

IKLAN INI TELAH DILULUSKAN OLEH  
JABATAN PERUMAHAN NEGARA

BROSUR

**ME**  
MERIDIN EAST

  
ALLAMANDA

- **Berkeluasan 1313 ekar**
- **Pegangan Bebas**
- **Tasik**
- **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/63/2023(PG)(12)**

*Tarikh Dijangka Siap :* **JUN 2026**

*Pegangan Tanah :* **KEKAL**

*Bebanan Tanah :* **TIADA**

*Harga :* **RM587,000 (min), RM825,000(mak)**

*Jumlah Unit:* **187**      **Baki Unit : 3**

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

**FASA 4A1**  
**JUMLAH UNIT : 187**  
**BAKI UNIT : 3**  
**HARGA MIN : RM587,000**  
**HARGA MAK: RM825,000**

**RUMAH CONTOH SEDIA UNTUK  
DIKUNJUNGI**

**MahSing**

**Nama Pemaju : Meridin East Sdn Bhd (1054999-D)**  
*Galeri Jualan Meridin East, Jalan Kong Kong, 81700  
Pasir Gudang, Johor*

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

# PELAN LANTAI

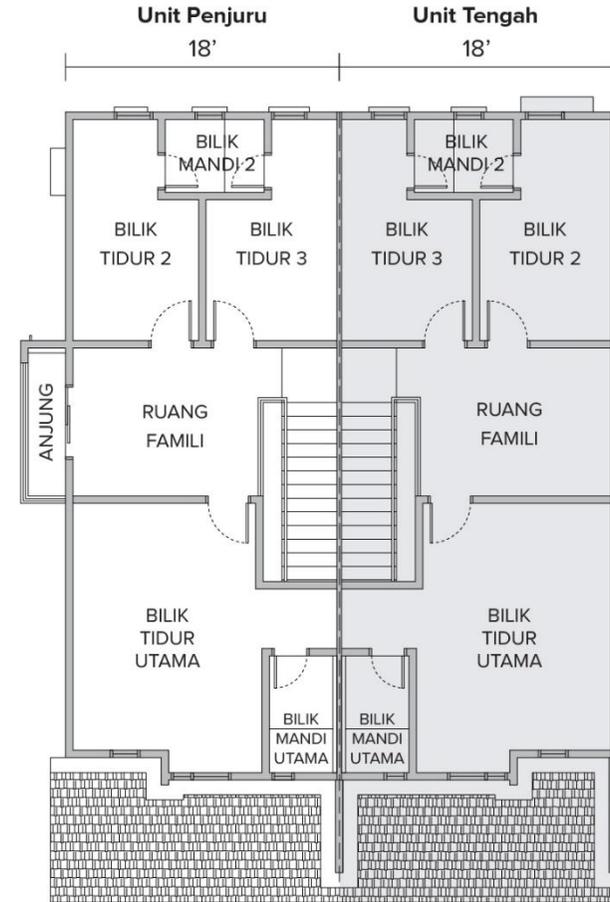


## TINGKAT BAWAH



\*Trees: Illustration Purpose Only

## TINGKAT ATAS



# SPEKIFIKASI



- Struktur** : Rangka Konkrit tetulang / Dinding Ricih  
**Dinding** : Konkrit tetulang / Batu bata  
**Bumbung** : Kepingan Genting/Bumbung Konkrit Rata (Anjung Unit Penjuru/  
 Unit Tepi Bertanah dan Teres)  
**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/ Unit Tepi Bertanah dan Teres) : Pintu Gelongsor Kaca Berbingkai Aluminium  
 a) *Lain-lain* : Pintu kayu Papan Lapis Rata

**Set Kunci** : Set Kunci Terpilih

## Kemasan Dinding

- a) *Dinding Pemisah Konkrit* : Salutan Skim & Cat  
 b) *Dapur* : Jubin Dinding 1500mm Tinggi (Dinding Terpilih) / Lekaan  
 Simen & Cat  
 c) *Semua Bilik Mandi* : Jubin Dinding 1500mm Tinggi / Lekaan Simen & Cat  
 b) *Lain-lain* : Lekaan 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* : Lekaan Simen/Jubin  
 f) *Anjung (Unit Penjuru/ Unit Tepi Bertanah dan Teres)* : Jubin  
 g) *Teres (Unit Penjuru/ Unit Tepi Bertanah dan Teres)* : Lekaan Simen  
 h) *Laluan Kereta, Apron* : Lekaan Simen  
 i) *Lain-lain* : Lekaan Simen/Rumput (Unit Penjuru/ Unit Tepi Bertanah dan Teres)

## Kelengkapan Sanitari

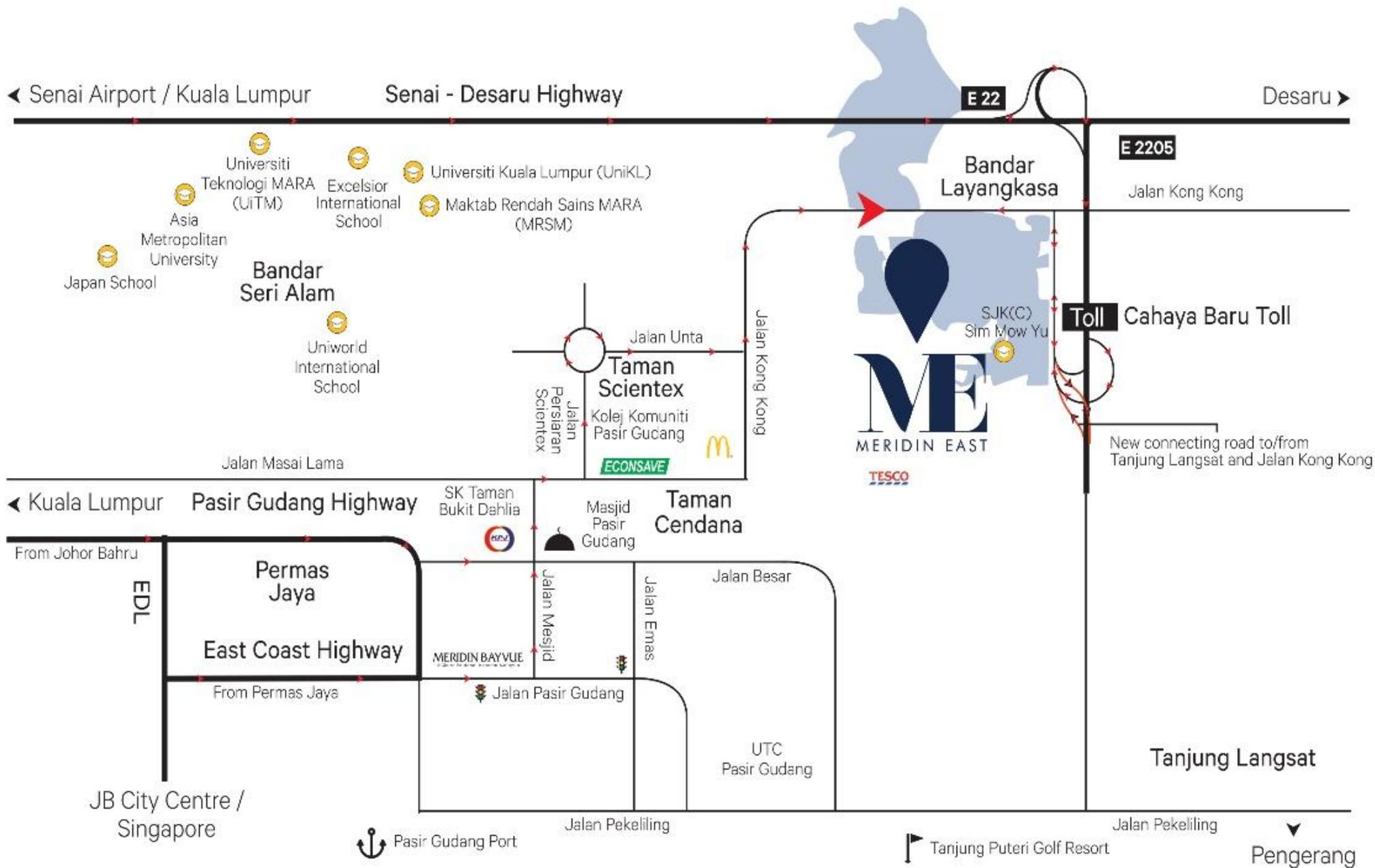
- a) *Sinki Dapur* : 1 unit  
 b) *Tandas Duduk* : 3 unit  
 c) *Besin Cuci Tangan* : 3 unit  
 d) *Pancuran Mandi* : 3 unit  
 e) *Mangkuk Sabun* : 3 unit  
 f) *Pemegang Tisu Tandas* : 3 unit

## Pemasangan Elektrik

	Unit Penjuru/ Unit Tepi Bertanah dan Teres	Unit Tengah/Unit Tepi & Unit Tepi Ganjil
a) <i>Mata Lampu</i> :	18 unit	16 unit
a) <i>Mata Kuasa 13amp</i> :	11 unit	11 unit
b) <i>Mata Kipas</i> :	2 unit	2 unit
c) <i>Mata TV</i> :	2 unit	2 unit
d) <i>Mata Pendawaian Penghawa Dingin</i> :	2 unit	2 unit
f) <i>Mata Pemanas Air</i> :	1 unit	1 unit
g) <i>Mata Loceng Pintu</i> :	1 unit	1 unit
h) <i>Mata Lampu Pagar</i> :	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

**ME**  
MERIDIN EAST

  
ALLAMANDA

- 1313 Acres
- Freehold
- 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:JBG/PB/63/2023(PG)(12)**  
Expected Date of Completion: **JUNE 2026**  
Land Tenure: **Freehold**  
Land Encumbrances: **NIL**  
Pricing : **RM587,000 (min), RM825,000(max)**  
Total Unit: **187**      Balance Unit : **3**

**PHASE 4A1**  
**TOTAL UNIT : 187**  
**BALANCE UNIT: 3**  
**MIN. PRICE : RM587,000**  
**MAX. PRICE: RM825,000**

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

**SHOW UNIT READY FOR VIEWING**

**MahSing**

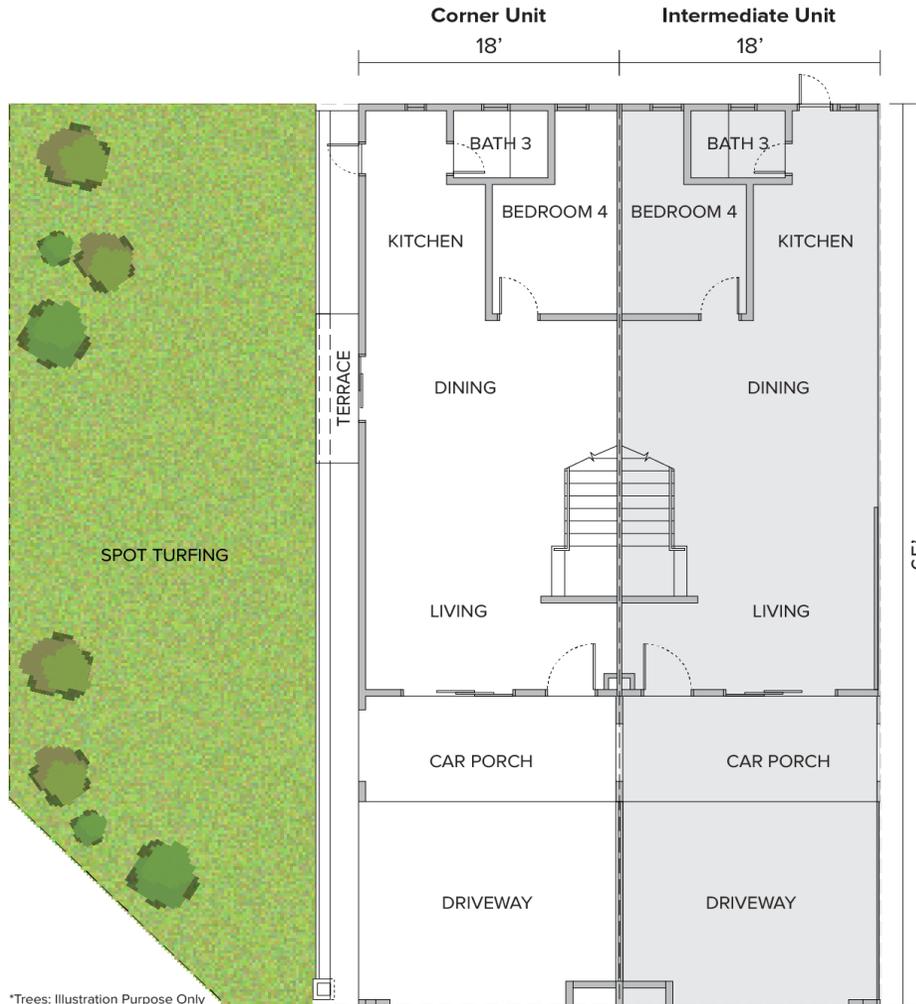
Developer Name : Meridin East Sdn Bhd (1054999-D)  
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Pasir Gudang, Johor

**07-291 3208**  
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# FLOOR PLAN

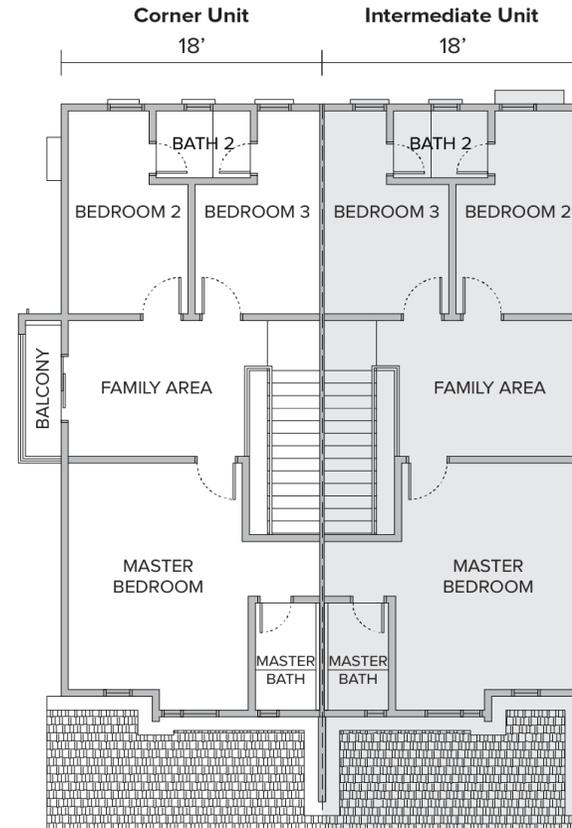


## GROUND FLOOR



\*Trees: Illustration Purpose Only

## FIRST FLOOR



# SPECIFICATION

## DOUBLE STOREY TERRACE HOUSE (18' x 65') – PARCEL 4A1



<b>STRUCTURE</b>	: Reinforced Concrete / Frame Shear Wall
<b>WALL</b>	: Reinforced Concrete / Brick
<b>ROOF COVERING</b>	: Concrete Roof Tiles / RC Flat Roof (Balcony - Corner Unit / End Unit with Land and Terrace)
<b>CEILING</b>	: Skim Coat / Plaster Board / Box-up
<b>WINDOWS</b>	: Aluminium Frame Glass Window
<b>DOORS</b>	
a) Entrance	: Timber Flush Door
b) Living	: Aluminium Frame Sliding Glass Door
c) Terrace, Balcony (Corner Unit / End Unit with Land and Terrace)	: Aluminium Frame Sliding Glass Door
d) Others	: Selected Plywood Flush Door
<b>IRONMONGERY</b>	: Selected Lockset
<b>WALL FINISHES</b>	
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
<b>FLOOR FINISHES</b>	
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 / End Unit with Land and Terrace)	: Tiles
g) Terrace (Corner Unit / End Unit with Land and Terrace)	: Cement Render
h) Driveway, Apron	: Cement Render
i) Others	: Cement Render / Spot Turf (Corner Unit / End Unit with Land and Terrace)

### 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

	<u>Corner Unit / End Unit with Land &amp; Terrace</u>	<u>Intermediate / End Unit / Odd End Unit</u>
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

