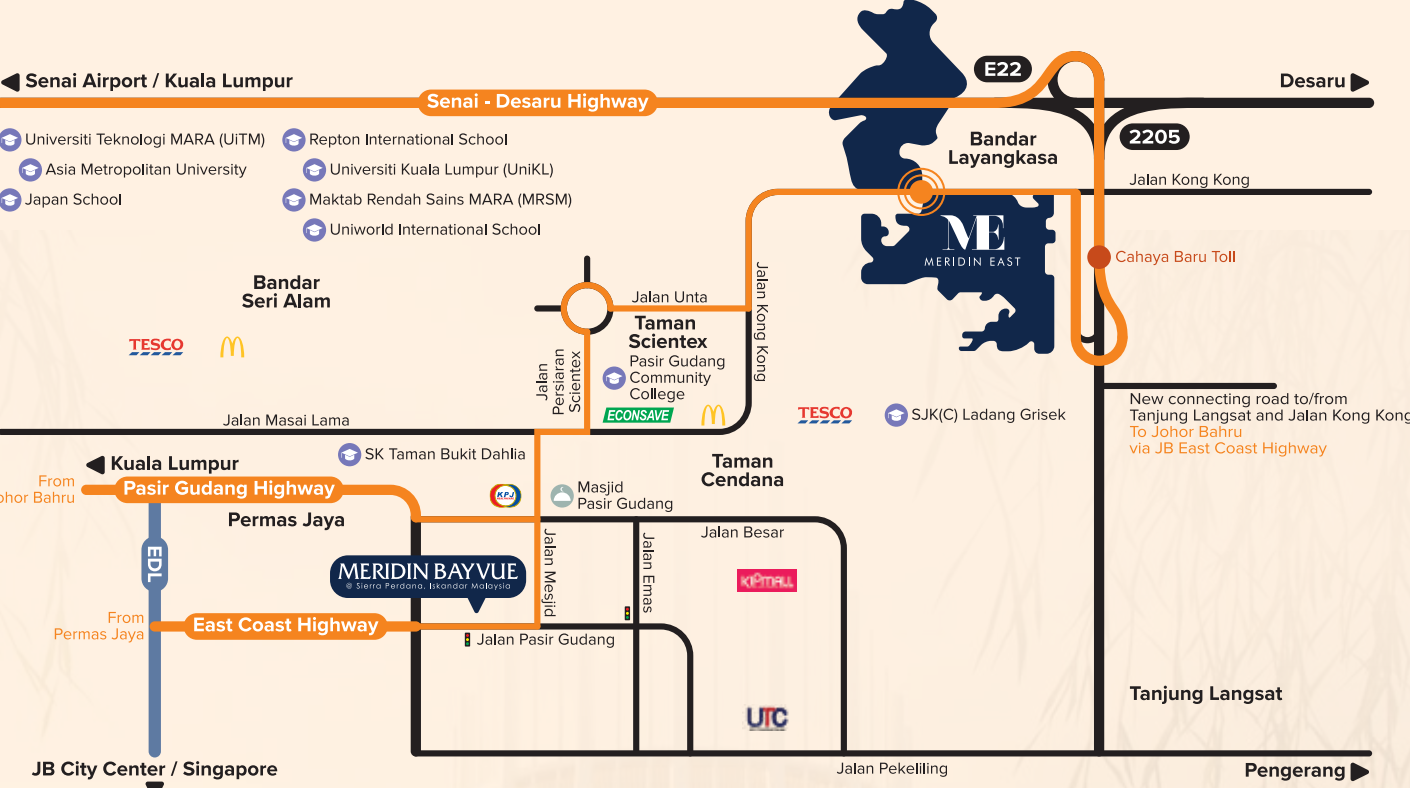


SITE PLAN

Bumi Lot



LOCATION MAP



- 5 km

 - Tesco Kota Masai
 - SJK(C) Ladang Grisek
- 8 km

 - Econsave
- 12 km

 - KPJ Pasir Gudang
 - Penawar Specialist Hospital
- 15 km

 - Tesco Seri Alam
 - Mydin Seri Alam
 - Today's Mall
 - Uniworld International School
 - Regency Specialist Hospital
- 23 km

 - Giant Plentong
 - Tesco Extra Hypermarket
 - Aeon Permas Jaya
- 44 km

 - Desaru Beach



Reinvent Spaces. Enhance Life.

07 291 3208
meridin-east.com.my



Meridin East Sales Gallery
Jalan Kong Kong, 81700 Pasir Gudang

Meridin East Sdn. Bhd. (1054999-D) Parcel 2H – Phase 1 “ERICA” • Double Storey Link Home – Parcel 2H1 “ERICA” (18'x 70') – Phase 1 • Developer License No : 14297-9/10-2023/0743(L) • Validity Period : 23/10/2021 – 22/10/2023 • Advertising Permit No : 14297-9/10-2023/0743(P) • Validity Period : 23/10/2021 – 22/10/2023 • Approving Authority :Majlis Bandaraya Pasir Gudang • Building Plan Approval No : MBPG : JBGN/337/2020(PG) • Tenure of Land : Freehold • Land Encumbrances : Maybank Islamic Berhad • Expected Completion: July 2023 • Pricing : RM560,845(Min) RM850,745(Max) - Total Unit: 155

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



Lake garden community living and vast expanse of outdoor space for recreational activities.

Home just right for growing families

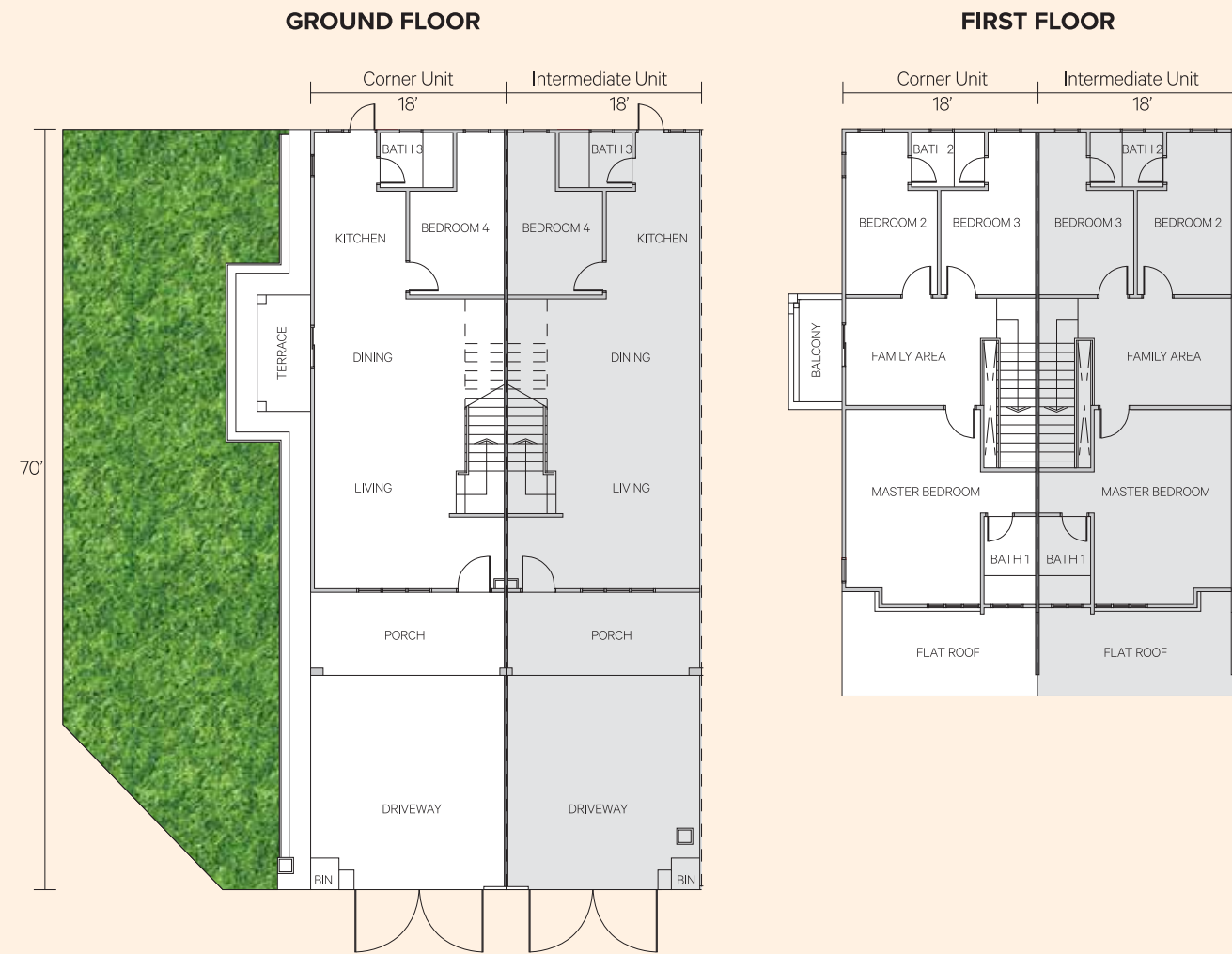
Practical layout for the sizeable four bedrooms and three bathrooms present the units as perfect homes for growing families. Incorporated ample greenery and community gathering places such as 9-acre mulberry lake park, 16.6km jogging and bicycle friendly lanes, play parks for multi generations, offers every resident a lifestyle full of recreation and leisure.

- 1,313 acres integrated township
 - Freehold & guarded development
 - Sustainable community living
 - Easy access to major roads & highways
- Primary & secondary schools
 - Abundant greenery & activity zone
 - Design with spacious living concept
 - 50ft wide road access



FLOOR PLAN

Land Area : 18’ x 70’ | Built Up : 1,601 sq ft | 4 Bedrooms + 3 Bathrooms



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete	GATE	: M.S Gate
WALL	: Brick Wall / IBS Material	FENCING	: Brick Fencing / Brick Fencing with M.S Grille
ROOF COVERING	: Concrete Roof Tiles / Metal Roof / RC Flat Roof	SANITARY FITTINGS	
CEILING	: Skim Coat / Plaster Ceiling / Asbestos Free Ceiling Board	Kitchen Sink	: 1 No
WINDOWS	: Aluminium Frame Glass Window	Pedestal W.C	: 3 Nos
DOORS		Wash Basin	: 3 Nos
a) Entrance	: Timber Door	Shower Rose	: 3 Nos
b) Patio & Side Balcony	: Aluminium Frame Glass Door	Soap Holder	: 3 Nos
c) Bedrooms, Bathrooms	: Plywood Door	Toilet Roll Holder	: 3 Nos
d) Others	: Selected Door		
IRONMONGERY	: Selected Lockset	ELECTRICAL INSTALLATION	
WALL FINISHES			
Kitchen	: Tiles up to 1500mm Height (Selected Wall) / Skim Coat & Paint (Selected Wall) / Cement Plaster & Paint (Selected Wall)	Light Point	Corner Unit / End Unit with Patio : 18 Nos
	: Tiles up to 1500mm Height / Cement Plaster & Paint (Selected Wall)	13 amp Power Point	Intermediate / End Unit with Land : 16 Nos
	: Skim Coat & Paint (Selected Wall)	Fan Point	: 11 Nos
	: Cement Plaster & Paint	TV Point	: 2 Nos
All Bathrooms		Air-cond Wiring Point	: 2 Nos
		Water Heater Point	: 1 Nos
		Door Bell Point	: 1 No
		Gate Light Point	: 2 Nos
Others			
FLOOR FINISHES			
a) Foyer, Living, Dining, Kitchen	: Tiles		
b) All Bedrooms	: Tiles		
c) Family Hall, Staircase	: Tiles		
d) All Bathrooms	: Tiles		
e) Car Porch, Patio, Side Balcony	: Tiles		
f) Store, AC Ledge, Driveway, Apron	: Cement Render		
g) Others	: Cement Render / Turfing		