be completed) 居鑾优景观KPJ专科医院 (即将建设)	~ 1.5km
Klinik Kesihatan Jalan Mengkilob 明吉摩政府诊所	~ 4.0km
Kluang Utama KPJ 居鑾KPJ专科医院	~ 5.5km

Public Transport 公共交通

Kluang Train Station 居鑾火车站	~ 4.8km
Kluang Bus Terminal 居鑾巴士总站	~ 6.3km

Specifications 规格

Single Storey Terrace House 单层排屋 (24' x 78'80')

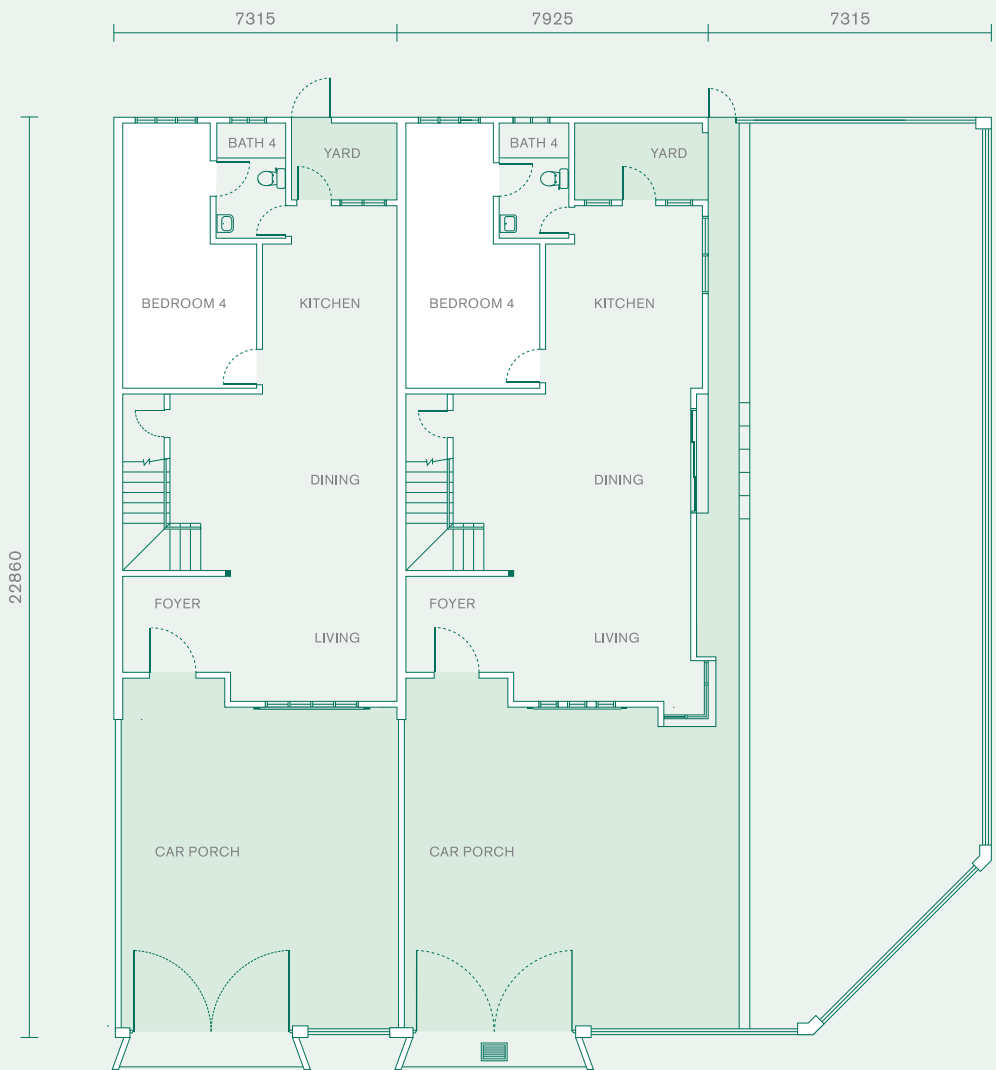
- Guarded and gated community (24 hours) 24小时社区围篱保安
- Security services provided free of charge to gated community for 5 years 豁免五年社区围篱保安费
- Free legal fees and stamp duty on Sales & Purchase Agreement 豁免买卖合约律师费及印花税 (for selected panel lawyers only 只限发展商指定律师)
- 4 bedrooms 四房式
 - Steel roof trusses 屋顶采用铁码架构
- Plaster ceiling 全间石膏天花板
 - Concrete wall fencing 混凝土围墙
- 24" x 24" polished porcelain tiles for living and dining halls and bedrooms 24" x 24"光滑地砖 (大厅、饭厅及卧房)
- 12" x 24" porcelain tiles for bathrooms, kitchen and car porch 12" x 24"硬质地砖 (浴室、厨房及车房)
- Ceiling-height wall tiles for bathrooms and kitchen 厨房 (两面墙) 和浴室铺壁瓷砖至天花板
- Wooden decorative doors 装饰木门
 - Column-free two-car porch 双泊车位
- Washing machine inlet tap & drainage point 洗衣机位已备有水管装置
- Anti-burglary alarm system wiring (whole house) 警铃系统线路 (全间)
- Electrical installations 电源设备:
 - Lighting points (12 nos) 电灯位 (12个)
 - 13A power points (11 nos) 13A电流插座 (11个)
 - Fan points (2 nos) 风扇位 (2个)
 - TV point (concealed piping) 电视天线连接管
 - Air-cond point 冷气机位
 - Water heater points (2 nos) 热水器位 (2个)
 - Door bell point 门铃位
 - Auto-gate wiring 自动闸门位
 - Gate pillar lighting points (2 nos) 篱笆门柱电灯位 (2个)
 - Internet point (concealed piping) 互联网连接管

Double Storey Terrace House 双层排屋 (24' x 78'80')

- Guarded and gated community (24 hours) 24小时社区围篱保安
- Security services provided free of charge to gated community for 5 years 豁免五年社区围篱保安费
- Free legal fees and stamp duty on Sales & Purchase Agreement 豁免买卖合约律师费及印花税 (for selected panel lawyers only 只限发展商指定律师)
- 4 ensuite bedrooms + 4 bathrooms 四间浴室 (卧房各附浴室)
- Clay roof tiles 陶瓦屋顶
 - Steel roof trusses 屋顶采用铁码架构
- Plaster ceiling 全间石膏天花板
 - Concrete wall fencing 混凝土围墙
- 24" x 24" polished porcelain tiles for living and dining halls and bedrooms 24" x 24"光滑地砖 (大厅、饭厅及卧房)
- 12" x 24" porcelain tiles for bathrooms, kitchen and car porch 12" x 24"硬质地砖 (浴室、厨房及车房)
- Ceiling-height wall tiles for bathrooms and kitchen 厨房 (两面墙) 和浴室铺壁瓷砖至天花板
- Wooden decorative doors 装饰木门
 - Column-free two-car porch 双泊车位
- Reinforced concrete staircase with merbau parquet steps 菠萝木踏板 (楼梯)
- Stainless steel and tempered glass balustrades for staircase 白钢楼梯扶手 (镶有钢化玻璃)
- Washing machine inlet tap & drainage point 洗衣机位已备有水管装置
- Anti-burglary alarm system wiring (whole house) 警铃系统线路 (全间)
- Electrical installations 电源设备:
 - Lighting points (25 nos) 电灯位 (25个)
 - 13A power points (16 nos) 13A电流插座 (16个)
 - Fan points (6 nos) 风扇位 (6个)
 - TV point (concealed piping) (2 nos) 电视天线连接管 (2个)
 - Air-cond points (4 nos) 冷气机位 (4个)
 - Water heater points (4 nos) 热水器位 (4个)
 - Door bell point 门铃位
 - Auto-gate wiring 自动闸门位
 - Gate pillar lighting points (2 nos) 篱笆门柱电灯位 (2个)
 - Internet point (concealed piping) 互联网连接管

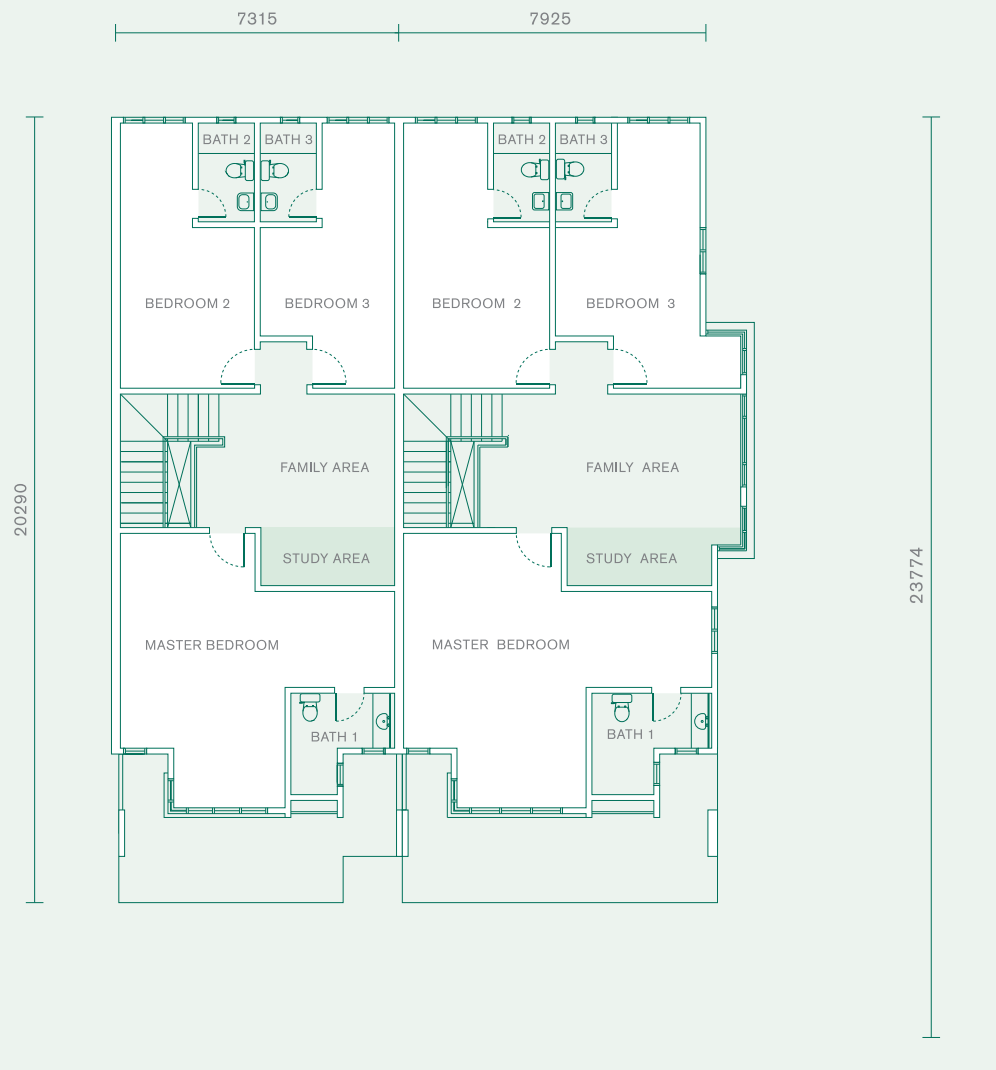
Floor Plan

DOUBLE STOREY 双层排屋 TYPE A

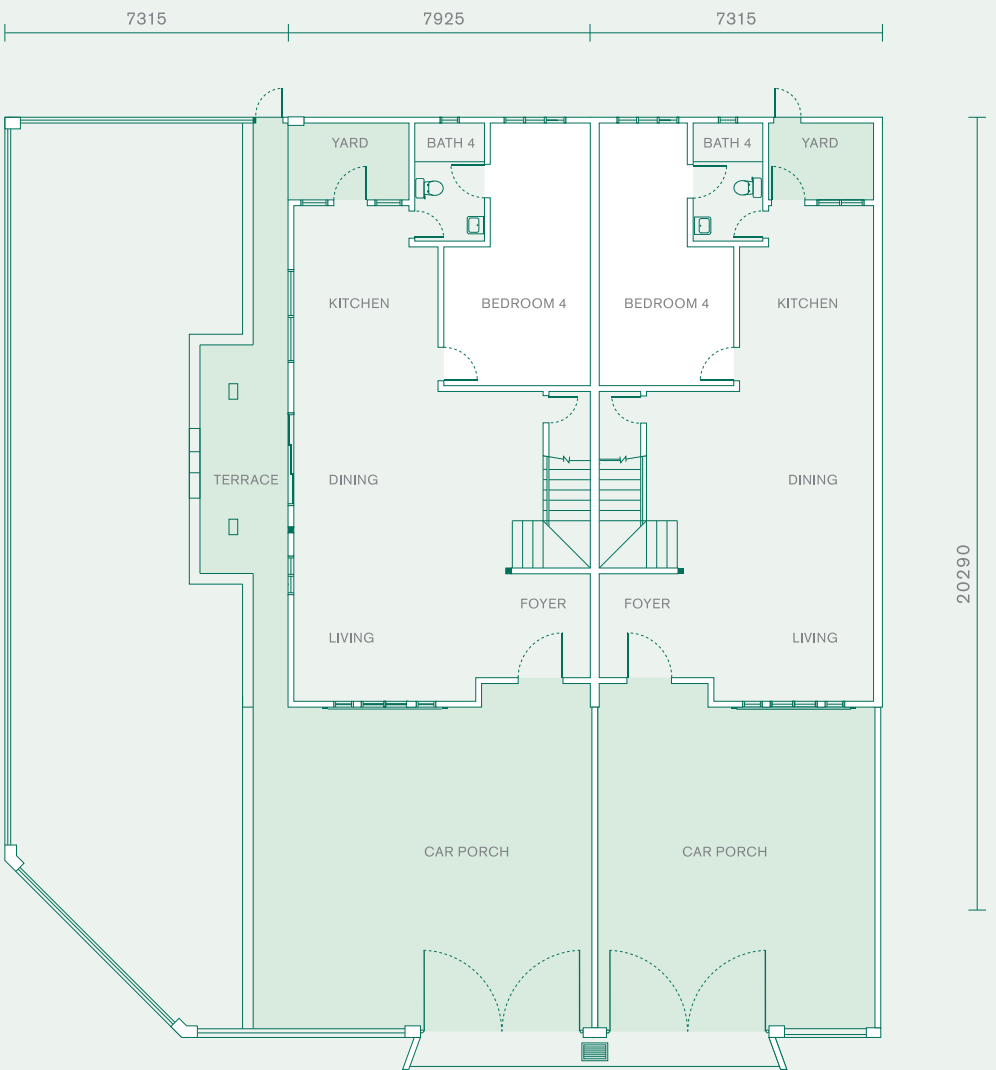


Ground Floor
底楼

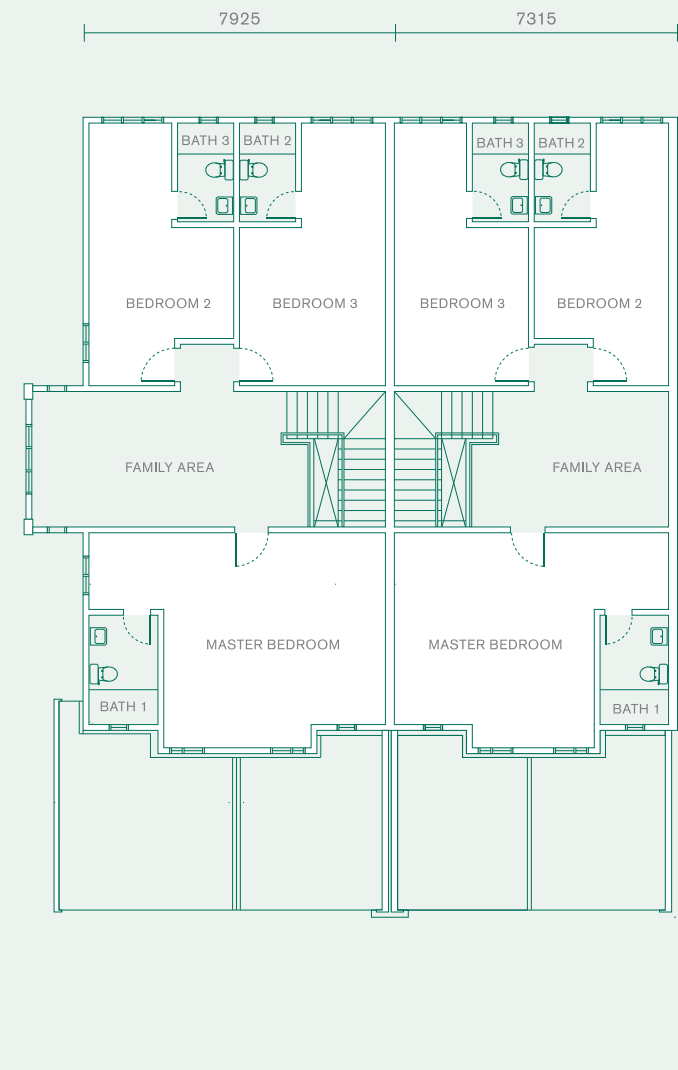
DOUBLE STOREY 双层排屋 TYPE B



First Floor
一楼

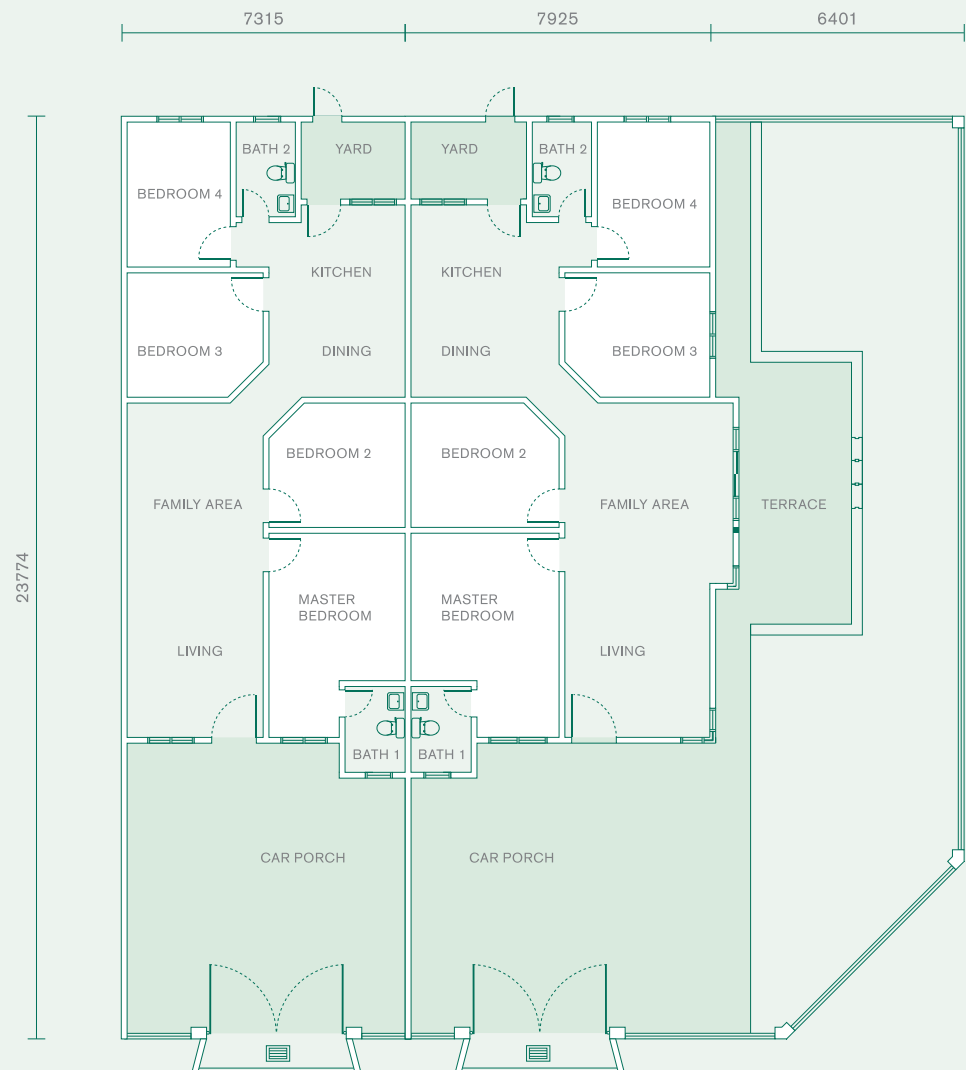


Ground Floor
底楼



First Floor
一楼

SINGLE STOREY 单层排屋



Ground Floor
底楼



TONGTOR
DEVELOPMENT

KEMAJUAN TONG TOR SDN BHD (305514-P)

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Advertising & Sales Permit No : 8316-14/07-2019/0532 (P) Validity Period : 19/07/2017 - 18/07/2019
Building Plan Approving Local Authority : Majlis Perbandaran Kluang • Approved Building Plan No :
MPK/599/300/6/10/2017 Expected Date of Completion : June 2019 • Land Encumbrances : Freehold
• Land Tenure : Freehold • SETH - 83 units, RM333,000 (Min) - RM611,000 (Max) • DETH A - 51 units,
RM462,500 (Min) - RM800,000 (Max) • DETH B - 56 units, RM450,000 (Min) - RM672,500 (Max) •
15% Discount for Bumiputera