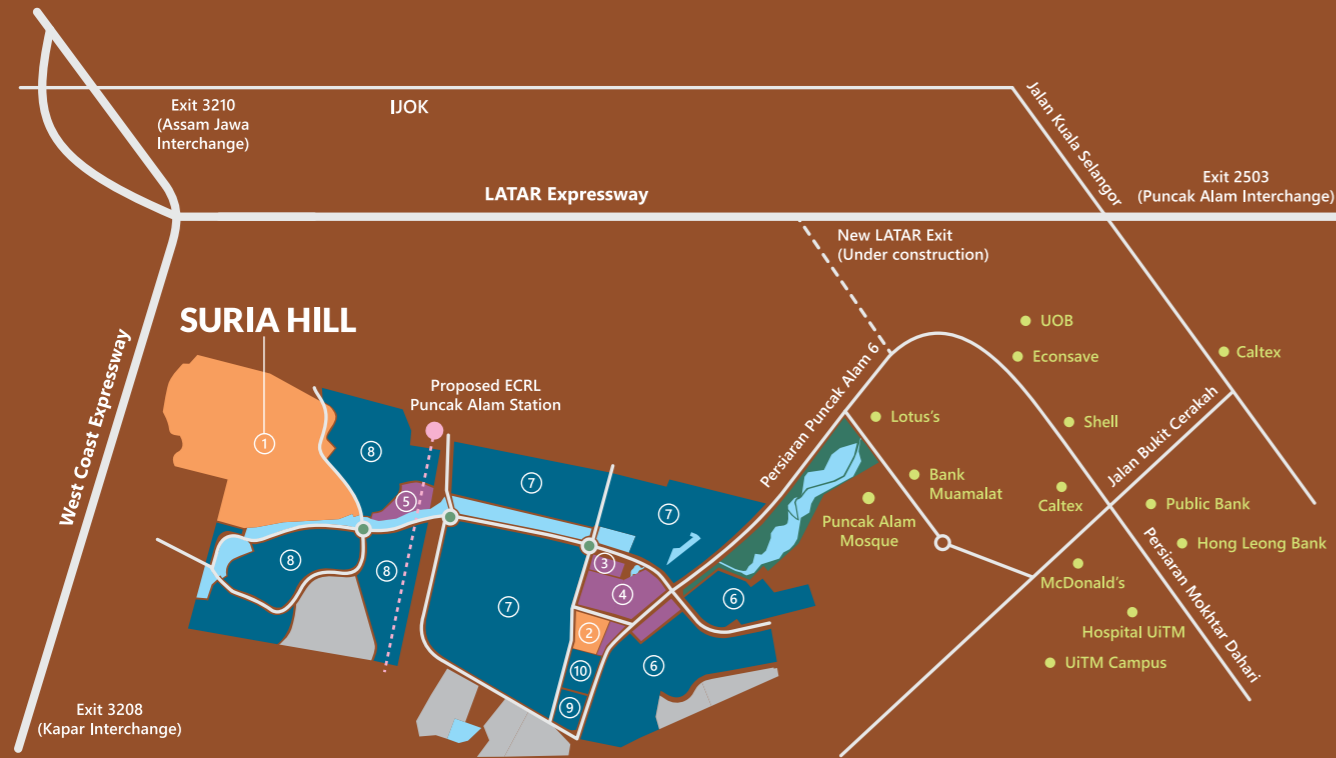
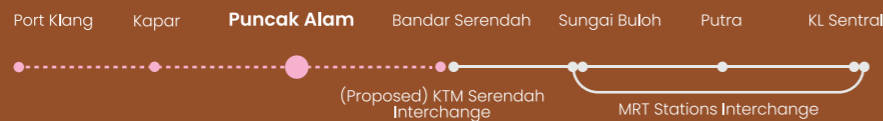


Distinctively
IJM



- 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: mtl.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 Name: Ambang Suria Phase 4A • 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(N)-(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. (10) dlm. MPKS 200.11/280/4/5/2025-01 • Land Tenure: Leasehold 99 years (Expiring: 9/4/2124) • Encumbrances: Public Bank Berhad • Total Units: 96 units • Land Size: 20' x 70' • Built-up Area: 1,919
sq.ft. - 2,067 sq.ft. • Expected Completion Date: Sep 2027 • 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.

SURIA PARK

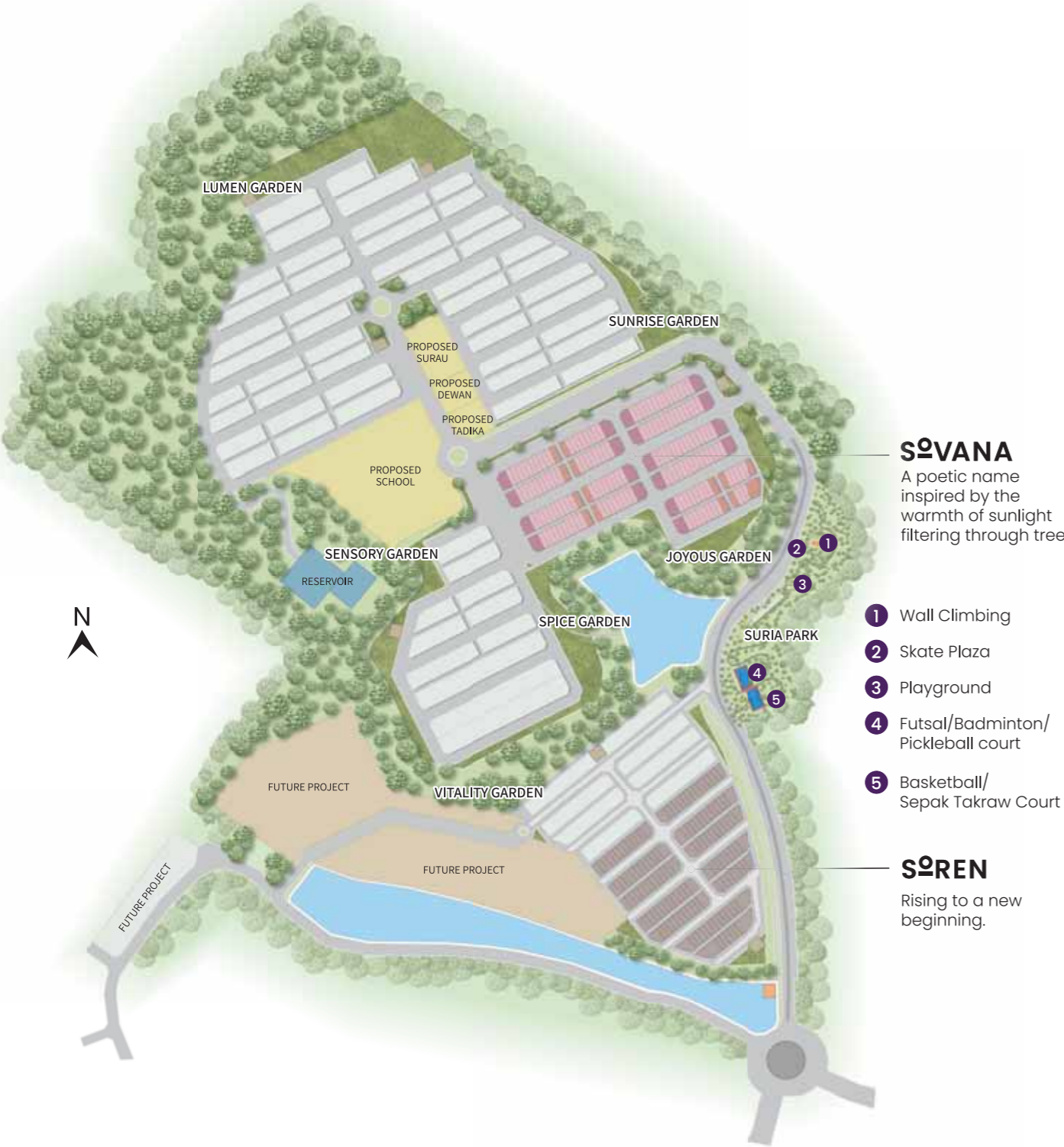
SKATE PARK

An aerial photograph of a lush green park. In the center, there is a large, modern playground with a complex structure featuring slides and climbing walls, set on a reddish-brown safety mat. A winding grey path, likely a jogging track, curves through the park. The area is filled with various types of trees, including some with pink blossoms in the foreground. In the background, a parking lot with several cars and a residential or commercial area are visible, with rolling hills under a blue sky with light clouds.

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

Suria Hill Master plan



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.



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 8ft x 20ft backyard space for future expansion



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

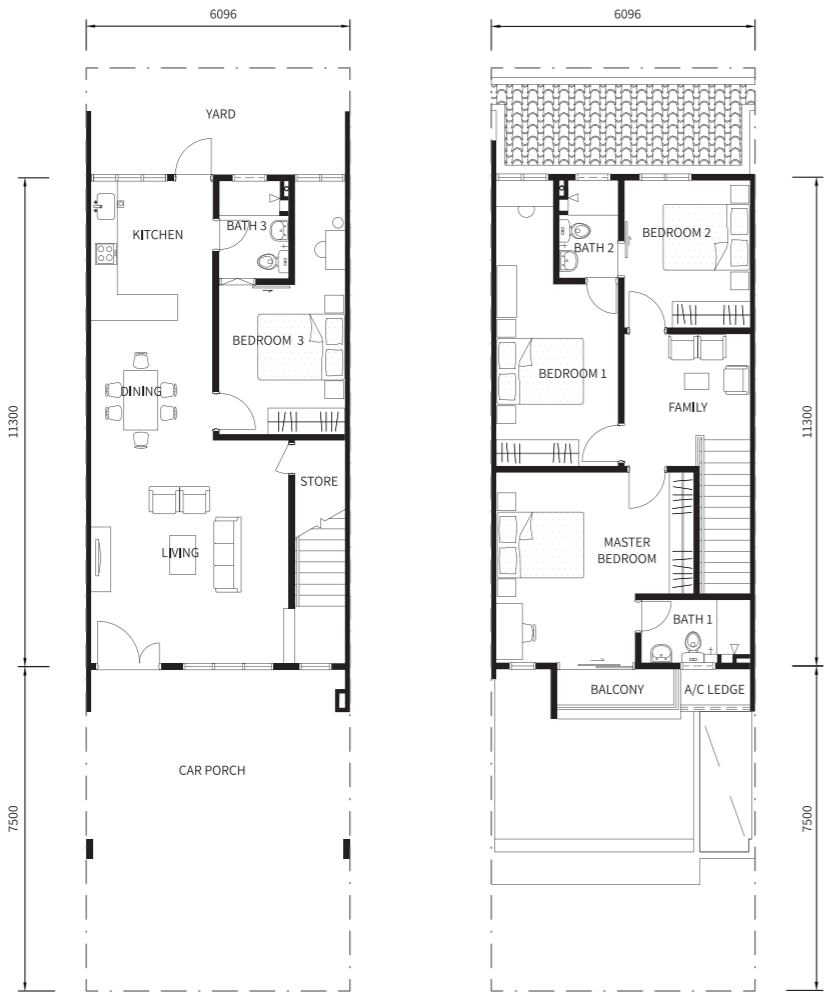
Do you see a cozy outdoor lounge?
Or does it have alfresco dining potential?
Or are you envisioning a playground for your kids?
Or a space for you to find stillness?

Sovana lays the foundation. You make it bloom.

Type
F | F1

Intermediate
20' X 70'

1,919 sq. ft.
4 bedrooms
3 bathrooms



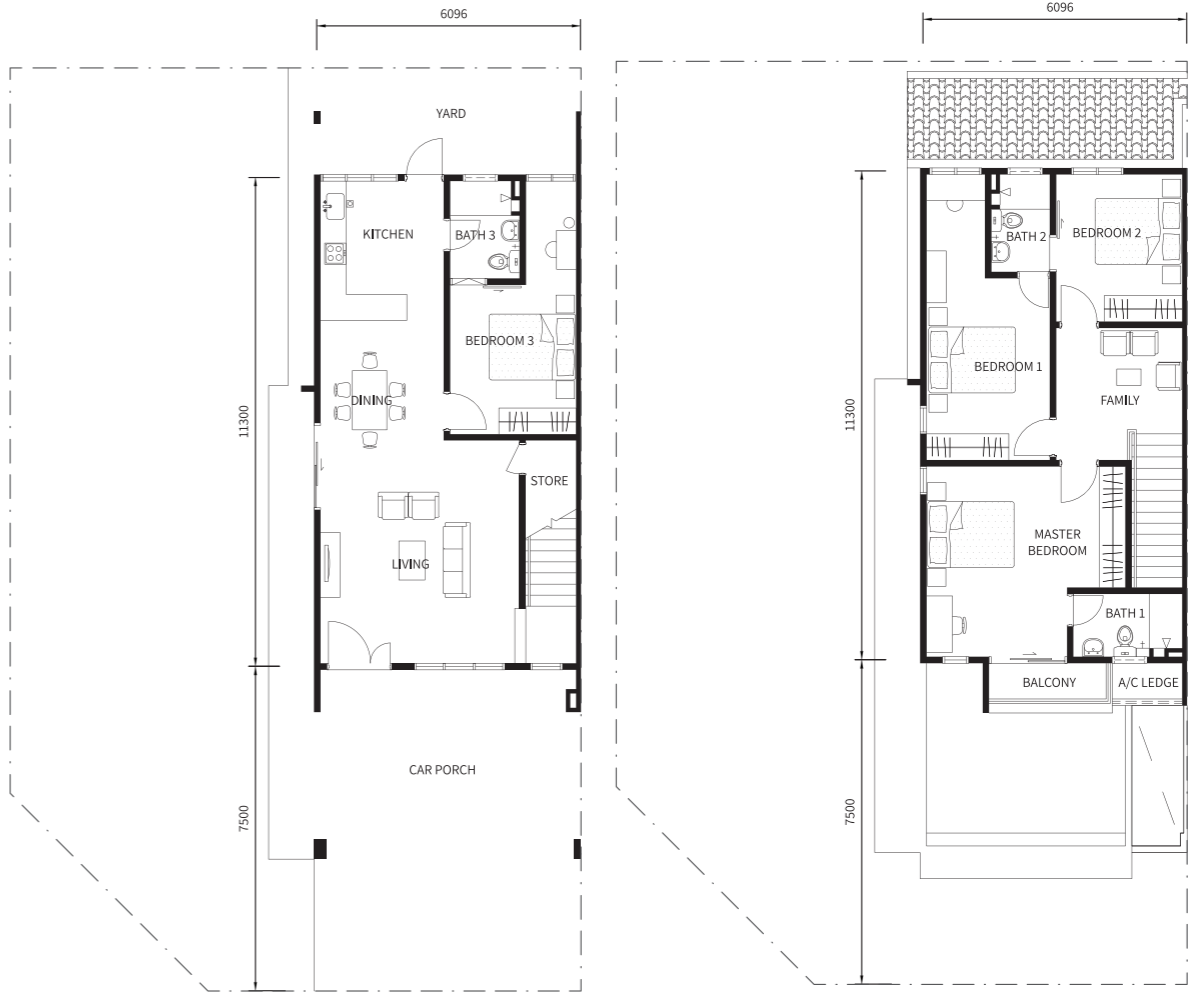
GROUND FLOOR

FIRST FLOOR

Type
F2 | F3 | F4

End / Corner
20' X 70'

