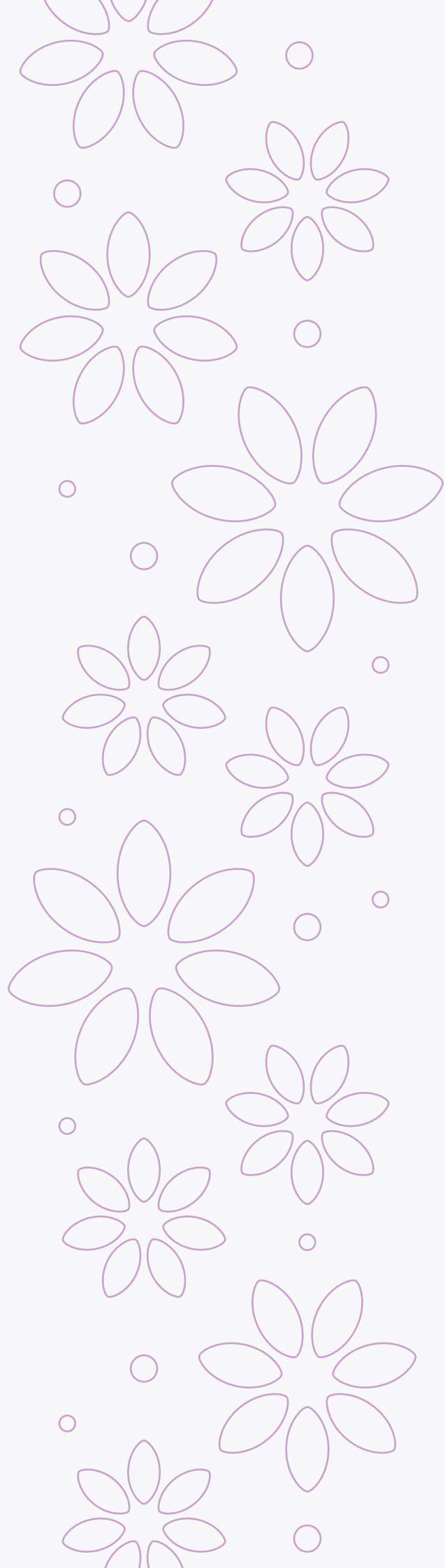




Modern homes for
life's finest moments



Airy and
sunlight



Practical and
functional space



Fully extended
layout



50ft wide
road access

Jasmine - Provides you the option of combining functionality along with aesthetic which turn into personalised and dedicated living space.



Artist's Impression



Freehold



Guarded
neighbourhood



1,313 acres
integrated township



16.6km jogging
and cycling lane



9 acres
Mulberry lake park



Open space and
outdoor facilities

Floor Plan (Parcel 1C)



20' x 70'



1,714 sq.ft.

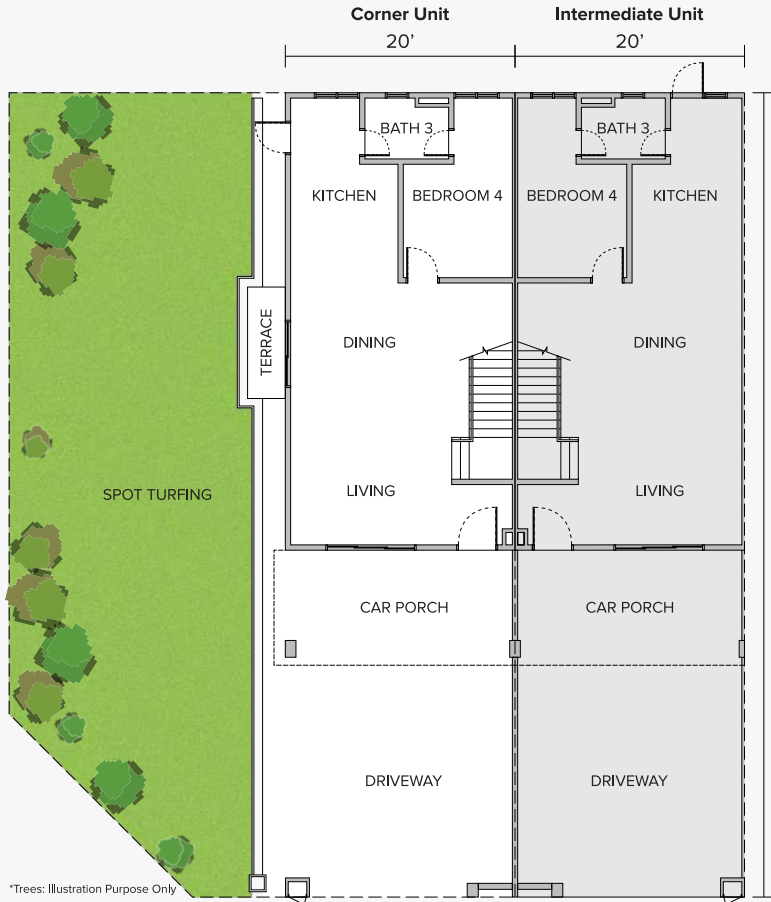


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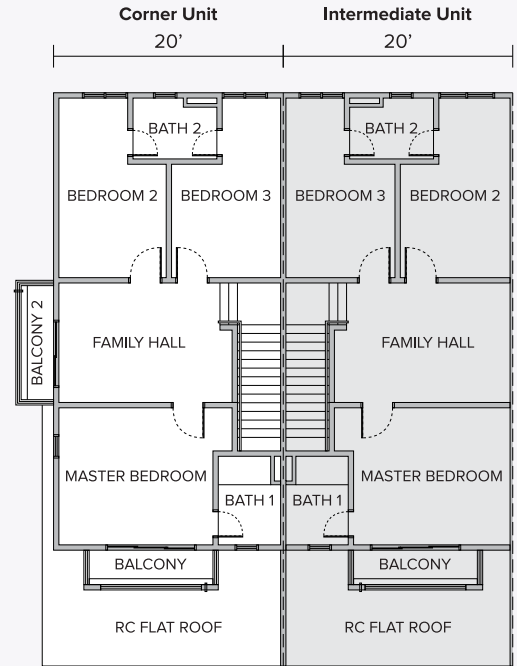


3

GROUND FLOOR



FIRST FLOOR



Specifications

STRUCTURE	: Reinforced Concrete / Frame Shear Wall
WALL	: Reinforced Concrete / Brick with Plaster
ROOF COVERING	: Concrete Roof Tiles / RC Flat Roof (Car Porch and Balcony 2)
CEILING	: Skim Coat / Plaster Ceiling / Ceiling Board / Box-up
WINDOWS	: Aluminium Frame Glass Window / M.S. Frame Glass Window (Intermediate Unit)
DOORS	
a) Entrance	: Timber Flush Door
b) Balcony	: Aluminium Frame Sliding Glass Door
c) Terrace, Balcony 2 (Corner Unit)	: Aluminium Frame Sliding Glass Door
d) Others	: Selected Plywood Flush Door
IRONMONGERY	: Selected Lockset
WALL FINISHES	
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
FLOOR FINISHES	
a) Living, Dining, Kitchen	: Tiles
b) All Bedrooms	: Tiles
c) Staircase, Family Hall	: Tiles
d) All Bathrooms	: Tiles
e) Car Porch	: Tiles
f) Balcony	: Tiles
g) Terrace, Balcony 2 (Corner Unit)	: Tiles
h) Driveway, Apron	: Cement Render
i) Others	: Cement Render / Spot Turf (Corner Unit / End Unit Type 1)

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

	Corner Unit	Intermediate / End Unit Type 1, 2, 3 / Odd End Unit Type 2
a) Light Point	: 19 nos	17 nos
b) 13amp Power Point	: 11 nos	11 nos
c) Fan Point	: 5 nos	5 nos
d) TV Point	: 2 nos	2 nos
e) Air-cond Wiring Point	: 2 nos	2 nos
f) Water Heater Point	: 3 nos	3 nos
g) Door Bell Point	: 1 no	1 no
h) Gate Light Point	: 2 nos	2 nos
i) Auto Gate Point	: 1 no	1 no

GATE : M.S. Gate

FENCING : Brick Fencing / G.I. Fencing

Site Plan (Parcel 1C)



Location Map



4 km

- Lot's Kota Masai
- SJK(C) Ladang Grisek

12 km

- KPJ Pasir Gudang
- Penawar Specialist Hospital

23 km

- Giant Plentong
- Lot's Plentong
- Aeon Permas Jaya

8 km

- Eonsave Taman Scientex

15 km

- Today's Mall
- Mydin Seri Alam
- Lot's Seri Alam
- Regency Specialist Hospital
- Foon Yew High School Seri Alam

44 km

- Desaru Beach

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Meridin East Sdn Bhd (1054999-D) • Jalan Bestari Perdana Utama 6, Taman Bestari Perdana, 81700 Pasir Gudang • Developer License No: 14297/12-2028/1380(A) • Validity Period: 12/12/2023-11/12/2028 • Parcel 1C – Phase 1 "Jasmine" • Double Storey Terrace House – (20'x 70') • Advertising Permit No: 14297-14/05-2025/0548(A)-L • Validity Period: 16/5/2023 – 15/5/2025 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG: JBG/N/39/2019(PG) • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: April 2025 • Pricing: RM687,000(Min) - RM891,000(Max) • Total Unit: 128 • Parcel 1C – Phase 2 "Jasmine" • Double Storey Terrace House – (20'x 70') • Advertising Permit No: 14297-15/05-2025/0581(A)-L • Validity Period: 23/5/2023 – 22/5/2025 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG: JBG/N/39/2019(PG) • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: Aug 2025 • Pricing: RM678,000(Min) - RM897,000(Max) • Total Unit: 155

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA