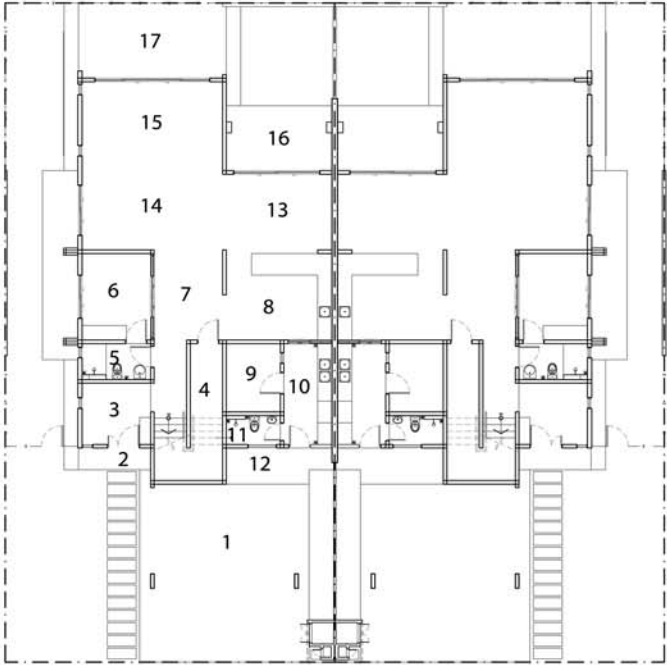
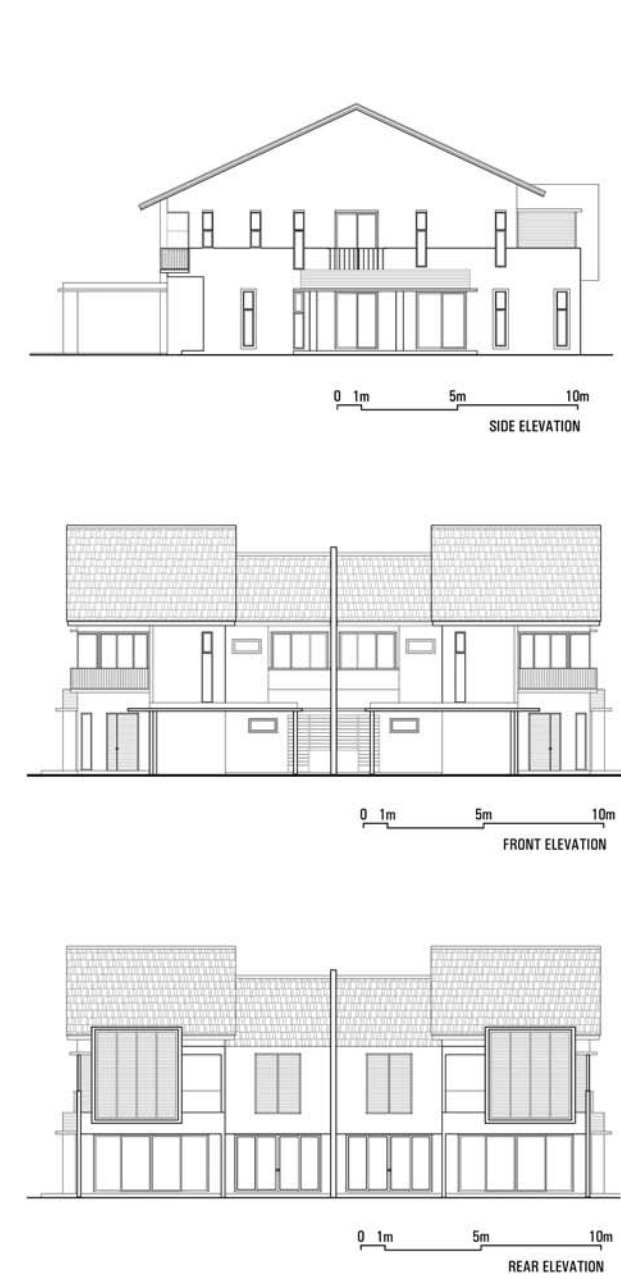


Twin Villa

East Ledang Nusajaya, Kota Iskandar  
Johor Bahru, Malaysia

Architects	Razin Architect Johor Bahru, Malaysia
Clients	UEM Land Johor Bahru, Malaysia
Commission	2007
Design	2007
Construction	2007
Occupancy	2007
Site	1,823 m <sup>2</sup>
Ground floor	387 m <sup>2</sup>
Total floor	692 m <sup>2</sup>
Costs	498,445 USD

**Programme** Built in a gated residential park, the East Ledang Twin Villa comes in two types, combining modernity with tropical elements in a lush garden setting. The aim has been to enhance day-to-day living with features such as the first-floor balcony, which takes the form of a ‘lanai’, its louvres providing privacy and shade while its box-like shape frames wide views. The flexible living spaces are placed to the rear of the villas, with well-screened kitchen areas to the fore. Classic pitched roofs shelter a large internal space that encourages hot air to rise to the top of the houses, where it can be expelled.



- LEGEND
- 1 PORCH

2 TERRACE

3 FOYER

4 STORE

5 GUEST BATH

6 GUEST ROOM

8 DRY KITCHEN

9 UTILITY

10 WET KITCHEN

11 TOILET

12 YARD

13 DINING

14 TV AREA

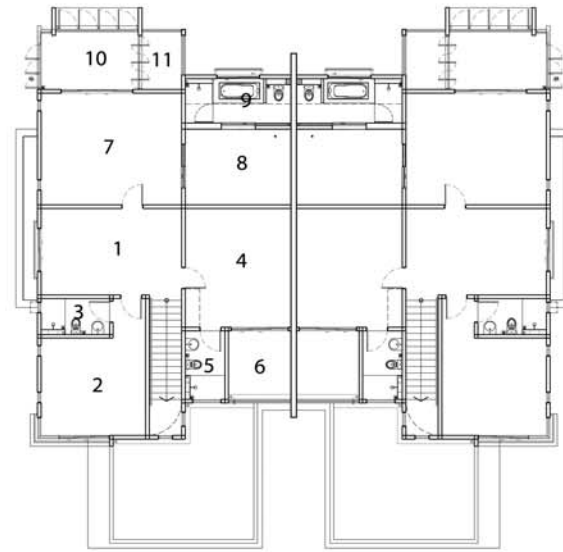
15 LIVING

16 VERANDAH

17 PATIO
- 0 1m 5m 10m

N

GROUND FLOOR PLAN



- LEGEND
- 1 FAMILY AREA

2 BEDROOM 3

3 BATH 3

4 BEDROOM 2

5 BATH 2

6 BALCONY 2

7 MASTER BEDROOM

8 WARDROBE

9 MASTER BATH

10 LANAI

11 BALCONY
- 0 1m 5m 10m

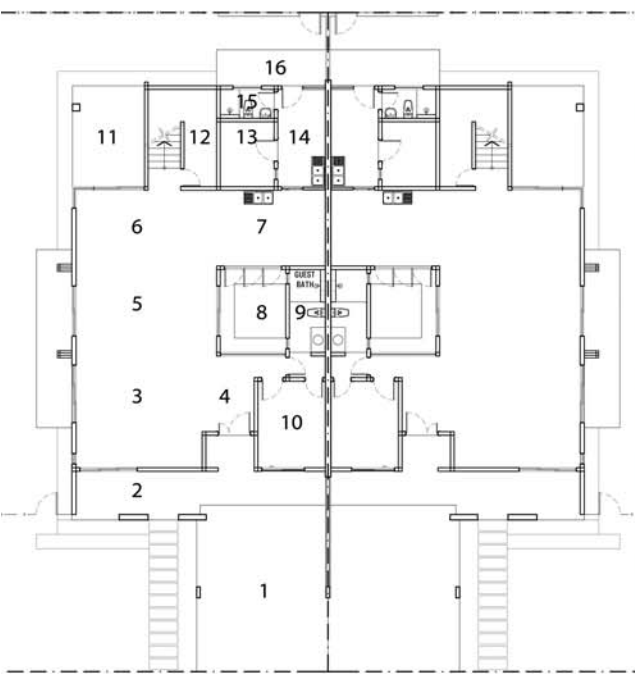
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FIRST FLOOR PLAN

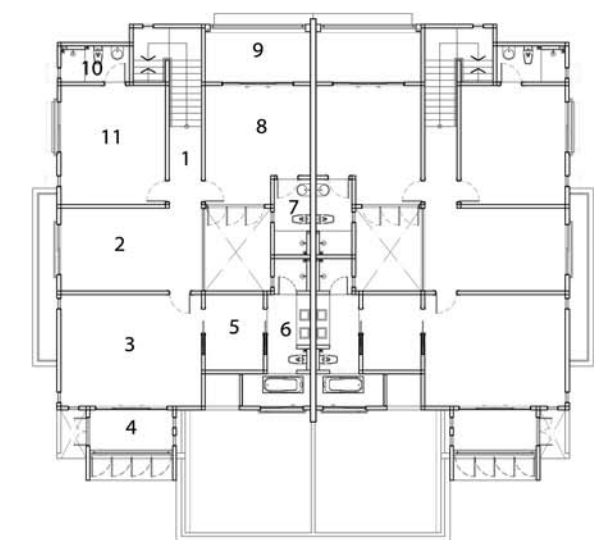


| TYPE B

3608.MAL



- LEGEND
- |                 |                |
|-----------------|----------------|
| 1 PORCH         | 9 GUEST BATH   |
| 2 VERANDAH      | 10 GUEST ROOM  |
| 3 LIVING        | 11 PATIO       |
| 4 FOYER         | 12 STORE       |
| 5 DINING        | 13 UTILITY     |
| 6 FAMILY LOUNGE | 14 WET KITCHEN |
| 7 DRY KITCHEN   | 15 TOILET      |
| 8 COURTYARD     | 16 YARD        |
- 0 1m 5m 10m
- GROUND FLOOR PLAN



- LEGEND
- |                  |              |
|------------------|--------------|
| 1 PASSAGE        | 7 BATH 2     |
| 2 FAMILY AREA    | 8 BEDROOM 2  |
| 3 MASTER BEDROOM | 9 BALCONY    |
| 4 LANAI          | 10 BEDROOM 3 |
| 5 WARDROBE       | 11 BATH 3    |
| 6 MASTER BATH    |              |
- 0 1m 5m 10m
- FIRST FLOOR PLAN