2,067 sq. ft.
4 bedrooms
3 bathrooms

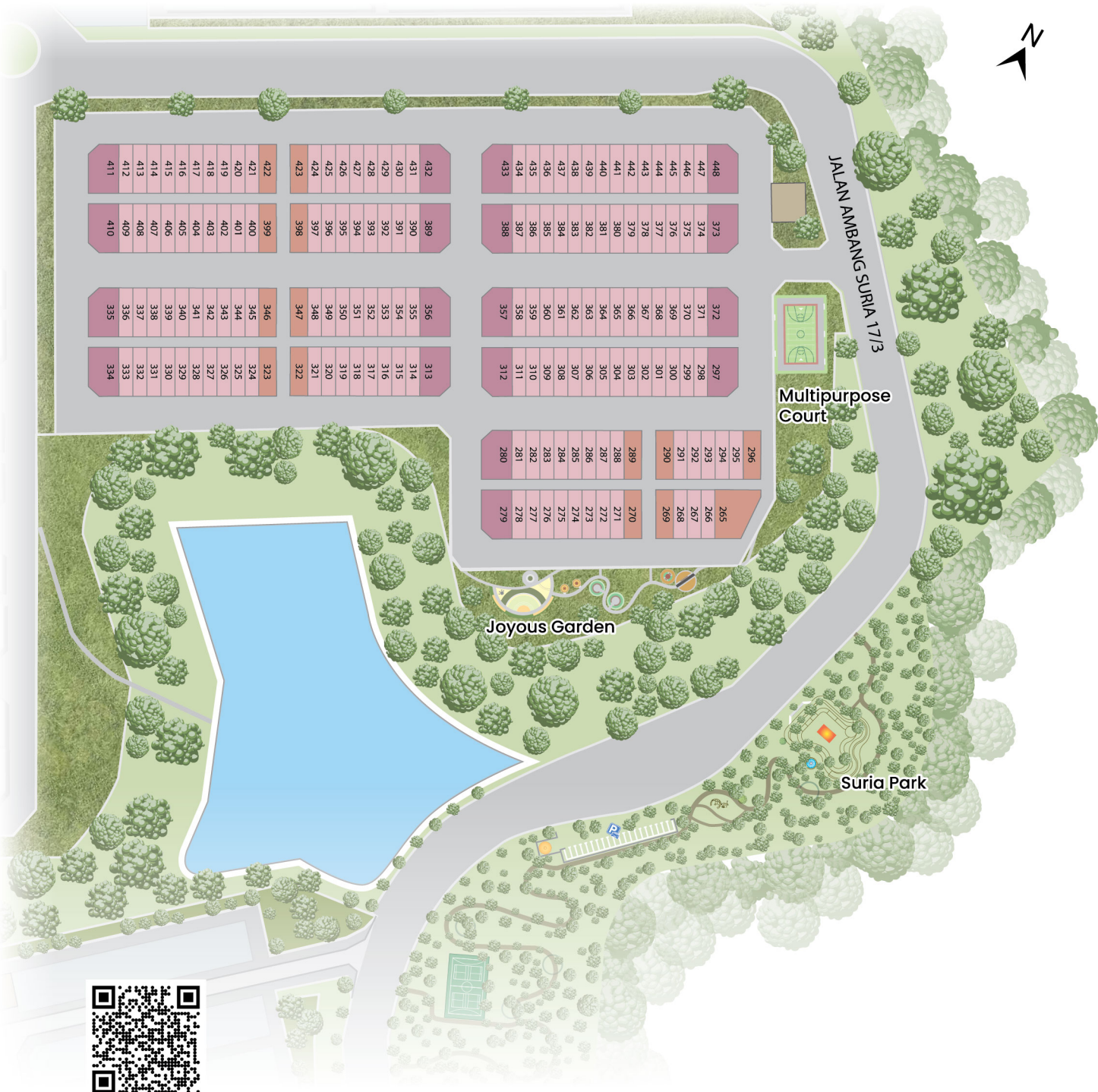


GROUND FLOOR

FIRST FLOOR

Sovana Site Plan

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



360° Township virtual tour

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, staircase, balcony, bathrooms & bedroom 3	Tiles	
Terrace (Type F2, F3 & F4)	Tiles	
Bedroom 1 & 2, master bedroom & family	Laminated timber	
Store and a/c ledge	Cement render	
WALL FINISHES		
Kitchen	Wall tiles up to 1500mm high	
Bathrooms	Wall tiles up to 2700mm high	
Others	Quality paint	
DOORS		
Entrance door	Timber door	
Terrace door (Type F2, F3 & F4)	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	
Toilet paper holder	3	
Garden tap	1	
Yard tap	1	
ELECTRICAL INSTALLATION	Type F & F1	Type F2, F3 & F4
Light point	23	24
Power point	18	18
Air-conditioner point	2	2
Water heater point	3	3
Fan point	7	7
Television point	1	1
Doorbell point	1	1
Auto gate point	1	1
20A single pole-neutral isolator point	1	1
FENCING		
Front/side	1500mm high brick wall fencing	
Back	1500mm high chain-link fencing	
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING		
Telephone point	1	

*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.