

RESIDENSI MERBOK

Rumah Berkembar Dua Tingkat (34 unit)



Harga: RM961,100-RM1,517,200

Rumah Kluster Dua Tingkat (28 units)



Harga: RM925,400-RM1,425,400

PELAN LANTAI

Rumah Berkembar Dua Tingkat



Keluasan Lantai : dari 3499sf
Keluasan Binaan: 2759sf

Rumah Kluster Dua Tingkat



Keluasan Lantai :dari 3251sf
Keluasan Binaan: 2655sf

- Hakmilik Kekal
- Reka bentuk yang moden dan keluasan binaan yang luas
- 5% discount for Bumiputera

Pemaju: Asas Dunia Berhad (198201014764 94528T)

Penang sales gallery : Wisma Asas, No.228 Lebuhr Chulia, 10200 Penang

Tel : 04-2559999 Fax : 04-2559888 E-mail: enquiries@asasdunia.com

Hijauan Hills Sales gallery: No.2, Jalan Hijauan Hills 3, Hijauan Hills, 14120 Simpang Ampat, Penang

Tel : 04-5633999 Fax : 04-5631999 www.asasdunia.com

No. Lesen Pemajuan: 2687/03-2024/0147(A) Tempoh sah : 5.3.22-4.3.24

No Permit Iklan dan Jualan: Tempoh sah :

Pihak Berkuasa yang meluluskan pelan : Majlis Bandaraya Seberang Perai

No Pelan Bangunan: MBSP/40/20-71/45 (11)

Tarikh yang dijangka siap: December 2025

Bebas dari gadaian

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

SPEKIFIKASI BANGUNAN

STRUKTUR	: TIANG DAN RUSUK KONKRIT BERTETULANG
DINDING	: BATA SIMEN
BUMBUNG	: JUBIN BUMBUNG & BLUESCOPE PRIMAMAJU-R®
KERANGKA BUMBUNG	: KERANGKA KELULI atau yang SEPADAN
SILING	: KEPINGAN SILING/PLASTER SILING/SKIM COAT
TINGKAP	: TINGKAP KACA BOLEH LARAS/TETAP / TINGKAP BERBINGKAI “CASEMENT”)/GELONGSOR
RANGKA TINGKAP	: KELULI ‘GALVANISED’ / ALUMINUM
PINTU	: (1) PINTU HIASAN KAYU BAGI PINTU MASUK UTAMA (2) PINTU ‘PLYWOOD FLUSH DOOR’ BAGI TEMPAT LAIN
RANGKA PINTU	: KELULI ‘GALVANISED’
KUNCI	: JENIS ‘CYLINDRICAL / LEVER’

PENYUDAH LANTAI:

RUANG TAMU,MAKAN,DAPUR,BILIK TIDUR,	: JUBIN PORCELAIN/SERAMIK
BILIK MANDI, TANGGA	
LAIN TEMPAT	: LEPAAN SIMEN

PENYUDAH DINDING

BILIK MANDI	: JUBIN PORCELAIN (HINGGA KE DINDING)
DAPUR	: CAT MUDAH BERSIH
LAIN TEMPAT	: DINDING ‘PLASTERED’

CAT DINDING

DINDING LUAR	: CAT EMULSI KALIS CUACA
DINDING DALAM	: CAT EMULSI

KELENGKAPAN LETRIK

	<u>BERKEMBAR</u>	<u>KLUSTER</u>
PUNCA LAMPU LETRIK	: 31	27
PUNCA KIPAS	: 8	7
PUNCA KUASA 13AMP	: 28	26
PUNCA HAWA DINGIN 15AMP	: 8	7
PUNCA AIR PANAS 15AMP	: 2	1
PUNCA TELEFON	: 2	2
PUNCA PINTU LOCENG	: 1	1
PUNCA ‘DATA’	: 2	2
PUNCA KIPAS DINDING	: 1	-

KELNGKAPAN PAIP

TANDAS DUDUK	: 5	4
BASIN DENGAN TAP	: 5	4
PANCURAN MANDI	: 5	4
HAND BIDET	: 5	4
SINK DAPUR DENGAN TAP	: 1	1
GARDEN TAP	: 2	2
MESIN BASUH TAP	: 1	1

SOKET DINDING FIBER

: 1	1
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PAGAR

DINDING BATA

RESIDENSI MERBOK

Double Storey Semi-Detached (34 units)



Price: RM961,100 -RM1,517,200

Double Storey Cluster (28 units)



Price: RM925,400-RM1,425,400

FLOOR LAYOUT PLAN

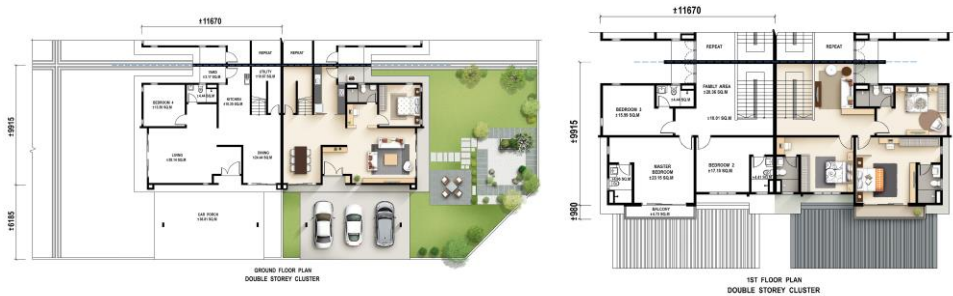
Double Storey Semi Detached



Land area :from 3499sf

Built-up area: 2759sf

Double Storey Cluster



Land area :from 3251sf

Built-up area: 2655sf

- Freehold
- Modern design with spacious and airy interiors
- Ideally located near Bukit Mertajam town, near to public amenities, government offices
- 5% discount for Bumiputera

Developer: Asas Dunia Berhad (198201014764 94528T)

Penang sales gallery : Wisma Asas, No.228 Lebuhr Chulia, 10200 Penang

Tel : 04-2559999 Fax : 04-2559888 E-mail: enquiries@asasdunia.com

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Tel : 04-5633999 Fax : 04-5631999 www.asasdunia.com

Developer License No.: 2687/03-2024/0147(A)

Validity : 5.3.22 – 4.3.24

Advertising and Sales Permit No:

Validity :

Authority approving building plan : Majlis Bandaraya Seberang Perai

Building plan reference no : MBSP/40/20-71/45 (11)

Expected date of completion: December 2025

Free from encumbrances

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

BUILDING SPECIFICATION

STRUCTURE	: REINFORCED CONCRETE COLUMNS & BEAMS
WALLS	: CEMENT BRICKS
ROOFING COVERING	: ROOF TILES & BLUESCOPE PRIMAMAJU-R® ROOF
ROOF FRAMING	: STEEL TRUSSES or EQUIVALENT
CEILING	: CEILING SHEETS/PLASTER CEILING/SKIM COAT
WINDOWS	: CASEMENT/SLIDING/ FIXED WINDOW/ ADJUSTABLE/FIXED GLASS LOUVRES
WINDOW FRAMES	: ALUMINIUM/GALVANISED STEEL FRAMES
DOORS	: (1) DECORATIVE TIMBER DOOR FOR MAIN DOOR (2) PLYWOOD FLUSH DOOR FOR OTHERS
DOOR FRAMES	: GALVANISED STEEL FRAMES
IRONMONGERY	: CYLINDRICAL / LEVER LOCK SETS

FLOOR FINISHES:

LIVING,DINING,KITCHEN,BEDROOMS, BATHROOMS, STAIRCASE OTHERS	: PORCELAIN/CERAMIC TILES * : CEMENT SCREED
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WALL FINISHES

BATHROOMS KITCHEN OTHERS	: PORCELAIN TILES (TO CEILING) * : EASY CLEAN PAINT : PLASTERED WALL
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PAINTWORKS

EXTERNAL PLASTERED WALL INTERNAL PLASTERED WALL	: EMULSION WEATHER PAINT : EMULSION PAINT
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ELECTRICAL INSTALLATION

	<u>SEMI-D</u>	<u>CLUSTER</u>
LIGHT POINTS	: 31	27
CEILING FAN POINT WITH HOOK	: 8	7
13A POWER POINT	: 28	26
15A AIR COND POINT	: 8	7
15A WATER HEATER POINT	: 2	1
TELEPHONE POINT	: 2	2
DOOR BELL POINT	: 1	1
DATA POINT	: 2	2
WALL FAN POINT	: 1	-

PLUMBING & SANITARY INSTALLATION

PEDESTAL W.C.	: 5	4
WASH BASINS WITH TAPS	: 5	4
SHOWER ROSE	: 5	4
HAND BIDET	: 5	4
KITCHEN SINK WITH TAP	: 1	1
GARDEN TAP	: 2	2
WASHING MACHINE TAP	: 1	1

FIBER WALL SOCKET	: 1	1
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FENCING	: BRICKWALL
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