



MONTCOURT

The
Cove

2 & 3 Storey Cluster Homes

A Prestigious Sanctuary To Call Home

Elevate your lifestyle at MontCourt where a collection of cluster homes within a sustainable community amidst ample convenience, and the serenity of a well-secured address. As the last phase of The Cove precinct, these homes radiate with prestige and exclusivity.

Unique Features



Low-Density
Neighbourhood



Located On
Higher Ground



Parks &
Gardens



Secured &
Privacy Assured



Exciting Placemaking
With Horizon Mall



Comprehensive Lifestyle Facilities

Artist's Impression Only



World-Class Golf Course



Horizon Hills Golf & Country Club

LEGEND

Type B
3-Storey Cluster Homes



Horizon Hills is the epitome of brilliant placemaking. This 1,200-acre township is designed to create a sense of place and belonging in a community that offers the perfect synergy of life in a wholesome environment that fosters your well-being.

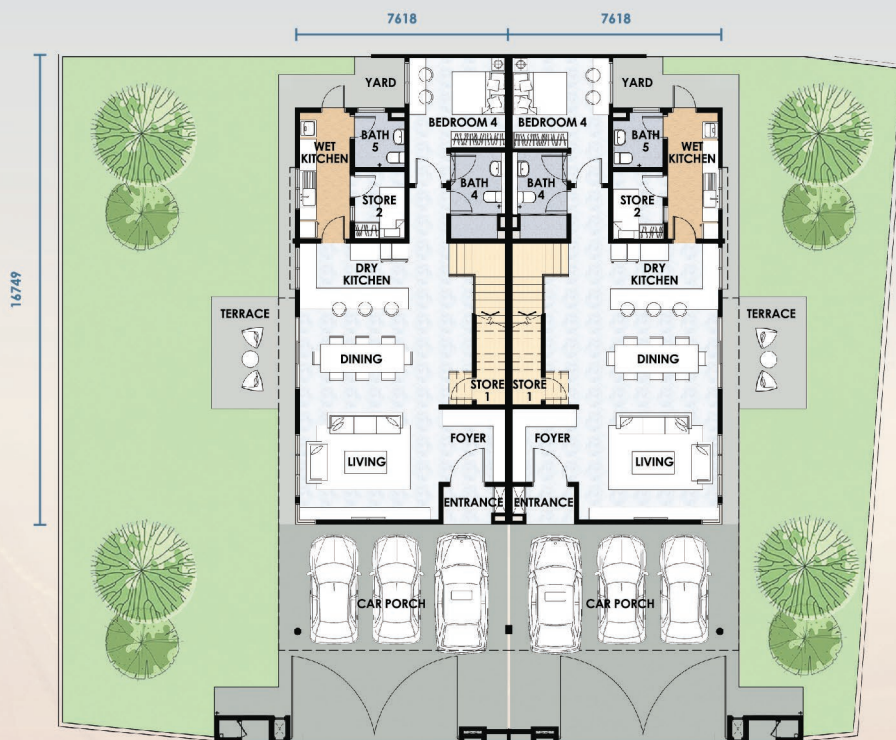


Artist's Impression Only

Invictus International School

Type A

2-STOREY CLUSTER HOMES



Ground Floor

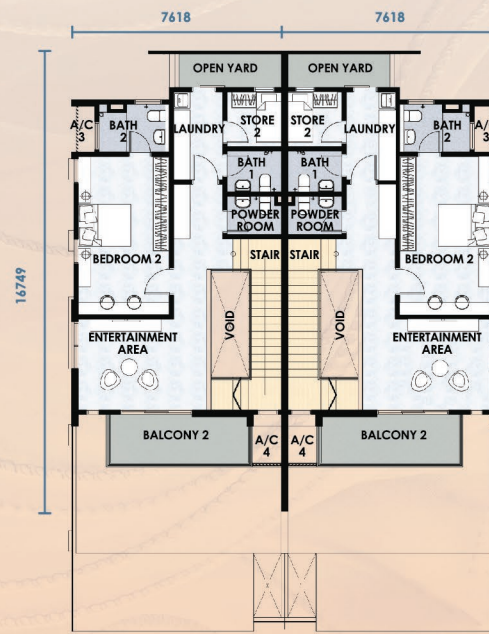
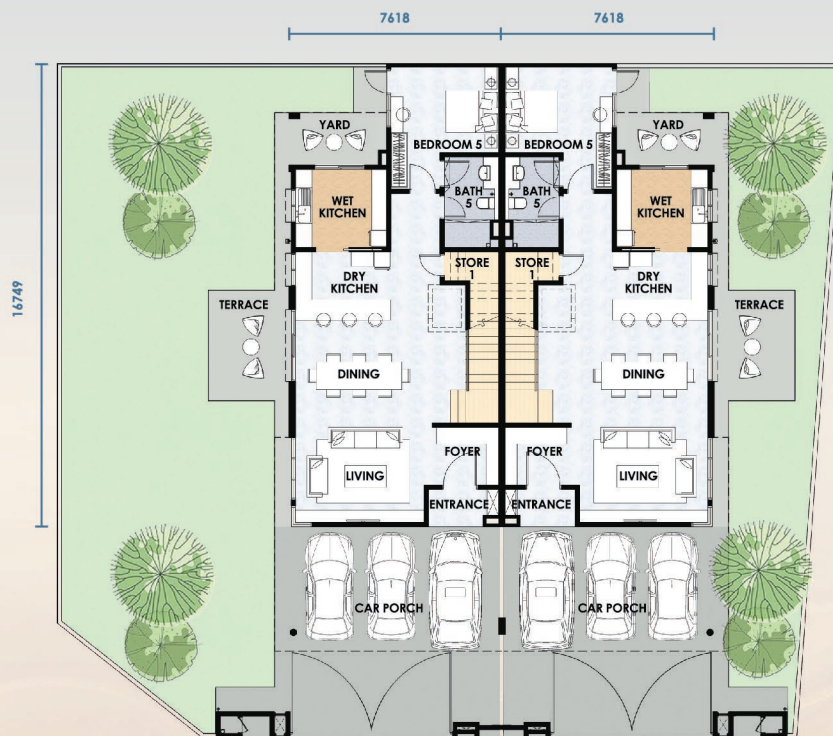


First Floor



Type B

3-STOREY CLUSTER HOMES



Specification

STRUCTURE	: Reinforced Concrete
WALL	: Masonry Block Wall
ROOF COVERING	: Metal Roofing / Reinforced Concrete
ROOF FRAMING	: Metal Roof Framing
CEILING	: Skim Coat / Plaster Ceiling / Cement Board
IRONMONGERIES	: Selected Lockset
WINDOWS	: Aluminium Framed Window
FENCING	: Masonry Block Wall
DOORS	: Solid Core Door
	: Aluminium Framed Glass Door
	: Flush Door / Flush Door with Opening
	: Metal Door (for Type B only)

FLOOR FINISHES

Foyer / Living / Dining & Breakfast / Wet Kitchen / Open Yard(Type B) / Yard / Store 1 & 2 / Staircase / All Bedrooms / All Bathrooms / Powder Room(Type B) / Family Area / Laundry(Type B) / Terrace / Balcony 1 & 2 / Entertainment Area(Type B) / Car Porch	: Porcelain Tiles
Others	: Cement Render

WALL FINISHES (TYPE A)

External Wall / Internal Wall	: Plaster & Paint
All Bathrooms	: Porcelain Tiles
Wet Kitchen	: Porcelain Tiles

WALL FINISHES (TYPE B)

External Wall / Internal Wall	: Plaster & Paint
All Bathrooms	: Porcelain Tiles
Powder Room	: Porcelain Tiles
Wet Kitchen	: Porcelain Tiles
Laundry	: Porcelain Tiles

SANITARY & PLUMBING

	TYPE A	TYPE B
Kitchen Sink	: 1 no.	: 1 no.
W.C.	: 5 nos.	: 7 nos.
Wash Basin	: 6 nos.	: 8 nos.
Toilet Roll Holder	: 5 nos.	: 7 nos.
Hand Shower	: 5 nos.	: 6 nos.
Hand Bidet	: 5 nos.	: 7 nos.

ELECTRICAL INSTALLATION

	TYPE A	TYPE B
Lighting Point	: 39 nos.	: 47 nos.
13 Amp Power Point	: 33 nos.	: 35 nos.
15 Amp Power Point	: 2 nos.	: 2 nos.
Fan Point	: 8 nos.	: 10 nos.
Air-Cond Point	: 6 nos.	: 7 nos.
TV Point	: 3 nos.	: 4 nos.
Data Point	: 2 nos.	: 2 nos.
Door Bell Point	: 1 no.	: 1 no.
Auto Gate Point	: 1 no.	: 1 no.
Gate Post Lighting Point	: 2 nos.	: 2 nos.
Solar Water System	: 1 lot.	: 1 lot.
Water Pump System	: 1 lot.	: 1 lot.
EV Charging Point	: 1 no.	: 1 no.





“
*An Iconic
Address With
Sustainable
Value*
”





Sales Galleria
+607 232 3433



The Most Liveable Award-Winning Township
In Iskandar Malaysia That Grows In Value.



Strategic Partnership :

GAMUDA LAND



Developed By:

Horizon Hills Development Sdn Bhd (691032-H)
1, Jalan Eka, Horizon Hills, 79100 Iskandar Puteri,
Johor Darul Takzim, Malaysia.

FREEHOLD

horizonhills.com.my

5E • Developer's License No.: 10316/01-2028/0240(A) • Validity Period: 20/01/2023 - 19/01/2028 • Advertising Permit No.: 10316-52/07-2026/0634(N)-(L) • Validity Period: 12/07/2024 - 11/07/2026 • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Authority Reference No.: MBIP(JB) RP/9/16/2023 • Type A • Total Units: 46 units • Price: RM1,712,800 (min) - RM2,567,800 (max) • Type B • Total Units: 22 units • Price: RM2,020,800 (min) - RM2,919,800 (max) • Expected Completion: August 2026 • Agreement Land Encumbrance: Public Bank Berhad • Land Encumbrance Expiry Date: September 2026 • Bumiputera Discount: 15% • The information contained herein may be changed or altered at any time without prior notice and/or subject to amendments as may be required by the developer, the authorities & developer's consultants from time to time. Purchasers are advised to refer to actual information, specifications or plans as inserted in the stamped Sales & Purchase Agreement entered into between the developer & purchaser. All drawings are merely artist's impression only. • Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahtailik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

*Sincere
Responsible
Original*