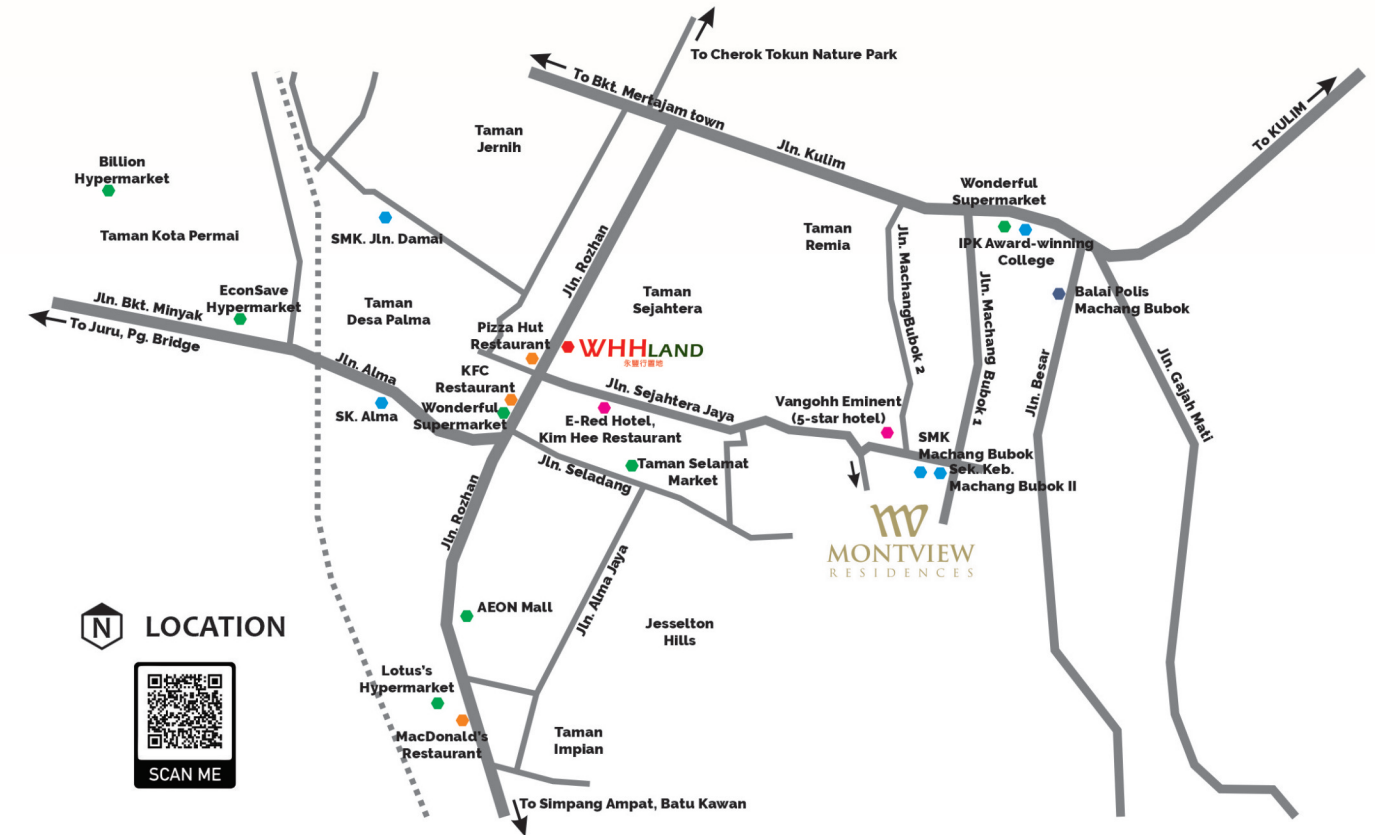


**FREEHOLD**  
5% Bumiputera Discount

Convenience lies at the heart of every development we create, ensuring maximum benefit for our residents.

At **MONTVIEW Residences**, you'll be delighted by its strategic location, offering seamless access to essential amenities such as schools, restaurants, retail shops, markets, and shopping malls. Furthermore, its excellent connectivity to major townships and municipalities ensures that everything you need is always within easy reach, enhancing the ease and comfort of your daily life.



**LOCATION**



# MONTVIEW RESIDENCES

Another project by  
**WHHLAND**  
永豐行置業

## SPECIFICATIONS

**Main Structure**  
Reinforced concrete framework

**Roof**  
Reinforced concrete flat roof

**Ceiling**  
Plaster ceiling with skim coat

**Doors**  
Main Door : Solid timber door  
Bedrooms : Timber flush door  
Bathrooms : Waterproof cemboard door

**Door Frames**  
M.S. frames

**Ironmongery**  
Quality locksets

**Windows**  
Aluminium frames with tinted glass

**Wall Finishes**  
Bathrooms : Ceramic tiles laid up to false ceiling height and on exposed surfaces only.  
Other areas : Plastering

**Floor Finishes**  
Living : Ceramic tiles  
Dining : Ceramic tiles  
Kitchen : Ceramic tiles  
All bathrooms : Ceramic tiles  
Balcony & Yard : Ceramic tiles  
All bedrooms : Laminated timber flooring  
Other areas : Cement render

Sanitary Installations	A	B/B1	C/C1
Water closets	: 2	2	2
Wash basins	: 2	2	2
Shower rose	: 2	2	2
Aluminum kitchen sink	: 1	1	1

Electrical Installations	A	B/B1	C/C1
Lighting points	: 18	18	20
Ceiling fan points	: 4	4	4
13 Amp plug point	: 15	15	16
Water heater point	: 2	2	2
Telephone point	: 1	1	1
Astro/TV point	: 2	2	2
Air-cond point	: 4	4	4

**WHHLAND**  
永豐行置業

**Grandpalms Development Sdn Bhd (1028938P)**

Lot 1361, MK 15, Jalan Rozhan, Alma,  
14000, Bukit Mertajam, S.P.T. Penang.

Tel: 604-551 1133 Fax: 604-552 3533 016-523 3753

**+604-551 1133**  
**www.whhland.com**  
**facebook.com/whhland**



THIS ADVERTISEMENT HAS  
BEEN APPROVED BY THE  
NATIONAL HOUSING DEPARTMENT

## DISCLAIMER

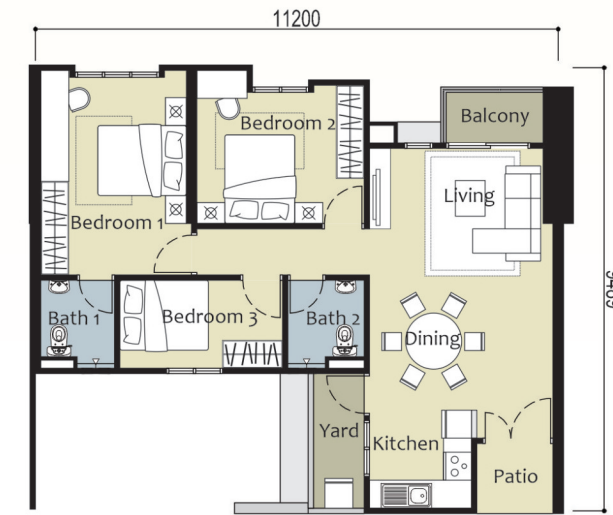
While every reasonable care has been taken in preparing this brochure and in constructing the models and show unit, the Developer and the Marketing Agents cannot be held responsible for any inaccuracies or omissions. Visual representations, models, show unit displays and illustrations, photographs, art renderings and other graphic representations and references are intended to portray only artist's impressions of the development and cannot be regarded as representations of fact.

Developer: Grandpalms Development Sdn. Bhd. • Developer's Licence No.: 19607/02-2027/1101(A) • Validity Period: 16/02/2021 - 15/02/2027 • Approving Authority: Majlis Bandaraya Seberang Perai • Approved Building Plan No.: MBSP/40/20-45/138(PRI) • Advertising & Sales Permit No.: 19607-2/07-2026/0773(A)-(S) • Validity Period: 05/07/2023 - 04/07/2026 • Land Tenure: Freehold • Land Encumbrances (Mortgage): Ambank (M) Berhad • Total Units: 580 unit • Type & Size: Type A (897 sqft), Type B (1,008 sqft), Type C (1,209 sqft) • Block B1 (184 units, Min Price: RM428,038.00 Max Price: 606,672.00, Total Car Parking Bays: 184 units=2 Parking Bays), Block B2 (184 units, Min Price: RM415,815.00 Max Price: RM606,672.00, Total Car Parking Bays: 180 units=2 Parking Bays & 4 units=1 Parking Bay), Block B3 (212 unit Min Price: RM409,704.00 Max Price: RM603,006.00, Total Car Parking Bays: 162 units=2 Parking Bays & 50 units=1 Parking Bay) • Total Car Parking Bays: 1106 Parking Bays • 5% Bumiputera Discount • Completion Date: July 2026

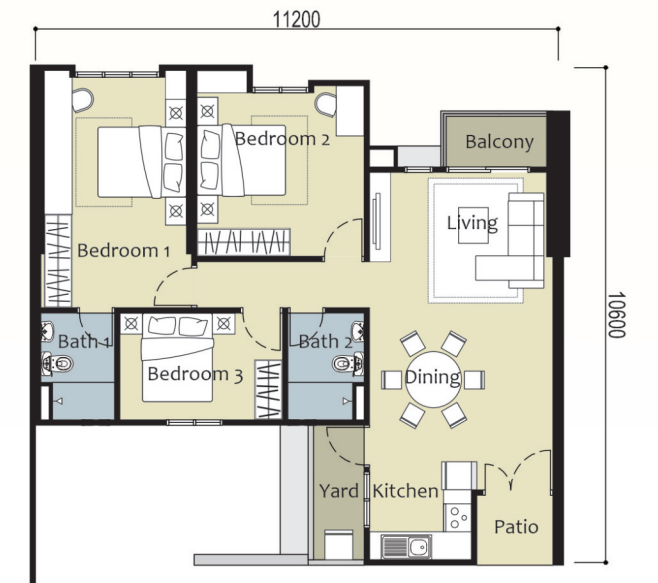




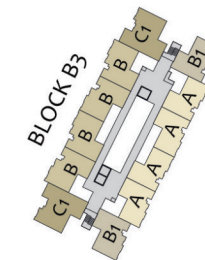
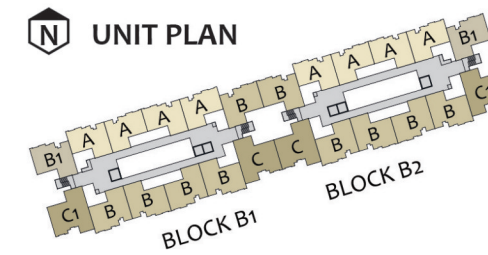
## FLOOR PLANS



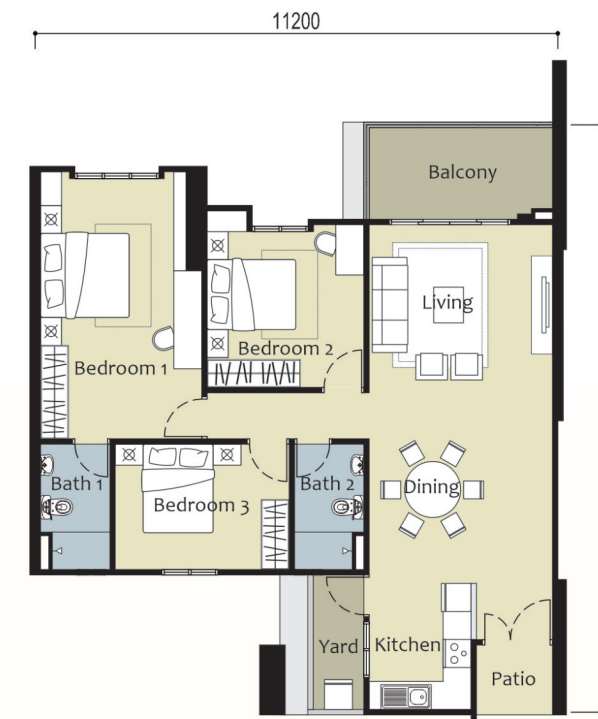
Type **A**  
(897 sqft)



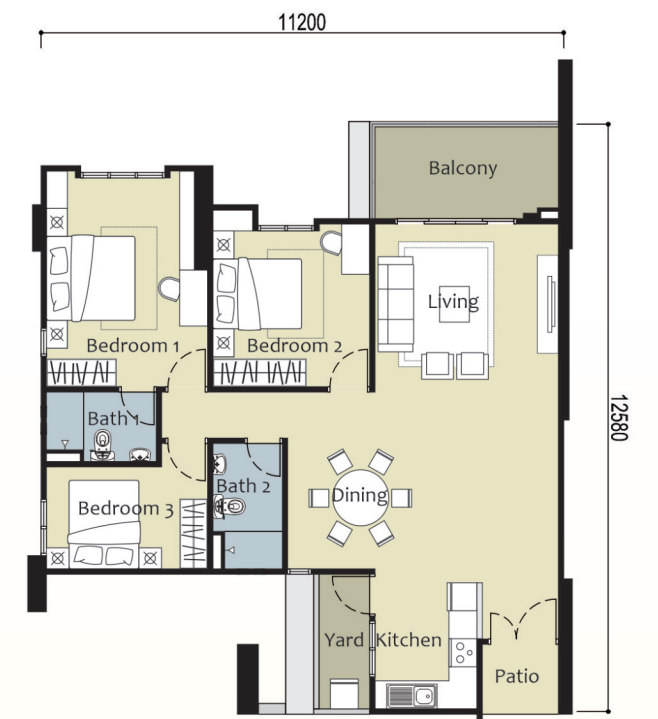
Type **B**  
(1,008 sqft)



**MONTVIEW Residences** offers a diverse selection of units thoughtfully designed to meet the unique needs and preferences of every buyer. With various layouts and sizes available, from cozy, functional spaces perfect for individuals or young couples to expansive designs ideal for growing families, there's a home here for everyone.



Type **C**  
(1,209 sqft)



Type **C1**  
(1,209 sqft)



**MONTVIEW Residences** boasts an impressive array of facilities designed to enrich your lifestyle and cater to all ages. Dive into the Olympic-length main pool for a refreshing swim or enjoy quality time with loved ones at the outdoor BBQ and dining area, perfect for hosting gatherings under the open sky.

**FACILITIES PLAN**



Children will love the dedicated playground, providing a safe and fun space for play, while sports enthusiasts can shoot hoops at the half-basketball court.

For those seeking indoor activities, the well-equipped gym and games rooms offer endless opportunities to stay active and entertained. At **MONTVIEW Residences**, every day brings new ways to relax, connect, and thrive.

- 1 Security Guardhouse
- 2 Management Office
- 3 Karaoke Rooms
- 4 Nursery
- 5 Library
- 6 Multi-purpose Hall
- 7 Main Lobby
- 8 Lounge & Seating Area
- 9 Kids Indoor Games Area
- 10 Indoor Dancing & Yoga Area
- 11 Workspaces
- 12 Table Tennis
- 13 Snooker
- 14 Dart Corner
- 15 Terraced Deck Seating
- 16 Gazebo
- 17 BBQ & Outdoor Dining
- 18 Pool Deck
- 19 Main Pool
- 20 Children's Pool
- 21 Drop-off Area
- 22 Indoor Gym
- 23 Changing & Steam Rooms
- 24 Reflexology Garden
- 25 Children's Playground
- 26 Half-Basketball Court
- 27 Outdoor Fitness Stations
- 28 Yoga & Meditation Decks
- 29 EV Charging Points

**Other Facilities**  
 24-hour Security  
 Multi-storey Car Park  
 CCTV Surveillance  
 Access Card System

