



绿卉
novus
spring

The Natural Radiance of Home
回归自然 · 本色



TONGTOR
DEVELOPMENT

Proudly introducing Novus Spring, the new phase of Tongtor Development's successful double-storey terrace houses in Sierra Heights. Set in the lush embrace of surrounding forests with the largest natural lake in the area within walking distance, it's the dream home you have always wanted

荣誉推介Novus Spring，东土发展有限公司于Sierra Heights打造的双层排屋新住宅。坐落于郁郁葱葱的绿地之中，距离该地区最大的天然湖泊仅有几步之遥，这是您一直以来梦寐以求的理想之家。

Novus Spring is a brand-new property development located in booming Southern Kluang - Sierra Heights. It combines the carefree joy of pure nature with the vibrance and convenience of nearby amenities and commerce. Kick off your shoes and take in the magical sunset by the largest natural lake in town, and experience true sanctuary living right at your doorstep.

Novus Spring 是位于居銮南部 Sierra Heights 的全新开发项目。它既独得大自然的纯净无忧，同时也享有周边设施配套齐全的便利，给您居于中心隐于湖畔的优雅生活。脱掉鞋子赤脚走在镇上最大的天然湖泊边欣赏日落晚霞，在烟波浩渺中找回生活的本源。

Lakeside Living Happens Here

栖湖而居 梦想实现





Designed for Family Happiness

完美诠释 幸福之家

Large windows let in natural sunlight to illuminate living spaces and give the feeling of borderless expanse. Open family areas are combined with quiet, cosy corners for individual repose. Novus Spring is intelligently designed with modern aesthetics and maximum utility to keep families happy and together in a home that's built to last.



大窗户让自然阳光照亮每一个角落，予人一种无边无际的空间感。Novus Spring将宽敞舒适的家庭开放区与宁静舒适的个人角落相结合，既能一家人共享天伦之乐，又能同时兼顾个人隐私，实现最大的实用性和现代美学的起居空间，让天伦之乐美好归来。

Be welcomed home by friendly guards in a fully gated development secured with 24-hour CCTV perimeter monitoring. As you step outside, feel the quiet while you connect with the splendour of nature in the radiant green areas we have preserved and nurtured, allowing your family to have fun in the peaceful sense of togetherness for all. It's a place where restless hearts settle and put down roots to grow.



Come Home to Comfort & Security

安心舒适的归所

每日欢迎您回家的是保安员亲切友善的笑容。24小时闭路电视监控围篱保安，让您能安心走出户外尽情享受青葱翠绿的自然景观，与家人共享天伦。这是一个让不安分的心安定下来，扎根成长的地方。



Everything You Need Just Minutes Away

一切所需 咫尺可得



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

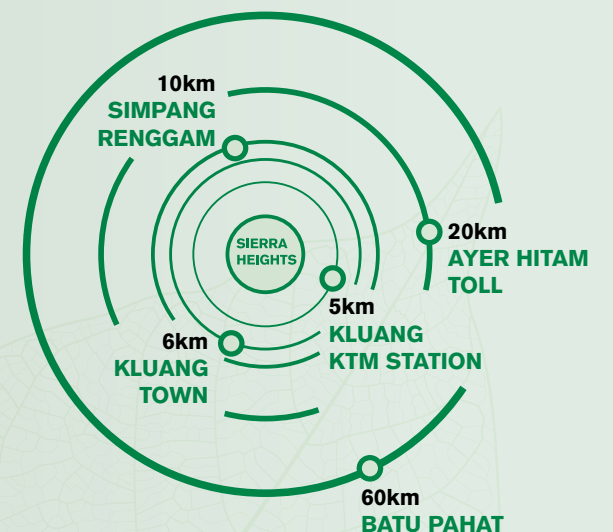
Sekolah Menengah Kebangsaan Taman Kluang Barat	– 0.8km
Sekolah Menengah Kebangsaan Seri Intan	– 2.3km
Sekolah Menengah Canossian Convent Kluang 居銓康文女中	– 2.8km
Chong Hwa High School 居銓中华中学	– 6.3km

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 居銓体育休闲中心(泳池)	– 0.7km
Perbadanan Sukan Kluang 居銓体育馆	– 0.5km
Kluang Country Club 居銓乡村俱乐部	– 2.8km
Taman Rekreasi Gunung Lambak 居銓南崙山休闲公园	– 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) 居銓优景苑KPJ专科医院 (即将建竣)	– 1.5km
Klinik Kesihatan Jalan Mengkibol 明吉摩政府诊所	– 4.0km
Kluang Utama KPJ 居銓KPJ专科医院	– 5.5km

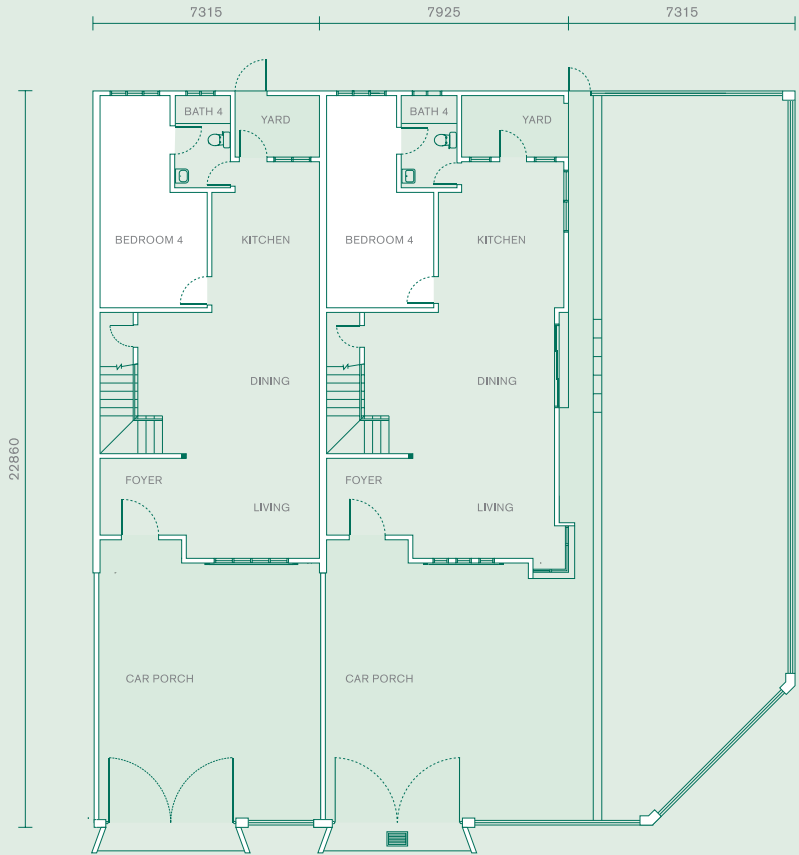
PUBLIC TRANSPORT 公共交通

Kluang Train Station 居銓火车站	– 4.8km
Kluang Bus Terminal 居銓巴士总站	– 6.3km

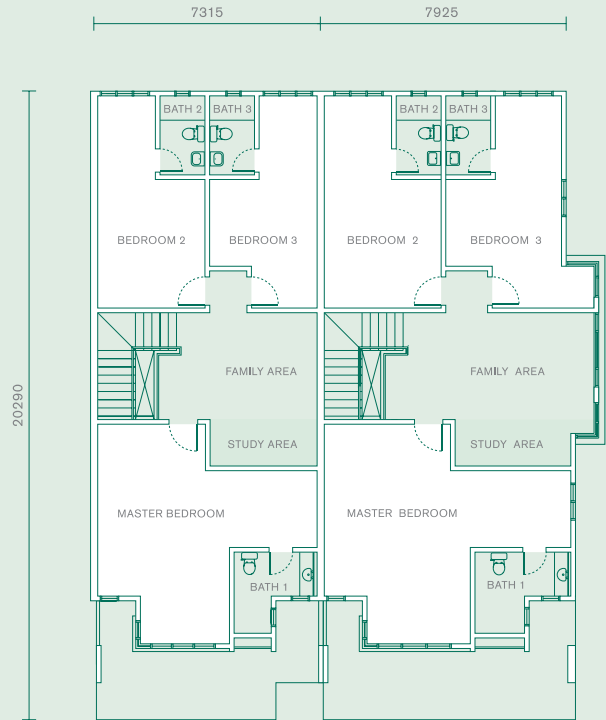
FLOOR PLAN
平面图

Double Storey
双层排屋
TYPE A (24' x 78')

Ground Floor
底楼



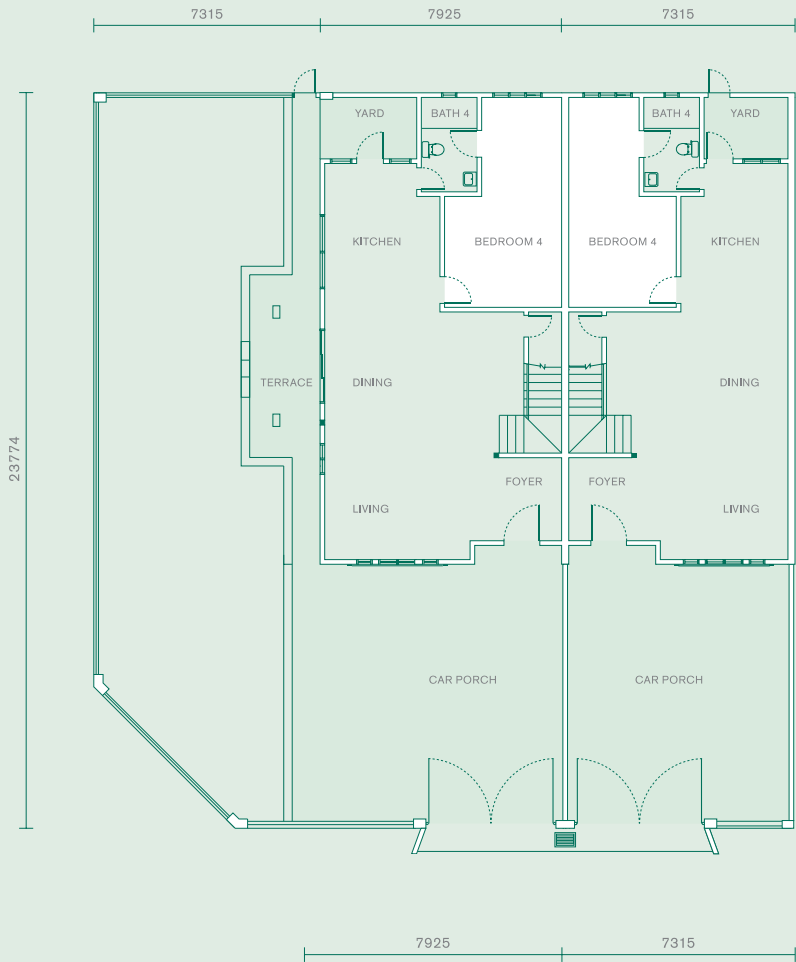
First Floor
一楼



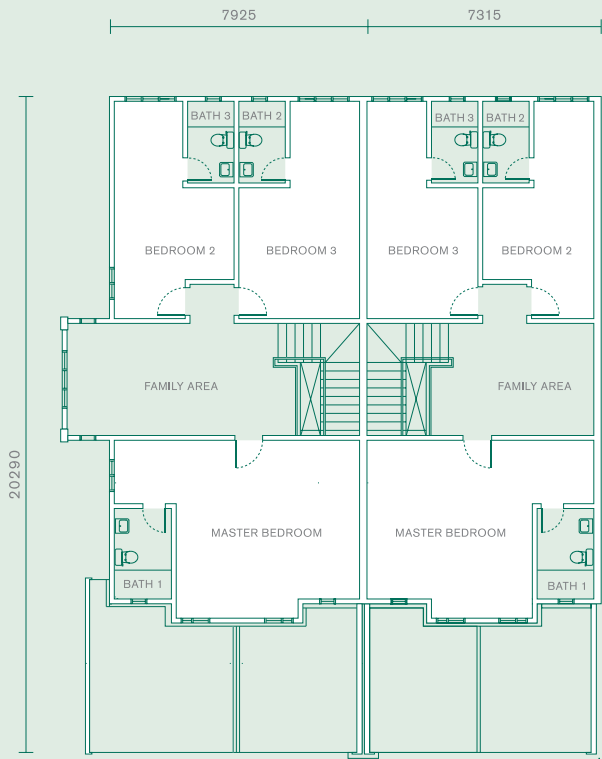
FLOOR PLAN
平面图

Double Storey
双层排屋

TYPE B (24' x 78')



Ground Floor
底楼



First Floor
一楼

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

Guarded and gated community (24 hours)
24小时社区围篱保安

4 ensuite bedrooms + 4 bathrooms
四间浴室（卧房各附浴室）

Finishes 材质:

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
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）

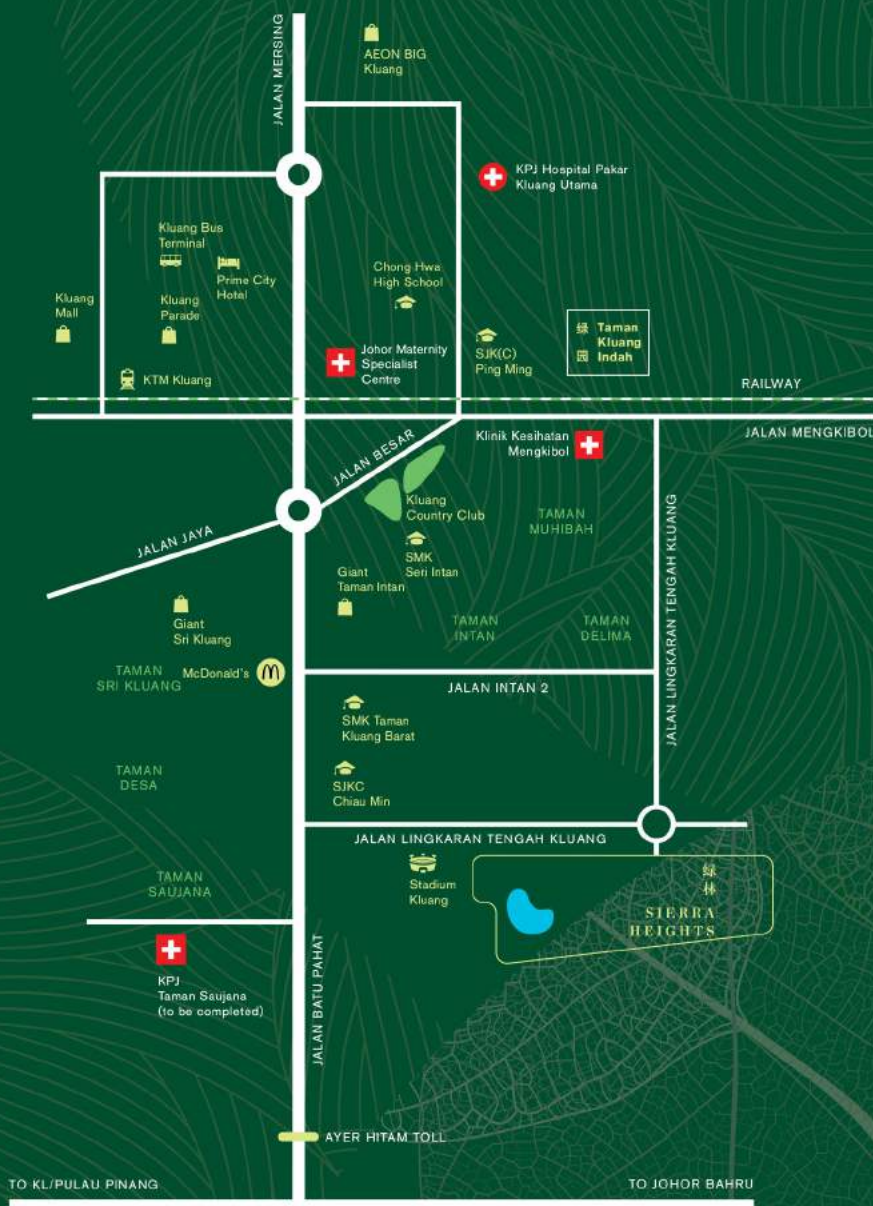
Column-free two-car porch
双泊车位

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 (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



FOR ENQUIRIES, CALL US AT 欲询问详情资料，请拨电

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绿林
**SIERRA
HEIGHTS**

TONGTOR
DEVELOPMENT

Developer's License No: 8316-17/09-2020/0852(L) • Validity Period: 29/09/2018 - 28/09/2020 • Advertising & Sales Permit No: 8316-17/09-2020/0852(P)
• Validity Period: 29/09/2018 - 28/09/2020 • Building Plan Approving Local Authority: Majlis Perbandaran Kluang • Approved Building Plan No: MPK/599/300/6/14/2018 • Expected Date of Completion: October 2020 • Land Encumbrances: Freehold • Land Tenure: Freehold • DSTH A - 132 units, RM488,000 (Min) - RM778,000 (Max) • DSTH B - 65 units, RM468,000 (Min) - RM704,000 (Max) • 15% Discount for Bumiputera

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