JASMINE 3

2 Storey Lake Homes

Freehold

Crafted for Lakeside Park Living, Built for a Lifetime.

Enjoy the freedom of space and the comfort of thought design, right where your story begins.

- North/South Orientation
- Guarded Neighbourhood
- Fully Extended Layout
- Practical & Functional Space
- Airy & Sunlight



Walking Distance:

- 13 acres Mulberry & 9 acres Maple Lake
- 16.6km Jogging & Cycling Lane
- Over 500 acres Lush Green Areas
- Open Space & Outdoor Facilities

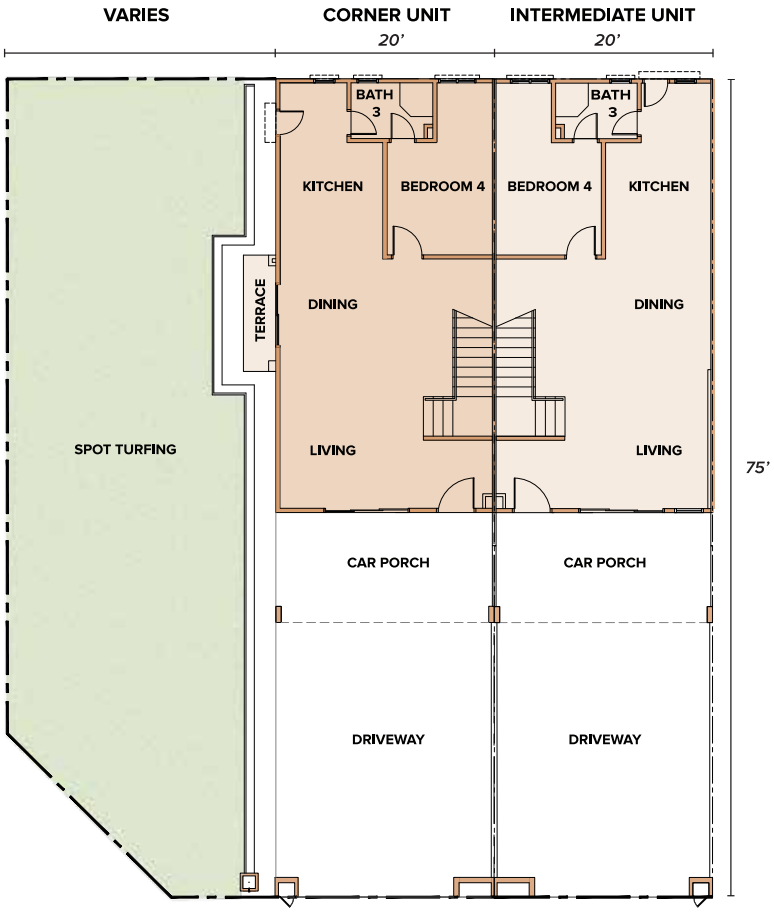
1,313 acres Integrated Township

Floor Plan

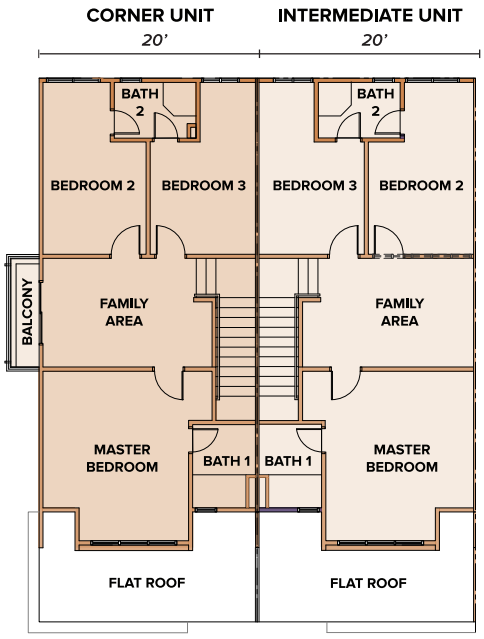
4 3

20’ x 75’

Type B: Built-Up Area from 1,800 sq.ft.



GROUND FLOOR



FIRST FLOOR

* The above plans and information are not applicable to PTD 235141 and PTD 235142. Kindly consult our Property Advisor for further enquiries.

Specification

STRUCTURE	: Reinforced Concrete/Frame Shear Wall
WALL	: Reinforced Concrete/Brick
MAIN ROOF	: Concrete Roof Tiles/ RC Flat Roof (Car Porch)
CEILING	: Skim Coat/Plaster Board/Cement Board/Box-Up

FLOOR FINISHES

a) Living, Dining & Kitchen	: Tiles
b) All Bedrooms	: Tiles
c) Staircase, Family Area	: Tiles
d) All Bathrooms	: Tiles
e) Terrace & Balcony	: Tiles (Corner Unit/End Unit with Land & Terrace/ Odd End Unit with Land & Terrace)
f) Car Porch & Driveway	: Tiles
g) Apron	: Cement Render (Corner Unit/End Unit with Land & Terrace/Odd End Unit with Land & Terrace/End Unit with Land/Odd End Unit with Land)
h) Others	: Cement Render/Spot Turfing (Corner Unit/End Unit with Land & Terrace/Odd End Unit with Land & Terrace)

WALL FINISHES

a) RC Party Wall	: Skim Coat & Paint
b) All Bedrooms	: Tiles up to Ceiling Height
c) Kitchen	: Tiles up to 1500mm Height (selected wall)/Cement Plaster & Paint
d) Others	: Cement Plaster & Paint

DOORS

a) Entrance	: Timber Flush Door
b) Terrace & Balcony	: Aluminium Framed Sliding Glass Door (Corner Unit End Unit with Land & Terrace/Odd End Unit with Land & Terrace)
c) Others	: Selected Plywood Flush Door
WINDOWS	: Aluminium Framed Glass Window/Metal Frame Glass Window (above Kitchen Door)
LOCKS	: Selected Lockset

SANITARY FITTINGS

a) Kitchen Sink	: 1 no
b) Pedestal W.C	: 3 nos
c) Wash Hand Basin	: 3 nos
d) Soap Holder	: 3 nos
e) Toilet Roll Holder	: 3 nos
f) Shower Rose	: 3 nos

ELECTRICAL INSTALLATION

	Corner Unit/End Unit with Land & Terrace/Odd End Unit with Land & Terrace	Intermediate Unit/End Unit/ End Unit with Land/Odd End Unit with Land
a) Light Point	: 18 nos	16 nos
b) 13amp Power Point	: 11 nos	11 nos
c) Fan Point	: 2 nos	2 nos
d) TV Point	: 2 nos	2 nos
e) Air-cond Wiring Point	: 2 nos	2 nos
f) Water Heater Point	: 3 nos	3 nos
g) Door Bell Point	: 1 no	1 nos
h) Gate Light Point	: 2 nos	2 nos
i) Auto Gate Point	: 1 no	1 no
Fibre Wall Socket	: 1 no	1 no

GATE	: M.S Gate
FENCING	: Brick Fencing/G.I Fencing

Site Plan



- BUMI LOT
- 1 PRECINCT PLAYGROUND
- 2 9 ACRES MAPLE LAKE
- 3 BASKETBALL COURT
- 4 JOGGING TRACK
- 5 PUBLIC PLAYGROUND
- 6 BIRD CAGE PAVILION
- PAR COURSE



Location Map



4 km

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

8 km

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

11 km

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

15 km

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

22 km

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

44 km

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

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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(A) • Validity Period: 12/12/2023 – 11/12/2028 • Parcel 1A – Phase 1 "Jasmine 3" • Double Storey Terrace House – (20'x 75') • Advertising Permit No: 14297-29/03-2028/0182(N)-(L) • Validity Period: 6/3/2026 – 5/3/2028 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG:JBGN/PB/48/2025(PG)(5) • Tenure of Land: Freehold • Land Encumbrances: NIL • Expected Completion: March 2028 • Pricing: RM818,400(Min) – RM1,166,400(Max) • Total Unit: 111 • Parcel 1A – Phase 2 "Jasmine 3" • Double Storey Terrace House – (20'x 75') • Advertising Permit No: 14297-30/04-2028/0255(N)-(L) • Validity Period: 2/4/2026 – 1/4/2028 • Approving Authority: Majlis Bandaraya Pasir Gudang • Building Plan Approval No: MBPG:JBGN/P-B/48/2025(PG)(5) • Tenure of Land: Freehold • Land Encumbrances: NIL • Expected Completion: April 2028 • Pricing: RM811,200(Min) – RM1,166,000(Max) • Total Unit: 111 • 15% discount for Bumiputera only

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