

Elevated living amidst  
a private hill park enclave

MEERA  
GRAND  
FLEXI-GARDEN HOMES

PARAMOUNT  
PROPERTY

The People's Developer™



Revel in the exclusivity  
of a private hill park  
with a majestic view

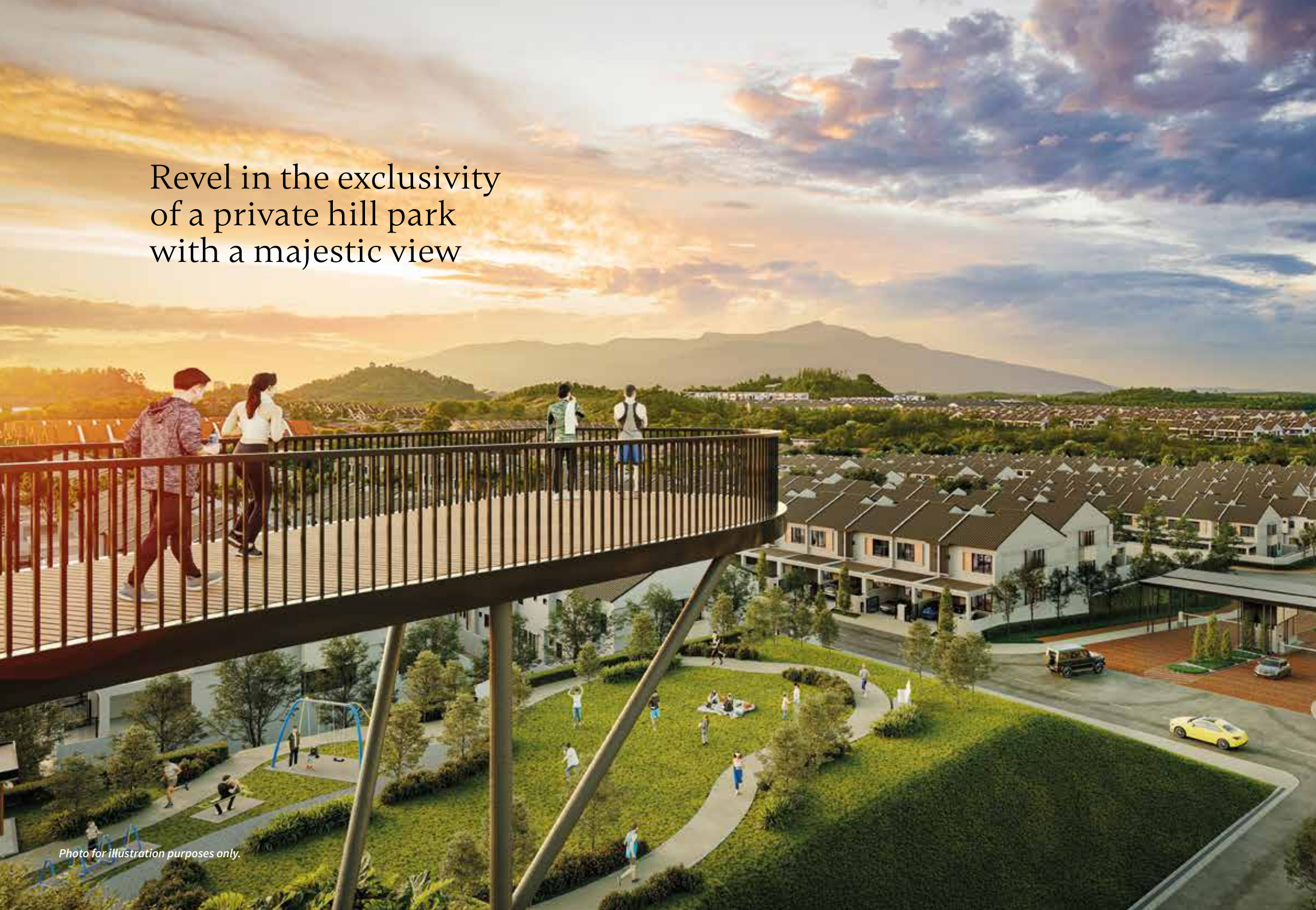


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**Freehold double-storey  
flexi-garden homes**  
within a guarded precinct.

Nestled on elevated grounds  
with a **private Hill Park**.

Viewing deck overlooking  
**panoramic views of  
Gunung Jerai**.

**Tranquil retreats** include a  
reflexology path, a jogging track,  
and a gazebo amidst scenic greens.

**Family and fitness spaces**  
include parcourses and a  
children's playground.

At Meera Grand, luxury meets nature in the most exclusive way. Within your guarded precinct is a private Hill Park, where a leisurely hike up to the viewing deck rewards you with a breathtaking view of Gunung Jerai. These premium 2-storey flexi-garden homes offer the ideal balance of serenity and recreation, with wholesome family-friendly amenities thoughtfully planned along the scenic hill trail. Immerse yourself in the seamless harmony of nature, luxury, and comfort with Meera Grand.



**LEGEND**

- |                |                         |                 |                       |
|----------------|-------------------------|-----------------|-----------------------|
| 1 Guard Post   | 3 Children's Playground | 5 Parcourses    | 7 Gazebo              |
| 2 Viewing Deck | 4 Reflexology Path      | 6 Jogging Track | 8 Elevated Water Tank |





Where life flourishes in every way

Award-winning township by a reputable developer.

Over 100 acres of green landscapes with recreational parks.

Lifestyle convenience with 3 commercial hubs within the township.

Easy access to established public amenities.



At Bukit Banyan, life unfolds effortlessly amidst nature, comfort, and convenience. Spanning 657 acres, this award-winning master-planned township is a sanctuary, where every detail is thoughtfully designed to enhance the way you live. With everything you need just a stone's throw away – whether it is recreation, retail, or essential services, each moment here is enriching and effortless.



EDUCATION

SMK Taman Ria Jaya	3.8km
SK Bukit Kiara	4.1km
Regent International School	5.0km
SJKC Poi Chee	5.0km
SJKC Min Terk	5.5km

MEDICAL & INDUSTRIAL

Taman Ria Jaya Industrial Park	2.2km
Hospital Sultan Abdul Halim	3.0km
Pantai Hospital	5.2km
Metro Specialist Hospital	6.7km

SHOPPING & RECREATION

Cinta Sayang Golf Resort	3.4km
Mydin	3.7km
Amanjaya Mall	4.8km
Amanjaya Walk	5.0km
Lotus's (U)	5.6km
Village Mall	5.8km

PUBLIC AMENITIES & SERVICES

Amanjaya Fire & Rescue Station	1.8km
Customs Complex	2.1km
Sungai Petani High, Session & Magistrate Court	2.2km
Lembaga Hasil Dalam Negeri	3.1km
Kuala Muda District Police Headquarters	4.1km





Artist's impression only.

**Extra-wide car porch** that accommodates up to 3 cars.

Equipped with **underground cabling**.

**13 ft wide side garden** for added outdoor space.

**Double basins** in the master bathroom for a touch of luxury.

**Multi-generational** friendly features.

**Unique lanai-style balcony** that blends indoor and outdoor space.

**All bedrooms with ensuite bathrooms** for enhanced privacy.

**North-south orientation** for optimal natural light and airflow.

Curated for exceptional living



Ground Floor

First Floor

**MEERA GRAND**  
FLEXI-GARDEN HOMES

2-Storey  
Flexi-Garden Homes

Built-up Area  
**2,405 sq ft**

Lot Size  
**35' x 80'**

## Specifications

### STRUCTURE

Reinforced concrete framework

### WALL

Cement sand bricks

### ROOFING

Concrete roof tiles / Reinforced concrete flat roof / Metal deck to car porch roof

### CEILING

Fibrous plaster ceiling / Skim coat / Asbestos-free fibrous cement board to external roof eaves

### WINDOWS

Powder coated aluminium frame casement, top hung & fixed tinted glass panel windows

### FLOOR FINISHES

Living, dining, guest room, kitchen, bathrooms, terraces & utility: Ceramic tiles

Family hall, staircase & bedrooms on first floor: Vinyl floor strips

Carporch: Ceramic tiles

### WALL FINISHES

External: Weathercoat paint

Internal: Emulsion paint

Kitchen & bathroom: Full height tiles

### DOORS

Main entrance : Painted decorative timber door

All bedrooms : Timber door

All bathrooms : Timber door except Master Bath glass door & Bath 4 folding door

Store : Timber door with bottom louvres

Others : Powder-coated aluminium frame sliding door

### LOCKS

Digital lockset to main entrance door.

Lever push-button locks with keys for all bedrooms.

Lever push-button locks without keys for all bathrooms except folding door.

### ELECTRICAL INSTALLATION

Light points : 23 Nos.

13 Amp power points : 19 Nos.

Ceiling fan points : 7 Nos.

Air-cond points with capping tube system : 5 Nos.

Water heater points : 4 Nos.

Doorbell points : 1 No.

Gate light points : 1 Pair.

Auto gate wiring only : 1 Item.

PVC conduit piping only : 1 Item.

### SANITARY INSTALLATION

Water closet : 4 Nos.

Wash basin : 5 Nos.

Shower rose : 4 Nos.

Bathroom tap points : 4 Nos.

Washing machine tap points : 1 No.

Garden tap : 1 No.

### FENCING & GATES




5'0" high fencing and mild steel gate.

### ADDITIONAL FEATURES

3-phase electrical supply.

Anti-termite soil treatment.



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 Paramount Property Gallery @ Bukit Banyan  
Paramount Property (Utara) Sdn Bhd 197601001963 (27914-T)  
Wisma Paramount, No.1, Jalan Banyan 1, Bukit Banyan,  
08000 Sungai Petani, Kedah Darul Aman, Malaysia.

**012 239 7238**  
paramountproperty.my

Developer: Paramount Property (Utara) Sdn Bhd • Project Name: Bukit Banyan – Meera Grand • Tenure of Land: Freehold • Developer License No.: 2003/10-2028/1238(A) • Validity Period 29/10/2023-28/10/2028 • Advertising & Sales Permit No.: 2003-76/03-2027/0221(N)-(L) • Validity Period: 18/03/2025-17/03/2027 • Approving Authority: Majlis Perbandaran Sungai Petani • Reference No.: MPSPK (IP)B.214/2024 'D' RKM • Land Encumbrances: NIL • Expected Date of Completion: Apr 2027 • Type: Double Storey Semi-Detached • Min. Price: RM869,900 Max. Price: RM1,689,970 • Total units: 30 •  
Sekatan Kepentingan: Tiada  
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



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