

IKLAN INI TELAH DILULUSKAN OLEH  
JABATAN PERUMAHAN NEGARA

BROSUR



## SKIM PERUMAHAN MAMPU MILIK TAMAN BESTARI PERDANA 2

- Berkeluasan 1313 ekar
- Tasik Semulajadi
- 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  
257,000(mak)

Jumlah Unit: 176

Baki Unit : 12

### FASA 1

Jumlah Unit : 176

Baki Unit : 12

Harga Min : RM150,000

Harga Mak: RM257,000

### RUMAH 2 TINGKAT "TOWNHOUSE"

Keluasan Tanah :20' X 70'

Keluasan Binaan :

Tingkat Bawah : 1,000 kps (92.83 mps)

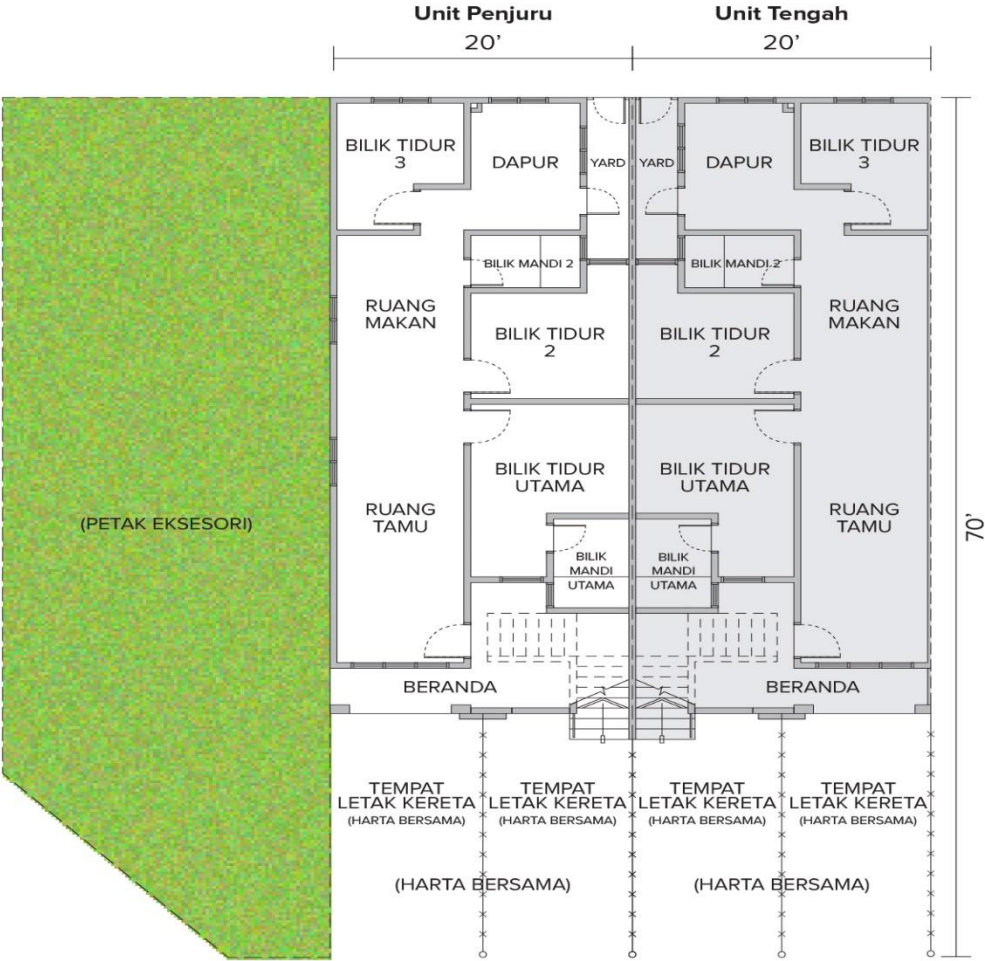
Tingkat Atas: 1,013 kps (94.15 mps)

**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

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| <b>Struktur</b> | : Konkrit Bertetulang / Dinding Bingkai Ricih            |
| <b>Dinding</b>  | : Konkrit Bertetulang / Batu bata dengan plaster         |
| <b>Bumbung</b>  | : Bumbung Jubin Konkrit/Bumbung Rata Konkrit Bertetulang |
| <b>Siling</b>   | : Salutan Skim/Plaster Siling/Box-up                     |
| <b>Tingkap</b>  | : 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) Beranda, Halaman Dapur         | : Lepaan Simen          |
| e) Lain-lain                      | : Lepaan Simen / rumput |

### 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  |

# Spesifikasi – Tingkat Atas



## 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

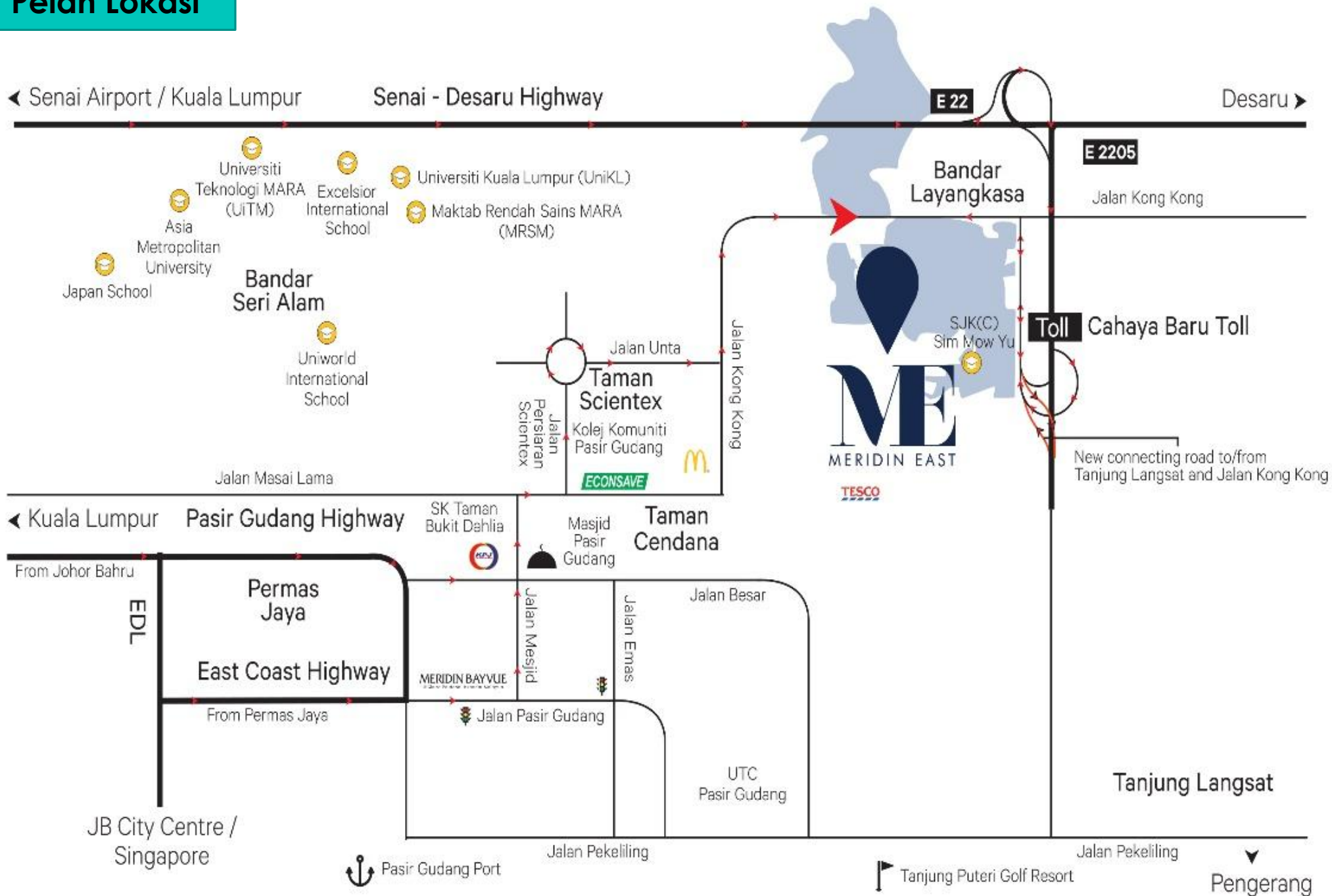
- a) Sinki Dapur : 1 unit
- b) Tandas Duduk : 2 unit
- c) Basin Cuci Tangan : 2 unit
- d) Pemegang Tisu Tandas : 2 unit
- e) Pancuran Mandi : 2 unit

### Pemasangan Elektrik

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



# Pelan Lokasi



IKLAN INI TELAH DILULUSKAN OLEH  
JABATAN PERUMAHAN NEGARA

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

BROSUR



## SKIM PERUMAHAN MAMPU MILIK TAMAN BESTARI PERDANA 2

- 1313 Acres
- Freehold
- Natural Lake
- 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 257,000(max)  
Total Unit: 176 Bal. Unit : 12



### 2 STOREY TOWNHOUSE

Land Area : 20' X 70'  
Built-up Area :  
Ground Floor : 1,000 sqft (92.83 sqm)  
First Floor : 1,013 sqft (94.15 sqm)

### PHASE 1

Total Unit : 176  
Bal. Unit : 12  
Min. Price : RM150,000  
Max. Price: RM257,000

**MahSing**

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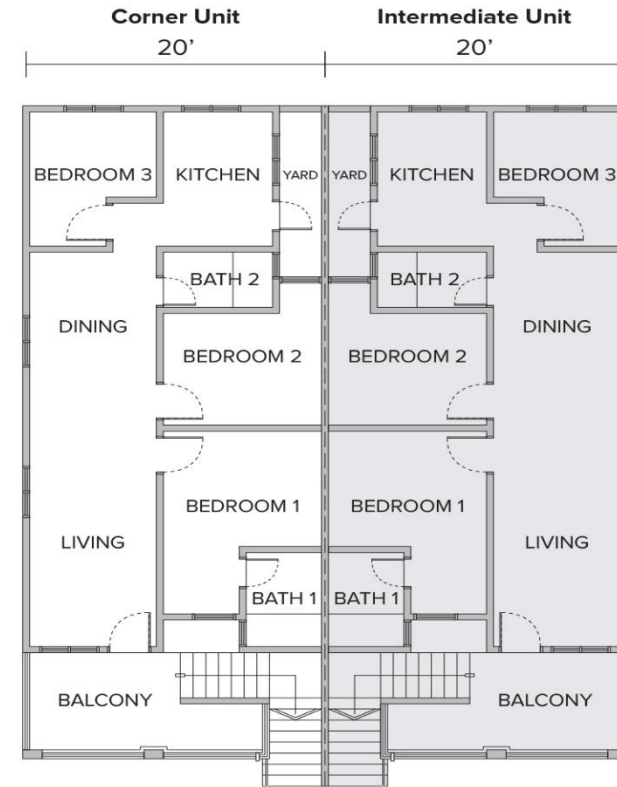
# Floor Plan



## GROUND FLOOR



## FIRST FLOOR



# Specification – Ground Floor



## GROUND FLOOR

|                                |                                                                     |
|--------------------------------|---------------------------------------------------------------------|
| <b>STRUCTURE</b>               | : Reinforced Concrete/ Frame Shear Wall                             |
| <b>WALL</b>                    | : Reinforced Concrete/ Brick with Plaster                           |
| <b>ROOF COVERING</b>           | : Concrete Roof Tiles/ RC Flat Roof                                 |
| <b>CEILING</b>                 | : Skim Coat/Plaster Ceiling/Box-up                                  |
| <b>WINDOWS</b>                 | : Aluminium Frame Glass Window                                      |
| <b>DOORS</b>                   |                                                                     |
| a) Entrance, Bedrooms, Kitchen | : Plywood Flush Door                                                |
| b) Bathrooms                   | : PVC Door                                                          |
| c) Yard                        | : Grill Door                                                        |
| <b>IRONMONGERY</b>             | : Selected Lockset                                                  |
| <b>WALL FINISHES</b>           |                                                                     |
| 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                                            |
| <b>FLOOR FINISHES</b>          |                                                                     |
| 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



## 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

