



YOUR DREAM HOME

*Awaits*

introducing our  
**NEW PHASE TERRACE**  
in a new inspiring township!

PHASE **1A**

2 - STOREY  
**TERRACE HOUSE**

RIMBAYU INDAH

PRACTICAL SPACIOUS BUILT-UP

UNDERGROUND UTILITIES

SECURITY PERIMETER FENCING &  
GUARD HOUSE

VALUE, SPACIOUS & GREEN @  
**A NEW INSPIRING**  
**TOWNSHIP**







## FLOOR PLAN

**GROSS BUILT-UP**  
FROM

**1,725**  
SQ. FT. ONWARDS

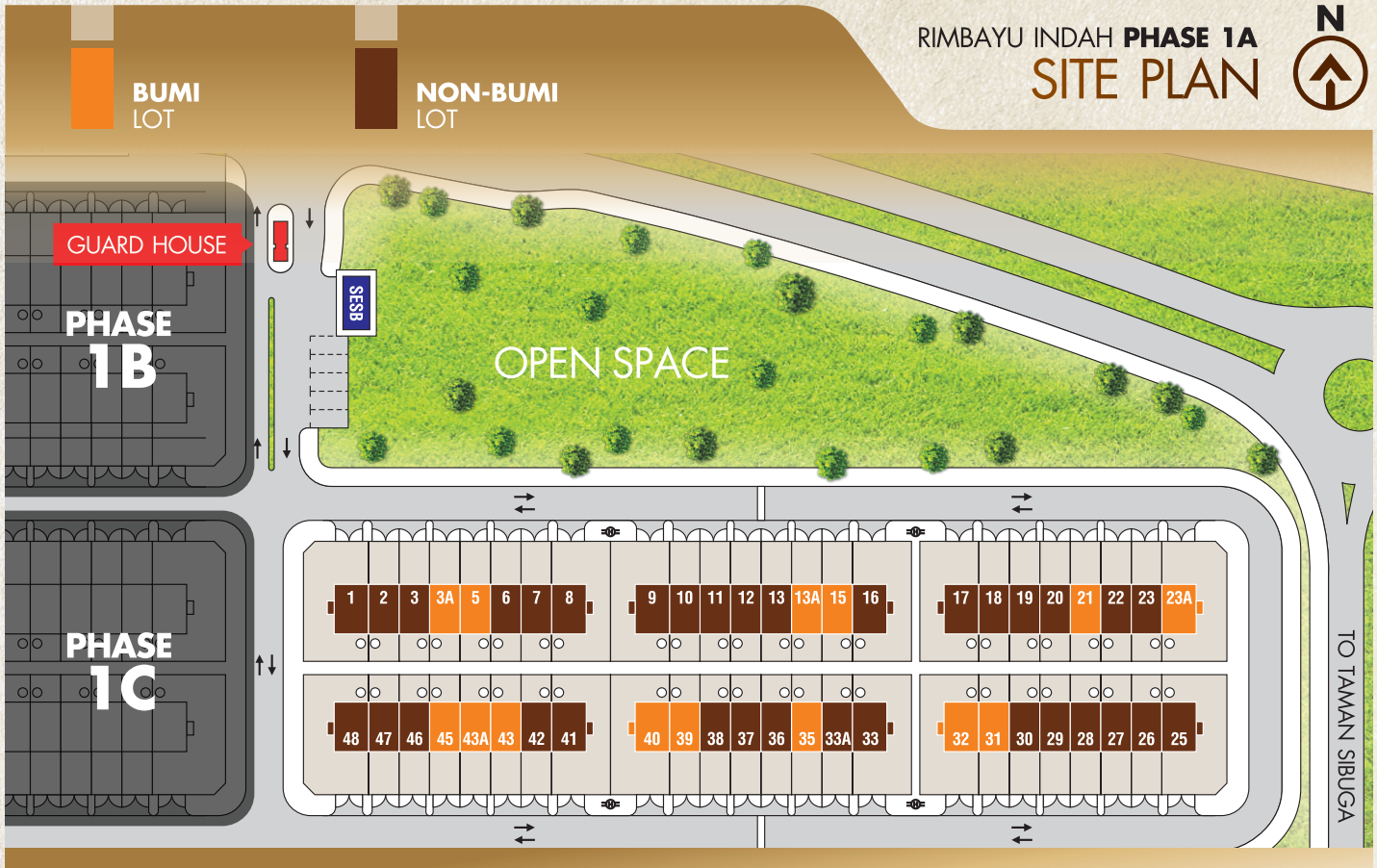


## A PRESTIGIOUS ADDRESS

Rimbayu Indah is strategically located within the hotspot of mile 4 - 8 zone of Sandakan and right in the heart of fast growing residential and commercial development. Schools, shops and recreational amenities are easily accessible within minutes.



# RIMBAYU INDAH **PHASE 1A** SITE PLAN



## A **FASCINATING** LIFESTYLE

Rimbayu Indah is set in a relatively low density development with vast expanse of opulent greenery & sunshine, designed to enhance practical use of space for spaciousness that harness the use of natural lighting, these uniquely designed double storey terrace houses are the epitome of country living and healthy lifestyle.





# SPECIFICATIONS



<b>STRUCTURE</b>	Reinforced Concrete Frame
<b>STAIRCASE</b>	Reinforced Concrete Structure
<b>WALLS</b>	Brick Wall / Concrete Wall
<b>ROOF</b>	Metal Roofing
<b>CEILING</b>	Skim Coat & Paint (Ground Floor & Staircase)
	Plaster Ceiling & Paint (All Bathrooms & First Floor)
	Asbestos Free Ceiling Board (Porch & Exposed Roof Eave)
<b>FLOOR FINISHES</b>	Ceramic Tiles (Car Porch, Store, Living, Dining, Staircase, Kitchen, Bedroom 4, Bath 1, Bath 2 & Bath 3)
	Laminate Flooring (Master Bedroom, Bedroom 2, Bedroom 3 & Corridor)
	Cement Render (Terrace 1 & Apron)
<b>WALL FINISHES</b>	Cement Plaster with Weather Resistant Paint (External Walls)
	Cement Plaster with Emulsion Paint (Internal Wall)
	5 ft High Ceramic Wall Tiles (Kitchen & Bathrooms)

<b>DOORS</b>	Aluminium Sliding Glass Door (Entrance & Terrace 1)
	Timber Flush Door (Bedrooms & Others)
<b>WINDOWS</b>	Aluminium Casement Windows (Ground Floor & First Floor)
	Aluminium Top Hung Windows (Bathroom)
<b>SANITARY INSTALLATION</b>	Shower Rose - 3 nos. Water Closet - 3 nos. Wash Basin - 3 nos. Toilet Paper Holder - 3 nos. Kitchen Sink - 1 no. Pillar Tap - 4 nos. Bib Tap - 4 nos.
<b>ELECTRICAL INSTALLATION</b>	All electrical wiring to be concealed in conduit and to Suruhanjaya Tenaga (ST) standard. Light fittings are excluded.
<b>OTHERS</b>	All items mentioned above are subject to variation, modifications and substitution to their equivalent standard or as imposed by the appropriate authority.



GREAT  
INVESTMENT  
POTENTIAL

PERSPECTIVE  
AERIAL  
VIEW

Hurry get your Rimbayu Indah homes before they are all sold out as these homes are nestled within a beautiful, natural and landscaped environment which are very much sought after for its capital appreciation and strategic location as well as its superb design.





# STRATEGIC LOCATION

Located nearby amenities &  
easily accessible within minutes.



☎ 089 671 899

**WE OPEN 7 DAYS A WEEK**

**MON - FRI: 8.30AM - 5.30PM // SAT - SUN & P. HOLIDAYS: 9.00AM - 4.00PM**



**PANORAMA JELITA  
SDN. BHD.** (1070456-V)

**Email** | [ijmland.sdk@ijm.com](mailto:ijmland.sdk@ijm.com) **Fax** | 089-673 860

**Sales Gallery Address** | Ground Floor, Wisma IJM Plantations, Lot 1, Jalan Bandar Utama, Mile 6, Jalan Utara, 90000 Sandakan, Sabah, Malaysia.

Developer license No.: [100-24/1230/2/31/05-2021/05932] | Advertising permit No.: [100-24/1230/2/31/05-2021/04707] | Validity period: 27.05.2019 - 26.05.2021 | Approved Authority: Majlis Perbandaran Sandakan |  
Development Plan No : ATSA/P1414/ARC/DO/SP/01 | Building Plan No: ATSA/P1414/TSB-1C/BP/01 : 08 | Land Tenure: 99 | Number of units: 48 (Phase 1A) | Selling Price: RM499,700 - RM819,000 | 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 Account with Public Bank Berhad no.  
3208818800 | 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.