



TAMAN
MEGAH

美佳富花园

BATU PAHAT

EXPLORE ONE NEW STATUS SYMBOL

双层独立式洋房A
2 STOREY BUNGALOW TYPE A

LAND AREA: 5046 sq.ft.

BUILT-UP AREA: 3393 sq.ft.

MANDEVILLA





GROUND FLOOR · 底层

FLOOR PLAN MANDEVILLA



FIRST FLOOR · 一楼



-MANDEVILLA- BRIEF SPECIFICATION 建筑规格

Structure	: Reinforced Concrete
Brickwall	: Clay bricks
Roofing	: Clay roof tiles
Roof Truss	: Light weight metal frame
Ceiling	: Plaster ceiling
Windows	: Aluminium frame with light green tinted glass window
Doors	: Solid timber door Plywood flush door Aluminium frame with light green tinted glass sliding door
Painting	: i) External Wall - Weatherbond ii) Internal Wall - Emulsion Paint
Floor Finishes	: Living, Dining, Kitchen, Maid room & Utility - 800mm x 800mm ceramic tiles Bathroom - 300mm x 600mm ceramic tiles 1st floor slab, staircase & bedroom - Timber Flooring Car Porch & Yard - 300mm x 600mm ceramic tiles Bathrooms & Kitchen - 300mm x 600mm ceramic tiles
Wall Finishes	
Sanitary Installation	: Water Storage Tank - 1 no. Sitting W/C - 5 nos. Wash Hand Basin with Tap - 5 nos. Shower Rose - 5 nos. Bib Tap - 6 nos. Kitchen Sink with Tap - 1 no.
Electrical Installation	: Lighting Point - 44 nos. Ceilling Fan Point - 9 nos. 1x13A SPN Switch Socket Point - 7 nos. 2x13A SPN Switch Socket Point - 5 nos. Water Heater Power Outlet - 4 nos. TV Point - 6 nos. Telephone Point - 2 nos. Door Bell point - 1 no. Electrical Distribution Board - 2 nos. Air Cond Power Point - 6 nos. Emergency Light Point - 4 nos. Alam Wiring Point - 1 no. CCTV Point - 6 nos. Wall Mounted fan 100w Point - 2 nos. Auto Gate Point - 1 no.
Fencing	: Brickwall Fencing
Internal Telephone	: CAT 3
Cabling	

结构	: 钢筋混凝土
墙壁	: 结砖墙
屋瓦	: 陶制屋瓦
屋架	: 轻型桁架结构
天花板	: 石膏天花板
窗户	: 铝质框浅窗防晒玻璃
门	: 坚固平面木门 坚固板门 铝质门框浅窗防晒玻璃
漆料	: i) 外墙 - 防晒雨漆 ii) 内墙 - 乳胶漆
地面饰料	: 大厅, 饭厅, 厨房, 女佣房及小房 - 800mmX800mm 瓷砖 浴室 - 300mmX600mm瓷砖 车房及庭院 - 300mmX600mm瓷砖 一楼地板, 楼梯及卧房 - 木质地板
墙壁饰料	: 浴室及厨房 - 300mmX600mm瓷砖
卫生设备	: i) 水箱 1个 ii) 坐式厕盆 5个 iii) 洗手盆 5套 iv) 花洒 5个 v) 水龙头 6个 vi) 洗碗盆 1套
电流设备	: i) 电灯位 44个 ii) 风扇位 9个 iii) 1X 13A电源插座 7个 2 X 13A电源插座 5个 iv) 热水器位 4个 v) 电视机位 6个 vi) 电话位 2个 vii) 门铃位 1个 viii) 配电箱 2个 ix) 冷气位 6个 x) 紧急灯位 4个 xi) 警铃位 1个 xii) 闭路电视位 6个 xiii) 墙壁电扇位 2个 xiv) 电动闸门位 1个
篱笆	: 红砖墙篱笆
内置电话线	: CAT 3

LOCATION MAP 位置图



SITE PLAN

到达以下的地点只需:

- SUPER COWBOY BATU PAHAT (1 MIN)
- OLD STREET (6 MINS)
- BATU PAHAT MALL (8 MINS)
- IPG TUN HUSSEIN ONN (1 MIN)
- SM TEKNIK BATU PAHAT (1 MIN)
- SMK TUN AMINAH (4 MINS)
- SMK MUNSHI SULAIMAN (4 MINS)
- PANTAI HOSPITAL BATU PAHAT (6 MINS)



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• Developer's License & Permit : 506-6/11-2016/02606 • Building Plan Approving Authority : Majlis Perbandaran Batu Pahat • Building Plan Approved No : MPBP 11/1/1942
 • Tenure of land : Freehold • House type : Double Storey Bungalow • Min Price : RM 946,500.00