

Your dream finally **FULFILLED**
在此，实现你的梦想...

Reasons for choosing us



Located along the SPA (Sungai Udang/Paya Rumpit/Ayer Keroh) highway, it is also accessible from the Melaka City Centre via Lebuhraya AMJ (Melaka-Alor Gajah main road), which is well connected to major trunk roads at Batu Berendam and the Krubong Industrial estate.

Surrounding developments include the prosperous Cheng area, the Bukit Rambai and Tanjung Minyak Industrial estates, Tesco and Econsave Hypermarket as well as various banking facilities.

Another prestigious project by:

Teladan Setia

No. 8 & 10, Tingkat Bawah, Jalan Mutiara Melaka 2, Taman Mutiara Melaka, Batu Berendam, 75350 Melaka.

We accept:



www.teladansetia.com

06 - 317 3236

IKA 016-215 8191 MANDY 011-1238 8511
DORA 016-661 0778 RENEE 011-3362 7052
ONG 016-682 1201 FARAH 011-5505 9653
MICHELLE 012-641 9699

Tenure of Land: Freehold • Land Encumbrances: None • Expected Completion Date: June 2022 • Approving Authority: MBMB • Building Plan Approval No: MBMB/JKB.03009/04/2019 • Developer's License No: 7305-27/06-2022/0330(L) • Validity Period: 10/06/2020 - 09/06/2022 • Sales & Advertising Permit No: 7305-27/06-2022/0330(P) • Validity Period: 10/06/2020 - 09/06/2022 • 2-Storey Terrace House (22' x 70') - 127 units Min. RM388,800.00 Max. RM644,800.00 • 2-Storey Semi-Detached House (40' x 80') - 114 units Min. RM478,800.00 Max. RM752,000.00



FREEHOLD

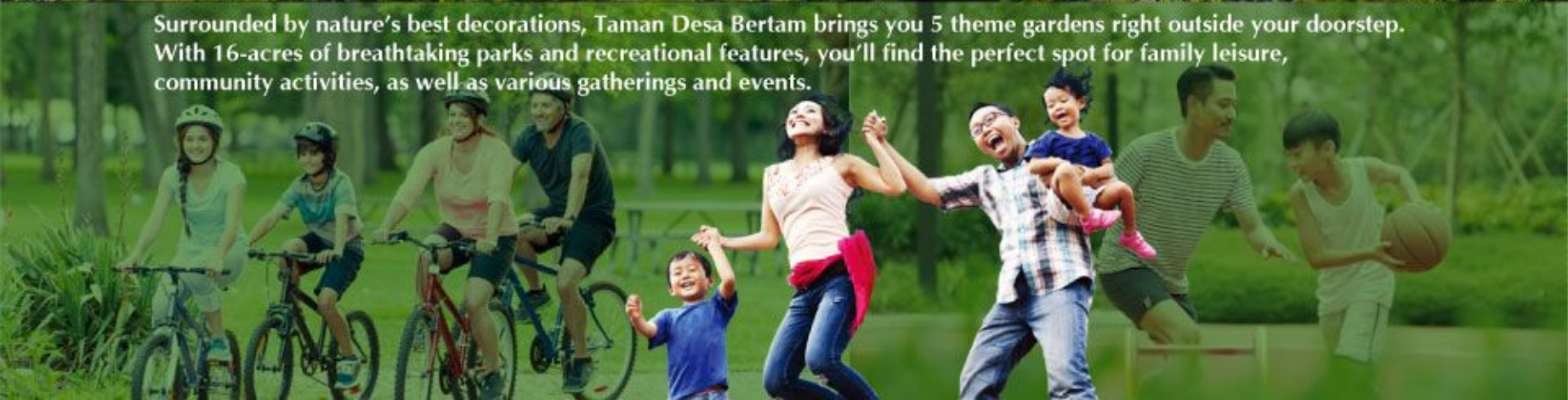
**Taman
Desa Bertam**

Phase 2



Show House

Surrounded by nature's best decorations, Taman Desa Bertam brings you 5 theme gardens right outside your doorstep. With 16-acres of breathtaking parks and recreational features, you'll find the perfect spot for family leisure, community activities, as well as various gatherings and events.



Harmony of Nature & Luxury

大自然与豪华的综合，
别具一格

Picture living in stylish homes here,
a seamless blend of luxury,
beautiful landscapes,
peace and quiet -
a truly remarkable experience

2-STOREY LUXURIOUS SEMI-DETACHED *homes*

4 bedrooms + 4 bathrooms

- Land area: 40' x 80'
- Built-up area: 3,279 sq.ft.
- Wide frontage
- Unique and innovative features
- Spacious balcony with tempered glass railing
- Spacious kitchen with more windows for natural lighting



GROUND FLOOR



FIRST FLOOR



Every unit is like a **BUNGALOW**

Specifications

Structure

Reinforced concrete

Wall

Brickwall / RC wall

Roofing

Concrete roof tiles

Ceiling

Internal-Skim coat/Plaster ceiling
External-Flat sheet ceiling

Windows

Aluminium frame casement/Top hung/
Fixed glass panel

Doors

Living - Solid timber hardwood door
Bedrooms - Solid timber flush door
Kitchen - Timber flush door with cemboard
Baths - Timber flush door/Aluminium frame
glass sliding door
Utility - Zincalumn frame plywood flush door
with fixed louvres
Terrace/Family hall/
Balcony - Aluminium sliding door

Wall Finishes

Kitchen - 1500mm high tiles
Baths - Ceiling height tiles
Others - Cement plaster

Floor Finishes

Ground Floor
Living/Dining/Kitchen/Baths/Bedroom - Tiles
Others - Cement render
First Floor
Staircase/Balcony/Baths/Family hall/Bedrooms - Tiles
Others - Cement render

Painting

Interior Walls - Emulsion paint
Exterior Walls - Weather resistant paint

Sanitary Installation

Sitting w.c. - 4 nos.
Wash Basin - 4 nos.
Kitchen Sink - 1 no.
Shower - 4 nos.

Electrical Installation

Lighting point - 24 nos.
Power point - 15 nos.
Fan point - 7 nos.
Water heater point - 4 nos.
Air-con point - 1 no.
Telephone point - 1 no.
TV point - 1 no.
Door bell point - 1 no.

Fencing

Front - 1500mm high brick fence
Others - 1500mm high wire mesh fence/
Plytec fencing system



Experience the feeling...
...of Togetherness

Designed to look and feel like a bungalow. Offering a unique, relaxed lifestyle that can be fully experienced and appreciated by all in the family.

2-STOREY TERRACE homes

4 bedrooms + 3 bathrooms

- Land area: 22' x 70'
- Built-up area: 2,835 sq.ft.
- Master bedroom with a private balcony
- All bedrooms feature large windows for better ventilation & brighter indoor space



FIRST FLOOR



GROUND FLOOR



Specifications

Structure

Reinforced concrete

Wall

Brickwall / RC wall

Roofing

Concrete roof tiles

Ceiling

Internal-Skim coat/Plaster ceiling
External-Flat sheet ceiling

Windows

Aluminium frame casement/Top hung/
Fixed glass panel

Doors

Living - Timber door
Baths - PVC door/Bifold door
Utility - Plywood flush door with fixed louvres
Balcony - Aluminium sliding door
Bedrooms - H.W full core solid panel door
Kitchen - Timber flush door with cemboard

Floor Finishes

Ground Floor

Lounge/Dining/Kitchen/Bath/Utility - Tiles
Others - Cement render

First Floor

Staircase/Balcony/Baths/Family hall/Bedrooms - Tiles
Others - Cement render

Wall Finishes

Kitchen - 1500mm high tiles
Baths - Ceiling height tiles
Others - Cement plaster

Painting

Interior Walls - Emulsion resistant paint
Exterior Walls - Weather Shield

Sanitary Installation

Sitting w.c. - 3 nos.
Wash Basin - 3 nos.
Kitchen Sink - 1 no.
Shower - 3 nos.

Fencing

Front - 1500mm high brick fence
Others - 1500mm high wire mesh fencing

Electrical Installation

Lighting point - 19 nos.
Power point - 13 nos.
Fan point - 7 nos.
Water heater point - 1 no.
Air-con point - 1 no.
Telephone point - 1 no.
TV point - 1 no.
Door bell point - 1 no.



Your... ..perfect choice

Designed to meet the needs of young families with a practical layout to provide comfort and convenience.