













Bumi Lot Non-Bumi Lot === Fire Hydrant Street Light

Specifications

STRUCTURE	Reinforced concrete framework
STAIRCASE	Reinforced concrete framework
WALLS	90
- Internal	Brickwall with cement plaster & emulsion paint
- External	Brickwall with cement plaster & weather resistant paint
ROOFING	Metal roofing
CEILING	
- Ground floor	Skim coat with paint
- First floor	Plaster ceiling & paint
- Exposed roof eave & porch	Asbestos free ceiling board with paint
FLOOR FINISHES	
- Living, dining, kitchen, utility & bathrooms	Tiles
- Bedrooms & staircase	Laminate flooring
- Car porch & apron	Cement render

WALL FINISHES

Kitchen

1500mm height wall tiles 1500mm height wall tiles - Bathrooms

DOORS

Main entrance Bedrooms & others

SANITARY FITTINGS Kitchen

- Living WINDOWS

- Bathrooms

CORNER UNIT

Timber solid door Timber flush door Aluminium frame sliding glass door

Aluminium framed glass windows

Aluminium single 1 nos. bowl sink Shower rose Water closet 4 nos. 4 nos. 4 nos. Wash basin Toilet paper holder 4 nos. Soap dish 4 nos.

Hose bib tap

Kitchen sink tap 1 nos. 4 nos.

INTERMEDIATE UNIT

Timber solid door Timber flush door

Basin tap Hand bidet Wall bib tap & 4 nos. shower stopcock

- Car porch & Apron

ELECTRICAL INSTALLATION

Electrical installations to Suruhanjaya Tenaga (ST) standard installation. Light fittings are excluded.

2 nos.

OTHERS All items mentioned above are subject to variation, modifications and substitution to their equivalent standard or as imposed by the appropriate authority.

Distinctively IJM





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• 8.30AM - 5.30PM (Monday - Friday) • 9.00AM - 4.00PM (Saturday - Sunday & P. Holiday)

IJM PROPERTIES SDN. BHD. 198301004557 (100180-M)

Ground Floor, Wisma KLK Sandakan, Lot 1, Jalan Bandar Utama, Mile 6, Jalan Utara, 90000 Sandakan, Sabah, Malaysia.















Developer license No: 08-2026/06824(1) | Advertising permit No: 08-2026/05122(1) | Validity period: 08.08.2024 - 07.08.2026 | Development Plan: SMC/TOW/1182/J.2/12 | Building Plan: MPS: SPB.18/2021 | Approved Authority: Majlis Perbandaran Sandakan | Land Tenure: 999 | Number of units: 42 (Phase 1) | Selling Price: Min RM869.250.00 - Max RM1,297,000.00 | 30% reserved for Bumiputera @ 5% Bumiputera discount | Expected date of completion: 24 months from the Sales & Purchase agreement. | All purchase price including deposit/booking fees must be paid into Housing Project HDA Account with Public Bank Berhad No. 3230 7117 28 | All illustrations are artist's impression only. All information contained herein is subject to change, variation, modifications and substitution to their equivalent standard without notification as may be directed or imposed by the appropriate authorities. For avoidance of doubt, please always refer to the Sales & Purchase Agreement.