

KingsWood

FREEHOLD | 35' X '80' | 2 & 3 STOREY CLUSTER HOMES

horizon hills



Crowning Glory of Horizon Hills

Elevate your lifestyle at Horizon Hills with our cluster homes, distinguished by an additional 10 feet of green space, creating a sanctuary of tranquillity at your doorstep. These meticulously designed homes redefine gracious living, embodying elegance in every square foot. Step into Horizon Mall for a curated shopping escapade, where upscale brands and fine dining redefine convenience with an air of exclusivity. Immerse yourself in refined dining experiences, complemented by the joy of personal gardening. Against this backdrop of luxury living, discover the academic excellence of Invictus International School, making Horizon Hills the quintessential destination for a sophisticated and vibrant lifestyle.

THE
HEARTBEAT
OF ELEGANCE



KingsWood isn't just a residential enclave; it's a harmonious tapestry that brings generations together. Here, families flourish, and bonds grow stronger amidst the backdrop of grandeur.

WHERE
ELEGANCE
MEET'S SERENITY



A masterpiece of design, where the exterior's breathtaking beauty is only surpassed by the bliss found within. Each architectural marvel is a testament to our commitment to perfection.

NURTURING
NOBLE
LIVING



Our award-winning township is a testament to our dedication to offering the best in urban living. Here, you'll discover a haven where luxury, convenience, and comfort harmoniously coexist.

THE ART OF
MASTERFUL
PLANNING



Prepare to be enchanted by a symphony of design that resonates with opulence and sophistication. Here at KingsWood, luxury and functionality dance together in perfect harmony, and aesthetics seamlessly unite with practicality.

THE EPITOME OF
CONVENIENCE &
PRESTIGE

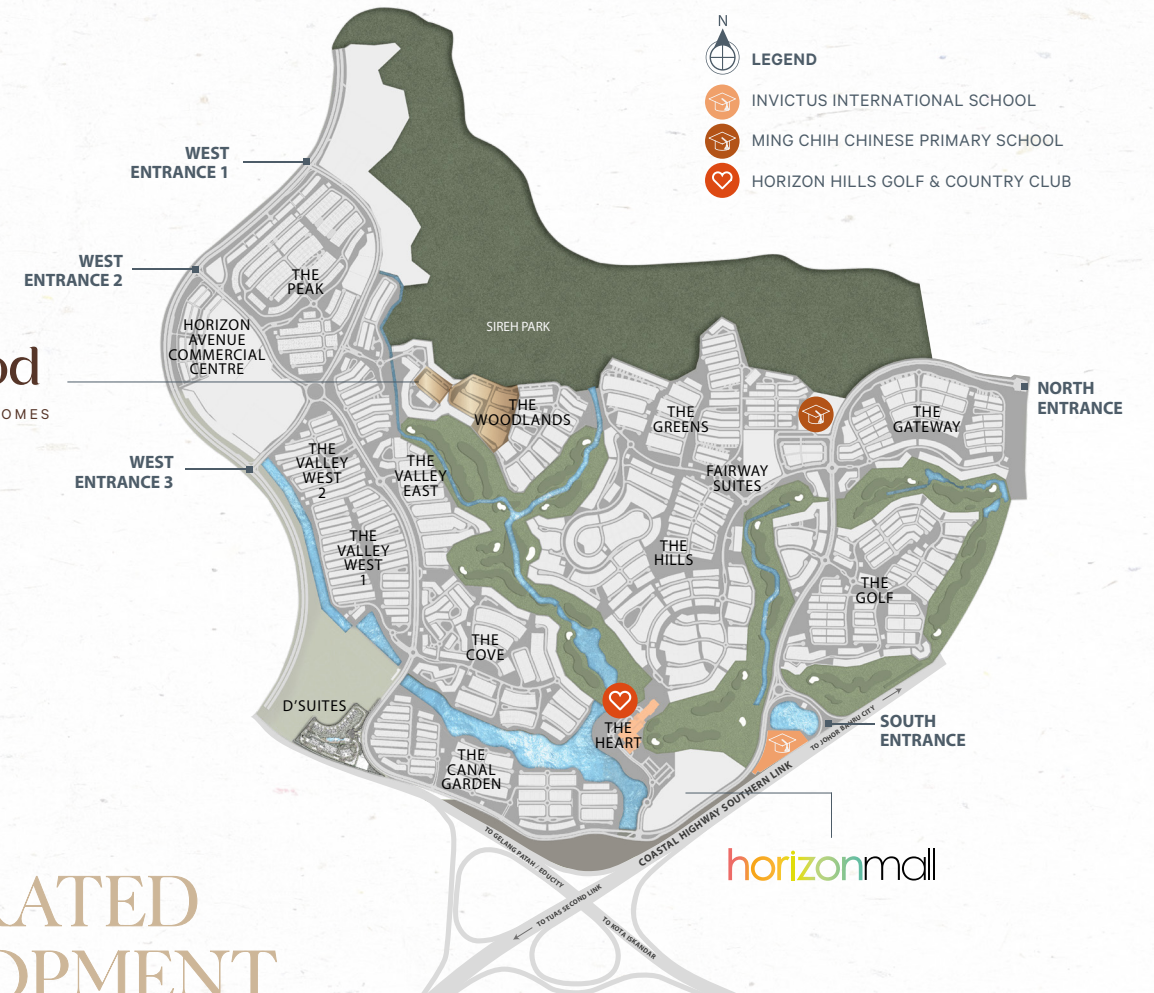


Your address is more than just a location; it's an assurance of the finest conveniences at your doorstep.

KingsWood

2 & 3 STOREY CLUSTER HOMES

AN INTEGRATED DEVELOPMENT





RECREATION & LEISURE

- Horizon Hills Golf and Country Club
- LEGOLAND Malaysia
- Puteri Harbour
- Iskandar Malaysia Studios
- Sultan Ibrahim Stadium (JDT)
- Sireh Park
- Edible Park
- Hard Rock Cafe Puteri Harbour
- Danga Bay



HEALTHCARE

- Gleneagles Hospital Medini Johor
- Columbia Asia Hospital Iskandar Puteri
- Kensington Green Specialist Centre



EDUCATION

- Invictus International School (Horizon Hills)
- Marlborough College Malaysia
- Raffles American School
- Medini Trust School (Primary & Secondary)
- EduCity -
 - a Newcastle University Medicine Malaysia (NuMed Malaysia)
 - b University of Reading Malaysia
 - c Management Development Institute of Singapore (MDIS Malaysia)
 - d University of Southampton
 - e IDRIS International School



ACCESSIBILITY

- Coastal Highway Southern Link (Danga Bay > Iskandar Puteri > Malaysia-Singapore Second Link)
- Malaysia-Singapore Second Link
- North-South Expressway
- Johor-Singapore Causeway
- Eastern Dispersal Link (EDL)
- Pasir Gudang Highway
- Senai International Airport
- Puteri Harbour International Ferry Terminal



GOVERNMENT / INDUSTRIAL PARK

- Kota Iskandar (Johor State New Administrative Centre)
- Majlis Bandaraya Iskandar Puteri (MBIP)
- Port of Tanjung Pelepas (PTP)
- Sultan Abu Bakar Complex (CIQ)
- Southern Industrial and Logistics Clusters (SILC)
- Nusajaya Tech Park

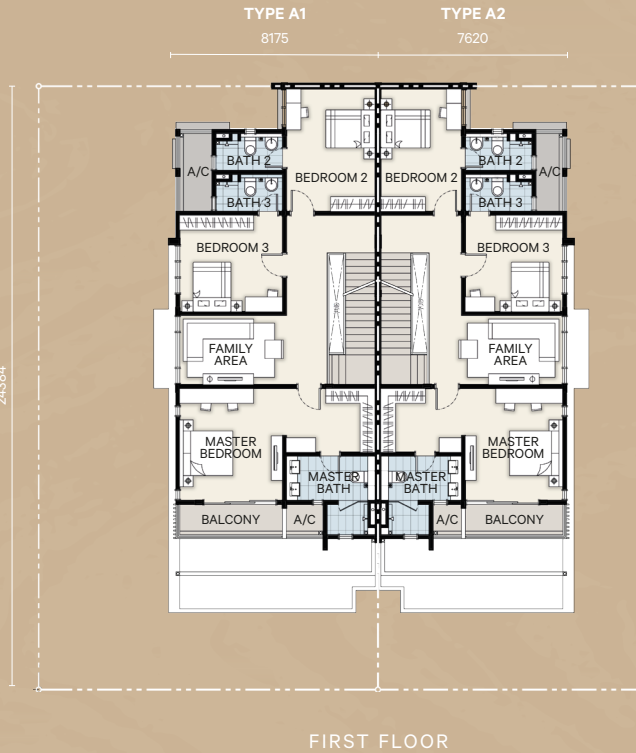
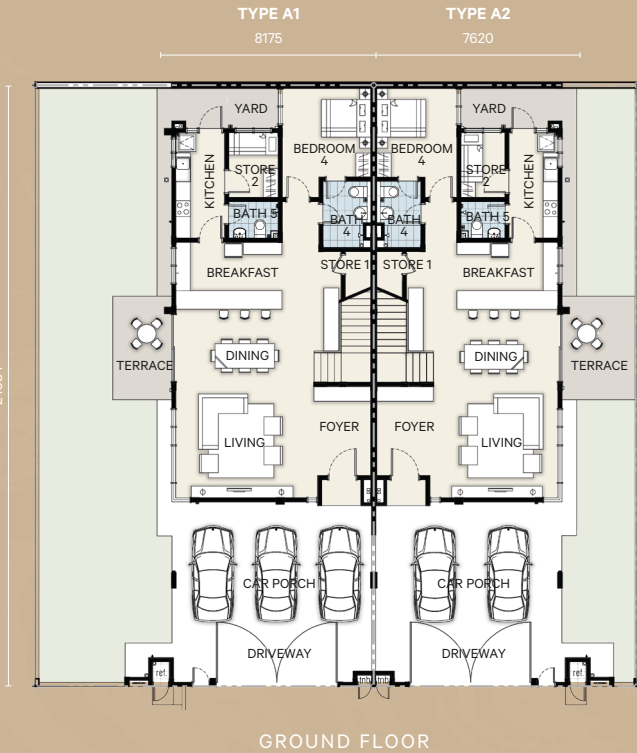
“Within reach
lies a world of
opportunity”

TYPE

2-storey Cluster Homes

35' x 80'

Gross Floor Area from 3,273 sq. ft.

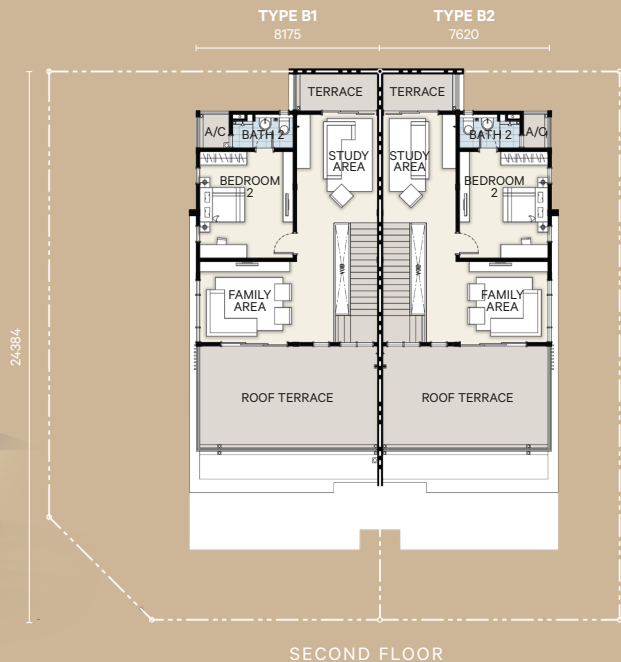


TYPE B

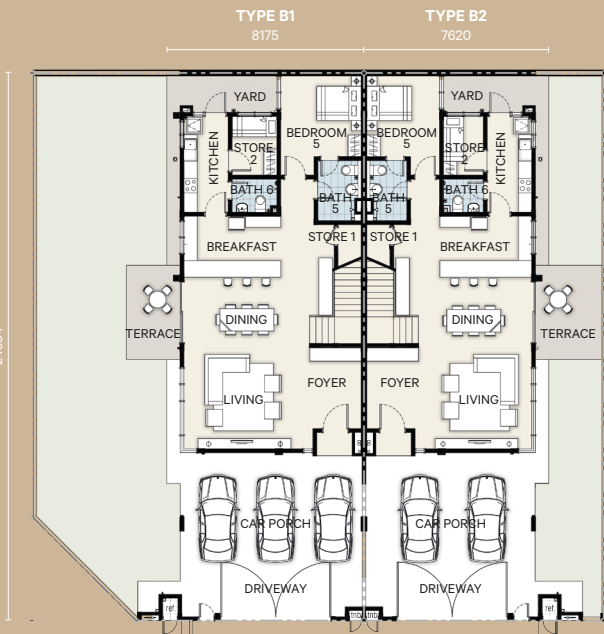
3-storey Cluster Homes

35' x 80'

Gross Floor Area from 4,406 sq. ft.



