

KNOW
the
WORTH

KNOW
the
DIFFERENCE

MERITUS

RESIDENSI

SERVICED APARTMENTS

服务式公寓

FREEHOLD

永久地契



WORTH
the
VALUE

**WORTHY OF
YOUR LIFESTYLE**
策略地点 绝佳之选

Meritus Residensi offers a dual skyline view of Penang and Butterworth. The short distance between mainland and island is one of the enticing features of living here.

Live it up, with all the conveniences of city living at your doorstep, without the hefty cost of owning a downtown home.

Distance from Meritus Residensi to Penang Bridge.

WORTH
the
LOCALE

MERITUS

RESIDENSI



Front view of Meritus Residensi.
Artist's impression.

EVERY MINUTE WELL-SPENT

四通八达 省时便捷





Get to where you want to be, sooner. Meritus Residensi is strategically located at the edge of Penang's first bridge, which makes life so much easier and convenient.

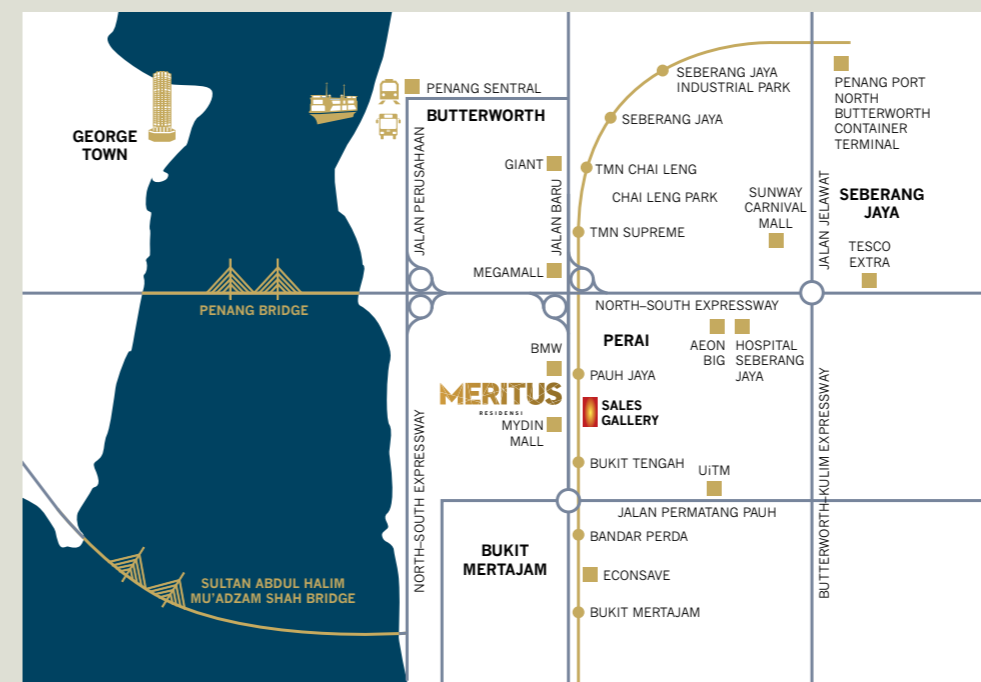
As a resident, you can look forward to superb access from Jalan Baru to Penang Bridge and the North-South Expressway. Being near Penang Sentral, the all-new integrated transportation hub, gives you the added advantage of utilising rail, bus and ferry services.

Meritus Residensi is surrounded by established commercial areas such as Chai Leng Park and Perai Industrial Estate which include markets, supermarkets, shopping malls, food havens, petrol stations and many more.

Bird's eye view of Seberang Perai.



-  KTM LINE
-  PROPOSED RAJA UDA-BUKIT MERTAJAM MONORAIL LINE
-  PROPOSED GEORGE TOWN-BUTTERWORTH LRT LINE
-  PROPOSED BAYAN LEPAS-GEORGE TOWN LRT LINE



-  PROPOSED RAJA UDA - BUKIT MERTAJAM MONORAIL LINE
-  PENANG FERRY TERMINAL
-  KTM ETS
-  BUS TERMINAL

Shopping & Leisure

- 900m** Mydin Mall Bukit Mertajam
- 1.5km** Pacific Megamall
- 3.2km** Giant Prima Prai
- 4.2km** Tesco Extra Seberang Jaya
- 4.6km** Aon Big Perai, Sunway Carnival Mall & Billion
- 6.0km** Econsave
- 7.0km** Auto-city/Icon City

Schools & Education

- 1.8km** SK Pauh Jaya & SMK Pauh Jaya
- 2.8km** SK Seberang Jaya
- 3.2km** SRJK (C) Chung Hwa (3)
- 5.1km** SRJK (C) Chung Hwa (2)
- 5.3km** SK Permatang To'Kandu
- 8.0km** Jit Sin High School
- 8.5km** Jit Sin Independent High School

Hospital & Medical

- 4.1km** Hospital Seberang Jaya
- 5.0km** KPJ Penang Specialist Hospital
- 5.8km** Bagan Specialist Centre

Public Transportation

- 200m** Proposed monorail station at Pauh Jaya & interchange to future LRT station to Komtar & Penang airport
- 2.0km** Proposed LRT station at Taman Supreme
- 4.1km** KTM Bukit Tengah
- 5.0km** Penang Sentral

Accessibility

- 100m** Jalan Baru
- 800m** North-South Expressway
- 2.7km** Butterworth Outer Ring Road & Penang Bridge



Shop offices.
Artist's Impression.

WORTH
the
INVESTMENT

A THRIVING BUSINESS DISTRICT WITH BIG POTENTIAL

潜力商机 发展无限

Seberang Perai is an established municipality that's home to many industries, rising entrepreneurs and a growing population of 1.6 million people. Current infrastructural developments will bring modernisation and sustain Seberang Perai's status as a catalyst for growth in Penang.

Meritus Residensi is a mixed development strategically located near established commercial areas which offers greater opportunity for your business. With spacious 1 and 3 storey shop offices, it is slated as a thriving hotspot.





Guard house entrance.
Artist's impression.



**LIVE, WORK
& PLAY SECURELY**
安心工作 舒心生活

With only 13 units per floor, served by 4 lifts, the exclusivity, privacy and security are well worth the price. You'll enjoy round the clock safety with a 3-tier security system that includes a main entrance guard house, lift lobby and lifts to your own floor with 24-hour CCTV surveillance.



Swimming pool and deck.
Artist's impression.



Basketball court, playground and jogging track.
Artist's impression.

FREE
to be
YOU



Gym and recreation centre.
Artist's impression.



Multi-purpose hall and BBQ area.
Artist's impression.

MAKE MEMORIES & ENJOY EVERY MOMENT

享受当下 创造回忆

Indeed, there's no place like home and every experience you encounter or cultivate is luxury that will last a lifetime. At Meritus Residensi, you can expect comfort with facilities that go beyond the basics.

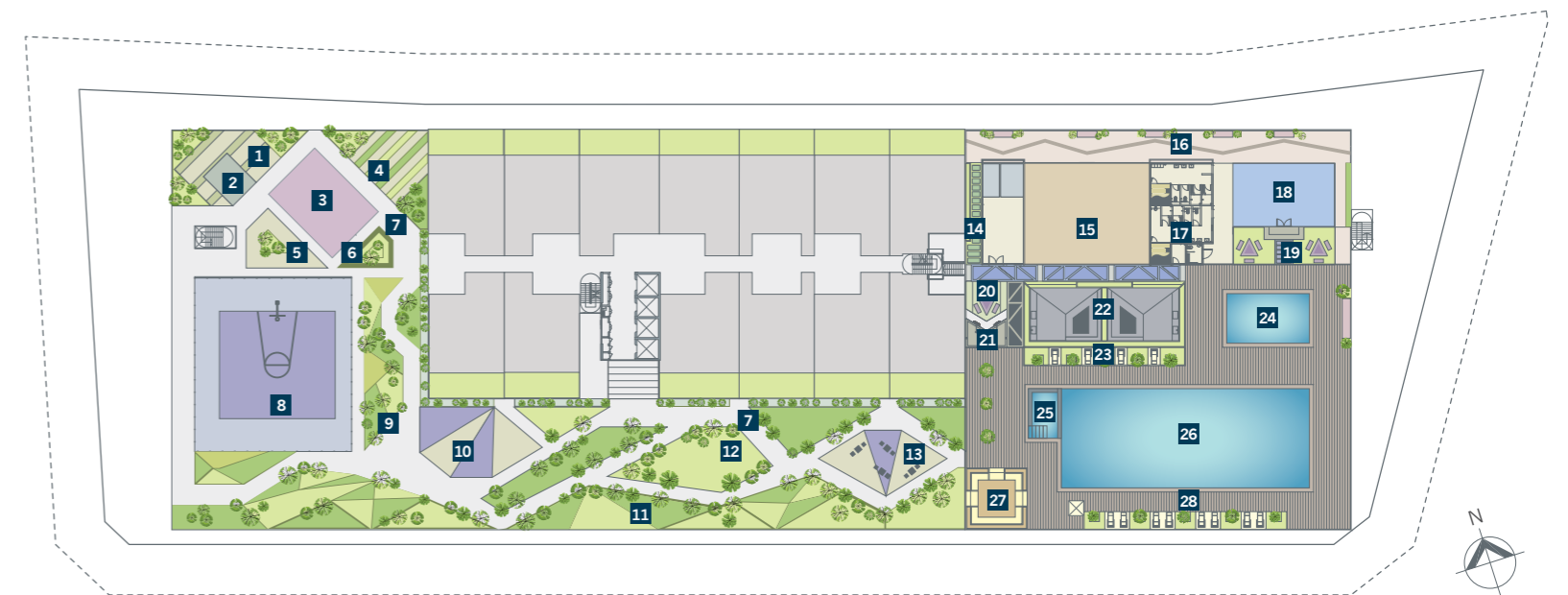
Your downtime is sacred. Choose to spend it at the purpose-built 1.2 acre podium filled with amazing lifestyle facilities. Make use of the multi-purpose hall for functions, the outdoor BBQ for entertaining friends, work up a sweat at the fully equipped gym or simply relax at the recreational area. With a variety of facilities, there's plenty you can do.

SITE PLAN

THE PODIUM LEVEL 7



- | | | | |
|----------------------------|-------------------------|------------------------|------------------------------------|
| 1 Moon Deck (Meditation) | 8 Half Basketball Court | 15 Multi-Function Room | 22 Floating BBQ Garden |
| 2 Iconic Pavilion | 9 Trapez Garden | 16 Soothing Garden | 23 Sun Lounge With Reflective Pond |
| 3 Children's Playground | 10 Outdoor Fitness Area | 17 Changing Room | 24 Wading Pool |
| 4 Zen Garden (Reflexology) | 11 Tri Dimension Walk | 18 Gym Room | 25 Jacuzzi |
| 5 Tai Chi Plaza | 12 Trapez Lawn | 19 Gym Terrace | 26 Swimming Pool |
| 6 Parents' Corner | 13 Chess Corner | 20 Reading Corner | 27 Cabana |
| 7 Jogging Path | 14 Green Wall | 21 Shower Pit | 28 Sun Deck Poolside Cabana |



STOREY PLAN 44 STOREYS HIGH

Butterworth City View

UNIT 1	UNIT 2	UNIT 3	UNIT 3A	UNIT 5	UNIT 6	UNIT 7
ROOF						
43-1	WATER TANK				43-6	43-7
	43-2	43-3	43-3A	43-5		
42-1	42-2	42-3	42-3A	42-5	42-6	42-7
41-1	41-2	41-3	41-3A	41-5	41-6	41-7
40-1	40-2	40-3	40-3A	40-5	40-6	40-7
39-1	39-2	39-3	39-3A	39-5	39-6	39-7
38-1	38-2	38-3	38-3A	38-5	38-6	38-7
37-1	37-2	37-3	37-3A	37-5	37-6	37-7
36-1	36-2	36-3	36-3A	36-5	36-6	36-7
35-1	35-2	35-3	35-3A	35-5	35-6	35-7
33A-1	33A-2	33A-3	33A-3A	33A-5	33A-6	33A-7
33-1	33-2	33-3	33-3A	33-5	33-6	33-7
32-1	32-2	32-3	32-3A	32-5	32-6	32-7
31-1	31-2	31-3	31-3A	31-5	31-6	31-7
30-1	30-2	30-3	30-3A	30-5	30-6	30-7
29-1	29-2	29-3	29-3A	29-5	29-6	29-7
28-1	28-2	28-3	28-3A	28-5	28-6	28-7
27-1	27-2	27-3	27-3A	27-5	27-6	27-7
26-1	26-2	TANK	26-3A	26-5	26-6	26-7
25-1	25-2	25-3	25-3A	25-5	25-6	25-7
23A-1	23A-2	23A-3	23A-3A	23A-5	23A-6	23A-7
23-1	23-2	23-3	23-3A	23-5	23-6	23-7
22-1	22-2	22-3	22-3A	22-5	22-6	22-7
21-1	21-2	21-3	21-3A	21-5	21-6	21-7
20-1	20-2	20-3	20-3A	20-5	20-6	20-7
19-1	19-2	19-3	19-3A	19-5	19-6	19-7
18-1	18-2	18-3	18-3A	18-5	18-6	18-7
17-1	17-2	17-3	17-3A	17-5	17-6	17-7
16-1	16-2	16-3	16-3A	16-5	16-6	16-7
15-1	15-2	15-3	15-3A	15-5	15-6	15-7
13A-1	13A-2	13A-3	13A-3A	13A-5	13A-6	13A-7
13-1	13-2	13-3	13-3A	13-5	13-6	13-7
12-1	12-2	12-3	12-3A	12-5	12-6	12-7
11-1	11-2	11-3	11-3A	11-5	11-6	11-7
10-1	10-2	10-3	10-3A	10-5	10-6	10-7
9-1	9-2	9-3	9-3A	9-5	9-6	9-7
8-1	8-2	8-3	8-3A	8-5	8-6	8-7
FACILITIES	7-1	7-2	7-3	7-3A	7-5	7-7

LEVEL 6 CARPARK	LEVEL 6 CARPARK
LEVEL 5 CARPARK	LEVEL 5 CARPARK
LEVEL 4 CARPARK	LEVEL 4 CARPARK
LEVEL 3 CARPARK	LEVEL 3 CARPARK
LEVEL 2 CARPARK	LEVEL 2 CARPARK
LEVEL 1 CARPARK	LEVEL 1 CARPARK

Penang Bridge View

UNIT 13	UNIT 12	UNIT 11	UNIT 10	UNIT 9	UNIT 8	
ROOF						
43-13	43-12	43-11	43-10	43-9	43-8	
42-13	42-12	42-11	42-10	42-9	42-8	
41-13	41-12	41-11	41-10	41-9	41-8	
40-13	40-12	40-11	40-10	40-9	40-8	
39-13	39-12	39-11	39-10	39-9	39-8	
38-13	38-12	38-11	38-10	38-9	38-8	
37-13	37-12	37-11	37-10	37-9	37-8	
36-13	36-12	36-11	36-10	36-9	36-8	
35-13	35-12	35-11	35-10	35-9	35-8	
33A-13	33A-12	33A-11	33A-10	33A-9	33A-8	
33-13	33-12	33-11	33-10	33-9	33-8	
32-13	32-12	32-11	32-10	32-9	32-8	
31-13	31-12	31-11	31-10	31-9	31-8	
30-13	30-12	30-11	30-10	30-9	30-8	
29-13	29-12	29-11	29-10	29-9	29-8	
28-13	28-12	28-11	28-10	28-9	28-8	
27-13	27-12	27-11	27-10	27-9	27-8	
26-13	26-12	26-11	26-10	26-9	26-8	
25-13	25-12	25-11	25-10	25-9	25-8	
23A-13	23A-12	23A-11	23A-10	23A-9	23A-8	
23-13	23-12	23-11	23-10	23-9	23-8	
22-13	22-12	22-11	22-10	22-9	22-8	
21-13	21-12	21-11	21-10	21-9	21-8	
20-13	20-12	20-11	20-10	20-9	20-8	
19-13	19-12	19-11	19-10	19-9	19-8	
18-13	18-12	18-11	18-10	18-9	18-8	
17-13	17-12	17-11	17-10	17-9	17-8	
16-13	16-12	16-11	16-10	16-9	16-8	
15-13	15-12	15-11	15-10	15-9	15-8	
13A-13	13A-12	13A-11	13A-10	13A-9	13A-8	
13-13	13-12	13-11	13-10	13-9	13-8	
12-13	12-12	12-11	12-10	12-9	12-8	
11-13	11-12	11-11	11-10	11-9	11-8	
10-13	10-12	10-11	10-10	10-9	10-8	
9-13	9-12	9-11	9-10	9-9	9-8	
8-13	8-12	8-11	8-10	8-9	8-8	
FACILITIES	7-13	7-12	7-11	7-10	7-9	7-8

LEVEL 6 CARPARK	LEVEL 6 CARPARK
LEVEL 5 CARPARK	LEVEL 5 CARPARK
LEVEL 4 CARPARK	LEVEL 4 CARPARK
LEVEL 3 CARPARK	LEVEL 3 CARPARK
LEVEL 2 CARPARK	LEVEL 2 CARPARK
LEVEL 1 CARPARK	LEVEL 1 CARPARK



Private garden for selected units.
Artist's impression.

EVERY CORNER AND INCH IS WELL-DESIGNED

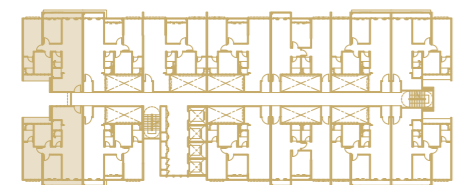
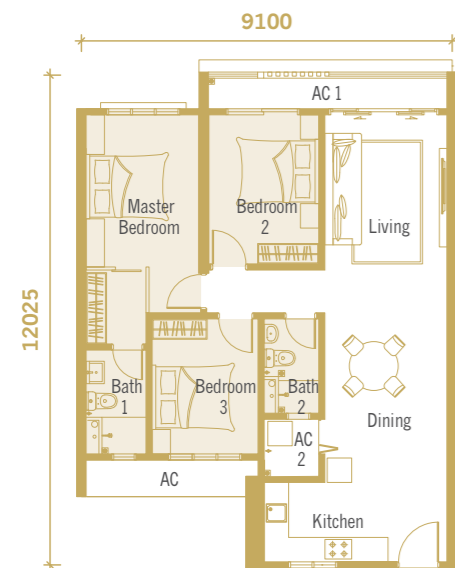
精心打造 每一细节

With a variety of layouts and modern designs, you needn't adjust to space. Rather, take pride in a place you can grow into. Yes, at Meritus Residensi, affordability looks this good and it's worth every cent you invest.

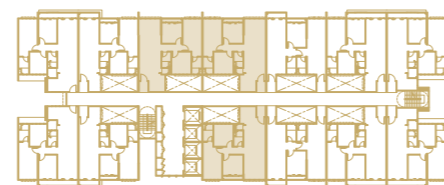
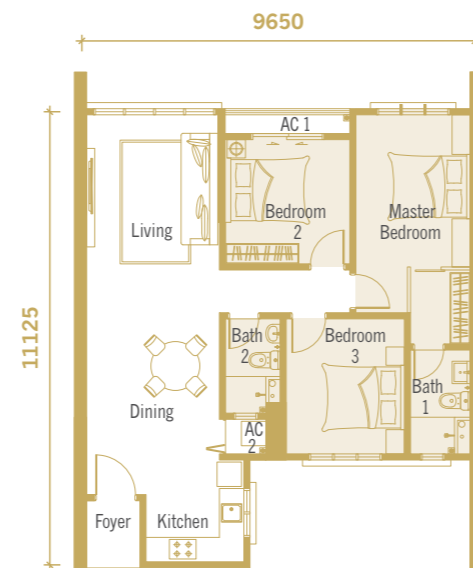
Every unit comes with 2 covered parking bays while selected units enjoy a private garden and up to 4 parking bays.

FLOOR PLANS

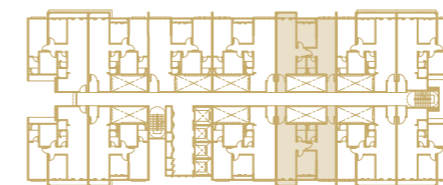
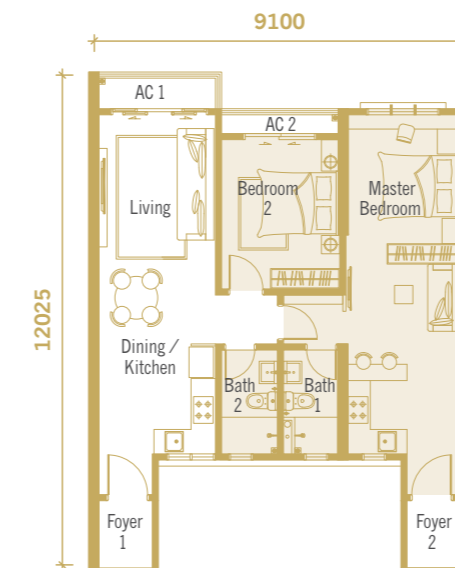
A1 1,023 Sq Ft
3 Rooms 2 Baths



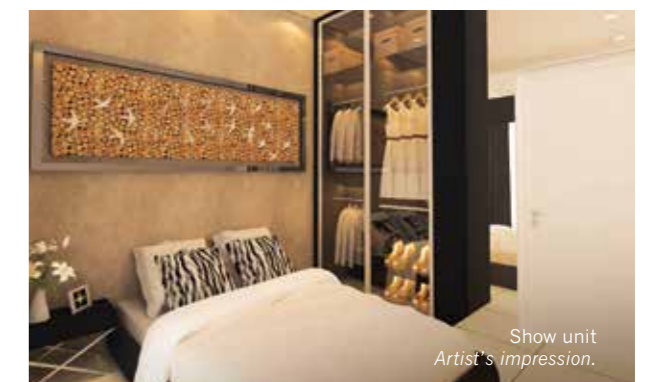
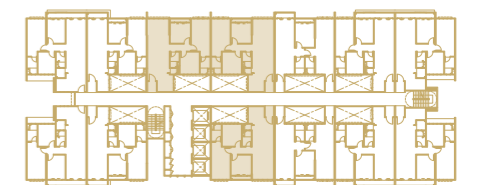
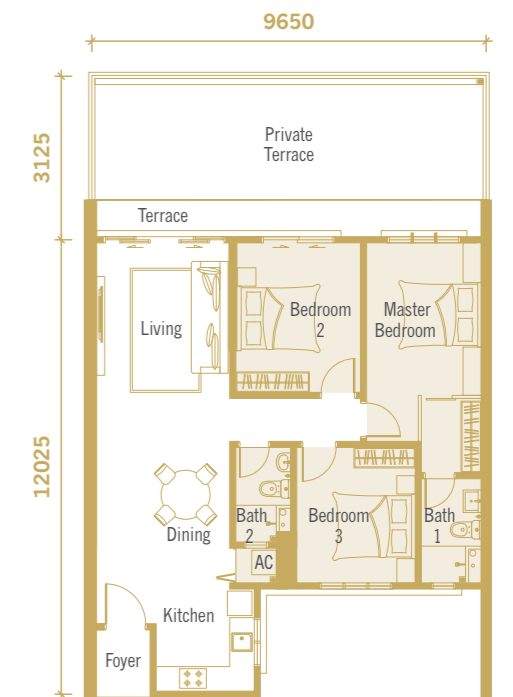
A5 996 Sq Ft
3 Rooms 2 Baths



B 945 Sq Ft (Dual-Key)
2 Rooms 2 Baths



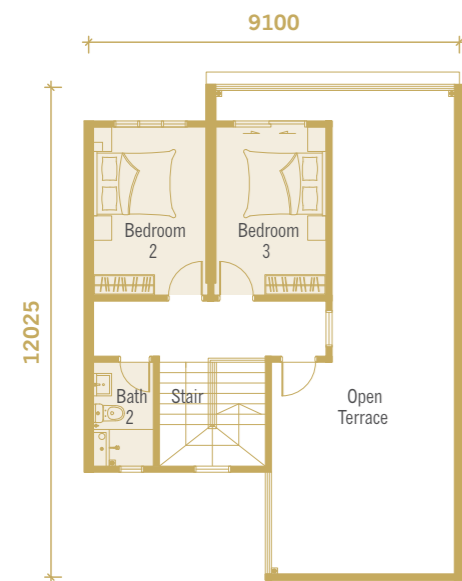
C5 1,414 Sq Ft
3 Rooms 2 Baths



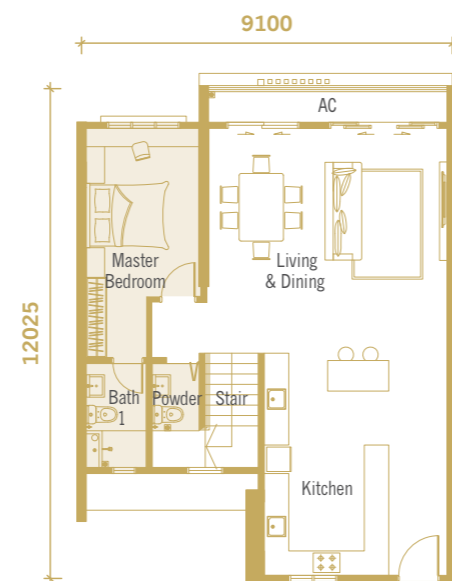
FLOOR PLANS

SPECIFICATIONS

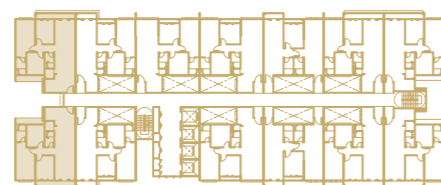
E1 2,046 Sq Ft (Duplex Penthouse)
3 Rooms 3 Baths



Upper Floor



Lower Floor



Structure	Reinforced Concrete Structure
Wall	Brick Wall/Lightweight Block Wall/Masonry Wall
Roofing Covering	Metal Deck Roof/Reinforced Concrete Flat Roof
Roof Framing	Steel Frame
Ceiling	Skim Coat/Plaster
Windows	Aluminium Framed Casement Window/Fixed Glass Panel
Doors	Main Entrance: Solid Core Timber Door Bedrooms: Quality Timber Flushed Door Bathrooms: Quality Timber Flushed Door A/C 1: Acrylic Panel Bi-Fold Door A/C 1 (Penthouse & Dual-Key): Aluminium Framed Glass Sliding Door A/C 2, A/C 3: Aluminium Framed Glass Sliding Door Powder: Acrylic Panel Bi-Fold Door Terrace: Aluminium Framed Glass Sliding Door Open Terrace: Quality Timber Flushed Door
Ironmongery	Quality Locksets
Wall Finishes	Kitchen: Quality Tiles up to 1500mm Height Bathrooms/Powder: Quality Tiles up to Ceiling Height External: Plaster & Weather Resistant Paint Internal: Skim Coat/Plaster & Paint
Floor Finishes	Living/Dining/Kitchen/Foyer: Quality Tiles Bedrooms: Quality Tiles Staircase (Penthouse Only): Quality Tiles Bathrooms/Powder: Quality Tiles A/C 1, A/C 2, A/C 3: Quality Tiles A/C: Cement Render Terrace/Open Terrace/Private Terrace: Quality Tiles
Sanitary and Plumbing Fittings	Quality Sanitary Wares & Fittings
Electrical Installation	

	A1 & A1 Mirror	A2 & A2 Mirror	A3 & A3 Mirror	A4 & A4 Mirror	A5 & A5 Mirror	B & B Mirror
Lighting Point	15	15	14	15	14	15
Ceiling Fan Point	5	5	5	5	5	5
Power Point (13A SSO)	13	13	13	13	13	14
Air-conditioning Point	4	4	4	4	4	3
Water Heater Point	2	2	2	2	2	2
SMATV Point	1	1	1	1	1	1
Audio Intercom Handset	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1
	C1 & C1 Mirror	C2 & C2 Mirror	C3 & C3 Mirror	C4 & C4 Mirror	C5 & C5 Mirror	D & D Mirror
Lighting Point	16	16	15	16	15	15
Ceiling Fan Point	5	5	5	5	5	5
Power Point (13A SSO)	13	13	13	13	13	14
Air-conditioning Point	4	4	4	4	4	3
Water Heater Point	2	2	2	2	2	2
SMATV Point	1	1	1	1	1	1
Audio Intercom Handset	1	1	1	1	1	1
Distribution Board	1	1	1	1	1	1
Fibre Wall Socket	1	1	1	1	1	1
	E1 & E1 Mirror	E2 & E2 Mirror	E3 & E3 Mirror	E4 & E4 Mirror	E5 & E5 Mirror	E6 & E6 Mirror
Lighting Point	21	21	19	21	18	22
Ceiling Fan Point	6	6	6	6	6	6
Power Point (13A SSO)	16	16	16	16	17	16
Air-conditioning Point	4	4	4	4	4	4
Water Heater Point	2	2	2	2	2	2
SMATV Point	1	1	1	1	1	1
Audio Intercom Handset	1	1	1	1	1	1
Door Bell Point*	1	1	1	1	1	1
Distribution Board	2	2	2	2	2	2
Fibre Wall Socket	1	1	1	1	1	1
Internal Telecommunication Trunking and Cabling	-					
Fencing	Overall Fence up to 1800mm Height – For Private Garden Units Only					

Note:

*For unit E1 to E6, only 1 no door bell point at lower floor as upper floor cannot be accessed by corridor

A Signature Lifestyle Development By



RENOWNED BRAND



SO WORTH IT

MAKING DREAMS COME TRUE

极致家居 如你所爱

Since we first started in 1978, our pioneering vision has always been to help Malaysians achieve affordable homeownership. Today, it remains a strong driving force.

With more than 16,860 properties worth RM3.2 billion completed across the nation, we have helped thousands realise their dreams.

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A Signature Lifestyle Development By



Developer

G Land Development Sdn Bhd (878077-X)
Unit 3-07 & 3-08, Medan Perniagaan Pauh Jaya,
Jalan Baru, 13700 Perai, Pulau Pinang, Malaysia.
F 04 386 6089
GPS Coordinates 5°22'19.4"N 100°24'43.0"E



Sales Gallery Meritus Residensi

Exclusive Marketing Agent



Pemaju : G Land Development Sdn Bhd (878077-X); C-21, Jalan Medan Selayang 1, Medan Selayang, 68100 Batu Caves, Selangor · Ejen Pemasaran Eksklusif : Rina Properties (Asia) Sdn Bhd (Co No.: 1120603-M) [E(3)0256/3]; No.3A, Lorong Perda Selatan 1, Bandar Perda, 14000 Bukit Mertajam, Pulau Pinang · Lesen Pemaju : 14538-1/11-2020/03313(L) · Tempoh Sah : 13/11/2019 – 12/11/2020 · Permit Iklan dan Jualan : 14538-1/11-2020/03313(P) · Tempoh Sah : 13/11/2019 – 12/11/2020 · Kegunaan Bangunan : Pangsapuri Berservis · Bebanan Tanah : Public Investment Bank Berhad · Pegangan Tanah : Pegangan Bebas · Pihak Berkuasa : Majlis Perbandaran Seberang Perai · No. Rujukan Pelan Bangunan : MPSP/40/20-36/44 · Tarikh Dijangka Siap : Julai 2020 · Harga Jualan : RM564,500 (Min) – RM927,700 (Max) · Jumlah Unit : 480 unit (Jenis A1 1023kps: 70 unit (RM419,400-RM604,200); Jenis A2 1015kps: 70 unit (RM416,100-RM580,200); Jenis A3 959kps: 71 unit (RM364,500-RM546,900); Jenis A4 987kps: 70 unit (RM399,800-RM561,400); Jenis A5 996kps: 106 unit (RM403,400-RM566,000); Jenis B 945kps: 71 unit (RM382,800-RM559,700); Jenis C1 1358kps: 2 unit (RM499,400-RM530,100); Jenis C2 1350kps: 2 unit (RM496,200-RM526,700); Jenis C3 1322kps: 2 unit (RM473,300-RM502,100); Jenis C4 1322kps: 2 unit (RM480,200-RM514,000); Jenis C5 1414kps: 3 unit (RM496,200-RM526,000); Jenis D 1310kps : 2 unit (RM468,100-RM496,400); Jenis E1 2046kps : 2 unit (RM907,700-RM927,700); Jenis E2 2030kps : 2 unit (RM901,200-RM921,200); Jenis E3 1918kps: 1 unit (RM870,800); Jenis E4 1974kps: 2 unit (RM873,500-RM893,500); Jenis E5 1992kps: 1 unit (RM900,800); Jenis E6 1890kps: 1 unit (RM859,500)) · Jumlah Baki Unit : 77 · Sekatan Kepentingan: Tanah yang diberi milik ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri.