



# MERTAJAM HEIGHTS

NB | BUKIT MERTAJAM

RESIDENSI PUNCAK MERTAJAM

Infinite Lifestyle,  
Curated



Freehold



Dual key units  
available



278  
units only



shop/office  
lots

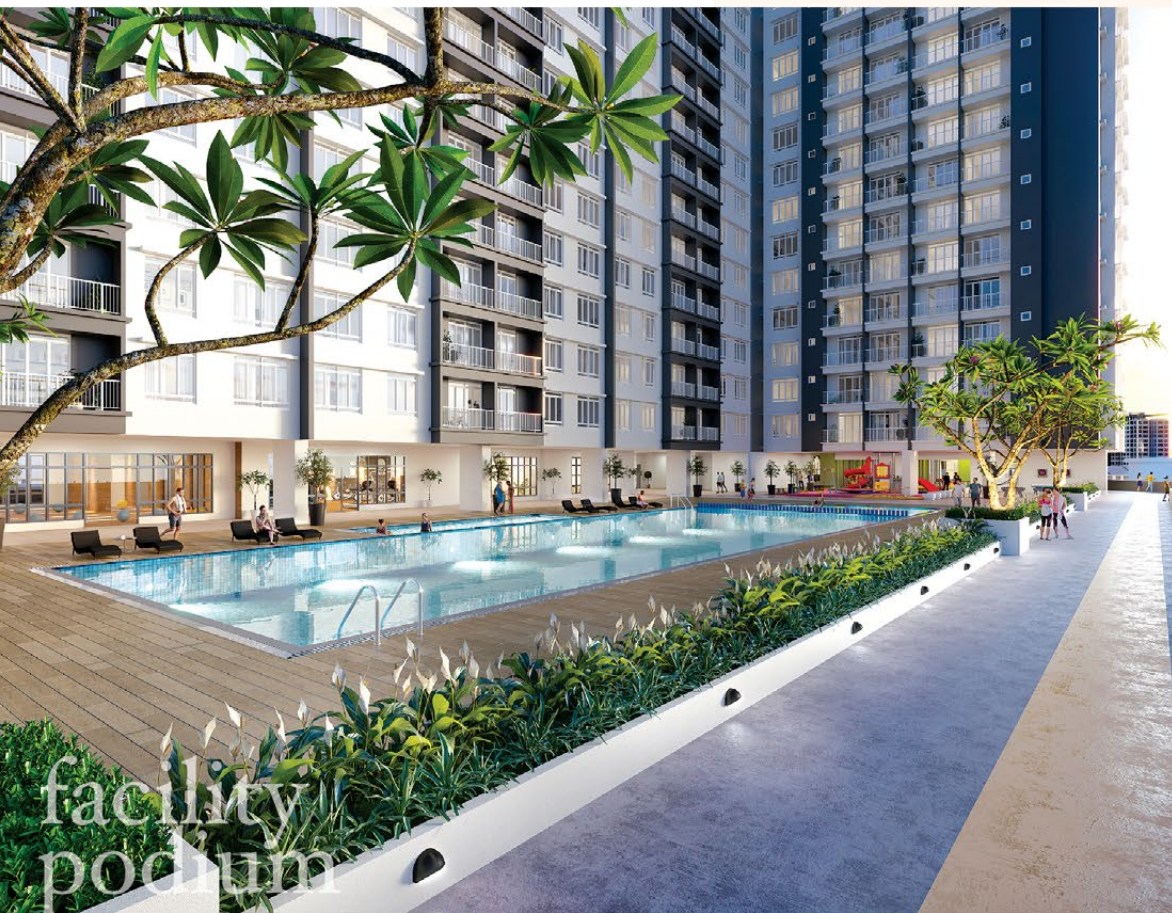
BELOW THE  
APARTMENTS





## Limitless living for urban aspiration

Mertajam Heights welcomes 278 homeowners, entitling them to an exclusive lifestyle. Urban living with all its conveniences enveloped within a serene enclave of lush nature and rejuvenating spaces.



Schools nearby



Well connected



### SOCIAL ZONE

A haven to relax and chill out

### PLAY ZONE

Discover the wonders of childhood

### WELLNESS ZONE

A treat for the senses



Open terrace



Children playground



Gymnasium



Swimming pool



Wading pool



Jogging path



## A lifestyle in perfect balance

Enjoy life in perfect balance and harmony as every element is crafted to complement one another in this delightful sanctuary of a home.





living room



## Stylish urban expression

The layouts are tastefully designed for three-generation living. Crafted for a distinguished living experience, where functionality and space stand the test of time.



master bedroom

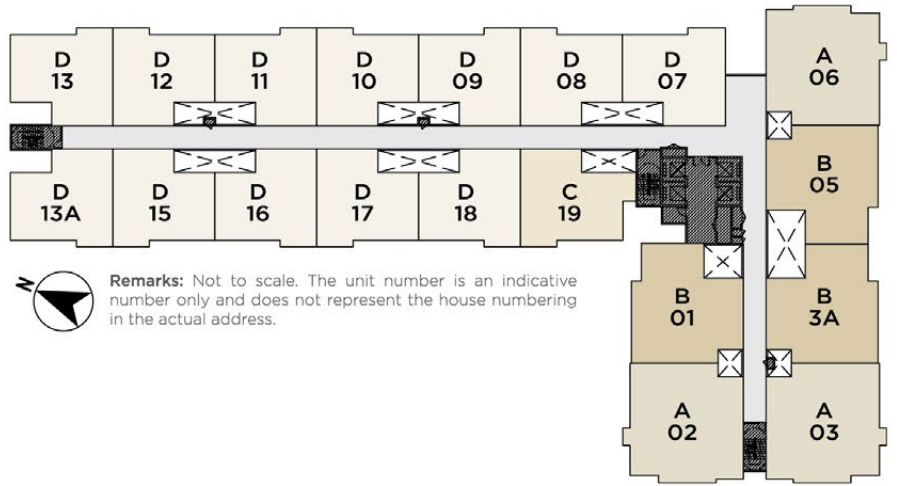
## Building Description

<b>Structure</b>	Reinforced Concrete Frame
<b>Wall</b>	Reinforced Concrete Wall / Brick Wall / Light Weight Block / Light Weight Panel (Where Applicable)
<b>Roof Covering</b>	Reinforced Concrete Flat Roof
<b>Ceiling</b>	Skim Coat / Plaster Ceiling Board with Emulsion Paint (Where Applicable)
<b>Doors</b>	Plywood Flush Door & Aluminium Frame Sliding Glass Door
<b>Windows</b>	Aluminium Frame Glass Window
<b>Lockset</b>	Selected Quality Locksets
<b>Floor Finishes</b>	Selected Quality Tiles
<b>Wall Finishes</b>	<ul style="list-style-type: none"> <li>• Render / Plastering / Skim Coat with Emulsion Paint</li> <li>• Weathershield Paint on External Wall</li> <li>• Full Height Tiles at Bathroom</li> <li>• 1500mm Height Tiles at Selected Kitchen Area</li> </ul>

<b>Sanitary Fittings</b>	<b>Type A</b>	<b>Type B</b>	<b>Type C</b>	<b>Type D</b>
Kitchen Sink	1	1	1	1
Water Closet	3	3	2	2
Wash Basin	3	3	2	2
Shower Rose	3	3	2	2
Tap	8	8	6	6

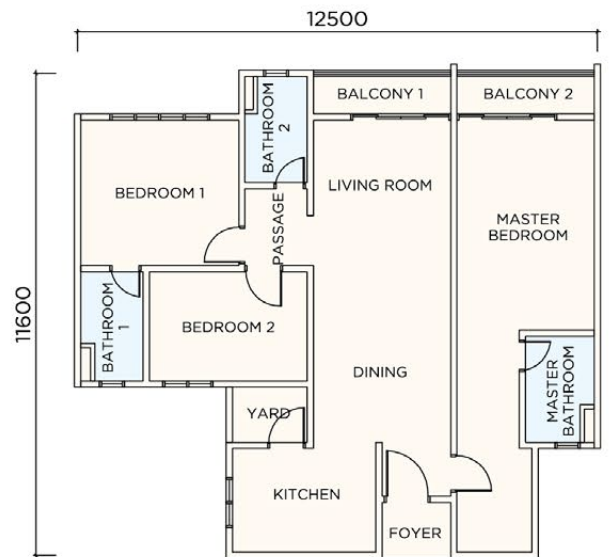
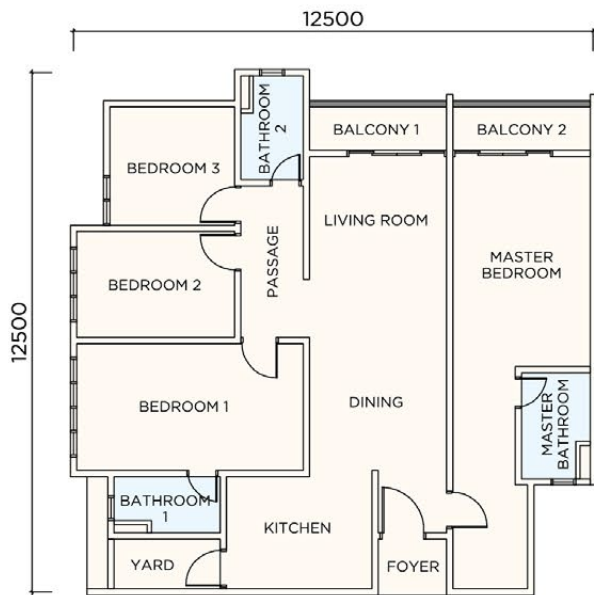
<b>Electrical Fittings</b>	<b>Type A</b>	<b>Type B</b>	<b>Type C</b>	<b>Type D</b>
Lighting Point	22	21	15	14
Fan Point	5	4	4	4
Power Point (13A)	24	21	17	17
Water Heater Power Point	3	3	2	2
Air-Cond Power Point	5	4	4	4
Fiber Wall Socket	1	1	1	1
SMATV Point	2	2	1	1
Door Bell Point	1	1	1	1
Distribution Board	1	1	1	1

# Typical Floor Plan



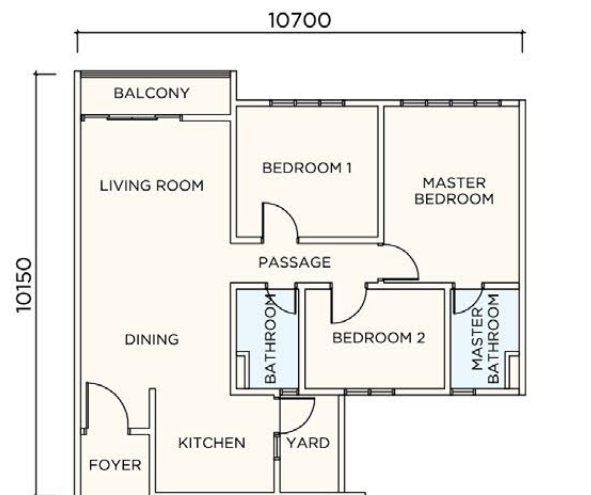
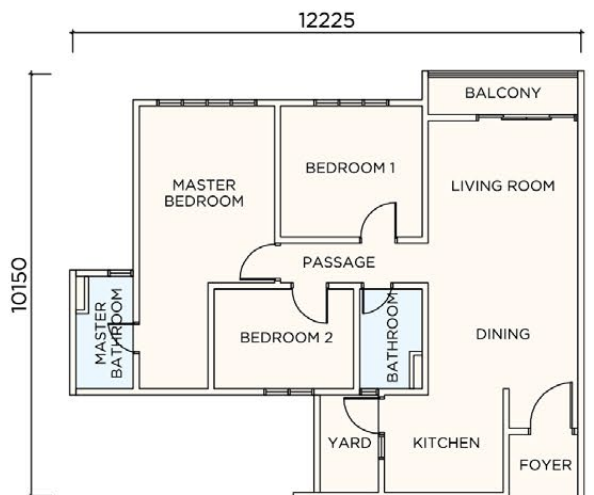
**TYPE A**  
**48 UNITS**  
**1,498 SQ FT**  
**4** BEDROOMS **3** BATHROOMS **2** DUAL KEY

**TYPE B**  
**48 UNITS**  
**1,311 SQ FT**  
**3** BEDROOMS **3** BATHROOMS **2** DUAL KEY



**TYPE C**  
**14 UNITS**  
**1,047 SQ FT**  
**3** BEDROOMS **2** BATHROOMS

**TYPE D**  
**168 UNITS**  
**1,000 SQ FT**  
**3** BEDROOMS **2** BATHROOMS





# Unrivaled convenience



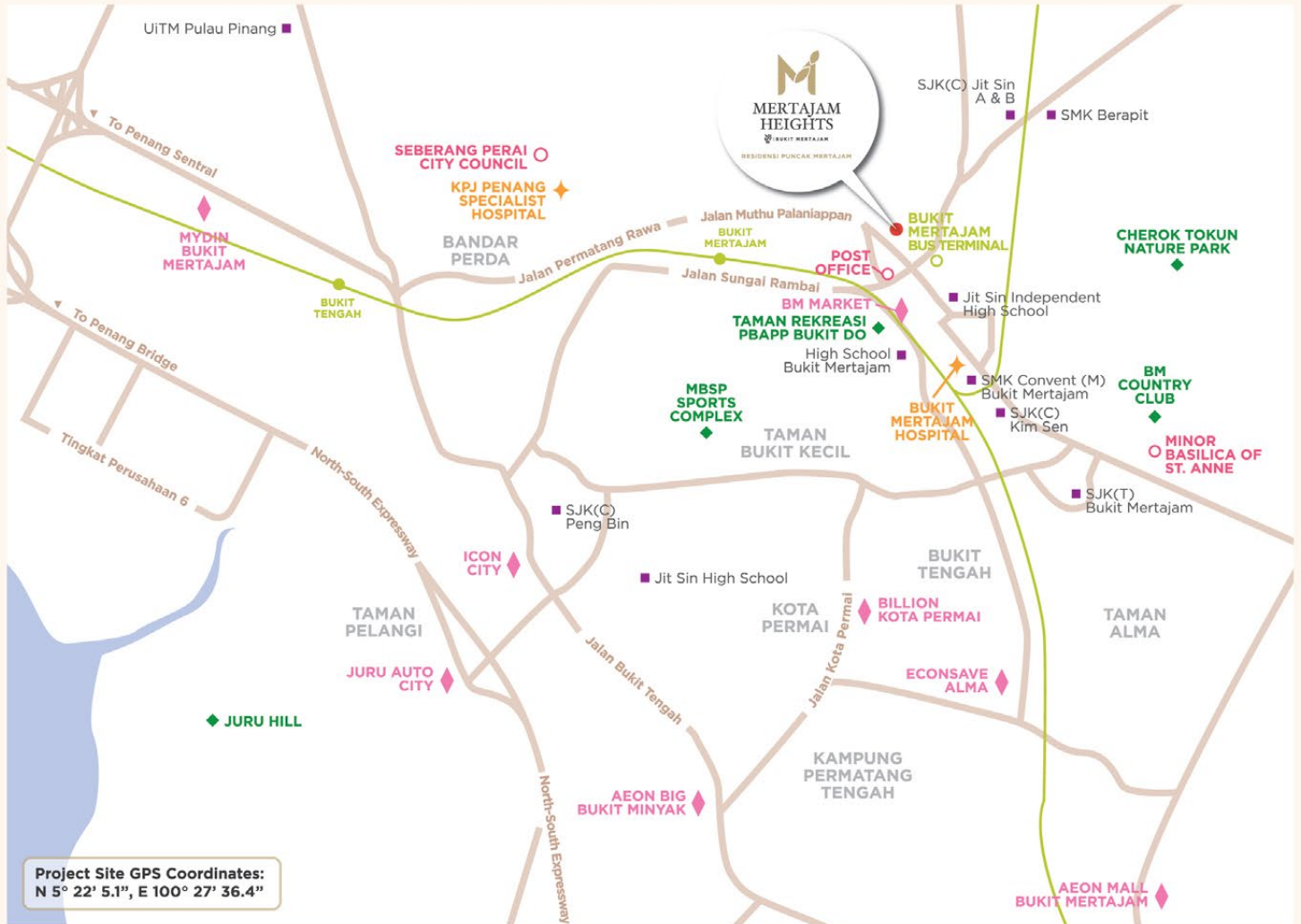
500m to Bukit Mertajam Bus Terminal (at Jalan Aston)



2.5km to Bukit Mertajam Railway Station



Easy access to Jalan Permatang Rawa



## Transportation

Bukit Mertajam Bus Terminal (at Jalan Aston)	500 m
KTM Bukit Mertajam Railway Station	2.5 km
Penang Bridge - Perai Toll	10 km
Penang Sentral	13 km
Sultan Abdul Halim Ferry Terminal	13 km

## Recreation

Taman Rekreasi PBAPP Bukit D.O.	2 km
MBSP Sports Complex	3 km
BM Country Club	3.7 km
Cherok Tokun Nature Park	6 km
Juru Hill	9.5 km

## Medical

Bukit Mertajam Hospital	2 km
KPJ Penang Specialist Hospital	4 km

## Shopping

Bukit Mertajam (BM) Market	950 m
Billion Kota Permai	5.2 km
Icon City	6 km
Mydin Bukit Mertajam	7 km
Juru Auto City	7 km
AEON Mall Bukit Mertajam	7.7 km
Sunway Carnival Mall	11 km

## Education

Jit Sin Independent High School	900 m
High School Bukit Mertajam	2 km
SJK(C) Jit Sin A & B	2 km
SMK Berapit	2.5 km
SJK(C) Kim Sen	2.5 km
SMK Convent (M) Bukit Mertajam	3.5 km
Jit Sin High School	5 km
UiTM Pulau Pinang	8.5 km
University of Science Malaysia	20 km

## Other Amenities

Bukit Mertajam Post Office	650 m
Minor Basilica of St. Anne	3.5 km
Seberang Perai City Council	4.6 km



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Enquiry Contact

Project Name: Residensi Puncak Mertajam (Mertajam Heights) • Property Type: Apartment • Developer's License No.: 19387/04-2025/0377(A) • Validity Period: 17/04/2022 - 16/04/2025 • Advertising & Sales Permit No.: 19387-2/03-2026/0280(N)-(S) • Validity Period: 16/03/2023 - 15/03/2026 • Authority Approving Building Plan: Majlis Bandaraya Seberang Perai • Building Plan Approval No.: MBSP/40/20-54/9(P1) • Land Encumbrances: Bank Kerjasama Rakyat Malaysia Berhad • Land Tenure: Freehold • Expected Date of Completion: December 2025 • No. of Car Park: 2 to 3 Per Unit • No. of Units: 278 (Type A - 48 Units; Type B - 48 Units; Type C - 14 Units; Type D - 168 Units) • Selling Price: (Min.) RM465,000.00 - (Max.) RM699,000.00 • Sekatan Kepentingan: Tiada

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.**