

IKLAN INI TELAH DILULUSKAN OLEH
JABATAN PERUMAHAN NEGARA

BROSUR



SKIM PERUMAHAN MAMPU MILIK TAMAN BESTARI PERDANA 2

- Berkeluasan 1313 ekar
- Tasik Semulajadi
- Berpengawal
- Trek Berjogging & Berbasikal

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:JBGN/PB/40/2021 (PG)
Tarikh Dijangka Siap : Oktober 2026
Pegangan Tanah : KEKAL
Bebanan Tanah : TIADA
Harga : RM150,000 (min), RM
217,000(mak)
Jumlah Unit: 140 BAKI UNIT: 12

FASA 2
Jumlah Unit : 140
Baki Unit: 12
Harga Min : RM150,000
Harga Mak: RM217,000

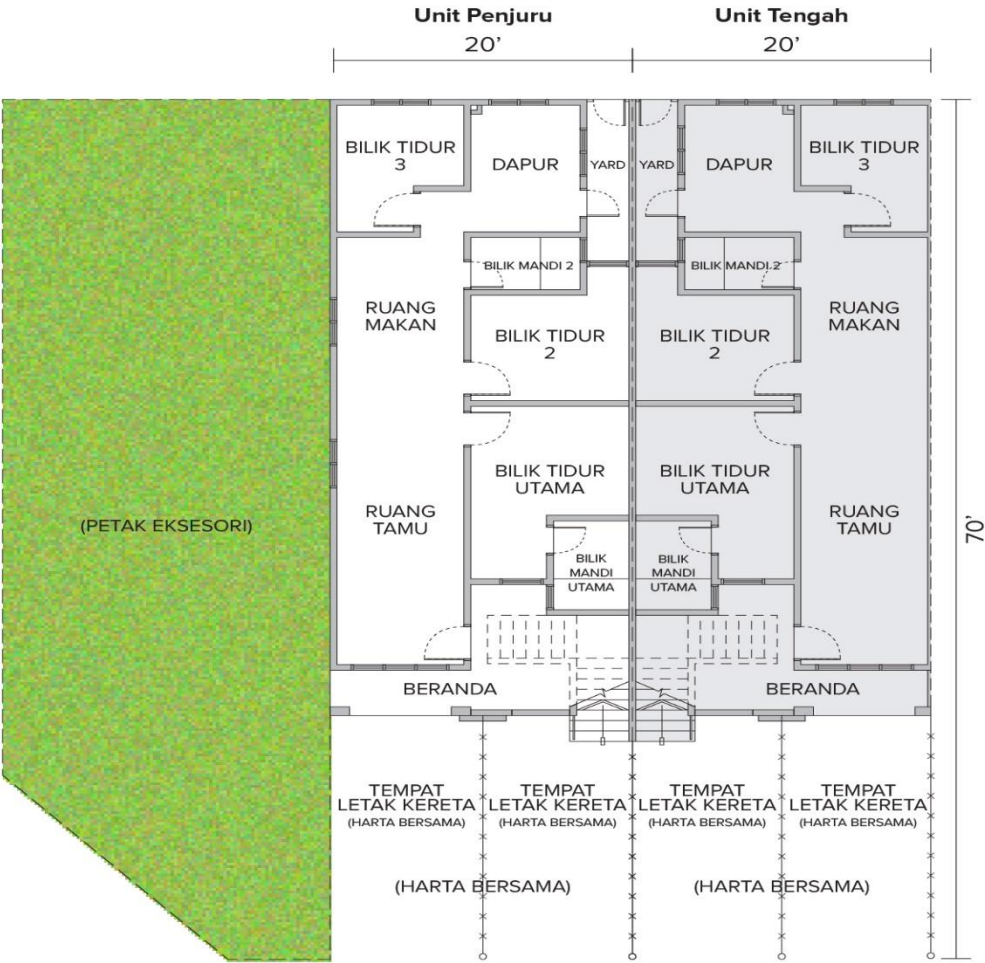
RUMAH MAMPU MILIK JOHOR
RUMAH 2 TINGKAT "TOWNHOUSE"
Keluasan Tanah :20' X 70'
Keluasan Binaan : 1,000 kps

MahSing

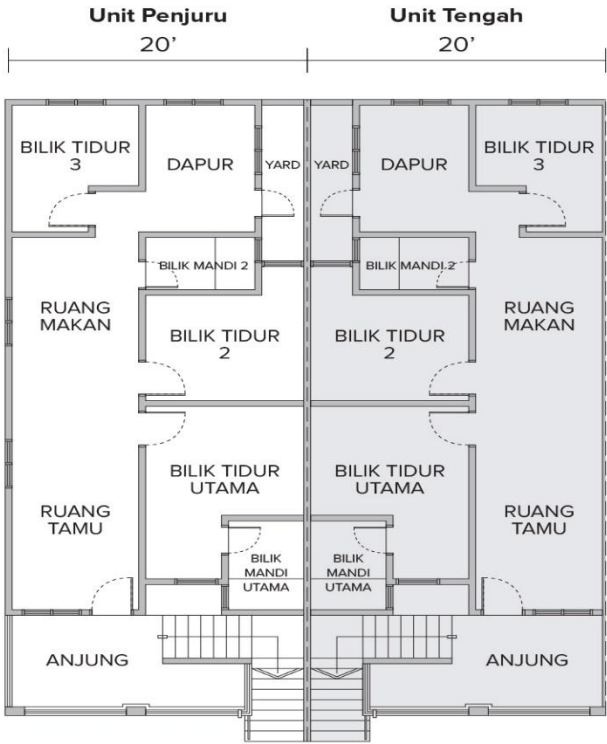
Nama Pemaju : Meridin East Sdn Bhd (1054999-D)
Meridin East Sales Gallery, Jalan Kong Kong 81700 Pasir Gudang, Johor

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

TINGKAT BAWAH



TINGKAT ATAS



Spesifikasi – Tingkat Bawah



Tingkat Bawah

Struktur	: Konkrit Bertetulang / Dinding Bingkai Ricih
Dinding	: Konkrit Bertetulang / Batu bata dengan plaster
Bumbung	: Bumbung Jubin Konkrit/Bumbung Rata Konkrit Bertetulang
Siling	: Salutan Skim/Plaster Siling/Box-up
Tingkap	: Tingkap Kaca Berbingkai Aluminium

Pintu

a) Utama, Bilik Tidur, Dapur	: Pintu Papan Lapis Sedatar
b) Bilik Mandi	: Pintu PVC
c) Halaman Dapur	: Pintu Grill

Set Kunci	: Set Kunci Terpilih
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Kemasan Dinding

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

Kemasan Lantai

a) Ruang Tamu, Ruang Makan, Dapur	: Jubin
b) Semua Bilik Tidur	: Jubin
c) Semua Bilik Mandi	: Jubin
d) Beranda, Halaman Dapur	: Lepaan Simen
e) Lain-lain	: Lepaan Simen / rumput

RUMAH MAMPU MILIK JOHOR RUMAH 2 TINGKAT “TOWNHOUSE”

Kelengkapan Sanitari

a) Sinki Dapur	: 1 unit
b) Tandas Duduk	: 2 unit
c) Basin Cuci Tangan	: 2 unit
d) Pemegang Tisu Tandas	: 2 unit
e) Pancuran Mandi	: 2 unit

Pemasangan Elektrik

a) Mata Lampu	: 11 unit
a) Mata Kuasa 13amp	: 6 unit
b) Mata Kipas	: 2 unit
c) Mata TV	: 1 unit



Tingkat Atas

- Struktur** : Konkrit Bertetulang / Dinding Bingkai Ricih
- Dinding** : Konkrit Bertetulang / Batu bata dengan plaster
- Bumbung** : Bumbung Jubin Konkrit/Bumbung Rata Konkrit Bertetulang
- Siling** : Salutan Skim/Plaster Siling/Box-up
- Tingkap** : Tingkap Kaca Berbingkai Aluminium

Pintu

- a) Utama, Bilik Tidur, Dapur : Pintu Papan Lapis Sedatar
- b) Bilik Mandi : Pintu PVC
- c) Halaman Dapur : Pintu Grill

- Set Kunci** : Set Kunci Terpilih

Kemasan Dinding

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

Kemasan Lantai

- a) Ruang Tamu, Ruang Makan, Dapur, : Jubin
- b) Semua Bilik Tidur : Jubin
- c) Semua Bilik Mandi : Jubin
- d) Anjung, Halaman Dapur : Lepaan Simen
- e) Lain-lain : Lepaan Simen

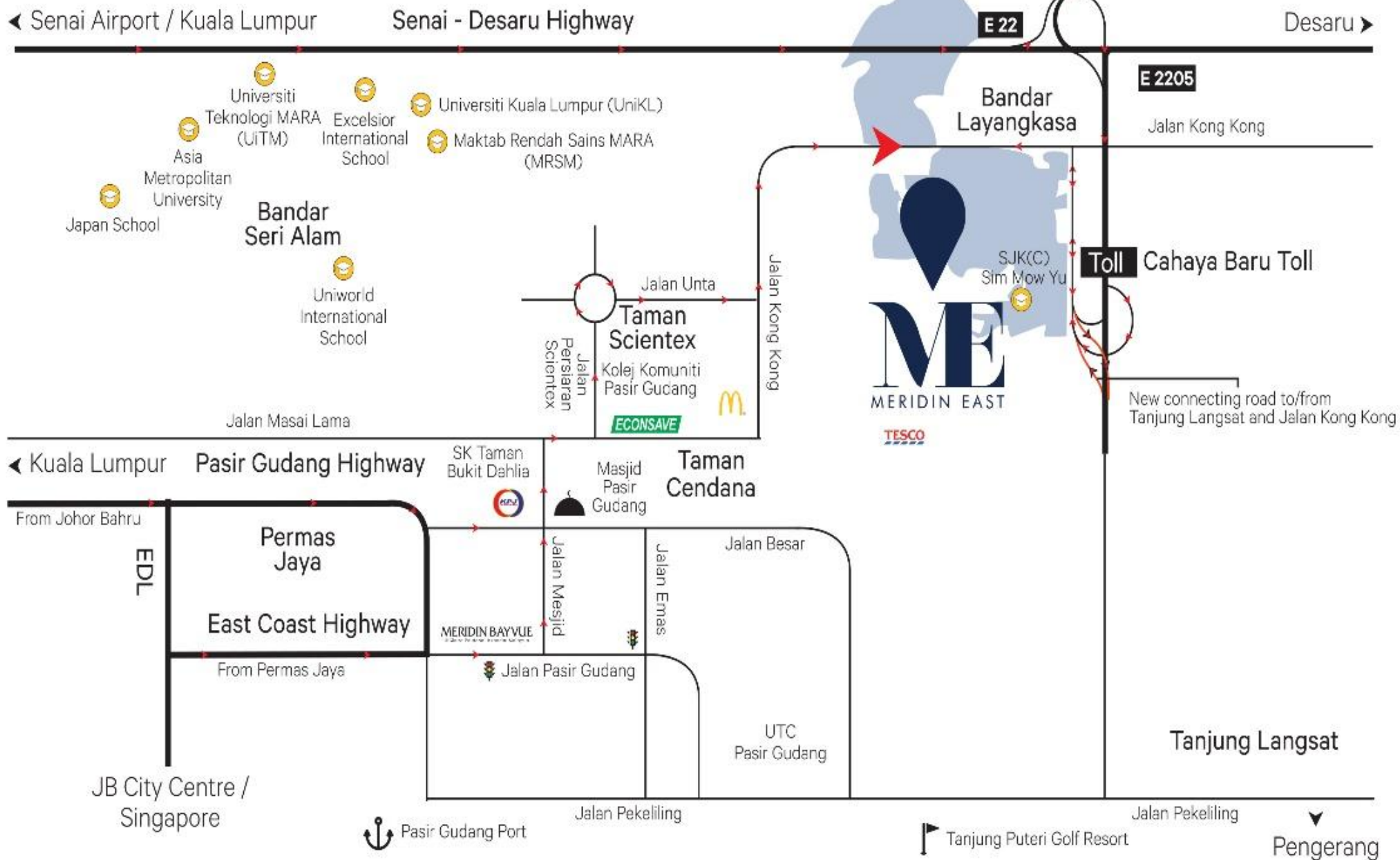
Kelengkapan Sanitari

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Pemasangan Elektrik

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- a) Mata Kuasa 13amp : 6 unit
- b) Mata Kipas : 2 unit
- c) Mata TV : 1 unit

Pelan Lokasi



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BROSUR



SKIM PERUMAHAN MAMPU MILIK TAMAN BESTARI PERDANA 2

- 1313 Acres
- Freehold
- Natural Lake
- 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:JBGN/PB/40/2021 (PG)
Expected Date of Completion: Oktober 2026
Land Tenure: Freehold
Land Encumbrances: NIL
Pricing : RM150,000 (min), RM 217,000(max)
Total Unit: 140 Bal. Unit : 12

PHASE 2
Total Unit : 140
Bal. Unit: 12
Min. Price : RM150,000
Max. Price: RM217,000

RUMAH MAMPU MILIK JOHOR 2 STOREY "TOWNHOUSE"

Land Area : 20' X 70'
Built-up Area : 1,000 sqft

MahSing

Developer Name : Meridin East Sdn Bhd (1054999-D)
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Floor Plan

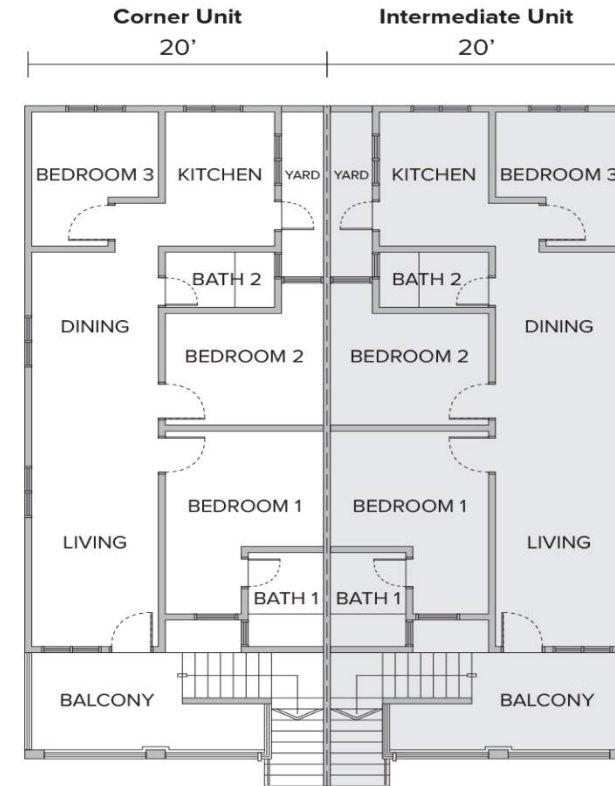


RUMAH MAMPU MILIK JOHOR 2 STOREY "TOWNHOUSE"

GROUND FLOOR



FIRST FLOOR





GROUND FLOOR

STRUCTURE	: Reinforced Concrete/ Frame Shear Wall
WALL	: Reinforced Concrete/ Brick with Plaster
ROOF COVERING	: Concrete Roof Tiles/ RC Flat Roof
CEILING	: Skim Coat/Plaster Ceiling/Box-up
WINDOWS	: Aluminium Frame Glass Window
DOORS	
a) Entrance, Bedrooms, Kitchen	: Plywood Flush Door
b) Bathrooms	: PVC Door
c) Yard	: Grill Door
IRONMONGERY	: Selected Lockset
WALL FINISHES	
a) RC Party Wall	: Skim Coat & Paint
b) Kitchen	: Tiles up to 1500mm Height (selected wall)/ Cement Plaster & Paint
c) All Bathrooms	: Tiles up to 1500mm Height/ Cement Plaster & Paint
d) Others	: Cement Plaster & Paint
FLOOR FINISHES	
a) Living, Dining, Kitchen	: Tiles
b) All Bedrooms	: Tiles
c) All Bathrooms	: Tiles
d) Verandah, Yard	: Cement Render
e) Others	: Cement Render/ Spot Turf

FLOOR FINISHES	
a) Living, Dining, Kitchen	: Tiles
b) All Bedrooms	: Tiles
c) All Bathrooms	: Tiles
d) Verandah, Yard	: Cement Render
e) Others	: Cement Render/ Spot Turf
SANITARY FITTINGS	
a) Kitchen Sink	: 1 no
b) Pedestal W.C.	: 2 nos
c) Wash Hand Basin	: 2 nos
d) Toilet Roll Holder	: 2 nos
e) Shower Rose	: 2 nos
ELECTRICAL INSTALLATION	
a) Light Point	: 11 nos
b) 13amp Power Point	: 6 nos
c) Fan Point	: 2 nos
d) TV Point	: 1 no

Specification – First Floor



RUMAH MAMPU MILIK JOHOR 2 STOREY “TOWNHOUSE”

FIRST FLOOR

STRUCTURE : Reinforced Concrete/ Frame Shear Wall

WALL : Reinforced Concrete/ Brick with Plaster

ROOF COVERING : Concrete Roof Tiles/ RC Flat Roof

CEILING : Skim Coat/Plaster Ceiling/Ceiling Board

WINDOWS : Aluminium Frame Glass Window

DOORS

a) Entrance, Bedrooms, Kitchen : Plywood Flush Door

b) Bathrooms : PVC Door

c) Yard : Grill Door

IRONMONGERY : Selected Lockset

WALL FINISHES

a) RC Party Wall : Skim Coat & Paint

b) Kitchen : Tiles up to 1500mm Height (selected wall)/ Cement Plaster & Paint

c) All Bathrooms : Tiles up to 1500mm Height/ Cement Plaster & Paint

d) Others : Cement Plaster & Paint

FLOOR FINISHES

a) Living, Dining, Kitchen : Tiles

b) All Bedrooms : Tiles

c) All Bathrooms : Tiles

d) Balcony, Yard : Cement Render

e) Others : Cement Render

SANITARY FITTINGS

a) Kitchen Sink : 1 no

b) Pedestal W.C. : 2 nos

c) Wash Hand Basin : 2 nos

d) Toilet Roll Holder : 2 nos

e) Shower Rose : 2 nos

ELECTRICAL INSTALLATION

a) Light Point : 11 nos

b) 13amp Power Point : 6 nos

c) Fan Point : 2 nos

d) TV Point : 1 no

Location Plan

