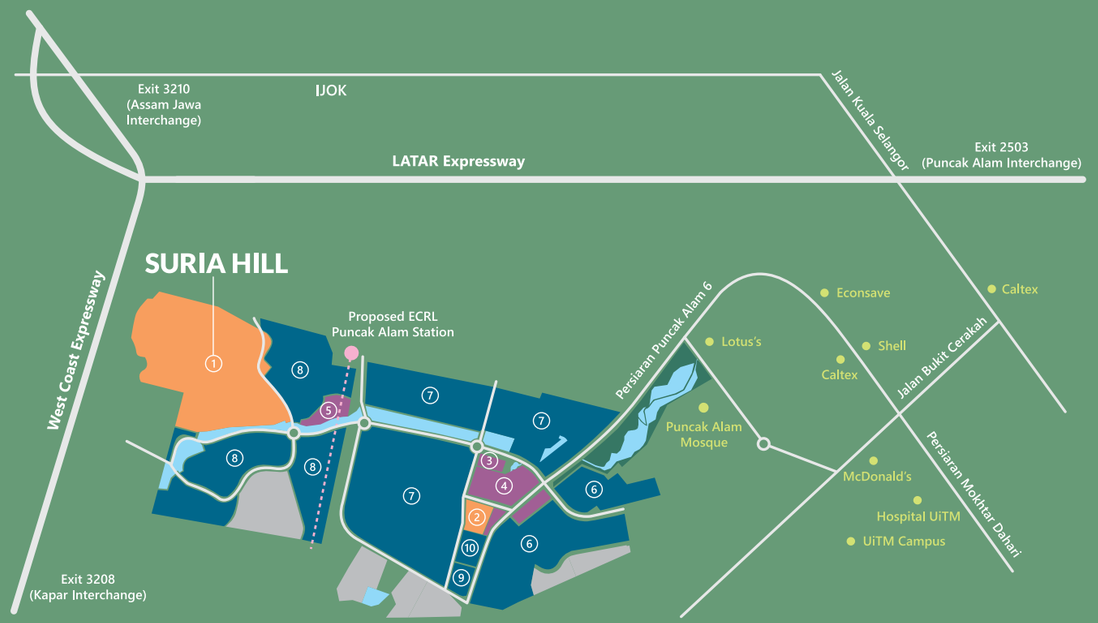
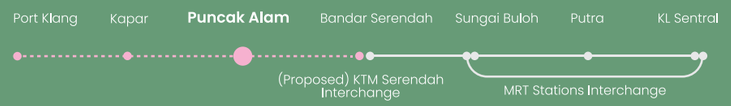
Distinctively
IJM



- New Launch
  1. Suria Hill
  2. Daffodil Residency
- Commercial
  3. Alam Suria Gallery
  4. Suria Square
  5. Future Project
- Completed Residential
  6. Fasa 2B
  7. Alam Suria
  8. Ambang Suria
  9. Danau Perintis
  10. Duta Perintis
- Future Project
- ECRL Railway
  (under construction)

*Proposed **ECRL**
(East Coast Railway Link)



*Source: mrl.com.my/en/ecrl and www.myrapid.com.my

Shah Alam 2 Sdn Bhd (200001018344 (520951-K))
Alam Suria Gallery by IJM Land (Bandar Puncak Alam) Persiaran Puncak Alam 12,
42300 Bandar Puncak Alam Selangor, Darul Ehsan Malaysia

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

03-3393 3103 | Alam Suria by IJM Land | ijmland | suriahill.com | Alam Suria Gallery by IJM Land

Developer: Shah Alam 2 Sdn. Bhd. (200001018344 (520951-K)) Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan. Tel.: 03-7985 8188 Fax: 03-7952 9091/9842 Email: sales@ijm.com • Property Type: 2-Storey Terrace House • Developer License No.: 8104/02-2028/0008(A) • Validity Period: 17/02/2023-16/02/2028 • Advertising and Sales Permit No.: 8104-30/01-2027/0043(A)-(L) • Validity Period: 15/01/2025-14/01/2027 • Restriction-in-interest: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan dengan kebenaran pihak Berkuasa Negeri • Building Plan Approving Authority: Majlis Perbandaran Kuala Selangor • Approved Building Plan No.: Bil. (10) dlm MPKS 200.11/280/4/5/2024-01 • Land Tenure: Leasehold 99 years (Expiring: 09/04/2124) • Encumbrances: Public Bank Berhad • Total Units: 142 units • Land Size: 20' x 60' • Built-up Area: 1,606 sq.ft. – 1,777 sq.ft. • Expected Completion Date: March 2027 • Selling Price: RM754,000 (Min.) - RM1,212,000 (Max.); • Bumiputera Discount: 7%
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. INFORMATION ON APPROVED DEVELOPMENTS AND ADVERTISEMENTS CAN BE REVIEWED AT THE PORTAL TEDUH.KPKT.GOV.MY.

SOREN

SURIA HILL

s u n
s a
t i o n
a l

2-Storey Link Homes

Smile,
snuggle,
find your
sparkle.

Let your lush surrounds recharge your vitamin **S**. Be the first to enjoy the serenity of the 170-acre Suria Hill, the up-and-coming township enveloped by forests and nestled by hills.

*All information and plans are subject to local authority's approval, can change without prior notice and cannot form part of any offer or contract. All photos, images, illustrations shown are artist's impressions only.



*Artist's impression for illustration purposes only.

Here, every venture outdoors is an enriching experience. Every corner you turn, a recreational resource or peaceful retreat. New hobbies, new friends and a new you await at the 4.42-acre Suria Park with features such as:

Skate park
Climbing zone
Playground
Outdoor gym
Multipurpose court
Pocketed parks
Hiking trails
Jogging track



*Artist's impression for illustration purposes only.

Suria Hill masterplan



SOREN
Rising to a new beginning

A quiet enclave on elevated grounds, with panoramic hilltop views. Close to nature and convenient facilities. This is a dream. This is home.

low density / 6 themed gardens / hiking trails & jogging track



Settle in, savour moments, and find your sanctuary.

Come home to the warm hug of an intuitively-crafted, future-ready haven.

Gorgeous designer landscape. EV car isolator point ready. A fully extended yard. Your double-storey landed residence exudes character, quality, and detail. With only 10 units per acre, every Soren home is a private compound that is beyond compare.


*Actual show house.


*Actual show house.


*Actual show house.

Each unit is designed with a focus on utility, ambience, and comfort; the perfect balance of pristine space and innovative grace. Open spaces, clean lines and a cool neutral colour palette reflect the theme of contemporary elegance while grand windows and soaring ceilings allow natural light and rejuvenating hilltop breeze to fill the interior.

2-Storey Link Homes
Type E 20' X 60'

- Extended yard for your maximum convenience
- Functional layout with seamless flow between rooms, optimising comfort and flexibility
- 600mm x 600mm porcelain tiles at main living areas and bedrooms
- Powder coated window frame
- Fully tiled car porch
- EV car isolator point ready
- 50-feet main roads
- GreenRE certified


*Artist's impression for illustration purposes only.

2-Storey Link Homes
20' x 60'
4 bedrooms
3 bathrooms

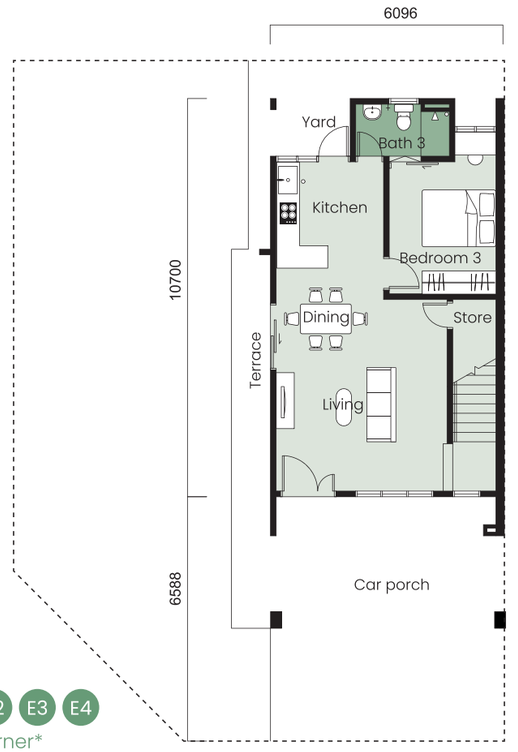


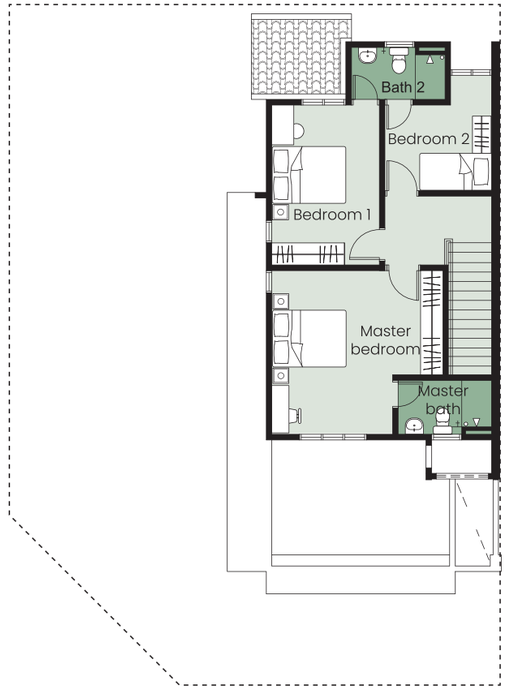
Type E E1
Intermediate

built-up
1,606 sq.ft.

GROUND FLOOR

FIRST FLOOR





Type E2 E3 E4
End/Corner*

built-up
1,744 sq.ft.

GROUND FLOOR

FIRST FLOOR

specifications

STRUCTURE	Reinforced concrete framework
WALL	Plastered cement sand bricks
ROOF COVERING	Concrete roof tiles
ROOF FRAMING	
Building	Metal roof trusses
Car porch	Reinforced concrete flat roof
CEILING	Asbestos free ceiling board / skim coat/ fibre plastered board
FLOOR FINISHES	
Living, dining, kitchen, yard, car porch, bedrooms, bathrooms, staircase,	Tiles
Terrace (Type E2, E3, E3A, E4)	Tiles
Store and other areas	Cement render
WALL FINISHES	
Kitchen	Wall tiles up to 1500mm high
Bathrooms	Wall tiles up to 2100mm high
Others	Quality paint
DOORS	
Entrance door	Timber door
Terrace door (Type E2, E3, E3A, E4)	Aluminium frame sliding glass door
Other doors	Plywood flush door
WINDOWS	Aluminium frame glass window
IRONMONGERY	Quality lockset

SANITARY AND PLUMBING FITTINGS		
Kitchen sink	1	
Wash basin	3	
Pedestal water closet	3	
Shower rose	3	
Tap point	3	
Garden tap	1	
Yard tap	1	
Toilet paper holder	3	
ELECTRICAL INSTALLATION	Type E/E1	Type E2/E3/E3A/E4
Light point	21	22
Power point	18	18
Air-cond point	2	2
Water heater point	3	3
Fan point	6	6
Television point	1	1
Doorbell point	1	1
Auto gate point	1	1
20A single pole-neutral isolator point	1	1
FENCING		
Front/Front side	1500mm high brick wall fencing	
Others	1500mm high chain-link fencing	
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		
Telephone point	1	

Show house virtual tour

*Lot boundary varies. Please always refer to SPA plans for accuracy.

Stroll, seek, soak in diversity.

So much to do, to see, to enjoy. So much more time, so much more to life

Right next to your neighbourhood is the mature Alam Suria township and a wealth of conveniences. You are a stone's throw away to Suria Square and Dataran Suria commercial hubs, and also the 11-acre Alam Suria Central Park. Universities, hospital and schools are nearby. If you absolutely must leave home, you are 1km from the future ECRL Puncak Alam Station, with easy access to the NKVE, GCE, LATAR and DASH highways.





Site plan

- Intermediate Type E/E1
- End Lot Type E3/E3A/E4
- Corner Lot Type E2

360° Township virtual tour

Set your pace amid the amenities and space.

Feel the energy and buzz, being the first to enjoy this fresh addition to a well-known, thriving township. Perfectly crafted for families, it's where city perks meet nature's charm.



*Artist's impression for illustration purposes only.