

IJM LAND

utama south  
park

@ Bandar Utama, Sandakan

Vivid,  
Contemporary  
Living

2-STOREY  
TERRACE  
HOUSE

PHASE 1

999 TENURE  
YEARS

# ADVANTAGEOUS TOWNSHIP LIVING

Easy access to nearby  
facilities & established  
amenities.

Excellent  
accessibility to networks  
of major roads,

An award winning  
well planned & integrated township  
with work-life balance



Aerial View

Utama South Park





## Craft to **PERFECTION**

Feel the excellent architectural planning that brings natural light with better ventilation for conducive living experience.

utama  south  
park

Phase 1

2-Storey Terrace House

Land Area: 1,641.50 - 3,417.54 sq. ft.

Built-up: 1,991.32 - 2,187.23 sq. ft.

Price: RM869,250.00 - RM1,297,000.00

### FEATURES

- 3 bedrooms
- 4 bathrooms
- Modern facade that creates a seamless appearance





## Floor Plan

### GROUND FLOOR

enchancing  
**SPACIOUS**  
dream home for  
your love one

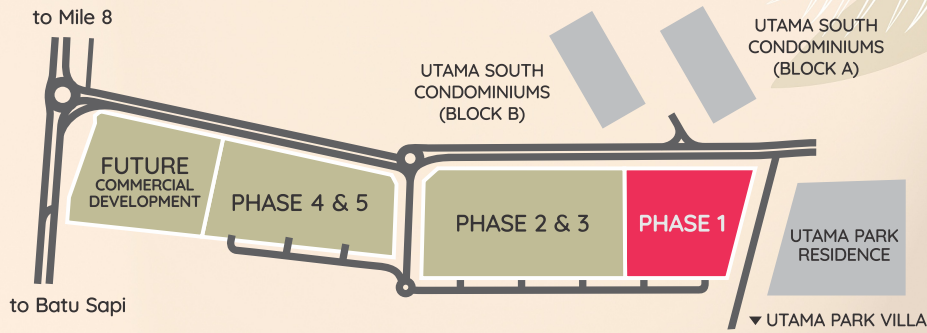
A new home that should be  
uniquely designed for your family,  
with generous space to suit  
your taste & desire.



## Floor Plan

### FIRST FLOOR





utama south park

Phase 1

# Site Plan



## LEGEND

- Non-Bumi Lot
- Bumi Lot
- Fire Hydrant
- Street Light

## Specifications

<b>STRUCTURE</b>	Reinforced concrete framework
<b>STAIRCASE</b>	Reinforced concrete framework
<b>WALLS</b>	
- Internal	Brickwall with cement plaster & emulsion paint
- External	Brickwall with cement plaster & weather resistant paint
<b>ROOFING</b>	Metal roofing
<b>CEILING</b>	
- Ground floor	Skim coat with paint
- First floor	Plaster ceiling & paint
- Exposed roof eave & porch	Asbestos free ceiling board with paint
<b>FLOOR FINISHES</b>	
- Living, dining, kitchen, utility & bathrooms	Tiles
- Bedrooms & staircase	Laminate flooring
- Car porch & apron	Cement render
<b>WALL FINISHES</b>	
- Kitchen	1500mm height wall tiles
- Bathrooms	1500mm height wall tiles

<b>DOORS</b>
- Main entrance
- Bedrooms & others
- Living

<b>WINDOWS</b>
<b>SANITARY FITTINGS</b>
- Kitchen
- Bathrooms
- Car porch & Apron

### ELECTRICAL INSTALLATION

### OTHERS

<b>CORNER UNIT</b>	<b>INTERMEDIATE UNIT</b>
Timber solid door	Timber solid door
Timber flush door	Timber flush door
Aluminium frame sliding glass door	-
<b>Aluminium framed glass windows</b>	
Aluminium single bowl sink	Kitchen sink tap
Shower rose	Basin tap
Water closet	Hand bidet
Wash basin	Wall bib tap & shower stopcock
Toilet paper holder	
Soap dish	
Hose bib tap	
<b>Electrical installations to Suruhanjaya Tenaga (ST) standard installation. Light fittings are excluded.</b>	
All items mentioned above are subject to variation, modifications and substitution to their equivalent standard or as imposed by the appropriate authority.	

# Strategic Location



VISIT OUR  
SALES GALLERY

089-671 899

IJM PROPERTIES SDN. BHD.  
198301004557 (100180-M)

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Developer license No.: (100-24/839/2/15)08-2024/06497 | Advertising permit No.: (100-24/839/2/15)08-2024/04969 | Validity period: 08.08.2022 - 07.08.2024 | Development Plan: SMC/TOW/1182/J.2/12 | Building Plan: MPS: SPB.18/2021 | Approved Authority: Majlis Perbandaran Sandakan | Land Tenure: 999 | Number of units : 42 (Phase 1) | Selling Price: Min RM869,250.00 - Max RM1,297,000.00 | 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 HDA Account with Public Bank Berhad No. 3230 7117 28 | 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.

WE OPEN 7 DAYS A WEEK 8.30AM - 5.30PM (Monday - Friday) • 9.00AM - 4.00PM (Saturday - Sunday & P. Holiday)

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