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Atlantis C&E Sdn Bhd

EIGHTLY Atlantis
- DEVELOPMENT -

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Developer's License No.: 31260/01-2031/0007(A) (07/01/2026 – 06/01/2031) · **Advertising and Sales Permit No.:** 31260-1/06-2028/0454(N)-(L) (20/06/2026-19/06/2028) · **Title:** Individual Title · **Land Tenure:** Freehold · **Land Encumbrances:** Public Bank Berhad · **Expected Date of Completion:** June 2028 · **Approving Authority:** Majlis Perbandaran Pontian · **Building Plan Approval Reference No.:** (17) DLM. MPPN.16/D0021/2025 @ MPPN.3291/PB/2025/0017 · **Units:** 10 Units of 2-Storey Semi-Detached Houses (42' x 84'-90') · **Selling Price:** RM963,800 (min) – RM1,155,800 (max) *15% discount for bumiputera lot

The developer gives notice that these particulars do not form, or form any part of, any offer or contract. These particulars are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission it may contain, However caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein.

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**

11/2026

PONTIAN
Taman
MEGA H

Your Peaceful Retreat
by the Straits

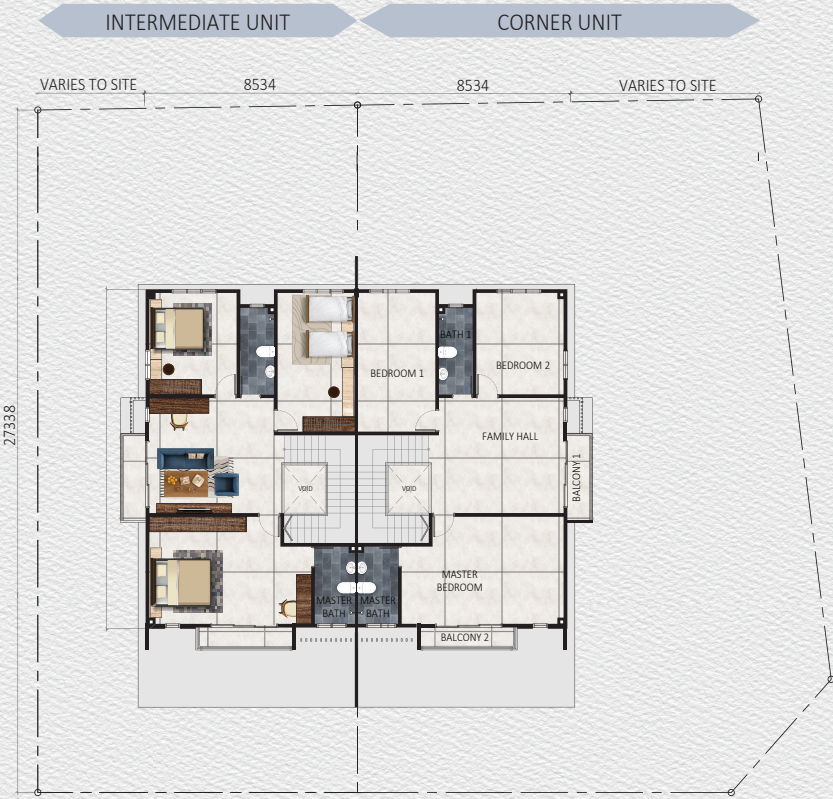
DOUBLE STOREY
SEMI-DETACHED

双层半独立式房屋

FREEHOLD



Ground Floor 底楼



First Floor 一楼

SPECIFICATION

- STRUCTURE**
Reinforced Concrete Framework
- WALL**
Brickwall
- ROOFING COVERING**
Concrete Roof Tile / Reinforced Concrete Flat Roof / Metal Roofing
- ROOF FRAMING**
Lightweight Roof Truss
- CEILING**
Skim Coat/ Plaster Ceiling
- WINDOWS**
Aluminium-Framed Glass Window
- DOORS**
Flush Door/Aluminium-Framed Sliding Glass Door
- IRONMONGERY**
Quality Lockset
- WALL FINISHES**
Master Bath : Quality Wall Tiles
Bath 1 & 2 : Quality Wall Tiles
Wet Kitchen : Quality Wall Tiles
- FENCING**
1.5mH Fencing
- SANITARY & PLUMBING FITTINGS**
Quality Sanitary Wares and Fittings
- FLOOR FINISHES**

Ground Floor	
Living, Dining, Kitchen	Quality Tiles
Bedroom 3	Quality Tiles
Bath 2	Quality Tiles
Staircase	Quality Tiles
Car Porch	Quality Tiles
Yard	Quality Tiles
Others Areas	Cement Render
First Floor	
Master Bedroom / Family Hall / Bedroom 1 & 2	Quality Tiles
Master Bath / Bath 1	Quality Tiles
Balcony 1 & 2	Quality Tiles
Other Areas	Cement Render
- ELECTRICAL INSTALLATION**

Lighting Point	27 nos.
Ceiling Fan Point	8 nos.
Socket Outlet Point 13A	22 nos.
Socket Outlet Point 15A	7 nos.
Air Conditioning Point	7 nos.
T.V. Outlet Point	2 nos.
Water Heater Point	3 nos.
Auto Gate Point	1 nos.
Gate Lighting Point	2 nos.
Door Bell Point	1 nos.
Wall Lighting	5 nos.

土地面积
Land Area

42' x 84'-90'

建筑面积
Built-Up Area

2,561sq.ft.



4 Bedrooms
3 Bathrooms



Gated Security



Huge Car Porch
Comfortably Fits 3 Cars



Multi-Gen Layout

Taman Megah is an exclusive collection of 10 freehold Semi-D homes nestled in a peaceful coastal neighbourhood facing the Straits of Malacca. Designed for multi-generational families, each home features spacious interiors, private outdoor spaces, and modern comfort. Enjoy the perfect blend of serenity and convenience, surrounded by schools, shops, and easy access to the Pontian-JB Highway — where seaside living meets contemporary lifestyle.

Taman Megah 限量10个永久地契半独立式住宅，坐落于静谧海岸社区，面朝马六甲海峡。宽敞格局与私密户外空间，专为三代同堂设计。邻近学校商圈，直通笨珍-新山大道，于宁静与便利之间，尽享现代海岸生活。