



MERANTI
AVENUE

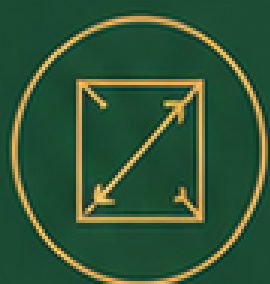
MERANTI AVENUE

— RUMAH COURTYARD —

Ruang yang Berinspirasi. Kehidupan yang Bermakna.



PEGANGAN KEKAL



LOT LUAS
20' X 90'



KELUASAN BINAAN BESAR
~1,330KPS



IPOH SELATAN

SENTUHAN ESTETIKA. REKAAN MENAWAN.

Melahirkan keindahan dalam setiap detik kehidupan.



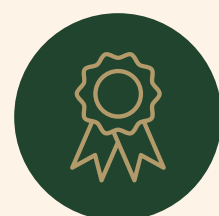
LAMAN TENGAH

Sanctuari taman dalaman peribadi yang memberikan 100% cahaya matahari semula jadi dan pengudaraan ke setiap bilik.



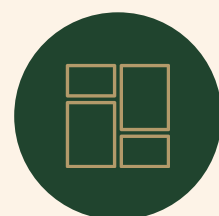
RUANG TAMU LUAS

Siling tinggi dwi-volum di ruang tamu untuk suasana yang lebih lapang dan berudara.



EKSKLUSIVITI BUTIK

Komuniti berkepadatan rendah yang terhad kepada 16 unit sahaja, menjamin privasi dan eksklusiviti.



RUANG TANPA BATAS

Keluasan binaan yang besar melebihi 1,330 kaki persegi, dirancang dengan teliti untuk kehidupan moden.

BERDEKATAN BANDAR. DIKELILINGI KEHIJAUAN.



11.5 KM

Ipoh Town (Padang
Ipoh)



6.5 KM

Simbang Pulau
Plaza Tol



4.5 KM

AEON Mall Station
18



3.5 KM

Seri Botani
International School

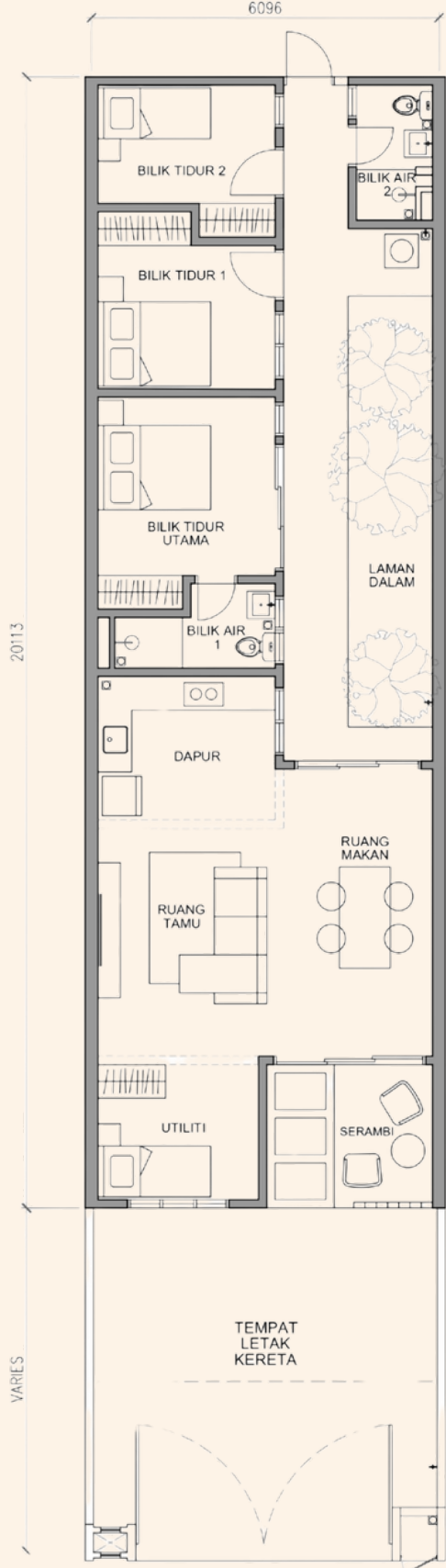
PELAN SUSUN ATUR



UNIT TEPI

Saiz Lot:
64' x 95'

Saiz Binaan:
2,565 kps.



UNIT TENGAH

Saiz Lot:
20' x 90-95'

Saiz Binaan:
1,337 kps.

SPEKIFIKASI BANGUNAN

STRUKTUR	: Rangka konkrit bertulang
DINDING	: Dinding Bata
BUMBUNG	: Jubin bumbung konkrit / bumbung konkrit bertulang
KEMASAN SILING	: Lapisan skim / papan siling
KEMASAN LANTAI	
Ruang tamu, ruang makan, bilik tidur, bilik mandi & dapur	: Jubin seramik
Anjung kereta, laluan kenderaan & teres (lot tepi/penjuru)	: Konkrit teraan
Apron & laman	: Kemasan simen
KEMASAN DINDING	
Dapur	: Jubin dinding seramik sehingga ketinggian 1.5m pada dinding sinki sahaja
Bilik mandi	: Jubin dinding seramik sehingga ketinggian 1.5m
Dinding Dalaman (kawasan lain)	: Plaster simen & cat emulsi
Dinding Luar	: Plaster simen & cat rintangan cuaca
PINTU	
	: Pintu kayu dengan rangka keluli
	: Pintu jaring keluli dengan rangka aluminium
	: Pintu gelangsar kaca dengan rangka aluminium
TINGKAP	: Tingkap rangka aluminium / tingkap ram louvers
KELENGKAPAN SANITARI	
Daput	: Sinki aluminium satu mangkuk
Bilik mandi	: Besen basuh gantung dinding, kepala pancuran & tandas duduk pedestal
SISTEM PAGAR & PINTU PAGAR	
Pagar (Unit Tengah)	: Pagar dinding bata
Pagar (Unit Tepi & Penjuru)	: Pagar dinding bata di bahagian hadapan, tepi & sempadan hadapan antara unit
Pintu	: Pintu pagar keluli

PEMASANGAN ELEKTRIK DENGAN PENDAWAIAN SATU FASA

JENIS	Unit Tengah / Tepi	Unit Penjuru
Punca lampu	14	21
Soket 13A	12	14
Punca kipas	4	6
Punca pendingin hawa	4	5
Punca pemanas air	1	1
Soket TV	1	1
Soket telefon	1	1
Soket gentian internet	1	1



MERANTI DEVELOPMENT SDN BHD

202301049012 (1542926W)
SA-09-11 Paragon @ Pangaea, Persiaran Bestari, 63000
Cyberjaya, Selangor
ravi.merantigroup@gmail.com

HUBUNGI KAMI

011-6426 0255

No. Lesen Pemaju: 31271/01-2031/0018(A) | Tempoh Sah: 14/01/2026 - 13/01/2031 | No. Permit Iklan dan Jualan:
| Tempoh Sah: | Pegangan Tanah: Hak Milik Kekal | Bebanan Tanah: Tiada | Dijangka Siap: Jun 2028 | Harga: RM460,000 (Min.) - RM680,000
(Max.) | Jumlah Unit: 16 Units | No. Rujukan Kelulusan Pelan Bangunan: BIL(35)DLM.MBI.OSC(063-A)L/B/1/23/373/25 | Pihak Berkuasa yang Meluluskan: Majlis Bandaraya Ipoh

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.
MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL
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MERANTI
AVENUE

MERANTI AVENUE

— COURTYARD HOMES —

Inspired by Space. Designed for Life.



FREEHOLD



LARGE LAND SIZE
20' X 90'



LARGE BUILD UP
~1,330SQFT



IPOH SOUTH

THOUGHTFULLY DESIGNED. BEAUTIFULLY CRAFTED.

Homes that elevate everyday living.



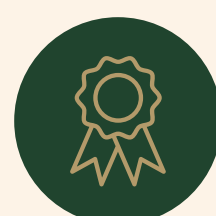
CENTRAL COURTYARD

Private inner garden sanctuary providing 100% natural sunlight and ventilation to every room.



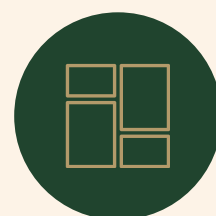
GRAND LIVING

Double-volume high ceilings in the living hall for a spacious and airy feel.



BOUTIQUE EXCLUSIVITY

A low-density community limited to just 16 units, ensuring privacy and exclusivity.



SPACIOUS HOMES

Large build-up area of more than 1,330 sqft, thoughtfully planned for modern living.

CLOSE TO CITY. ENCLOSED BY GREENERY.



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Ipoh)



6.5 KM

Simbang Pulai
Plaza Tol



4.5 KM

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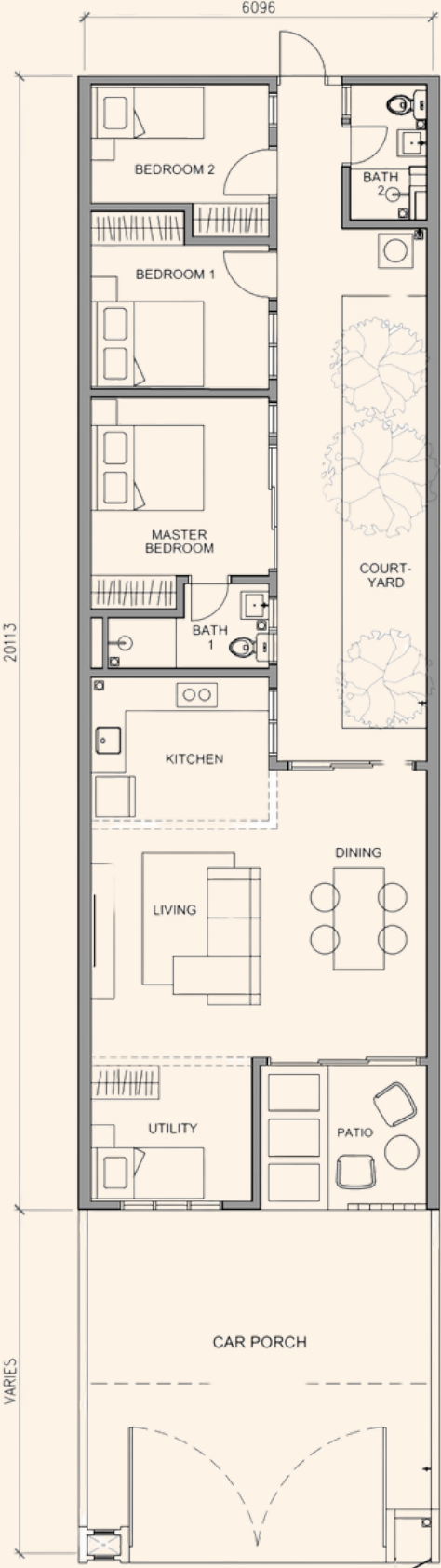
Seri Botani
International School

LAYOUTS



CORNER

Lot Size:
64' x 95'
Build-up:
2,565 sq. ft.



INTERMEDIATE

Lot Size:
20' x 90-95'
Build-up:
1,337 sq. ft.

BUILDING SPECIFICATIONS

STRUCTURE	: Reinforced concrete frame
WALLS	: Brick wall
ROOF	: Concrete roof tiles / reinforced concrete roof
CEILING FINISHES	: Skimcoat / ceiling board
FLOOR FINISHES	
Living, dining, bedrooms, bathrooms & kitchen	: Ceramic tiles
Car porch, driveway & terrace (corner/end lot)	: Concrete imprint
Apron & yard	: Cement render
WALL FINISHES	
Kitchen	: Ceramic wall tiles up to 1.5m height at sink's wall only
Bathrooms	: Ceramic wall tiles up to 1.5m height
Internal walls (other areas)	: Cement plaster & emulsion paint
External walls	: Cement plaster & weather resistant paint
DOORS	
	: Mild steel framed timber flush doors
	: Aluminium framed steel mesh door
	: Aluminium framed sliding doors
WINDOWS	: Aluminium framed window/ glass louvres
SANITARY FITTINGS	
Kitchen	: Single bowl single drainer aluminium sink
Bathrooms	: Wall hung basin, shower head & pedestal water closet
EXTERNAL	
Fence for intermediate	: Brick wall fence
Fence for corner & end	: Brick wall fence at front, side & front between units
Gate	: Mild steel gate

ELECTRICAL INSTALLATIONS WITH SINGLE PHASE WIRING

ELECTRICAL POINT TYPE	Intermediate / End	Corner
Lighting point	14	21
Power point	12	14
Fan point	4	6
Air-cond point	4	5
Water heater point	1	1
TV point	1	1
Telephone outlet	1	1
Internet Fibre	1	1



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CALL US
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Developer's License No: 31271/01-2031/0018(A) | Validity: 14/01/2026 - 13/01/2031 | Advertising & Sales Permit No:
| Validity: | Land Tenure: Freehold | Land Encumbrances: Nil | Expected Date of Completion: June 2028 | Price: RM460,000 (Min.) -
RM680,000 (Max.) | Total Units: 16 Units | Building Plan Reference No: BIL(35)DLM.MBI.OSC(063-A)L/B/1/23/373/25 | Approving Authority: Majlis Bandaraya Ipoh

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
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