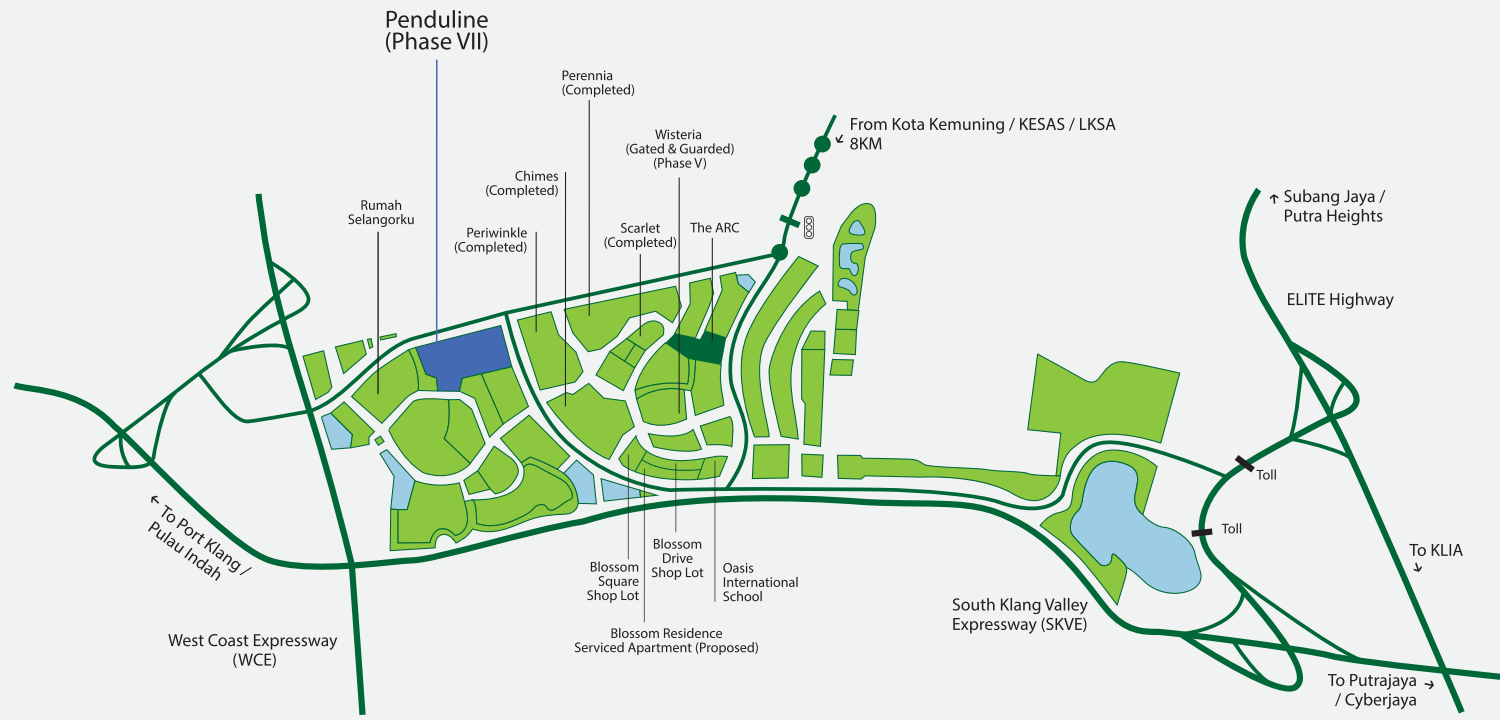




Specifications

Structure	Reinforced Concrete Frame								Wall Finishes
Wall	Brick Wall								Bathrooms / Toilet
Roof Cover	Concrete Roof Tiles / Concrete Flat Tiles								Kitchen
Roof Structure	Reinforced Concrete Slab / Metal Frame								Others
Ceiling	Skim Coat / Plaster Board								Floor Finishes
Window	Aluminum Frame Glass Window								Car Porch
Door	TYPE A - Timber Door, TYPE A1, A2, B, B1, B2, C, C1, C2 - Timber Door, Aluminum Frame Glass Sliding Door								Terrace
Ironmongery	Selected Locksets								Living, Dining, Staircase, Master Bedroom, Bedroom 1, Bedroom 2, Bedroom 3 Bath 1, Bath 2, Bath 3, Store Balcony (TYPE B2) Others
Sanitary Ware And Plumbing	TYPE A	TYPE A1 & A2	TYPE B	TYPE B1	TYPE B2	TYPE C	TYPE C1	TYPE C2	Concrete Imprint Ceramic Tiles
Shower	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	Porcelain Tiles
Water Closet	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	Ceramic Tiles
Water Tap	5 nos	5 nos	5 nos	5 nos	5 nos	5 nos	5 nos	5 nos	Cement Render
Basin	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	3 nos	
Sink	1 nos	1 nos	1 nos	1 nos	1 nos	1 nos	1 nos	1 nos	
Electrical Points									
Lighting Point	21 nos	22 nos	22 nos	23 nos	24 nos	23 nos	24 nos	24 nos	
Fan Point	6 nos	6 nos	6 nos	6 nos	6 nos	6 nos	6 nos	6 nos	
Power Point	28 nos	28 nos	28 nos	28 nos	28 nos	27 nos	27 nos	27 nos	
Telephone Point	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	
TV Point	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	2 nos	27 nos	
Fencing	Brick Wall with Mild Steel / Chain Link Fencing								

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Category Winner

EDGE Top Property
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2016



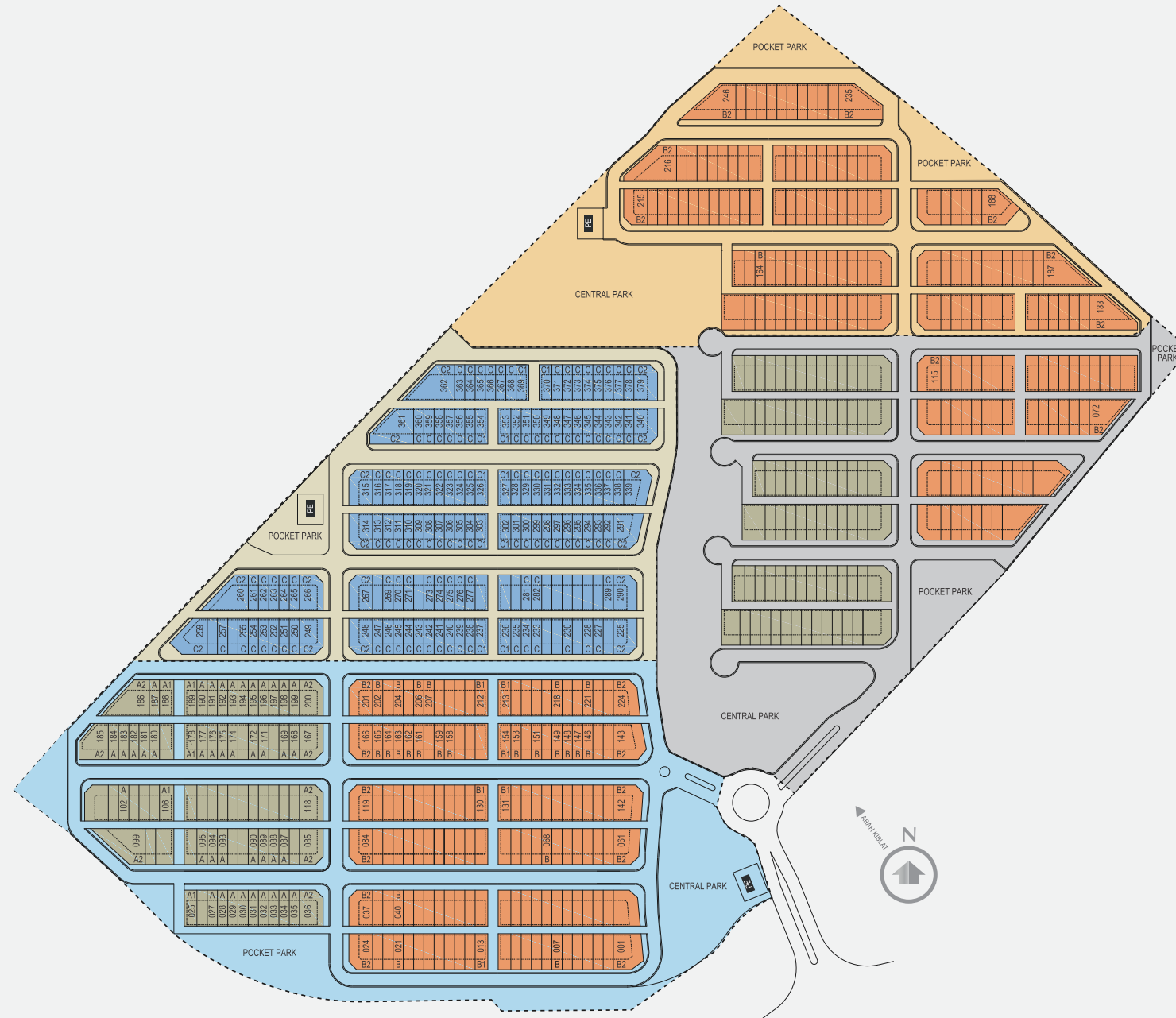
WAZE BANDAR RIMBAYU SHOW GALLERY
(From KESAS Highway exit 506B Bandar Rimbayu)
Monday - Friday : 9am - 5pm
Saturday, Sunday & Public Holiday : 10am - 5pm

BANDAR RIMBAYU SDN BHD (568093-K)
No.1, Jalan Flora 3, Bandar Rimbayu,
42500 Telok Panglima Garang,
Selangor Darul Ehsan

An **IJM** Company

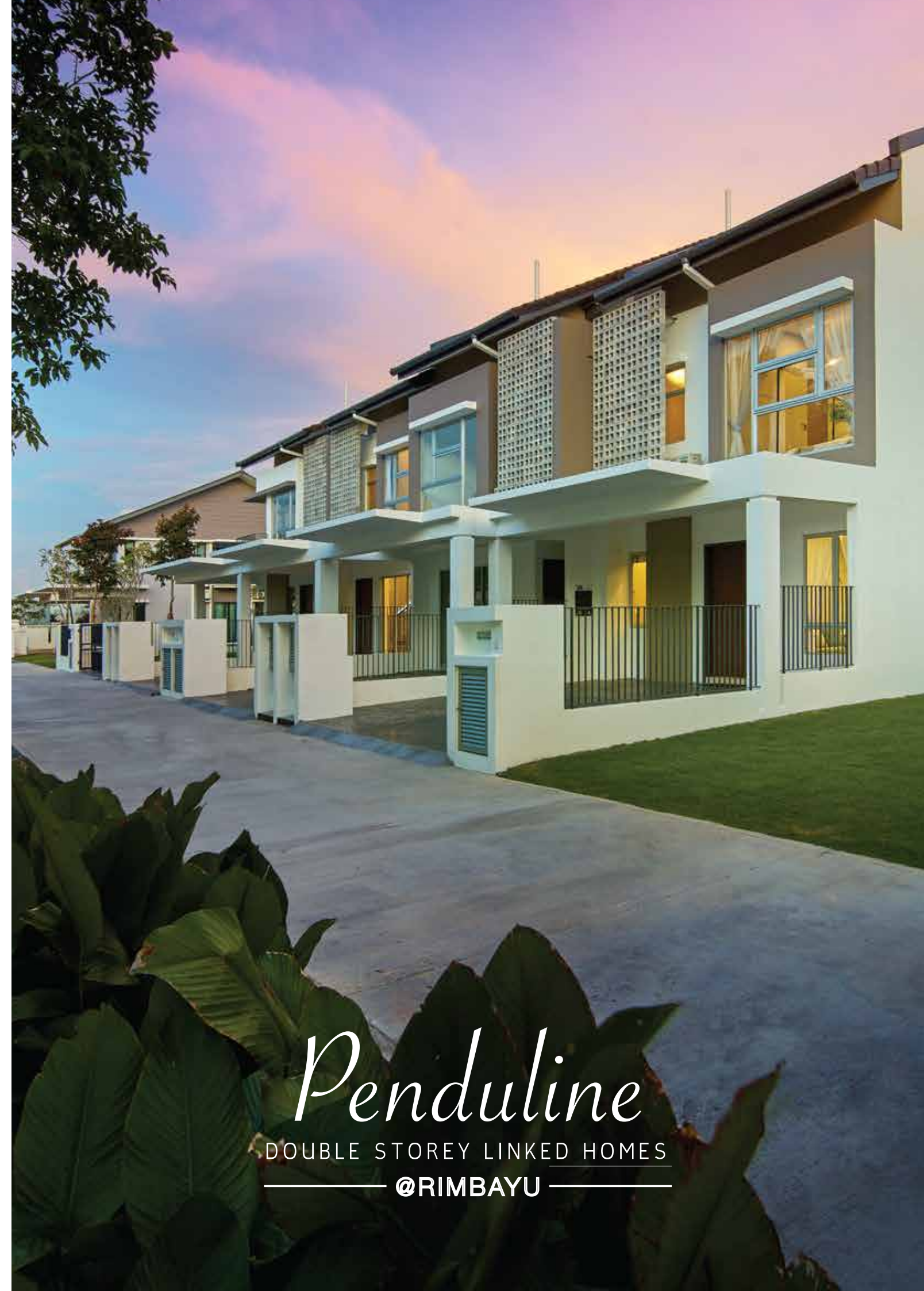
Parcel 1 • Developer: Bandar Rimbayu Sdn. Bhd. (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No. 12392-6/02-2018/01181 • Validity Date: 20/02/2016 to 19/02/2018 • Advertising & Sales Permit No. 12392-6/02-2018/01181P • Validity Date: 20/02/2016 to 19/02/2018 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No. MDKL/JKB/24/1115 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • 7% discount for Bumiputera • Type of Property: 2-Storey Terrace House (20' X 70') • Total Unit: 132 unit • Expected Date of Completion: February 2018 • Selling Price: RM684,800 (Mini), RM1,020,800 (Max) • Sekatan-Sekatan Pending: Tanah ini boleh dipindah milik, dipajak atau dipagid setelah mendapat kebenaran pihak berkuasa negeri. Parcel 2 • Developer: Bandar Rimbayu Sdn. Bhd. (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No. 12392-7/02-2018/01341P • Validity Date: 26/02/2016 to 25/02/2018 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No. MDKL/JKB/24/1115 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • 7% discount for Bumiputera • Type of Property: 2-Storey Terrace House (20' X 70') • Total Unit: 114 unit • Expected Date of Completion: Ogos 2018 • Selling Price: RM713,800 (Mini), RM1,157,800 (Max) • Sekatan-Sekatan Pending: Tanah ini boleh dipindah milik, dipajak atau dipagid setelah mendapat kebenaran pihak berkuasa negeri. Parcel 3 • Developer: Bandar Rimbayu Sdn. Bhd. (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No. 12392-8/04-2018/02501P • Validity Date: 20/04/2016 to 19/04/2018 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No. MDKL/JKB/24/1115 • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • 7% discount for Bumiputera • Type of Property: 2-Storey Terrace House (20' X 70') • Total Unit: 224 unit • Expected Date of Completion: Ogos 2018 • Selling Price: RM739,800 (Mini), RM1,146,800 (Max) • Sekatan-Sekatan Pending: Tanah ini boleh dipindah milik, dipajak atau dipagid setelah mendapat kebenaran pihak berkuasa negeri. Parcel 4 • Developer: Bandar Rimbayu Sdn. Bhd. (568093-K) No. 1, Jalan Flora 3, Bandar Rimbayu, 42500 Telok Panglima Garang, Selangor. • Developer License No. 12392-9/11-2018/0851U • Validity Date: 05/11/2016 to 04/11/2018 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No. MDKL/JKB/24/1115 • Encumbrance: Charged to RHB Bank Bhd • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • 7% discount for Bumiputera • Type of Property: 2-Storey Terrace House (20' X 70') • Total Unit: 155 unit • Expected Date of Completion: Nov 2018 • Selling Price: RM728,800 (Mini), RM1,146,800 (Max) • Restriction-interest: This Land cannot be sold, leased, pledged or transferred with even manner whatsoever except with the consent of the State Authority.

Site plan



TYPE A TYPE B TYPE C

RIMBAYU
IJM LAND



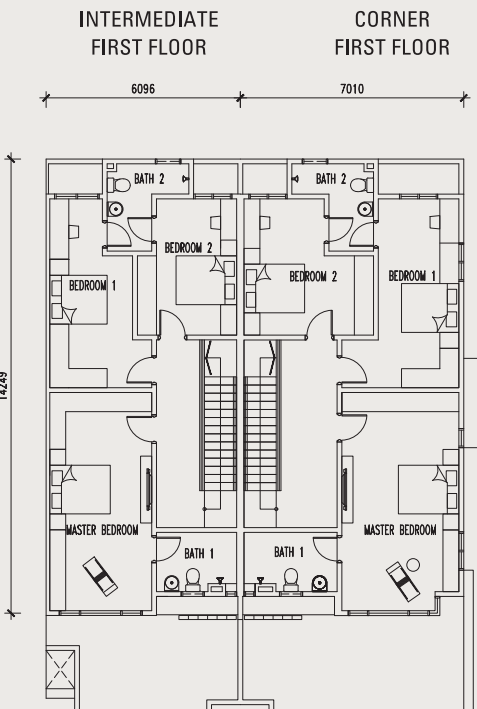
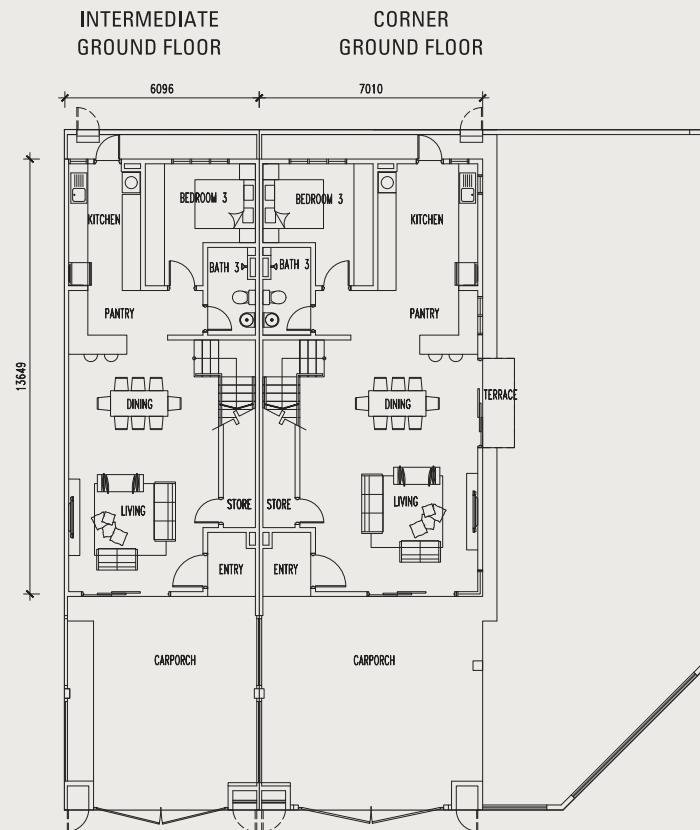
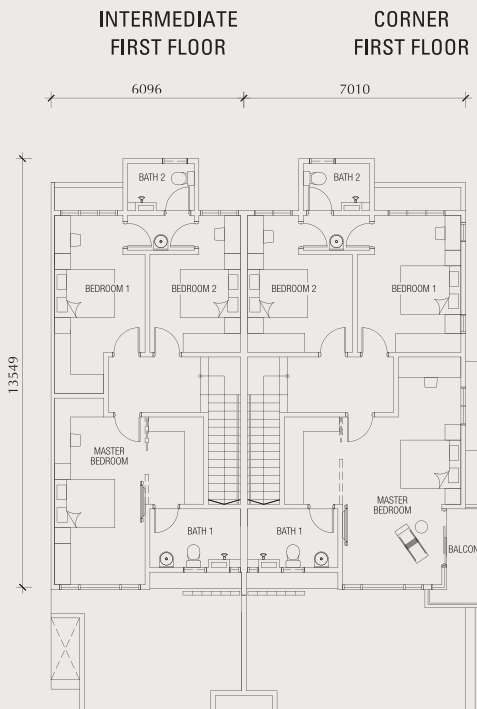
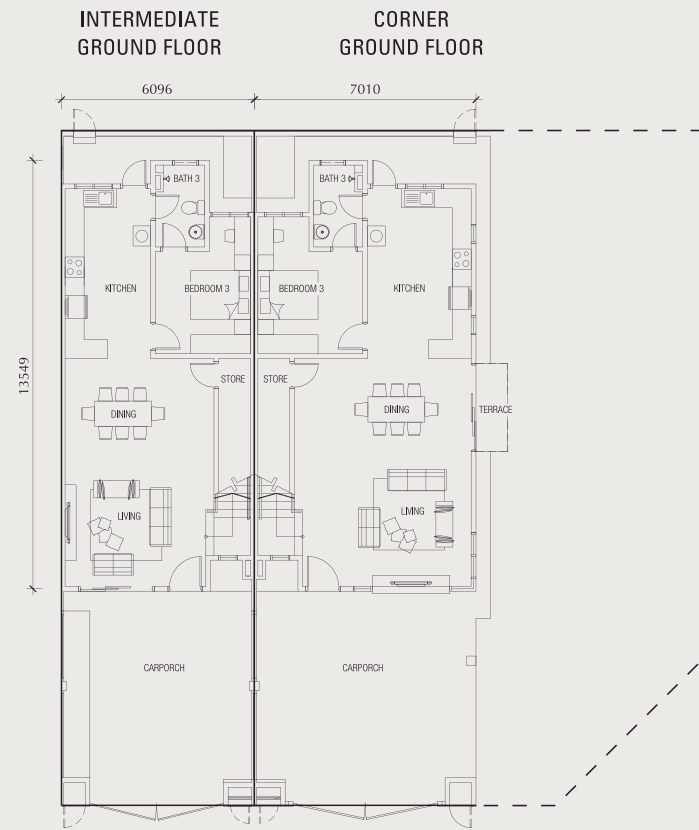
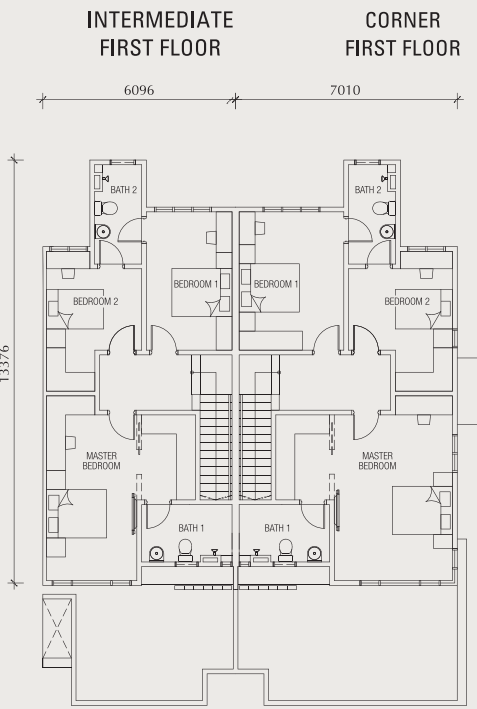
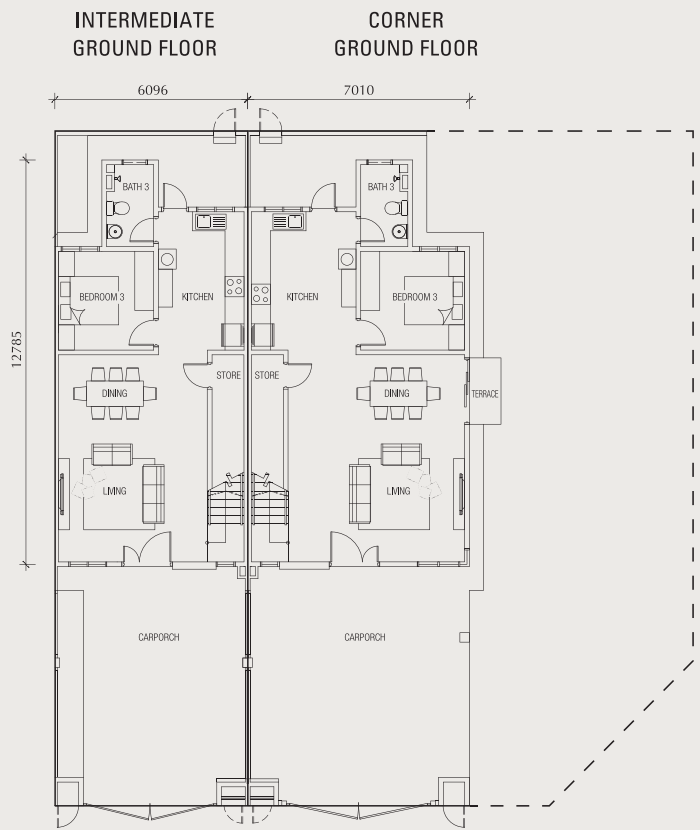
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Here, home is indeed where that heart is.



TYPE A
Double storey linked homes
20' X 70'

Built-up area:
1,771 sq ft - Intermediate
1,826 sq ft - End lot
2,095 sq ft - Corner lot



Artist impression only

TYPE B
Double storey linked homes
20' X 70'

Built-up area:
1,898 sq ft - Intermediate
1,965 sq ft - End lot
2,283 sq ft - Corner lot



Artist impression only

TYPE C
Double storey linked homes
20' X 70'

Built-up area:
2,028 sq ft - Intermediate
2,090 sq ft - End lot
2,394 sq ft - Corner lot

