



FREEHOLD



Wawari is to be developed in three main zones:

Wawari West

Wawari Central

Wawari East.

The township is strategically divided into six distinct precincts: Arts and Culture, Riverside, Innovation, Metro, Waterfront, and Estuary. This approach ensures a well-planned development that optimizes land use, meets community needs, and aligns each area with its designated purpose.





Artist's Impression Only



Artist's Impression Only

Modern Living Meets Nature Beauty In A Serene Family-Friendly Community

Each home in ***Wawari West Park Homes*** was designed with meticulous attention to detail. Craftsman-inspired architecture blended seamlessly with modern amenities, creating spaces that were both beautiful and functional. Open-plan living areas flowed effortlessly, inviting families to connect and create lasting memories. Large windows bathed the interiors in natural light, blurring the lines between indoors and out, and offering breathtaking views of the surrounding landscape.



Artist's Impression Only



TYPE A

GROUND FLOOR
22' X 75' | FROM 1,335 SQ FT



TYPE B

FIRST FLOOR
22' X 75' | FROM 1,365 SQ FT





West | Park Homes

INTERMEDIATE UNITS SPECIFICATION

a)	Structure	: Reinforced Concrete
b)	Walls	: Brickwork
c)	Roofing Covering	: Concrete Roof Tiles/ RC Flat Roof
d)	Roof Framing	: Metal Truss
e)	Ceiling	: Skim Coat/ Plaster Ceiling
f)	Windows	: Aluminium Frame Glass Window
g)	Doors	: Main Entrance : Bedrooms/ Bathrooms : Others

h)	Ironmongery	: Quality Ironmongery
i)	Wall Finishes	: Master Bath : Bath 1 : Kitchen : Others
j)	Floor Finishes	: Car Porch : Living/ Dining : Master Bedroom/ Bedroom 1 : Master Bath/ Bath 1 : Kitchen/ Yard : Others

k)	Sanitary and Plumbing Installation	: WC : Wash Basin : Shower : Kitchen Sink
l)	Electrical Installation	: Light Points : Power Points : Air-Cond Points : Fan Points : TV / Astro Points : Door Bell Point : 13A Weatherproof Power Point : Water Heater Point : Fiber Wall Socket

m)	Internal Telephone Trunking	: Provided
n)	Fencing	: Minimum 1.2m High Fencing
o)	Turfing	: Grass Turfing (Ground Floor Only)

TYPE A GROUND FLOOR

- HDF Flush Door
- HDF Flush Door
- Aluminium Frame Glass
Louver Door
- Aluminium Frame Glass
Sliding Door
- Aluminium Frame Glass
Swing Door
- Aluminium Frame Flush Door
- Metal Grill Door

- Tiles
- Tiles
- Tiles (1.5m height)
- Plaster & Paint

- Tiles
- Tiles
- Tiles
- Tiles
- Tiles
- Cement Render

- 2
- 2
- 2
- 1

- 14
- 12
- 4
- 5
- 1
- 1
- 2
- 2
- 1

TYPE B FIRST FLOOR

- HDF Flush Door
- HDF Flush Door
- Aluminium Frame Glass
Sliding Door
- Aluminium Frame Glass
Swing Door

- Tiles
- Tiles
- Tiles (1.5m height)
- Plaster & Paint

- Tiles
- Tiles
- Tiles
- Tiles
- Tiles
- Cement Render

- 2
- 2
- 2
- 1

- 14
- 12
- 4
- 5
- 1
- 1
- 2
- 2
- 1



West | Park Homes

CORNER & END UNITS SPECIFICATION

a)	Structure	: Reinforced Concrete
b)	Walls	: Brickwork
c)	Roofing Covering	: Concrete Roof Tiles/ RC Flat Roof
d)	Roof Framing	: Metal Truss
e)	Ceiling	: Skim Coat/ Plaster Ceiling
f)	Windows	: Aluminium Frame Glass Window

g)	Doors	: Main Entrance : Bedrooms/ Bathrooms : Others
----	-------	--

h)	Ironmongery	: Quality Ironmongery
i)	Wall Finishes	: Master Bath : Bath 1 : Kitchen : Others
j)	Floor Finishes	: Car Porch : Living/ Dining : Master Bedroom/ Bedroom 1 : Master Bath/ Bath 1 : Kitchen/ Yard : Others

k)	Sanitary and Plumbing Installation	: WC : Wash Basin : Shower : Kitchen Sink
----	---------------------------------------	--

l)	Electrical Installation	: Light Points : Power Points : Air-Cond Points : Fan Points : TV / Astro Points : Door Bell Point : Water Heater Point : Weatherproof Power Point : Fiber Wall Socket	- 2 - 2 - 2 - 1 - 15 - 13 - 4 - 5 - 1 - 1 - 2 - 2 - 1
----	-------------------------	--	---

m)	Internal Telephone Trunking	: Provided
----	--------------------------------	------------

n)	Fencing	: Minimum 1.2m High Fencing
----	---------	-----------------------------

o)	Turfing	: Grass Turfing
----	---------	-----------------

TYPE A GROUND FLOOR

- HDF Flush Door
- HDF Flush Door
- Aluminium Frame Glass Louver Door
- Aluminium Frame Glass Sliding Door
- Aluminium Frame Glass Swing Door
- Aluminium Frame Flush Door
- Metal Grill Door

- Tiles
- Tiles
- Tiles (1.5m height)
- Plaster & Paint

- Tiles
- Tiles
- Tiles
- Tiles
- Tiles
- Cement Render

- 2
- 2
- 2
- 1

TYPE B FIRST FLOOR

- HDF Flush Door
- HDF Flush Door
- Aluminium Frame Glass Sliding Door
- Aluminium Frame Glass Swing Door

- Tiles
- Tiles
- Tiles (1.5m height)
- Plaster & Paint

- Tiles
- Tiles
- Tiles
- Tiles
- Tiles
- Cement Render

- 2
- 2
- 2
- 1

- 15
- 13
- 4
- 5
- 1
- 1
- 2
- 2
- 1



Building Dreams, Creating Communities

IIB Land is a property developer specializing in creating residential, commercial, and mixed-use projects. With a focus on quality, innovation, and sustainability, we strive to transform landscapes and enrich communities.

For more information kindly visit | www.iibland.com



© 2025 IIB Land. All rights reserved. Unauthorized use or reproduction of content is prohibited. Photos belong to IIB Land and may not be used without permission. The information, images, illustrations, etc. contained herein ("information") are intended to provide a general introduction only to the proposed development and shall not be taken as part of any sales and purchases, ancillary agreements, or representation, or warranty from the Developer or its associates of the end product, implied or otherwise. All information is subject to change without notice. Images and illustrations are artist's impression only. While reasonable care has been taken in preparing this material, the Developer shall not be held responsible for any inaccuracies in its contents. Any reliance on the information herein is at your own risk.

Nama Pemaju: Iskandar Development Management Services Sdn Bhd • No. Lesen Pemaju: 30898/10-2029/0241(N) • Tempoh Sah Laku: 25/10/2024 - 24/10/2029 • No. Permit Iklan & Jualan: 30898-1/09-2028/0770(N)-[S] • Jenis Bangunan: Rumah Bandar • Jumlah Unit: 250 unit • Harga Jualan: RM 488,000.00 (min) - RM 928,000.00 (max) • Pihak Berkuasa Meluluskan: Majlis Bandaraya Iskandar Puteri • No. Pelan Diluluskan: MBIP(JB)RP/9/15/2024(2/7) • Tarikh Jangkaan Siap: Sep 2028 • Pegangan Tanah: Pegangan Bebas • Sekatan Tanah: Tiada • Diskaun Bumiputera: 15%

Sekatan Kepentingan: i) Tanah ini tidak boleh dijual atau dipindahtanah dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri. ii) Tanah yang diperuntukkan untuk Bumiputera ini apabila sahaja bertukar miliknya kepada Seseorang Bumiputera/Syarikat Bumiputera, maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahtanah dengan apa cara sekalipun kepada Orang Yang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TELAH.KPKT.GOV.MY

