



ALLAMANDA 6

2-Storey Terrace House

Bliss Of Modern Living

*Uniquely Crafted
Perfectly Cozy
Absolutely Inviting*



Freehold



Guarded
Neighbourhood



13 acres Mulberry Lake &
9 acres Maple Lake



Embrace Blissful Comfort at Allamanda, Meridin East

Discover double-storey terrace homes designed with family in mind, offering spacious interiors and thoughtful layouts that ensure comfort living and cheerful lifestyle.



16.6km Jogging & Cycling Lane



Over 500 acres
Lush Green Areas



Open Space &
Outdoor Facilities



Airy &
Sunlight



Fully Extended
Layout



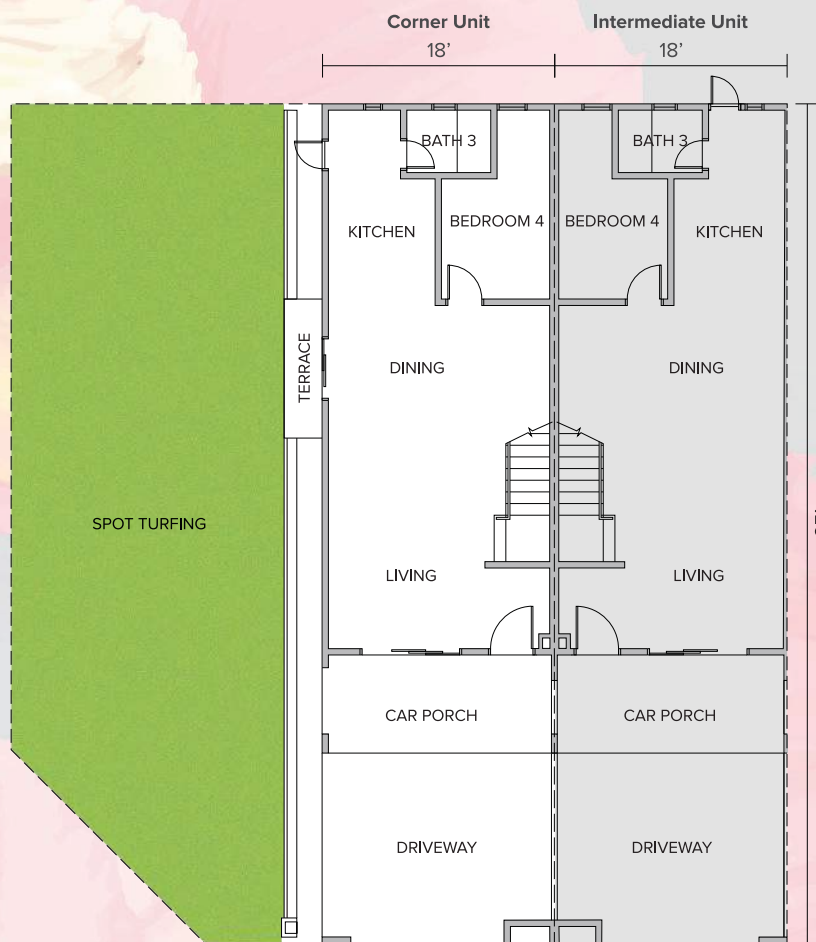
1,313 acres
Integrated Township



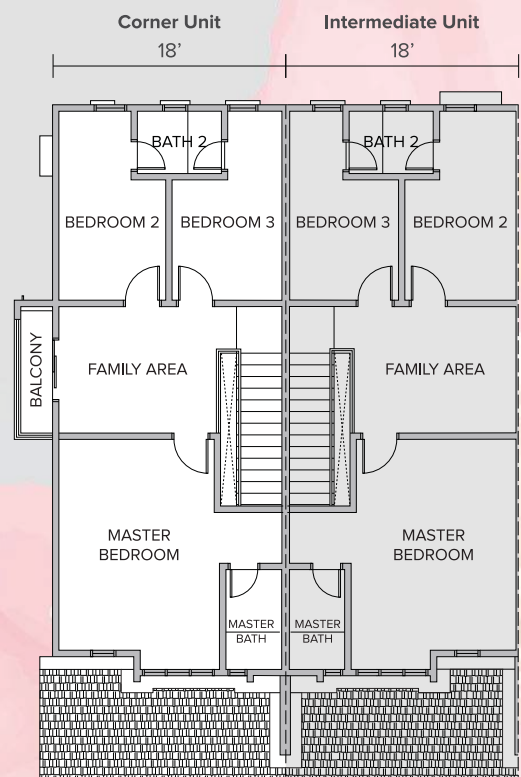
Floor Plan

18' x 65'

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



GROUND FLOOR



FIRST FLOOR

Specification

PHASE 6

STRUCTURE

: Reinforced Concrete / Frame Shear Wall

WALL

: Reinforced Concrete / Brick

ROOF COVERING

: Concrete Roof Tiles / RC Flat Roof (Balcony - Corner Unit / Odd Corner Unit / End Unit with Land & Terrace / Odd End Unit with Land & Terrace)

CEILING

: Skim Coat / Plaster Board / Box-up

WINDOWS

: Aluminium Frame Glass Window

DOORS

- a) Entrance
- b) Living
- c) Terrace, Balcony (Corner Unit / Odd Corner Unit / End Unit with Land & Terrace / Odd End Unit with Land & Terrace)
- d) Others

: Timber Flush Door
: Aluminium Frame Sliding Glass Door
: Aluminium Frame Sliding Glass Door

IRONMONGERY

: Selected Plywood Flush Door
: Selected Lockset

WALL FINISHES

- a) RC Party Wall
- b) All Bathrooms
- c) Kitchen

: Skim Coat & Paint
: Tiles up to 1500mm height / Cement Plaster & Paint
: Tiles up to 1500mm height (Selected Wall) / Cement Plaster & Paint
: Cement Plaster & Paint

FLOOR FINISHES

- a) Living, Dining, Kitchen
- b) All Bedrooms
- c) Staircase, Family Area
- d) All Bathrooms
- e) Car Porch
- f) Balcony (Corner Unit / Odd Corner Unit / End Unit with Land & Terrace / Odd End Unit with Land & Terrace)

: Tiles
: Tiles
: Tiles
: Tiles
: Cement Render / Tiles
: Tiles

- g) Terrace (Corner Unit / Odd Corner Unit / End Unit with Land & Terrace / Odd End Unit with Land & Terrace)
- h) Driveway, Apron
- i) Others

: Cement Render

SANITARY FITTINGS

- a) Kitchen Sink
- b) Pedestal W.C.
- c) Wash Hand Basin
- d) Soap Holder
- e) Toilet Roll Holder
- f) Shower Rose

: 1 no.
: 3 nos.
: 3 nos.
: 3 nos.
: 3 nos.
: 3 nos.

ELECTRICAL INSTALLATION

- a) Light Point
- b) 13amp Power Point
- c) Fan Point
- d) TV Point
- e) Air-cond Wiring Point
- f) Water Heater Point
- g) Door Bell Point
- h) Gate Light Point
- i) Fiber Wall Socket

Corner Unit / Odd Corner Unit / End Unit with Land & Terrace / Odd End Unit with Land & Terrace

: 18 nos.
: 11 nos.
: 2 nos.
: 2 nos.
: 2 nos.
: 1 no.
: 1 no.
: 1 no.
: 1 no.

Intermediate Unit / End Unit / Odd End Unit with Land

: 16 nos.
: 11 nos.
: 2 nos.
: 2 nos.
: 2 nos.
: 1 no.
: 1 no.
: 1 no.
: 1 no.

GATE

: M.S. Gate

FENCING

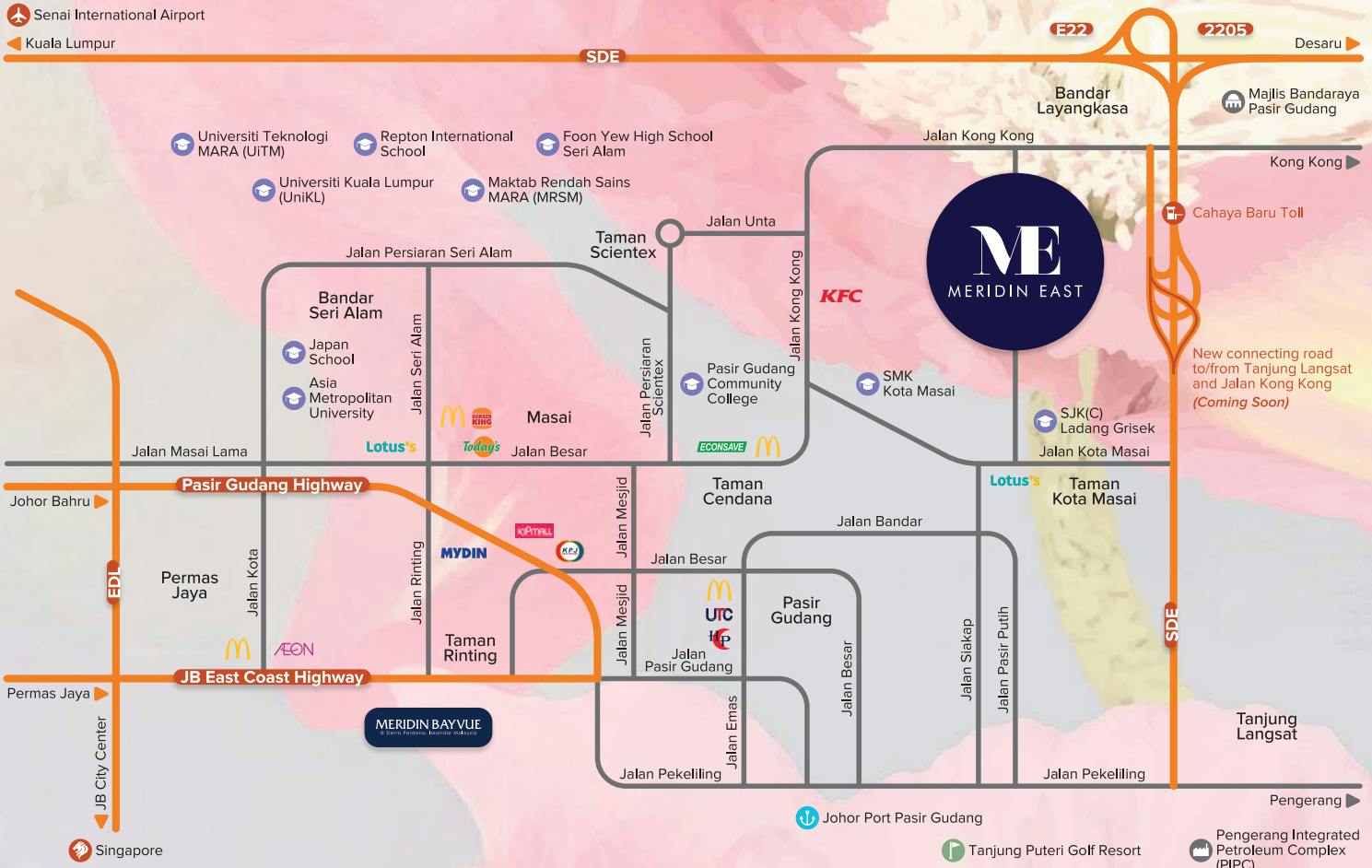
: Brick Fencing / G.I. Fencing

Site Plan



● Bumi Lot

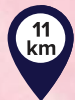
Location Map



- Politeknik Ibrahim Sultan
- SJK (C) Ladang Grisek
- SMK Kota Masai 2
- Taman Pertanian Johor
- Lotus's Kota Masai



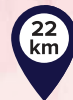
- KPJ Pasir Gudang
- Penawar Specialist Hospital
- Hospital Pasir Gudang
- SMK Tanjung Puteri Resort
- Econsave Taman Scientex



- Bukit Layang-Layang
- Pasir Gudang Bus Terminal
- KIP Mall Masai



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



- Permas Jaya Golf Club
- AEON Permas Jaya
- Lotus's Plentong
- Giant Plentong



- Ibrahim International Business District (IIBD)
- Bukit Chagar RTS Station
- Columbia Asia Hospital - Tebrau
- Desaru Beach



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MahSing



Meridin East Sales Gallery

Jalan Bestari Perdana Utama 6, Taman Bestari Perdana,
81700 Pasir Gudang.
Open Daily: 9:30AM - 6:00PM

07 291 3208
meridin-east.com.my

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 4A-Phase 6 "Allamanda"
• Double Storey Terrace House – (18'x 65') • Advertising Permit No: 14297-28/10-2027/0811(A)-(L) • Validity Period: 02/10/2025 – 01/10/2027 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG.JBGN/PB/39/2025(PG)(7)
• Tenure of Land: Freehold • Land Encumbrances: NIL • Expected Completion: April 2028 • Pricing: RM671,000 (Min) – RM1,096,000 (Max) • Total Unit: 124

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