

SANDAKAN'S PREMIER RESIDENCES



UTAMA SOUTH
CONDOMINIUMS
— BANDAR UTAMA • SANDAKAN —

11 STOREY CONDOMINIUMS



✓ LIMITED UNITS ONLY

✓ O. C. OBTAINED

✓ BUMIPUTERA UNIT 5% DISCOUNT



THE 1ST
"FIBRE-TO-THE-HOME"
ready condominium in Sandakan

- Security system & perimeter fencing
- In the well planned & integrated township
- CCTV & access card security control
- Near Utama Recreation Club House
- Children playground
- Gazebo

For enquiries,
please call:

089-671 899



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WE OPEN 7 DAY A WEEK

8.30AM - 5.30PM (Monday - Friday) • 9.00AM - 4.00PM (Saturday - Sunday & P. 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.
Fax: 089-673 860 Email: ijm.land.sdk@ijm.com

THE EDGE *Top Property
Development Awards*
2015

BCI ASIA
AWARDS 2015

TOPTEN
DEVELOPERS 2015

IJM LAND

An **IJM** Company

Developer's Licence No.: (100-24/839/2/10)/01-2017/04973(1) | Advertisement Permit No.: (100-24/839/2/10)/01-2017/04232(1) | Validity Period: 30/01/2015 - 29/01/2017 | Building Plan No.: EDP/0814/BP/B/201 - 204/C, 301-303/C, 401-403/C, 501-504/C; EDP/0814/CH/BP/201 - 203, 301, 302, 401; EDP/0814/GH/BP/201; EDP/0814/HRA/001/A; EDP/0814/HRB/001/A; EDP/0814/SSC/BP/201; EDP/0814/BC/001 | Approval Authority: Majlis Perbandaran Sandakan | | Land Tenure: leasehold 99 years (land is free from encumbrances) | Expected Date of Completion: Completed with Occupation Certificate | Number of Units: 220 | Selling Price from RM313,800 - RM476,800 | All purchase price including deposit/booking fees must be paid into this Project Account with Public Bank Berhad bank account no.: 3172652123 | 30% Reserved for Bumiputera @ 5% Bumi Discount | The information contained in here is subject to change and cannot form part of the offer or contract. All rendering are artist's impressions only. All measurement are approximate. All items mentioned herewith are subject to variations, modifications and substitutions as may be required by the Authorities. For avoidance of doubt, please always refer to the sale and purchase agreement.

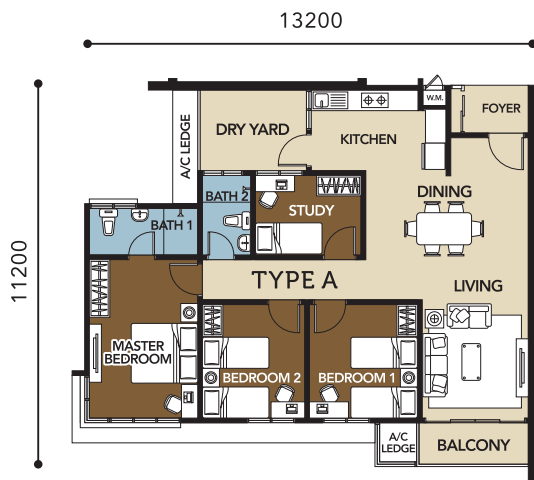
Utama South Condominiums SITE PLAN & FLOOR PLAN



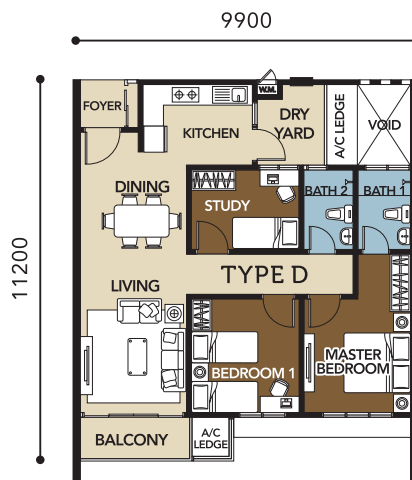
LOT 1 1,111 SQ.FT.
Built Up Area:



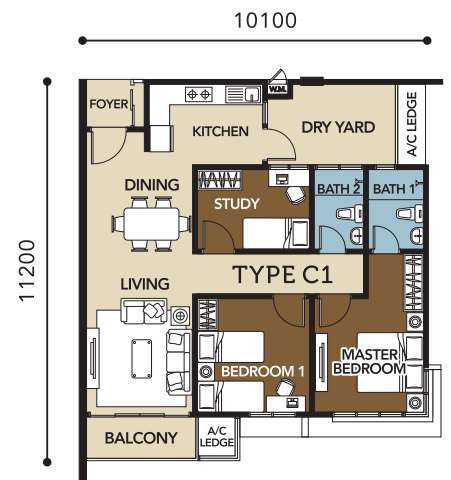
LOT 2 1,163 SQ.FT.
Built Up Area:



LOT 3 1,359 SQ.FT.
Built Up Area:



LOT 4 1,055 SQ.FT.
Built Up Area:



LOT 5 1,122 SQ.FT.
Built Up Area: