




Give life an elevated makeover

2-Storey Link Villas

Ridge
view 
@Puchong



Live your highest point surrounded by nature and ease

The resident-exclusive clubhouse is located on privately owned land. The developer/proprietor reserves the right to sell, lease, dispose of, encumber, demolish or remove all or any part of the resident-exclusive clubhouse at any time and from time to time without reference to any person, and in such event, the developer/proprietor will not be liable to any person for any claim, loss or damage arising from such sale, lease, disposal, encumbrance, demolition or removal.

resident-exclusive clubhouse

Immerse yourself in lush greenery, spanning from the outdoors to the indoors at our resident-exclusive clubhouse.

Enjoy Mother Nature's company to the full as you work up a sweat at the state-of-the-art full glass gymnasium, relax with leisurely laps in the infinity swimming pool, or indulge in quality time with loved ones at the BBQ area or lookout point.



Perched upon Puchong's highest point, 152 meters above sea level, is where luxury and nature meet. Come home to an everyday retreat with Mother Nature as your neighbour, in your very own protected enclave.



Atop a picturesque hillside, Ridge View's Link Villas
offers the perfect canvas for elevated living.
Here, home is an exquisite blend of elegance and natural bliss.



Thoughtfully crafted into Ridge View's natural landscape are amenities designed for elevated living.

Lush landscape

For a rejuvenating workout alongside nature, there's the outdoor gym. When adventure beckons, the scenic hiking trail and sky-view observation point await.

Young residents will also delight in the proposed children's playground where they can explore freely.



2-Storey Link Villas

Land Area : 22.6' X 80'

Built-up : 3,213 sq. ft. – 3,313 sq. ft.

Type E



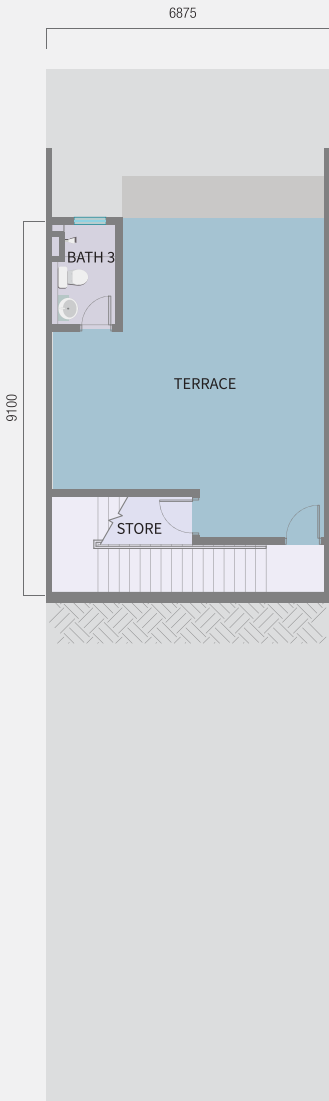
Artist impression purposes only.

The epitome of luxury, Type E maximises its opulence amidst lush surroundings by utilising split levels to enhance spatial separation and functionality.

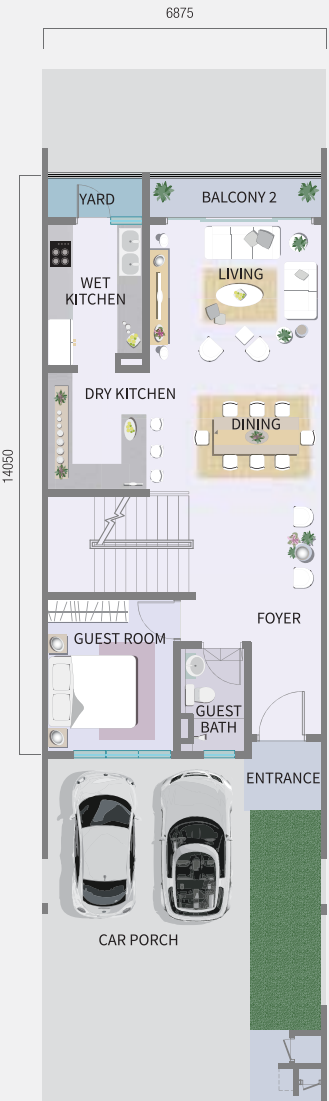
Opening into a vast garden, the lower ground level serves as a versatile space for various activities, ideal for family gatherings or games.

The ground floor living room boasts stunning views, complemented by spacious wet and dry kitchens that elevate daily tasks.

Perfectly suited for nature lovers, Type E is designed to seamlessly embrace and celebrate the natural environment.



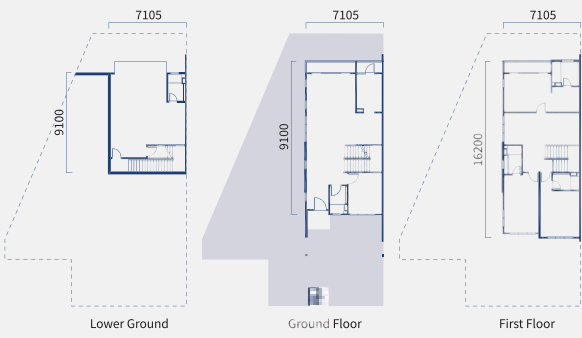
Lower ground floor



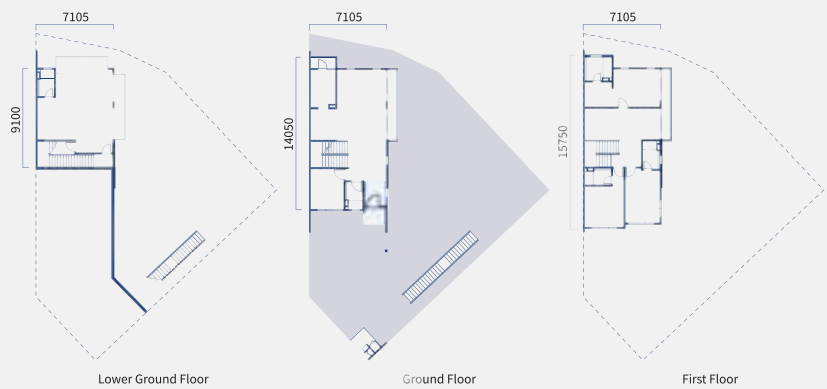
Ground floor



First floor



E4 end 3,313 sq. ft.



E5 end 3,307 sq. ft.

* Lot boundary varies. Always refer to SPA plans for accuracy.

2-Storey Link Villas

Land Area : 22.6' X 70'

Built-up : 2,530 sq. ft. - 2,806 sq. ft.

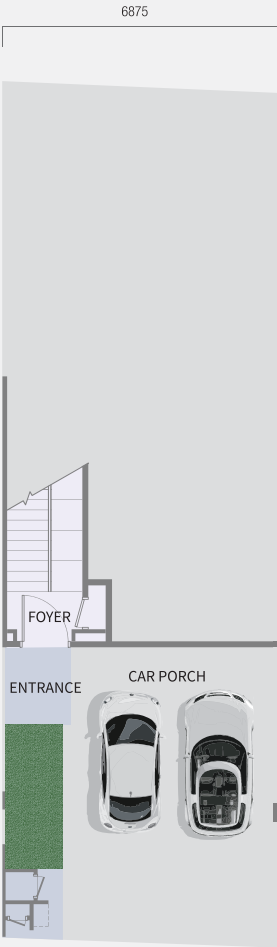
Type F



Artfully designed for spaciousness, Type F maximises its split levels, emphasising distinct functions and privacy within each space.

The ground floor boasts a vast open-plan area that seamlessly connects the living room to a spacious garden, facilitating a seamless indoor-outdoor flow.

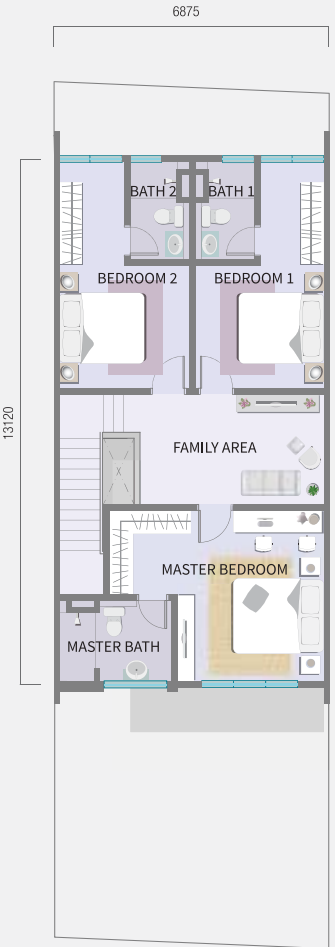
Spanning the house's width, the garden offers ample space for family activities, ensuring everyone enjoys the lush surroundings and open floor plan at home.



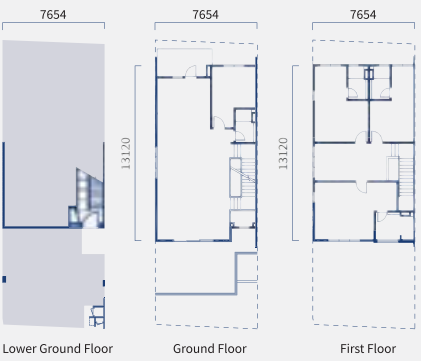
Lower ground floor



Ground floor



First floor



F4 end 2,806 sq. ft.



F5 end 2,806 sq. ft.

* Lot boundary varies. Always refer to SPA plans for accuracy.

2-Storey Link Villas

Land Area : 22.6' X 80'

Built-up : 2,123 sq. ft. - 2,281 sq. ft.

Type G



Experience a large open floor plan, spacious kitchen, and expansive yard.

Abundant daylight and natural ventilation flood the rooms through large windows, enhancing the overall ambiance.

intermediate

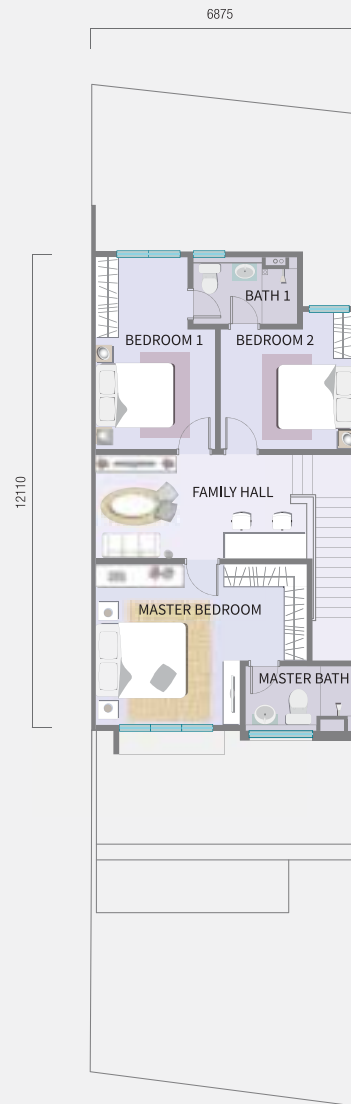
22.6' X 80'

2,123 sq. ft.

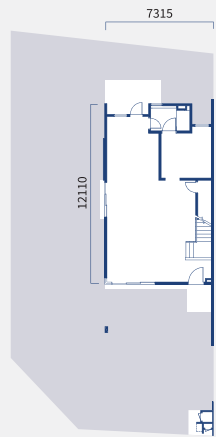
G



Ground floor

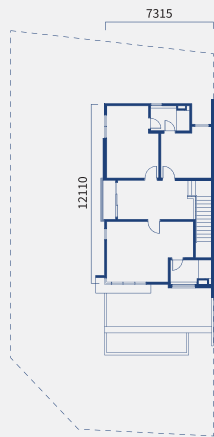


First floor



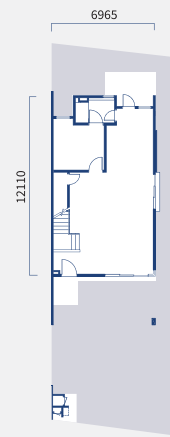
Ground Floor

G2 corner



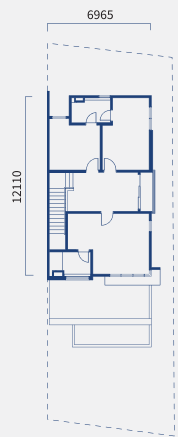
First Floor

2,281 sq. ft.



Ground Floor

G3 end



First Floor

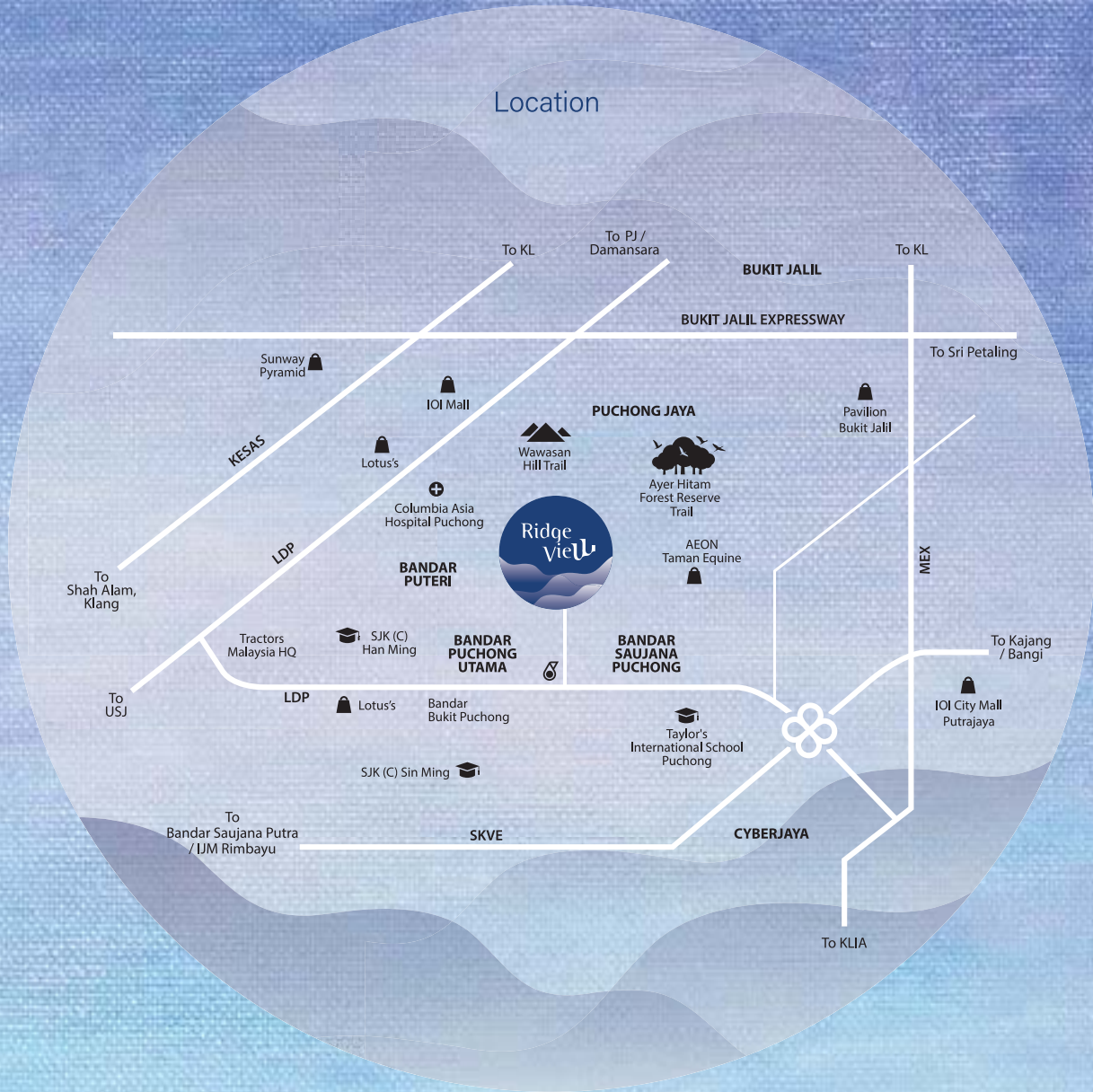
2,166 sq. ft.

* Lot boundary varies. Always refer to SPA plans for accuracy.

Specifications

STRUCTURE	Reinforced Concrete
WALL	Masonry Wall
ROOFING 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 Framed Glass Window
DOOR	
Entrance Door	Solid Core Door
Others	Flush Door / Timber Louvre Door / Aluminium Frame Glass Sliding Door
IRONMONGERY	Quality Locksets
FLOOR FINISHES	
Entrance, Living, Dining, Terrace, Guest Rooms, Dry Kitchen, Wet Kitchen, Yard, Family Area, Bathrooms, Bedrooms, Staircase-(F3, F4 & F5), Balcony-(E3, E4, E5, G2 & G3), Foyer-(F3, F4 & F5) & Refuse Chamber Car Porch Store	Quality Tiles
WALL FINISHES	Concrete Imprint Cement Render Plaster & Paint
Wet Kitchen, Bath 1-(E4 & E5), Bath 1 & 2-(E3) Master Bath, Guest Bath, Bath 3-(E3) Bath 2 & 3-(E4 & E5) & Refuse Chamber Others	Quality Tiles / Plaster & Paint Quality Tiles
SANITARY AND PLUMBING FITTINGS	Plaster & Paint
	E3 E4/E5 F3/F4/F5 G G2/G3
Kitchen Sink	1 1 1 1 1
Wash Basin	5 5 5 3 3
Water Closet	5 5 4 3 3
Hand Shower	5 5 4 3 3
Hand Bidet	5 5 4 3 3
Toilet Paper Holder	5 5 4 3 3
Garden Bib Tap	1 1 1 1 1
Yard Bib Tap	1 1 1 1 1
ELECTRICAL INSTALLATIONS	
	E3 E4/E5 F3/F4/F5 G G2/G3
Light Point	35 35 32 29 31
Power Point	31 31 27 27 27
Fan Point	8 8 7 7 7
SMATV Outlet	3 3 3 3 3
Wall Light Point	3 3 2 2 2
Air Conditioning Point	5 5 5 5 5
Instant Water Heater Point	5 5 4 3 3
Data Outlet	3 3 3 3 3
EV Charger Isolator Point	1 1 1 1 1
Door Bell Point	1 1 1 1 1
Exhaust Fan	- - 1 - -
Telephone Point	1 1 1 1 1
FENCING	Masonry Wall / MS Fence Anti-climb Fence

Location



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.

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



Developer: IJM Properties Sdn Bhd (198301004557 (100180-M), Address: Level 2, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor • Developer's License: 8326/03-2028/0569(A) • Validity Period: 10/03/2023-09/03/2028 • Advertising Permit: 8326-21/12-2025/1288(N)-L • Validity Period: 02/12/2023-01/12/2025 • Land Tenure: Leasehold 99 years (Expiring on 21/08/2110) • Encumbrances: NIL • Restriction-in-interest: NIL • Completion Date: December 2026 • Approving Authority: Majlis Perbandaran Subang Jaya • No. of Unit: 2-Storey Terrace House (Type E) – 12 Unit, 2-Storey Terrace House (Type F) – 10 Unit, 2-Storey Terrace House (Type G) – 13 Unit • 35 Unit 2-Storey Terrace House • Discount Bumiputera: 7% • Building Plan Approval No. : MPSJ.BGN.BP6.600-1/10/4/2(18) • Selling Price: 2-Storey Terrace House (Type E) RM1,566,800 (Min.) RM3,023,540 (Max.), 2-Storey Terrace House (Type F) RM1,368,800 (Min.) RM2,122,640 (Max.), 2-Storey Terrace House (Type G) RM1,287,800 (Min.) RM2,207,140 (Max.)

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