

IKLAN INI TELAH DILULUSKAN OLEH  
JABATAN PERUMAHAN NEGARA

MAKLUMAT PEMAJUAN & IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL  
TEDUH.KPKT.GOV.MY

BROSUR

  
ALLAMANDA

  
MERIDIN EAST



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

**FASA 4A2**  
**JUMLAH UNIT : 101**  
**BAKI UNIT: 1**  
**HARGA MIN : RM599,000**  
**HARGA MAK: RM849,000**

- **Berkeluasan 1313 ekar**
- **Pegangan Bebas**
- **Tasik Semulajadi**
- **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/64/2023(PG)(12)**

*Tarikh Dijangka Siap : JULAI 2026*

*Pegangan Tanah : KEKAL*

*Bebanan Tanah : TIADA*

*Harga : RM599,000 (min), RM849,000(mak)*

*Jumlah Unit: 101 BAKI UNIT: 1*

**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*

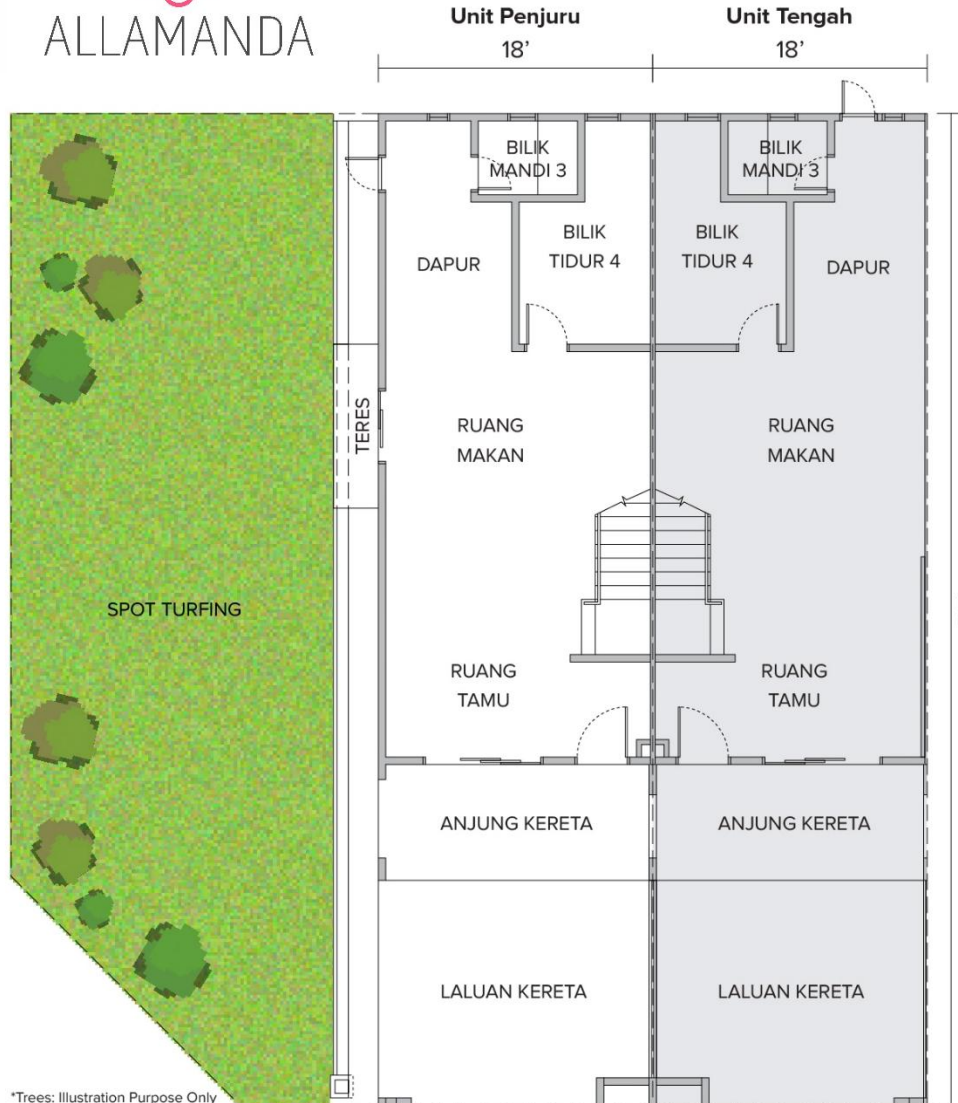
**07-291 3208**

*Meridin.east@mahsing.com.my*

# PELAN LANTAI

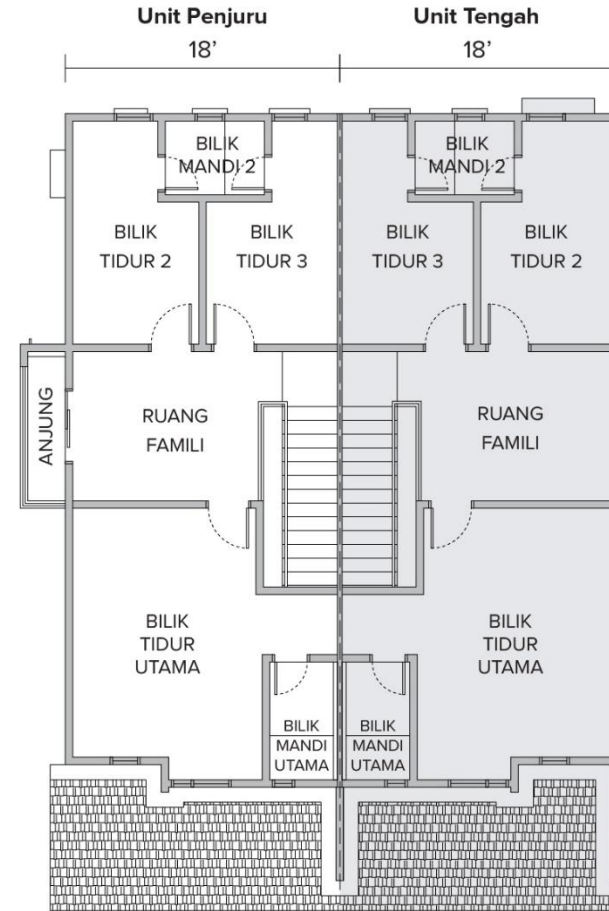


## TINGKAT BAWAH



\*Trees: Illustration Purpose Only

## TINGKAT ATAS



# SPESIFIKASI



<b>Struktur</b>	: Rangka Konkrit tetulang / Dinding Ricih
<b>Dinding</b>	: Konkrit tetulang / Batu bata
<b>Bumbung</b>	: Kepingan Genting/Bumbung Konkrit Rata (Anjung Unit Penjuru/ Unit Tepi Ganjil Bertanah dan Teres)
<b>Siling</b>	: Salutan Skim/Plaster Siling/Box-up
<b>Tingkap</b>	: 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 Ganjil Bertanah dan Teres)	: Pintu Gelongsor Kaca Berbingkai Aluminium
a) Lain-lain	: Pintu kayu Papan Lapis Rata

<b>Set Kunci</b>	: Set Kunci Terpilih
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## 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/Unit Tepi Ganjil Bertanah dan Teres)	: Jubin
g) Teres (Unit Penjuru/Unit Tepi Ganjil Bertanah dan Teres)	: Lepaan Simen
h) Laluan Kereta, Apron	: Lepaan Simen
i) Lain-lain	: Lepaan Simen/Rumput (Unit Penjuru/Unit Tepi Ganjil Bertanah dan Teres)

## Kelengkapan Sanitari

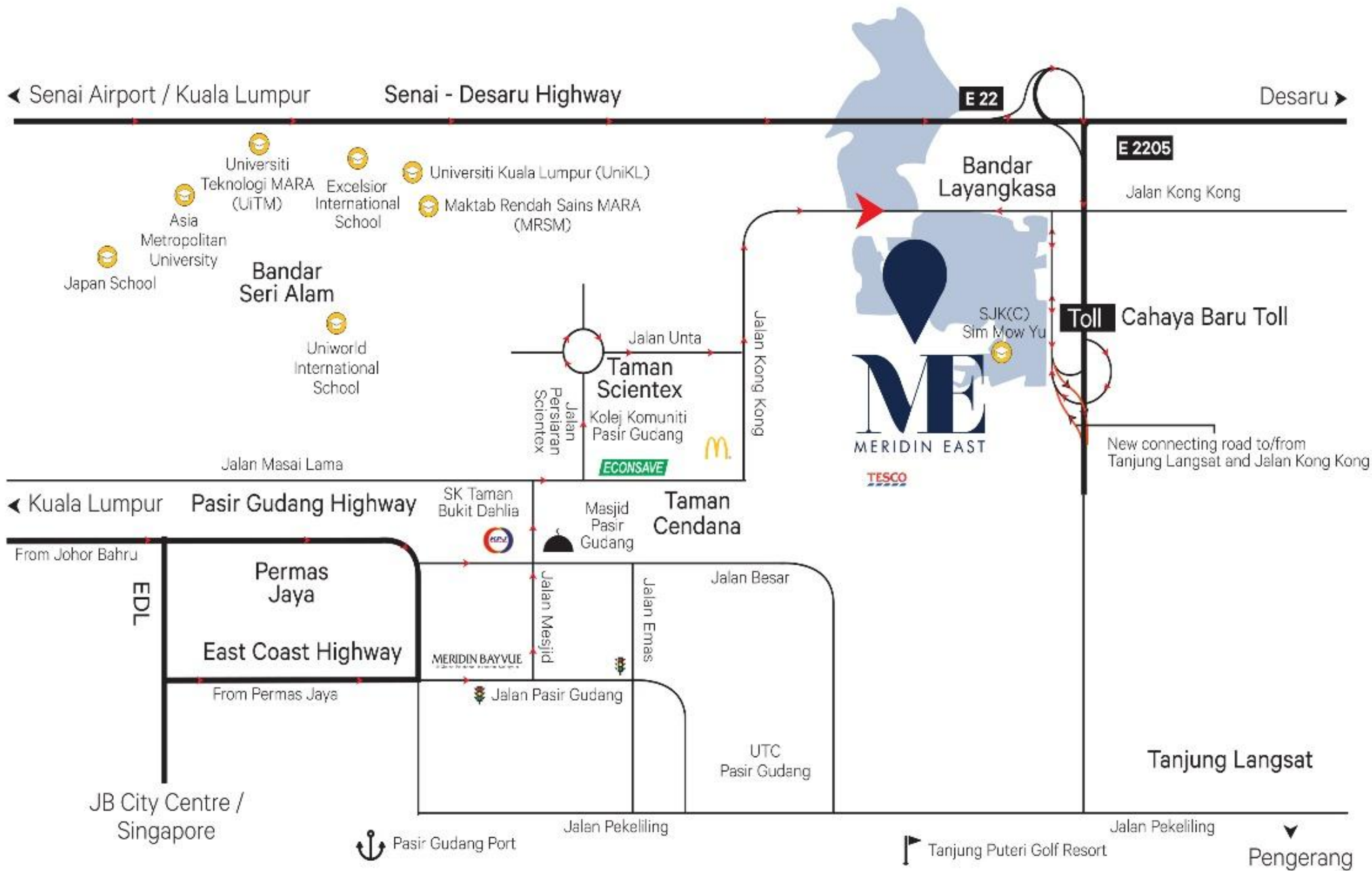
a) Sinki Dapur	: 1 unit
b) Tandas Duduk	: 3 unit
c) Besin Cuci Tangan	: 3 unit
d) Pancuran Mandi	: 3 unit
e) Mangkuk Sabun	: 3 unit
f) Pemegang Tisu Tandas	: 3 unit

## Pemasangan Elektrik

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

<b>Pintu Pagar</b>	: Pintu Pagar Besi
<b>Pagar</b>	: Pagar Batu Bata / Pagar Besi

