

UTAMA PARK
RESIDENCE
@ BANDAR UTAMA, SANDAKAN

Exclusive Bungalows

IJM LAND

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An Inspiration Takes Root

AN INSPIRATION TAKES ROOT

From the seed of an idea,
planted into the soil of the self-sustaining
township of Bandar Utama Sandakan –
this is the establishment of
a contemporary lifestyle residence.



A FLOURISHING IMAGINATION



It begins with an idea;
an inspiration of timeless beauty,
simple elegance through design,
and picturesque grounds through lush landscaping.





A COMPLETE TOWNSHIP WITHIN SANDAKAN

Bandar Utama Sandakan is an integrated mixed development strategically located right in the heart of a growing community, spanning over 395 acres of prime land. Located just 5 minutes' drive from the airport, Sandakan Golf and Country Club, Sandakan Sports Complex, government departments, schools, and banks are all within a 3km radius of the township.

LOCATION MAP



SITE PLAN

Bumi Reserved Lots

Lot 58-60, Lot 71-74,
Lot 79-80, Lot 89-94,
Lot 180-181,
Lot 184-185

Phase 2A

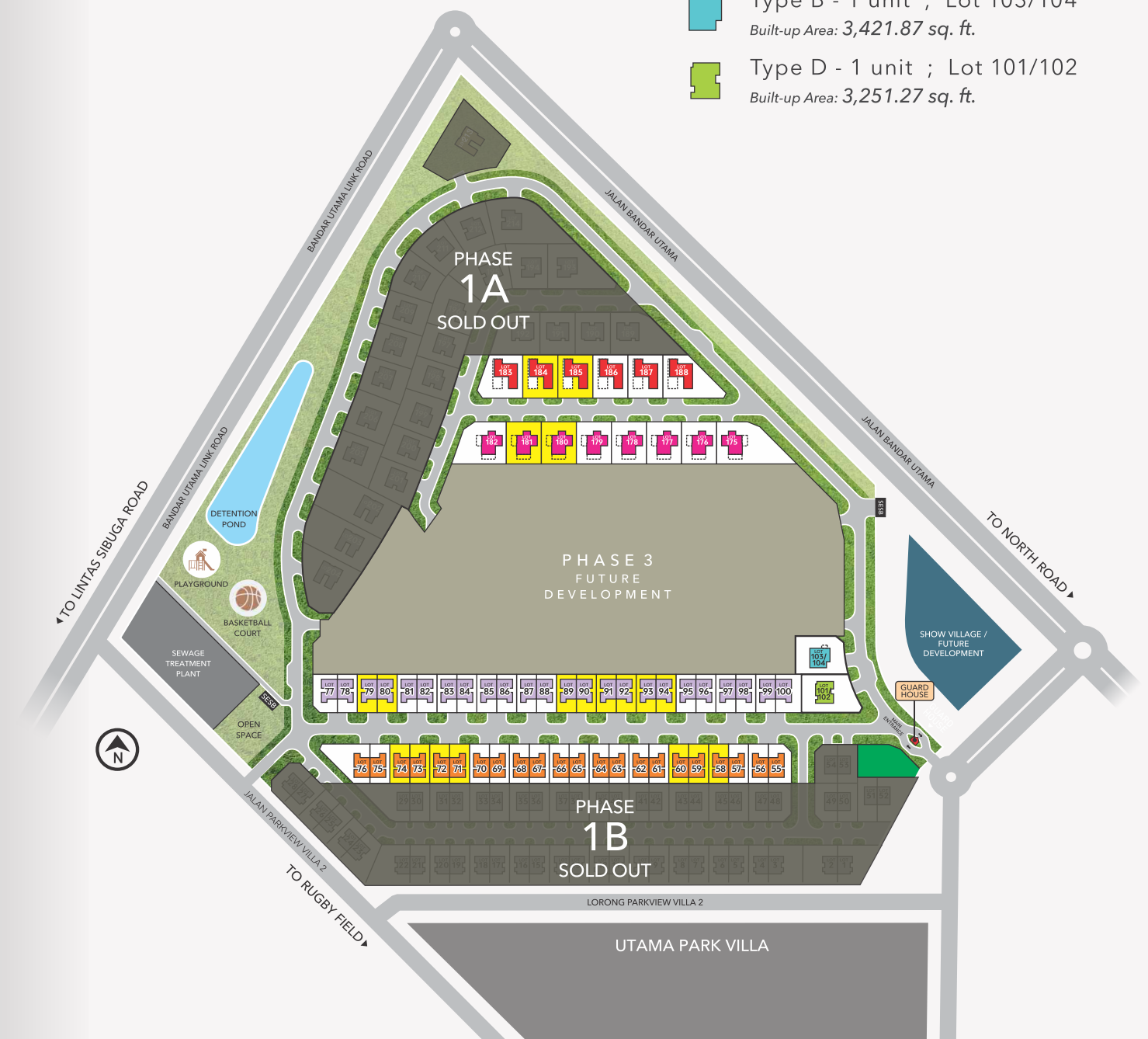
- Type 1 - 6 units ; Lot 183-188
Built-up Area: 4,428.60 sq. ft.
- Type 2 - 8 units ; Lot 175-182
Built-up Area: 3,878.56 sq. ft.

Phase 2B

- Type 1 - 24 units ; Lot 77-100
Built-up Area: 2,869.12 sq. ft.
- Type 2 - 22 units ; Lot 55-76
Built-up Area: 2,975.25 sq. ft.

Phase 2C

- Type B - 1 unit ; Lot 103/104
Built-up Area: 3,421.87 sq. ft.
- Type D - 1 unit ; Lot 101/102
Built-up Area: 3,251.27 sq. ft.





UTAMA PARK RESIDENCES

Relish in the newest parcel of exclusive homes within the Bandar Utama Sandakan township, designed specially for families to live in effortless comfort.

WHERE LIFE BLOSSOMS

These semi-Ds and bungalows are the perfect spaces for families to make their own and grow into. Practical layouts and bright open spaces allow for customisation, and every unit comes with a private courtyard garden that invites nature indoors for a truly unique living experience.

This is Utama Park Residence.



UNIT PLANS

PHASE 2A
2-Storey Bungalow Type 1 & 2

PHASE 2A - 2-Storey Bungalow Type 1

Structure	Reinforced Concrete Frame			
Staircase	Reinforced Concrete Structure			
Wall	Brick Wall			
Roof	Metal Roofing			
Ceiling	Skim Coat & Paint (Ground Floor & Staircase) Plaster Ceiling & Paint (All Bathrooms, Wet Kitchen & First Floor) Asbestos-Free Ceiling Board (Car Porch and Exposed Roof Eave)			
Floor Finishes	Foyer, Living, Dining, Kitchens, Yard, Utilities Room, Store, Bedroom 1, Car Porch, Terrace, Balconies, Bathrooms			Tiles
	Staircase, Corridor, Master Bedroom, Bedroom 2, 3 & 4, Family Room			Laminated Timber Flooring
	Apron			Cement Render
Wall Finishes	External Walls Internal Wall Wet Kitchen Bathrooms	Cement Plaster with Weather Resistant Paint Cement Plaster with Emulsion Paint Ceiling High Wall Tiles Ceiling High Wall Tiles		
Doors	Entrance, Bedrooms, Utilities Rooms, Yard, Store, Bathrooms			Timber Door
	Foyer, Living, Dining, Kitchens, Bedroom 1, 2 & 3, Master Bedroom			Aluminium Glass Door
Windows	Ground Floor & First Floor			Aluminium Windows
Sanitary Installation	Shower Rose	6 nos.	Toilet Paper Holder	6 nos.
	Water Closet	6 nos.	Kitchen Sink	2 nos.
	Wash Basin	6 nos.	Water Tap	15 nos.
Electrical Installation	All electrical wiring to be concealed in conduit and to Suruhanjaya Tenaga (ST) standard. Light fittings are excluded.			
Others	All items mentioned above are subject to variation, modifications, and substitution to their equivalent standard or as imposed by the appropriate authority.			

PHASE 2A - 2-Storey Bungalow Type 2

Structure	Reinforced Concrete Frame			
Staircase	Reinforced Concrete Structure			
Wall	Brick Wall			
Roof	Metal Roofing			
Ceiling	Skim Coat & Paint (Ground Floor & Staircase) Plaster Ceiling & Paint (All Bathrooms, Kitchen & First Floor) Asbestos-Free Ceiling Board (Car Porch and Exposed Roof Eave)			
Floor Finishes	Living, Dining, Foyer, Yard, Store 1, Kitchen, Bedroom 1, Car Porch, Terrace, Balconies, Bathrooms, Powder			Tiles
	Staircase, Store 2, Master Bedroom, Bedroom 2, 3 & 4, Family Room, Corridor			Laminated Timber Flooring
	Apron			Cement Render
Wall Finishes	External Walls Internal Wall Kitchen Bathrooms	Cement Plaster with Weather Resistant Paint Cement Plaster with Emulsion Paint Ceiling High Wall Tiles Ceiling High Wall Tiles		
Doors	Entrance, Bedrooms, Powder, Yard, Store, Bathrooms, Kitchen			Timber Door
	Living, Dining, Kitchen, Bedroom 1, 3 & 4, Master Bedroom			Aluminium Glass Door
Windows	Ground Floor & First Floor			Aluminium Windows
Sanitary Installation	Shower Rose	5 nos.	Toilet Paper Holder	6 nos.
	Water Closet	6 nos.	Kitchen Sink	1 nos.
	Wash Basin	6 nos.	Water Tap	13 nos.
Electrical Installation	All electrical wiring to be concealed in conduit and to Suruhanjaya Tenaga (ST) standard. Light fittings are excluded.			
Others	All items mentioned above are subject to variation, modifications, and substitution to their equivalent standard or as imposed by the appropriate authority.			

2 - STOREY BUNGALOW TYPE 1

PHASE 2A

 5 Rooms  6 Baths 1 Utility Room, 1 Store

Built-up Area: 4,428.60 sq. ft. | Land Area: 6,630.57 - 8,657.41 sq. ft.



GROUND FLOOR



FIRST FLOOR

2 - STOREY BUNGALOW TYPE 2

PHASE 2A

 5 Rooms  5 Baths 1 Powder, 2 Store

Built-up Area: 3,878.56 sq. ft. | Land Area: 6,393.76 - 10,723.01 sq. ft.



GROUND FLOOR



FIRST FLOOR

ABOUT IJM LAND

Since 1989, IJM Land Berhad (IJM Land) has been committed to redefining the property landscapes in the region. Beyond the world-class townships we deliver, we are here to create a positive legacy for communities to live well and thrive.

As part of IJM Corporation Berhad, a strong sense of responsibility drives our business and our 680-strong team. What defines us is our customer passion, innovative spirit, drive for excellence and sustainable practices.

With a Gross Development Value (GDV) of RM30bil, we maximise our portfolio of undeveloped landbank of 4,000 acres, which spans across key growth areas in Malaysia (Penang, Pahang, the Greater Kuala Lumpur, Seremban, Johor, Sabah and Sarawak), and as far reaching as Vietnam, China, and the United Kingdom.

IJM Land is fast becoming a global name known not only for its award-winning sustainable developments, but for the dreams we have made real.

IJM LAND

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



Sales Gallery | Bandar Utama Sandakan

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

Mondays to Fridays (8.30AM – 5.30PM)
Saturdays/Sundays/PH (9.00AM – 4.00PM)

 **089 671 899**

 **089 673 860**

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An  Company

Utama Park Residence Phase 2A

Developer: IJM Properties Sdn. Bhd. (100180-M) • Developer Licence No.: 08-2026/06825(1) • Validity Period: 08/08/2024 - 07/08/2026 • Advertising & Sales Permit No.: 08-2026/05123(1) • Validity Period: 08/08/2024 - 07/08/2026 • Tenure of Land: leasehold 99 years (land is free from encumbrances) • Approval Authority: Majlis Perbandaran Sandakan • Development Plan No.: HCA/IJMP/UPR/DP/01A • Building Plan No.: Phase 2A (Type 1) (6 units) - HCA/IJMP/UPR2A/D1/01A-06A; Phase 2A (Type 2) (8 units) - HCA/IJMP/UPR/2A/D2/01A-04A, 04AA, 04BA, 05A-06A • Expected Date of Completion: 24 months from the Sale & Purchase Agreement • No. of Units: 14 units (Phase 2A - Detached) • Selling Price: Phase 2A from RM2,397,800.00 (min.) - RM3,564,000.00 (max.) • 30% reserved for Bumiputera @ 5% Bumiputera Discount • All purchase price including deposit/booking fees must be paid into Housing Project Account No. - Phase 2A: 3230710733 with Public Bank Berhad.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

All illustrations are artist's impression only. All information contained herein is subject to change, variation, modification, 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 Sale & Purchase Agreement.