



*Taman  
Seri Megah 3*  
Phase 2



Great Living, Quality Homes



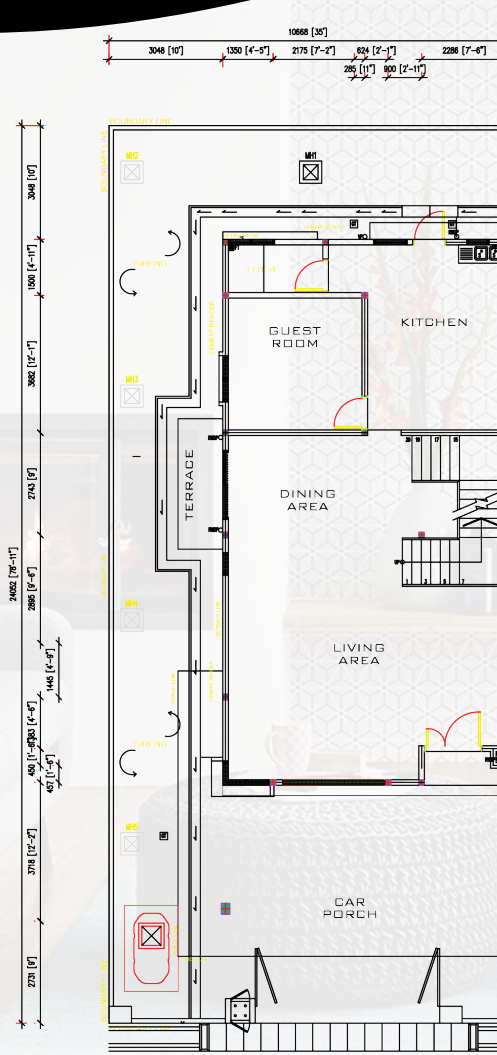


**A PERFECT PLACE** *For Your Family*

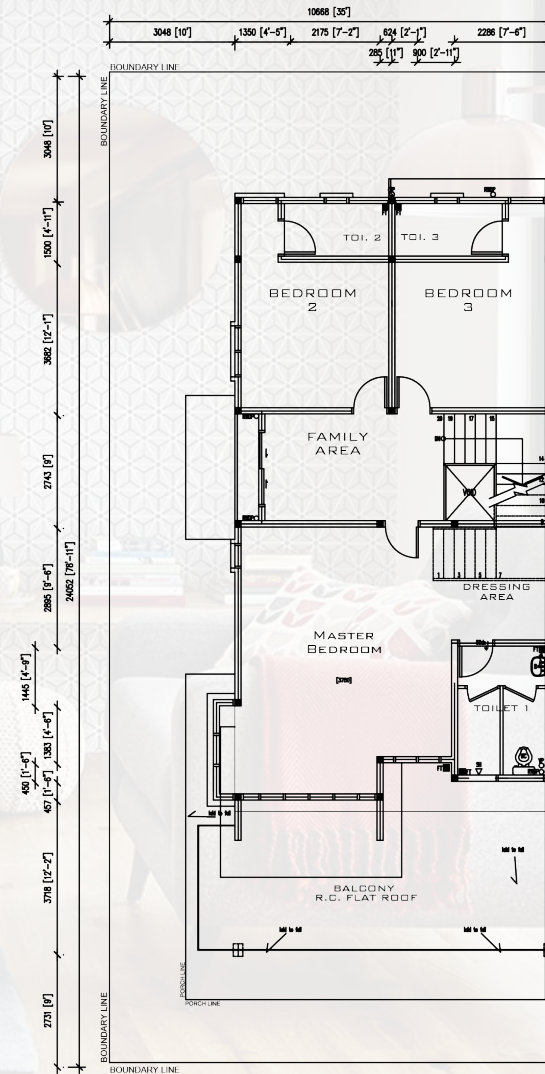
*Taman Seri Megah 3*  
Phase 2

**Land Size**  
34' x 78'

**Built Up**  
24' x 48'



**Ground Floor Plan**



**First Floor Plan**



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House No	Address	Land Area (FT2)	Land Size	Built Up	Type Of Development
1	NO.1, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	3788.89	49' X 78'	24' X 48'	SEMI-D (CORNER LOT)
2	NO.2, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
3	NO.3, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
4	NO.4, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
5	NO.5, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
6	NO.6, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
7	NO.7, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
8	NO.8, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
9	NO.9, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
10	NO.10, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
11	NO.11, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
12	NO.12, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
13	NO.13, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
14	NO.14, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
15	NO.15, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
16	NO.16, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D (END LOT)
17	NO.17, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	BUNGALOW (END LOT)
18	NO.18, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
19	NO.19, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	63' X 78'	24' X 48'	SEMI-D
20	NO.20, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
21	NO.21, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
22	NO.22, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
23	NO.23, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
24	NO.24, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
25	NO.25, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
26	NO.26, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
27	NO.27, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
28	NO.28, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	2766.32	34' X 78'	24' X 48'	SEMI-D
29	NO.29, JALAN SERI MEGAH 3/1, TAMAN SERI MEGAH 3, 32400 AYER TAWAR, PERAK.	3885.77	50' X 78'	24' X 48'	SEMI-D (CORNER LOT)



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**Notes:** All specifications above are subject to changes at anytime subject to the discretion of the local authorities, architect and engineer

Structure	: Reinforced Concrete Frame	
Walls	: Red Brick with Cement	
Roofing	: Cement Tiles on Roof Trusses	
Ceiling	: Bedroom & Bathroom	Fibrous Plaster Ceiling
	: Living & Dining	Fibrous Plaster Ceiling
	: Kitchen & Car Porch	Fibrous Plaster Ceiling
	: Roof Eave & All other area	Non Asbestos Flat Sheet
Doors	: Main Door & Bedroom	Timber Door
	: Bathroom	PVC Door
	: Kitchen	Steel Door
	: Door Frame	Metal Door Frame
Gate	: 5' Steel Gate	
Windows	: Aluminium casement & top hung	
Fencing	: Front	5' High Brick Wall
	: Rear & Site	5' High Brick Wall
Floor Finished	: Living, Dining & Bedrooms	Ceramic Tiles
	: Kitchen & Bathroom	Ceramic Tiles
	: Car Porch	Cement Render
	: All other area	Cement Render
Wall Finishes High	: Bilik Mandi	Ceramic Tiles up to 5' High
	: Dapur	Ceramic Tiles up to 5' High
	:	for 2 Wall Only
Sanitary Fitting	: Sitting Water Closet	3 Nos
	: Wash Basin	3 Nos
	: Kitchen Sink	1 Nos
	:	
Electrical Installation	: Lighting Points	25 Nos
	: 13Amp Power Points	19 Nos
	: Ceiling Fan Points	6 Nos
	: Air-cond Points	2 Nos
	: Water Heater Points	1 Nos
	: 2 Ways Points	2 Nos
	: TV Aerial Points	1 Nos
	: Telephone Points	1 Nos
	: Door Bell Points	1 Nos
	: Auto Gate Points	1 Nos
	: Gate Light Points	2 Nos
Others	: Letter Box	1 Nos



  
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**Strategic Location**

 **Nearby Amenities :**

- at town center ,nearby daily amenities
- within 5 min to Mr Diy,99SpeedMart,KFC, POS OFFICE,RHB BANK, POLICE STATION ..

