

TAMAN LUKUT

Elysia



A New Living Experience
in Port Dickson



IN THE HEART OF PORT DICKSON

Strategically situated in the heart of Port Dickson, Malaysia, Taman Lukut Elysia is a 1.99 acre community blessed with a host of modern amenities, connectivity and convenience.

A laid-back, serene lush greenery neighborhood where you get a balanced canvas to live, grow & play for all ages of life.

MODERN, TIMELESS, UNIQUE.

The Taman Lukut Elysia is a modern, timeless, and unique home concept - a double-storey terrace house away from the traditional design that you will find in most developments.

A large backyard, suitable for outdoor activities and as an extension of the home when the family grows bigger.





OPEN LIVING CONCEPT

The home features a generous open living concept and extra-long unit design that allows for cozy living pleasure.

Inside, out - a reasonably
priced home with every
upgrade and every feature
without compromising design,
quality & materials.

Celebrate every moment

to the fullest with your family &
loved ones now and for
generations to come.





Complimentary EKOSYSTEM Home Furnishing Package

Designed Taman Lukut Elysia from the ground up, we provide homeowners with customized basic furnishing solutions that can ease the hassle of furnishing your home with a style that reflects you best.

All homeowners of Taman Lukut Elysia are entitled to enjoy one (1) complimentary furnishing package worth RM 20,000. As part of the service, our experienced and professional team will work to your brief, delivering the solution to your needs.

STYLISH SPACES, HAPPY HOMES.

Choose and Create a perfect style for your home

● 1 Kitchen Package

List of Items included:

- 1) Kitchen Cabinet with quartz stone countertop
- 2) Kitchen Gas Hob
- 3) Kitchen Hood
- 4) Stainless Steel Basin
- 5) Designer Tap



OR

2 Wardrobe Package:

List of Items included:

- 1) Full height master bedroom wardrobe cabinet with dressing table.
- 2) Full Height bedroom 2 wardrobe cabinet.
- 3) Full Height bedroom 3 wardrobe cabinet.





OR

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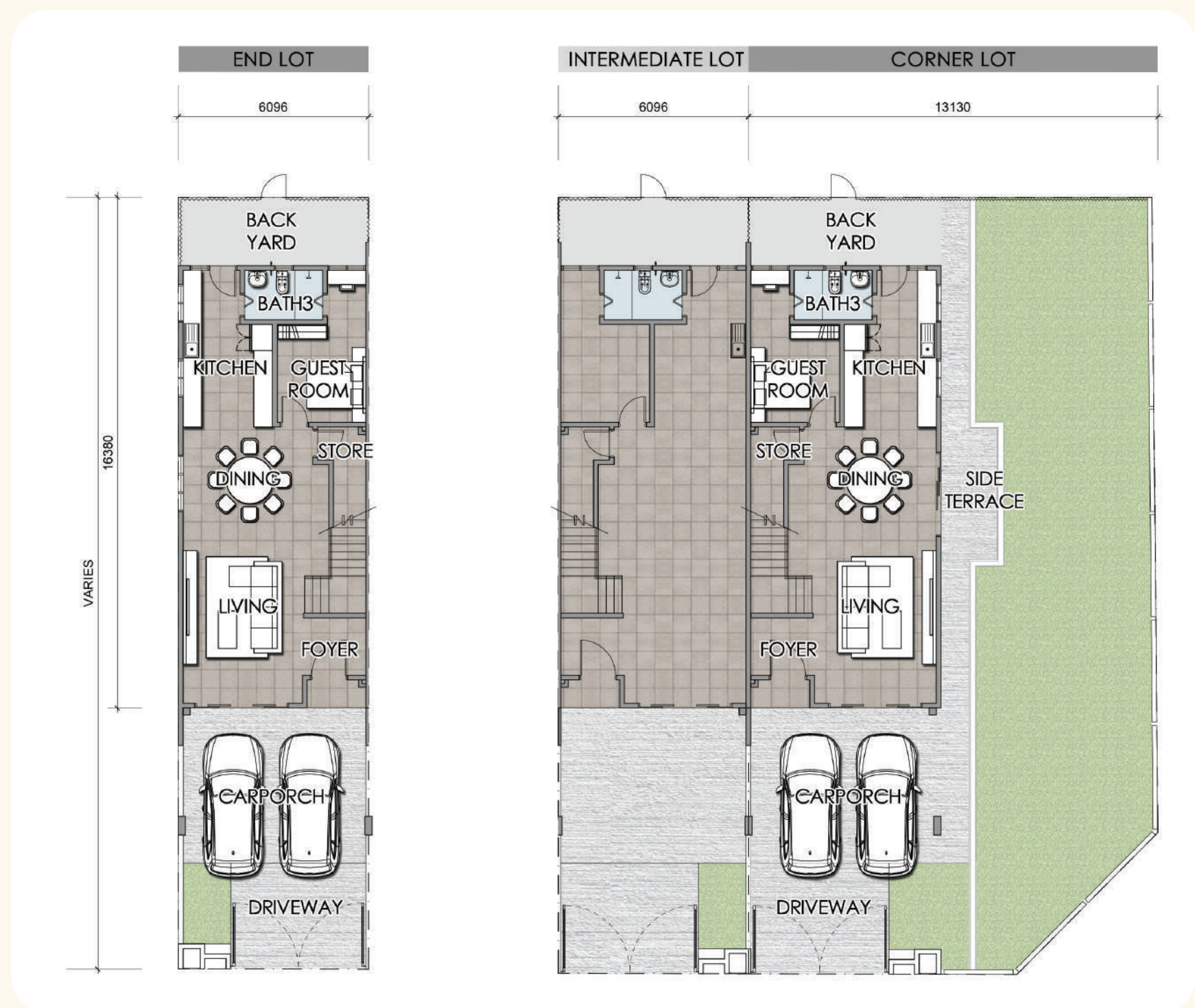
Living Room Package

List of Items included:

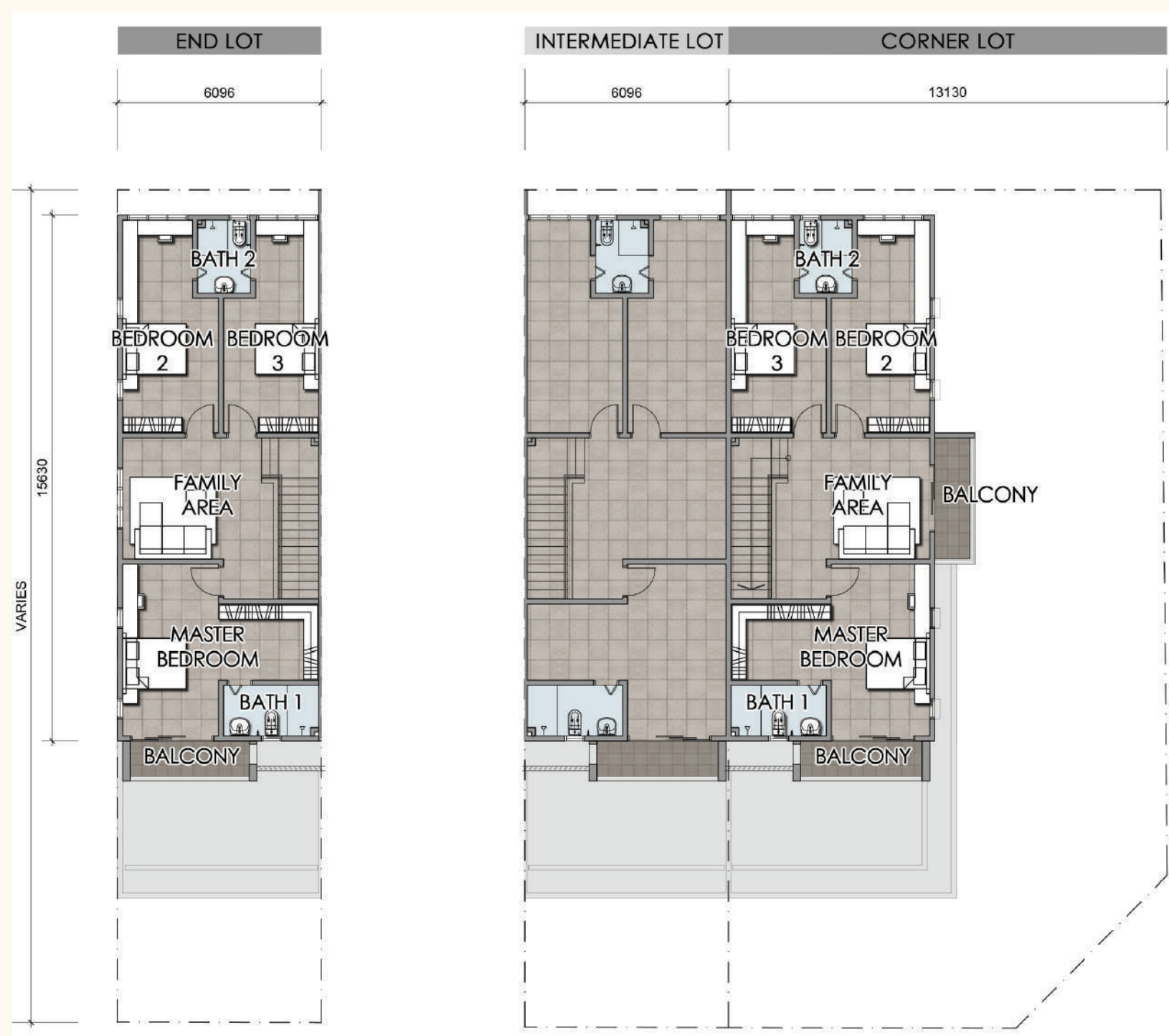
- 1) Custom made wall hung tv console
- 2) Sofa Set (3+2)
- 3) Coffee Table
- 4) 8 seater dining room table
- 5) 6 dining chairs

LAYOUT PLAN

Ground Floor Plan



First Floor Plan



4 Bedrooms
3 Bathrooms

Double-Storey Terrace House

Corner Lot

Built-up 2, 453 sq.ft.
1 unit

Intermediate Lot

Built-up 2, 365 sq.ft.
19 units

End Lot

Built-up 2, 365 sq.ft.
3 units

23_{Units}

Price range from

RM 548,800.00 -
RM 758,800.00



SPECIFICATIONS

Structure	Reinforced Concrete Framework			
Wall	Cement Sand Brick			
Roof Covering	Roofing Tiles			
Ceiling	Skim Coat / Plaster Ceiling			
Window	Aluminium Framed Glass Window			
Door	Wooden Door / Plywood Flush Door / Aluminium Frame Sliding Door			
Flooring	Ground Floor			
	Living and Dining / Kitchen / Bedrooms / Bathrooms	- Tiles		
	First Floor (Internal)			
	“Landing” / Family / Bedrooms / Staircase	- Laminated Flooring		
	Master Bathroom /Bathrooms	- Tiles		
	Others			
	Balcony	- Tiles		
	Car Porch / Driveway	- Concrete Broom Brush Finish		
	Backyard / Storeroom	- Cement Render		
	Wall Finishes	Master Bathroom / Common Bathrooms	- 1500mm Tiles / Plaster and Paint	
	Kitchen	- 1500mm Tiles / Plaster and Paint		
	Others	- Plaster and Paint		
Fencing	1.5m Height Brickwall Fencing / Iron Fence & Letter Box			
Sanitary and Plumbing Installation		End Unit	Intermediate	Corner Unit
	Water Closet (WC)	3	3	3
	Hand Basin	3	3	3
	Kitchen Sink	1	1	1
	Shower	3	3	3
	Bib Tap	5	5	5
	Water Tap	4	4	4
Electrical Installation		End Unit	Intermediate	Corner Unit
	Light Switch / Wall Lamp	28	28	30
	13 Amp Power Point	23	23	23
	Ceiling Fan Point	7	7	7
	TV Point	2	2	2
	Telephone Point	1	1	1
	FWS Point	1	1	1
	Air-Conditional Point	2	2	2
	Water Heater Point	3	3	3
	Door Bell Point	1	1	1
	Auto Gate Point	1	1	1

DESIRABLE LOCATION

Easily Accessible and Well Connected to Major Highways in

Port Dickson

14km

to Port Dickson Highway

25.5km

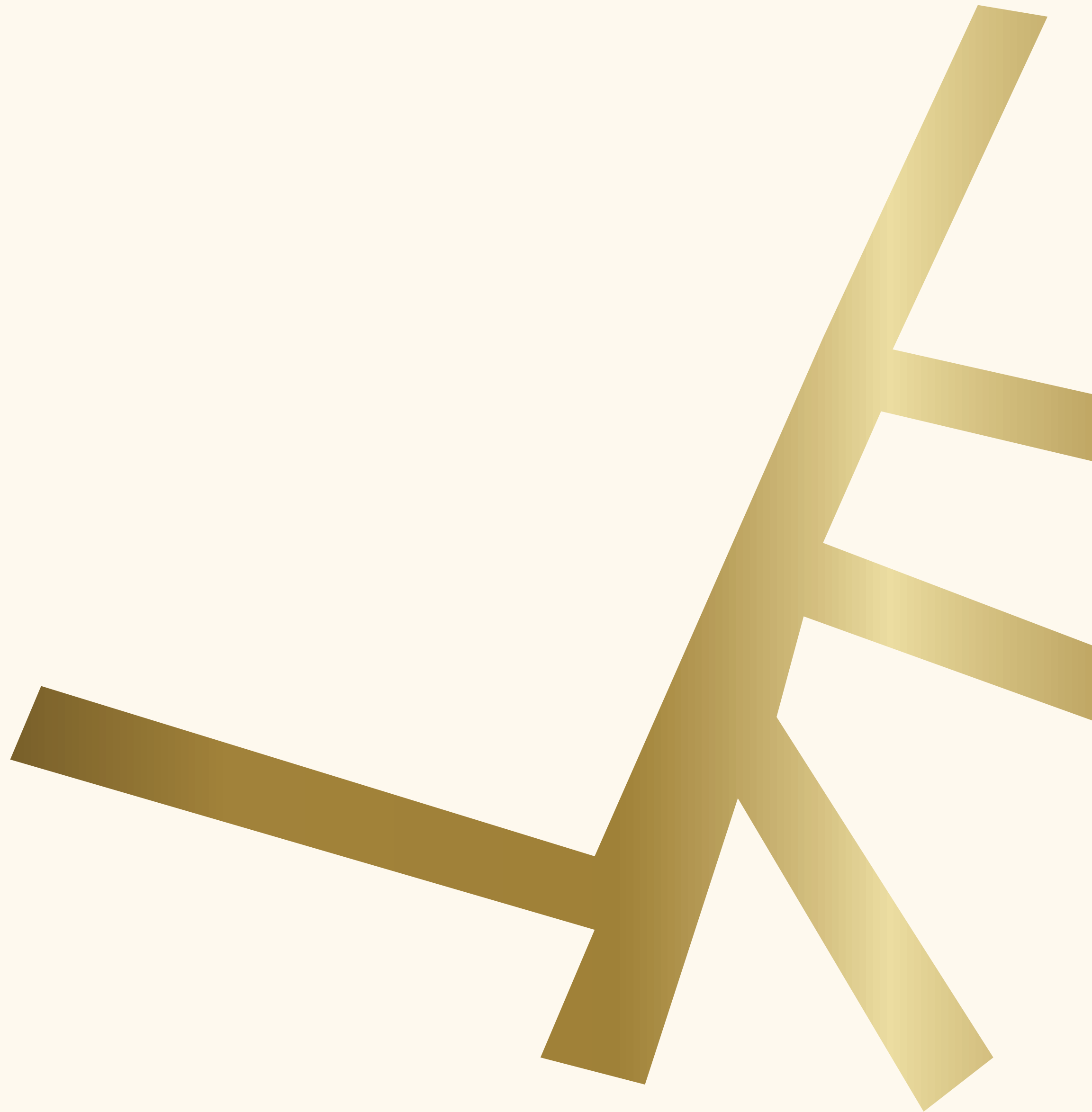
to Seremban

76km

to North South Expressway

88km

to Kuala Lumpur



*Be Connected
To A*
**VIBRANT
CONVENIENT
LIVING**

**ORGANIZATION
- ASSOCIATIONS**

850m Amman Temple

1.2km Chinese Temple

2.3km Masjid Lulut PD

EDUCATION

1.0km SMK Raja Jumaat

1.9km Kolej Vokasional Port Dickson

LOCAL SERVICES

950m Bank Rakyat

1.1km Lotus's Lukut

1.1km Shell Lukut

1.2km Shell Lukut 2 & Mcdonald's Lukut PD

1.9km CIMB Bank

2.1km Petronas Pekan Lukut

2.3km Lukut Police Station



Ekar Group Office & Sales Gallery

Wisma Ekar
No 28 Lorong Permata 4/1,
Jalan Permata 4, Taman Permata,
70200 Seremban,
Negeri Sembilan.



012 - 658 2083 (Ms Chan)

012 - 652 0083 (Ms Hana)

012 - 342 7083 (Mr Kerishnan)

TAMAN LUKUT ELYSIA | TERES DUA TINGKAT | PEMAJU: FEDERAL RESOURCES SDN. BHD. (145181-A) | KELUASAN TANAH: 20'X80'-81' | NO. LESEN: 19292/03-2026/0514(A) | TEMPOH SAH LESEN: 03/03/2023 – 02/03/2026 | NO PERMIT IKLAN DAN JUALAN: 19292-3/09-2025/1075(N)-(L) | TEMPOH SAH PERMIT: 25/09/2023 - 24/09/2025 | TARIKH DIJANGKA SIAP: FEBRUARI 2025 | PEGANGAN: SELAMA-LAMANYA | SEKATAN- SEKATAN KEPENTINGAN: TIADA | BILANGAN UNIT: 23 | HARGA RM548,800.00 (MIN) - RM758,800.00 (MAK) | PELAN PEMBANGUNAN TELAH DILULUSKAN OLEH MAJLIS PERBANDARAN PORT DICKSON | NO RUJUKAN PBT: MPPD.431/41/2022/04(19) | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA