



Grand Piano Staircase

## EXCEPTIONAL AMENITIES

Enjoy easy access to surrounding amenities and attractions while embracing Brinchang's vibrant charm.



### CENTRUM IRIS SALES GALLERY

Centrum Iris Sales Gallery  
[cameroncentrum.com.my/centrum-iris](http://cameroncentrum.com.my/centrum-iris)  
 10a.m.-6p.m. (Open Daily)  
 C-2-48, Presint 1, Cameron Centrum, 39100 Brinchang, Cameron Highlands, Pahang Darul Makmur.

Discover more about your future highland home today. Contact us to explore how you can make Centrum Iris your new sanctuary.

Another project by  
**LBS** 林水生集团有限公司 LBS BINA GROUP BERHAD 200001015875  
 PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS  
 HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN S59/2,  
 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA  
[www.lbs.com.my](http://www.lbs.com.my)

**BEST MANAGED COMPANIES**  
 2023/2024

**1700 81 8778**  
 FOLLOW LBS BINA ON:

Developer: Casa Inspirasi Sdn. Bhd. (Company No. 200401007578 (646082-UJ)). A Member of LBS Bina Group Berhad | Developer's License No.: 30401/03-2028/0078(A) | Validity Period: 10/03/2023 - 09/03/2028 | Advertising & Sales Permit No.: 30401-101-2028/0026(N)-S | Validity Period: 08/01/2025 - 07/01/2028 | Approving Authority: Majlis Daerah Cameron Highlands | Building Plan Ref. No.: BIL/03/DLM/MDC/CHK/BS/200-3/21/PB/24/038 | Land Tenure: Leasehold 99 years (expiry date: 03 March 2115) | Land Encumbrances: Charged to Bank Kerjasama Rakyat Malaysia Berhad | Expected Date of Completion: January 2029 | Apartment | Total Units: 47 units | Price: RM562,000 (Min) - RM1,267,000 (Max) | Serviced Apartment | Total Units: 658 units | Price: RM562,000 (Min) - RM979,000 (Max) | Restriction in Interest: This land cannot be transferred or charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Department.

empowering individuals • enhancing communities



WHERE ELEGANCE MEETS ENGLISH CHARM

WELCOME TO A WORLD OF  
**ENGLISH CHARM**



The Songbird Sanctuary



Courtyard Carriage Garden

Nestled in the breathtaking Cameron Highlands, Centrum Iris invites you to immerse yourself in sophisticated elegance. Surrounded by enchanting English-style gardens and the soothing cool of highland air, discover a world where every detail exudes charm and every moment captivates.

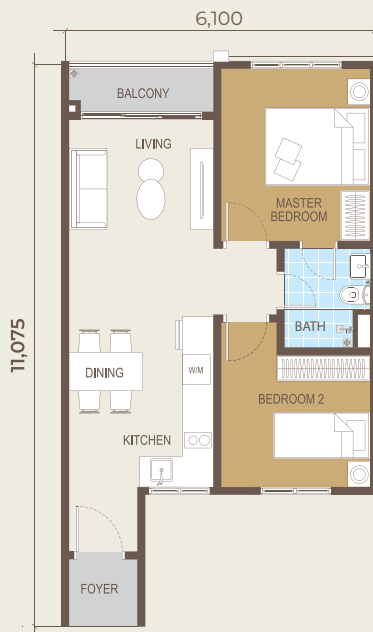
\*Artist's Impression Only



# APARTMENT & SERVICED APARTMENT FLOOR PLANS

## A TOUCH OF ELEGANCE

Type A  
595 sq ft



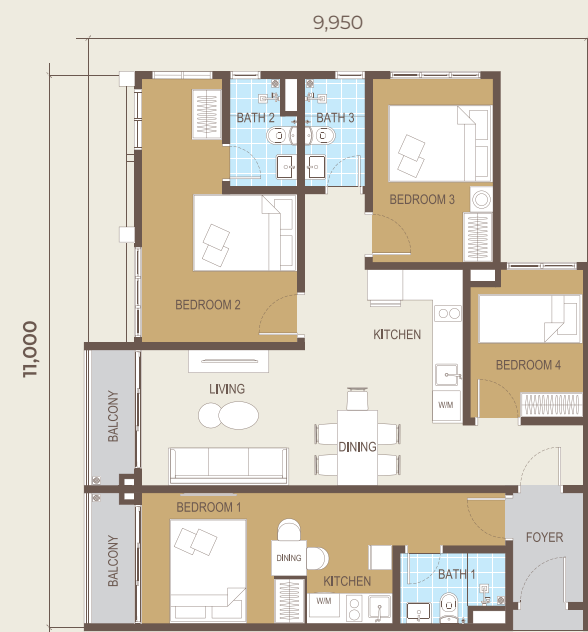
Type B  
801 sq ft



Type C  
658 sq ft



Type D  
1,051 sq ft



Iris Promenade



Iris Lobby



Tudor Pool Deck



The Peak Fitness

### Ground Floor

- 1. Iris Grand Entrance
- 2. Grand Piano Staircase
- 3. Iris Lobby A
- 4. Iris Lobby B
- 5. Arrival Court A
- 6. Arrival Court B
- 7. Iris Walkway
- 8. The Postbox
- 9. The Iris Restroom
- 10. Surau
- 11. Kindergarten
- 12. Management Office
- 13. EV Charging Bay
- 14. Bus Parking Bay
- 15. Perimeter Fencing

### Level 1

- 1. The Somerset Room
- 2. Chill and Grill
- 3. The Games Lounge
- 4. The Merry Meadow
- 5. The Iris Hall
- 6. Café Terrace
- 7. The Diner
- 8. The Restroom
- 9. Locker and Changing Room
- 10. The Sauna Chamber
- 11. Poolside Lounge
- 12. Wading Pool
- 13. Heated Pool
- 14. Rain Shower

### Level 2

- 1. The English Courtyard
- 2. The Songbird Sanctuary
- 3. Courtyard Carriage Garden
- 4. Iris Tea Garden
- 5. Iris Maze Garden
- 6. Little Explorer's Haven
- 7. Iris Promenade

### Level 17

- 1. Sunshine Play Zone
- 2. Iris Sky Pavilion
- 3. Rooftop Co-working Space
- 4. Swing Garden
- 5. Giant Chess
- 6. Private Café
- 7. Private Café with Sky Deck
- 8. Private Restaurant with Sky Deck
- 9. The Peak Fitness
- 10. Sky Yoga
- 11. The Restroom and Changing Room



Iris Tea Garden



The Somerset Room



2-Storey Shop



1-Storey Shop



Double Storey Shop  
2,944 sq ft

Single Storey Shop  
1,307 sq ft





# APARTMENT & SERVICED APARTMENT SPECIFICATIONS

<b>Structure</b>	: Reinforced Concrete
<b>Wall</b>	: Brickwall / Reinforced Concrete Wall
<b>Roofing</b>	: Reinforced Concrete Flat Roof / Metal Roofing / Concrete Roof Tiles
<b>Ceiling</b>	: Skim Coat / Plaster Ceiling
<b>Windows</b>	: Aluminium Frame Glass Window
<b>Doors</b>	: Fire Rated Door / Flush Door / Aluminium Frame Glass Door
<b>Ironmongery</b>	: Quality Lockset
<b>Wall Finishes</b>	: Kitchen - Ceramic Tiles
	: Bathrooms - Ceramic Tiles
	: Internal Wall - Plaster & Paint Finish
	: External Wall - Plaster & Paint Finish
<b>Floor Finishes</b>	: Living / Dining - Porcelain Tiles
	: Kitchen - Porcelain Tiles
	: Bedrooms - Porcelain Tiles
	: Balcony / Outdoor Terrace - Porcelain Tiles
	: Bathrooms - Porcelain Tiles
	: Foyer - Porcelain Tiles

## Sanitary Installations :

	Type A	Type A1	Type B	Type B1	Type B2	Type B3	Type C	Type C1	Type D	Type D1
Wash Basin	1	1	2	2	2	2	2	2	3	3
Water Closet	1	1	2	2	2	2	2	2	3	3
Shower Head	1	1	2	2	2	2	2	2	3	3
Kitchen Sink	1	1	1	1	1	1	2	2	2	2
Water Tap	1	2	2	3	2	3	2	3	3	4

## Electrical Installations :

	Type A	Type A1	Type B	Type B1	Type B2	Type B3	Type C	Type C1	Type D	Type D1
“DB” Box	1	1	1	1	1	1	1	1	1	1
Lighting Point	10	11	13	14	14	15	12	13	22	23
13A Power Point	13	14	15	16	15	16	17	18	24	24
Ceiling Fan Point	3	3	4	4	4	4	2	2	5	4
Water Heater Point	1	1	2	2	2	2	2	2	3	3
Fiber Wall Socket	1	1	1	1	1	1	2	2	2	2

### NOTE :

All items stated above are subject to variations, modifications, and substitution as to comply with the relevant Authorities / Engineers / Architects and By-Laws as they arise.



## 1 & 2-STOREY SHOP SPECIFICATIONS

<b>Structure</b>	: Reinforced Concrete
<b>Wall</b>	: Brickwall / Reinforced Concrete Wall
<b>Roofing</b>	: Reinforced Concrete Flat Roof / Metal Roofing / Concrete Roof Tiles
<b>Ceiling</b>	: Skim Coat / Plaster Ceiling
<b>Windows</b>	: Aluminium Frame Glass Window
<b>Doors</b>	: Fire Rated Door / Flush Door / Aluminium Frame Glass Door
<b>Ironmongery</b>	: Quality Lockset
<b>Wall Finishes</b>	: Toilets - Tiles
	Internal Wall - Plaster & Paint Finish
	External Wall - Plaster & Paint Finish
<b>Floor Finishes</b>	: Shops - Cement Render
	Toilets - Tiles

### Sanitary Installations :

	2-Storey Shop	1-Storey Shop							
		Shop 1	Shop 2	Shop 3	Shop 4	Shop 5 to 10	Shop 11	Shop 12 & 13	Shop 14
Wash Basin	2	1	1	1	1	1	1	1	1
Water Closet	4	1	1	1	1	2	1	1	1
Kitchen Sink	2	1	1	1	1	1	1	1	1
Water Tap	4	1	1	1	1	1	1	1	1

### Electrical Installations :

	2-Storey Shop	1-Storey Shop							
		Shop 1	Shop 2	Shop 3	Shop 4	Shop 5 to 10	Shop 11	Shop 12 & 13	Shop 14
"DB" Box	2	1	1	1	1	1	1	1	1
Lighting Point	17	4	6	7	7	8	6	6	8
13A Power Point	11	2	4	4	4	4	4	2	4
Ceiling Fan Point	4	1	1	1	1	1	1	1	1
Fiber Wall Socket	2	1	1	1	1	1	1	1	1

### NOTE :

All items stated above are subject to variations, modifications, and substitution as to comply with the relevant Authorities / Engineers / Architects and By-Laws as they arise.