MEADOW HEIGHTS

Presented by: Tiland Development



MEADOWHEIGHTS
BANDAR TIRAM

QUICK FACTS

TOTAL LANDSIZES	19.43ARCES(PHASE 1& PHASE 2)
TYPE OF DEVELOPMENTS	97 UNITS DOUBLE STOREY TERRANCE HOUSE (PHASE 1)
TYPE OF DEVELOPMENTS	TO BE CONFIRM (PHASE 2)
LAND TENURE	FREEHOLD
DEVELOPMENT DURATION	4YEARS

QUICK FACTS

LOT SIZE (PHASE 1)	24'x60' & 24'x65'
TYPE OF TITLE	INDIVIDUAL TITLE
APDL	NO

G & G	4 BEDROOM 3 BATHROOM

LOCATION



Enquiries:

Kelvin

011-6198 6228

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LOCATION



STRATEGIC LOCATION

ACCESSIBILITY

- 5 MINS TO SENAI-DESARU EXPRESSWAY
- 10 MINS TO PASIR GUDANG HIGHWAY
- 22MINS TO SENAI INTERNATIONAL AIRPORT
- 20 MINS TO KOTA TINGGI
- 25 MINS TO NORTH-SOUTH EXPRESSWAY
- 30 MINS TO CIQ

HOSPITAL

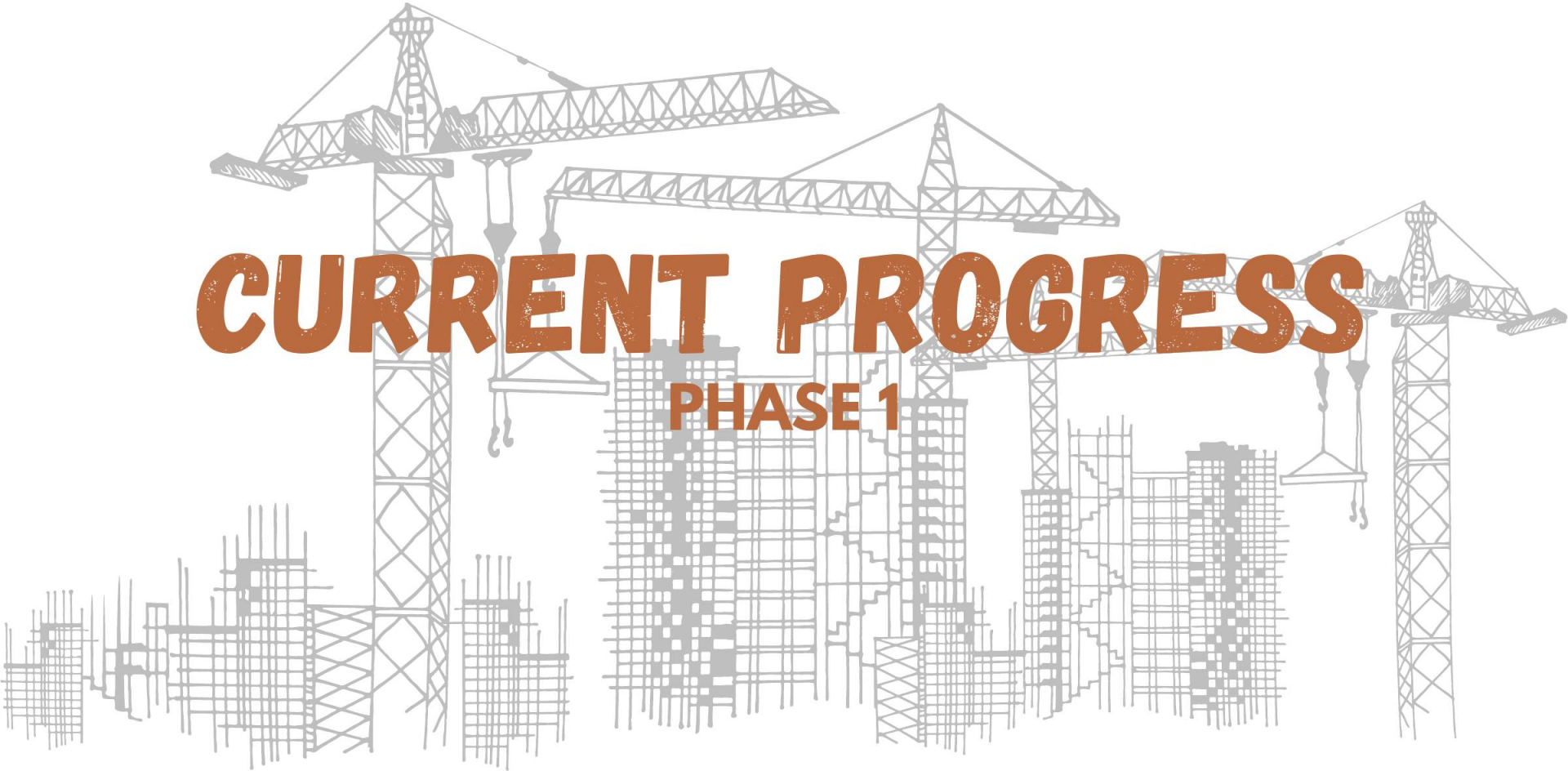
- 15 MINS TO SULTAN ISMAIL HOSPITAL
- 15 MINS TO COLUMBIA ASIA HOSPITAL TEBRAU
- 25 MINS TO REGENCY SPECIALIST HOSPITAL
- 25 MINS TO KPJ JOHOR SPECIALIST HOSPITAL

SHOPPING MALL

- 3 MINS TO TODAY'S MALL ULU TIRAM
- 5 MINS TO NSK ULU TIRAM
- 15 MINS TO IKEA TEBRAU
- 15 MINS TO AEON MALL TEBRAU CITY
- 15 MINS TOTOPPEN SHOPPING CENTRE
- 15 MINS TO LOTUS'S TEBRAU

EDUCATION

- 2 MINS TO SJK (C) TIRAM
- 2 MINS TO SK ULU TIRAM
- 5 MINS TO SMK ULU TIRAM
- 8 MINS TO CRESCENDO INTERNATIONAL COLLEGE



CURRENT PROGRESS

PHASE 1







SUBMITTED EF BANK















DESIGN CONCEPT





MODERN AND CONTEMPORARY

DESIGN CONCEPT



COSY HOME



SPACIOUS SPACE

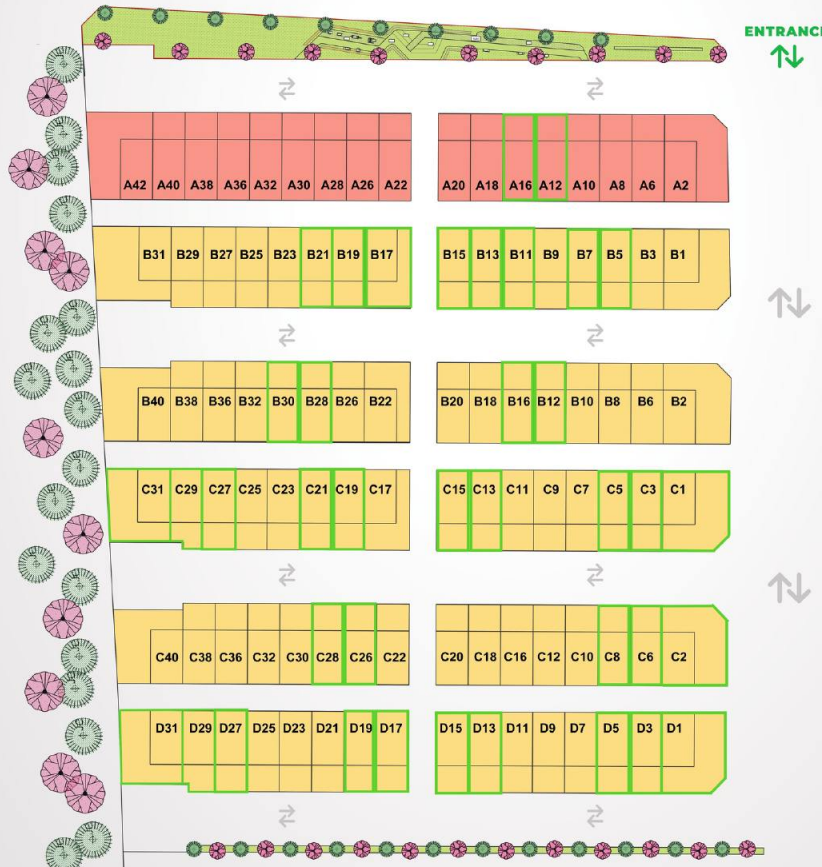
PHASE 1
97 UNITS



MEADOW HEIGHTS
SITE PLAN

TYPE A (80 units)

TYPE A1 (17 units)




FUTURE DEVELOPMENT



FLOOR PLAN

24'X60' & 24'X65'



TYPE A GROUND FLOOR

LOT SIZE: 24'X60'

BUILD UP: 2,024 SQFT

4 BEDROOM 3 BATHROOM



TYPE A SECOND FLOOR

LOT SIZE: 24'X60'

BUILD UP: 2,024 SQFT

4 BEDROOM 3 BATHROOM



TYPE A1
GROUND FLOOR

LOT SIZE: 24'X65'

BUILD UP: 2,024 SQFT

4 BEDROOM 3 BATHROOM



TYPE A1
SECOND FLOOR

LOT SIZE: 24'X65'
BUILD UP: 2,024 SQFT
4 BEDROOM 3 BATHROOM

SPECIFICATIONS

Structure -
Reinforced Concrete Framework

Wall -
Clay Bricks

Roofing Covering -
Concrete Roof Tiles / Reinforced Concrete Flat Roof

Roof Framing -
Light Weight Steel

Ceilings -
Fibrous Plaster Ceiling / Skim Coat

Windows -
Aluminium Framed Glass Windows

Doors -
Aluminium Framed Glass Doors / Plywood Flush Doors / Timber Louvres Door

Ironmongery -
Selected Quality Ironmongery

Wall Finishes -
2100mm High Ceramic Wall Tiles at Bathrooms
1500mm High Ceramic Wall Tiles at Kitchen (one wall)
Plaster / Skim Coat / Paint

Floor Finishes -

Ground Floor	
Living / Dining / Kitchen / Bedroom 4	- Porcelain Tiles
Bath 3	- Porcelain Tiles
Car Porch	- Porcelain Tiles
Other Areas	- Cement Render
First Floor	
Master Bedroom / Bedroom 2 & 3	- Porcelain Tiles
Family Hall	- Porcelain Tiles
Master Bath	- Porcelain Tiles
Bath 2 & 3	- Porcelain Tiles
Staircase	- Porcelain Tiles

Staircase - RC Staircase With Porcelain Tiles

Sanitary and Plumbing Fittings -
Selected Quality Sanitary Ware

Electrical Installation -

Lighting Point	- 19 nos
Socket Outlet Point	- 16 nos
Fan Point	- 1 no
TV Outlet Point	- 1 no
Air-con Point	- 2 nos
Heater Point	- 3 nos
Bell Point	- 1 no

Fencing & Gate -
1500mm High Brickwall Fencing
1500mm High Galvanised Steel Mesh and Brickwall Fencing (corner Unit Only)
1500mm High Mild Steel Gate

TYPE A FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

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SPECIFICATIONS

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TYPE A1 FLOOR PLAN



GROUND FLOOR



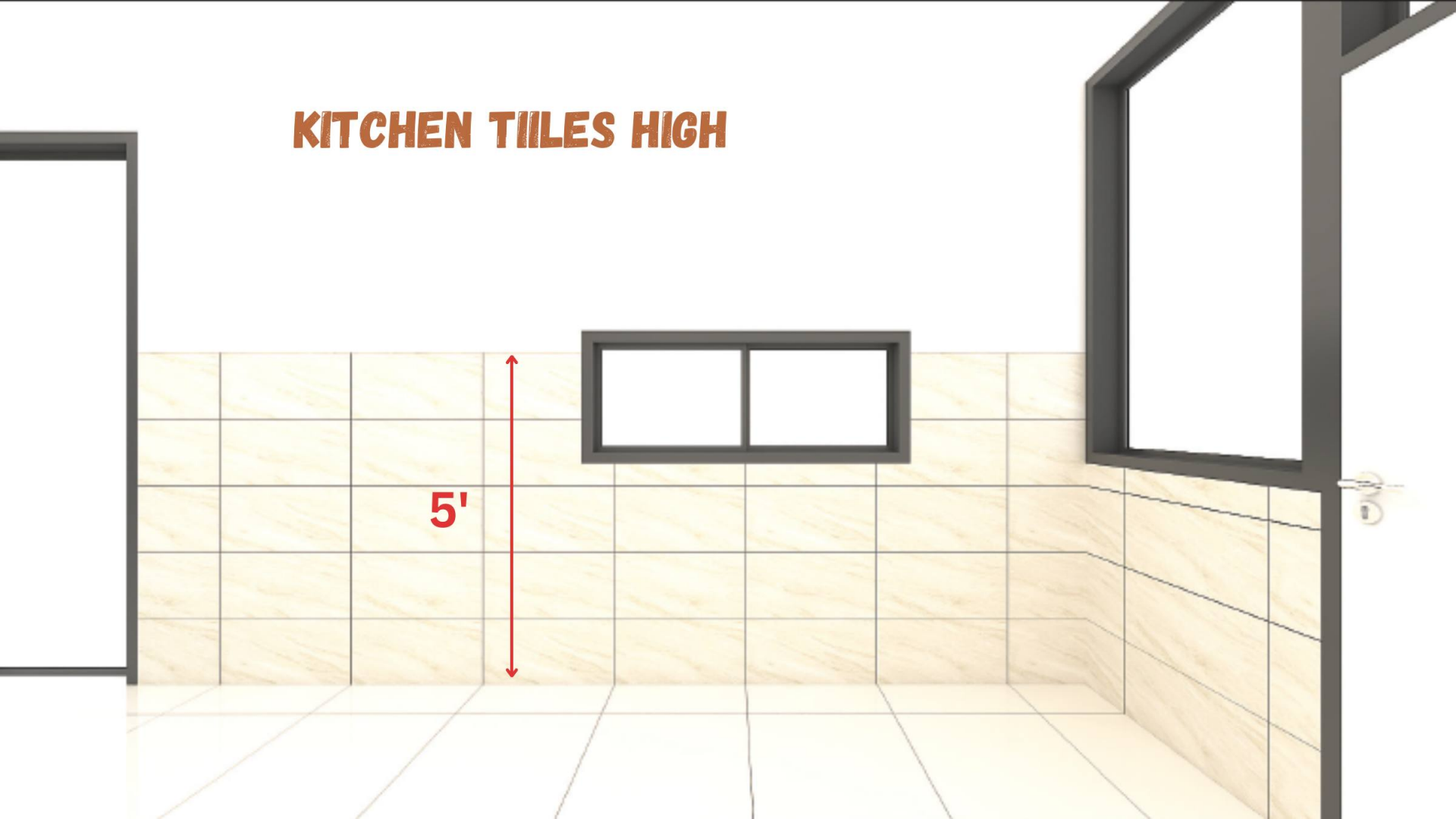
FIRST FLOOR

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KITCHEN TIILES HIGH




7'













PACKAGE

- **FREE Digital Lock**
- **FREE Legal Fees, Stamp Duty & MOT**
- **Fully Furnished Package available (T&C apply)**

*Foreigner levy not included

ADEL

Model
1813

Dimension:
280(H) x 64(W) x 26.5(D) mm

Black Silver

Door Thickness to Fit:
35mm~60mm



Suitable for
Residential
Hotel
Office
Airbnb

Fingerprint · Password · RFID card · WiFi (optional) · Bluetooth · Mechanical key

Material	Working voltage	Working Temperature
Aluminium Alloy	6V/4pcs of AA Alkaline Battery	-10°C~55°C
Capacity	**Reversible handle**	**Low voltage alarm**
Fingerprint (200), PIN (200), RFID Card (200)	Yes	4.8V

FREE DIGITAL LOCK

MEADOW HEIGHTS

Contact

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WhatsApp / Call
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