

SANCTUARY







Rise to New Heights of Vibrant Living

Expand Your Horizons

Be Part of A Conducive & Well-Planned 131-Acre Masterplan

Sanctuary Ridge is the fourth, and regarded by many as the climactic phase of the grand Permatang Sanctuary masterplan. Positioned immediately adjacent to the Ridge Fun Park, families staying at Sanctuary Ridge enjoy the exclusive distinction of having direct access to the park's amenities and facilities. Meticulously landscaped and designed with a creative theme, the Ridge Fun Park provides the perfect venue for families to bond and unwind.





take comfort in knowing that they will be joining an established

community with like minded neighbours who share a common

passion for quality living.



Flaunt Your Style

Own A Home that Adequately Reflects Your Accomplishments

A home is more than just a place to stay. It is a reflection of the owner's taste, status and achievement in life. That is why from its contemporary architecture and inspired geometry to its stylish yet functional interiors, Sanctuary Ridge has been purposefully designed to capture both eyes and hearts.



Double Storey Link Semi-Detached

BUILT-UP AREA Ground Floor 22.3' x 43.2'

First Floor 22.8' x 47.8'







Double Storey Link Semi-Detached

BUILT-UP AREA Ground Floor 20.3' x 49.4' First Floor 20.3' x 54.0'







Double Storey Link Semi-Detached

133' x 78'

BUILT-UP AREA Ground Floor 22.3' x 43.2' First Floor 22.8' x 47.8'







Double Storey Link Semi-Detached

BUILT-UP AREA Ground Floor 20.5' x 43.2' First Floor 21.0' x 47.8'













Double Storey Semi-Detached

Total Unit 52 LAND AREA 33' x 98'

BUILT-UP AREA Ground Floor 22.3' x 43.2' First Floor 22.8' x 45.2'



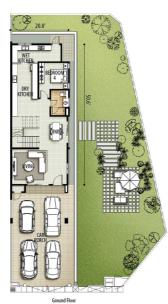




Double Storey Semi-Detached

Japle Total Unit 1 BUILT-UP AREA Ground Floor 20.8' X 50.6' First Floor 20.8' X 55.2'







Double Storey Semi-Detached

Total Unit 133' x 98'

BUILT-UP AREA Ground Floor 20.3' x 48.8' First Floor 20.3' x 53.4'







Total Unit 2













STANDARD SPECIFICATION

DOUBLE STOREY LINK SEMI-DETACHED **TYPE A, A1, A2 & A3**

DOUBLE STOREY SEMI-DETACHED

TYPE B, B1 & B2

: To be determined by Engineer : Reinforced concrete framework Structure Common brick wall to external wall Walls Cement sand brick wall to internal wall

: Metal Roof Roof

Ceiling Skimcoat to soffit of slab

Plasterboard ceiling to family area, master bedroom, bedroom 2 & 3, bath 1, 2 & 3

: Aluminum framed with glass Window

Doors Solid core plywood flush door to main entrance

Aluminum frame sliding door to living, dining & master bedroom (All types)
Aluminum frame sliding door to bedroom 4 (Type B)
Aluminum frame glass door to bedroom 3 (type A, A1, A3, B & B1)

Metal door to kitchen

Aluminum louvers door to utility room HDF (High Density Fiberboard) door to all bedrooms

Plywood Flush door to all bathrooms

Locks Approved locksets

Painting Weather resistance paint to external walls

Emulsion paint to internal walls

Flooring Porcelain tiles to living, dining, kitchen, utility, bedrooms, bathrooms, staircase,

family area & car porch Ceramic tiles to yard & balcony Cement rendered - others

Wall tiles Ceiling height wall tiles to bathrooms

5'height wall tiles to kitchen sink wall

SANITARY AND PLUMBING INSTALLATION

Bathroom 1, 2 & 3	:	Shower	1 no
		Wash Basin	1 no
		Water Closet	1 no
		Toilet Roll Holder	1 no
		Тар	1 no
Dry Yard (except Type B1)	:	Тар	1 no
Car Porch	:	Тар	1 no
Wet Kitchen	:	Aluminum Kitchen Sink (single bowl single drainer)	1 no
Balcony 1	:	Тар	1 no

ELECTRICAL INSTALLATION

		TYPE A, A3 & B	TYPE A1 & B1	TYPE A2 & B2
Lighting Point	:	27 nos	26 nos	24 nos
Power Point	:	35 nos	34 nos	34 nos
Fan Point	:	7 nos	7 nos	7 nos
Telephone Point	:	2 nos	2 nos	2 nos
SMATV Point	:	3 nos	3 nos	3 nos

STANDARD SPECIFICATION

DOUBLE STOREY BUNGALOW

TYPE C

Foundation : To be determined by Engineer : Reinforced concrete framework Structure

Walls : Common brick wall to external wall Cement sand brick wall to internal wall

: Metal Roof Roof

: Skimcoat to soffit of slab Ceiling

Plasterboard ceiling to family area, master bedroom, bedroom 2 & 3, bath 1, 2 & 3

Window : Aluminum framed with glass

Doors

: Solid core plywood flush door to main entrance Aluminum sliding door to living, dining & master bedroom

Metal door to kitchen

Aluminum louvers door to utility room

HDF (High Density Fiberboard) door to all bedrooms

Plywood flush door to bathrooms

Locks : Approved locksets

Painting Weather resistance paint to external walls

Emulsion paint to internal walls

Flooring Porcelain tiles to living, dining, kitchen, utility, bedrooms, family area, bathrooms,

staircase & carporch Ceramic tiles to balcony Cement rendered - others

Wall tiles Ceiling height wall tiles to bathrooms

5' height wall tiles to kitchen sink wall

SANITARY AND PLUMBING INSTALLATION

Bathroom 1, 2 & 3	:	Shower	1 no
		Wash Basin	1 no
		Water Closet	1no
		Toilet Roll Holder	1no
		Тар	1no
Car Porch	:	Тар	1no
Wet Kitchen	:	Aluminum Kitchen Sink (single bowl single drainer)	1no
Balcony	:	Тар	1 no

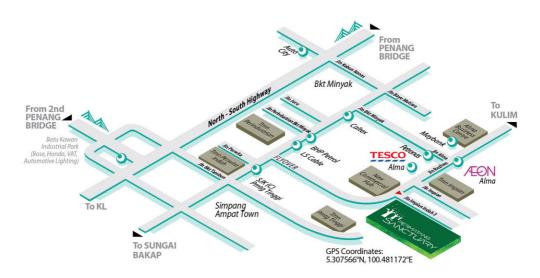
ELECTRICAL INSTALLATION

Lighting Point	:	26 nos
Pwer Point	:	34 nos
Fan Point	:	7 nos
Telephone Point	:	2 nos
SMATV Point	:	3 nos



Simplify Your Life

Stay Within Easy Reach of Everything You Need





Site Sales Gallery & Show Village

04-588 8333

Manda'rina Sdn Bhd (311874-V)

Lot 1768, Jalan Impian Indah 3, Alma, 14000 Bukit Mertajam.

Fax 04-588 3832 E-mail sales@ijm.com www.ijmland.com

www.facebook.com/ijmland

Sanctuary Ridge - Developer's Licence No.: 6928-14/12-2019/01059(L) - Validity Date: 13/12/2017 - 12/12/2019 - Advertising ar Sales Permit No.: 6928-14/12-2019/01059(P) - Validity Date: 13/12/2017 - 12/12/2019 - Tenure of Land: Freehold, Free Fro Encumbrances - Building Plan Reference No: MPSP-/40/20-44/134 - Authority Approving Building Plan: MPSP - Property Type: 2 Ston Semi-Detached - Total Units: 206 units - (Type A - 144 units, Type A1 - 2 units, Type A2 - 4 units, Type A3 - 2 unit, Type B - 52 unit Type B3 - 1 unit, Type B2 - 1 unit) - Min Price: RM770,400 - Max Price: RM1,262,400 - Property Type: 2 Storey Bungalow (Type C) - Tot Units: 2 units - Min Price: RM1,170,000 - Max Price: RM1,520,400 - Expected Date of Completion: Jan 2020 - 5% Discount for Bumiput

to AEON Alma



to Penang Bridge 14.7km



to Auto City 8.6km