

RES DENCE

@ BANDAR UTAMA, SANDAKAN

Signature Semi-Ds

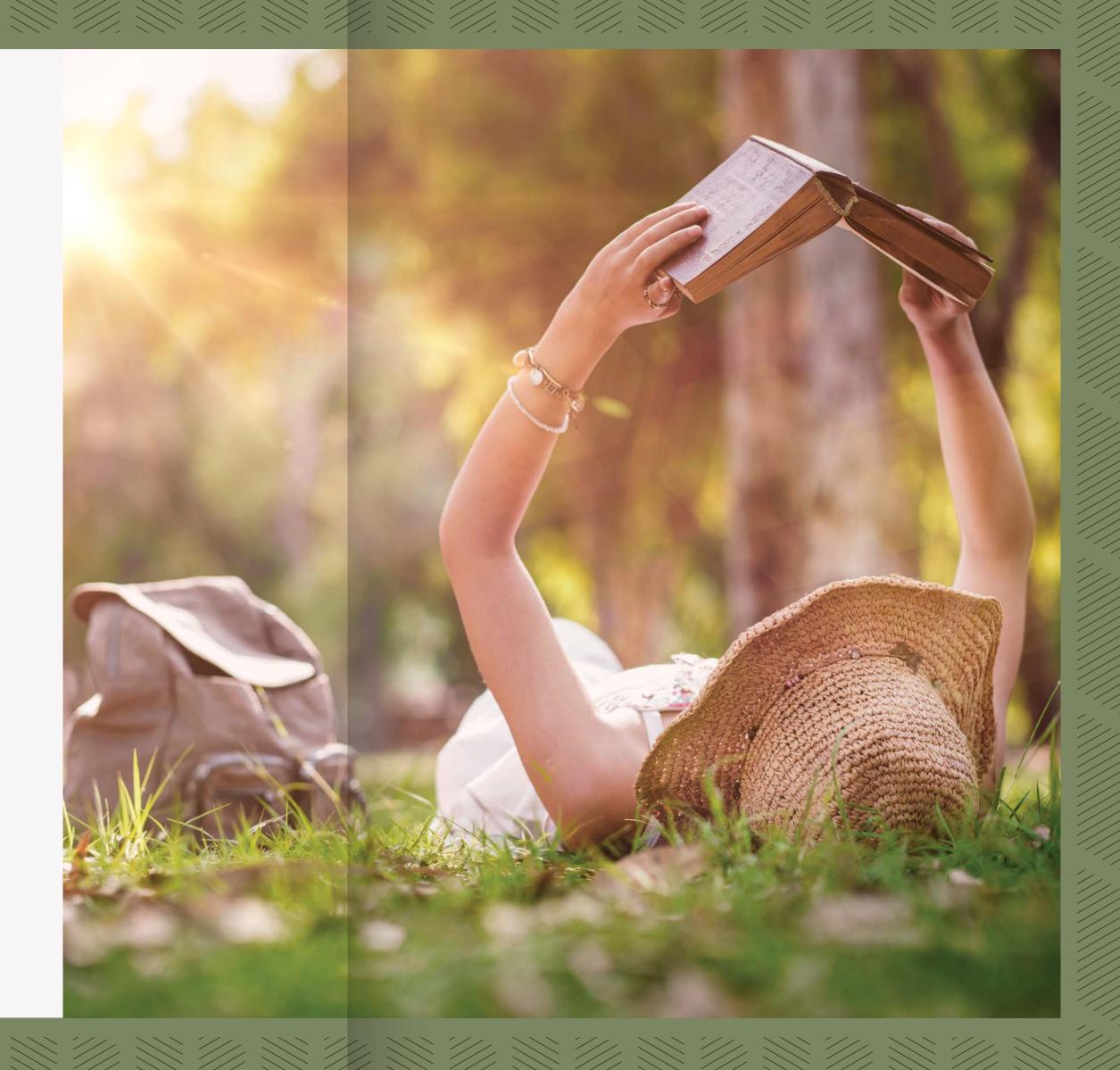
IJM LAND



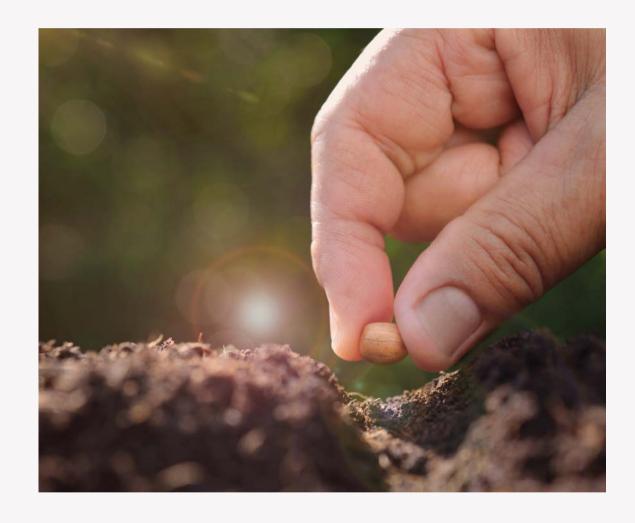
An Inspiration Takes Root

AN INSPIRATION TAKES ROOT

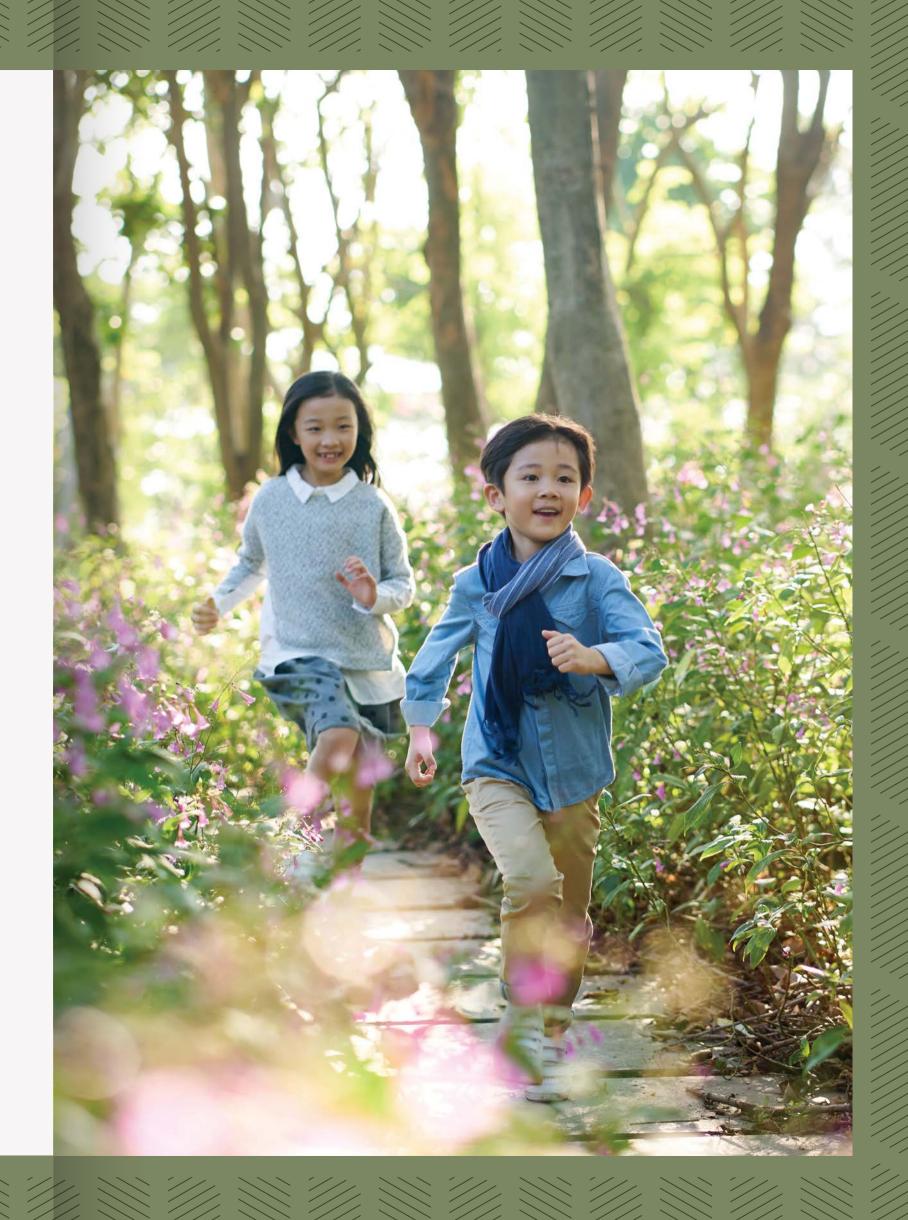
From the seed of an idea,
planted into the soil of the self-sustaining
township of Bandar Utama Sandakan this is the establishment of
a contemporary lifestyle residence.



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

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





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 2B 2-Storey Semi-D Type 1 & 2

PHASE 2B - 2-Storey Semi-D Type 1

Structure	Reinforced Concrete Frame			
Staircase	Reinforced Concrete Structur	e		
Wall	Brick Wall			
Roof	Metal Roofing			
Ceiling	Skim Coat & Paint (Ground Flo Plaster Ceiling & Paint (All Bat Asbestos-Free Ceiling Board	hrooms. Wet Kitchen & First	Floor) f Eave)	
Floor Finishes	Living, Dining, Foyer, Yard, St Powder	ore, Kitchens, Bedroom 1, Ca	ar Porch, Terrace, Balcony, Bathrooms,	Tiles
	Staircase, Master Bedroom, C	orridor, Bedroom 2 & 3, Fam	nily Room	Laminated Timber Flooring
	Apron			Cement Render
Wall Finishes	External Walls Internal Wall Wet Kitchen Bathrooms			
Doors	Entrance, Bedrooms, Powder,	Yard, Store, Bathrooms, Kito	hen	Timber Door
	Living, Master Bedroom, Bed	room 1		Aluminium Glass Door
Windows	Ground Floor & First Floor			Aluminium Glass Windows
Sanitary Installation	Shower Rose Water Closet Wash Basin	4 nos. 5 nos. 5 nos.	Toilet Paper Holder Kitchen Sink Water Tap	5 nos. 2 nos. 12 nos.
Electrical Installation	All electrical wiring to be con	cealed in conduit and to Sur	uhanjaya Tenaga (ST) standard. Light fitting	s are excluded.
Others	All items mentioned above ar by the appropriate authority.	e subject to variation, modifi	cations, and substitution to their equivaler	t standard or as imposed

PHASE 2B - 2-Storey Semi-D Type 2

Structure	Reinforced Concrete Frame			
Staircase	Reinforced Concrete Structure	<u> </u>		
Wall	Brick Wall			
Roof	Metal Roofing			
Ceiling	Skim Coat & Paint (Ground Flo Plaster Ceiling & Paint (All Batl Asbestos-Free Ceiling Board (nrooms, Wet Kitchen & First		
Floor Finishes	Living, Dining, Foyer, Yard, Sto Powder	ore, Kitchens, Bedroom 1, Ca	ar Porch, Terrace, Balconies, Bathrooms,	Tiles
	Staircase, Master Bedroom, Co	orridor, Bedroom 2 & 3, Fam	nily Room	Laminated Timber Flooring
	Apron			Cement Render
Wall Finishes	External Walls Internal Wall Wet Kitchen Bathrooms			
Doors	Entrance, Bedrooms, Powder,	Yard, Store, Bathrooms, Kito	hen	Timber Door
	Living, Bedroom 1, 2 & 3, Mast	er Bedroom		Aluminium Glass Door
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2 - S T O R E Y

PHASE 2B



4 Rooms

4 Baths

1 Powder, 1 Store

Built-up Area: 2,869.12 sq. ft. | Land Area: 3,295.91 - 4,247.44 sq. ft.





GROUND FLOOR



FIRST FLOOR

2 - S T O R E Y

PHASE 2B



4 Baths

1 Powder, 1 Store

Built-up Area: 2,975.25 sq. ft. | Land Area: 3,295.91 - 5,881.40 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)

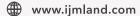


Sales Gallery | Bandar Utama Sandakan
Ground Floor, Wisma KLK Sandakan,
Lot 1, Jalan Bandar Utama, Mile 6,
Jalan Utara, 90000 Sandakan, Sabah.

Mondays to Fridays (8.30AM - 5.30PM) Saturdays/Sundays/PH (9.00AM - 4.00PM) **** 089 671 899

a 089 673 860

www.facebook.com/ijmland







Utama Park Residence Phase 2B

Developer: IJM Properties Sdn. Bhd. (100180-M) • Developer Licence No.: 08-2026/06832(1) • Validity Period: 08/08/2024 • 07/08/2026 • Advertising & Sales Permit No.: 08-2026/05128(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 2B (Type 1) (24 units) • HCA/IJMP/UPR/2B/SD1/01A-05A; Phase 2B (Type 2) (22 units) • HCA/IJMP/UPR/2B/SD2/01A-05A • Expected Date of Completion: 24 months from the Sale & Purchase Agreement • No. of Units: 46 units (Phase 2B - Semi Detached) • Selling Price: Phase 2B from RM1,654,900.00 (min.) • RM2,321,000.00 (max.) • 30% reserved for Bumiputera @ 5% Bumiputera Discount • All purchase price including deposit/booking fees must be paid into Housing Project Account No. • Phase 2B: 3230711922 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.