

**TOL AYER KEROH**

Zoo Melaka  
Mutan Rakreati  
McDonald's  
Taman Buaya Melaka  
Taman Task Uthara  
Pusat Kajian Menterai Melaka (Self Negeri)  
Tara Golf & Country Resort  
Taman Ozaia Impian  
Taman Melaka Perdana  
Vista Krakra  
Kompleks Kementerian Hal Ehwal Dalam Negeri  
Majlis Al-Idara  
Institut Dakikologi  
Restoran Hady MTC  
MTC  
Pizza Hut KFC  
Mamee Industries  
Shah  
Ayer Keroh Industrial Area  
Melaoca Water City Resort  
Taman Bonita Melaka  
King's Hotel  
Pantai Hospital  
AEON Jusco  
MEAB  
Bukit Baru  
BUKIT BERUANG  
MELAKA

Another Prestigious Project by:

**TELADAN SETIA SDN. BHD.** (061447-A)  
8 & 10, Tingkat Bawah, Jalan Mutiara Melaka 2,  
Taman Mutiara Melaka, Batu Berendam, 75350 Melaka.  
A member of REHDA

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Source of Land : Freehold - Land Encroachment : N/A - Expected Completion Date: August 2014 - Approving Authority : MPPM - Building Plan Approval No.: MPPM/138/01/01/2011 - Development Consent No.: 756/15/2/2011/11 - Safety Permit: 21/02/2011 - Sales & Advertising Permit No.: 756/16/1/02/2011/01 - Public Order No.: 2/02/2011 - The Copyright Collection : 1/24/2011 No. 801/1/2/2011/01 - The Recreational Collection : 2/24/2011 No. 801/1/2/2011/01 - The Recreational Collection : 2/24/2011 No. 801/1/2/2011/01 - The Recreational Collection : 2/24/2011 No. 801/1/2/2011/01 - The Recreational Collection : 2/24/2011 No. 801/1/2/2011/01



**TAMAN SAUJANA HEIGHTS**  
*Bukit Katil*  
A Freehold guarded community

the new architecture icon

**TAMAN SAUJANA HEIGHTS**  
Exclusivity  
The perfect place to build your nest



The air is serene, with only the sounds of the swaying grass embraced by the gentle breeze. Sitting on high ground, our magnificent Bungalows and Semi-Des overlook the surrounding neighbourhood. The exquisite and ultramodern architecture of our houses immediately astounds you, leaving you breathless and admiring in awe of its beauty and colossal size.

Coupled with the fact that our Taman Saujana is a Guarded development, the Bungalow and Semi-Des houses located within the perimeter wall with 24-hours security is truly a safe sanctuary.

It is a place where you can escape from the hustle and bustle of the urban jungle, allowing you to unwind and relax from a hard day's work. It is also your personal office, granting you the peace and quiet that you need to strategize your next move in the corporate world. If you like the house, we are certain that your family will love it even more! Happy laughter will echo through these walls, and sad tears will also be shed. But through it all, family bonds will be strengthened and many happy memories will be forged. Priceless memories.

It is indeed the perfect place to build your family nest.



TAMAN  
SAUJANA  
HEIGHTS

## Connectivity

Your ideal home is located in a Prime location



Taman Saujana Heights is a Freehold guarded community.

Conveniently accessible via the Ayer Keroh Highway and the main highway to Melaka Town, your every destination is now within easy reach.

With close proximity to almost everything that you need - shopping malls such as AEON Jusco, Parkson and the Mydin Hypermarket. The Pantai Specialist Centre is also a short drive away, in the event of any medical emergency.

Established educational institutions and numerous recreations spots are just a short car ride away, such as The Multimedia University, Manipal College, Ayer Keroh Golf & Country Club and Tiara Golf & Country Resort.

Major government administrative offices and restaurants are also located nearby for your convenience. Whichever way you choose to look at it, Taman Saujana Heights is a Prime Location.



TAMAN  
SAUJANA  
HEIGHTS

## Success

Elevate your status,  
Don't be afraid to show it



Welcome to Taman Saujana Heights - the low density exclusive Guarded development.

Our homes are The New Architecture Icon in Bungalow and Semi-De design, setting the new benchmark for others to follow. Modern contemporary materials and premium finishing are lavishly utilised and nothing has been spared to highlight every details of the design. The full height windows also enhance the interior space by allowing more sunlight to shine in and brighten up your home.

KEY DESIGN FEATURES:

- Freehold homes nestled in a low density neighbourhood
- Cold & hot water piping to bathrooms
- Green tinted windows to reduce heat
- Perimeter fencing with CCTV and Intruder sensors
- 3-Phase electricity supply
- Underground utilities cabling
- Concealed drainage system
- Spacious built-up area
- Tempered glass balcony railings

Make a statement in life, because you only live once.





2-Storey Semi-De

Built up Area : 3,495 sq.ft  
Land Area : 4,047 sq. ft to 5,038 sq.ft



## The Signature Collection



Ground Floor



First Floor

### SPECIFICATION

STRUCTURE	Reinforced concrete frame			
WALL	Brickwall or r.c.wall			
ROOF	Clean colour bond metal roofing			
CEILING	Plaster ceiling Aluminium strip ceiling			
WINDOWS	Powder-coated aluminium frame windows			
DOORS	Powder-coated aluminium frame sliding Solid timber door			
FLOOR FINISHES (GROUND FLOOR)	Living/Foyer/Dining Dry Kitchen/Wet Kitchen/Bath/Store/Yard Dry Kitchen/Wet Kitchen/Bath/Store Terrace/Entrance Porch Terrace Bedroom/Utility/Store Maid Room Car Porch Car Porch Others	Polished porcelain tiles Porcelain tiles (Avantgarde & Masterpiece) Porcelain tiles (Signature) Porcelain tiles (Avantgarde) Porcelain tiles (Masterpiece) Ceramic tiles Ceramic tiles (Avantgarde) Porcelain tiles (Avantgarde & Masterpiece) Cement render (Signature) Cement render		
FLOOR FINISHES (1ST FLOOR)	Staircase/Family Hall/Bedrooms Staircase/Family Hall/Bedrooms Baths	Porcelain tiles (Avantgarde & Masterpiece) Ceramic tiles (Signature) Porcelain tiles		
WALL FINISHES	Wet Kitchen Bathrooms Others	1500mm high ceramic tiles Full height ceramic tiles Cement plaster		
PAINTING	Interior Walls Exterior Walls	Emulsion paint Weather resistant paint		
FENCING	1800mm high brickwall fencing M.S. sliding and folding gate			
SANITARY INSTALLATION			Avantgarde	Masterpiece
	Water Closet		6	6
	Wash Basin		6	4
	Kitchen Sink		1	1
	Shower		6	4
ELECTRICAL INSTALLATION			Avantgarde	Masterpiece
	Lighting points		39	36
	13 Amp Power points		18	18
	Fan points		10	9
	Telephone point		1	1
	TV point		1	1
	Air-cond points		9	7
	Door bell point		1	1
	Autogate point		1	1
	Gate light points		2	2
OTHERS	Cold & hot water piping to bathrooms			



## REPUTATION

TELADAN SETIA has always upheld the belief of customer priority and quality assurance. We never neglect the promises we made to our customers, aiming to serve their every need.

We place enormous emphasis on designing the very best homes that money can buy and consider every details such as the character and layout of a house, its surroundings, interior colour schemes and landscaping.

### Actively Keeping Promises

Teladan Setia has successfully completed numerous property developments in Melaka with good workmanship, never disappointing our customers. Our numerous accolades is a testament of our drive and commitment towards serving our customers better.

Teladan Setia also has vast experience in building Guarded Communities, having successfully completed The Tropicana @ Taman Sentosa which is one of the best Gated-and-Guarded developments in Melaka.

WE DO BETTER BECAUSE YOU DESERVE IT !