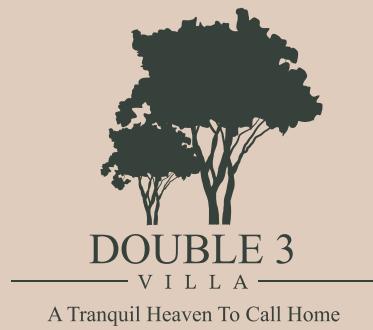


Freehold



CONTENTS

01

Contents

03

Development Concepts

05

Strategically located

07

Your Safety is Our Sole Priority

09

Nature's Masterpiece

11

A Space for Inner Peace

13

Relaxation & Bonding

15

A Tapestry of Luxury & Style

17

Dive Into Your Ultimate Retreat

19

Where Comfort Meets Elegance

21

A Symphony of Spacious Living

23

Essentials Amenities for Your Comfort

25

Eco- friendly Home Spec

27

Connect with Ease

29

Premium Upgrade Selection

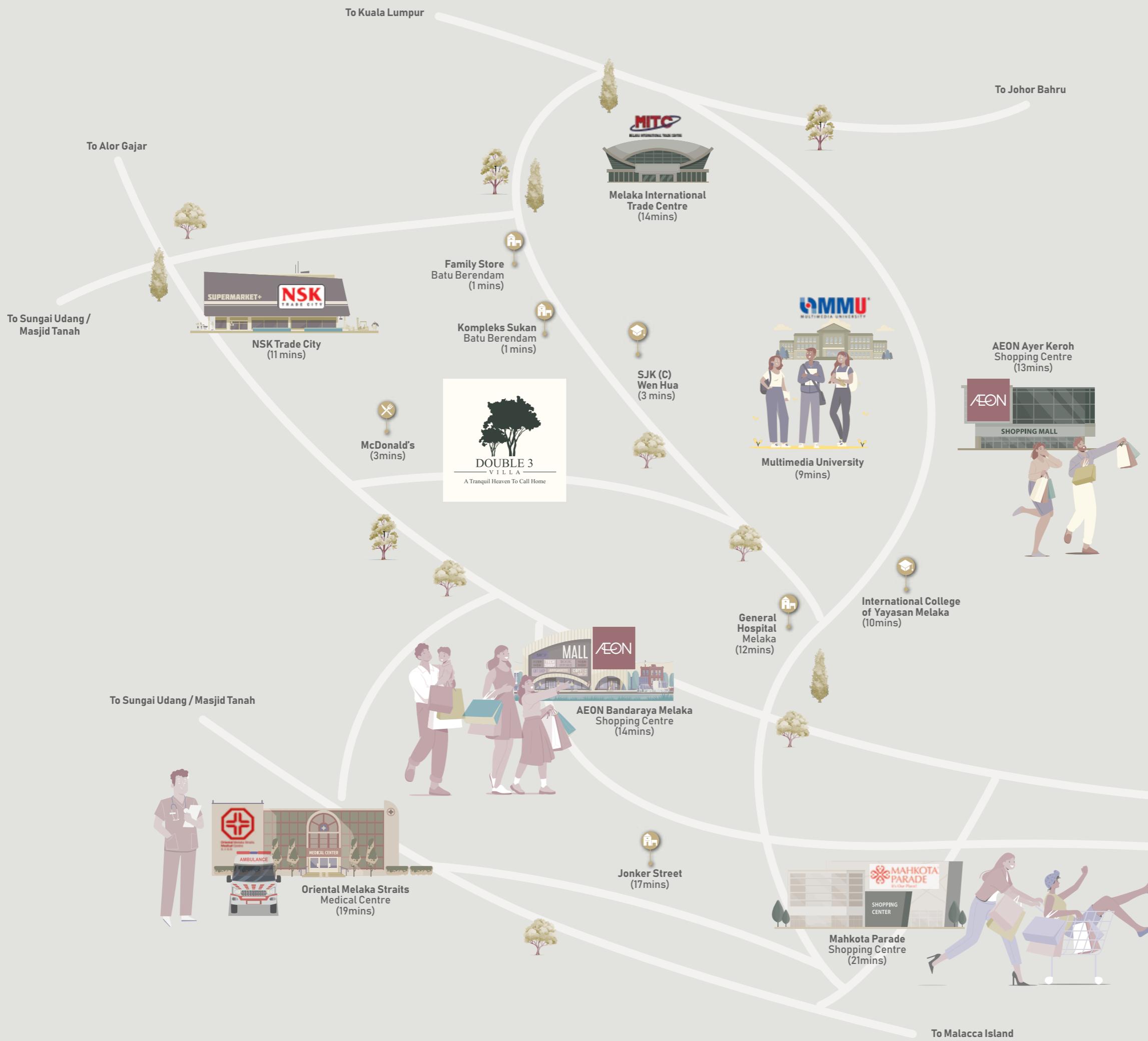
A Symphony of Luxury and Nature

Double 3 Villa, your haven of luxury and nature, is strategically nestled for your convenience in Malacca. With only 33 exclusive freehold units, we ensure privacy and tranquility in an extremely low-density setting.



Double 3 Villa's Strategic Locations

Explore the strategic location of Double 3 Villa in Malacca, conveniently situated just minutes away from key destinations.



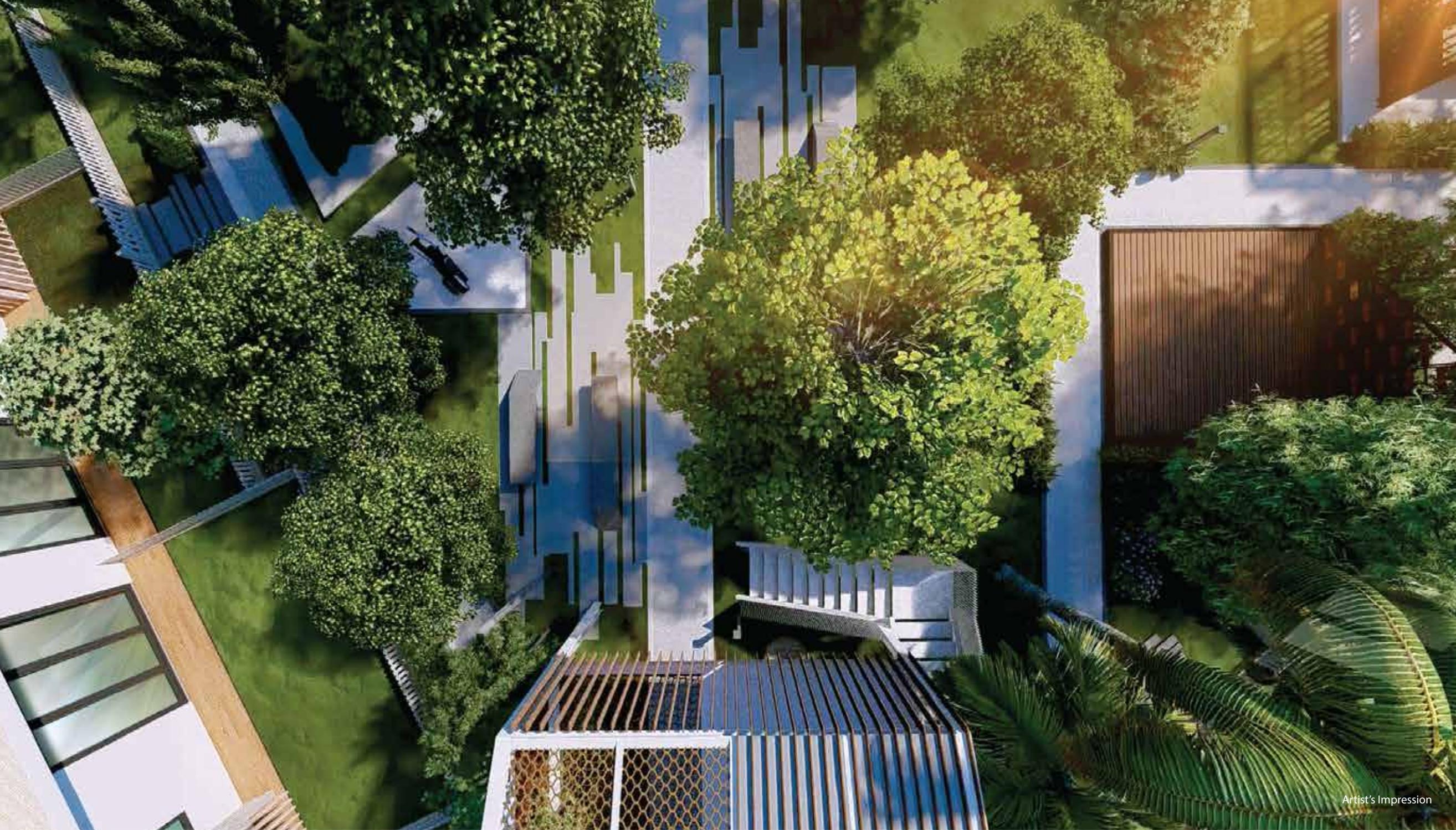
Your Safety is Our Sole Priority

At Double 3 Villa, we understand the importance of feeling safe and secure in your own home. That's why we've implemented top-tier security measures to ensure the safety and well-being of our residents:

