



**MERIDIN EAST**

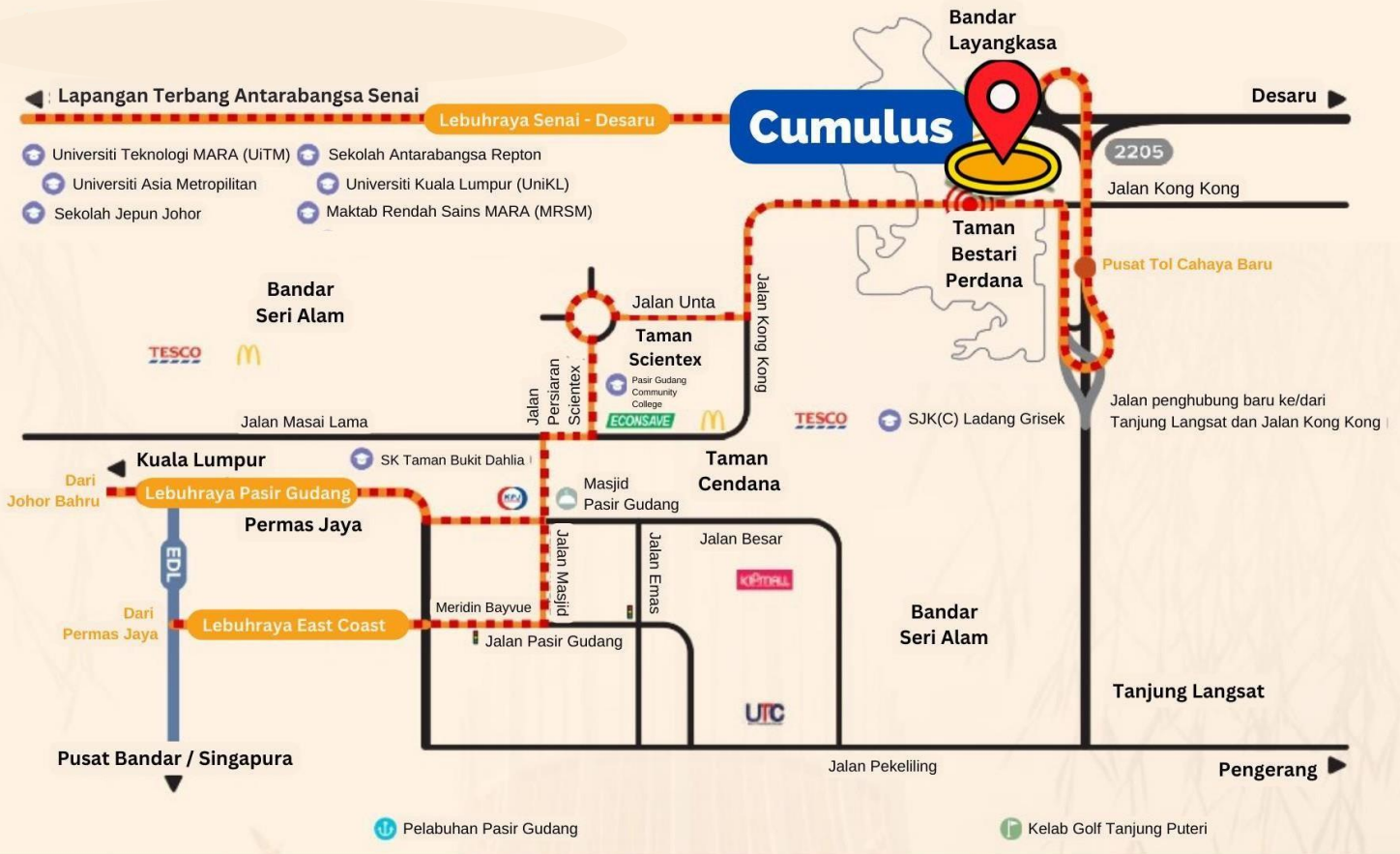
**< JALAN KONG KONG, Ke Tol Cahaya Baru**

**Kawasan Perdagangan Bandar Bistari Perdana**

**STRATUS**

**CUMULUS**

**FUTURE DEVELOPMENT**



**JMC CAHAYA SDN BHD (1206900-P)**  
**No. 6-01 & 6-02, Jln Ros Merah 2/17,**  
**Taman Johor Jaya, 81100 Johor Bahru.**  
**Emai : [jmccahaya@gmail.com](mailto:jmccahaya@gmail.com)**  
**Tel : 07-3539282 Fax : 07-3539281**

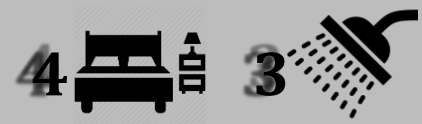


# CUMULUS

FREENHOLD



## TERES 2 TINGKAT 20' X 70'



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Taman Johor Jaya,  
81100 Johor Bahru.  
Email: [jmccahaya@gmail.com](mailto:jmccahaya@gmail.com)  
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▪ No. Lesen Pemaju : 19437/08-2028/0318(R) ▪ Tarikh Sah Lesen: 20/08/2025 - 19/08/2028 ▪ Tempoh Sah Laku: 3 Tahun ▪ No. Permit Jualan dan Pengiklanan: ▪ Tarikh Sah Permit : ▪ Pihak Berkuasa : Majlis Bandaraya Pasir Gudang ▪ No. Kelulusan Pelan : MBPG:JBG/PB/30/2023(PG) ▪ 55 Unit Rumah Teres 2 Tingkat (Baki Unit : 11) Harga Jualan : RM665,000.00 (Minima) RM1,500,000.00 (Maksima) ▪ Tarikh Dijangka Siap : Jun 2026 ▪ Pegangan Tanah : Tetap ▪ Bebanan Tanah : Tiada ▪ Sekatan – sekatan Kepentingan : Tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara / Syarikat Asing tanpa persetujuan pihak Berkuasa Negeri.

# PELAN LANTAI

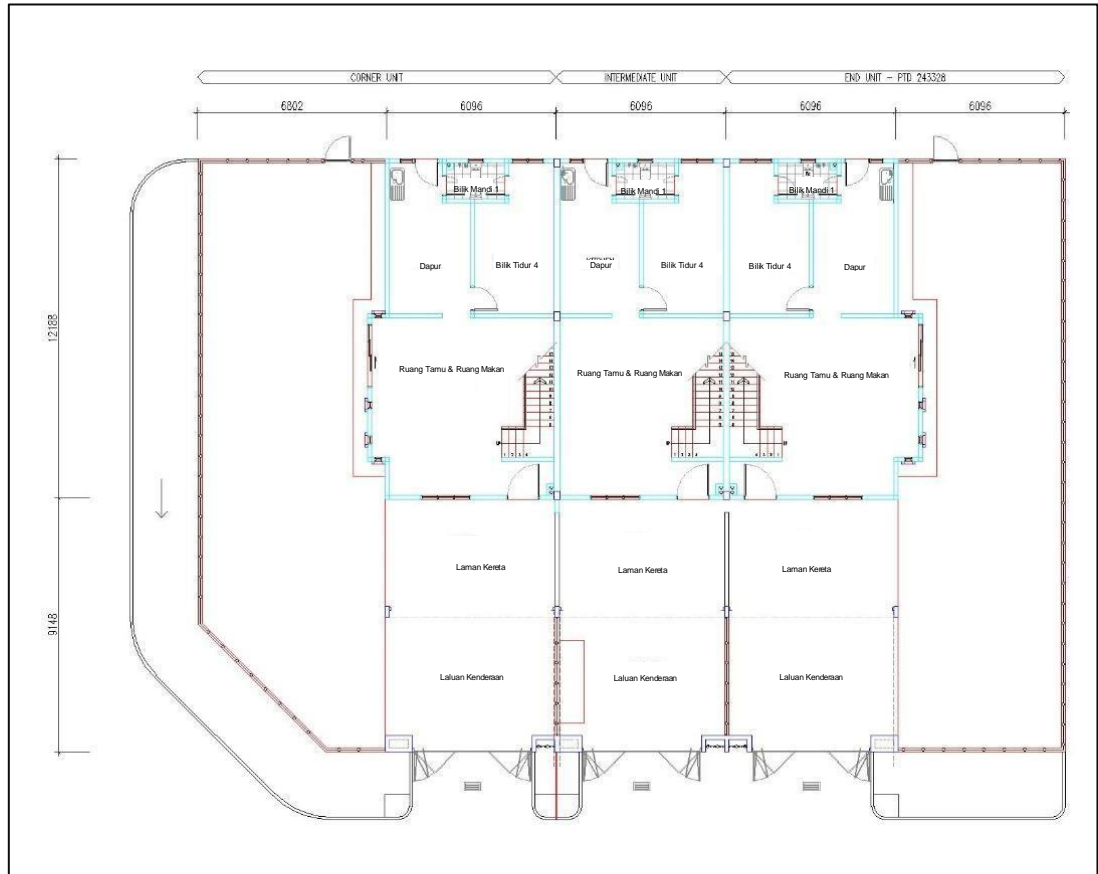
## [Rumah Teres 2 Tingkat]

1) Luas Tanah : 20' x 70'

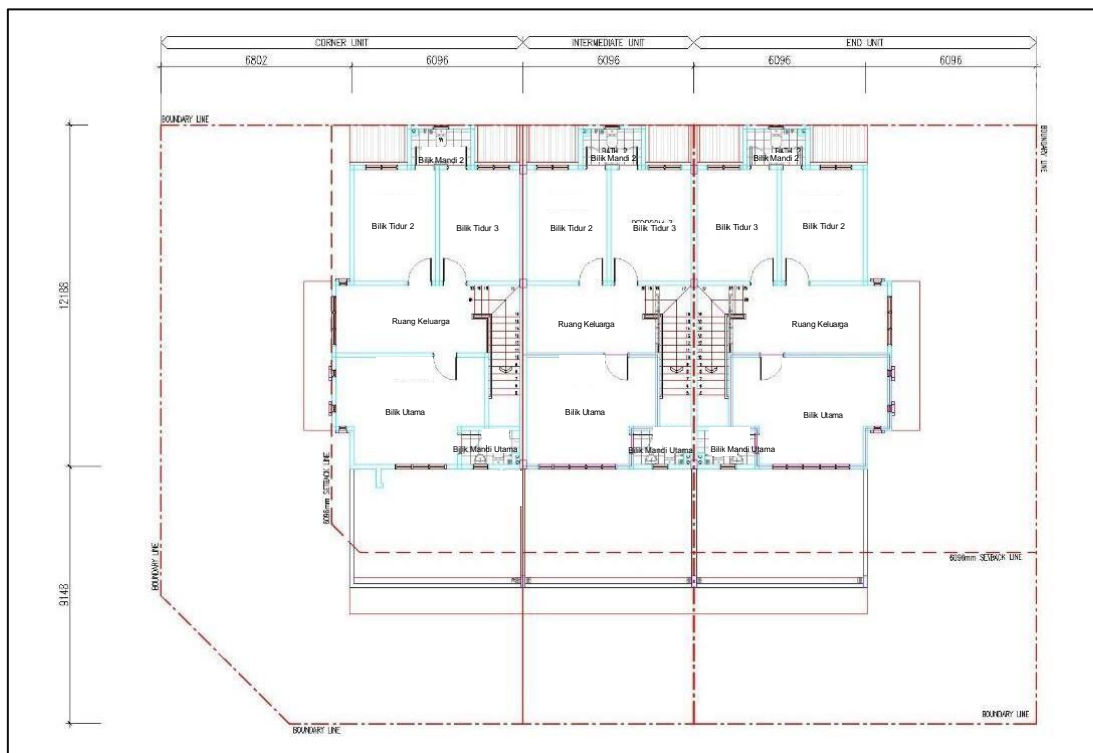
2) Luas Binaan :

- Lot Tepi = 1800kps
- Lot Tengah = 1730kps
- Lot Akhir = 1830kps

### TINGKAT BAWAH

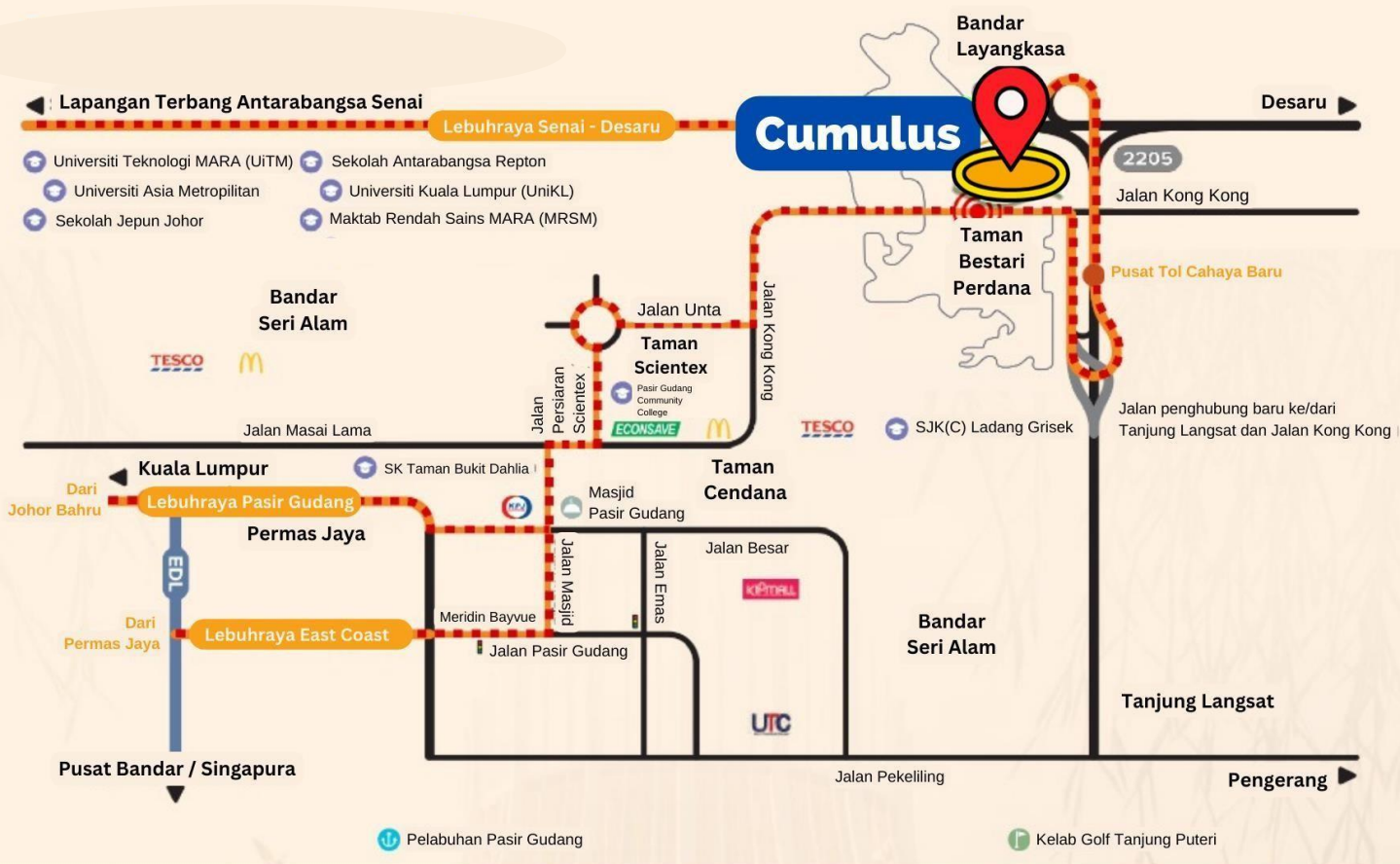


### TINGKAT ATAS



# SPESIFIKASI

STRUKTUR	<ul style="list-style-type: none"><li>• Rangka konkrit bertetulang.</li></ul>
DINDING	<ul style="list-style-type: none"><li>• Batu bata dengan campuran simen dan pasir melep.</li></ul>
BUMBUNG	<ul style="list-style-type: none"><li>• Dek logam/bumbung rata konkrit bertetulang</li></ul>
RANGKA BUMBUNG	<ul style="list-style-type: none"><li>• Rangka logam ringan.</li></ul>
CEILING	<ul style="list-style-type: none"><li>• Siling plaster/Kepingan siling/Skim Coating.</li></ul>
TINGKAP	<ul style="list-style-type: none"><li>• Tingkap kaca berbingkai aluminium.</li></ul>
PINTU	<ul style="list-style-type: none"><li>• Pintu jenis Plywood</li><li>• Pintu jenis PVC</li></ul>
IRONMONGERY	<ul style="list-style-type: none"><li>• Kunci berkualiti</li></ul>
KEMASAN DINDING	<ul style="list-style-type: none"><li>• Dinding dalam : cat emulsi.</li><li>• Dinding luar : cat tahan cuaca.</li><li>• Bilik mandi dan dinding dapur : jubin dengan ketinggian 1.5m.</li></ul>
KEMASAN LANTAI	<ul style="list-style-type: none"><li>• Ruang tamu, ruang makan, lantai dapur, bilik tidur, ruang keluarga : Jubin.</li><li>• Bilik mandi : Jubin.</li><li>• Lain – lain : lepaan simen.</li></ul>
KELENGKAPAN BILIK AIR	<ul style="list-style-type: none"><li>• Tandas duduk = 3 no.</li><li>• Basin basuh tangan = 3 no.</li><li>• Pancuran mandi = 3 no.</li><li>• Sinki dapur = 1 no.</li></ul>
PEMASANGAN ELEKTRIK	<ul style="list-style-type: none"><li>• Lampu point = 17 nos.</li><li>• Kipas point = 6 nos.</li><li>• 13A Power Point = 13 nos.</li><li>• TV Point = 1 nos.</li><li>• Telefon Point = 1 nos.</li></ul>



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# CUMULUS



## DOUBLE STOREY TERRACE 20' X 70'



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• Developer License : 19437/08-2028/0318(R) • Validity period : 20/08/2025 - 19/08/2028 • Validity : 3 Tahun • Advertising & Sales Permit No. : • Validity period : • Validity : • Approving Authority : Majlis Bandaraya Pasir Gudang • Building Plan Reference No. : MBPG:JBG/PB/30/2023(PG) • 55 unit Double Storey Terrace House (Balance unit : 11) Price : RM 665,000.00 (Minimum) RM 1,500,000.00 (Maximum) • Completion Date : Jun 2026 • Land Tenure : Freehold • Land Encumbrances : NIL • Restriction of Interest : This land cannot be sold or transferred in any way to Non-Citizen/Foreign Companies without the consent of the State Authority.

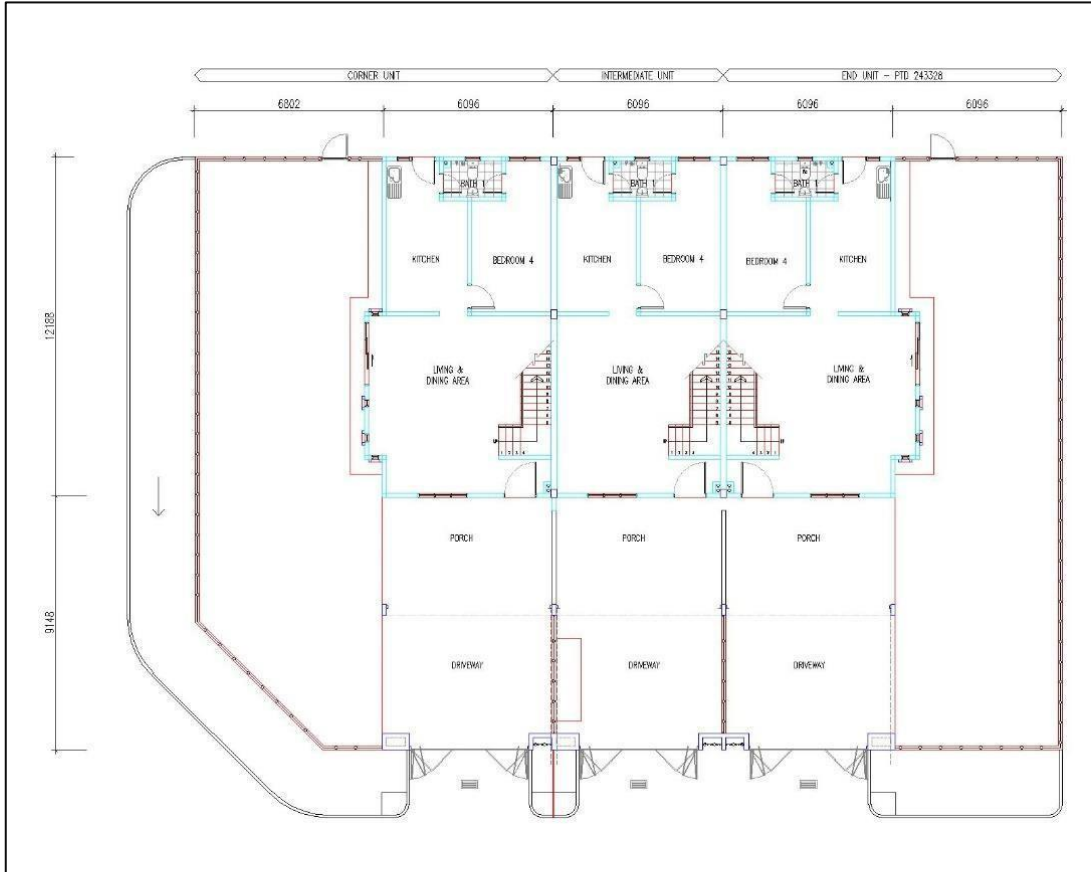
# FLOOR PLAN

## [Double Storey Terrace House]

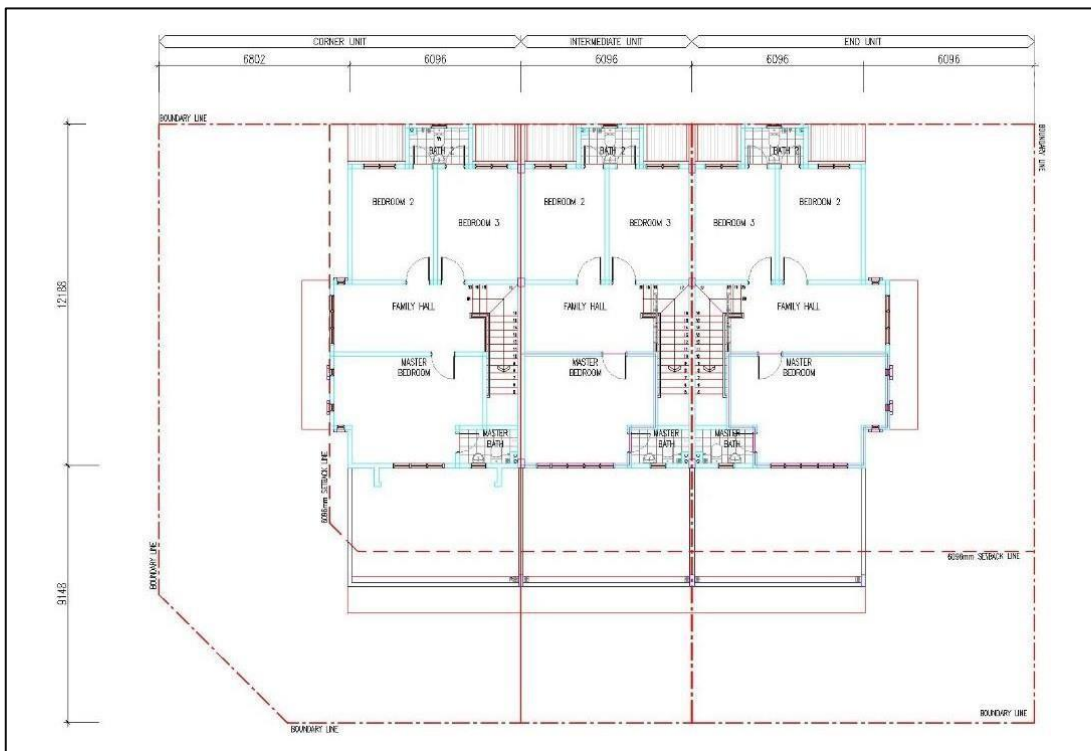
- 1) Land Area : 20' x 70'
- 2) Built-up Area :

- Corner Lot = 1800sqft
- Intermediate Lot = 1730sqft
- End Lot = 1830sqft

### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



# SPECIFICATIONS

STRUCTURE	<ul style="list-style-type: none"> <li>• Reinforced concrete frame.</li> </ul>
WALL	<ul style="list-style-type: none"> <li>• Generally Bricks with Cement Sand Plastering.</li> </ul>
ROOFING COVERING	<ul style="list-style-type: none"> <li>• Metal roofing Sheet/ Reinforced Concrete Slab</li> </ul>
ROOF FRAMING	<ul style="list-style-type: none"> <li>• Light weight Metal Framing</li> </ul>
CEILING	<ul style="list-style-type: none"> <li>• Plaster Ceiling/Ceiling Board/Skim Coating</li> </ul>
WINDOW	<ul style="list-style-type: none"> <li>• Aluminium Framed Glass Window</li> </ul>
DOORS	<ul style="list-style-type: none"> <li>• Plywood Flush Door</li> <li>• PVC Door</li> </ul>
IRONMONGERY	<ul style="list-style-type: none"> <li>• Selected Quality Lock Set</li> </ul>
WALL FINISHES	<ul style="list-style-type: none"> <li>• Internal Wall : Emulsion Paint</li> <li>• External Wall : Weather Resistant Paint</li> <li>• Bathroom and kitchen wall : Ceramic Tiles to 1.5m high.</li> </ul>
FLOOR FINISHES	<ul style="list-style-type: none"> <li>• Living,Dining,Kitchen Floor,Bedroom,Family Area : Porcelain Tile</li> <li>• Bathroom : Ceramic Tile</li> <li>• Others : Cement Render</li> </ul>
SANITARY AND PLUMBING FITTINGS	<ul style="list-style-type: none"> <li>• WC-pedestal = 3 no.</li> <li>• Wash Basin = 3 no.</li> <li>• Shower Head = 3 no.</li> <li>• Kitchen Sink = 1 no.</li> </ul>
ELECTRICAL INSTALLATION	<ul style="list-style-type: none"> <li>• Light Point = 17 nos.</li> <li>• Fan Point = 6 nos.</li> <li>• 13A Power Point = 13 nos.</li> <li>• TV Point = 1 nos.</li> <li>• Telephone Point = 1 nos.</li> </ul>