



Having it all is not a
privilege, but a given.

WELCOME HOME

AVeLA
@ IJM RIMBAYU

AVeLA
premium
garden homes and link homes

Bandar Rimbayu Sdn Bhd 200201000430 (568093-K),
No.1, Jalan Flora 3, Bandar Rimbayu, Telok Panglima Garang, 42500 Selangor.

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

1800 22 8686 IJM Rimbayu rimbayuijm rimbayu.com



Parcel 17A: • Developer License No.:12392/11-2028/1307(A) • Validity Date: 30/11/2023 - 29/11/2028 • Advertising & Sales Permit No.: 12392-26/08-2025/0959(N)-(L) • Validity Date: 24/08/2023 - 23/08/2025 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKB/8/4/54/2022(34) • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • Expected Date of Completion: August 2025 • Type of Property: 2-Storey Link Homes (22'x70' / 30'x70') • No. of Unit: 164 Units; 69 Units (Type A- 30'x70') / 95 Units (Type B- 22'x70') • Selling Price: Type A- 30'x70' - RM1,842,800 (Min) - RM2,257,800 (Max) • Type B- 22'x70' - RM1,356,800 (Min) - RM1,798,800 (Max) • 7% discount for Bumiputra • Restriction-in-interest: This Land cannot be sold, leased, pledged or transferred with even manner whatsoever except with the consent of the State Authority.
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
Parcel 17B: • Developer License No.:12392/11-2028/1307(A) • Validity Date: 30/11/2023 - 29/11/2028 • Advertising & Sales Permit No.: 12392-25/08-2025/0932(A)-(L) • Validity Date: 20/08/2023 - 19/08/2025 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKB/8/4/54/2022(34) • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • Expected Date of Completion: August 2025 • Type of Property: 2-Storey Link Homes (22'x70') • No. of Unit:135 Units • Selling Price: RM1,385,800 (Min) - RM1,937,800 (Max) • 7% discount for Bumiputra • Restriction-in-interest: This Land cannot be sold, leased, pledged or transferred with even manner whatsoever except with the consent of the State Authority.
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT
Parcel 17C: • Developer License No.: 12392/11-2028/1307(A) • Validity Date: 30/11/2023 - 29/11/2028 • Advertising & Sales Permit No.: 12392-27/09-2025/0988(A)-(L) • Validity Date: 04/09/2023 - 03/09/2025 • Approving Authority: Majlis Daerah Kuala Langat • Building Plan Approval No.: MPKL/JKB/8/4/54/2022(34) • Encumbrance: Charged to RHB Bank Berhad • Land Tenure: Leasehold 99 years (Expiring: 23/12/2111) • Expected Date of Completion: December 2025 • Type of Property: 2-Storey Link Homes (30'x70') • No. of Unit: 145 Units • Selling Price: RM1,871,800 (Min) - RM2,314,800 (Max) • 7% discount for Bumiputra • Restriction-in-interest: This Land cannot be sold, leased, pledged or transferred with even manner whatsoever except with the consent of the State Authority.
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Printed on Echo Green 100% recycled paper, giving respect to our environment, economic and social responsibilities.

Our favourite place.
Our family base.
Our story together.

Come home to
the finer things in life.



▼
Grand entrance
with guard house

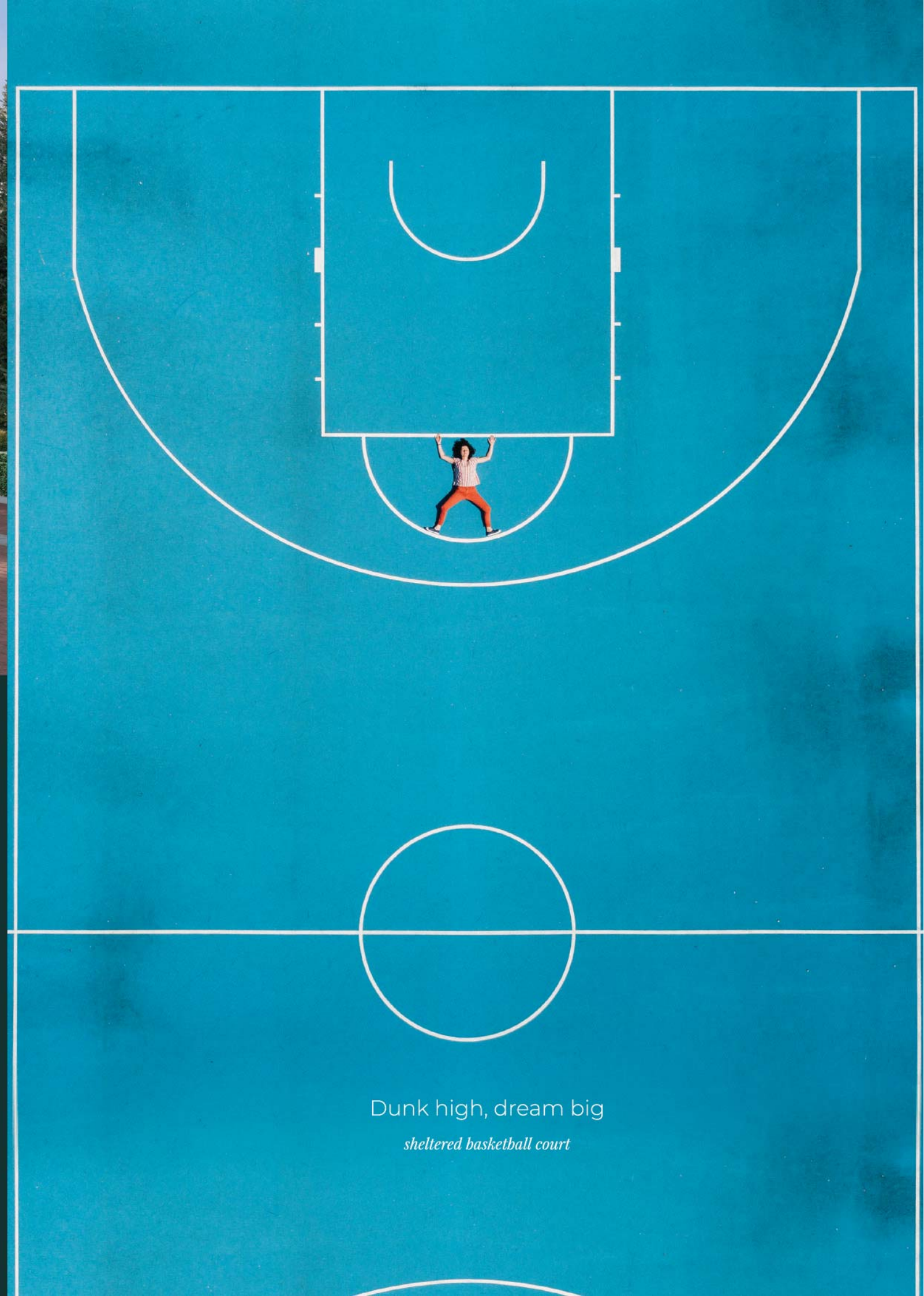
▼
Pine walk

▼
Covered
multipurpose hall/
basketball court

Simple tranquillity. Exclusive comfort.

Be infused within an atmosphere of sophistication and refinement as you approach home. Feel your cares melt away and mood transform in the peaceful embrace of your scenic neighbourhood.

Beauty in little details | Best welcome home



Dunk high, dream big

sheltered basketball court

Grow up. Grow closer. Grow together.

Big milestones or small intimate moments – every minute with family is precious. AVELA cultivates an environment that cares, allowing family members living under the same roof or on the same street, to continuously engage and focus on what's important in life.

