



3-Storey Zero Lot Bungalow

IJM Properties Sdn Bhd 198301004557 (100180-M).  
Ridge View Site Sales Office, Persiaran Saujana Puchong 1, Saujana Puchong Bandar Putra Permai,  
47110 Puchong, Selangor Darul Ehsan.  
Mon - Sat: 9am - 5pm. | Sun & P.H: 10am - 5pm.



☎ 019-277 8613    📍 Ridge View    📷 ijmland    🌐 ijmland.com/ridgeview



Phase 5 • Developer: IJM Properties Sdn Bhd 198301004557 (100180-M) • Address : Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor. • Developer's Licence No: 8326/03-2028/0569(A) • Validity Period: 10/03/2023 – 09/03/2028 • Advertising & Sales Permit No.: 8326-29/11-2027/0996(N)-(L) • Validity Period: 28/11/2025 – 27/11/2027 • Approving Local Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP6.600-1/10/4/5(18) • Land Encumbrances: None • Land Tenure: Leasehold 99 years (Expiring on 21/08/2110) • Expected Completion Date: Jan 2028 • Property Type: 3-storey 'Zero-Lot' Detached House • No. of Unit: 16 Unit • Selling Price: (Type C) RM 3,288,960 (Min) – RM 3,518,160 (Max.) • Bumiputera Discount: 7% • Restriction in Interest: This land cannot be transferred, leased, or mortgaged without the approval of the State Authority.  
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. THE APPROVED DEVELOPMENT AND ADVERTISEMENT INFORMATION CAN BE VERIFIED AT THE TEDUH.KPKT.GOV.MY PORTAL.

Ridge  
view  
@Puchong





## An address above it all

Wake up to hillside breezes, uninterrupted panoramic views, and the quiet assurance of living above it all.

Your exclusive clubhouse is right at your doorstep, offering an elevated vantage point and endless views.

The resident-exclusive clubhouse is a sanctuary of calm and connection, featuring:

- A state-of-the-art full-glass gymnasium
- An infinity swimming pool
- A BBQ area
- A lookout point
- Perfect for relaxation, recreation, and connection.



If you find your way to the top of Puchong, you'll be greeted by a hillside sanctuary that offers a new way of living—above, apart, and in tune with nature. Tucked away above it all, treat it as your very own protected enclave.

It is where the rush of the city fades, where the fresh hillside breeze lives. It is luxury brought to the highest of heights, 152 metres above sea level.

So if you're ready to discover just what elevated elegance feels like, Ridgeview@Puchong awaits you.



Between the breeze and the green, lies a peace that could exist nowhere else. This is a sanctuary carved into the hillside. From the quiet paths to the softly rustling trees, every element of this place is a quiet reminder to pause, breathe, and just be.



A timeless design that meets the needs of modern family life, with every residence promising a space to grow, connect, and just be.



- Multigenerational living
- 5 bedrooms
- 5 bathrooms
- Practical layout
- Dedicated space for home lift\*
- \*Home lift by owner

A home with room to dream, to gather, to grow. Five generously sized bedrooms are all yours to make the most of. A home movie theatre, a kids’ playroom, or anything you fancy, it’s a canvas for your dreams.

To complete the picture, step outside to your very own side garden that opens to the sky.

- Panaromic view
- Side garden
- Isolator point for EV charger
- Fully covered car porch (for 3 cars)
- Parcel compartment



Artist impression purposes only.



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## Distinctive Enhanced Features

### Innovations for Modern Living

- 1. Isolator Point for EV Charger
- 2. Photovoltaic (PV) System for Energy Savings
- 3. Rainwater Harvesting System

### Everyday Comfort

- 4. Hot Water Storage Tank in Master Bath
- 5. Dedicated Space for Home Lift\*
- 6. Digital Lock at Foyer Entrance
- 7. 6.6 ft Balcony in Master Bedroom

### Luxury Touches

- 8. Fully Covered Car Porch (For 3 Cars)
- 9. Timber Flooring (Upper Levels)
- 10. Feruni 800x800mm Porcelain Tiles (Ground Floor)
- 11. Roca Long Bath with Twin Bath Basins in Master Bath
- 12. Powder-coated Aluminium Frames

- 13. Parcel Compartment
- 14. 3 Phase Incoming Power Supply
- 15. Air-Conditioning Points with Copper Piping & Drain Pipe

\* Home Lift by owner



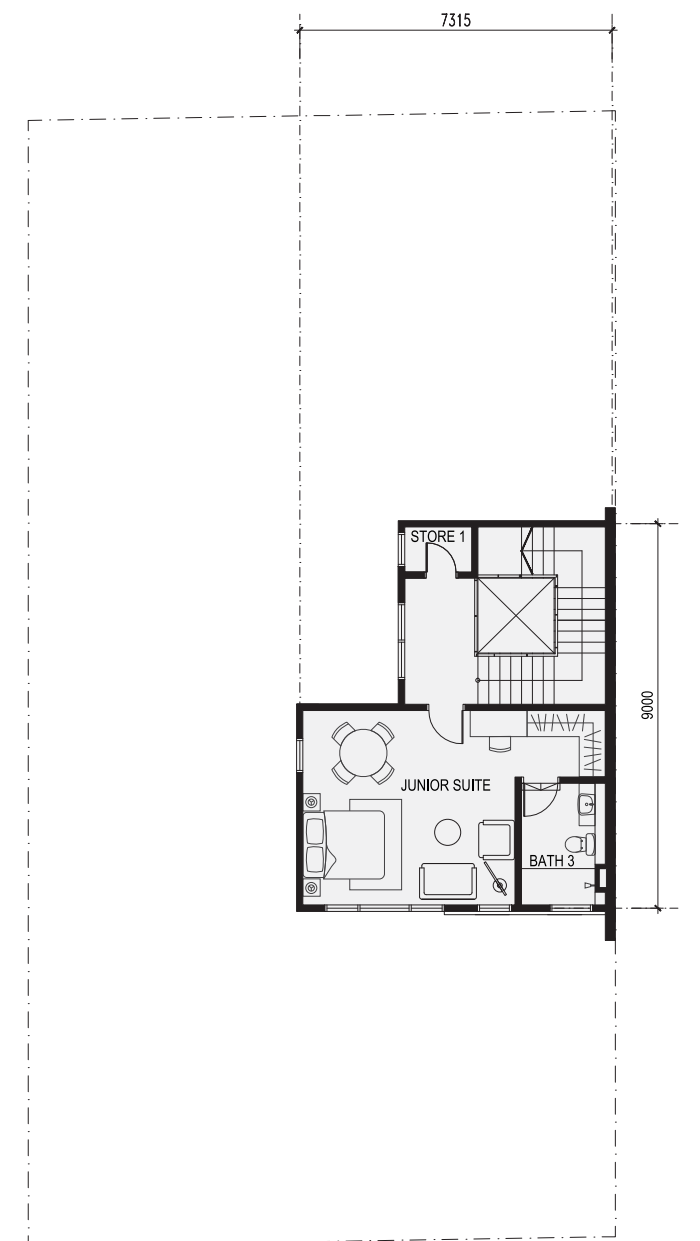
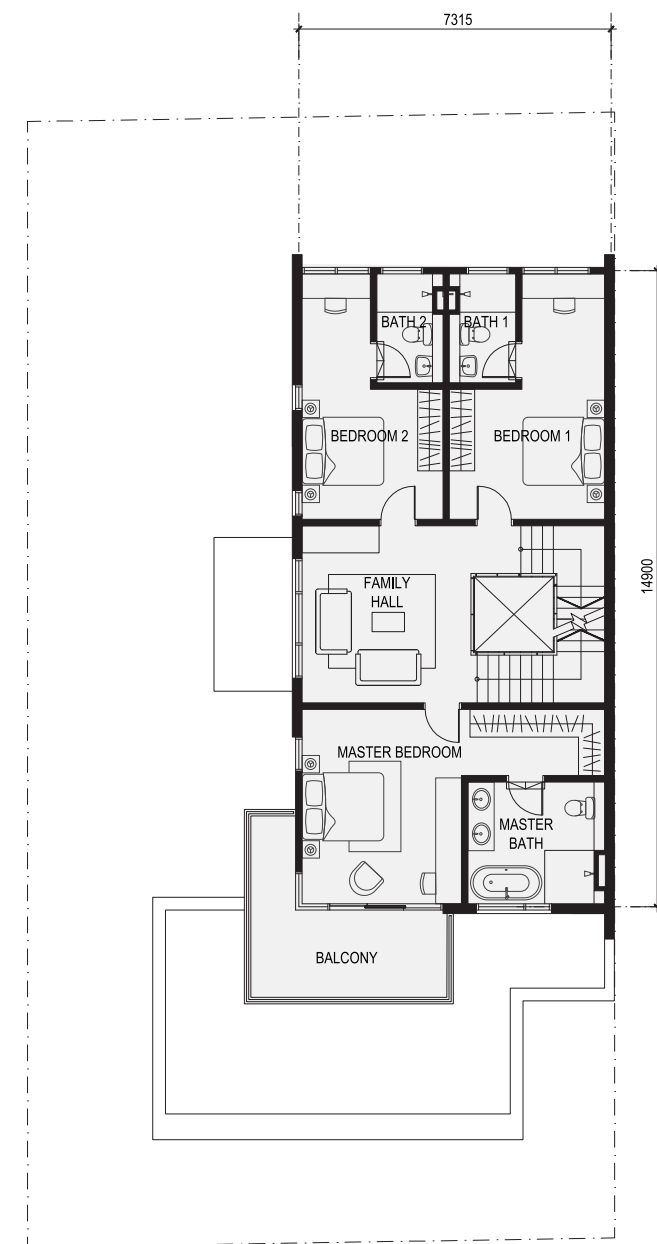
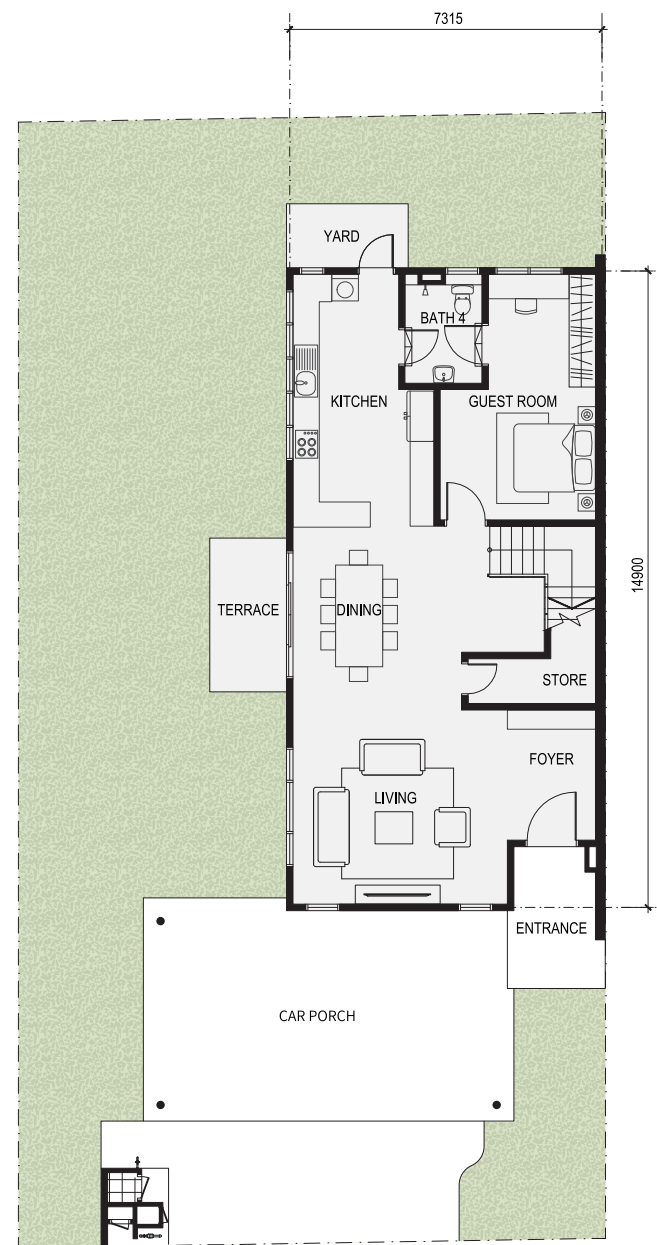


## Type C

3-Storey Zero Lot Bungalow

Land Area : 45' x 86'

Built-up : 3,601 sq. ft.









Specifications

STRUCTURE	Reinforced Concrete / Steel Column
WALL	Masonry Wall
ROOF COVERING	Roof Tiles & Reinforced Concrete Roof
ROOF FRAMING	
Building	Metal Frame
Car Porch	Reinforced Concrete Roof
CEILING	
	Plaster Board Ceiling / Skim Coat / Fibre Cement Board (where applicable)
WINDOWS	Aluminium Frame Glass Window
DOORS	
Entrance Door	Solid Core Door
Other Doors	Flush Door / Timber Louvre Door / Aluminium Frame Glass Sliding Door
IRONMONGERY	Quality Locksets
FLOOR FINISHES	
Car Porch, Entrance, Terrace, Yard, Foyer, Living, Dining, Guest Room, Kitchen, All Bathrooms, Store, Balcony, Refuse Chamber & Store 1	Quality Tiles
Staircase, Master Bedroom, Bedroom 1, Bedroom 2, Family Hall & Junior Suite	Timber Flooring
WALL FINISHES	
Kitchen	1500mm Height Quality Tiles / Plaster & Paint
All Bathrooms	2700mm Height Quality Tiles
Refuse Chamber	Quality Tiles
Others	Plaster & Paint to Ceiling Height
SANITARY AND PLUMBING FITTINGS	
Kitchen Sink	1 no.
Wash Basin	6 nos.
Water Closet (WC)	5 nos.
Long Bath	1 no.
Hand Shower	5 nos.
Toilet Paper Holder	5 nos.
Bib Tap	7 nos.
ELECTRICAL INSTALLATION	
Light Point	44 nos.
Power Point	34 nos.
Hood Point	1 no.
Hob Point	1 no.
Fan Point	8 nos.
SMATV Point	3 nos.
Air-Conditioning Point	7 nos.
Electric Hot Water Storage (Master Bath Only)	1 no.
Instant Water Heater Point	4 nos.
Isolator Point for EV Charger	1 no.
Door Bell Point	1 no.
Lift Point	1 no.
Photovoltaic (PV) System	Provided
INTERNAL TELECOMMUNICATION TRUNKING AND CABLING	
Telephone Outlet – Fiber Wall Socket	1 no.
Data Outlet	3 nos.
FENCING	Masonry Wall
TURFING	Spot Turfing



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