



Eco
BOTANIC
AMONGST SOFT GRASS AND PURE CLASS

PHASE 3

Hi.Jau

WEST



ECOWORLD
CREATING TOMORROW & BEYOND

Hi.^{JIRAN}

— *of HI.JAU* —

The logo features the letters 'Hi.' in a large, flowing, dark green script font. A thin green line extends from the top of the 'i' upwards and to the right, supporting a small orange and black butterfly. Another smaller butterfly is positioned near the bottom left of the 'i'. The entire logo is set against a white background.

Hi.Jau West offers garden terrace homes with private gardens,
nestled amid lush greenery and thoughtfully designed landscapes.

Residents can enjoy outdoor lifestyle in a private way at their private garden or blend into nature
at the garden while fostering a strong neighbourhood spirit.

It's a place where nature and modern living home together, creating a serene retreat amidst
the bustle with just a path away from the vibrant Eco Botanic City.



Hi!

CENTRAL GARDEN

AT YOUR DOORSTEP

A serene landscape at your doorstep, with lush greenery, edible gardens, and wisteria-inspired design, offering peaceful strolls and a sense of timeless living.



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Hi!

WELL-PLANNED SPACES FOR YOU

Well-designed recreational spaces for your family to enjoy!

Rejuvenate along the pathways and create lasting memories at the thoughtfully crafted playground.



24/7 Security
Surveillance



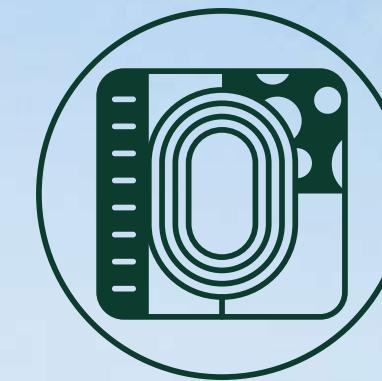
Gated & Guarded
Community



Elevated
Lifestyle Parks



Children
Playground



Children's
Fun Loop Track



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Hi!

GRAND GAZEBO

FOSTER A VIBRANT COMMUNITY

Relax at the grand gazebo, nestled at the heart of the precinct and surrounded by lush greenery —
a perfect spot to connect with neighbors and build a vibrant community.



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Hi!

10-FOOT PRIVATE GARDEN

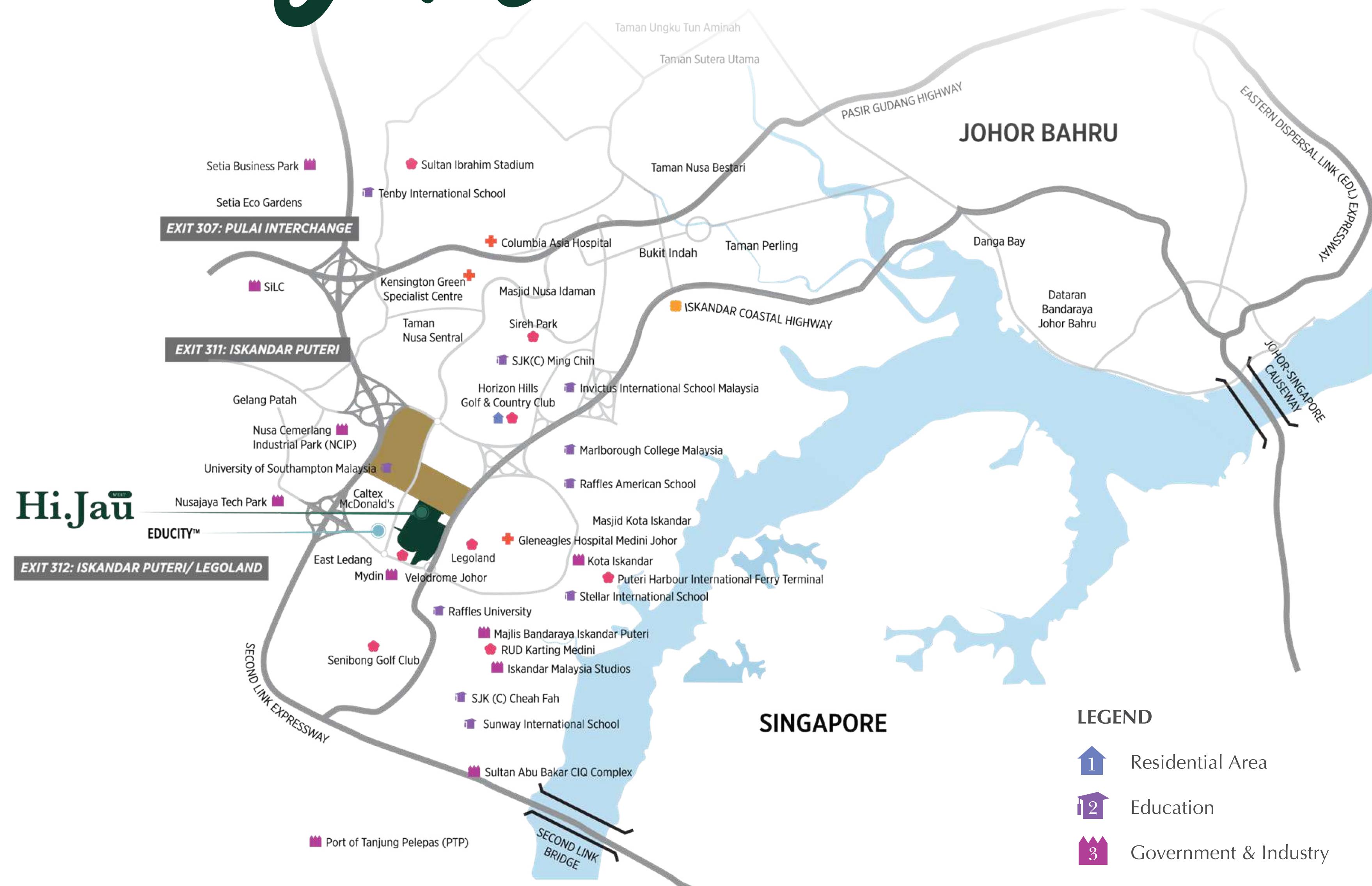
YOUR PERSONAL SANCTUARY

Rediscover nature at Hi.Jau West with a 10-foot private garden — your outdoor sanctuary. Create a yoga retreat, host family gatherings, or unwind in your peaceful green escape. Step away from the city's hustle and embrace tranquility.



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Hi! LOCATION MAP



Eco Botanic is easily accessible via the Coastal Highway, North-South Expressway, Second Link Expressway and Skudai Highway which makes traveling to and fro effortless, even to major destinations like Singapore and Johor Bahru.

1 KM

1 KM

3 KM

3 KM

16 KM

23 KM

ECO BOTANIC
COMMERCIAL HUB

EduCity

LEGOLAND

GLENEAGLES
MEDINI HOSPITAL

TUAS
CHECKPOINT

JOHOR BAHRU
CITY CENTRE

MASTER PLAN



ECO
BOTANIC
AMONGST SOFT GRASS AND PURE CLASS

- | | |
|--|---|
| 1 THE VERANDAH
2 storey Cluster & Semi-D Homes | 8 THE BOROUGH
2 storey Terrace Homes |
| 2 THE CHATEAU
2.5 storey Park Homes | 9 THE COMMUNE
2 storey Garden Cluster Homes |
| 3 ECO NEST
Service Apartment | 10 SA.YOUNG 2 D' ECO BOTANIC
Service Apartment |
| 4 SA.YOUNG D' ECO BOTANIC
Service Apartment | 11 ECO BOULEVARD 2
3 storey Shop Office |
| 5 ECO BOULEVARD
3 storey Shop Office | 12 SA.YOUNG 3 D' ECO BOTANIC
Service Apartment |
| 6 ECO GALLERIA
High Street Mall | 13 HI.JAU WEST PRECINCT 1
2 storey Garden Terrace Homes |
| 7 THE TATE
2 storey Terrace Homes | 14 HI.JAU WEST PRECINCT 2
2 storey Garden Terrace Homes |



SITE PLAN

PHASE 3

RESIDENTIAL

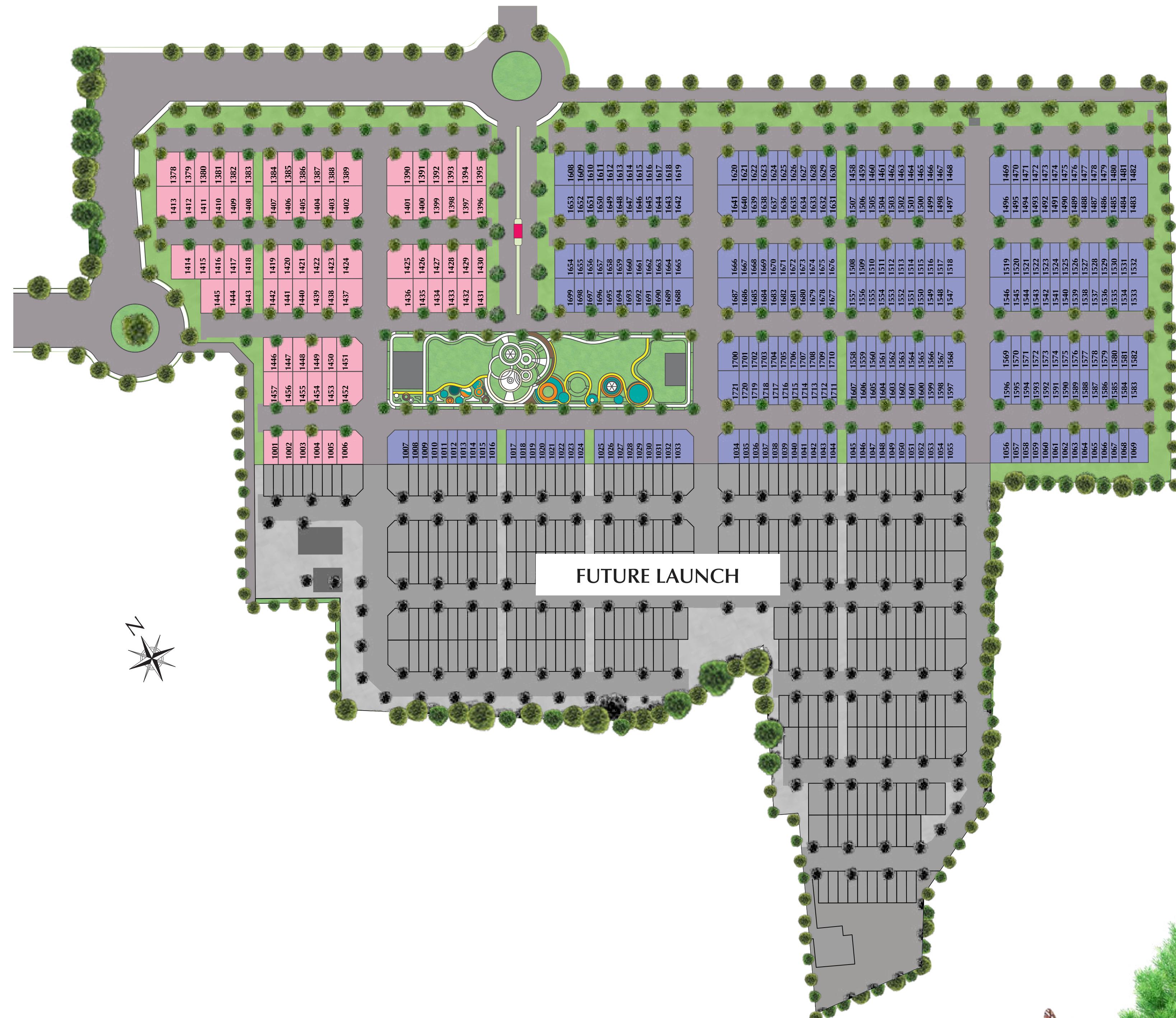
HI.JAU WEST PRECINCT 1

RISA

20' x 70'

MAYA

30' x 70'



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HI.JAU WEST

PRECINCT 1

Risa

20' X 70' | 1,804SQ.FT.



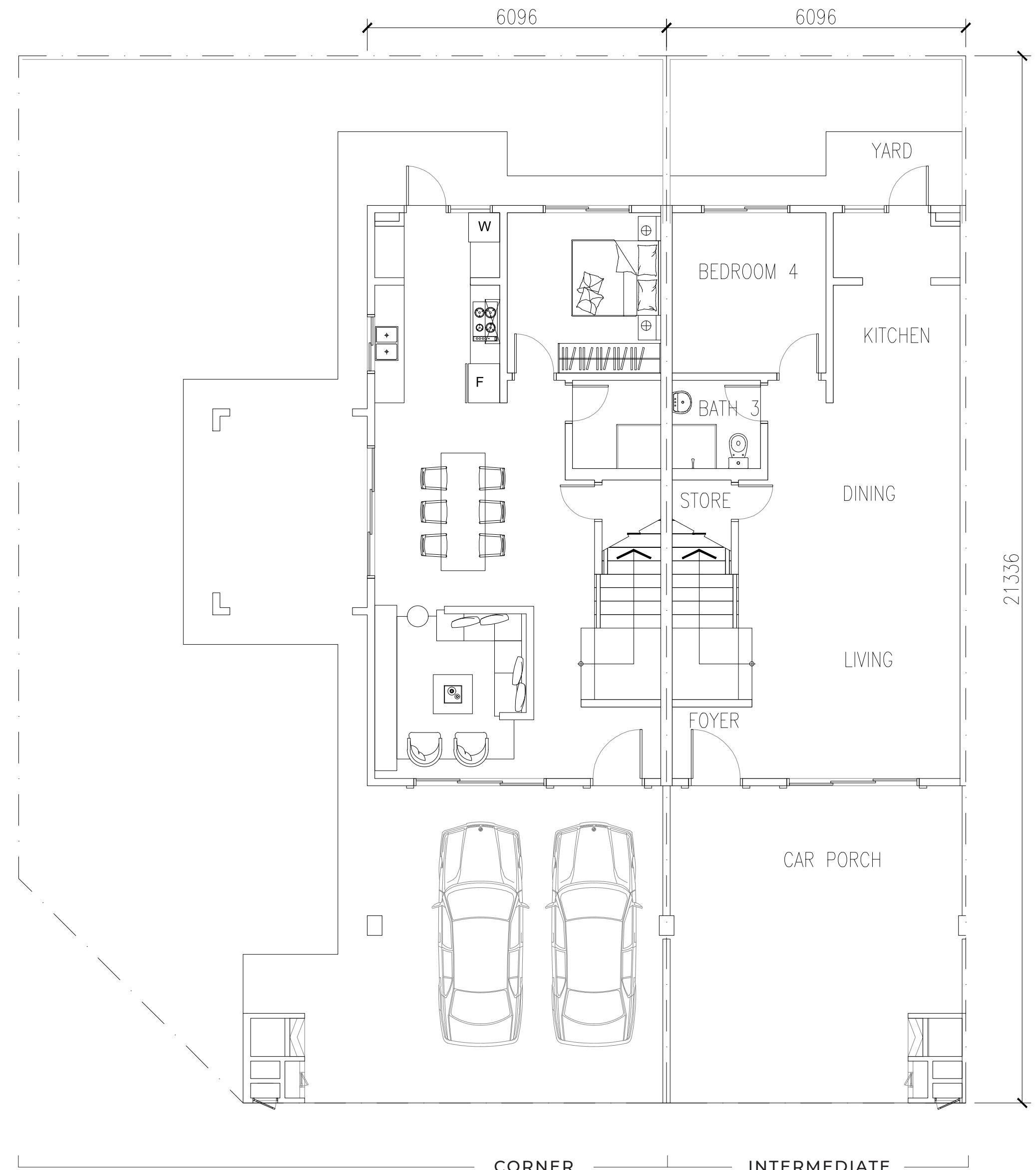
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Risa

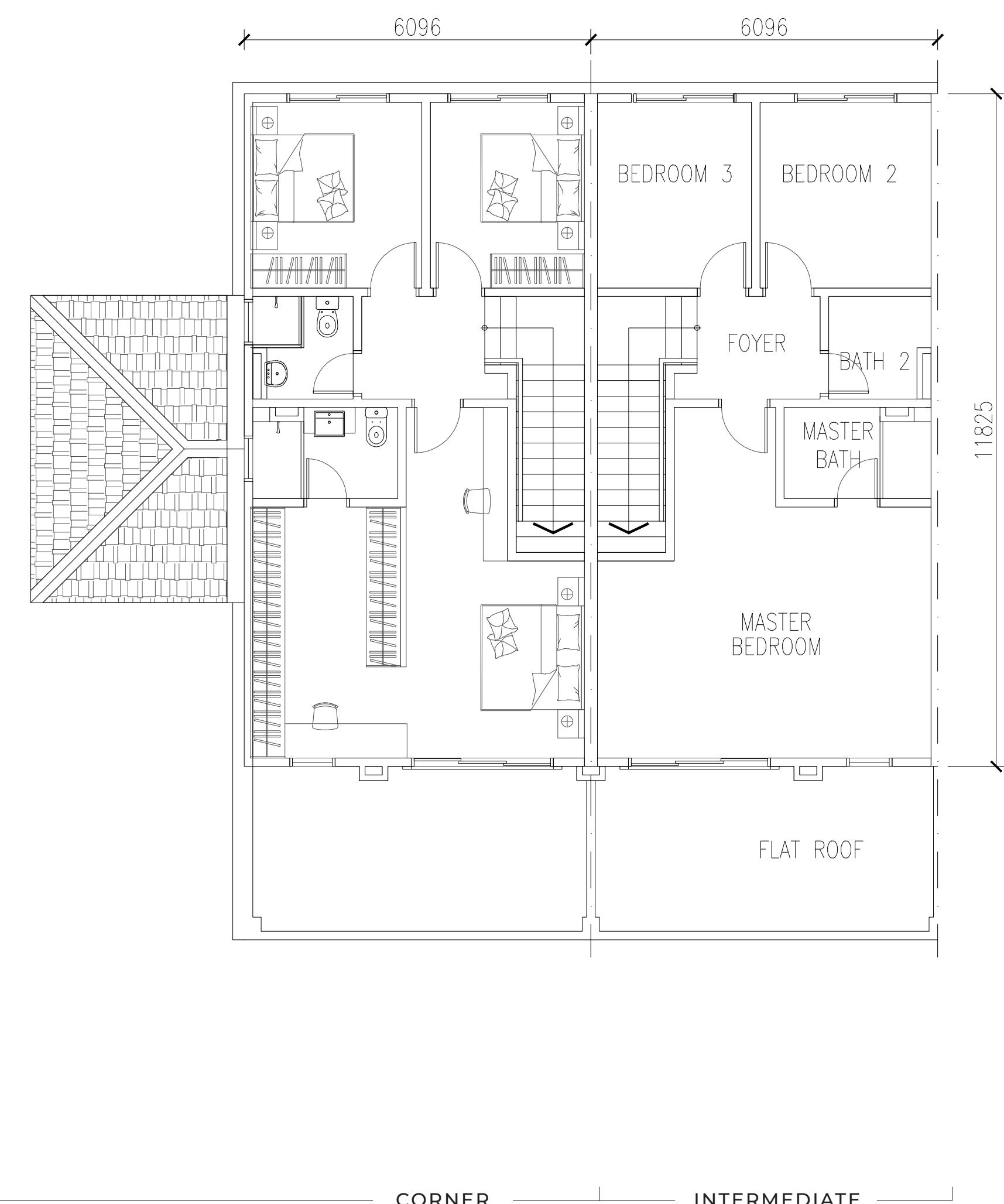
20' x 70'