# PELAN LOKASI



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BROSUR

  
ALLAMANDA

  
MERIDIN EAST

- 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: JBG/64/2023(PG)(12)**

Expected Date of Completion: **JULY 2026**

Land Tenure: **Freehold**

Land Encumbrances: **NIL**

Pricing : **RM599,000 (min), RM849,000(max)**

Total Unit: **101 BAL. UNIT: 1**

**PHASE 4A2**

**TOTAL UNIT : 101**

**BAL. UNIT: 1**

**MIN. PRICE : RM599,000**

**MAX. PRICE: RM849,000**

**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)

Meridin East Sales Gallery, Jalan Kong Kong, 81700

Pasir Gudang, Johor

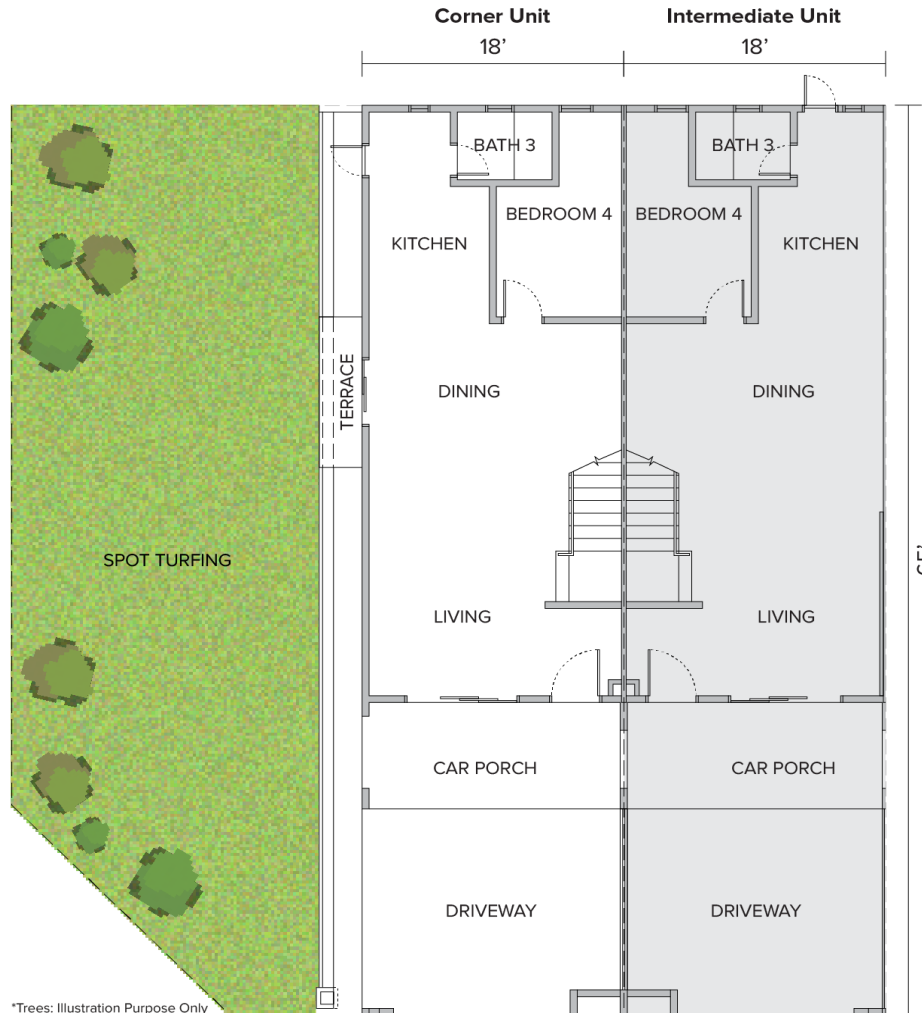
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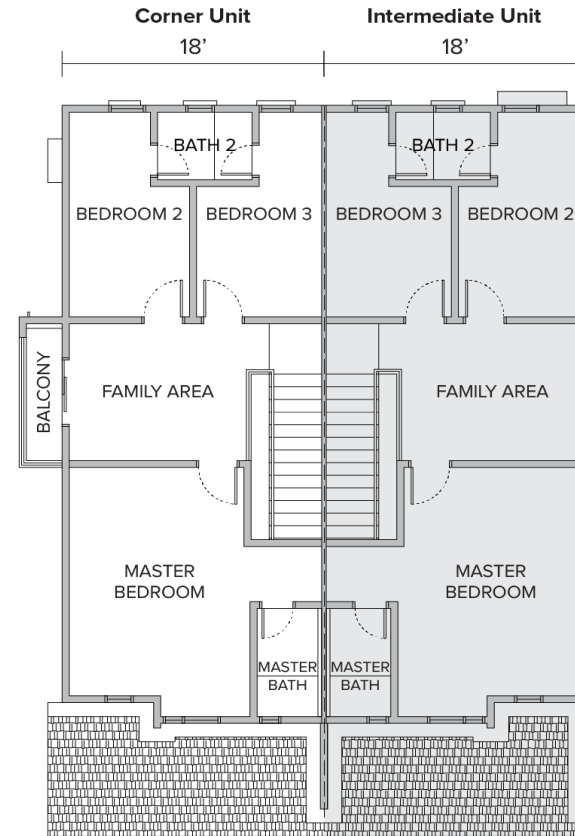
# FLOOR PLAN



## GROUND FLOOR



## FIRST FLOOR



\*Trees: Illustration Purpose Only

# SPECIFICATION

## DOUBLE STOREY TERRACE HOUSE (18' x 65') – PARCEL 4A2



<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 / Odd 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 / Odd 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 / Odd End Unit with Land and Terrace)	: Tiles
g) Terrace (Corner Unit / Odd End Unit with Land and Terrace)	: Cement Render
h) Driveway, Apron	: Cement Render
i) Others	: Cement Render / Spot Turf (Corner Unit / Odd 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 / Odd End Unit with Land &amp; Terrace</u>	<u>Intermediate 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

