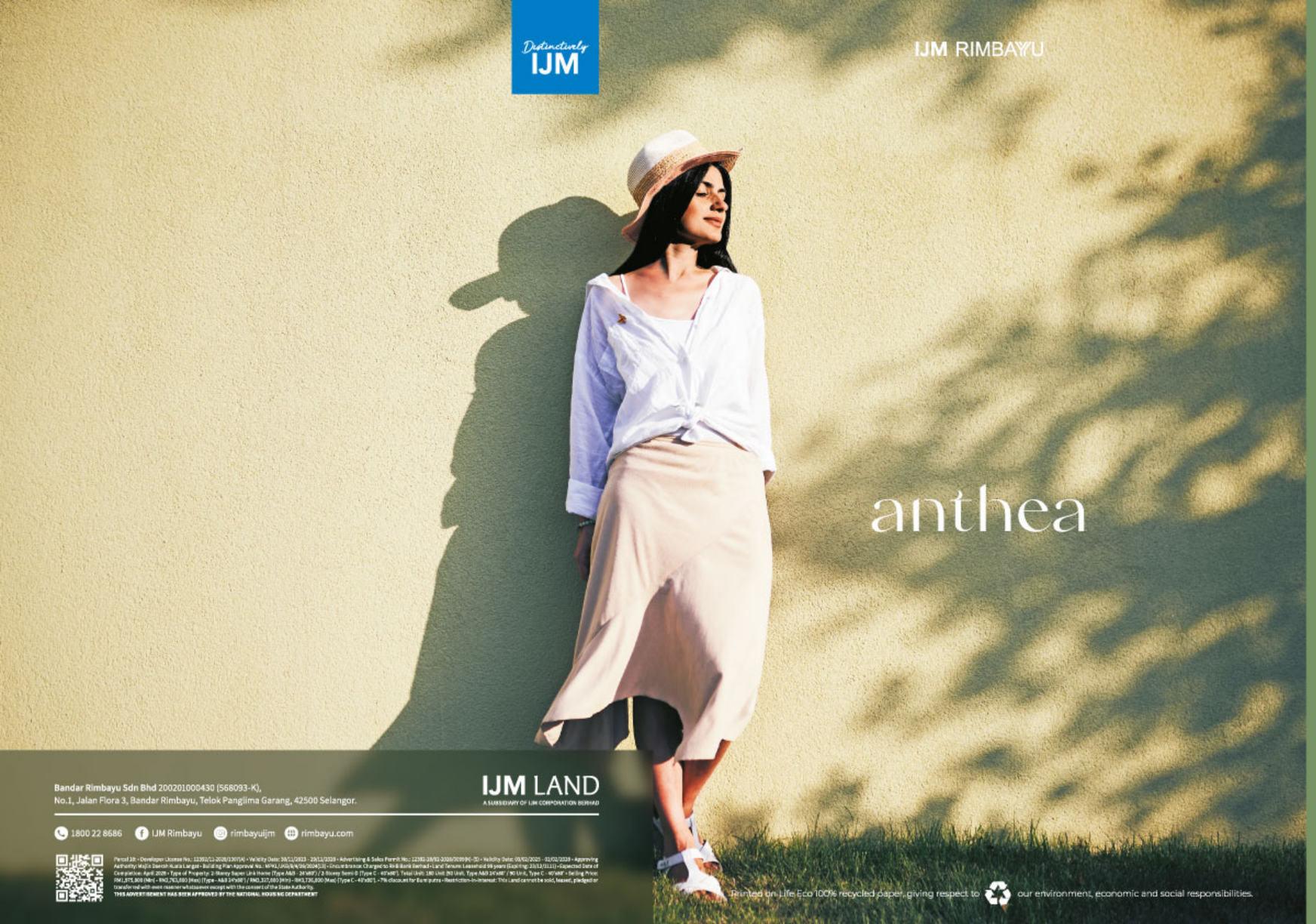
Distinctively IJM

IJM RIMBAYU



anthea

Light dances, shadows play;
on walls they paint,
a soothing display.

Bandar Rimbayu Sdn Bhd 200201000430 (568093-K),
No.1, Jalan Flora 3, Bandar Rimbayu, Telok Pangiima Garang, 42500 Selangor.

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

1800 22 8686 IJM Rimbayu rimbayuijm rimbayu.com

Parcel 3B • Developer License No.: 12392/12-2028/1007(A) • Validity Date: 28/11/2023 - 27/11/2028 • Advertising & Sales Permit No.: 12392-28/02-2026/0099(K) - 01 • Validity Date: 03/02/2023 - 02/02/2026 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKR/A/36/2024(2) • Encumbrance Chargee to Bill.E.Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2122) • Expected Date of Completion: April 2028 • Type of Property: 2-Storey Super Link Home (Type A&B - 24'x60') / 2-Storey Semi-D (Type C - 45'x80'). Total Unit: 180 Unit (90 Unit, Type A&B 24'x60' / 90 Unit, Type C - 45'x80' • Selling Price: RM1,075,800 (Min) - RM2,763,680 (Max) (Type - A&B 24'x60') / RM3,327,600 (Min) - RM3,726,800 (Max) (Type C - 45'x80') . • 7% discount for Bumiputra • Restriction-in-Interest: This Land cannot be sold, leased, pledged or transfer'ed with own owner whatsoever except with the consent of the State Authority.
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

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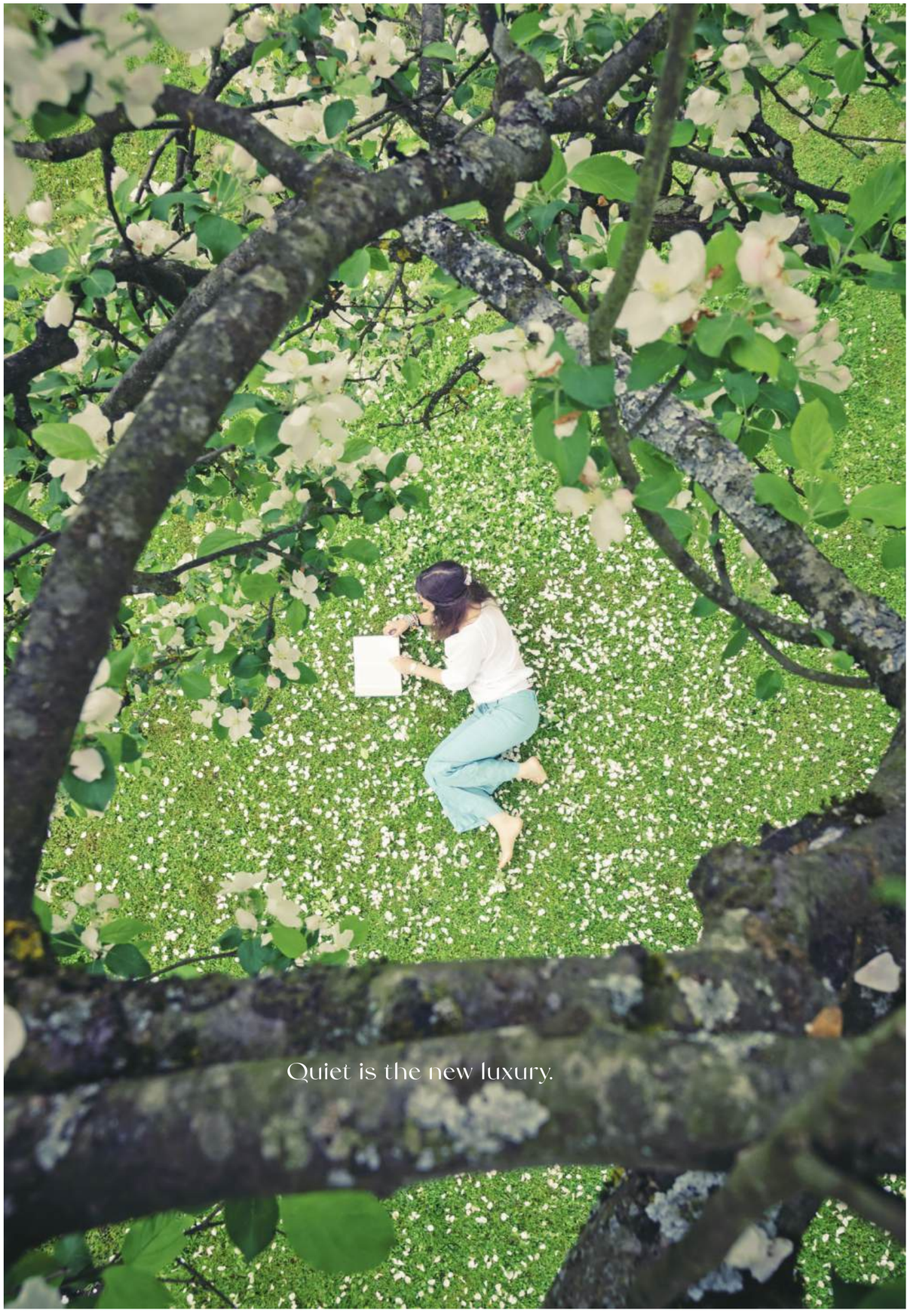


A tranquil scene,
a peaceful sight;
brings calmness,
like a painting's light.

Keep your contentment fresh.

When you live in the greenest heart of the entire township, you will want to spend as much time possible outdoors. Your home is the gateway to manicured lawns, bushy woodlands, refreshing rainforests, and interactive natural play areas. You are surrounded by favourite spots to go to feel inspired, recharge and to dream.





Your lush retreat.

Be at one with nature, or keep pace with your favourite people. Your happy place is lush and relaxing, to enjoy privately or with a select few. With abundant green features, the landscape offers natural privacy amidst its lush living surroundings.



Sundial Garden

*Artist's impression for illustration purposes only.



Poet Corner

*Artist's impression for illustration purposes only.



Enchanted brooks

In nature's embrace, tranquillity arrives.
Your lush haven, where the spirit thrives.
With verdant features, privacy abounds,
amid living landscapes, where joy resounds.

*Artist's impression for illustration purposes only.



*Artist's impression for illustration purposes only.

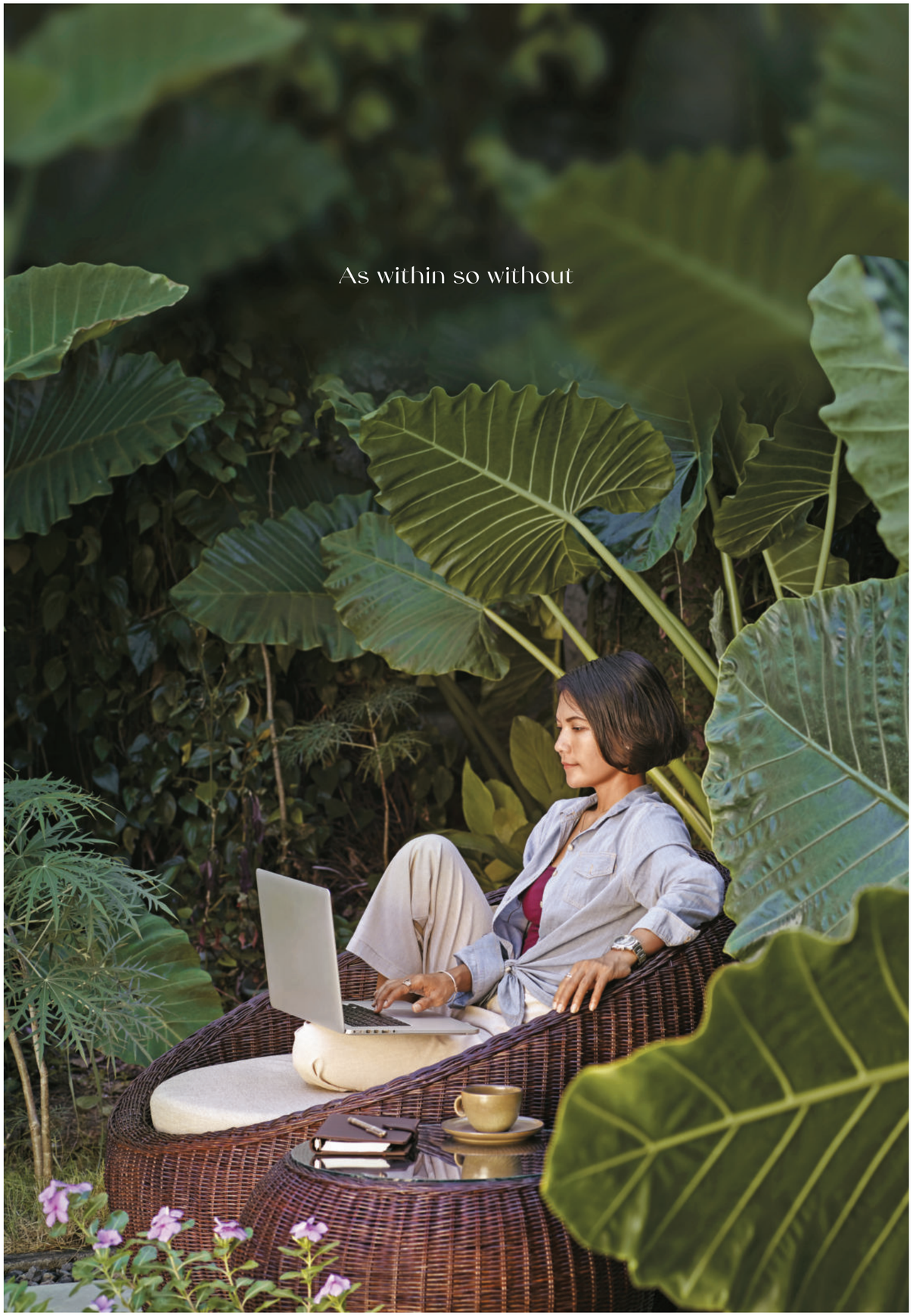


*Artist's impression for illustration purposes only.

Imagine a space filled with light and openness, seamlessly integrating the indoors and outdoors, inviting nature in and people to hang out. This architectural marvel combines strength and beauty, ensuring the best of both worlds.

Little things, maximum enjoyment

- North-south orientation
- An exclusive enclave of just 180 units in lush surroundings
- Open, immersive neighbourhood features



Escalate the calm. Elevate the everyday.

Let nature invigorate your space as you unwind. Life is casual elegance, blending style and sustainability. With premium finishes and a calm, elegant lifestyle, luxury is in every detail, making your space a refined sanctuary.



In a calm enclave, unwind and be.
Life's casual elegance, pure and free.
With premium touches, luxury refined;
a sanctuary of love, in every line.

FIABCI World Gold Winner
Master Plan category

Accessible via
5 major highways

Vibrant, healthy
communities

Highspeed broadband
infrastructure ready

6.3-acre Linear Park
Oasis International School
MAHSA University / International School
Tenby International School
SRJK(C) Bukit Fraser
MAHSA Specialist Hospital
Lotus's Hypermarket
Jaya Grocer
Commercial shops and drive-thru F&B outlets

The Club

Olympic-sized swimming pool
Wading pool
Sauna
Gymnasium
Badminton courts
Function halls
Squash courts
Table tennis
Cafeteria

Gated and guarded

Grand entrance
Adjacent to The ARC and The Club
CCTV surveillance with perimeter fencing
Multi-purpose hall
Residents-only indoor gymnasium
11 unique landscape

Sustainable design elements

GreenRE certified
EV ready
North-south orientation
Rainwater harvesting tank (Semi-D)
PV panel ready (Semi-D)
PV infrastructure ready (Super Link)

Premium details

Premium brand sanitary ware and ironmongery
Premium floor and wall tiles
Shower mixer & boiler points ready

Semi-D

Glass railing staircase
Solid timber flooring for first floor
Master bathroom with bathtub


The Club @ IJM Rimbayu
6.3-acre Linear Park
*Artist's impression for illustration purpose only

Semi D

Type C 40' x 80'

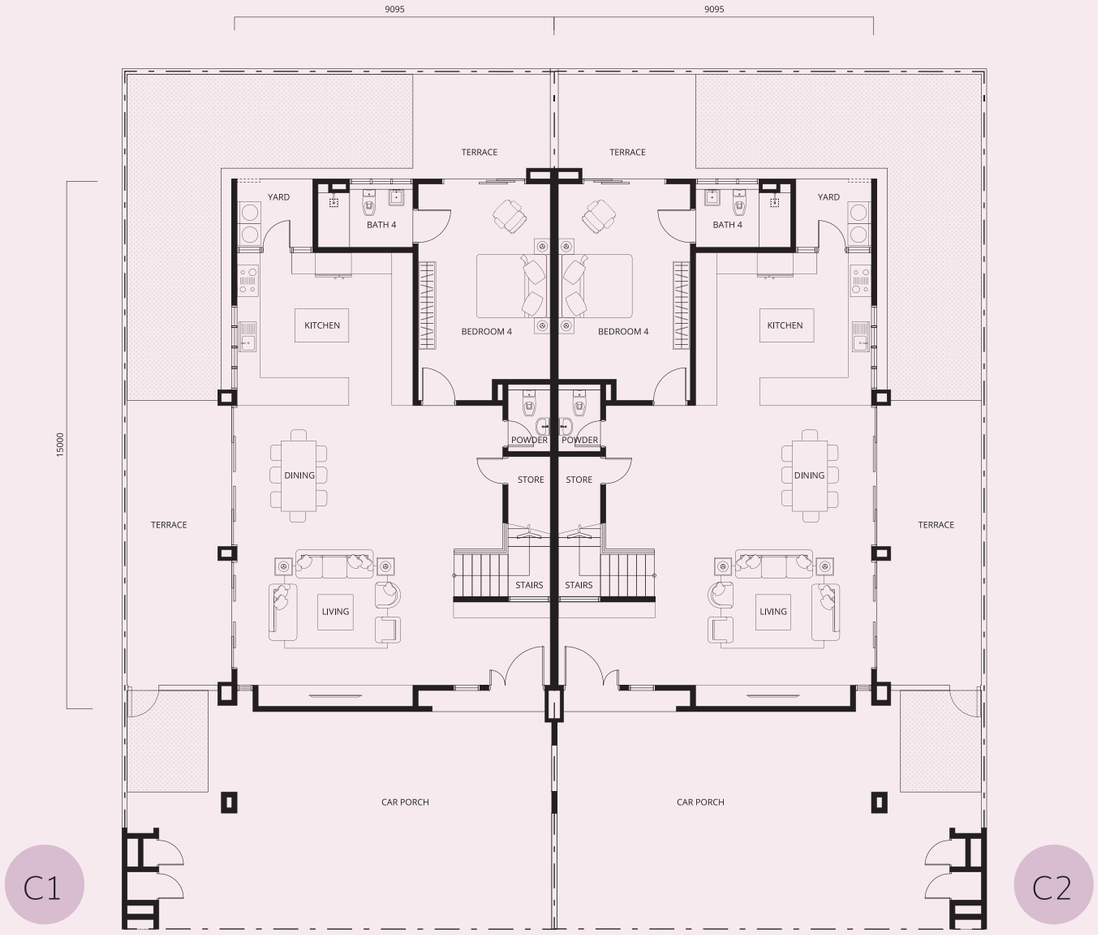
An exceptional opportunity to elevate your lifestyle unfolds within this semi-detached home. With its elegant façade and expansive living areas, it is located in a serene, cultured community that fosters meaningful connections in a refined, gateless setting.

- Premium brand sanitary ware and ironmongery
- Premium floor and wall tiles
- Glass railing staircase
- Shower mixer & boiler points ready
- PV panel ready
- Rainwater harvesting tank
- Open concept layout
- Car porch that can fit 2 cars

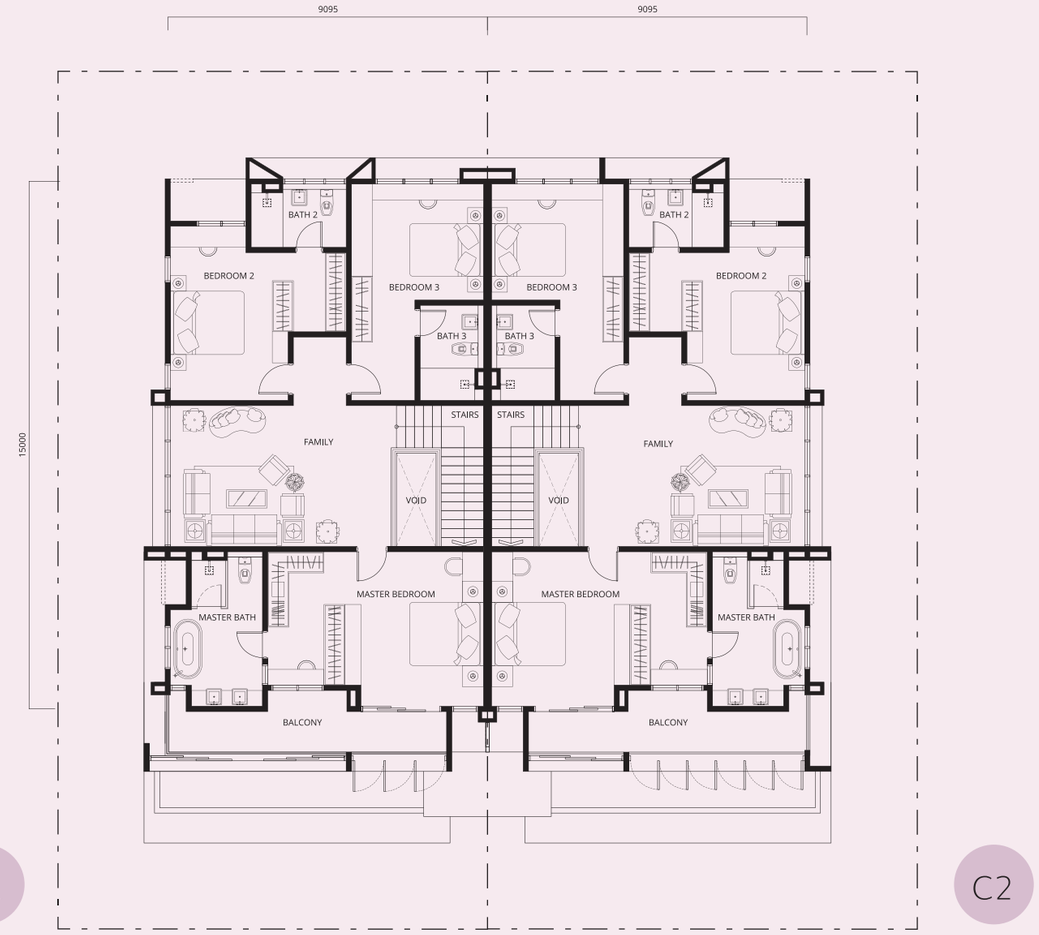


Semi D

Type C 40' x 80'
built-up 3,408 sq.ft.



Ground Floor



First Floor

*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

Superlink

Type A 24' x 80'

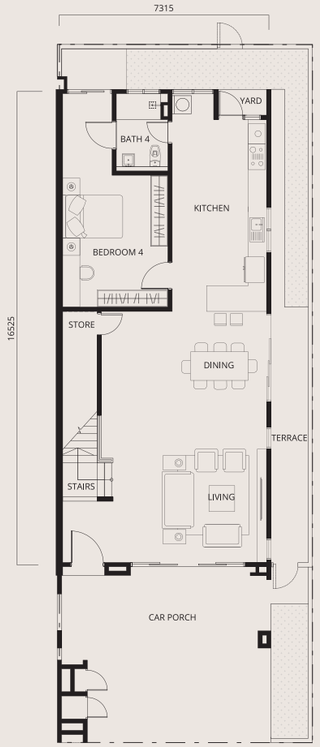
Within your intuitive home, every living space is designed with versatility in mind, to nurture a diverse range of lifestyles. Book nook or a play den, home office or cuddling corner - let your creativity flow. Make your happiness, unlimited.

- Premium brand sanitary ware and ironmongery
- Shower mixer & boiler points ready
- PV infrastructure ready

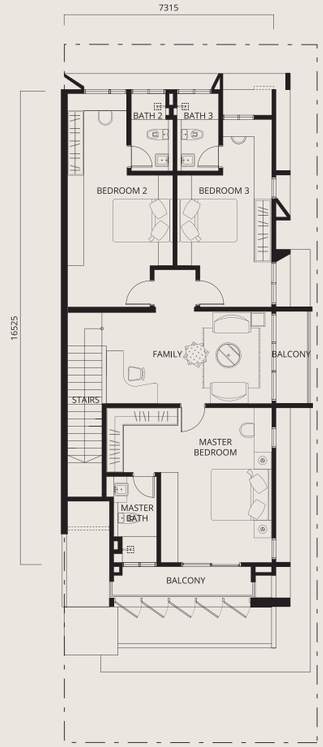


Superlink

Type A 24' x 80'



Ground Floor

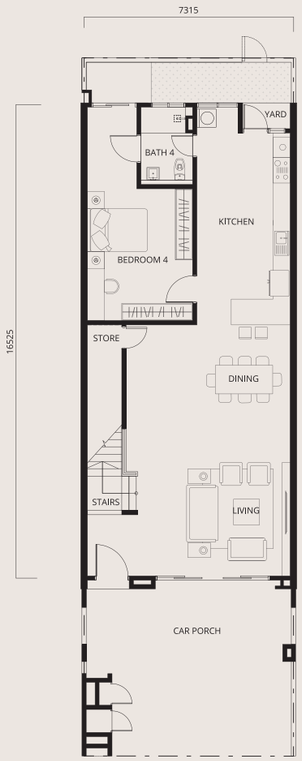


First Floor

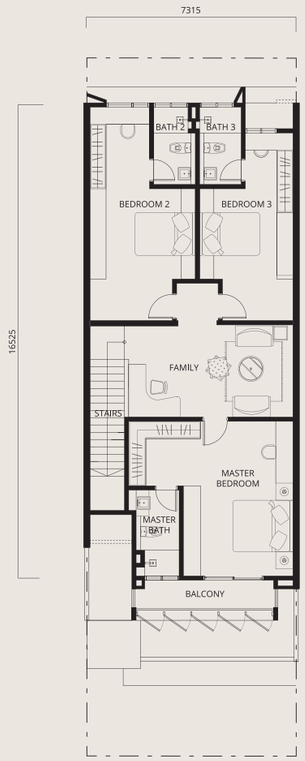
A2

end lot

built-up
3,028 sq.ft.



Ground Floor

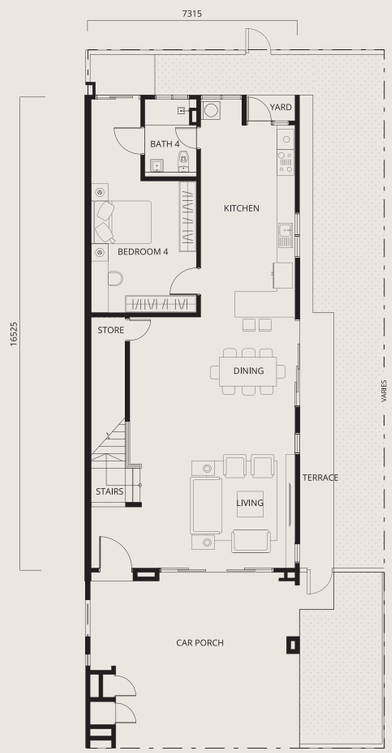


First Floor

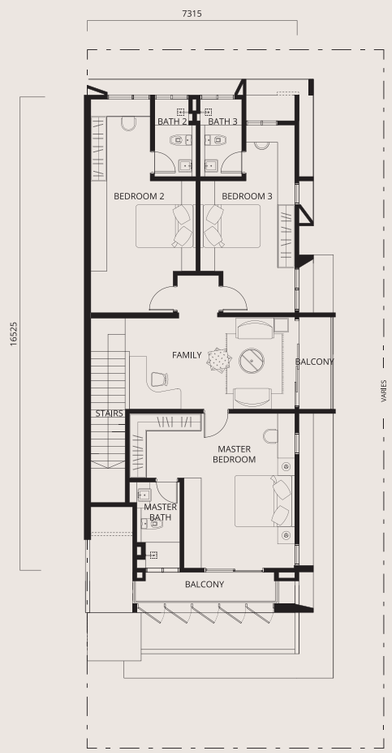
A1

intermediate

built-up
2,886 sq.ft.



Ground Floor



First Floor

A3

corner lot

built-up
3,071 sq.ft.

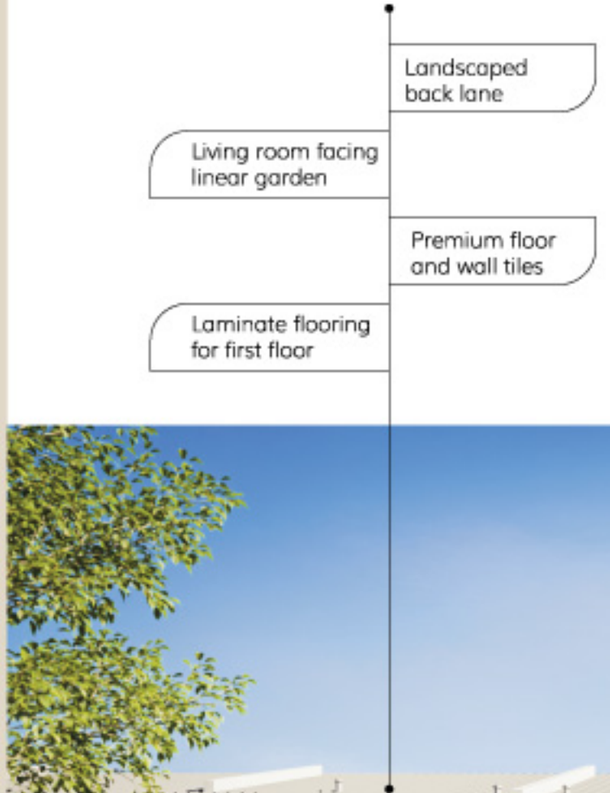
*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

Superlink

Type B 24' x 80'

Step into Anthea's Type B, where the living room seamlessly connects to a picturesque linear park, inviting you to enjoy scenic walkways designed for leisurely strolls and quiet moments. This exclusive home offers a grand master bedroom complemented by a junior master room, each boasting spacious balconies that ensure optimal privacy. The refined textured exterior beautifully frames the space; elevating comfort and style in every detail.

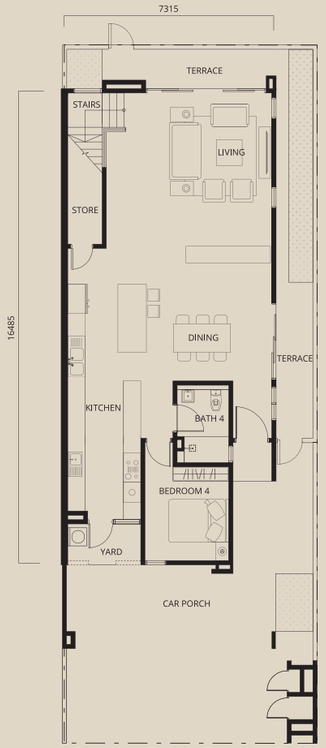
- Premium brand sanitary ware and ironmongery
- Shower mixer & boiler points ready
- PV infrastructure ready



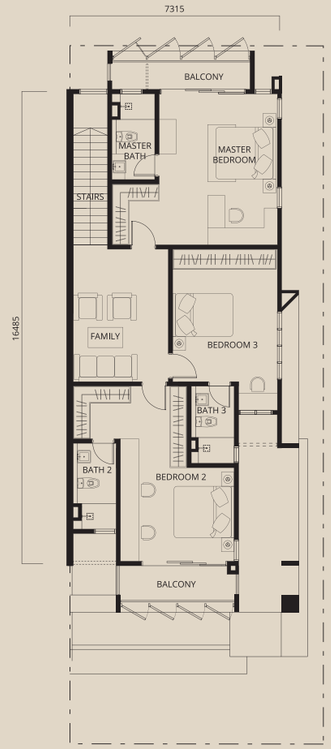
*Artist's impression for illustration purposes only.

Superlink

Type B 24' x 80'



Ground Floor

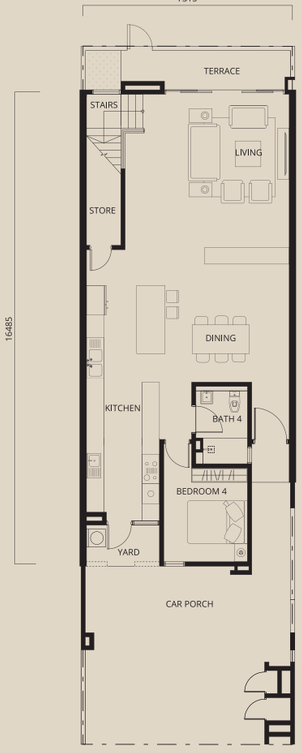


First Floor

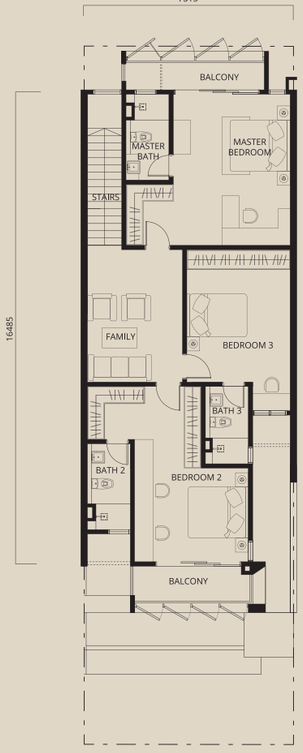
B2

end lot

built-up
3,080 sq.ft.



Ground Floor

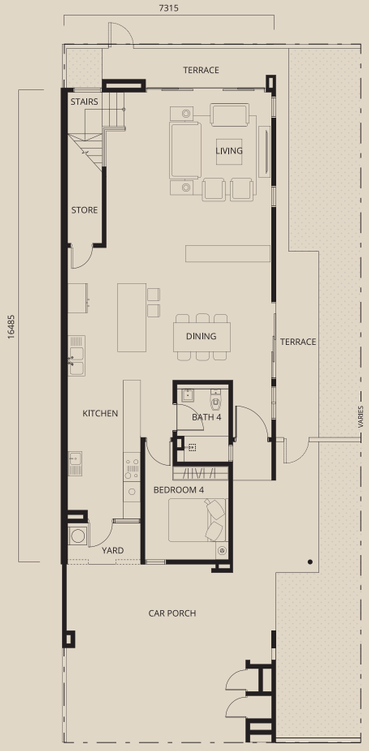


First Floor

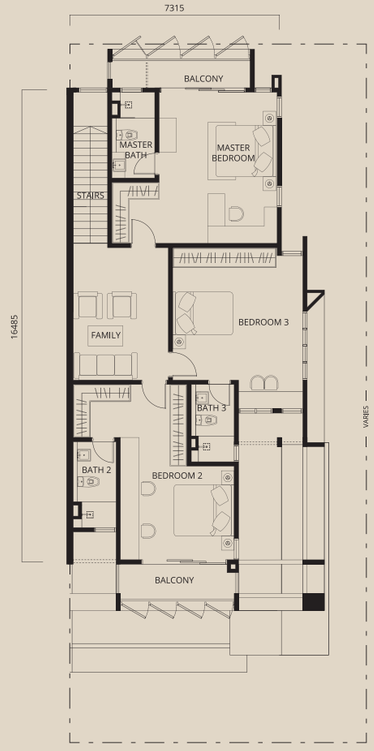
B1

intermediate

built-up
2,992 sq.ft.



Ground Floor



First Floor

B3

corner-lot

built up
3,237 sq.ft.

*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

Residents only

1 Guard House
2 Management Office
3 Gymnasium
4 Multipurpose Hall
5 Enchanted Brooks
6 Poet Corner
7 Chirping Garden
8 Seating Corner
9 Sundial Boulevard
10 Tree Arboreal
11 Book Nooks
12 Buds and Blossom Avenue
13 Log Gardens
14 Tic Tac Toe
15 Tricycle Track
Anthea's Boundary

6.3-Acre Linear Park

16 Carpark
17 Vortices Play
18 Outdoor Play Area
19 Woodland Forest
20 Woodland Clearing
21 Dry Pond
22 The Orb
23 Spiral Garden
24 Rainforest Secret Garden
25 Story Lawn
26 Pavillion



Type A 24' x 80' Superlink

A1 Intermediate
A2 End
A3 Corner

* with 4 panels of pivot screen

Type B 24' x 80' Superlink

B1 Intermediate
B2 End
B3 Corner

Type C 40' x 80' Semi-D

C1
C2

specifications

STRUCTURE	Reinforced Concrete Frame
WALL	Brick Wall
ROOF COVER	Reinforced Concrete Flat Roof / Metal Deck
ROOF STRUCTURE	Reinforced Concrete Flat Roof / Metal Frame
CEILING	Skim Coat / Plaster Ceiling / Aluminium Strip Ceiling
WINDOW	Aluminium Frame Glass Window
DOOR	Timber Flush Door / Aluminium Sliding Glass Door
IRONMONGERY	Selected Locksets
WALL FINISHES	
Bathrooms	Porcelain Tiles Up To Ceiling Height
Kitchen	Porcelain Tiles Up To Ceiling Height
Refuse Compartment	Homogenous Tiles
Others	Plaster & Paint Finish
FLOOR FINISHES	
Living, Dining, Kitchen, Bedroom 4, Store, Balcony, Master Bath, Bath 2, Bath 3, Bath 4, Yard, Terrace, Car Porch, Powder Room (Type C only)	Porcelain Tiles
Refuse Compartment	Homogenous Tiles
Master Bedroom, Bedroom 2, Bedroom 3, Family, Staircase	Laminate Flooring (Type A & B) Solid Timber Strip (Type C)
Others	Cement Render

SANITARY WARE & PLUMBING	A1	A2	A3	B1	B2	B3	C1/C2
Wash Basin & Tap	4	4	4	4	4	4	6
Water Closet	4	4	4	4	4	4	5
Bib Tap	6	6	6	6	6	6	7
Shower	4	4	4	4	4	4	4
Kitchen Sink & Tap	1	1	1	1	1	1	1
Bath Tub & Tap	-	-	-	-	-	-	1
Rainwater Harvesting Tap	-	-	-	-	-	-	1
ELECTRICAL POINTS							
Light Point	32	33	34	32	33	34	39
Power Point	25	25	25	25	25	25	31
Hob Point	-	-	-	-	-	-	1
Hood Point	-	-	-	-	-	-	1
Oven Point	-	-	-	-	-	-	1
Air Conditioning Point	6	6	6	6	6	6	7
Fan Point	7	7	7	7	7	7	7
Bell Point	1	1	1	1	1	1	1
Data Point	3	3	3	3	3	3	3
Fiber Wall Socket	2	2	2	2	2	2	2
Isolator	1	1	1	1	1	1	1
Water Heater Point	4	4	4	4	4	4	4
Water Pump Point	1	1	1	1	1	1	1
Exhaust Fan	-	-	-	-	-	-	2
Solar System	-	-	-	-	-	-	Provided

FENCING	Brick Wall with Mild Steel



● new launch

16. Meta Residence (future)
18. Anthea
20. Roam Strata Retail & Offices
22. District 28 Semi-D Shop Offices

● under construction

15. Uptown Square Shop Offices
17. Avela
21. Promenade Shop Offices

● completed

0. The Gallerie/ The ARC/ The Club/ Starbucks
1. Chimes
2. Perennia
3. Periwinkle
4. Scarlet
5. Wisteria
6. Blossom Drive Shop Offices
7. Penduline
8. Halaman 11 Apartment
9. Blossom Square Shop Offices
10. Livia
11. Swans
12. Starling
13. Uptown Shop Offices
14. Robin
23. Oasis International School
24. McDonald's Drive-thru
25. Lotus's Rimbayu
26. Industrial Park

More for you

For over a decade, IJM Rimbayu has combined nature and convenience in a sustainable, award-winning township. With 5 highways, its vibrant community enjoys an active lifestyle.

About IJM Land

For over the past three decades, IJM Land has been successfully building award-winning, future-proof developments that have positively impacted the industry and communities across Malaysia and abroad.

IJM Land has a diversified portfolio of integrated townships, residential, commercial and investment properties across Malaysia. Our track record speaks for itself. A testament to our accomplishments, our prestigious Royal Mint Gardens development in central London, United Kingdom stands tall as a shining example of our triumphant overseas venture.

As part of our continued endeavour towards creating a positive legacy for communities to live well and thrive, we are committed to delivering value to our stakeholders. Our Distinctively IJM hallmark of architectural innovation and quality excellence has made IJM Land a thought leader and a benchmark for the industry, as reflected in our numerous award-winning sustainable developments right down to customer loyalty, as well as the socioeconomic growth across the locales.

For more information, visit www.ijmland.com

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