



## 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



VISIT OUR  
SALES GALLERY

**waze**  
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.

**IJM LAND**  
A SUBSIDIARY OF IJM CORPORATION BERHAD

+6089 671 899 IJM Land Berhad ijmland ijmland.com



Developer license No.: (100-24/1230/2/5)12-2025/06731(1) | Advertising permit No.: (100-24/1230/2/5)12-2025/05079(1) | Validity period: 31.12.2023 to 30.12.2025 | Development plan: ATSA/P1607/ARC/DO/SP 01B | Building Plan: ATSA/P1607/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 as may be directed or imposed by the appropriate authorities. For avoidance of doubt, please always refer to the Sales & Purchase Agreement.

Distinctively  
**IJM**

**RIMBAYU INDAH**  
SANDAKAN

Distinctively  
**IJM**

The  
Comfortable  
Home

TENURE  
**999**  
YEARS\*



NEW PHASE  
**2A**  
— 2-STOREY —  
TERRACE HOUSE

\*999 years starting from 1917-2916





## 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.

## 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.



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



### 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

#### LEGEND

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

Reinforced Concrete Frame

Reinforced Concrete Structure

Brick Wall

Metal Roofing

Skim Coat & Paint  
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.	Toilet Paper Holder 3 nos.
Water Closet 3 nos.	Kitchen Sink 1 no.
Wash Basin 3 nos.	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.