



GRAINS
RESIDENCES

Dangsapuri Servis Bijirin



PRESTIGE IS NOW POSSIBLE





At ZNEN, we have always shared a strong and distinct belief that a good home makes the perfect family. As family devotees ourselves, we understand just how much your family means to you too, and that you would want only the best for them. Nothing would bring you more joy than to see them settle into the most comfortable domicile with the highest quality living experience, a place encircled by a panoramic view of nature's greenery yet still able to indulge in the absolute convenience of accessibility. That belief that we hold close to our hearts has gradually evolved into a determination to recreate the ideal home with the benchmark of impeccable living, and that has undoubtedly laid the foundation for Grains Residences today.



FREEHOLD
Commercial Title with HDA



**AIR-CON PIPING
READY**



**FIBER OPTIC
READY**



**NON-SMOKING
POLICY**



2.4M DOOR HEIGHT
Including Entrance Door,
Bedroom Door, Balcony Sliding Door,
Yard Door (if applicable)



HIGH PRIVACY
Corridor 1:4 units;
Corridor 2:7 units



GOOD LIGHTING & VENTILATION
All Rooms are Out-facing
& Equipped with Windows

a belief that created the
perfect home



A project of swashbuckling stature, an address to be coveted, Grains Residences stands as the tallest and most distinguished urban edifice in the epicenter of SPT's most established township. A captivating collection of 401 units of serviced apartments hovering above 14 units of modern commercial outlets contributed to the realization of the distinguished 45-storey high-end complex that spans over a total area of 25,187sf.



redefining
the concept of
perfect living



GRAINS RESIDENCES

BUENAVISTA



We are inviting the discerning you to savor the unique living experience of spaciousness enfolded in tranquility, by reintroducing life's splendor made stylishly simple.



GF

Festive Garden

1 | Main Lobby

7F

Coastal Garden

- 2 | Infinity Swimming Pool
- 3 | Spa Pool (Jacuzzi)
- 4 | Outdoor Shower Corner
- 5 | Water Lagoon
- 6 | Pool Lounge
- 7 | Pool Deck
- 8 | Beach Walk
- 9 | Garden Lawn

Indoor Facilities

- 10 | Multi Purpose Hall
- 11 | Gallery
- 12 | Gym Room
- 13 | Sauna
- 14 | Surau

Hobbit Garden

- 15 | Canopy Bar
- 16 | Open Lawn
- 17 | Barbecue Area
- 18 | Alfresco Dining Deck
- 19 | Board Walk
- 20 | Landscape Mound
- 21 | Play Mound
- 22 | Foggy Mound
- 23 | Pilates Room

ROOFTOP

Sky Garden

- 24 | Lounge Bar
- 25 | Water Feature
- 26 | Sky Garden Walk
- 27 | Sky Lounge
- 28 | Garden Resting Area
- 29 | Sky Alfresco Dining

4 THEMED GARDENS

ROOFTOP
Sky Garden

7F
Hobbit Garden

7F
Indoor Facilities

7F
Coastal Garden

GF
Festive Garden

a life of
dazzling
possibilities

Every quarter is deliberately bequeathed with a generous breadth of space that transcends all imagination. Enjoy the perfect panoramic view with the assimilation of urban vivacity and the ingenious novelty of greenery that beckons you to nature's embrace. A plethora of world-class facilities and themed-landscapes perfected a masterpiece that completes your living pleasure in an elevated lifestyle amongst the cream of the crop.

adv enha

TYPEA | STUDIO

Unit Individualities | Bathroom with Full Glass Perspective



TYPE C | 3 BEDROOMS



*All Art Renderings And Picture Are Artist Impression Only

Locating space, Elevating perception



TYPE C1 | 2 BEDROOMS

Unit Individualities | 2nd Bedroom
Flexible Design For a More Expansive
Living Space, Complemented by
a Bathtub Feature For Elevated
Comfort and Relaxation.

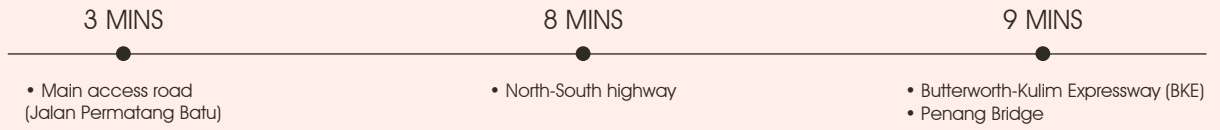
TYPE D | 3 BEDROOMS DUAL KEY

Unit Individualities | Multi-Generational Friendly,
Suitable For Investors & Individuals Who Value More
Privacy and Freedom.

CONNECTIVITY & ACCESSIBILITY



Accessibility



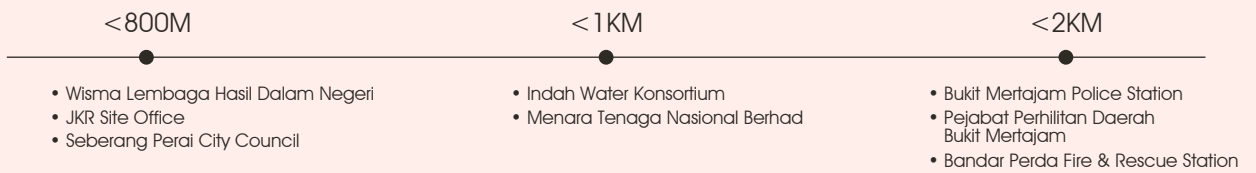
SURROUNDING AMENITIES



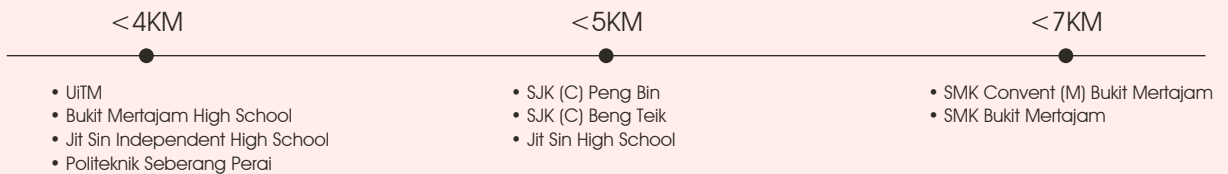
Walking Distance



Local Government & Authority Offices



Universities & Higher Academic Institutions



Hospitals/ Medical Centres



Commercial Centres & Financial Institutions



Industrial Park





LOCATION & VICINITY

The project represents almost every possibility of convenience. Its proximity to the famed Bandar Perda means your home is expediently surrounded by an array of fundamental amenities that have been contributing to the flourishing of Bukit Mertajam today. Accessibility is at its best too. Grains Residences is made to thrive by a mature, interconnected network of traffic infrastructures that made up part of its surroundings.

an address of .
eminence







ZZEN LANDMARK DEVELOPMENT SDN BHD (1335792-W)

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 grainsresidences.com.my
 Znen Group

DEVELOPER:

ZZEN LANDMARK DEVELOPMENT SDN BHD (1335792-W)

DEVELOPMENT NAME: PANGSAPURI SERVIS BIJIRIN • DEVELOPER'S LICENSE NO: 30059/04-2027/0058(A) • VALIDITY PERIOD 21/04/2022 - 20/04/2027 • ADVERTISING & SALES PERMIT NO: 30059-1/12-2026/1371(N)-(S) • VALIDITY PERIOD 28/12/2023 - 27/12/2026 • APPROVING AUTHORITY MAJLIS BANDARAYA SEBERANG PERAI • APPROVED LAYOUT PLAN REF NO MBSP/40/20-37/16(PR2) (30) • EXPECTED DATE OF COMPLETION JUNE 2028 • TENURE OF LAND FREEHOLD • TOTAL NO OF UNITS 401 • PRICE MIN RM136,000.00 • PRICE MAX RM719,000 • BUILT UP AREA 425 SQFT - 1162 SQFT

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众能集团
Z N E N G R O U P



THE BRAND THAT VALUES YOU ABOVE ALL.



It is our product understanding that one's dream house begins with the perfect home. We believe it is yours as well. ZNEN are a new-age property developer that adorn the terrain of Bukit Mertajam with charming developments. We are the home builders close to your heart. Sight or sentiment, many have come to know and grown to love us because of our extraordinary - products that ooze quality, practicality, high aesthetic values and accentuate space. We are who we are today because we constantly keep your loved ones in mind. We listen, and we evaluate and explore, all for the promise to bring a better life for all.