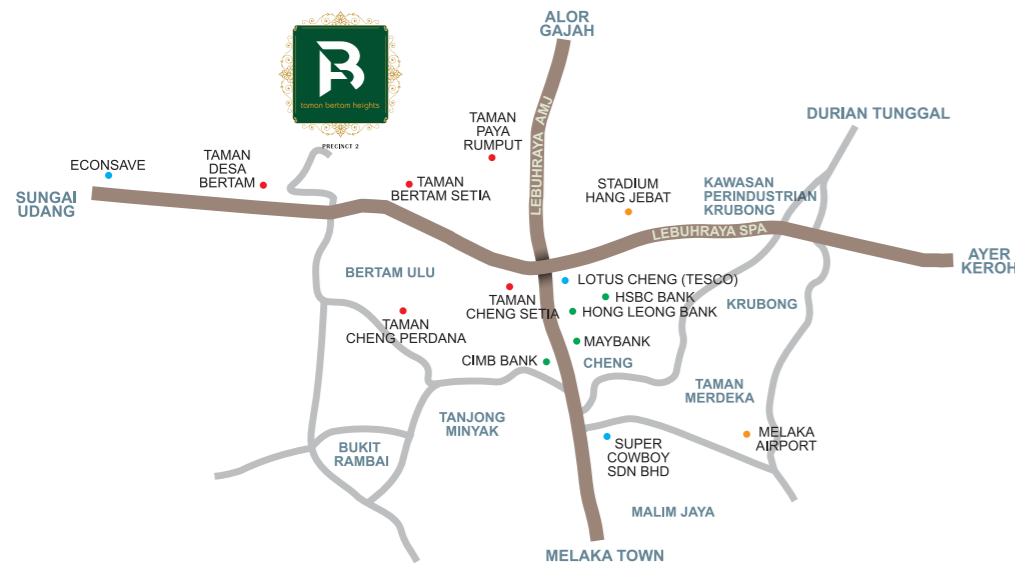


# LOCATION PLAN

2°18'00.6"N 102°10'59.4"E



scan for location



taman bertam heights

PRECINCT 2

*Freehold*

## Well-Connected Sanctuary



The neighbourhood boasts brilliant accessibility via major highways & trunk roads, while its growing township connects Taman Bertam Heights Precinct 2 to various amenities such as:



SJK(C)  
Bertam Ulu



Econsave,  
LOTUS Melaka Cheng



CIMB Bank,  
Maybank



Mc Donald's  
Family Mart



Stadium  
Hang Jebat

Developer:

# TELADAN™

Teladan Setia Sdn Bhd (261447-A)

Wisma Teladan

Lot. 13253, Jalan Batu Berendam, 75350 Batu Berendam, Melaka.

+606-317 3236 | 010-207 1111

[www.teladan.my](http://www.teladan.my)

For more details, please Call

MICHELLE	012-641 9699	MANDY	011-1238 8511
ALFRED	010-777 9282	ANNA	011-3331 1219
IKA	016-215 8191	EILY	011-2888 6678
NABIL	018-367 4003	ASYRAF	011-3977 1727

- Tenure of Land : Freehold
- Land Encumbrances : Hong Leong Islamic Bank Berhad
- Expected Completion Date : October 2026
- Approving Authority : Majlis Bandaraya Melaka Bersejarah
- Building Plan Approval No. : MBMB/JKB.03002/02/2023
- No. of Units : Double Storey Terrace House (22'x 80') 286 units  
- Min.RM 650,000.00 Max. RM893,440.00  
Double Storey Semi-Detached House (40'x 80') 66 units  
- Min.RM 850,000.00 Max. RM1,072,450.00

- Developer's Licence No. :
- Validity Period :
- Sales & Advertising Permit No. :
- Validity Period :

\*All art and visuals featured in this brochure in the form of any sketches, illustrations, renderings, images, pictures, amenities, food services, unit finishes, designs, materials, plans, specifications, interior design concepts, colour schemes, and suggested finishings in the completed unit are for illustrative purposes only and may not represent the exact image of the finished development. The design and construction of the development is subject to first obtaining the appropriate authority's approval(s) which may require the developer to alter any design, plan or layout depicted. The developer reserves the right to modify, revise, or withdraw any or all of the same, and is not to be held responsible for discrepancies between the sale and purchase agreement and the information, perspectives and plans contained in this brochure. The terms of the sale and purchase agreement which form the entire agreement between the purchaser and the developer shall prevail in cases of discrepancy.\*

# The First Sustainable Solar-Ready Homes

2-STOREY  
SEMI-D | TERRACE

High-speed Internet **maxis**

# Premier Living Experience

Taman Bertam Heights is truly semblance of a self-contained, community-oriented living space.

Precinct 2 pampers its residents with a greatly exclusive Clubhouse, equipped with a Swimming Pool, Gym, Children Pool, Semi-Outdoor and various other facilities.

The Clubhouse, together with the Garden and Playground area right in front of it, encourages residents' wellbeing through facilities that cater to both the young and seniorly.



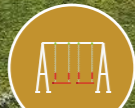
# Safe & Secure Residence

Precinct 2 of **Taman Bertam Heights** is a secure Gated-&-Guarded neighbourhood, with only one entrance and exit. It is envisioned that this limits through-traffic in the residences, allowing for a safer and more tranquil living experience.

The neighborhood features multiple layers of security: 24-hour CCTV surveillance, guard patrol system and barrier gates with access control.



# The *First* Solar-Powered Homes in Melaka City



**Garden & Playground**



**Club House**



**Guard House**



**High Speed Connectivity**

*This development has fibre optic infrastructure for high-speed broadband connectivity, allowing you to stay smoothly connected to anywhere from the comforts of your own home.*



**Open & Gateless Concept**

*Homes that foster relationships. Precinct 2's open and gateless concept allows for easier movement, bigger space and a more enriching community environment where neighbours become friends.*



**Hidden Features**

*All utilities and drainage are located underground to create an overall cleaner and neater environment.*



**Quality Assured**

*Taman Bertam Heights goes through the QCLASSIC assessment, ensuring build quality and minimizing need for repair work.*



**Backlane Jogging Pave**



**Installed Solar PV System**

*Our solar PV systems\* ranging from 2 kilowatt-peak (KWp) to 4KWp are expected to significantly reduce electricity costs for homeowners.*

# Alpine Collection

## Terrace 2-STOREY HOUSE

- 22' X 80'
- 2,936 sqft
- 4 Bedrooms
- 4 Bathrooms

FLOOR PLAN



1st Floor



Ground Floor

SPECIFICATIONS

Structure	: Reinforced concrete
Wall	: Concrete wall / Claybrick / Cement sand brick
Roofing	: Concrete tiles / Metal deck
Roof Structure	: Metal trusses
Ceiling	: Internal - Skim Coat / Plaster ceiling External - Flat sheet ceiling
Windows	: Aluminium framed casement / Top hung / Fixed glass panel
Door	: Living - HDMR / Timber flush door Bedroom - HDMR / Timber flush door Kitchen - Cemboard panel (external) & Plywood (internal) flush door Bath - HDMR / Timber flush door Utility - HDMR / Timber flush door with fixed louvres Terrace / Balcony - Aluminium sliding door
Ironmongery	: Lever lockset / Cylindrical lockset / Metal latch / Sliding door lockset
Flooring	: Bedroom / Family hall / Dining / Living / Kitchen / Bath / Terrace / Balcony / Utility / Staircase - Tiles Car porch - Tiles Others - Cement render
Wall tiles	: Kitchen - Tiles to 1500mm high Bathrooms - Tiles to ceiling high
Sanitary installation	: Sink - 1 no. Basin - 4 nos. Sitting w.c. - 4 nos. Shower - 4 nos.
Electrical installation	: Light point - 21 nos. Power point - 13 nos. Fan point - 7 nos. T.V. point - 1 no. Water heater point - 1 no. Aircond point - 4 nos. Door bell point - 1 no.
Fencing	: Front - 1500mm high brick fence All others - 1500mm high wire mesh fencing
Internal telephone trucking & cabling	: One (1) no. telephone point
Painting	: Internal - Emulsion paint External - Weather shield paint



Uniquely designed, The Alpine Collection features a Backlane Jogging Pave that is connected to your home, allowing you to take a jog, cycle and play with utmost ease.



- Flexible 10ft yard space which can be easily converted into a mini garden or outdoor yard.
- Spacious balcony attached to the Master Bedroom creates a sense of comfort with better ventilation and natural lighting.
- The Collection's open concept offers more freedom to its residents to personalize their space depending on their needs.

# Oak Collection

## Semi-D 2-STOREY HOUSE

- 40' X 80'
- 3,283 sqft
- 4 Bedrooms
- 4 Bathrooms

FLOOR PLAN



Ground Floor



1st Floor

SPECIFICATIONS

Structure	: Reinforced concrete
Wall	: Concrete wall / Claybrick / Cement sand brick
Roofing	: Concrete tiles / Metal deck
Roof Structure	: Metal trusses
Ceiling	: Internal - Skim Coat / Plaster ceiling External - Flat sheet ceiling
Windows	: Aluminium framed casement / Top hung / Fixed glass panel
Door	: Living - HDMR / Timber flush door Bedroom - HDMR / Timber flush door Kitchen - Cemboard panel (external) & Plywood (internal) flush door Bath - Aluminium frame glass sliding door / MDF Board Flush door Utility - Plywood flush door with fixed louvres Terrace / Balcony - Aluminium sliding door
Ironmongery	: Lever lockset / Cylindrical lockset / Metal latch / Sliding door lockset
Flooring	: Bedroom / Family hall / Dining / Living / Kitchen / Bath / Terrace / Balcony / Utility / Staircase - Tiles Car porch - Tiles Others - Cement render
Wall tiles	: Kitchen - Tiles to 1500mm high Bathrooms - Tiles to ceiling high
Sanitary installation	: Sink - 1 no. Basin - 4 nos. Sitting w.c. - 4 nos. Shower - 4 nos.
Electrical installation	: Light point - 24 nos. Power point - 15 nos. Fan point - 7 nos. T.V. point - 1 no. Water heater point - 4 nos. Aircond point - 4 nos. Door bell point - 1 no.
Fencing	: Front - 1500mm high brick fence Back - 1800 high full brick fence All others - 1500mm high wire mesh fencing
Internal telephone trucking & cabling	: One (1) no. telephone point
Painting	: Internal - Emulsion paint External - Weather shield paint



The Oak Collection's Master Bedroom comes with a 13ft ceiling-high window, allowing more natural light and air to flow in.

Its attached Private Balcony offers an escape where you can spend your mornings and evenings being more in touch with the gifts of mother nature.



- Each room in the home comes with an attached bathroom for your comfort and convenience.
- Spacious layout bestows better parking space, allowing up to 3 vehicles parked parallel to one another, minimizing road obstruction in the neighbourhood.
- Every unit is equipped with 3 phase electricity supply.