Built-up: 1,804 sq.ft.

4 3



GROUND FLOOR

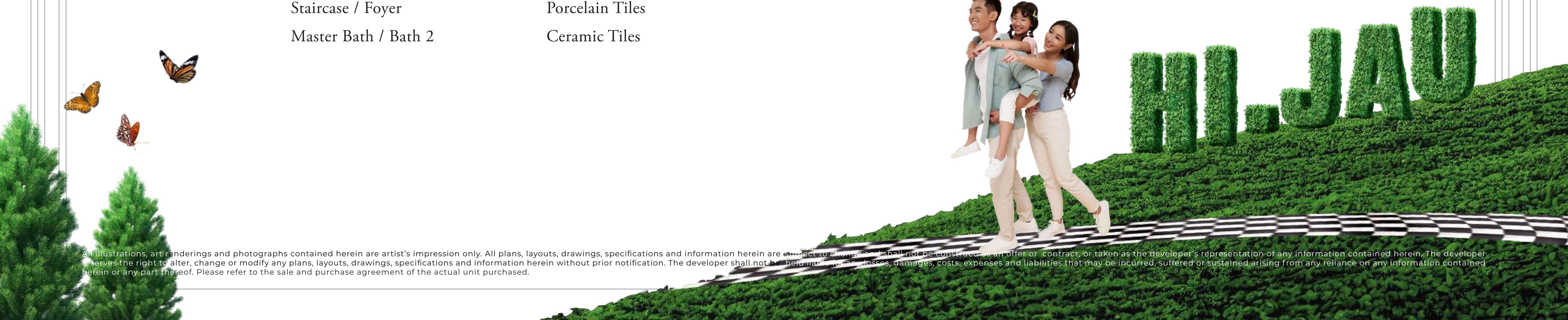


FIRST FLOOR

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SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework	SANITARY AND PLUMBING FITTINGS	: Water Closet	3 Nos.
WALL	: Brick Wall / RC wall		Wash Basin	3 Nos.
ROOF COVERING	: Roof Tiles / R.C. Flat Roof		Shower Rose	3 Nos.
ROOF FRAMING	: Lightweight Truss		Kitchen Sink	1 No.
CEILING	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat			
WINDOWS	: Aluminium Frame Glass			
DOORS	: Timber / Flush / Aluminium Frame Glass			
IRONMONGERY	: Selected Lockset			
WALL FINISHES	: Master Bathroom	Ceramic Tiles Up To 3000mm	: Lighting Point	24 Nos.
	Bath 2 & 3	Ceramic Tiles Up To 3000mm	Power Point (13A)	24 Nos.
	Kitchen	Porcelain Tiles Up To 1800mm	Fan Point	6 Nos.
FLOOR FINISHES	: GROUND FLOOR		Air-Con Point	5 Nos.
	Living / Dining / Kitchen /		Heater Point	3 Nos.
	Laundry / Store / Foyer	Porcelain Tiles	Doorbell Point	1 No.
	Bedroom 4	Porcelain Tiles	Data Point	1 No.
	Bath 3	Ceramic Tiles		
	Car Porch / Patio / Yard	Porcelain Tiles	FENCING	: 1500mm Brick Wall
	Apron / Other Areas	Cement Render	TURFING	: Cow Grass
	FIRST FLOOR			
	Master Bedroom / Bedroom 2 & 3	Porcelain Tiles		
	Staircase / Foyer	Porcelain Tiles		
	Master Bath / Bath 2	Ceramic Tiles		



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HI.JAU WEST

PRECINCT 1

Maya

30' X 70' | 2,379SQ.FT.



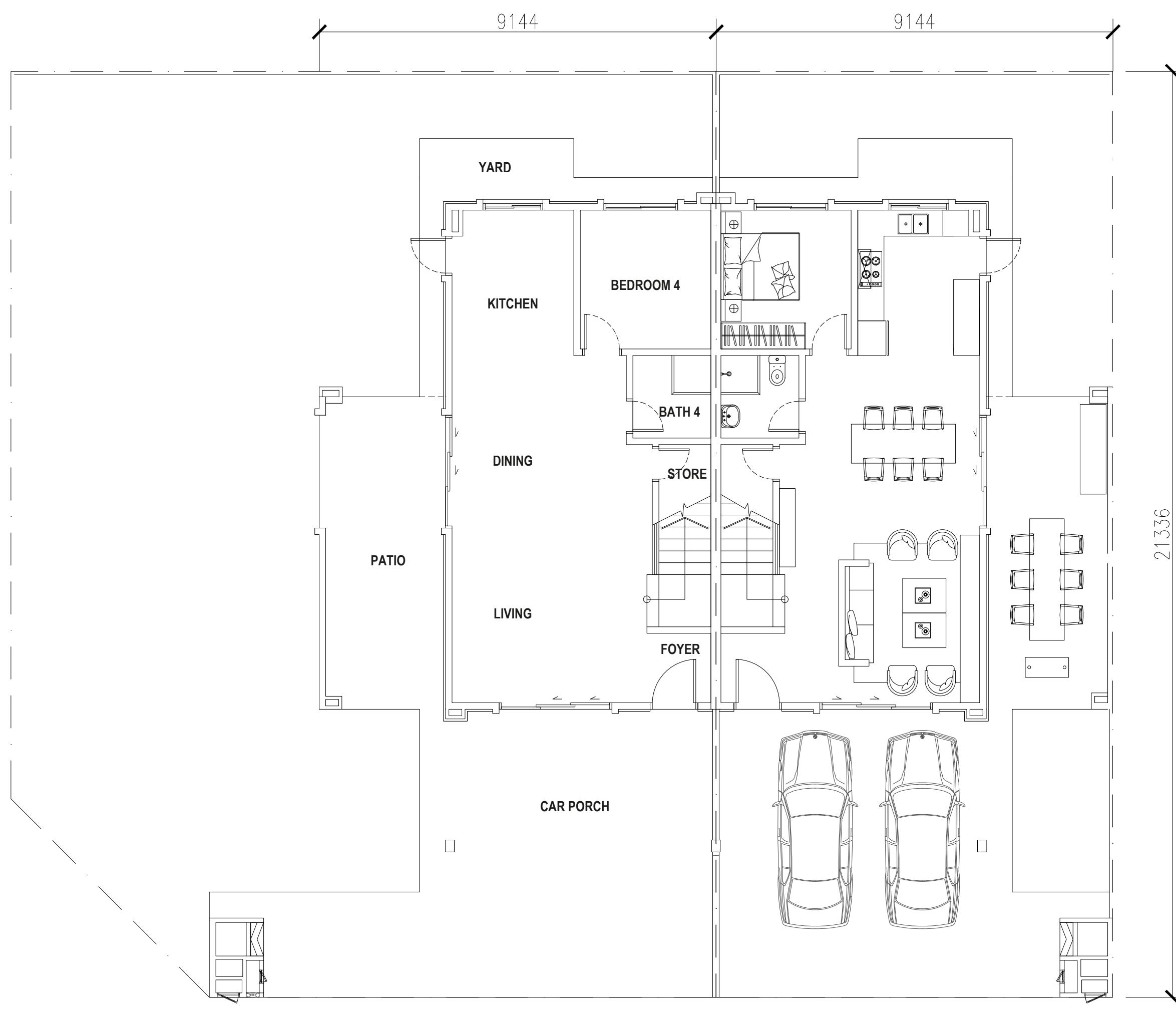
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Maya

30' x 70'

Built-up: 2,379 sq.ft.

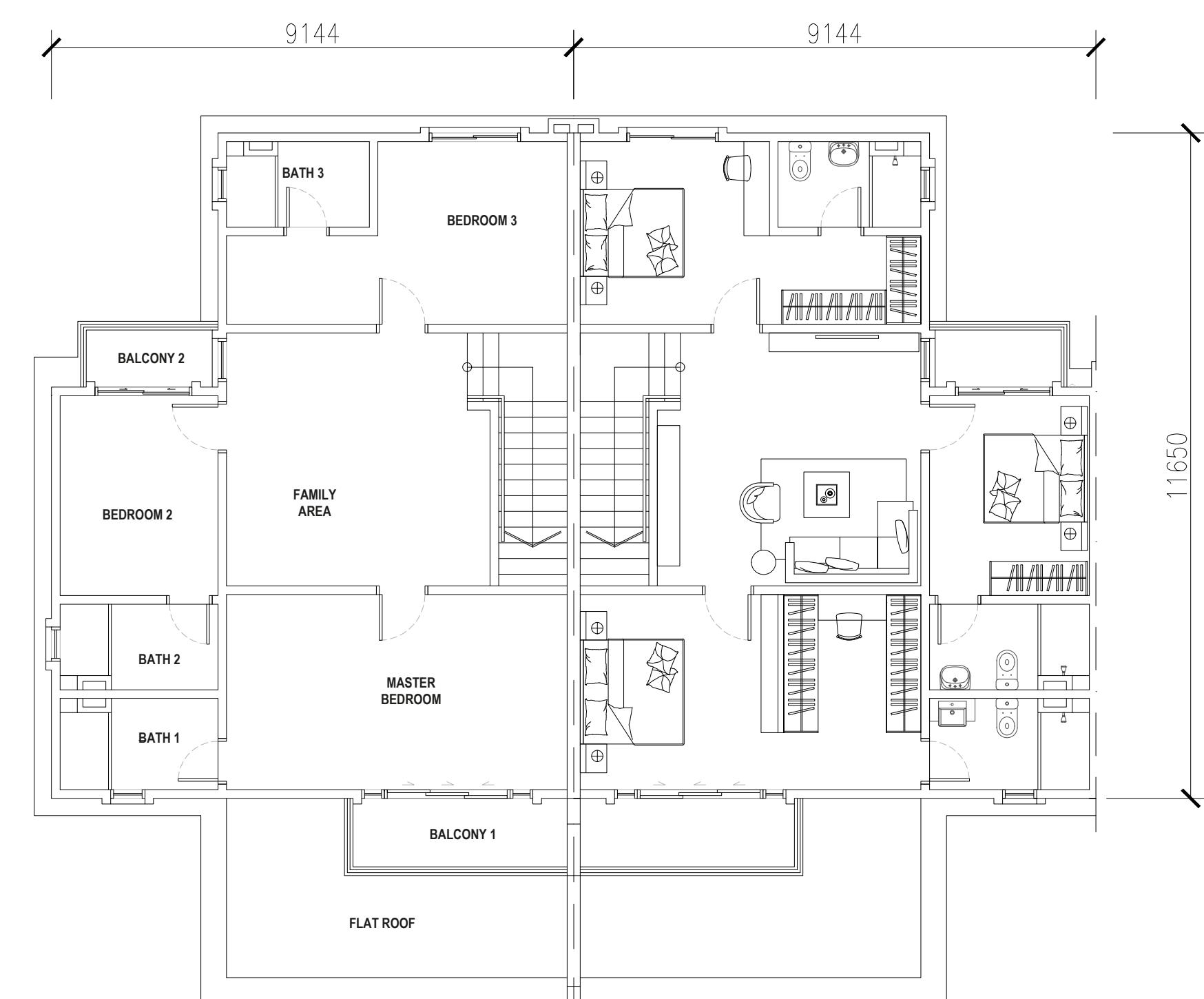
4 4



CORNER INTERMEDIATE

GROUND FLOOR

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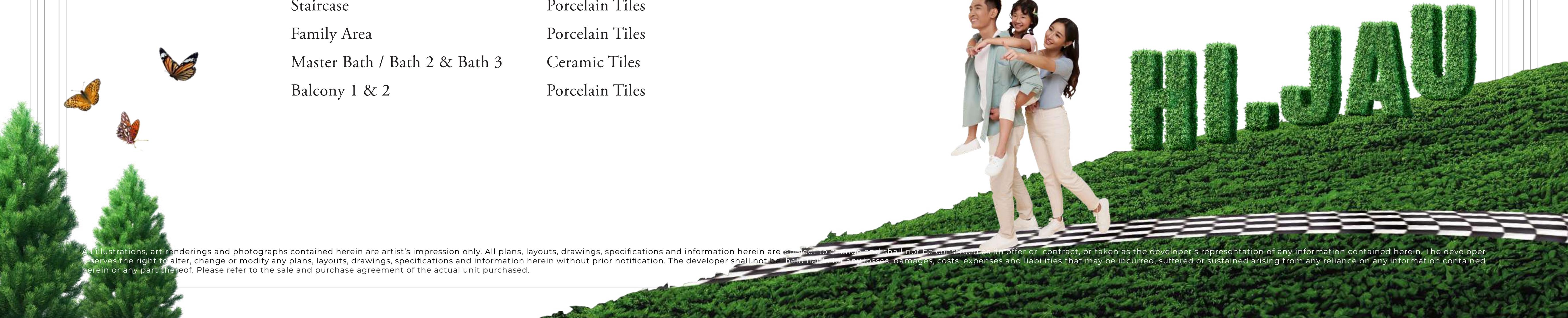
CORNER INTERMEDIATE

FIRST FLOOR

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework	SANITARY AND PLUMBING FITTINGS	: Water Closet 4 Nos.
WALL	: Brick Wall / R.C wall		Wash Basin 4 Nos.
ROOF COVERING	: Roof Tiles / R.C. Flat Roof		Shower Rose 4 Nos.
ROOF FRAMING	: Lightweight Truss		Kitchen Sink 1 No.
CEILING	: Asbestos Free Ceiling Board / Plaster Ceiling Board / Skim Coat		
WINDOWS	: Aluminium Frame Glass		Corner Lot/ End Lot with Land / Intermediate / Odd End Lot with Land / End Lot / Odd End Lot
DOORS	: Timber / Flush / Aluminium Frame Glass		
IRONMONGERY	: Selected Lockset		
WALL FINISHES	: Master Bathroom Ceramic Tiles Up To 3000mm Bath 2, 3 & 4 Ceramic Tiles Up To 3000mm Kitchen Porcelain Tiles Up To 1800mm	ELECTRICAL INSTALLATION	: Lighting Point 28 Nos. Power Point (13A) 26 Nos.
FLOOR FINISHES	GROUND FLOOR Living / Dining / Kitchen / Store / Foyer Porcelain Tiles Bedroom 4 Porcelain Tiles Bath 4 Ceramic Tiles Car Porch / Patio / Yard Porcelain Tiles Apron / Other Areas Cement Render		Fan Point 7 Nos. Air-Con Point 6 Nos. Heater Point 4 Nos. Doorbell Point 1 No. Data Point 1 No.
	FIRST FLOOR Master Bedroom / Bedroom 2 & 3 Porcelain Tiles Staircase Porcelain Tiles Family Area Porcelain Tiles Master Bath / Bath 2 & Bath 3 Ceramic Tiles Balcony 1 & 2 Porcelain Tiles	INTERNAL TELEPHONE	
		FENCING	: 1500mm Brick Wall
		TURFING	: Cow Grass

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A JOINT DEVELOPMENT BY



ECOWORLD GALLERY @ ECO BOTANIC CITY

ECO BOTANIC 3 SDN. BHD. (1523607-A)
Ground Floor, Eko Galleria, Jalan Eko Botani 3,
Taman Eko Botani, 79100 Iskandar Puteri,
Johor Darul Takzim, Malaysia.

Enjoy our world-class services and expert assistance every day.
Mondays to Fridays 9am – 10pm
Weekends and Public Holidays 10am – 10pm

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www.ecoworld.my

•Pemaju : Eco Botanic 3 Sdn. Bhd. 202301029684 (1523607-A) •No. lesen Pemaju : 31135/08-2030/0191(N) •Tempoh Sah: 20/08/2025 - 19/08/2030 •No. Permit Iklan & Jualan: 31135-1/08-2028/0715(N)-(S) •Tempoh Sah: 29/08/2025 - 28/08/2028 •Hakmilik Tanah: Kekal •Bebanan Tanah: CIMB Bank Berhad (13491-P) •Pihak Berkusa Yang Meluluskan: Majlis Bandaraya Iskandar Puteri •No Rujuhan Pelan Bangunan : MBIP(JB)RP/9/2/2025(27),MBIP(JB)RP/9/3/2025(28),MBIP(JB)RP/9/4/2025(28),MBIP(JB)RP/9/5/2025(28) •Tarikh Dijangka Siap: Sep 2028 •Rumah Teres 2 Tingkat •Nama Pemaju: Presint Botani 1 •Jumlah Unit: 308 unit Harga Min: RM 742,000 - Harga Maks: RM 1,029,000 •15% Diskaun untuk Bumiputera SEKATAN-SEKATAN KEPENTINGAN i. Tuan/punya tanah tidak dibenarkan menawar atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkusa Tempatan yang berkenaan. ii. Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa carasekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkusa Negeri. iii. Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa carasekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkusa Negeri. •Pejabat Jualan: EcoWorld Gallery @ Eco Botanic, Ground Floor, Eko Galleria, Jalan Eko Botani 3, Taman Eko Botani, 79100 Iskandar Puteri, Johor Darul Takzim, Malaysia
•IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
•MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY