



IJM LAND

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WE OPEN 7 DAYS A WEEK

- 8.30AM - 5.30PM (Monday - Friday)
- 9.00AM - 4.00PM (Saturday - Sunday & Public Holiday)

IJM PROPERTIES SDN. BHD.

(100180-M)

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

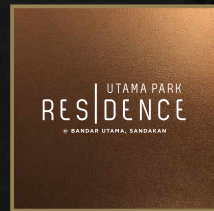


Developer's Licence No.: (100-24/839/2/11/08-2020/05766 | Validity Period: 04.08.2018 - 05.08.2020 | Building plan: EDP/1022/DP/102(4)/A/5B, 101(4)/A/5B, EDP/1022/BP/DHA/201(3)/A-(203(3)/A, 501(3)/A; EDP/1022/BP/DHB/201(2)/A-203(2)/A, 401(2)/A, 501(2)/A; EDP/1022/BP/DHD/201(2)/A, 202(2)/A, 301(2)/A, 501(2)/A; EDP/1022/BP/SDA/201(A(3), 202(A(3), 301(A(3), 401(A(3); EDP/1022/BP/SDB/201(A(2), 301(A(2), 401(A(2); EDP/1022/BP/SDC/201(A(2), 202(A(2), 301(A(2), 501(A(2) | Approval Authority: Majlis Perbandaran Sandakan | Land Tenure: leasehold 99 years | Land is free from encumbrances | Expected Date of Completion: Completed with OC | Number of Units: 26 units Detached House - Type A, B & D; 54 units Semi-Detached House - Type A, B & C | Selling Price from RM909,910.00 - RM2,635,800.00 | All purchase price including deposit/booking fees must be paid into this project account with Public Bank Berhad bank account no.: 3994679218 | The information contained in this brochure is subject to change and cannot form part of the an offer or contract. All renderings are artist's impression only. All measurements are approximate. All the items mentioned herewith are subject to variations, modifications, substitution as may be required by the Authorities. | 30% reserved for Bumiputera @ 5% discount.

Living at its finest

2 STOREY
BUNGALOW & SEMI-DETACHED

LOCATION MAP



Located nearby
amenities & easily
accessible within
your reach.



LIVING AT ITS FINEST

With its warm sense of community, and with the proximity to eateries, shops and a selection of premier schools, this home provides all the elements for relaxing, comfortable and easycare living.

2-STOREY BUNGALOW

- TYPE A
- TYPE B
- TYPE D

2-STOREY SEMI DETACHED

- TYPE A
- TYPE B
- TYPE C

BUMI LOT



TO NORTH ROAD ▶

UTAMA SOUTH
CONDOMINIUMS
SHOW HOUSE

GUARD HOUSE

PHASE 2 & 3
FUTURE DEVELOPMENT

DETENTION
POND

OPEN SPACE

SEWERAGE
TREATMENT
PLANT

SESB

OPEN SPACE

TO LINTAS SIBUGA ROAD ▶

UTAMA PARK VILLA
2 STOREY TERRACE HOUSE

TO RUGBY FIELD ▶

UTAMA PARK
RESIDENCE
BANDAR UTAMA, SANDAKAN
SITE PLAN



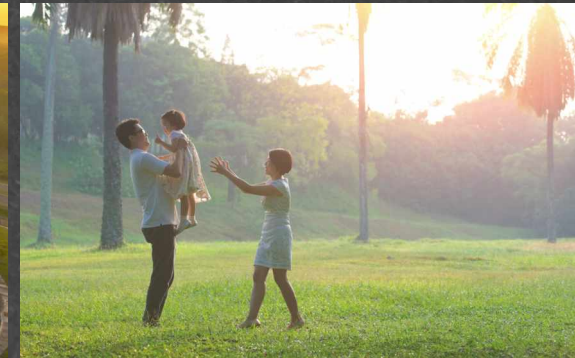
2-STOREY BUNGALOW
AERIAL VIEW

UTAMA PARK
RESIDENCE
@ BANDAR UTAMA, SANDAKAN

AWAKENING THE SENSE OF LIFESTYLE

This stylish residence is ideally nestled in a desirably tranquil location. This home comes complete with spacious living area that retains the value of peaceful living while being conveniently close to shops, schools and transport.

UTAMA PARK RESIDENCE
2-STOREY BUNGALOW



2-STOREY BUNGALOW
TYPE B
FLOOR PLAN

BUILT-UP AREA

3,423 SQ.FT.

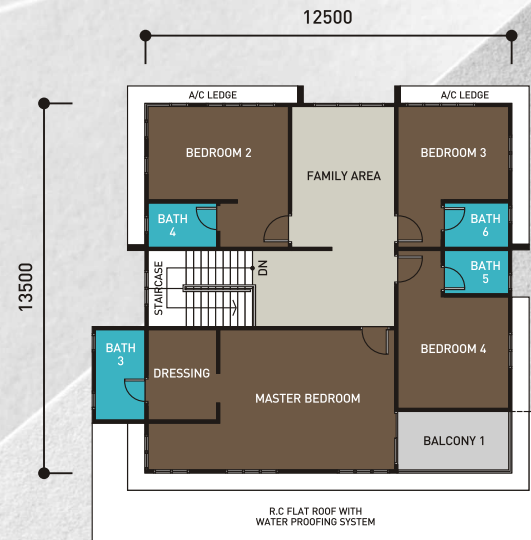
LAND AREA FROM

6,700 SQ.FT. ONWARDS

UTAMA PARK
RESIDENCE
© BANDAR UTAMA, SANDAKAN



GROUND FLOOR



FIRST FLOOR

UTAMA PARK RESIDENCE
2-STOREY BUNGALOW

BUNGALOW
TYPE B

5 ROOMS | 6 BATHROOMS | UTILITY ROOM | FAMILY AREA



2-STOREY BUNGALOW
TYPE D
FLOOR PLAN

BUILT-UP AREA

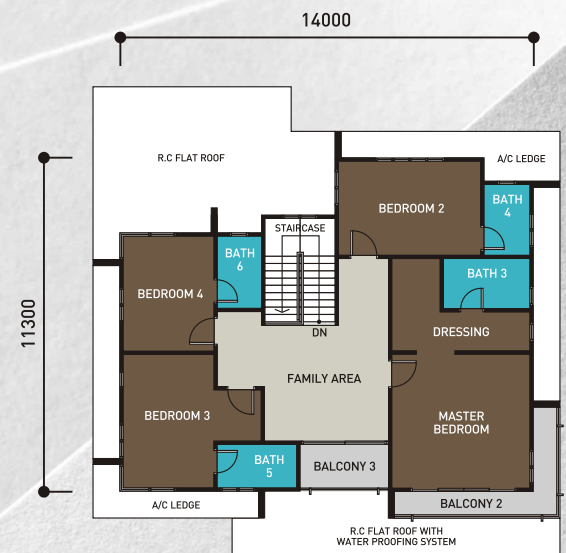
3,290 SQ.FT.

LAND AREA FROM

6,300 SQ.FT. ONWARDS



GROUND FLOOR



FIRST FLOOR

UTAMA PARK RESIDENCE
2-STOREY BUNGALOW

BUNGALOW
TYPE D

5 ROOMS | 6 BATHROOMS | UTILITY ROOM | FAMILY AREA

ACTUAL VIEW



A PREMIER ADDRESS IN SANDAKAN

Bandar Utama Sandakan, the renown well-planned and integrated mixed development township in Sandakan strategically located right in the heart of fast growing community, spanning over a 395 acres of prime land. The township is conveniently located within 5 minutes drive from the airport.

The township is within the Mile 4-6, Jalan Utara hot spots, conveniently located and surrounded by various modern amenities and recreational facilities. It is adjacent to the prestige Sandakan Golf and Country Club. The full facilities Sandakan Sport Complex is just a stone throw away. The government departments, schools and banks are located within a 3 kilometer radius from the township.

The township promotes community living where people live, work, play, shop and socialize all within an organized and harmonial environment. The well-planned 4,200 units property township is designed with the combination of generous open space, vast landscaping, excellent connectivity to other parts of town, a positive and balance living experience between lifestyle and conveniences. It is an ideal place for those who are constantly looking for the finest lifestyle with all the comfort in mind.

UBANDAR
UTAMA
SANDAKAN



UTAMA PARK
RESIDENCE
@ BANDAR UTAMA, SANDAKAN

IDEAL HOME
PERFECTED

Living is easy in this impressive, generously
spacious residence.
A perfect home for a FAMILY.



UTAMA PARK RESIDENCE
2-STOREY SEMI DETACHED

2-STOREY
SEMI DETACHED
TYPE A
FLOOR PLAN

BUILT-UP AREA

2,242 SQ.FT.

LAND AREA FROM

3,295 SQ.FT. ONWARDS



FIRST FLOOR

SEMI
DETACHED
TYPE A

UTAMA PARK RESIDENCE
2-STOREY
SEMI DETACHED

4 ROOMS | 3 BATHROOMS | CLOSET ROOM | FAMILY AREA

ACTUAL VIEW



2-STOREY
SEMI DETACHED
TYPE B
FLOOR PLAN

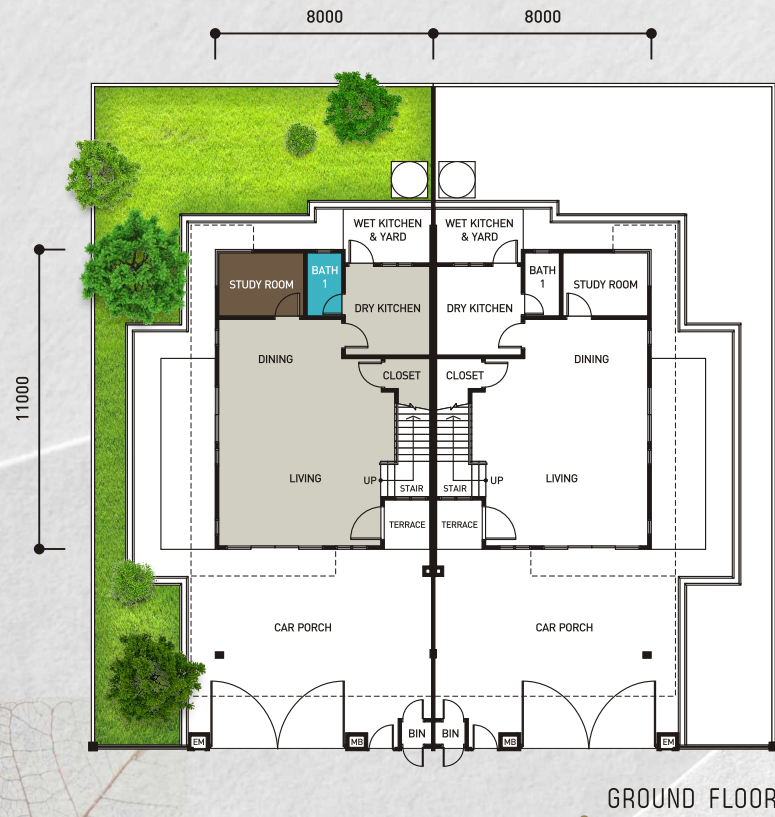
BUILT-UP AREA

2,319 SQ.FT.

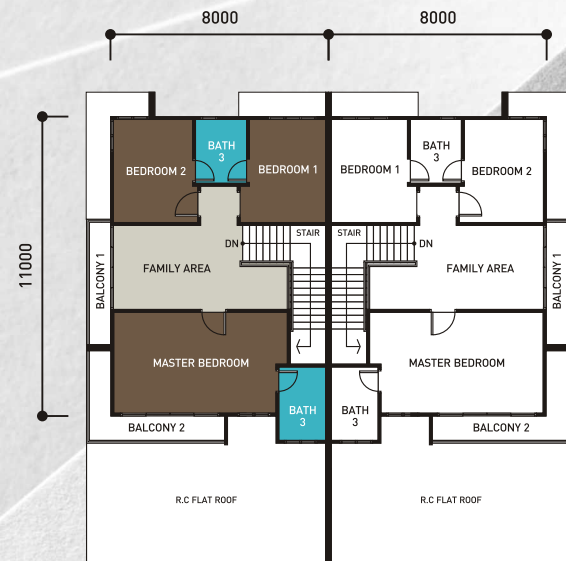
LAND AREA FROM

3,295 SQ.FT. ONWARDS

UTAMA PARK
RESIDENCE
© BANDAR UTAMA, SANDAKAN



GROUND FLOOR



FIRST FLOOR

SEMI
DETACHED
TYPE B

UTAMA PARK RESIDENCE
2-STOREY
SEMI DETACHED

4 ROOMS | 3 BATHROOMS | CLOSET ROOM | FAMILY AREA



ACTUAL VIEW

UTAMA PARK
RESIDENCE
© BANDAR UTAMA, SANDAKAN

2-STOREY
SEMI DETACHED
TYPE C
FLOOR PLAN

BUILT-UP AREA

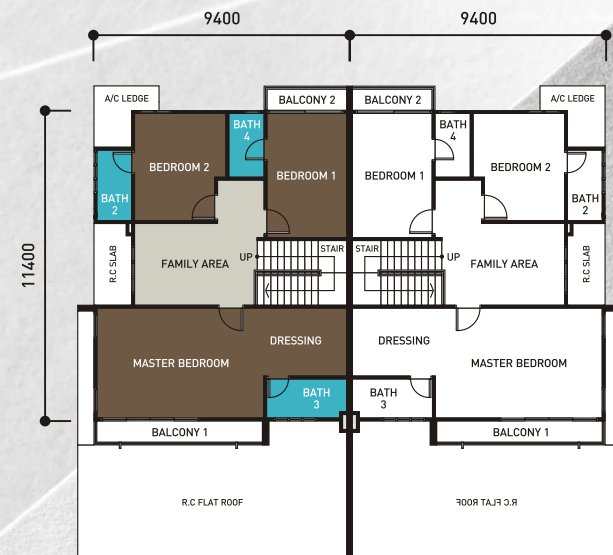
2,513 SQ.FT.

LAND AREA FROM

3,295 SQ.FT. ONWARDS



GROUND FLOOR



FIRST FLOOR

UTAMA PARK RESIDENCE
2-STOREY
SEMI DETACHED

SEMI
DETACHED
TYPE C

4 ROOMS | 4 BATHROOMS | STORE ROOM | FAMILY AREA



ACTUAL VIEW