

IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA

BROSUR


ALLAMANDA 3


MERIDIN EAST

- **Berkeluasan 1313 ekar**
- **Pegangan Bebas**
- **Trek Berjogging & Berbasikal**
- **Berpengawal**

No. Lesen Pemaju : 14297/12-2028/1380(A)

Tempoh Sah : 12/12/2023 – 11/12/2028

No. Permit Iklan & Jualan :

Tempoh Sah :

Pihak Berkuasa yang meluluskan :

MAJLIS BANDARAYA PASIR GUDANG

No Kelulusan Pelan Bangunan :

MBPG: JBG/PB/22/2024(PG)(11)

Tarikh Dijangka Siap : FEBRUARI 2027

Pegangan Tanah : KEKAL

Bebanan Tanah : TIADA

Harga : RM603,000 (min), RM880,000(mak)

Jumlah Unit: 126

Baki unit : 59

**RUMAH CONTOH SEDIA UNTUK
DIKUNJUNGI**

RUMAH TERES 2 TINGKAT JENIS 4A
KELUASAN TANAH: 18' X 65'
KELUASAN BINAAN: 1,676 KPS

FASA 4A3
JUMLAH UNIT : 126
BAKI UNIT : 59
HARGA MIN : RM603,000
HARGA MAK: RM880,000

MahSing

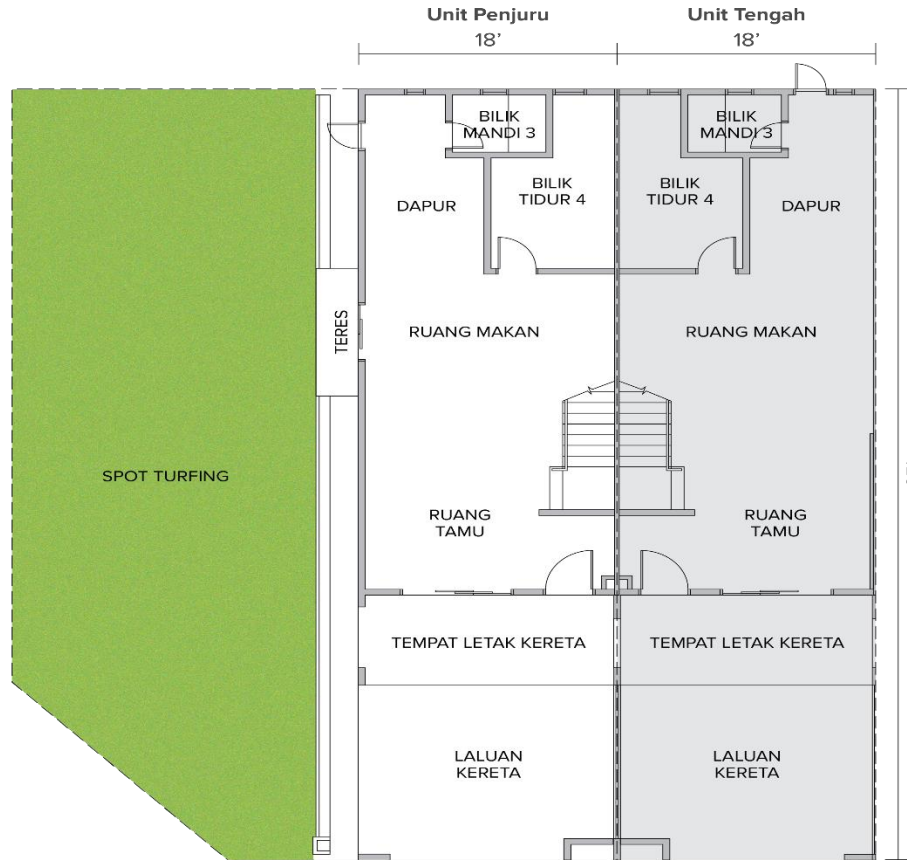
Nama Pemaju : Meridin East Sdn Bhd (1054999-D)
Jalan Bestari Perdana Utama 6, Taman Bestari Perdana, 81700 Pasir Gudang, Johor

07-291 3208
Meridin.east@mahsing.com.my

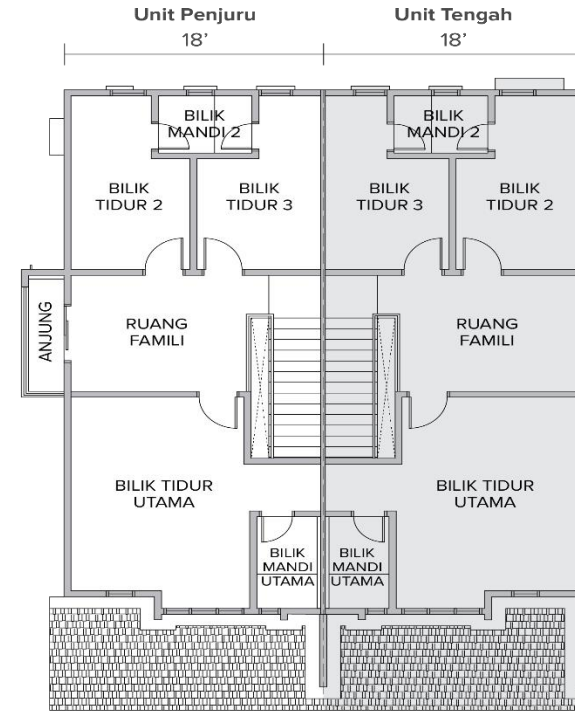
PELAN LANTAI



ALLAMANDA 3



TINGKAT BAWAH



TINGKAT ATAS

SPESIFIKASI



Struktur	: Rangka Konkrit tetulang / Dinding Ricih
Dinding	: Konkrit tetulang / Batu bata
Bumbung	: Kepingan Genting/Bumbung Konkrit Rata (Anjung - Unit Penjuru)
Siling	: Salutan Skim/Plaster Siling/Box-up
Tingkap	: Tingkap Kaca Berbingkai Aluminium

Pintu

a) Utama	: Pintu Kayu Sedatar
b) Ruang Tamu	: Pintu Gelongsor Kaca Berbingkai Aluminium
c) Teres, Anjung (Unit Penjuru)	: Pintu Gelongsor Kaca Berbingkai Aluminium
d) Lain-lain	: Pintu kayu Papan Lapis Rata Terpilih

Set Kunci : Set Kunci Terpilih

Kemasan Dinding

a) Dinding Pemisah Konkrit	: Salutan Skim & Cat
b) Dapur	: Jubin Dinding 1500mm Tinggi (Dinding Terpilih) / Lepaan Simen & Cat
c) Semua Bilik Mandi	: Jubin Dinding 1500mm Tinggi / Lepaan Simen & Cat
b) Lain-lain	: Lepaan Simen & Cat

Kemasan Lantai

a) Ruang Tamu, Ruang Makan, Dapur	: Jubin
b) Semua Bilik Tidur	: Jubin
c) Tangga, Ruang Famili	: Jubin
d) Semua Bilik Mandi	: Jubin
e) Anjung Kereta	: Lepaan Simen/Jubin
f) Anjung (Unit Penjuru)	: Jubin
g) Teres (Unit Penjuru)	: Lepaan Simen
h) Laluan Kereta, Apron	: Lepaan Simen
i) Lain-lain	: Lepaan Simen/Rumput (Unit Penjuru)

Kelengkapan Sanitari

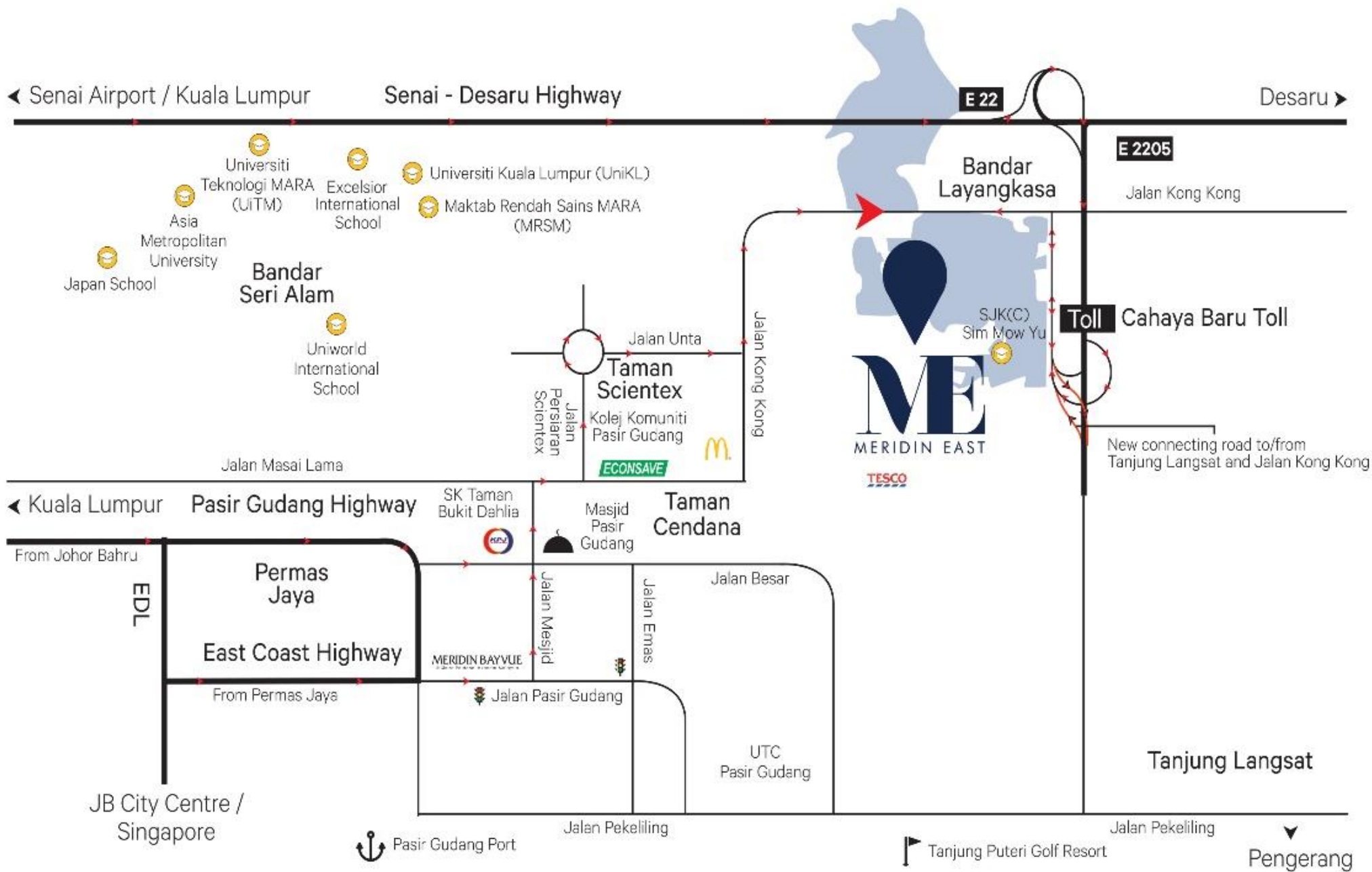
a) Sinki Dapur	: 1 unit
b) Tandas Duduk	: 3 unit
c) Besin Cuci Tangan	: 3 unit
d) Pancuran Mandi	: 3 unit
e) Mangkuk Sabun	: 3 unit
f) Pemegang Tisu Tandas	: 3 unit

Pemasangan Elektrik

	Unit Penjuru	Unit Tengah
a) Mata Lampu	: 18 unit	16 unit
a) Mata Kuasa 13amp	: 11 unit	11 unit
b) Mata Kipas	: 2 unit	2 unit
c) Mata TV	: 2 unit	2 unit
d) Mata Pendawaian Penghawa Dingin	: 2 unit	2 unit
f) Mata Pemanas Air	: 1 unit	1 unit
g) Mata Loceng Pintu	: 1 unit	1 unit
h) Mata Lampu Pagar	: 1 unit	1 unit

Pintu Pagar : Pintu Pagar Besi
Pagar : Pagar Batu Bata / Pagar Besi

PELAN LOKASI



IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA

BROSUR


ALLAMANDA 3


MERIDIN EAST

- 1313 Acres
- Freehold
- Guarded
- Jogging & Bicycle Paths
- Easy Access to Major Roads & Highways

Developer License No :
14297/12-2028/1380(A)
Validity : **12/12/2023 – 11/12/2028**
Advertising Permit No :
Validity :
Approving Authority :
MAJLIS BANDARAYA PASIR GUDANG
Approved Building Plan No :
MBPG: JBG/NB/22/2024(PG)(11)
Expected Date of Completion: **FEBRUARI 2027**
Land Tenure: **FREEHOLD**
Land Encumbrances: **NIL**
Pricing : **RM603,000 (min), RM880,000(max)**
Total Unit: **126**
Bal. unit : **59**

2 STOREY TERRACE HOUSE TYPE 4A
LAND AREA: 18' X 65'
BUILD-UP AREA: 1,676 SQFT

PHASE 4A3
TOTAL UNIT : 126
BAL. UNIT : 59
MIN. PRICE : RM603,000
MAX. PRICE: RM880,000

SHOW UNIT READY FOR VIEWING

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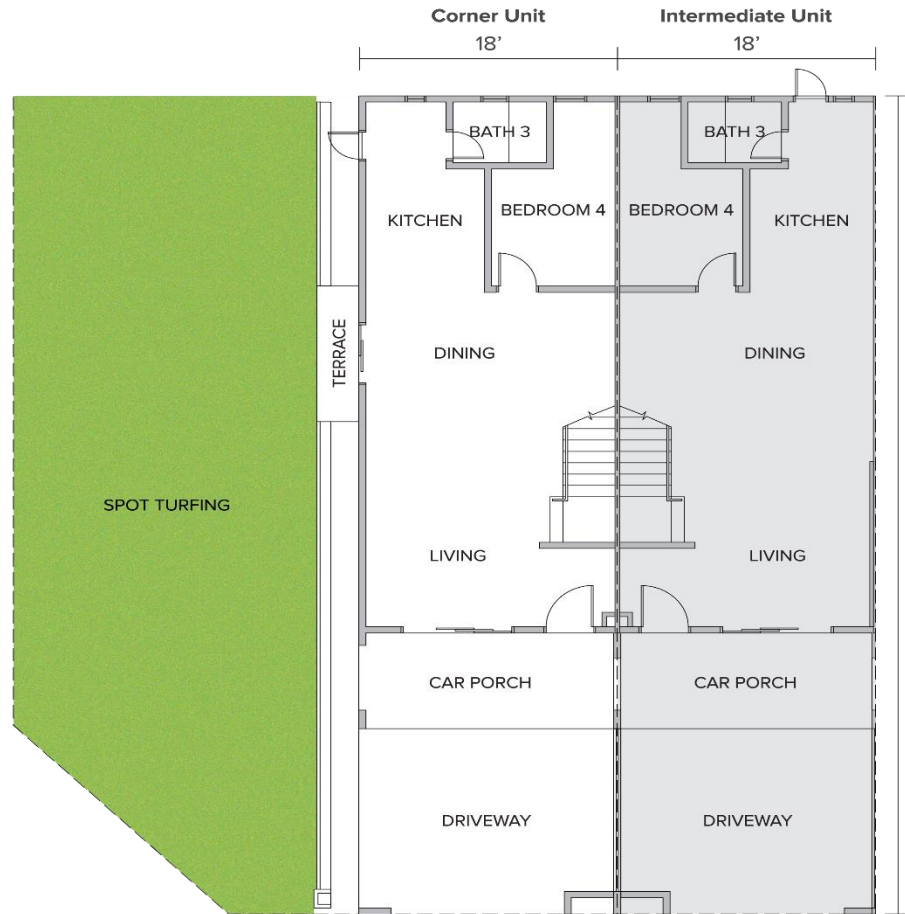
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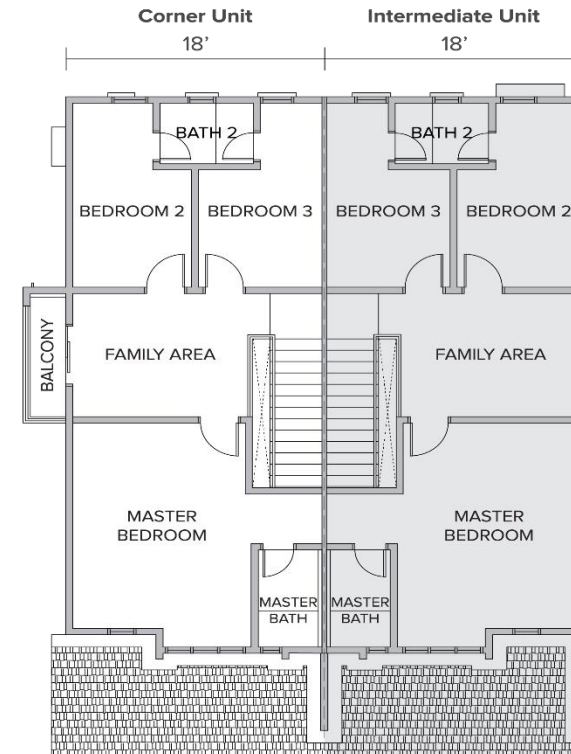
FLOOR PLAN



ALLAMANDA 3



GROUND FLOOR



FIRST FLOOR

SPECIFICATION



STRUCTURE	: Reinforced Concrete / Frame Shear Wall
WALL	: Reinforced Concrete / Brick
ROOF COVERING	: Concrete Roof Tiles / RC Flat Roof (Balcony - Corner Unit)
CEILING	: Skim Coat / Plaster Board / Box-up
WINDOWS	: Aluminium Frame Glass Window
DOORS	
a) Entrance	: Timber Flush Door
b) Living	: Aluminium Frame Sliding Glass Door
c) Terrace, Balcony (Corner Unit)	: Aluminium Frame Sliding Glass Door
d) Others	: Selected Plywood Flush Door
IRONMONGERY	: Selected Lockset
WALL FINISHES	
a) RC Party Wall	: Skim Coat & Paint
b) All Bathrooms	: Tiles up to 1500mm height / Cement Plaster & Paint
c) Kitchen	: Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint
d) Others	: Cement Plaster & Paint
FLOOR FINISHES	
a) Living, Dining, Kitchen	: Tiles
b) All Bedrooms	: Tiles
c) Staircase, Family Area	: Tiles
d) All Bathrooms	: Tiles
e) Car Porch	: Cement Render / Tiles
f) Balcony (Corner Unit)	: Tiles
g) Terrace (Corner Unit)	: Cement Render
h) Driveway, Apron	: Cement Render
i) Others	: Cement Render /Spot Turf (Corner Unit)

SANITARY FITTINGS

a) Kitchen Sink	: 1 no
b) Pedestal W.C	: 3 nos.
c) Wash Hand Basin	: 3 nos.
d) Soap Holder	: 3 nos.
e) Toilet Roll Holder	: 3 nos.
f) Shower Rose	: 3 nos.

ELECTRICAL INSTALLATION

	Corner Unit	Intermediate Unit
a) Light Point	18 nos.	16 nos.
b) 13amp Power Point	11 nos.	11 nos.
c) Fan Point	2 nos.	2 nos.
d) TV Point	2 nos.	2 nos.
e) Air-cond Wiring Point	2 nos.	2 nos.
f) Water Heater Point	1 no.	1 no.
g) Door Bell Point	1 no.	1 no.
h) Gate Light Point	1 no.	1 no.

GATE : M.S. Gate

FENCING : Brick Fencing / G.I. Fencing

LOCATION PLAN