- Gated with high fencing
- Electric fencing
- Guarded with 24hr security service or AI guard
- 24 Hours CCTV surveillance
- Full-height main gate

With these comprehensive security features in place, you can enjoy peace of mind knowing that your safety is our utmost priority.





Artist's Impression



Artist's Impression



Artist's Impression

Nature's Masterpiece

We have created a space that goes beyond just providing luxurious living accommodations. Unleash your inner explorer and discover a world of natural beauty in Double 3 Villa.



A Space for Inner Peace

Step into a world of natural wonder. Our community is designed to offer residents a haven for inner peace and relaxation while creating memories with your loved ones.



Relax and Bond: Explore 33 Facilities in Our Tranquil Community Parks

Experience tranquillity and foster connections as you explore our community parks boasting 33 diverse amenities. From lush greenery to recreational spaces, each facility offers a serene escape for relaxation and bonding moments with loved ones.

- 1 Guard House
- 2 Double 33 Villa Main Entrance Signage
- 3 Perimeter Planting
- 4 Entrance Lawn
- 5 Entrance Art Sculpture
- 6 Latibule Tree Shed
- 7 Serene Lawn W / Seating
- 8 Taichi Lawn
- 9 Cubby Shelter
- 10 Dry / Wet Creek
- 11 Floating Stepping Stone
- 12 Water Sculpture
- 13 A-Dine-In Landscape
- 14 Pocket Garden
- 15 Amphitheatre Seating
- 16 Multifunctional Half-sized Court
- 17 Kids Play Course
- 18 Forest Arcade
- 19 Forest Trellis
- 20 Sand Play
- 21 Kids Bike Trail
- 22 A-Maze-In Landscape
- 23 Sunken Seating Pod
- 24 Flower Garden
- 25 Par Course Pit Stop
- 26 Jogging Track
- 27 Play Decking
- 28 Lawn Sculpture
- 29 BBQ Shelter
- 30 Terraced Lawn
- 31 Edible Garden
- 32 Yoga Decking
- 33 Lawn Seating



Artist's Impression



Artist's Impression

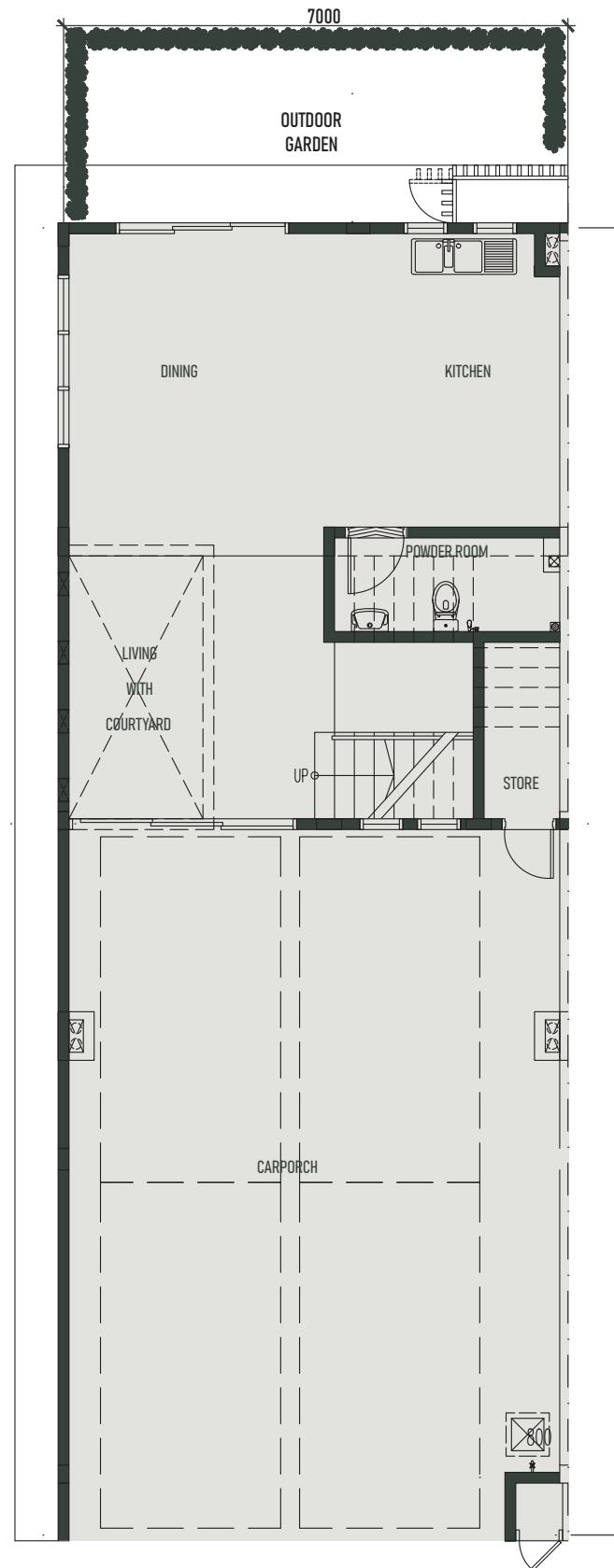
A Tapestry of Luxury and Style

Discover luxury at Double 3 Villa: 33 units of three-story grandeur, each with a spacious 4000sqft and premium facades. Relax in your private garden oasis, a peaceful retreat in the city. Experience upscale living where luxury meets sophistication.



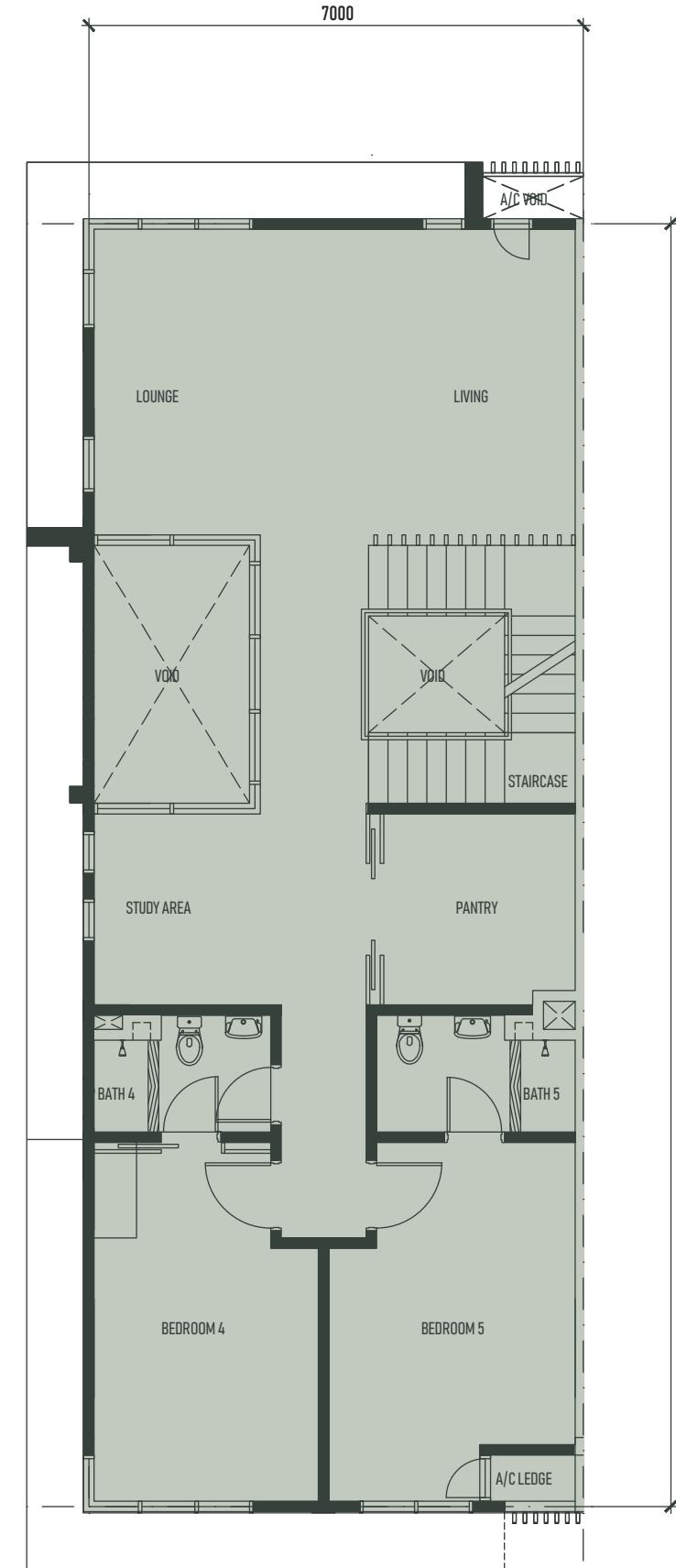
Artist's Impression

Type D1



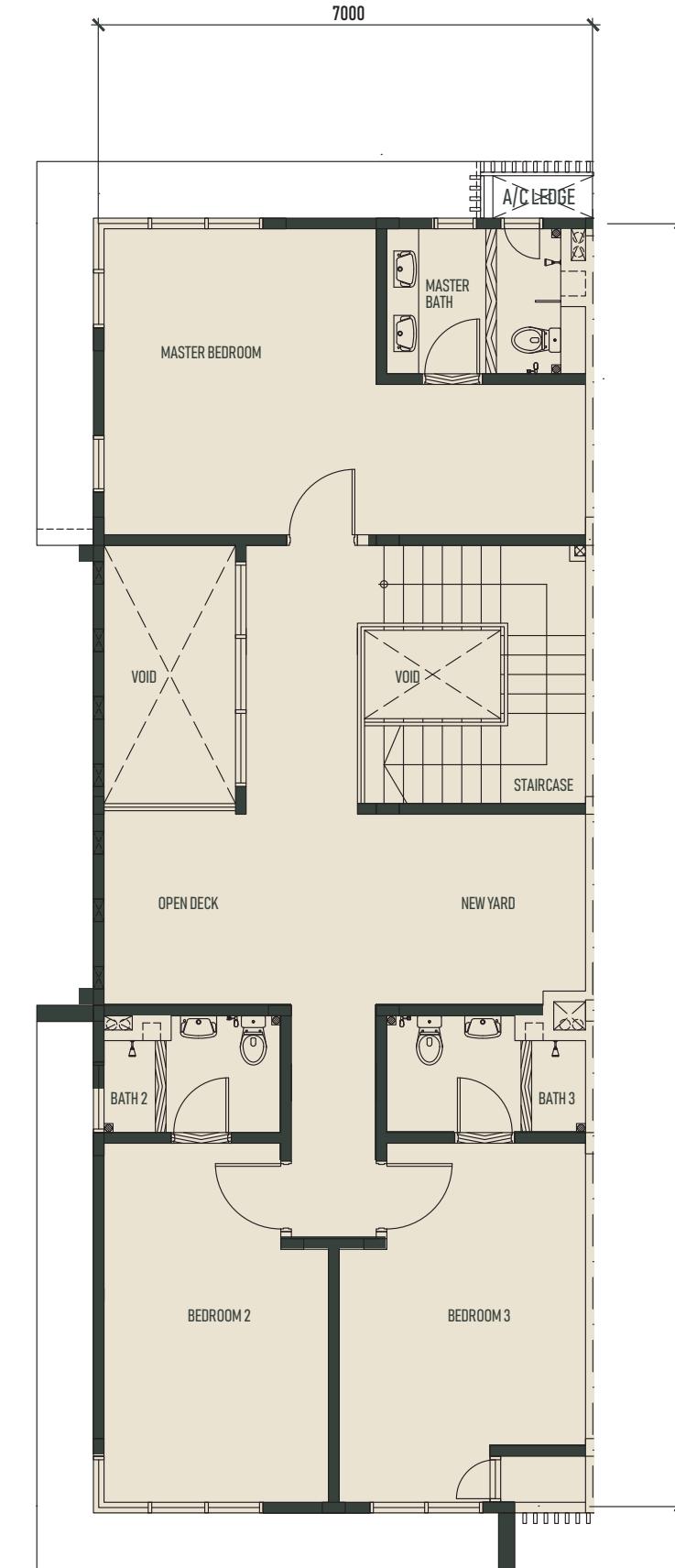
GROUND FLOOR PLAN

Car Porch Build Up : 744 sqft
Internal Build Up : 684 sqft



1ST FLOOR PLAN

Internal Build Up : 1231 sqft



2ND FLOOR PLAN

Open Deck Build Up : 72 sqft
Internal Build Up : 1161 sqft

Dive Into Your
Ultimate Retreat

Explore every part of your amazing retreat as we show you all the details of your luxurious home. From spacious layouts to premium finishes, discover what life will be like in this special place of comfort and beauty.



Artist's Impression



Artist's Impression



Artist's Impression

Where Comfort Meets Elegance

Experience the perfect fusion of comfort and elegance in our meticulously designed home. Featuring four spacious parking lots, a refreshing courtyard that invites natural light and fresh air indoors and our versatile skydeck, offering endless possibilities for relaxation and recreation. Welcome to a lifestyle where every detail reflects the harmonious balance of luxury and functionality.



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression



Artist's Impression

A Symphony of Spacious Living

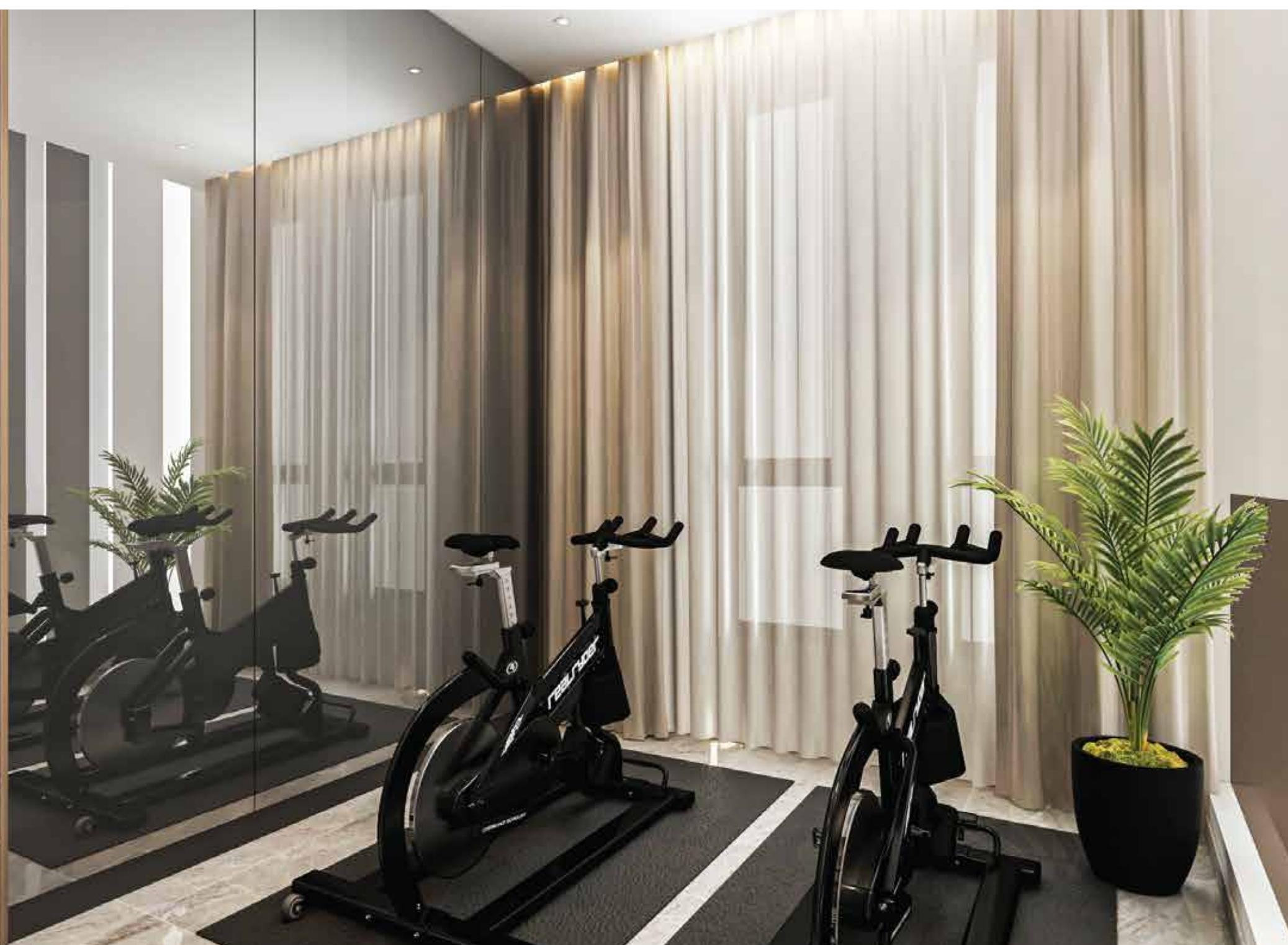
Indulge in the symphony of spacious living as you explore the designed layout of our home. From the luxurious master bedroom to the inviting dining and living halls, every space is crafted to provide ample room for relaxation and entertainment.



Essential Amenities for Your Comfort

In addition to the expansive layout, our home offers a range of essential amenities to enhance your lifestyle further:

- Laundry
- Pantry
- Gym space to support your fitness goals
- Plenty of storage for you to customize your dream home



Eco-Friendly Home Spec

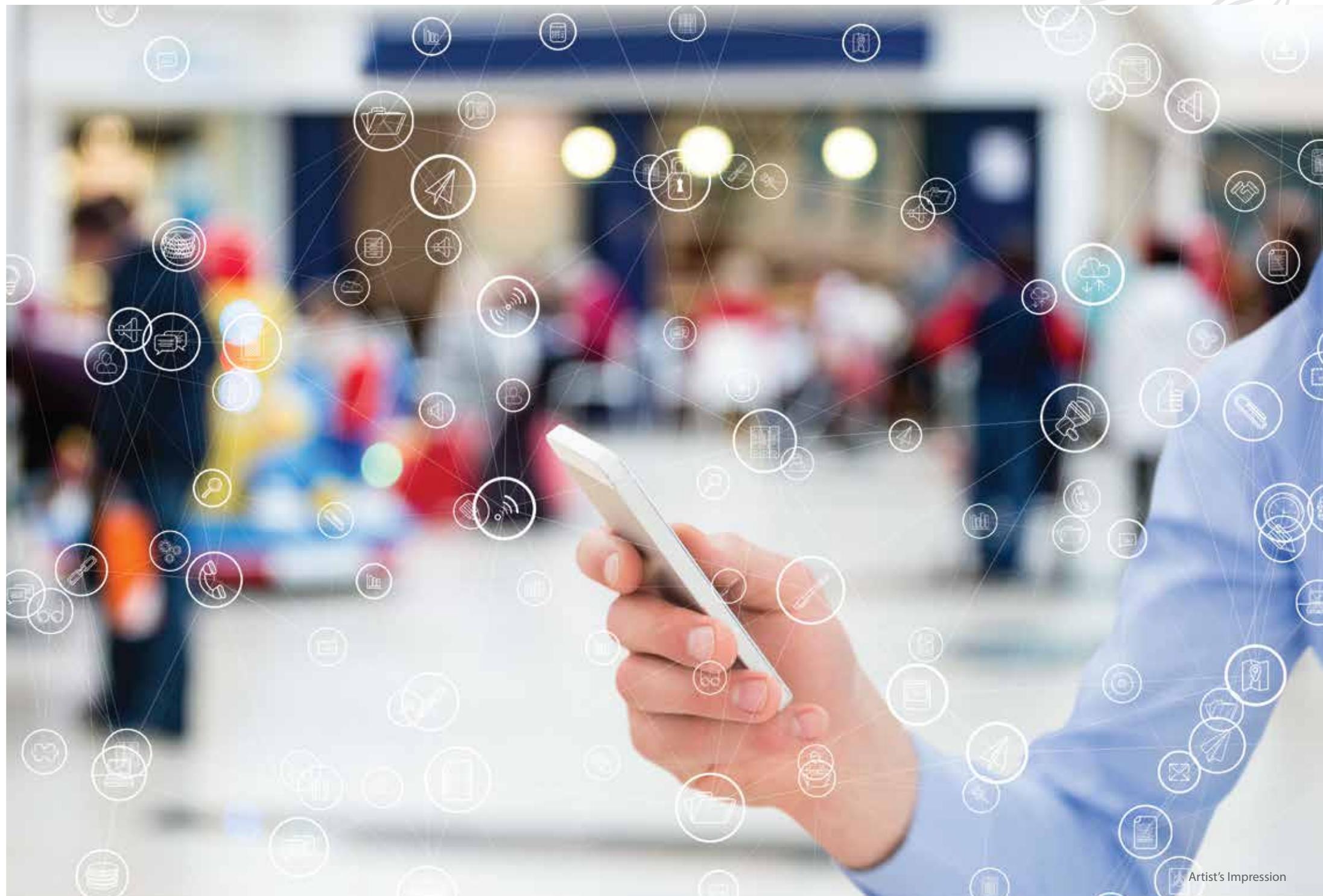
We utilize eco-friendly materials, odor-free paints, and innovative construction techniques to create a healthy and beautiful space that minimizes your environmental impact. Check out our detailed specs below to discover the specific features that elevate your sustainable dream home.

Structure	Reinforced Concrete	
Wall	Brick Wall	
Roof Covering	Metal Deck Roofing Sheet / Glass Roofing with Aluminium Frame	
Roof Framing	Aluminium Louvers / Steel Trusses	
Ceiling	Skim Coat/Plaster Ceiling (Where Applicable)	
Windows	Aluminium Powder Coated	
Doors	Timber Door	
Wall Finishes	Bathrooms	Full Height up to Ceiling Level
	Kitchen	Full Height to Ceiling Level
	Other	Emulsion Paint
Floor Finishes	Living/Dining	Tiles
	Family Area	Tiles
	Bedroom	Tiles
	Car Porch/Driveway	Concrete imprint
	Kitchen	Tiles
	Open Deck	Tiles
	Balcony	Tiles
	Staircase	Tiles
	A/C Ledge	Tiles
	Yard	Tiles
Sanitary and Plumbing fittings	Wash Basin	7 nos.
	Water Closet	6 nos.
	Shower Head	5 nos.
Electrical Installations	Kitchen Sink-2	1 nos.
	Wall Mounted Lighting Point	4 nos.
	Lighting Point	26 nos.
	Ceiling Fan Point with Bracket & Regulator Point	7 nos.
	13A Switch Socket Outlet at 300mm	15 nos.
	13A Switch Socket Outlet at 1350mm	5 nos.
	Water Heater Point with 20A DP Neon Switch	5 nos.
	Aircond Point	8 nos.
	TV Point	2 nos.
Fencing (Type C Only)		
Brickwall/Concrete		



Connect with Ease

Our user-friendly home management app simplifies tasks like scheduling maintenance and paying utilities bills, fostering stronger community bonds. With intuitive features and a welcoming interface, staying connected with neighbours has never been easier.



Premium Upgrade Selection

Lift your expectations and add a touch of effortless elegance with our premium upgrades.



Garage
Shutter



Lift



Solar power



Retractable
Sunroof

Tile & Interior Painting

Personalize your space with our selection of tiles and interior paint colors. From minimalist neutrals to vibrant hues, we've got you covered. Choose from an array of options to create the perfect ambiance for your home, tailored to your unique style and preferences.

Minimalist



Black Wood



Artist's Impression



Grey Zen



Retro



A Tranquil Heaven To Call Home

Crafted by: **ECOBUILDER**
innovating your life & beyond

Office:
No. 38, Jalan Melaka Raya 20, Taman Melaka
Raya, 75000 Melaka.

Contact:
06 - 292 5858

Double 3 Residence Pegangan Tanah : Tanah Hakmilik Kekal Bebanan Tanah : Tiada Pihak Berkuaasa Yang Meluluskan Pelan Bangunan : Majlis Perbandaran Hang Tuah Jaya No. Rujukan : MPHTJ/JKB/03501/03/2019 Jumlah Unit : i) Rumah Teres 3 Tingkat 22' x 60' Jenis A & A1 (17 unit) ii) Rumah Teres 3 Tingkat 23' x 60' Jenis B & B1 (13 unit) iii) Rumah Teres 3 Tingkat 23' x 60' Jenis C & C1 corner (3 unit) Sekatan Kepentingan: Tanah ini tidak dibenarkan dipindahmilik atau dipajak kecuali dengan kebenaran pihak berkuasa negeri. Sekatan kepentingan ini dikecualikan bagi pindahmilik atau pajakan pertama. All renderings and photographs contained in this circular are artist's impression only. The Developer reserved the rights to modify any parts of the building prior to completion as directed or approved by the relevant authorities. All plans, layout and information are subject to change and cannot form part of an offer or contract or presentation.