



ALLAMANDA

2-Storey Terrace House

A Blissful Modern Sanctuary

An Alluring Joyful Lifestyle

Experience our new extraordinary homes at Allamanda. Crafted with care to ensure comfort, these well-planned living spaces will elevate your lifestyle in a harmonious environment.



Artist's Impression

Unique Features



Freehold



Guarded
Neighbourhood



1,313 Acres
Integrated Township



16.6km Jogging
and Cycling Lane



9 Acres
Mulberry Lake Park



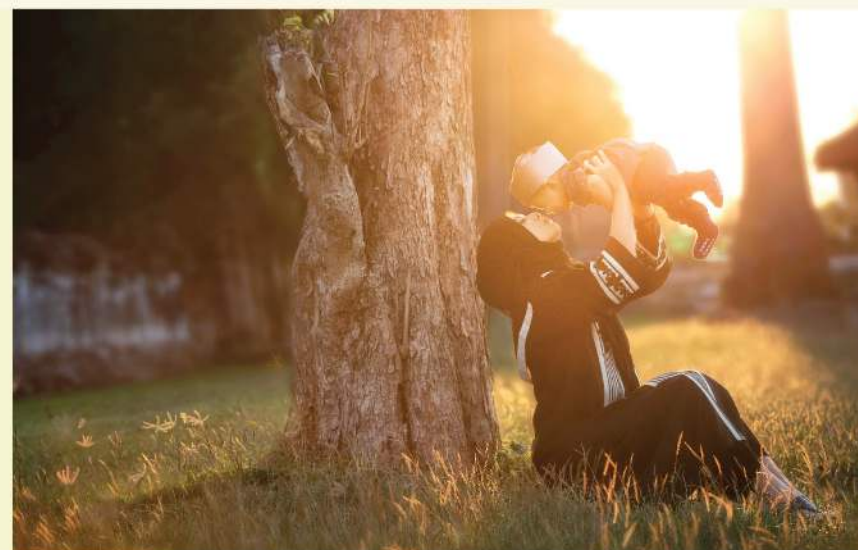
Open Space and
Outdoor Facilities



Airy and
Sunlight



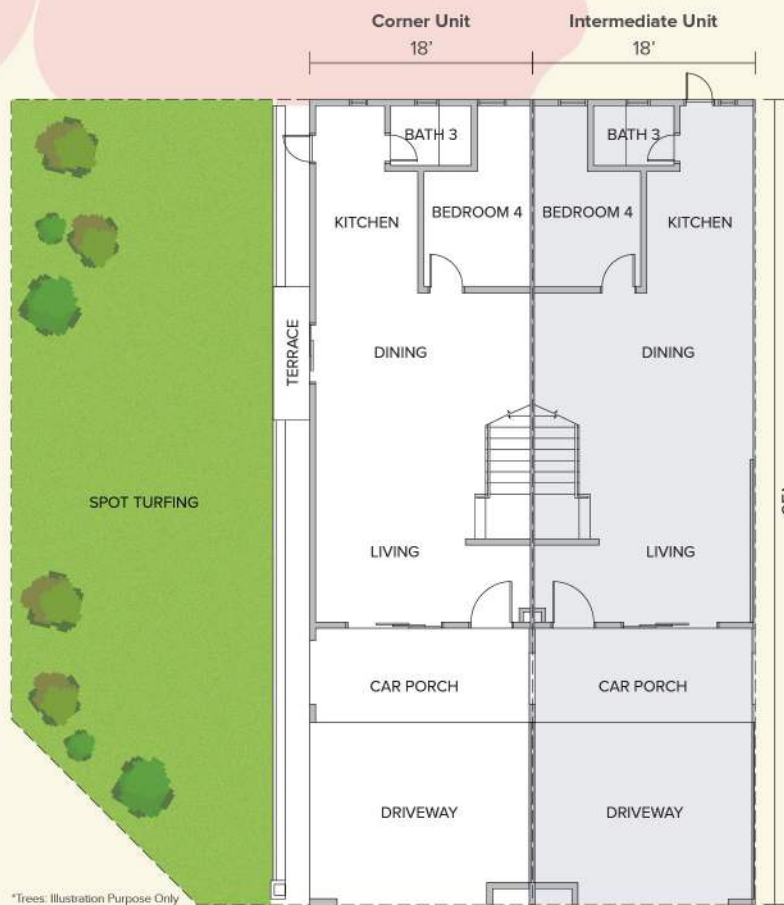
Fully Extended
Layout



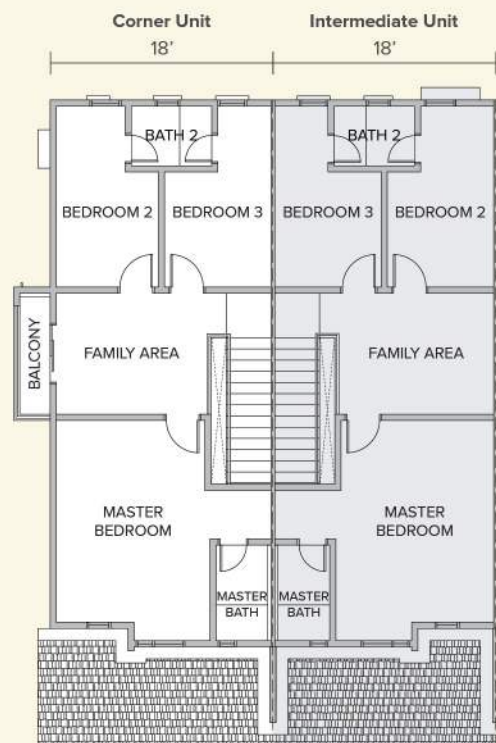
Aesthetically Impressive.
Absolutely Comfortable.
Assuringly Secured.

Floor Plan 18' x 65'

4 3 | Built-Up Area from 1,676 sq.ft.



GROUND FLOOR



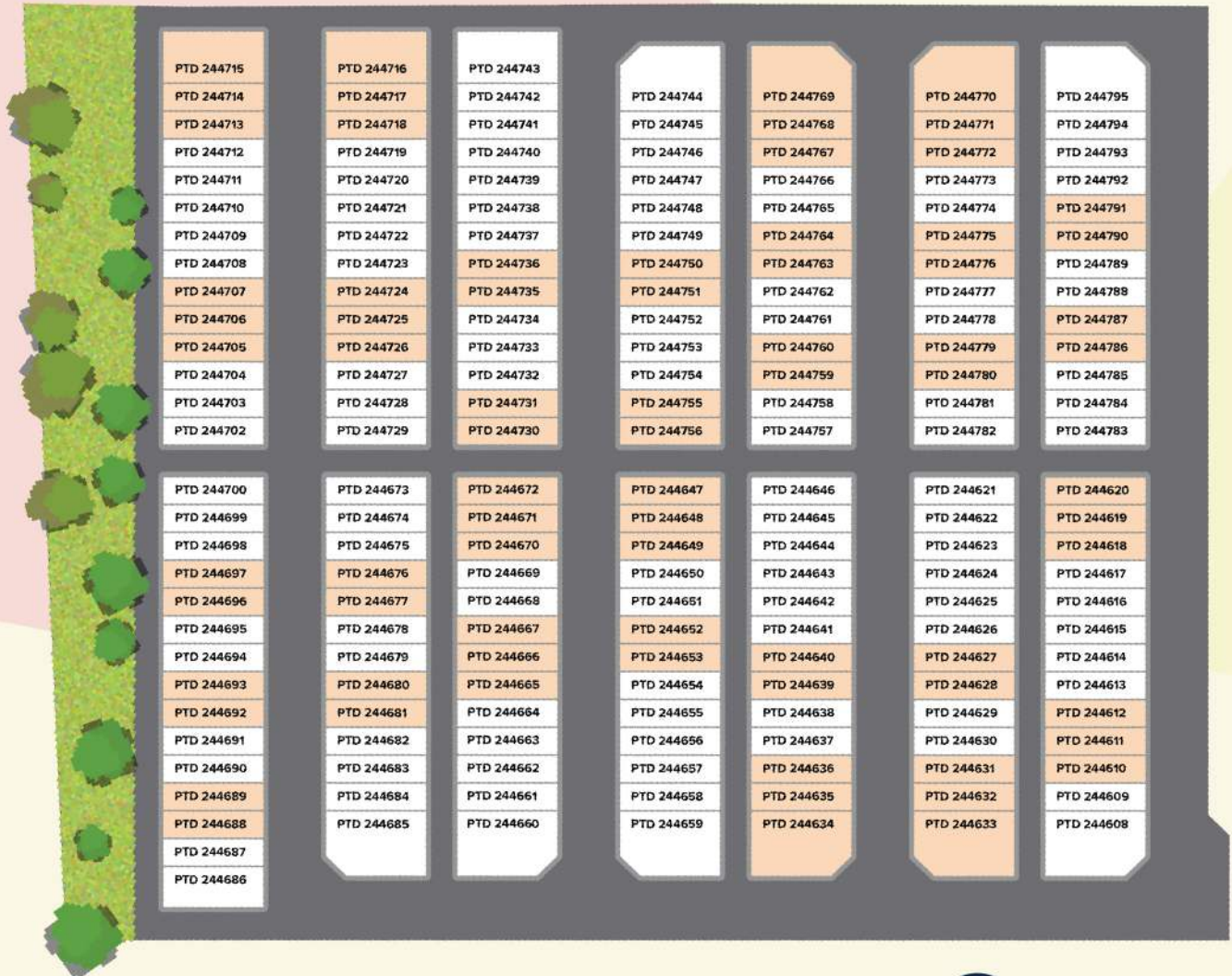
FIRST FLOOR

Specification PHASE 1

STRUCTURE	: Reinforced Concrete / Frame Shear Wall	g) Terrace (Corner Unit / 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 Unit / End Unit with Land & Terrace)	i) Others	: Cement Render / Spot Turf (Corner Unit / 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 Unit / 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 Unit / End Unit with Land & Terrace	Intermediate / End Unit & 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	: 1 no.
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	GATE	: M.S. Gate
f) Balcony (Corner Unit / End Unit with Land & Terrace)	: Tiles	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
MERIDIN EAST

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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(R) • Validity Period: 12/12/2023-11/12/2028 • Parcel 4A – Phase 1 "Allamanda" • Double Storey Terrace House – (18'x 65') • Advertising Permit No: 14297-19/11-2025/1235(A)-L • Validity Period: 9/11/2023 – 8/11/2025 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG/JBGN/PB/63/2023(PG)(12) • Tenure of Land: Freehold • Land Encumbrances: Maybank Islamic Berhad • Expected Completion: June 2026 • Pricing: RM587,000(Min) – RM825,000(Max) • Total Units: 187

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA