



THE FAME
TF LAND

FREEHOLD

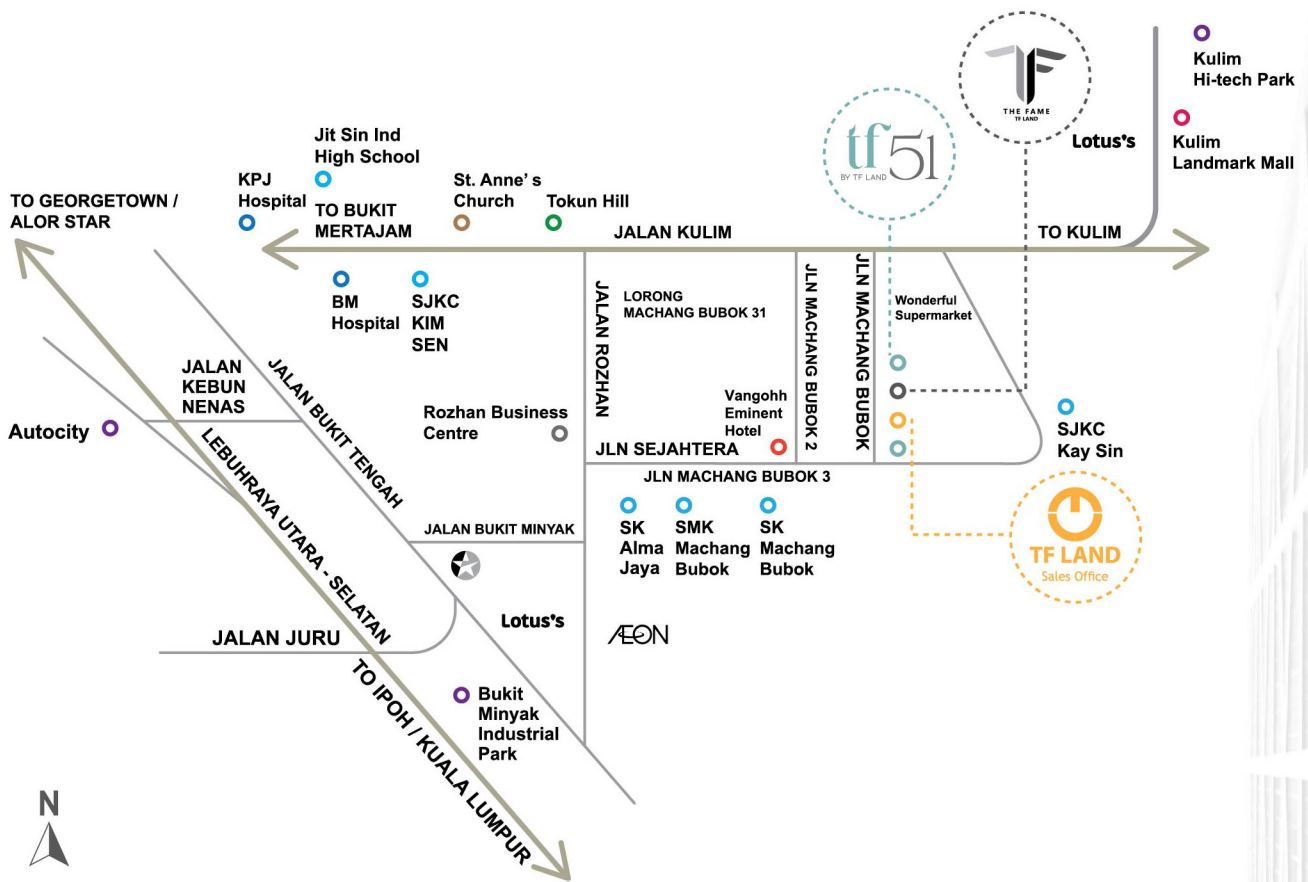
Serviced Living - Business Suites - Lifestyle Retail



Welcome to The Fame: Where Home, Work, Play Come Together!

A vibrant residential and commercial hub
designed for modern lifestyles.





A Thriving Community, Right at Your Doorstep

Discover the vibrant living experience offered by The Fame, strategically located in the heart of Machang Bubok's new township. With over 350 nearby premium commercial shop lots providing essential services and goods, convenience is at your doorstep.

6KM TO ALMA & KULIM

Close to AEON Jusco, Lotus's BM, Lotus's Kulim, and schools.

Easy access via North-South Expressway & Second Penang Bridge

8KM TO BUKIT MERTAJAM TOWN

Flood-free area, near Kulim Hi-Tech Park,

Bukit Minyak Industrial Park, Autocity & Juru Sentral

Built for Business, Positioned for Potential

The Fame is thoughtfully designed for visibility, accessibility, and commercial success. Every shop office is road-fronting and connected by a 50-ft-wide internal road, with ample car and coach parking to support steady footfall. At the heart of the development, a spacious business zone on the ground floor is dedicated to high-engagement activities—ideal for events, pop-ups, or community-focused enterprises. The Fame also surrounds and fronts TF51, a vibrant commercial development currently under construction, creating a dynamic synergy that enhances the entire business ecosystem. Together with over 350 existing shop lots along Jalan Machang Bubok, this vibrant hub promises growth, convenience, and strong investment potential.



A Vibrant Urban Living Experience

The Fame embraces the innovative HOME WORK PLAY concept,

integrating residential and commercial elements to create a holistic living experience.

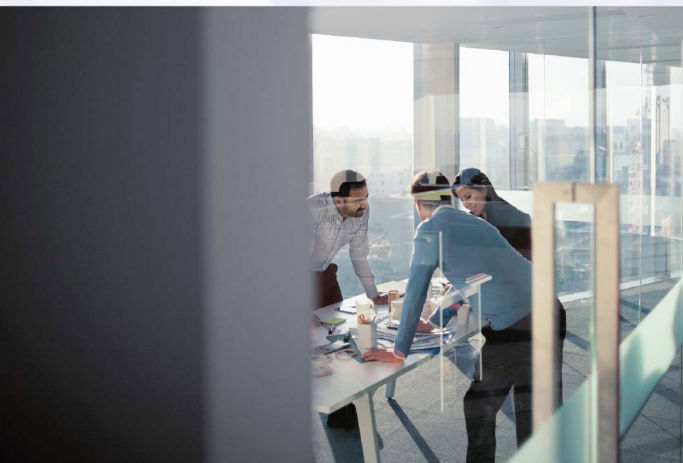
At The Fame, we believe that vibrant living isn't limited to one aspect of life. That's why we've created a space where Home, Work, and Play seamlessly come together.





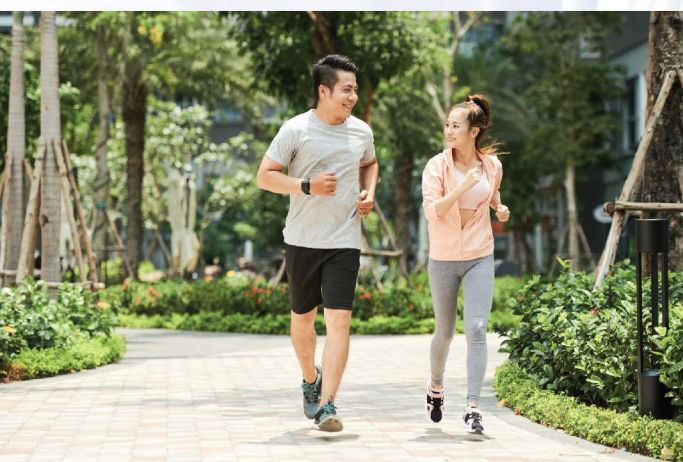
• — *Home*
Your sanctuary awaits

Our meticulously designed apartments offer not only comfort but also a canvas for your personal style and expression. Every corner is crafted to enhance your living experience.



• — *Work*
Empower your ambitions in our modern workspaces

Whether you're chasing deadlines or nurturing creative ideas, our facilities provide the ideal environment for productivity.



• — *Play*
Unleash your inner child in our dynamic entertainment spaces

From games to activities, there's a world of fun waiting for you at The Fame.

● — Vibrant Living,
Dynamic Lifestyle

The Fame pulses with energy day and night—offering a dynamic blend of contemporary living, retail vibrancy, and urban convenience. From stylish residences above to lively shopfronts below, it's a true Home-Work-Play environment designed for seamless living.

Whether you're starting your morning or enjoying a late-night outing, The Fame keeps you connected to everything that matters—every moment of the day.



Welcoming Elegance Begins Here

Step into a grand arrival space designed to impress and put you at ease. The soaring ceilings and expansive arrival hall create an open, airy ambiance—perfect for greeting guests, holding impromptu meetings, or relaxing in the waiting lounge. Every detail, from the plush seating nooks to the seamless flow of natural light, is crafted to elevate your daily comings and goings with effortless sophistication.



Grand Lobby

Step Into Signature Style
When every arrival feels like a statement

Where Wellness, Play, and Connection Come Together

All facilities at The Fame are thoughtfully placed on Level 4 to ensure added comfort, privacy, and safety. Designed for multigenerational living, they're grouped into three zones: Active (swimming pool, kids' pool, playground), Passive (meditation, reflexology), and Chillax (BBQ pit, seating areas). Whether for play, relaxation, or quiet reflection, The Fame offers the perfect space to unwind and connect.



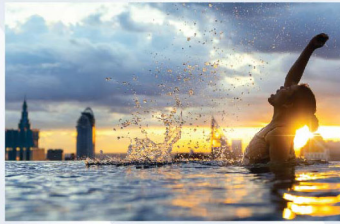
Facilities

- | | | |
|-----------------|------------------------|--------------------------------------------|
| 1 Swimming Pool | 5 Pool Shelter | 9 Gym |
| 2 Kids Pool | 6 BBQ Pit | 10 Basketball Court |
| 3 Pool Deck | 7 Playground Equipment | 11 Meditation Deck |
| 4 Shower Pit | 8 Cabana | 12 Reflexology / Planter Box / Herb Garden |



Pool Deck

Swimming Pool



Garden



More than a Home,
It's a space curated
for modern ambitions.

At The Fame, we offer a wide range of amenities designed to enhance every aspect of your vibrant living experience. From relaxation to recreation, we have everything you need to live your best life.

Playground



Crafted for Modern Lifestyles

At The Fame, we believe that great design is the cornerstone of a vibrant living experience. Our architectural design makes a bold statement with its modern contemporary aesthetic. Every detail, from the sleek lines to the thoughtful use of space, is meticulously crafted to create a living environment that is both stylish and functional.



Type A
958 sq.ft



Type B
1,044 sq.ft



Type C1
1,248 sq.ft



Type C2
1,248 sq.ft



Type D
1,345 sq.ft



Type E
850 sq.ft

Storey Plan



SPECIFICATIONS

Details

Structure	Reinforced Concrete	Door	
Wall	Reinforced Concrete / AAC Blocks (Autoclaved Aerated Concrete)	- Living / Dining	Aluminum Sliding Door / Timber Door
Roof	Reinforced Concrete Flat Roof / Metal Deck Roof	- Main Door	Timber Door
Ceiling		- Others	Timber Door / Flat Timber Door
- Bathrooms	Moisture Resistance Plasterglass Ceiling with Paint	Ironmongery	Quality Lockset
- Others	Reinforced Concrete Slab with Skim Coat and Paint	Wall Finishes	Skim Coat / Cement Plaster Including Paint Layer
Window	Aluminum Casement Windows	- All Internal Area	Ceramic Tiles (*Up to Ceiling Height)
		- Bathroom	Skim Coat / Cement Plaster Including Weather Shield Layer
		- All Exterior Area	
		Floor Finishes	
		- Living, dining, foyer and kitchen	- Homogeneous Tiles and Ceramic Tiles
		- Yard & balcony	- Ceramic Tiles
		- Bedrooms & bathrooms	- Ceramic Tiles

Electrical Points

Details

	Type	Type	Type	Type	Type	Type
	A/A1	B	C1	C2	D	E
Distribution Board	01	01	01	01	01	01
Lighting Point	18	18	18	19	18	17
Ceiling Fan Point C/W Hook	04	04	04	05	05	04
13A Switch Socket	16	16	17	16	16	16
Water Heater Point	02	02	02	02	02	02
SMATV Socket / SAT/TV Point	02	02	02	02	02	02
Telephone Point	01	01	01	01	01	01
Fibre Wall Socket	01	01	01	01	01	01
Optical Network Unit	01	01	01	01	01	01
Air-Conditioning Point C/W Piping	04	04	04	04	04	04
Switch Control Centre	06	06	06	06	06	06
Intercom Point	01	01	01	01	01	01
Doorbell Point	01	01	01	01	01	01

Sanitary Wares and Fittings

Details	Type	Type	Type	Type	Type
	A/A1	B	C1/C2	D	E
Bathrooms					
- Shower Rose	02	02	02	02	02
- Basin And Tap	02	02	02	02	02
- Water Closet	02	02	02	02	02
- Tissue Holder	02	02	02	02	02
- Bidet	02	02	02	02	02
Yard (Bib Tap)	01	01	01	01	01
Kitchen (Tap Point)	01	01	01	01	01
- Kitchen Sink	01	01	01	01	01

Shaping Communities, Creating Opportunities

TF Land is committed to building quality homes that combine comfort, practicality, and value. Guided by our 'more for less' strategy, we deliver thoughtfully designed homes at affordable prices—making us a trusted choice for homeowners and investors alike.

To date, we've completed over 1,800 residential units—ranging from low-cost and low-medium cost flats to terrace houses, semi-detached homes, and bungalows—enriching the growing community of Machang Bubok.

Our Featured Projects Include:



2 & 3 Storey Semi-Detached



2 Storey Terrace



3 Storey Bungalow



2 Storey Terrace



2 & 2 1/2 Storey Terrace

TF Land is the driving force behind Machang Bubok's thriving business district, with a proven track record in commercial development. Our strategically located shop offices along high-traffic main roads are ideal for retail, lifestyle, and entertainment ventures. Thoughtful features like flexible layouts, covered walkways, and ample parking meet the evolving needs of modern businesses.

To date, we've successfully delivered 350 units of 2- and 3-storey shop offices—laying the foundation for a vibrant, fast-growing commercial community.

Our Notable Projects Include:

tf51
BY TFLAND



3 Storey Shop Offices

tfSIXTY
BY TFLAND
FREEHOLD



2 & 3 Storey Shop Offices

tf39
by TFLand



2 Storey Shop Offices

TF65
by TFLand



2 & 3 Storey Shop Offices

TF
Twenty One
by TFLand



3 Storey Shop Offices



TF LAND SDN BHD
199301027940 (282678-K)

● — A Wholly-Owned Subsidiary of
MULTI-USAGE HOLDINGS BERHAD
199101018622 (228933-D)

● — 267, Jalan Machang Bubok,
Taman Machang Bubok,
14020 Bukit Mertajam, Penang.

● — **04-551 2635**
012-487 3699
016-444 3989
🌐 www.tfland.com.my
✉ sales@tfland.com.my

Pemaju : TF Land Sdn Bhd199301027940 (282678-K) • No. Lesen Pemaju Perumahan: 6287/02-2027/0244(A) • Tempoh Sah: 11/02/2020 - 10/02/2027 • No. Permit Iklan dan Jualan: 6287-10/12-2027/1162(N)-(S) • Tempoh Sah: 19/12/2024 - 18/12/2027 • Pihak Berkuasa yang Meluluskan Pelan Bangunan: Majlis Bandaraya Seberang Perai • No. Rujukan Pelan Kelulusan Bangunan: MBSF/40/20-45/153 • Tarikh Dijangka Siap: Disember 2027 • Jenis Pegangan Tanah: Kekal • Bebanan Tanah/Gadaikan Kepada: Tiada • Sekatan-sekatan kepentingan: Tiada • Jumlah Unit: 192 Jenis A (958k.p.): 48 unit (RM 468,000.00 - RM 487,000.00); Jenis A1 (958 k.p.): 36 unit (RM 468,000.00 - RM 487,000.00); Jenis B (1,044 k.p.): 60 unit (RM 500,000.00 - RM 519,000.00); Jenis C1 (1,248 k.p.): 12 unit (RM 570,000.00 - RM 625,000.00); Jenis C2 (1,248 k.p.): 12 unit (RM 570,000.00 - RM 625,000.00); Jenis D (1,345 k.p.): 24 unit (RM 595,000.00 - RM 655,000.00);

• Tempat Letak Kereta: 2 hingga 3 seunit

Fasa 2: Jenis E (850 - 1076 k.p.): 126 unit (RM 438,000.00 - RM 528,000.00) (Dibuka Untuk Pendaftaran)

5% diskaun untuk Bumiputera. **IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

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