



MERIDIAN

FREEHOLD

丽典苑





美梦成真 DREAMS TO REALITY

Enjoy a wonderful blend of old-town charm and natural gems in Taman Kluang Barat and Kluang Town as a whole. This exclusive low-density scheme has something to offer people of different backgrounds and preferences.

For the sporty types, Taman Kluang Barat is within walking distance of the Kluang Sports Club, where you can enjoy a variety of invigorating activities. If you prefer outdoor adventures, the nearby Gunung Belumut and Gunung Lambak offer popular weekend hiking trails that can be done in a matter of hours.

For food enthusiasts, there are of course plenty of cafes and eateries to whet your appetite. Of special note that everyone should try at least once are Kluang's famous Railway Coffee as well as their Shanghai Mooncakes.

To get to and from Kluang, one can travel via the main road of Jalan Batu Pahat. If you prefer the train, the Kluang Railway's KTM services run between the town and KL within five hours. Furthermore, plans are currently underway to construct a station in Kluang as part of the Electrified Double Track Project (EDTP) to set up a railway line between Gemas and Johor Bahru, which will open up more opportunities for the town's exposure and growth.



MERIDIAN 丽典苑





Artist's Impression Only

CREATING SECURE SPACES FOR FULFILLED LIVING

MERIDIAN welcomes you through its single entry & at exit checkpoint* into a low-density private residential enclave with plenty of open space and facilities to enrich your way of life.



*Semi D Type A only.







An Exclusive Low-density Community



Site Plan

LEGEND

	DOUBLE STOREY SEMI-D 42' X 90' (TYPE A)		DOUBLE STOREY CLUSTER HOME 32' X 75'
	DOUBLE STOREY SEMI-D 32' X 90' (TYPE B)		DOUBLE STOREY TERRACE 24' X 65'





Artist's Impression Only



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only

THE PINNACLE OF COMFORT AND STYLE

MERIDIAN seeks to redefine domestic living with its elegantly designed rooms and ample space that provides plenty of opportunities for personal growth. The perfect home for you and your family, for generations to come.



DOUBLE STOREY SEMI-D TYPE A

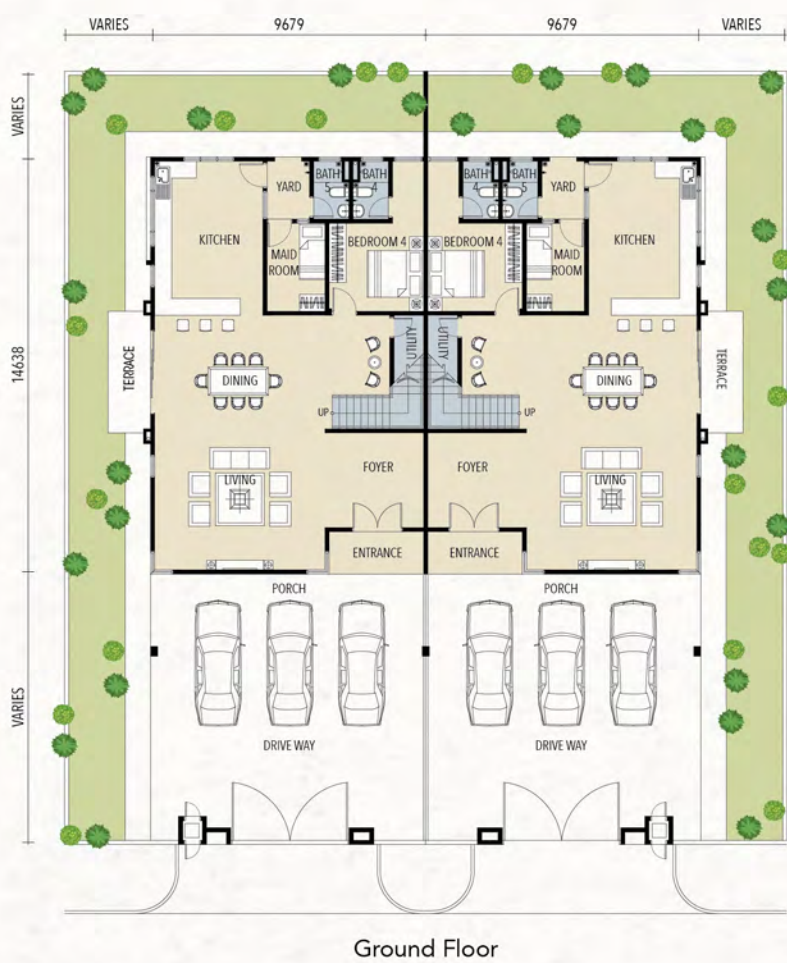
42' x 90'

4+1 Bedrooms & 5 Bathrooms



Artist's Impression Only

Floor Plans





DOUBLE STOREY
SEMI-D
TYPE B

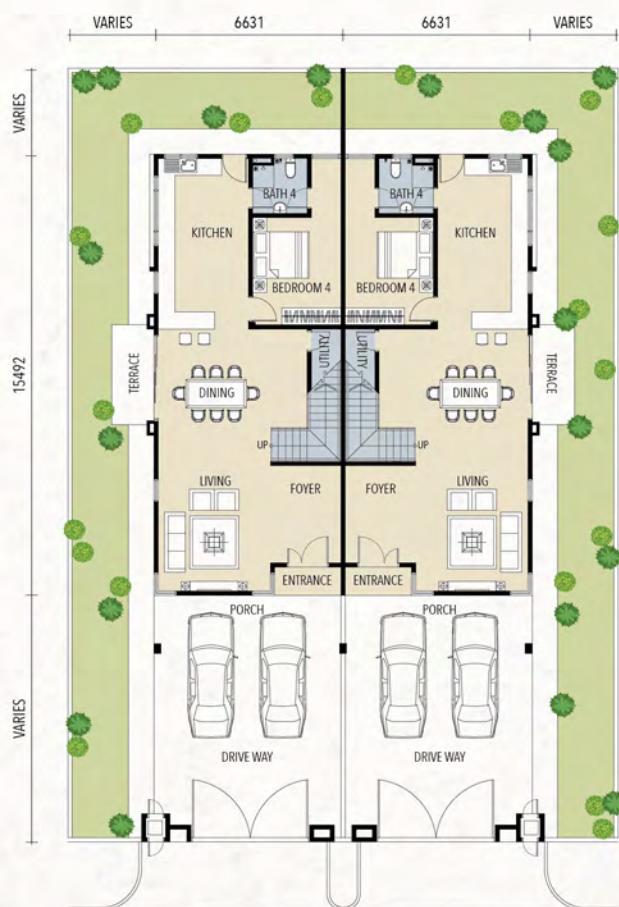
32' x 90'

4 Bedrooms & 4 Bathrooms



Artist's Impression Only

Floor Plans



Ground Floor



First Floor



DOUBLE STOREY CLUSTER HOME

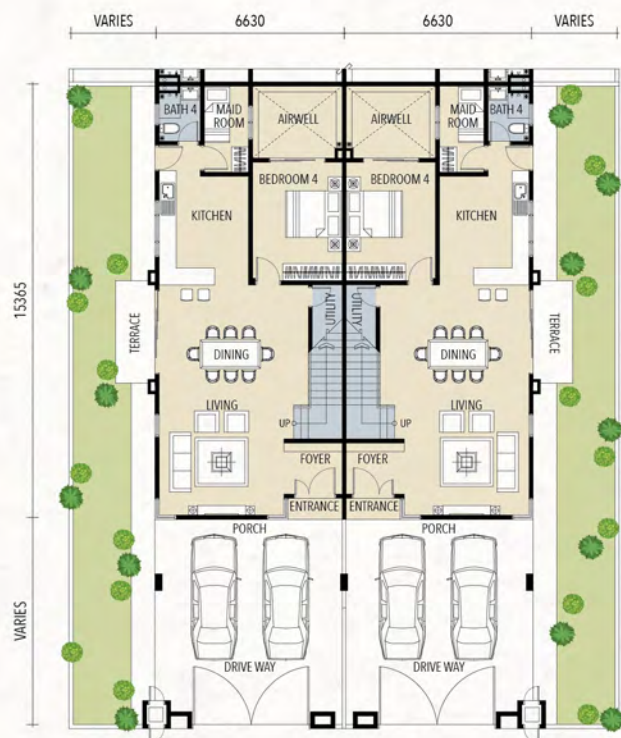
32' x 75'

4+1 Bedrooms & 4 Bathrooms



Artist's Impression Only

Floor Plans



Ground Floor



First Floor



DOUBLE STOREY TERRACE

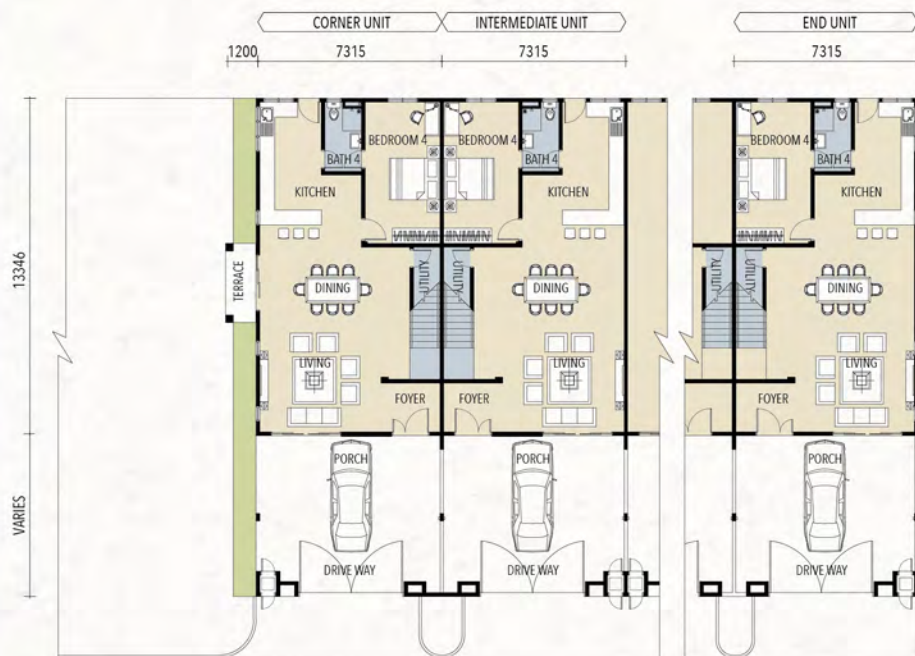
24' x 65'

4 Bedrooms & 4 Bathrooms

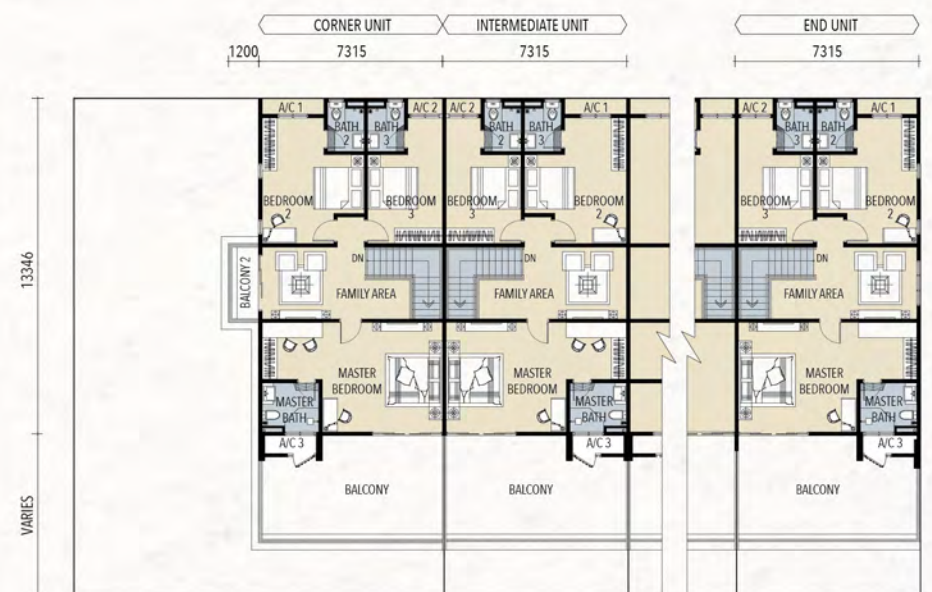


Artist's Impression Only

Floor Plans



Ground Floor



First Floor



DELIGHT IN A CONVERGENCE OF CLASS AND COMFORT AT MERIDIAN



Artist's Impression Only

Specifications

STRUCTURE	Reinforced Concrete		SANITARY WARES & FITTINGS	DOUBLE STOREY SEMI-D TYPE A	DOUBLE STOREY SEMI-D TYPE B	DOUBLE STOREY CLUSTER HOME	DOUBLE STOREY TERRACE	
WALL	Brick Wall		Pedestal WC	5 nos	4 nos	4 nos	4 nos	
ROOF	Metal Roofing		Wash Basin	6 nos	5 nos	4 nos	4 nos	
ROOF FRAMING	Metal Roof Structure		Shower Head	5 nos	4 nos	4 nos	4 nos	
CEILING	Plaster Ceiling / Skim Coat		Tissue Holder	5 nos	4 nos	4 nos	4 nos	
WINDOWS	Aluminium Framed Window		Soap Holder	5 nos	4 nos	4 nos	4 nos	
DOORS	Solid Timber Door / Flush Door		Kitchen Sink	1 no	1 no	1 no	1 no	
IRONMONGERY	Quality Lockset		ELECTRICAL INSTALLATIONS				Std. Unit	Std. Corner Unit
FLOOR FINISHES	Bathroom	Tiles	Lighting Point	29 nos	24 nos	24 nos	19 nos	21 nos
	Porch / Entrance / Living / Dining / Kitchen / Yard / Utility / Bedrooms / Terrace / Balcony / Family Area / Maid Room	Tiles	Gate Lighting Point	2 nos	2 nos	2 nos	2 nos	2 nos
	Other Areas	Cement Render	Fan Point	7 nos	7 nos	7 nos	7 nos	7 nos
WALL FINISHES	Bathroom / Kitchen (2.1m)	Tiles (where applicable)	13 amp Socket Outlet	19 nos	15 nos	15 nos	15 nos	15 nos
	Internal	Cement Plaster & Paint	Water Heater Power Point	4 nos	4 nos	4 nos	4 nos	4 nos
	External	Cement Plaster & Paint	Air-Cond Power Point	5 nos	5 nos	5 nos	5 nos	5 nos
GATE / FENCING	Stainless Steel Gate, Brickwall		TV Point	2 nos	2 nos	2 nos	2 nos	2 nos
			Telephone Point	1 no	1 no	1 no	1 no	1 no
			Doorbell Point	1 no	1 no	1 no	1 no	1 no
			Automated Gate Point	1 no	1 no	1 no	1 no	1 no



AT THE HEART OF CONVENIENCE



EDUCATION	RECREATIONAL & LEISURE	SHOPPING	HOSPITAL	PUBLIC TRANSPORT
Seri Jubli International School 250 m	Kluang Sports Club 100 m			Bus Stop 50 m
Sekolah Kebangsaan Sri Tmn Kluang Barat 500 m	Kluang Stadium 700 m			
SMK Tmn Kluang Barat 500 m	SJK(C) Chiau Min 1.2 km			
SMK Tun Hussein Onn / SK Seri Intan 2.5 km	Sekolah Menengah Sains Johor @ Sciencejohor 4.1 km			
Chong Hwa High School Kluang 5.5 km	Kluang Street Art 4.6 km			Kluang KTM (Future EDTP Station) 4.6 km
Kluang Vocational College 6.3 km	Kluang Country Club 4.8 km	Kluang Parade 5.1 km		Stesen Bas Kluang 5.3 km
	Gunung Lambak Recreational Forest 10.5 km	Pacific Hypermarket & Departmental Store / Kluang Mall 5.7 km	Hospital Lama Kluang / Johor Maternity Specialist Centre 5.6 km	
	Zenxin Organic Park 10.9 km	Econsave Cash & Carry (Kluang) 6.8 km	KPJ Kluang Utama Specialist Hospital 5.9 km	
	UK Farm Agro Resort 13.9 km		Kluang Hospital 7.9 km	
	Gunung Belumut 34.9 km			

* All the information above is retrieved from Google Maps. The distances are measured by taking Kluang Sports Club as the starting point. Please refer to Google Maps for further information.



Be with ME

Bayu Melati Sdn Bhd (415653-V)

Office Address Wisma Melati Ehsan, C-01-01 & C-01-02, Jalan EJ 4/1, Taman Ehsan Jaya, 81100 Johor Bahru, Johor

Sales Gallery Kluang Sports Club, No. 1 Jalan 49, Taman Kluang Barat, 86000 Kluang, Johor

07 354 3355 | 019 339 0239

melatiehsan.com.my | mkt.medsb@gmail.com

Developer : Bayu Melati Sdn Bhd (415653-V) No 5, Jalan Titiwangsa 53200 Kuala Lumpur Wilayah Persekutuan Kuala Lumpur | Developer License No: 11339-3/03-2022/0263 (L) | Validity Period: 30/03/2020 - 29/03/2022 | Advertising & Sales Permit No: 11339-3/03-2022/0263 (P) | Validity Period: 30/03/2020 - 29/03/2022 | Land Tenure: Freehold | Land Encumbrances: Free from Encumbrances | Approving Authority: Majlis Perbandaran Kluang (MPK) | Building Plan Reference No: MPK/599/300/6/18/2017/P | Expected Completion Date: Mar 2022 | Double Storey Semi D Type A - Total Units: 86 units - Price: RM806,650 (Min) - RM1,210,000 (Max) | Double Storey Semi D Type B - Total 20 units - Price: RM634,950 (Min) - RM846,000 (Max) | Double Storey Cluster House - Total Units: 16 units - Price: RM605,200 (Min) - RM906,000 (Max) | Double Storey Terrace House - Total Units: 35 units - Price: RM459,850 (Min) - RM795,000 (Max)

The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product. Terms and conditions apply.