SECOND FLOOR



GROUND FLOOR



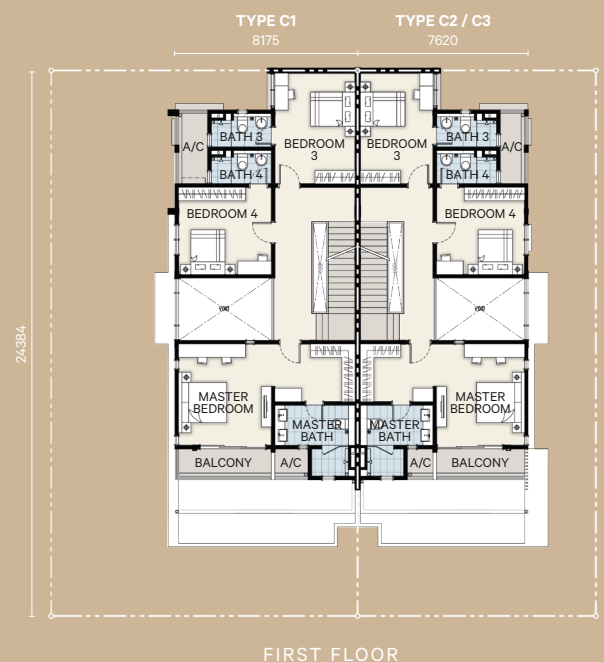
FIRST FLOOR

TYPE C

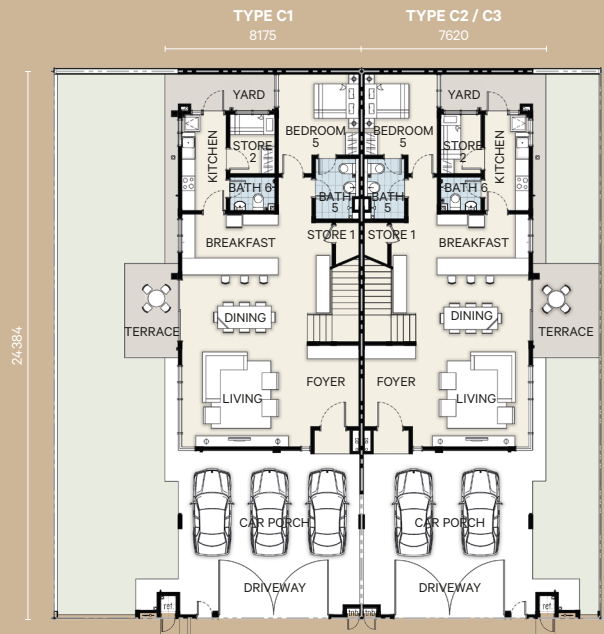
3-storey Cluster Homes

35' x 80'

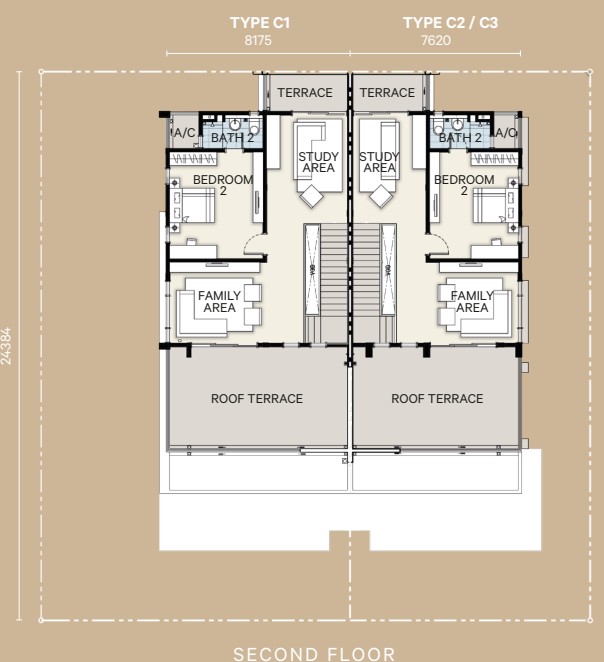
Gross Floor Area from 4,406 sq. ft.



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Specification

STRUCTURE	Reinforced Concrete
WALL	Brickwall Aluminium Screen Louvres
ROOF COVER	Reinforced Concrete Flat Roof / Concrete Tile on Metal Roof System / Cemboard Fascia / Ridge Cap
ROOF STRUCTURE	Metal Roof Truss System
CEILING	Skim Coat / Plaster Ceiling / Cement Plaster
DOORS	
Main Entrance Others	Solid Core Timber Door Flush Door / Aluminium Frame Glass Door / Aluminium Frame Sliding Door
WINDOWS	Aluminium Frame Windows
IRONMONGERIES	Selected Lockset
FLOOR FINISHES	
Entrance / Living / Dining / Lobby / Wet Kitchen / Breakfast / Yard / Staircase / Master Bedroom / Bedroom 2, 3 & 4 / Guest Room / Family Area / Master Bathroom / Bathroom 2, 3, 4 & 5 / Store 1 / Store 2 / Terrace / Balcony / Carporch / Driveway	Porcelain Tiles
Roof Terrace / Study Room / Master Bathroom / Bathroom 2, 3, 4, 5 & 6 (3 Storey Only)	Porcelain Tiles
WALL FINISHES	
Wet Kitchen Master Bathroom / Bathroom 2, 3, 4, 5 & 6 External Wall & Internal Wall	Porcelain Tiles Porcelain Tiles Plaster and Paint
FENCING	Mild Steel Gate with Brick Pillar c/w Refuse Chamber, Letter Box, water and electrical meter compartment Brick Fencing / Brick Fencing with Mild Steel Grille

SANITARY & PLUMBING FITTINGS

	A	B & C
Kitchen Sink	1 no	1 no
Padestal W.C	5 nos	6 nos
Wash Basin	6 nos	7 nos
Toilet Roll Holder	5 nos	6 nos
Shower	5 nos	6 nos
Bib Tap	5 nos	6 nos
Hand Bidet	4 nos	5 nos

ELECTRICAL INSTALLATION

	A	B & C
Lighting Point	38 no	48 no
Gate Pole Lighting Point	2 nos	2 nos
Fan Point	7 nos	9 nos
Power Point 13 Amp	34 nos	39 no
Power Point 15 Amp	1 no	1 no
A/C Point	6 nos	8 nos
Solar Water Heater System	1 lot	1 lot
Auto Gate Point	1 lot	1 lot
Door Bell Point	1 lot	1 lot
Telephone Point	2 nos	2 nos
TV Point	3 nos	3 nos
Data Point	2 nos	2 nos
Water Pump System	1 lot	1 lot
EV Charging Point	1 no	1 no



Experience unparalleled convenience at Horizon Hills, where everything you desire is within reach. From everyday necessities to recreational pursuits, our meticulously planned township ensures a lifestyle where every convenience is just steps away.



GAMUDA LAND

AN AWARD WINNING TOWNSHIP



Strategic Partnership With:



A member of UEM Group

SincereTM
Responsible
Original

Horizon Hills Development Sdn Bhd
(206591013885 (891032-H))
No 1, Jalan Eka, Horizon Hills,
79100 Iskandar Puteri, Johor.



**FIABCI WORLD PRIX
D'EXCELLENCE AWARDS**
ENVIRONMENTAL & MASTERPLAN CATEGORY

**THE EDGE Top Property
Developers Awards
2022**



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7F • Developer's License No: 10316/01-2028/0240(A) • Validity Period: 20/01/2023 - 19/01/2028 • Advertising Permit No: 10316-51/01-2026/0065(N)-(L) • Validity Period: 18/01/2024 - 17/01/2026 • Approving Authority: Majlis Bandaraya Iskandar Puteri (MBIP) • Authority Reference No: MBIP(JB) RP/9/13/2023(21) • Type A • Total Units: 50 units • Price: RM1,637,800 (min) - RM2,264,800 (max) • Type B • Total Units: 24 units • Price: RM1,980,800 (min) - RM2,692,800 (max) • Type C • Total Units: 26 units • Price: RM2,022,800 (min) - RM2,915,800 (max) • Expected Completion: February 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.