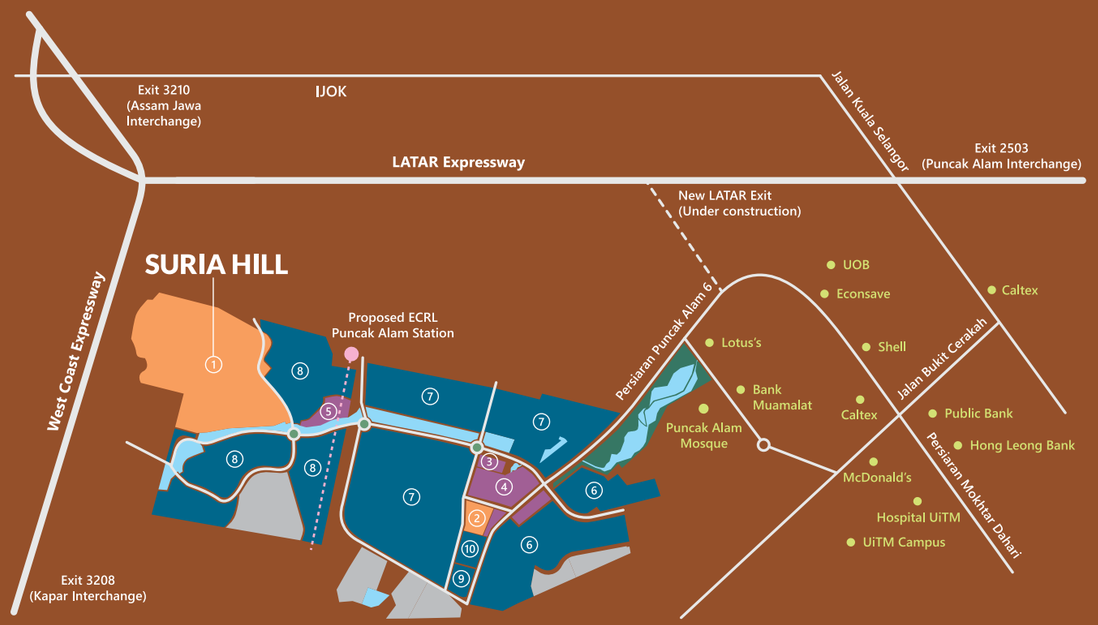
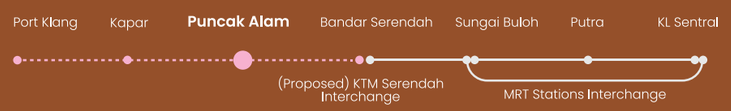
Distinctively
IJM



- 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 Email: sales@ijm.com • Property Name: Ambang Suria Phase 4A1 • Property Type: 2-Storey Terrace House • Developer License No.: 8104/02-2028/0008(A) • Validity Period: 17/2/2023-16/2/2028 • Advertising and Sales Permit No.: 8104-31/06-2027/0496(A)-(L) • Validity Period: 24/6/2025-23/6/2027 • 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.(13)DLM MPKS 200.11/280/4/5/2025-01(A) • Land Tenure: Leasehold 99 years (Expiring: 9/4/2124) • Encumbrances: Public Bank Berhad • Total Units: 48 units • Land Size: 20' x 70' • Built-up Area: 1,919 sq.ft. – 2,067 sq.ft. • Expected Completion Date: Nov 2028 • Selling Price: RM906,000 (Min.) - RM1,274,000 (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.

SURIA HILL

PARKLIVING

SOVANA

2-Storey Link Homes

Enjoy every moment,
rain or shine.

PARKLIVING

set your own pace

Here, time moves as you wish.
Wake up when the fresh hillside breeze blows,
Wind down when the stars shine bright enough.

In between?
Do as you please.

Perfect contentment,
inside and out.

At Suria Hill, life is elevated in every sense. And at 90 metres above sea level, serenity is a given.

A low-density hilltop development with six themed gardens set across over 29 acres of lush greenery.

SOVANA

Right in the middle.
All of nature's delights.
All of life's modernities.
Just take it in.



*Artist's impression for illustration purposes only.



Step outside and feel the buzz. Suria Park's 4.42 acres are packed with space to breathe, play, and find your flow. It's where friendships spark, passions ignite, and good times happen, all surrounded by awesome features like...

- Skate park
- Wall climbing zone
- Playground
- Outdoor gym
- Multipurpose courts
- Hiking trails
- Jogging track

*Artist's impression for illustration purposes only.

Suria Hill Master plan



SOVANA
A poetic name inspired by the warmth of sunlight filtering through trees.

1. Wall Climbing
2. Skate Plaza
3. Playground
4. Futsal/Badminton/ Pickleball court
5. Basketball/ Sepak Takraw Court

SOREN
Rising to a new beginning.

Surrounded by forests and hills.
Sounds like a dream?
At Suria Hill, it's home.

Yet, life's heartbeat is near enough to call.
The Alam Suria township and all its wealth of convenience, is right next door.


*Artist's impression for illustration purposes only.


*Artist's impression for illustration purposes only.

Here, every step into the open air begins a quiet renewal. At every turn, a place to play or pause, to move or simply be.

Across 4.42 acres of Suria Park, new passions take root, friendships unfold, and a refreshed you come to life.

Beautiful discoveries
at every corner.



*Artist's impression for illustration purposes only.

Savour every moment.
Shape your days your way.

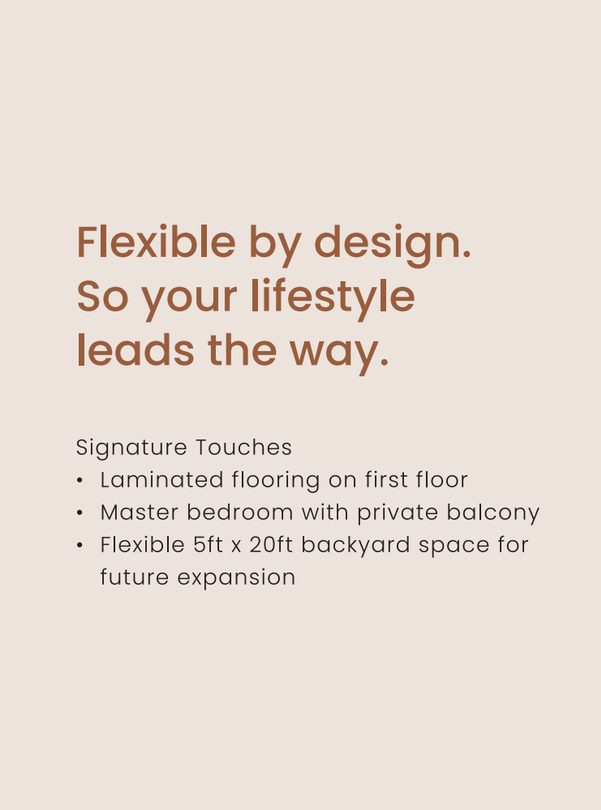
Within this serene Sovana enclave, residents are embraced by thoughtfully crafted spaces that inspire movement, mindfulness and connection:

- Calming yoga deck
- Vibrant multipurpose court
- Playful, multi-tiered playground
- Quiet corners for reflection and conversation

Flexible by design. So your lifestyle leads the way.

Signature Touches

- Laminated flooring on first floor
- Master bedroom with private balcony
- Flexible 5ft x 20ft backyard space for future expansion





Settle into a calm, sunlit living room. Shape your space, softly and simply.

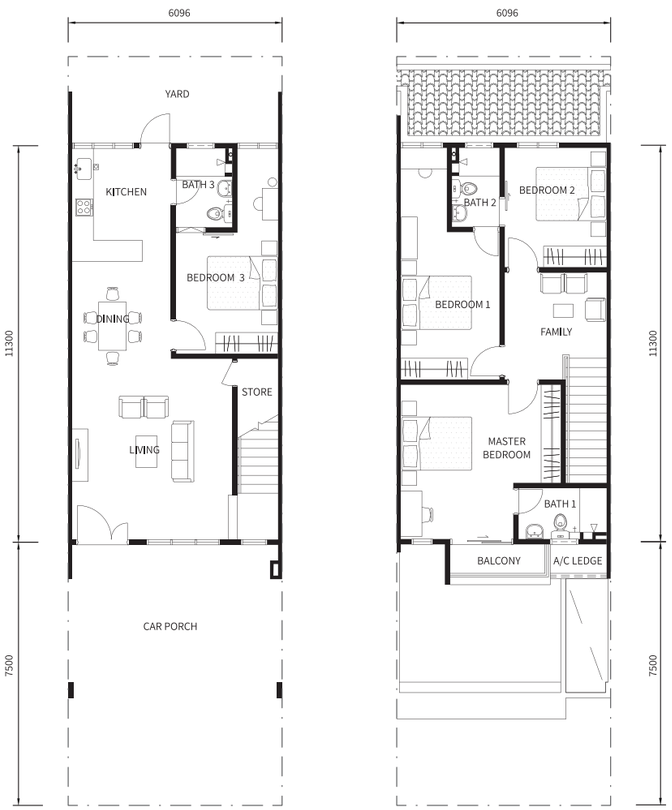
Do you see a cozy outdoor lounge?
Or does it have alfresco dining potential?
Or are you envisioning a playground for your kids?
Or a space for you to find stillness?

Sovana lays the foundation. You make it bloom.

Type
F | F1

Intermediate
20’ X 70’

1,919 sq. ft.
4 bedrooms
3 bathrooms



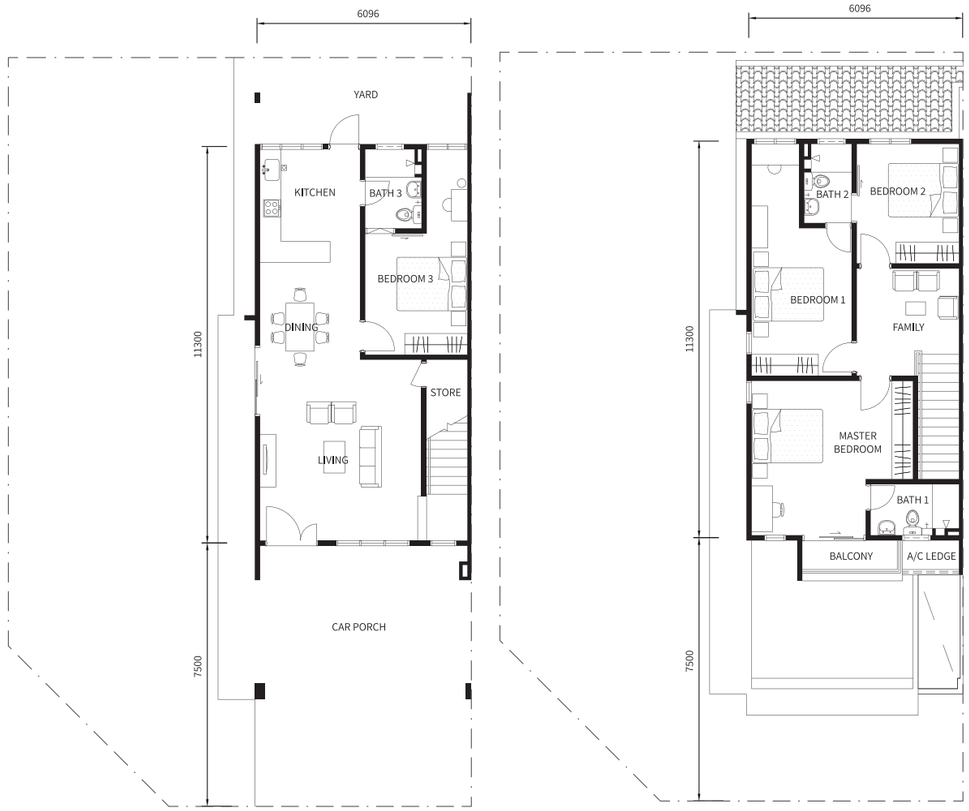
GROUND FLOOR

FIRST FLOOR

Type
F2 | F3 | F4

End / Corner
20’ X 70’

2,067 sq. ft.
4 bedrooms
3 bathrooms

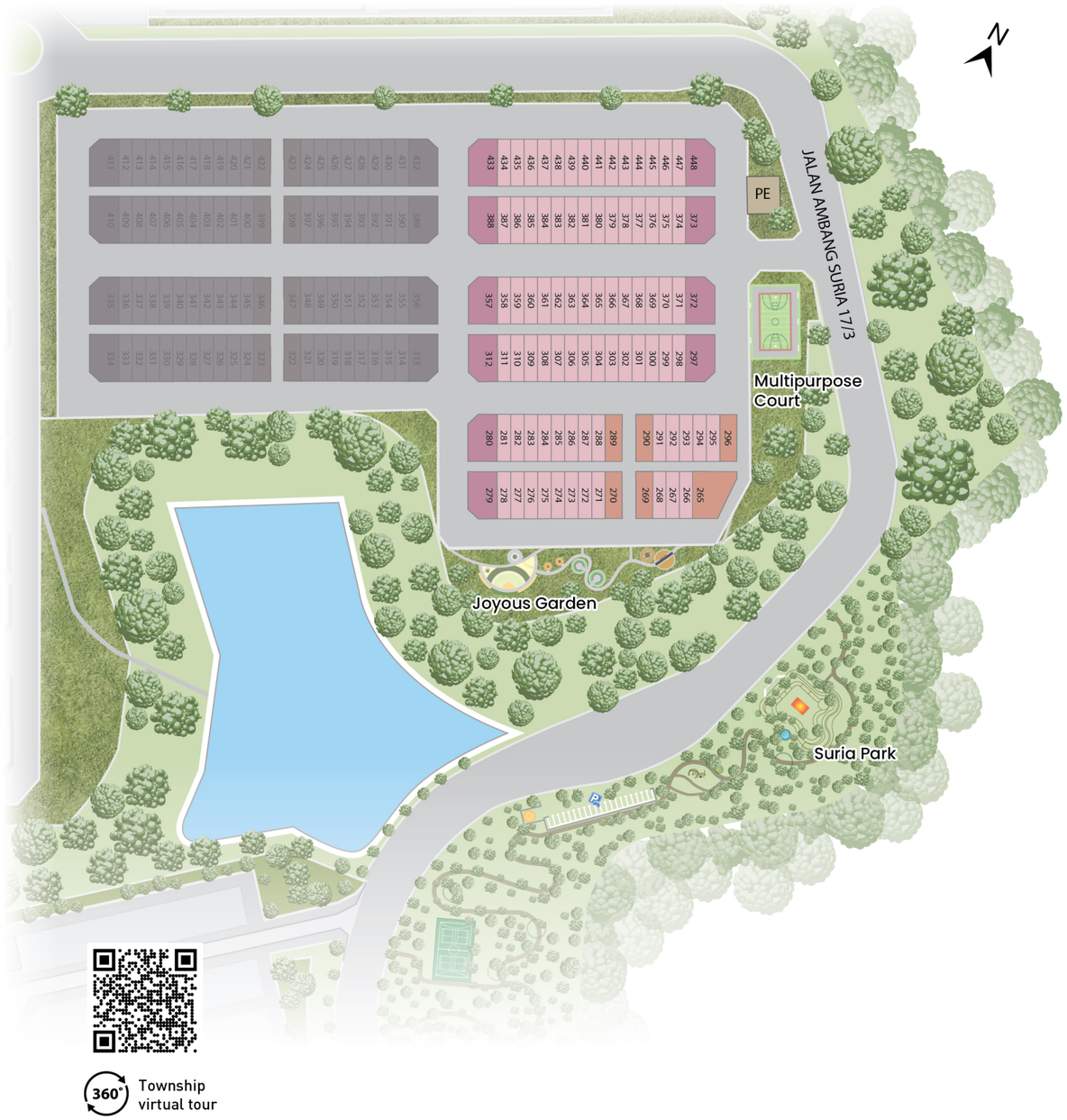


GROUND FLOOR

FIRST FLOOR

Sovana Site Plan

Type F | F1 Intermediate
Type F3 | F4 End Lot
Type F2 Corner Lot



360° Township virtual tour

Specifications

STRUCTURE	Reinforced concrete framework	
WALL	Plastered brickwall	
ROOF COVERING	Concrete roof tiles / Reinforced concrete flat roof	
ROOF FRAMING	Structural metal framing	
CEILING	Plaster ceiling / Skim coat	
FLOOR FINISHES	Type F & F1	Type F2, F3 & F4
Living, Dining, Kitchen, Yard, Car porch, Staircase, Balcony, All bathrooms & Bedroom 3	Tiles	Tiles
Terrace	N/A	Tiles
Bedroom 1, Bedroom 2, Master bedroom & Family	Laminated timber	Laminated timber
Store and A/C ledge	Cement render	Cement render
WALL FINISHES		
Kitchen	Wall tiles up to 1500mm high	
Bathrooms	Wall tiles up to 2700mm high	
Others	Quality paint	
DOORS	Type F & F1	Type F2, F3 & F4
Entrance door	Timber door	Timber door
Terrace door	N/A	Aluminium frame sliding glass door
Other doors	Plywood flush door	Plywood flush door
IRONMONGERY	Quality locksets	
WINDOWS	Aluminium framed glass panel window / Aluminium framed glass louvered window	
SANITARY AND PLUMBING FITTINGS		
Water closets	3	
Shower roses	3	
Basins	3	
Kitchen sink	1	
Bib taps	5	
Toilet paper holders	3	

ELECTRICAL INSTALLATION	Type F & F1	Type F2, F3 & F4
Light points	23	24
Fan points	7	7
Power points	18	18
Air-conditioner points	2	2
Water heater points	3	3
Television point	1	1
Doorbell point	1	1
Auto gate point	1	1
20A single pole-neutral isolator point	1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	
Telephone point	1
FENCING	
Front/Side	1500mm high brick wall fencing
Back	1500mm high chain-link fencing

*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.