Move with the times | Multi-generational homes

12 interactive outdoor features



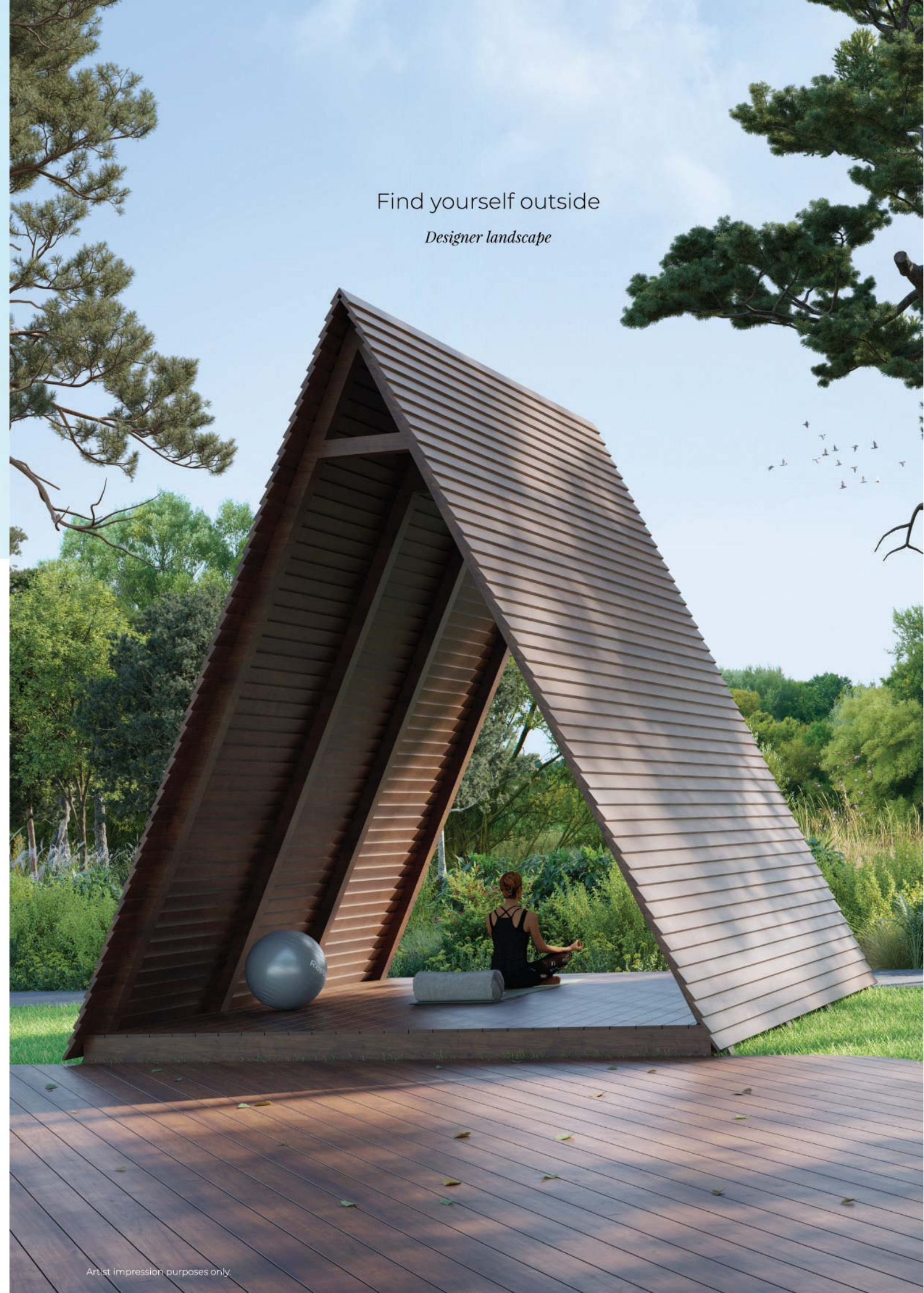


Let the good times roll
rollerskate & skateboard park

Connect to nature and people.

A coveted green address with harmonious low-density living spaces, AVELA encourages an outdoor-friendly lifestyle. Meditative or extreme sports, a multi-gen play area for all ages, carefully manicured parks... every corner of this wholesome neighbourhood is your playground.

A world of adventure awaits. Within the AVELA neighbourhood, you can explore, discover and enjoy 12 exclusive, premium designer facilities that will make your everyday extraordinary. Just a short distance away, The Club @ Rimbayu offers more opportunities to get fit and get together.



Find yourself outside
Designer landscape



basketball
rollerblade
rock-climbing
nature park
outdoor gym
interactive play area

Where hearts sing and fly

Happy sun-kissed faces



badminton courts
Olympic-sized pool
gym
squash courts
table tennis
sauna
weekend activities

Garden Homes
Type A | 30' x 70'

- 8ft garden with multiple access
- Elderly-friendly bathroom on ground floor
- 1 master bedroom with 2 junior master bedrooms

Great functionality • Premium style

spacious & gracious

- guarded community
- fully extended
- ev ready
- high ceiling
- security door





- Fully-tiled car porch (fits 2 cars)
- Large kitchen (easily convertible into dry/ wet area)
- Spacious multi-usage family hall (study/home office/gym)
 - Master bedroom with balcony

Ultimate comfort • Versatile design





8ft garden
with multiple
access



Step into a world of comfort indoors.

AVELA has the space to adapt to everyone's needs. Think big versatile living areas, elderly-friendly layout and more. Fulfilling your need for privacy and accessibility, your multi-generational home will be one full of love.

Fully extended to minimise hassle and extra renovation costs, and maximise your contentment.



Style, practicality, and low-key luxury in equal measure.

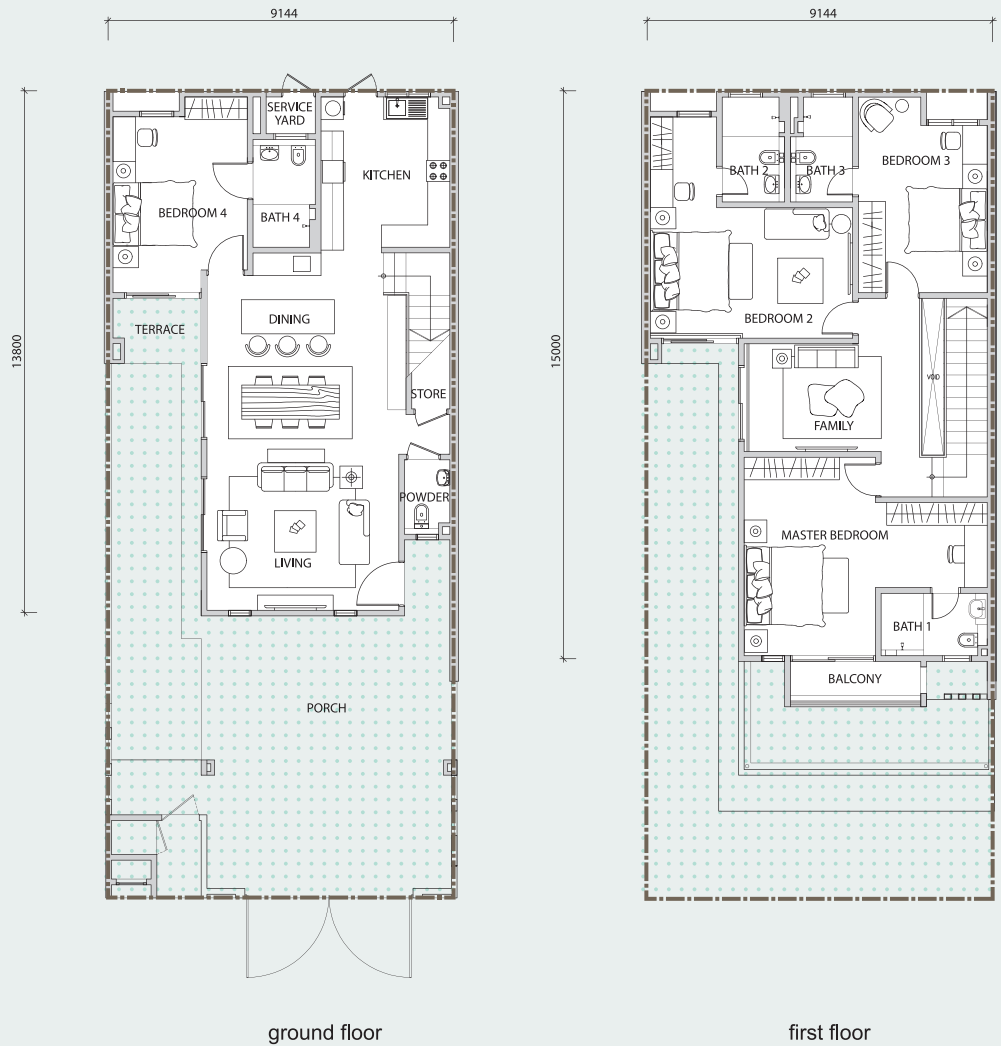
Come upstairs, and experience a real sense of space. Garden home offers a generous master bedroom and 2 junior master bedrooms with en-suite bathrooms promise relaxed days. A wide balcony opens up your home to the natural light and breeze outside, and you can get creative with the huge family area, transforming it into study nook or home office.



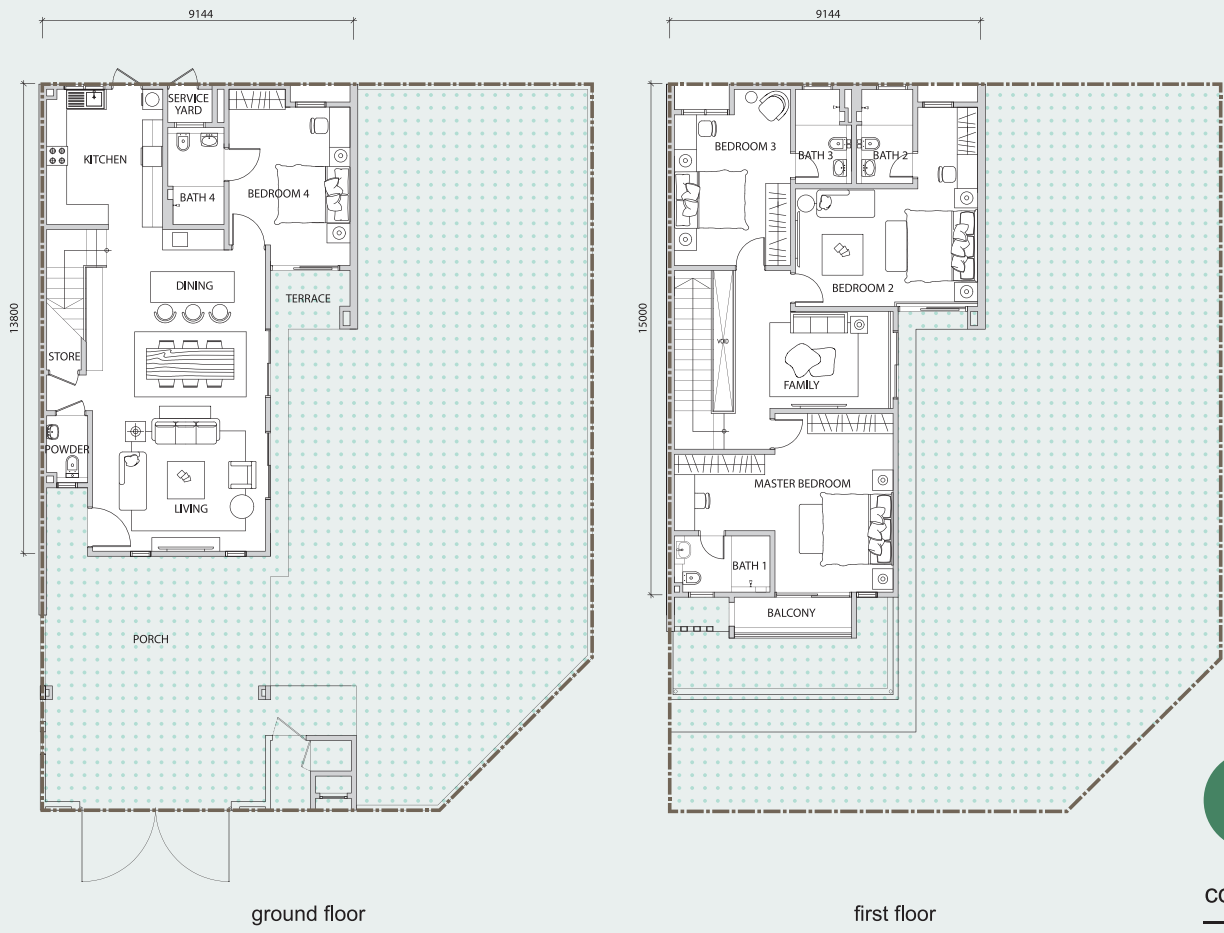
Actual show house photo for Avela garden homes.

Garden Homes

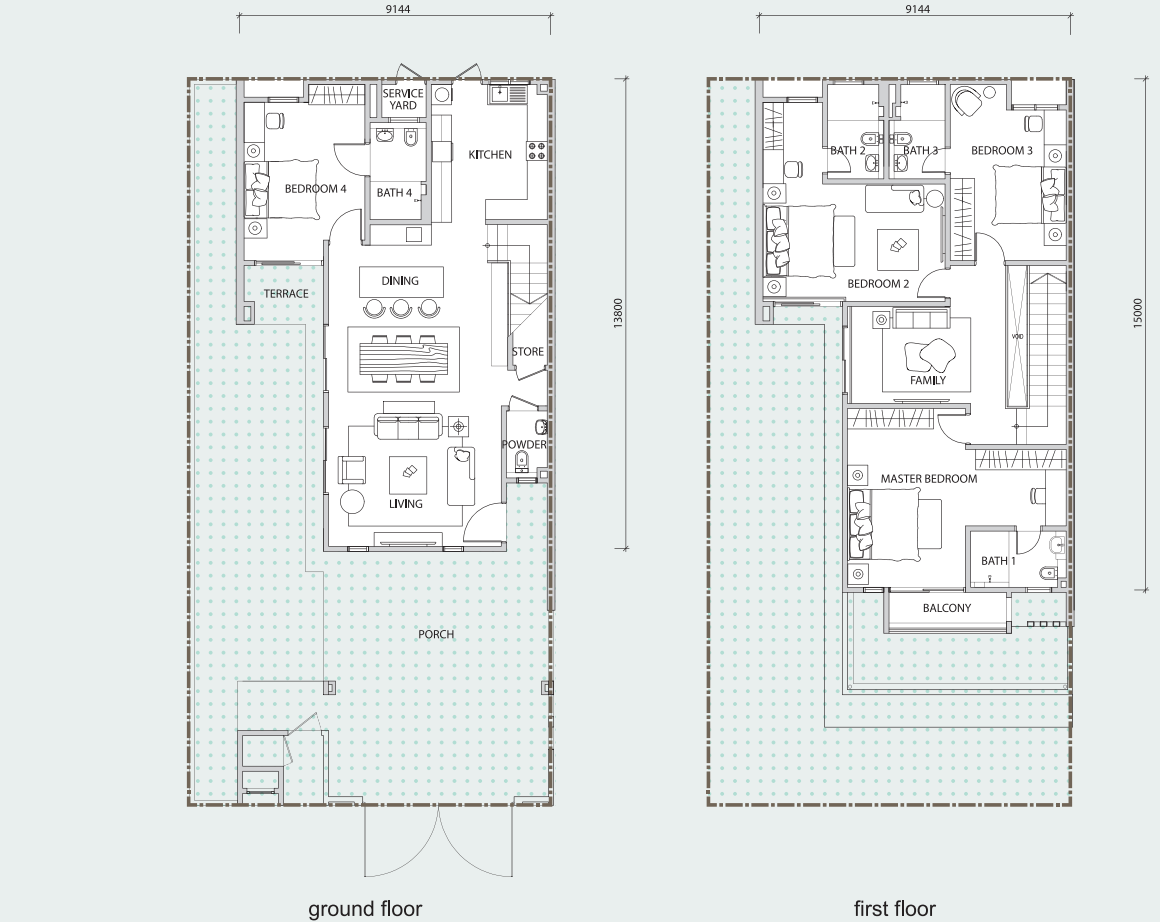
Type A 30' x 70'



A1
intermediate
built up
2,745 sq.ft.



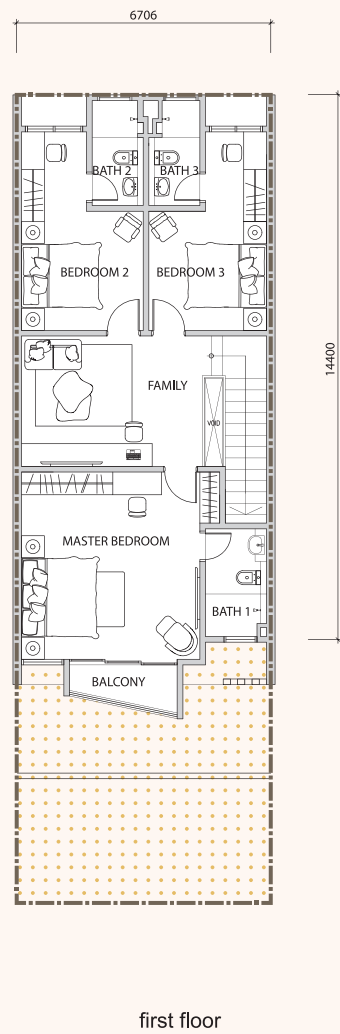
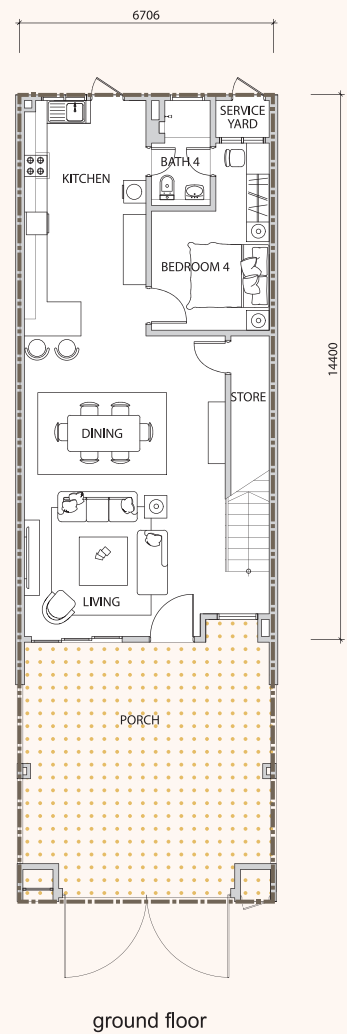
A3
corner lot
built up
2,745 sq.ft.



A2
end lot
built up
2,745 sq.ft.

Link Homes

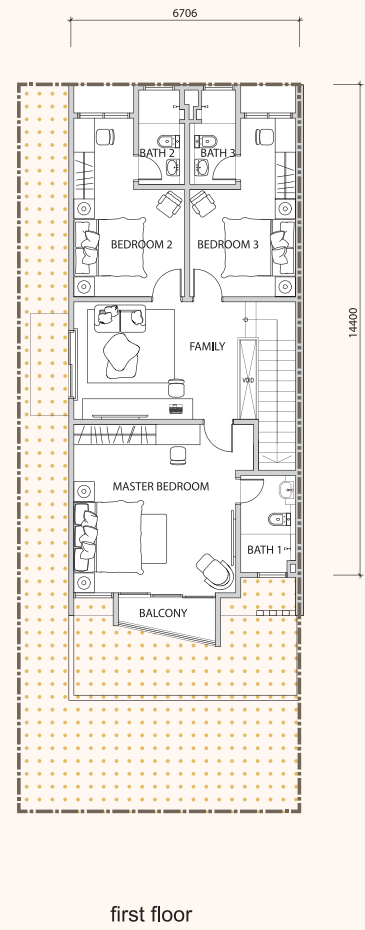
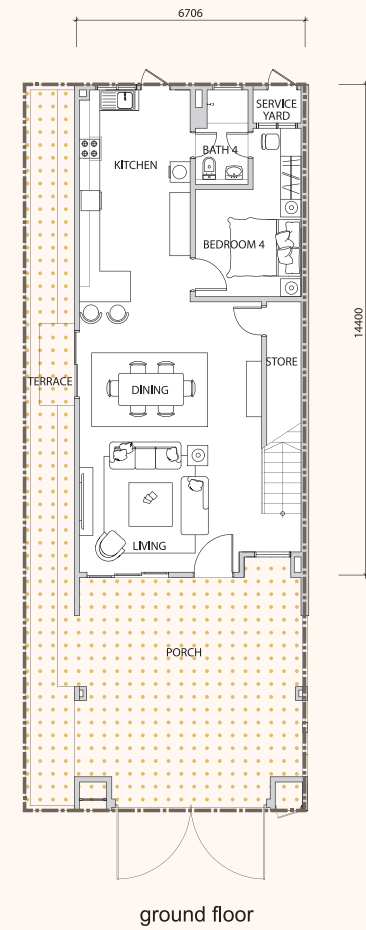
Type B	22' x 70'
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B1

intermediate

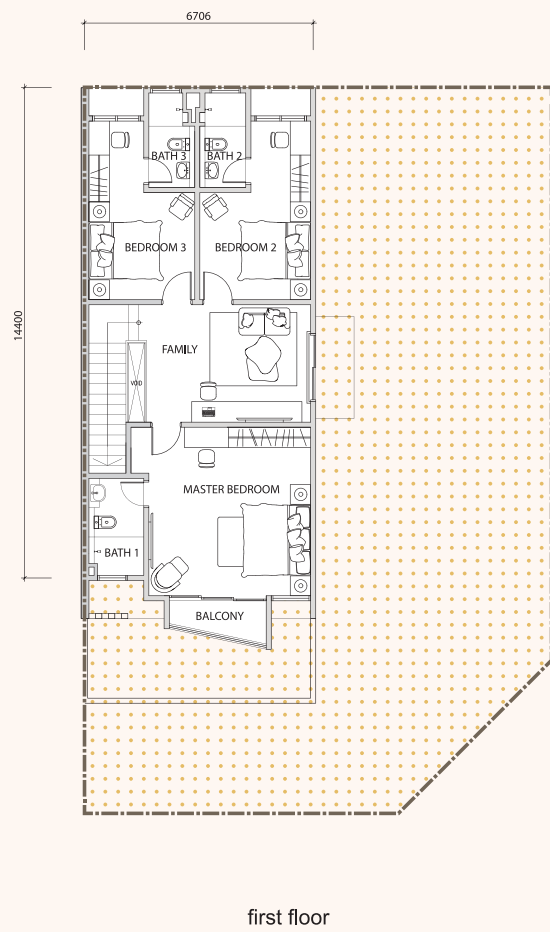
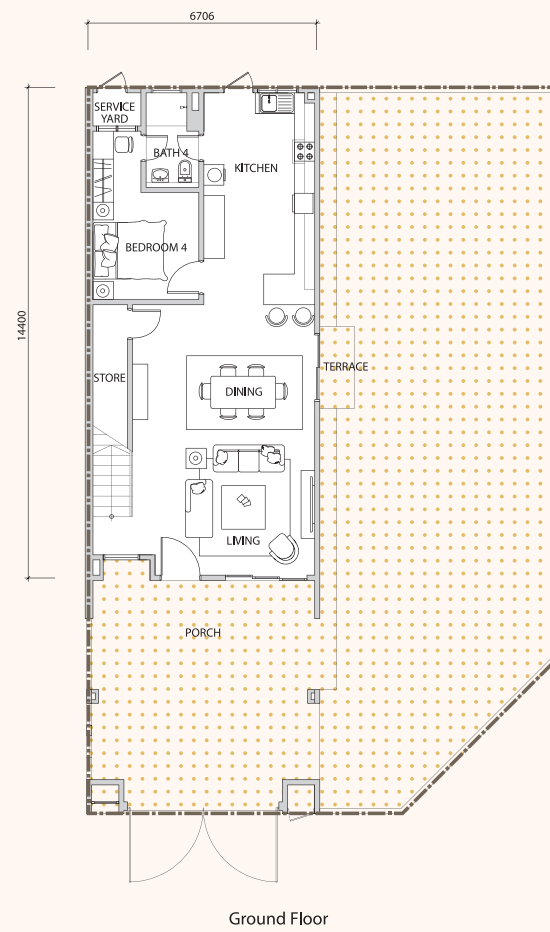
built up
2,400 sq.ft.



B2

end lot

built up
2,428 sq.ft.



B3

corner lot

built up
2,428 sq.ft.

About IJM Land

For over the past three decades, IJM Land has been successfully building award-winning, future-proof developments that have positively impacted the industry and communities across Malaysia and abroad.

IJM Land has a diversified portfolio of integrated townships, residential, commercial and investment properties across Malaysia. Our track record speaks for itself. A testament to our accomplishments, our prestigious Royal Mint Gardens development in central London, United Kingdom stands tall as a shining example of our triumphant overseas venture.

As part of our continued endeavour towards creating a positive legacy for communities to live well and thrive, we are committed to delivering value to our stakeholders. Our Distinctively IJM hallmark of architectural innovation and quality excellence has made IJM Land a thought leader and a benchmark for the industry, as reflected in our numerous award-winning sustainable developments right down to customer loyalty, as well as the socioeconomic growth across the locales.

For more information, visit www.ijmland.com



Specifications

STRUCTURE	Reinforced Concrete Frame		
WALL	Brick Wall		
ROOF COVER	Metal Deck / Reinforced Concrete Flat Roof		
ROOF STRUCTURE	Metal Frame / Reinforced Concrete Slab		
CEILING	Fibre Plasterboard / Skim Coat / Cement Board		
WINDOW	Aluminium Frame Glass Window		
DOOR	Timber Door / Aluminium Sliding Glass Door / Selected Security Door(Rear)		
IRONMONGERY	Selected Lockset		
WALL FINISHES			
Bathrooms	Porcelain Tiles Up To Ceiling Height		
Kitchen	Porcelain Tiles Up To Ceiling Height		
Refuse Compartment	Homogenous Tiles		
Others	Plaster & Paint		
FLOOR FINISHES			
Living, Dining, Kitchen, Staircase, Store, Balcony, Bedrooms, Family, Bathrooms, Powder Room (Type A only), Porch, Refuse Compartment, Terrace (Type A, B2, B3), Others	Porcelain Tiles		
	Homogenous Tiles		
	Cement Render		
SANITARY WARE & PLUMBING	A1/A2/A3	B1	B2/B3
Shower	4	4	4
Water Closet	5	4	4
Water Tap	7	6	6
Basin & Basin Tap	5	4	4
Sink & Sink Tap	1	1	1
ELECTRICAL POINTS			
Lighting Point	31	25	26
Fan Point	7	7	7
TV Point	1	1	1
Air Conditioning Point	6	5	5
Water Heater Point	4	4	4
Power Point	26	25	25
Bell Point	1	1	1
Autogate Point	1	1	1
Water Pump Point	1	1	1
Fibre Wall Socket	1	1	1
FENCING			
Brick Wall with Mild Steel			



A sustainable, integrated comprehensive township within a luxuriant landscape. A close-knit, lively and active community. For 10 years, Bandar Rimbayu has delivered nature and convenience in equilibrium.

An award-winning township where you naturally feel at home.



FIABCI World Prix
d'Excellence Award
Master Plan Gold Winner

- | | | |
|---------------------|--|--|
| • Major highways | KESAS
LKSA
ELITE
SKVE
WCE (under construction) | • Fibre to the home infrastructure ready
• Full facilities clubhouse
• 2 international schools
• 1 primary Chinese school
• Green township community initiative – monthly recycling collection
• GreenRe Bronze Certified |
| • Drive thrus | Starbucks
Krispy Kreme
McDonald's
Kenny Rogers | |
| • The Quayside Mall | Jaya Grocer
Mr DIY
Harvey Norman | |



- new launch
- 16. IJM Rimba Meta Residence
- 17. Avela
- 21. Promenade Shop Offices
- under construction
- 15. Uptown Square Shop Offices
- 18. Industrial Park
- 24. Lotus's
- completed
- 0. The Gallerie/ The ARC/ The Club/ Starbucks
- 1. Chimes
- 2. Perennia
- 3. Periwinkle
- 4. Scarlet
- 5. Wisteria
- 6. Blossom Drive Shop Offices
- 7. Penduline
- 8. Halaman 11 Apartment
- 9. Blossom Square Shop Offices
- 10. Livia
- 11. Swans
- 12. Starling
- 13. Uptown Shop Offices
- 14. Robin
- 22. Oasis International School
- 23. McDonald's



Site Plan

- A1 30' x 70' Intermediate
- A2 30' x 70' End
- A3 30' x 70' Corner
- B1 22' x 70' Intermediate
- B2 22' x 70' End
- B3 22' x 70' Corner

