



# MELDRUM HEIGHTS

NBW IJBCC

RESIDENSI MELDRUM

**FREEHOLD**

**LOW DENSITY**

251 units only

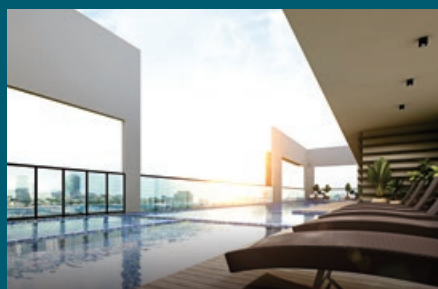
Walking distance to JB Sentral,  
CIQ Complex and R&F Mall

Close proximity to  
future Bukit Chagar RTS Link  
Station

## Rooftop Facilities

Level 34 & 35

- Yoga Deck
- Landscape Deck
- Roof Garden
- Sun Bath Area
- BBQ / Picnic Area
- Multi-purpose Hall
- Games Room
- Gymnasium
- Sauna
- Swimming Pool
- Wading Pool
- Jacuzzi



Infinity Pool

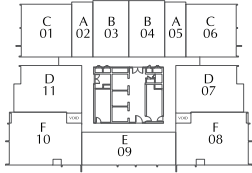


Entrance Guardhouse

\*All images are artist's impression only

# Floor Plan

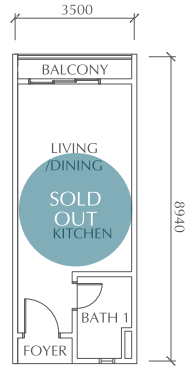
## LEVEL PLAN



### TYPE A

337 sq.ft.

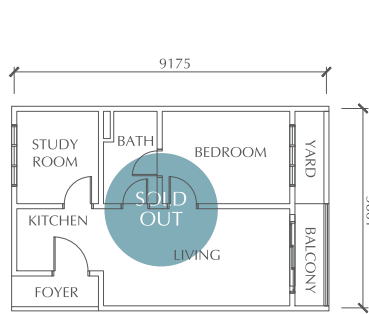
1 Bathroom



### TYPE B

579 sq.ft.

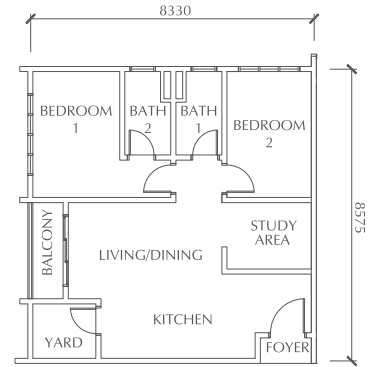
1 Bedroom | 1 Bathroom



### TYPE C

769 sq.ft.

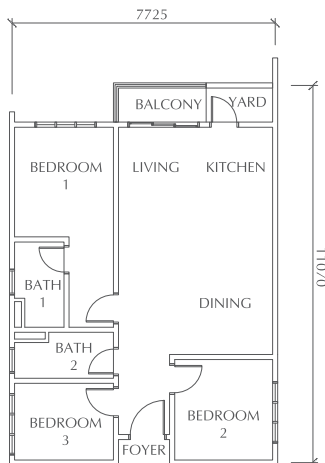
2 Bedrooms | 2 Bathrooms | 1 Study Area



### TYPE D

883 sq.ft.

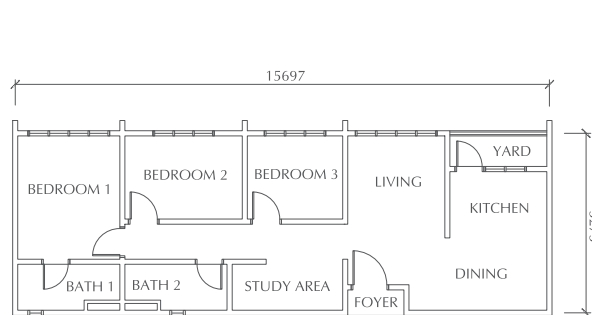
3 Bedrooms | 2 Bathrooms



### TYPE E

891 sq.ft.

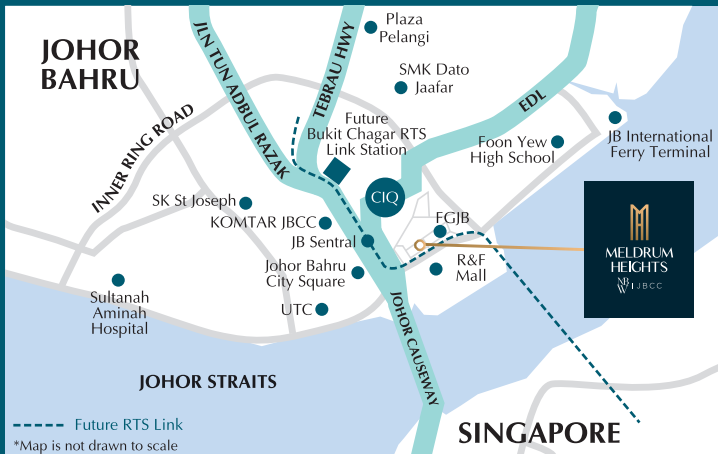
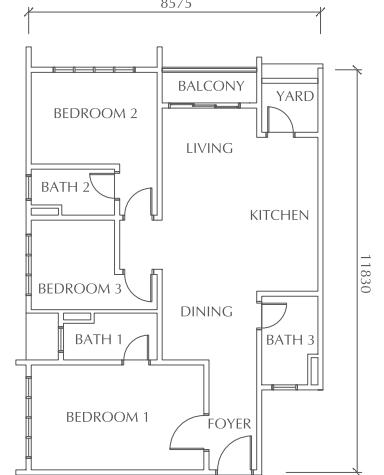
3 Bedrooms | 2 Bathrooms | 1 Study Area



### TYPE F

1,022 sq.ft.

3 Bedrooms | 3 Bathrooms



## Est. Driving Distance

- 1.7 km to Tan Hiok Nee Heritage Walk
- 2.1 km to Foon Yew High School
- 2.3 km to Johor Bahru International Ferry Terminal
- 2.5 km to Johor Bahru City Square and KOMTAR JBCC
- 5 km to Hutan Bandar MJB
- 6 km to Sultanah Aminah Hospital



**Developer: MBW Projects Sdn. Bhd.**

(f.k.a. Larkin City Development Sdn. Bhd.) 201901006593 (1315920-U)

Unit 6.08, Level 6, Plaza DNP, No. 59, Jalan Dato' Abdullah Tahir,  
80300 Johor Bahru, Johor. T 07-330 5972 / 330 5979

E enquiry@mbworld.com.my W www.mbworld.com.my

For enquiry,  
please contact:

Project Name: Meltrum Heights (Residensi Meltrum) • Developer's License No.: 20166-1/10-2023/0704(L) • Validity Period: 06/10/2021 - 05/10/2023 • Advertising and Sales Permit No.: 20166-1/10-2023/0704(P) • Validity Period: 06/10/2021 - 05/10/2023 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Approval No.: MBJB/U/2014/14/BGN/76/56 • Expected Date of Completion: June 2024 • Tenure of Land: Freehold • Land Encumbrance: Al Rajhi Bank • Type: Service Apartment • Selling Price: (Min.) RM321,200.00, (Max.) RM943,500.00 • No of Units: 251 • Discount: 15% for Bumiputera • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

Disclaimer: All renderings, illustrations, photographs, visuals, furniture, displayed units, landscape amenities or accessories are shown for illustrative purposes only and do not represent the actual design, physical or structural details of the building and/or denote any legal representations. Plans, specifications, materials, unit numbers, address, name of project and other information contained herein are intended to give a general indication of the proposed design only and are subject to change and/or amendments as may be required or as directed by the relevant authorities/architect. All areas and other measurements are approximate only and subject to final survey and SIFUS approval. All statements are believed to be correct but are not to be regarded as representation of facts. Minimum charges for facilities, personnel, and equipment may apply. Any models of furniture/ electrical appliances provided are up to the vendor's discretion and do not form part of any contract or warranty. Their dimension/ capacity is based on the basic requirement of the individual units. While every reasonable care has been taken in preparing this website/publication/banner/poster/video and in constructing the scale models and sales gallery/show unit, the Developer and its related companies, representatives, consultants and agents accept no responsibility for any inaccuracies or omissions. The Sale and Purchase Agreement embodies all the terms and conditions between the Developer and the purchasers, and supersedes and cancels all previous representations, warranties, promises, inducements or statements of intention, whether in written, oral or visual made by the Developer and/or its agents which are not embodied in the Sale and Purchase Agreement. Interested persons should rely on their own inquiries. Map is not drawn to scale.