



A Prestigious Address

Rimbayu Indah is strategically located within the hotspot of mile 4 - 8 zone of Sandakan and right in the heart of fast growing residential and commercial development. Schools, shops and recreational amenities are easily accessible within minutes.

Practical
Spacious Built-up

Underground
Utilities

FOR MORE INFO,
PLEASE CALL US

PLEASE
SCAN



Distinctively
IJM

VISIT OUR
SALES GALLERY



IJM Land Sales Gallery
(Sandakan, Sabah)



Prime Location

Located nearby amenities & easily accessible within minutes.



WE OPEN 7 DAYS A WEEK

◦ 8.30AM - 5.30PM
MON - FRI

◦ 9.00AM - 4.00PM
SAT - SUN & P. HOLIDAY

PANORAMA JELITA SDN. BHD. 201301040633 (1070456-V)
Ground Floor, Wisma KLK Sandakan, Lot 1, Jalan Bandar Utama,
Mile 6, Jalan Utara, 90000 Sandakan, Sabah, Malaysia.

📞 +6089 671 899 📱 IJM Land Berhad 📸 ijmland 🌐 ijmland.com



Developer license No.: (100-24/1230/2/5)12-2025/06731(l) | Advertising permit No.: (100-24/1230/2/5)12-2025/05079(l) | Validity period: 31.12.2023 to 30.12.2025 | Development plan: ATSA/PI1607/ARC/DO/SP-01B | Building Plan: ATSA/PI1607/RIPH2/BP/01-08 | Approved Authority: Majlis Perbandaran Sandakan | Land Tenure: 999 | Number of units: 52 (Phase 2A) | Selling Price from: RM578,550 - RM924,000 | Date of completion: Completed with OC. | All purchase price including deposit/booking fees must be paid into Housing Project Account with Public Bank Berhad No. 3225 5981 03 | 30% reserved for Bumiputera @ 5% Bumiputera discount | All illustrations are artist's impression only. All information contained herein is subject to change, variation, modifications and substitution to their equivalent standard without notification may be directed or imposed by the appropriate authorities. For avoidance of doubt, please always refer to the Sales & Purchase Agreement.

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

R
RIMBAYU INDAH
SANDAKAN

Distinctively
IJM

TENURE
999
YEARS*

The
Comfortable
Home

NEW PHASE

2A

— 2-STOREY —
TERRACE HOUSE

*999 years starting from 1917-2916



A Fascinating Lifestyle

Rimbayu Indah is set in a relatively low density development with vast expanse of opulent greenery & sunshine, designed to enhance practical use of space for spaciousness that harness the use of natural lighting.

These uniquely designed double storey terrace houses are the epitome of country living and healthy lifestyle.



Great Investment Potential

Hurry get your Rimbayu Indah homes before they are all sold out as these homes are nestled within a beautiful natural and landscaped environment which are very much sought after for its capital appreciation and strategic location as well as its superb design.

Spacious
& Comfortable Living

Floor Plan

Lot size
1,264 - 2,803
sq. ft.

Built-up from
1,356 - 1,589
sq. ft.

3
BEDROOM

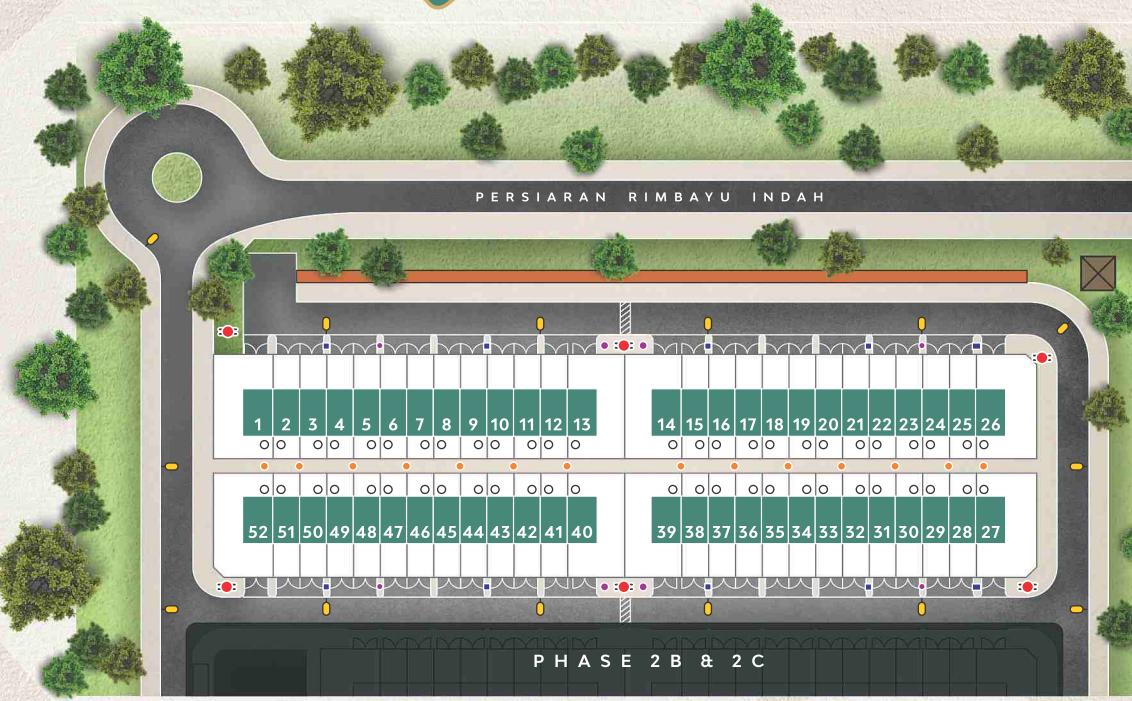
3
BATHROOM

Price from
RM578,550 -
RM924,000

Value, Spacious & Green @
A New Inspiring Township



Site Plan



LEGEND

- Fire Hydrant
- Feeder Pillar (SESB)
- Infra Sewerage Manhole
- Street Light
- Jogging Track
- Gazebo
- Pedestal DP (Telekom)

Specifications

STRUCTURE

STAIRCASE

WALLS

ROOF

CEILING

- Ground Floor
- Staircase
- First Floor
- Porch
- Exposed Roof Eave

FLOOR FINISHES

- Living, Dining & Kitchen, Staircase, Bath 1, Bath 2 & Bath 3
- Balcony
- Master Bedroom, Bedroom 2, Bedroom 3 & Corridor
- Car Porch, Apron & Store
- Terrace 1

WALL FINISHES

- External Walls
- Internal Wall
- Kitchen & Bathrooms

DOORS

- Entrance
- Bedrooms & Others
- Terrace 1 & Balcony

WINDOWS

- Ground Floor, First Floor & Bathrooms

SANITARY INSTALLATION

ELECTRICAL INSTALLATION

OTHERS

Reinforced Concrete Frame

Reinforced Concrete Structure

Brick Wall

Metal Roofing

Skim Coat & Paint

Plaster Ceiling & Paint

Asbestos Free Ceiling Board

Asbestos Free Ceiling Board

CORNER UNIT

Tiles

Tiles

Laminate Flooring

Cement Render

Cement Render

INTERMEDIATE UNIT

Tiles

-

Laminate Flooring

Cement Render

-

Cement Plaster with Weather Resistant Paint

Cement Plaster with Emulsion Paint

5 ft High Wall Tiles

CORNER UNIT

Timber Door

Timber Door

Aluminium Sliding Glass Door

INTERMEDIATE UNIT

Timber Door

Timber Door

-

Aluminium Glass Windows

Shower Rose 3 nos.

Water Closet 3 nos.

Wash Basin 3 nos.

Toilet Paper Holder 3 nos.

Kitchen Sink 1 no.

Water Tap 8 nos.

All electrical wiring to be concealed in conduit and to Suruhanjaya Tenaga (ST) standard.

Light fittings are excluded.

All items mentioned above are subject to variation, modifications and substitution to their equivalent standard or as imposed by the appropriate authority.