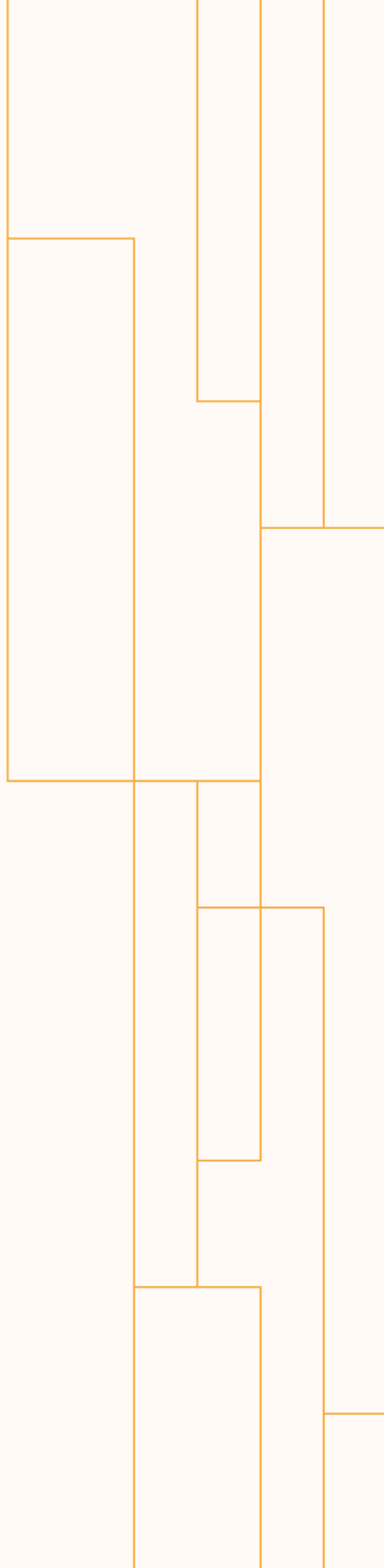




Modern Homes for Your Well-Being

Feel the cozy comforts of our 2-storey terrace homes, with the thoughtful and functional details behind the conception and design of these brilliant new homes. This is the inspiration for us to ensure a serene and carefree living experience within living spaces designed for all aspects of your life.



Freehold



9 Acres
Mulberry Lake Park



1,313 Acres
Integrated Township



16.6km Jogging
and Cycling Lane

A Wholesome Haven, In Nature's Glory.



Guarded
Neighbourhood



Airy and
Sunlight



Fully Extended
Layout



Open Space and
Outdoor **Facilities**

Exceptionally Crafted.
Endearingly Serene.
Enchanting Lifestyle.



Artist's Impression

Floor Plan

20' x 70'

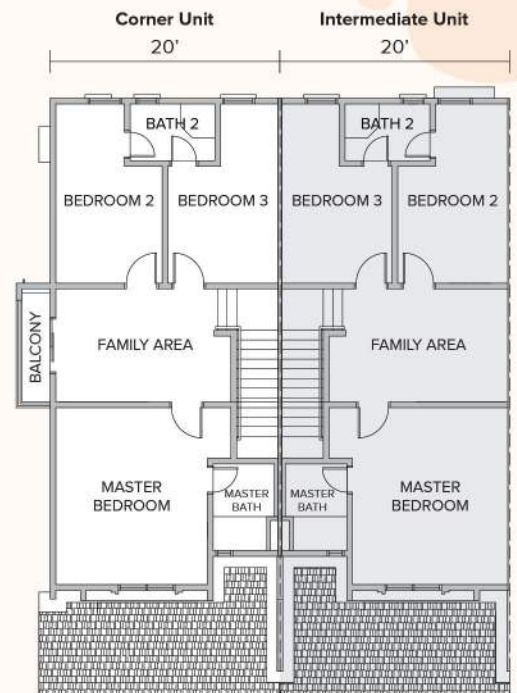
1,835 sq.ft.

4 3

GROUND FLOOR



FIRST FLOOR



Specification Phase 1

STRUCTURE	: Reinforced Concrete / Frame Shear Wall	g) Terrace (Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace)	: Cement Render
WALL	: Reinforced Concrete / Brick	h) Driveway, Apron	: Cement Render
ROOF COVERING	: Concrete Roof Tiles / RC Flat Roof (Balcony - Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace)	i) Others	: Cement Render / Spot Turf (Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace)
CEILING	: Skim Coat / Plaster Board / Box-up	SANITARY FITTINGS	
WINDOWS	: Aluminium Frame Glass Window	a) Kitchen Sink	: 1 no
DOORS		b) Pedestal W.C.	: 3 nos
a) Entrance	: Timber Flush Door	c) Wash Hand Basin	: 3 nos
b) Living	: Aluminium Frame Sliding Glass Door	d) Soap Holder	: 3 nos
c) Terrace, Balcony (Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace)	: Aluminium Frame Sliding Glass Door	e) Toilet Roll Holder	: 3 nos
d) Others	: Selected Plywood Flush Door	f) Shower Rose	: 3 nos
IRONMONGERY	: Selected Lockset	ELECTRICAL INSTALLATION	
WALL FINISHES			
a) RC Party Wall	: Skim Coat & Paint	Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace	Intermediate / End & Odd End Unit
b) All Bathrooms	: Tiles up to 1500mm height / Cement Plaster & Paint	a) Light Point	: 18 nos
c) Kitchen	: Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint	b) 13amp Power Point	: 11 nos
d) Others	: Cement Plaster & Paint	c) Fan Point	: 2 nos
FLOOR FINISHES		d) TV Point	: 2 nos
a) Living, Dining, Kitchen	: Tiles	e) Air-cond Wiring Point	: 2 nos
b) All Bedrooms	: Tiles	f) Water Heater Point	: 3 nos
c) Staircase, Family Area	: Tiles	g) Door Bell Point	: 1 no
d) All Bathrooms	: Tiles	h) Gate Light Point	: 1 no
e) Car Porch	: Cement Render / Tiles	i) Auto Gate Point	: 1 no
f) Balcony (Corner & Odd Corner Unit / End & Odd End Unit with Land & Terrace)	: Tiles	GATE	: M.S. Gate
		FENCING	: Brick Fencing / G.I. Fencing

Site Plan

Phase 1



○ BUMI LOT

Location Map



4 km

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

12 km

- KPJ Pasir Gudang
- Penawar Specialist Hospital

23 km

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

8 km

- Econsave Taman Scientex

15 km

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

44 km

- Desaru Beach

ME
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Meridin East Sales Gallery
Jalan Kong Kong, 81700 Pasir Gudang.

07 291 3208
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Meridin East Sdn. Bhd. (1054999-D) • Developer License No: 14297/12-2028/1380(R) • Validity Period: 12/12/2023 - 11/12/2028 • Parcel 2G – Phase 1 "Erica East" • Double Storey Terrace House – (20'x 70') • Advertising Permit No: 14297-18/11-2025/1234(N)-(L) • Validity Period: 9/11/2023 - 8/11/2025 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG-JBGN/PB/61/2023(PG)12 • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: November 2025 • Pricing: RM650,000(Min) - RM945,000(Max) • Total Units: 157

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA