Over 1,000 affordable housing units ready by 2030 in Meru

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AN UPCOMING affordable housing is offering 1,084 units in Meru Raya, Ipoh.

Maju Teluk Batik Sdn Bhd, a subsidiary of Setia Awan Group has launched its Residensi Jati De Meru Phase 1B (Block A and D).

The freehold development, with an estimated gross development value (GDV) of RM291mil, is situated near the North-South Expressway.

Setia Awan Group director Doh Fan Kent said the construction stage was at 30%, with expected completion by 2029 and expected handover by 2030.

"We believe home ownership should be within reach of more Malaysians, especially young families and first-time buyers.

"That is why we chose to focus on affordable housing, not just to provide a property, but to create a comfortable and practical home where families can build their futures," he said.

"Meru is a growing township with good connectivity and access to schools, amenities, healthcare, commercial areas and major road networks.

"It is also an area that continues to attract families looking for a more affordable alternative while still wanting the convenience of living within Ipoh," he added.



Tan (right) briefing Perak housing and local government committee chairman Sandrea Ng, who launched the Residensi Jati De Meru Phase 1B project, while Doh (left) looks on. — Handout

Setia Awan Group general manager Tan Chong Seng said the development was planned with affordability as the key consideration, with the developer offering practical facilities and a strategic location.

"Some units may be subject to a premium depending on factors such as the view and location within the development.

"However, we are carefully managing the pricing and striving to minimise costs, as our aim is to provide more affordable homes," he said.

"Our plan is to build a splash pool outside the residential development and make it accessible to the public. Residents will also be entitled to a special rate.

"The reason for locating it outside the residential development is to avoid increasing the maintenance fees for residents.

"Instead, those who wish to use the facility can buy an entry ticket, while residents will enjoy a special rate," Tan said.

"We are trying to think outside the box by finding ways to minimise the costs of providing facilities while still offering something beneficial to both our residents and the wider community," he added.

The project is close to several government, private and international schools, hypermarkets, hospitals, clinics, banks, recreational sites, food and beverage premises.

The development comprises four layouts, catering to different household needs.

Type A offers one bedroom and one bathroom, while Type B comprises two bedrooms and two bathrooms. Type C features three bedrooms and two bathrooms, together with a balcony, while Type D offers four bedrooms and two bathrooms, also with a balcony.

Prices range between RM170,000 and RM358,000.

The development comprises 14 units on the ground floor, while the upper floors from the first to the 22nd floor comprise 24 units per floor.

Residents will have access to facilities including a multipurpose hall, children's playground, kindergarten space and *surau*.

The sales gallery is open Monday to Sunday from 9am to 6pm. For enquiries, call 019-270 3722 or email residensijatidemeru@gmail.com.