



Nusa Melati

MEADOWS
RESIDENCES

FREEHOLD

PHASE 1
SIGNATURE HOME COLLECTION
20' X 70'
23' X 70'

AN INVITATION TO ELEGANCE



**Artist Impression Only*

MEADOWS RESIDENCES

As you arrive at Nusa Melati, a lush greenery will announce your entrance to a tranquil haven. Journey as you step inside and discover a place designed for peace and comfort. Our dedicated guard house ensures your well-being, allowing you to unwind and relish the serenity of your surroundings.



Equipped with CCTV



Gated and Guarded*

**Subject to approval from the relevant authority.*




Pedestrian and Cycling Lane
(Shared Lane) (5.7km)


Park Trail
(2.3km)

*Artist Impression Only

MASTER PLAN

MEADOWS RESIDENCE

Phase 1

- 1 Undulating Trail
- 2 The Boulevard
- 3 Children Playground
- 4 Community Park
- 5 Dry Pond
- 6 Amphitheater
- 7 Maze Garden
- 8 Multipurpose Court
- 9 Outdoor Gym
- 10 Staged Walkway
- 11 Terrace Walk
- 12 Guardhouse

Phase 2

- 13 Plaza
- 14 Park Bench
- 15 Outdoor Gym
- 16 Gasebo
- 17 Playground

THE HUB

Phase 1

- 18 Shop Office

Phase 2

- 19 Shop Office
- 20 Kedai Kos Sederhana (KKS)

THE NEIGHBOURHOOD PARK



MAZE GARDEN

Escape the hustle and bustle and find your inner peace in our serene maze garden. Wander through the lush landscapes, listen to the birdsong, and enjoy a moment of tranquility.



NATURE'S HARMONY, YOUR HOME

This architectural concept embraces natural topography, with varying heights offering distinct experiences. Lower levels connect intimately with nature's tapestry, while higher elevations provide sweeping panoramas. Movement through the terrain creates dynamic interactions, making each level a unique encounter with the environment.



Convenient & Seamless
Access to Nature



Resplendent Parks
& Jogging Tracks



Lush Greeneries



Multi-Gen Parks

INDULGE IN ELEGANCE WITHIN

Unwind in the of comfort within our spacious designed homes. Crafted with families in mind, our interiors offers room for relaxation and togetherness. Experience tranquility as the gentle breeze blows from the natural landscapes embrace you. Designed for serenity as the each home is your personal haven.



Spacious
Open Concept



Curated for Optimum
Indoor Ventilation



European-Inspired
Design



**Artist Impression Only*



*Artist Impression Only

TYPE A DOUBLE STOREY LINK HOMES

Lot Size : 20' X 70' & 23' x 70' | Total Floor Area : From 2,033 sq. ft. & From 2,371 sq.ft.
 4 Bedrooms + 4 Bathrooms

Discover the ultimate spacious luxury with our 4-bedroom unit, where each bedroom features its own private ensuite bathroom for enhanced comfort. The open-concept design seamlessly connects the living and dining areas, making it the perfect setting for family gatherings and quality time.

- High Ceilings
- En-Suite Bathrooms
- Spacious Kitchen
- Open Design for Dining & Living Area



*Artist Impression Only

1 ST FLOOR PLAN



GROUND FLOOR PLAN



*Land size varies



*Artist Impression Only

TYPE B DOUBLE STOREY LINK HOMES

Lot Size : 20' X 70' & 23' x 70' | Total Floor Area : From 2,026 sq.ft. & From 2,504 sq.ft.
 4 Bedrooms + 4 Bathrooms

Uncover the ultimate family escape in this unit, where a smartly arranged layout optimizes both space and usability. The elegant design and open-concept living areas create a perfect environment for a rewarding living experience.

- High Ceilings
- En-Suite Bathrooms
- Spacious Kitchen
- Open Design for Dining & Living Area



*Artist Impression Only

1 ST FLOOR PLAN

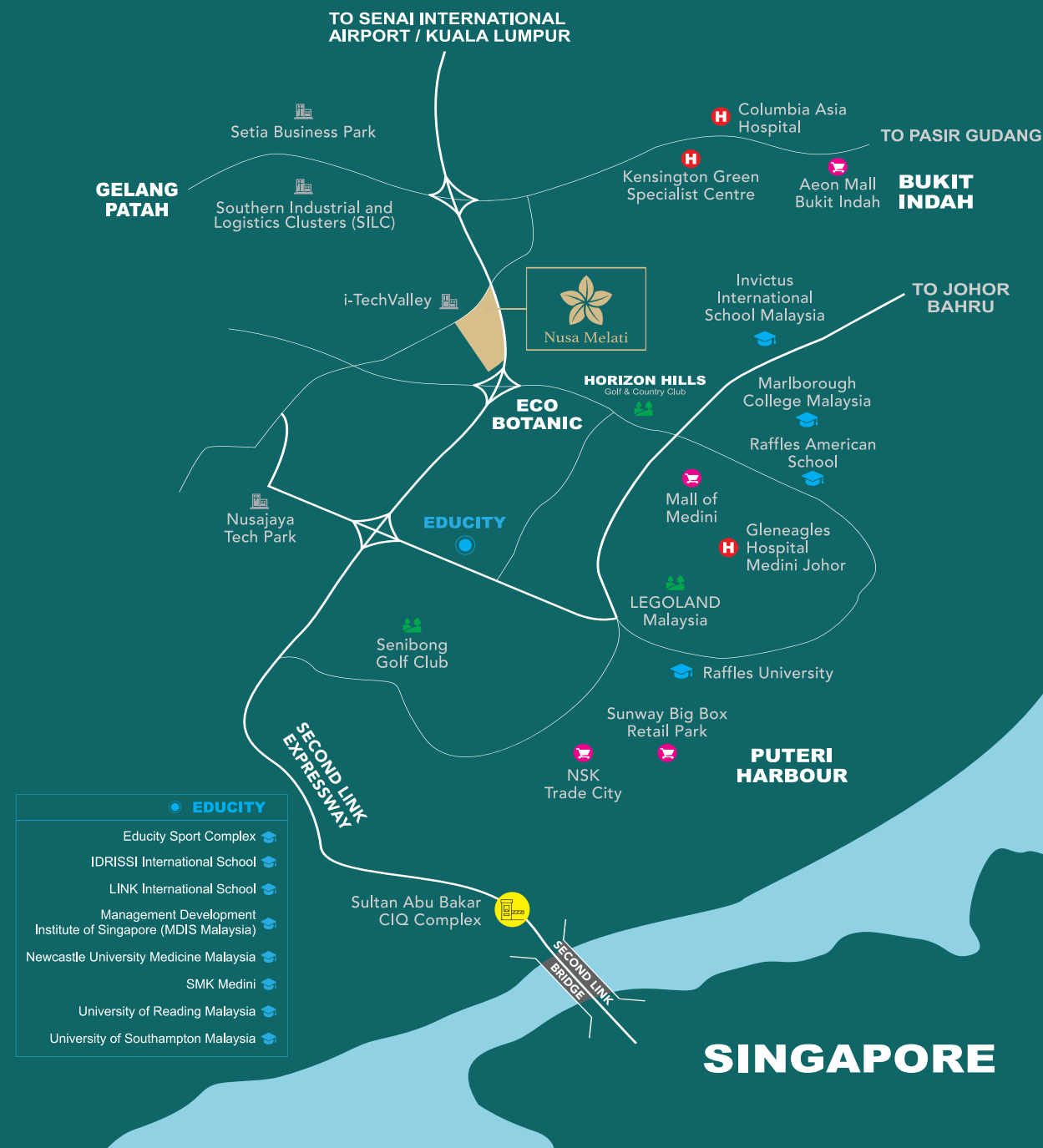


GROUND FLOOR PLAN



*Land size varies

THE LOCATION



EDUCATIONAL INSTITUTIONS

- IDRISI International School
- Invictus International School Malaysia
- LINK International School
- Marlborough College Malaysia
- Management Development Institute of Singapore (MDIS Malaysia)
- Newcastle University Medicine Malaysia
- Raffles American School
- Raffles University
- SMK Medini
- University of Reading Malaysia
- University of Southampton Malaysia

RECREATIONAL ATTRactions

- Educity Sports Complex
- Horizon Hills Golf & Country Club
- LEGOLAND Malaysia
- Senibong Golf Club
- Sireh Park
- Sultan Ibrahim Stadium

HEALTHCARE FACILITIES

- Columbia Asia Hospital
- Kensington Green Specialist Centre
- Gleneagles Hospital Medini Johor

AMENITIES & CONVENIENCES

- Aeon Mall Bukit Indah
- Bazar Mydin Anjung Nusajaya
- Eco Galleria
- Mall of Medini
- NSK Trade City
- Sunway Big Box Retail Park

TIMELESS LIVING, REDEFINED



*Artist Impression Only

010 210 8822
www.nusamelati.com



KIMLUN

SUN SAKURA SDN BHD 201501007304 (1132637-M)
5, Jalan Titiwangsa, 53200 Kuala Lumpur T. 034022 2177 F. 034022 2024

010 210 8822
www.nusamelati.com



Nusa Melati Sales Gallery
OPEN DAILY: 10am - 6pm

DIMILIKI OLEH: SUN SAKURA SDN. BHD. 201501011114 (1136449-W). Alamat: 5, Jalan Titiwangsa, 53200 Kuala Lumpur. Tel.: 03 - 4022 2177. Faks: 03 - 4022 2024. Lesen Pemaju : 30601/10-2028/0276(A), Tempoh Sahlaku Lesen : 01/11/2023 - 31/10/2028. Permit Iklan dan Jualan 30601-1/04-2027/0277(N)-(L), Tempoh Sahlaku Permit 14/04/2025 -13/04/2027. Tarikh dijangka siap: Julai 2027. Pihak Berkuasa Yang Meluluskan Pelan Bangunan: MBIP. No. Rujukan: MBIP(JB)RP/9/7/2024(20). Beban Tanah: Tiada. Pegangan Tanah: Bebas. Sekatan Kepentingan: Tanah Yang Terkandung Di Dalam Hakmilik Ini Tidak Boleh Dijual Atau Dipindahmilik Dengan Apa Cara Sekalipun Kepada Bukan Warganegara/Syarikat Asing Tanpa Persetujuan Pihak Berkuasa Negeri. Jumlah Unit: 82 Unit RM968,000.00(Min), RM1,700,000.00(Max) | 14 Unit RM1,331,000.00(Min), RM1,951,000.00(Max) | 56 Unit RM966,000.00(Min), RM1,537,000.00(Max) | 6 Unit RM1,450,000.00(Min), RM2,275,000.00(Max) | Jenis A & B 20'X70' (138 Unit) | Jenis A1 & B1 23'X70' (20 Unit) | Jenis Rumah: Rumah Teres. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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