

DELIGHT  
*meets*  
CONVENIENCE

D<sup>•</sup>AFFODIL  
RESIDENCY

Live bold and unique high above others. You have one of the best locations in Alam Suria, a blossoming township within the thriving metropolis of Bandar Puncak Alam. Enjoy amenities that make life convenient, within a refreshing environment that makes living complete.



360° Township virtual tour



CHIC & CONVENIENT



# YOUR EVERYWHERE & EVERYTHING

SURIA SQUARE  
CENTRAL PARK  
UITM HOSPITAL  
UITM CAMPUS  
SCHOOLS  
BUKIT CHERAKAH  
LOTUS'S  
JAYA GROCER  
ECONSAVE  
KIP MALL  
MUAMALAT BANK  
UOB BANK  
PUNCAK ALAM MOSQUE



\*Artist impression only.





The excitement. The choices. The possibilities.  
Everything you need, anything you want is next  
door. Discover 115 lifestyle necessities and retails  
at Suria Square, just 100 steps from home. Ultimate  
convenience does not get better than this.

115 DISCOVERIES    100 STEPS FROM HOME



# MASTERPLAN



-  Bungalow Lots
-  Link Homes / Semi-D
-  Apartment
-  Commercial
-  Future Development



- Low density, only 45 units per acre
- 18-storey, 354 units
- The tower has an L-shaped structure and an open and cross-ventilated concept to maximise air circulation and natural light
- Practical layouts ensure functionality and versatility to cater to different lifestyles and needs



\*Artist impression only.

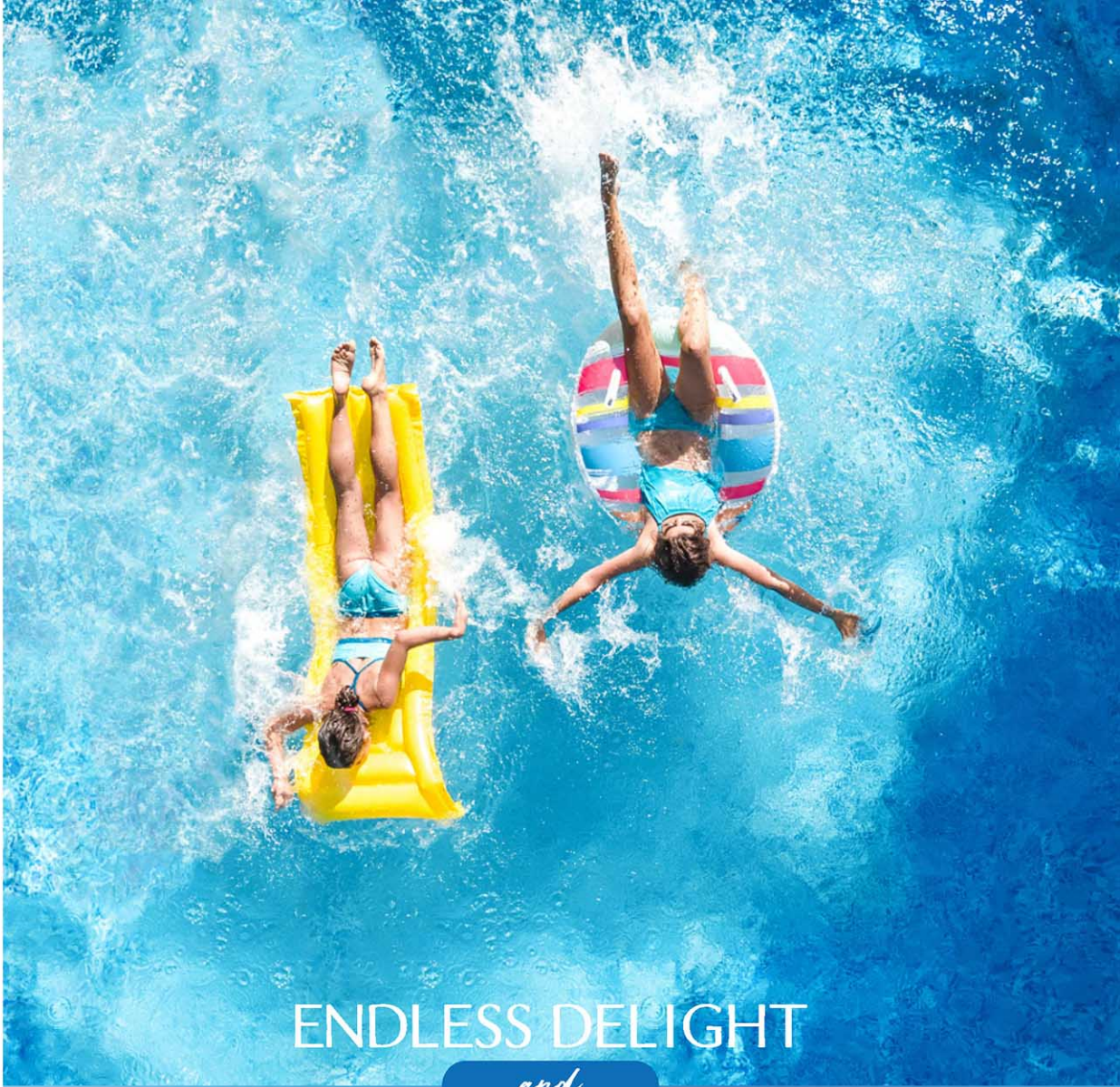


At Daffodil Residency, you'll enjoy outstanding condominium amenities and security with 24/7 CCTV surveillance and perimeter fencing.

Plus, it's eco-friendly and future-ready, holding a GreenRE Bronze certification, conserving resources and promoting sustainability. Better tomorrows start here, right now.



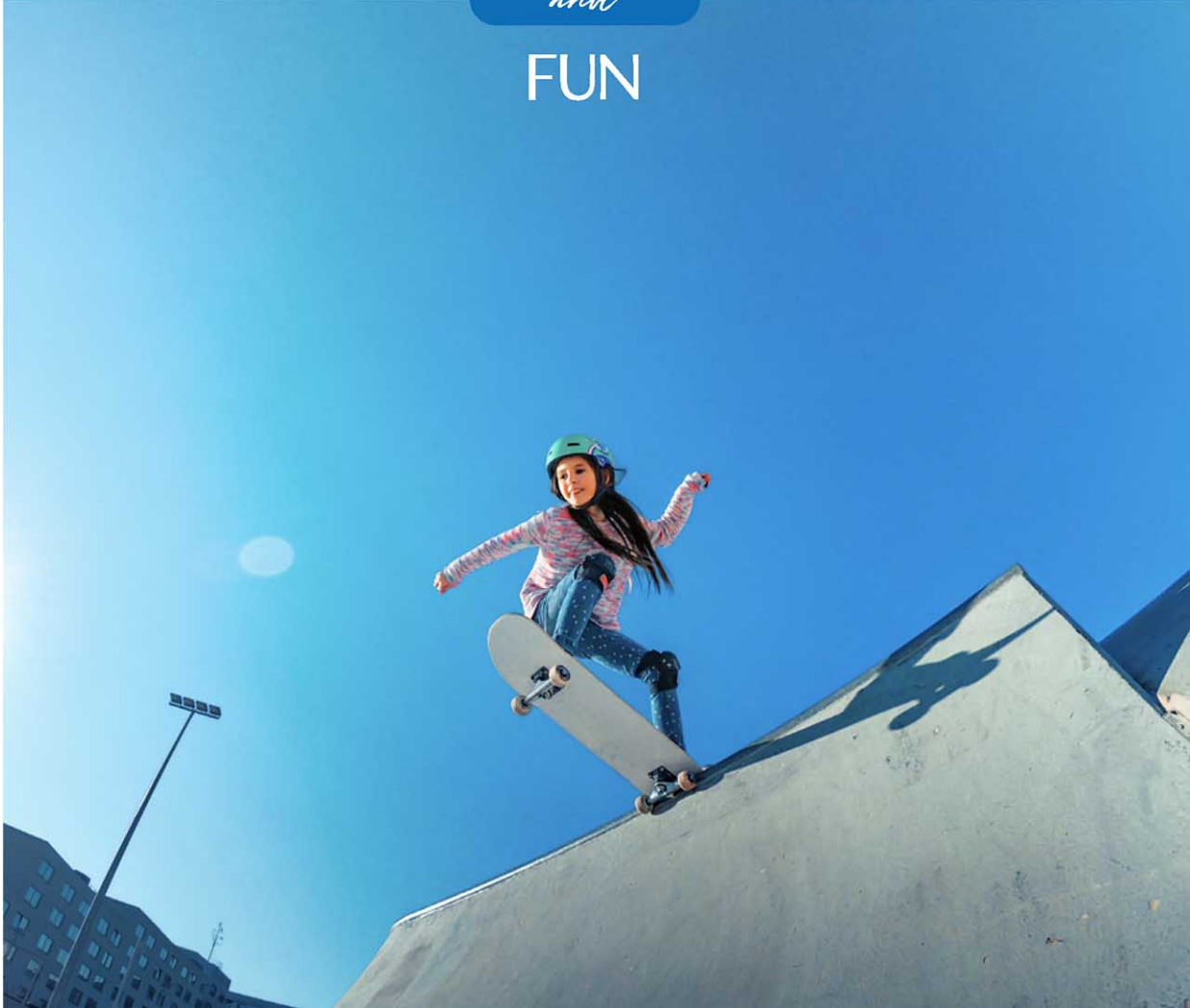
\*Artist impression only.



ENDLESS DELIGHT

*and*

FUN





\*Artist Impression only.

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#### **EXCLUSIVE DAFFODIL CLUB**

SWIMMING POOL  
WADING POOL  
JACUZZI  
GYMNASIUM  
MULTI PURPOSE HALL  
BBQ PIT  
YOGA GARDEN  
PLAYGROUND  
BADMINTON COURT  
SURAU

Harvest the positive energy of your vibrant surrounds. Connect with nature, your inner self, neighbours and friends either in the verdant 11-acre Central Park; or at the residents-only exclusive Daffodil Club.

Life is never boring here. Play a game of badminton, reflect on your week while swimming laps, show off your skateboarding skills, or hold your own gig at the amphitheatre. Anything is possible.

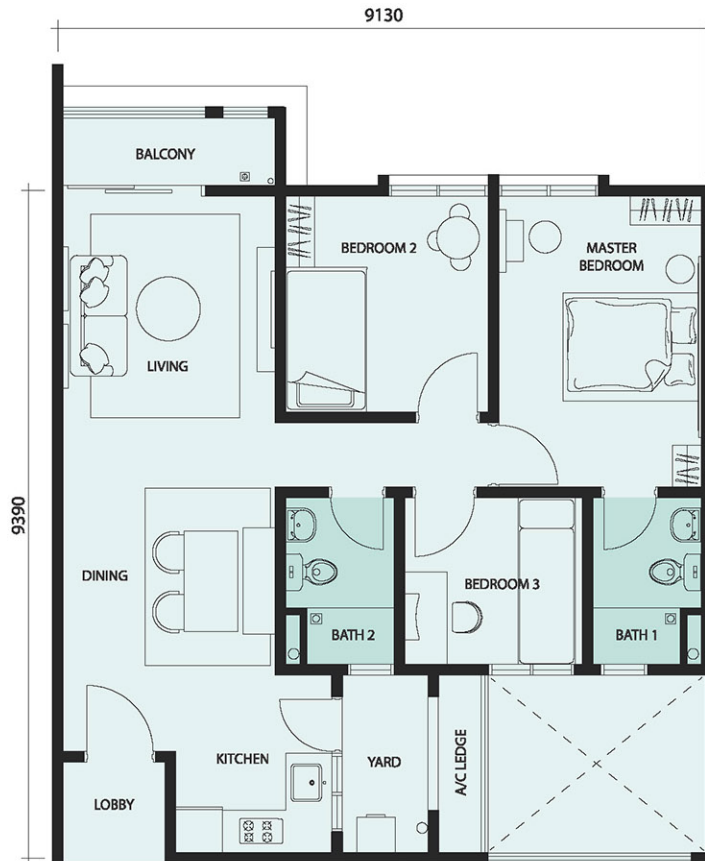
## Floor Plan

850 sq ft

- 3 bedrooms
- 2 bathrooms
- balcony
- 2 car parks per unit

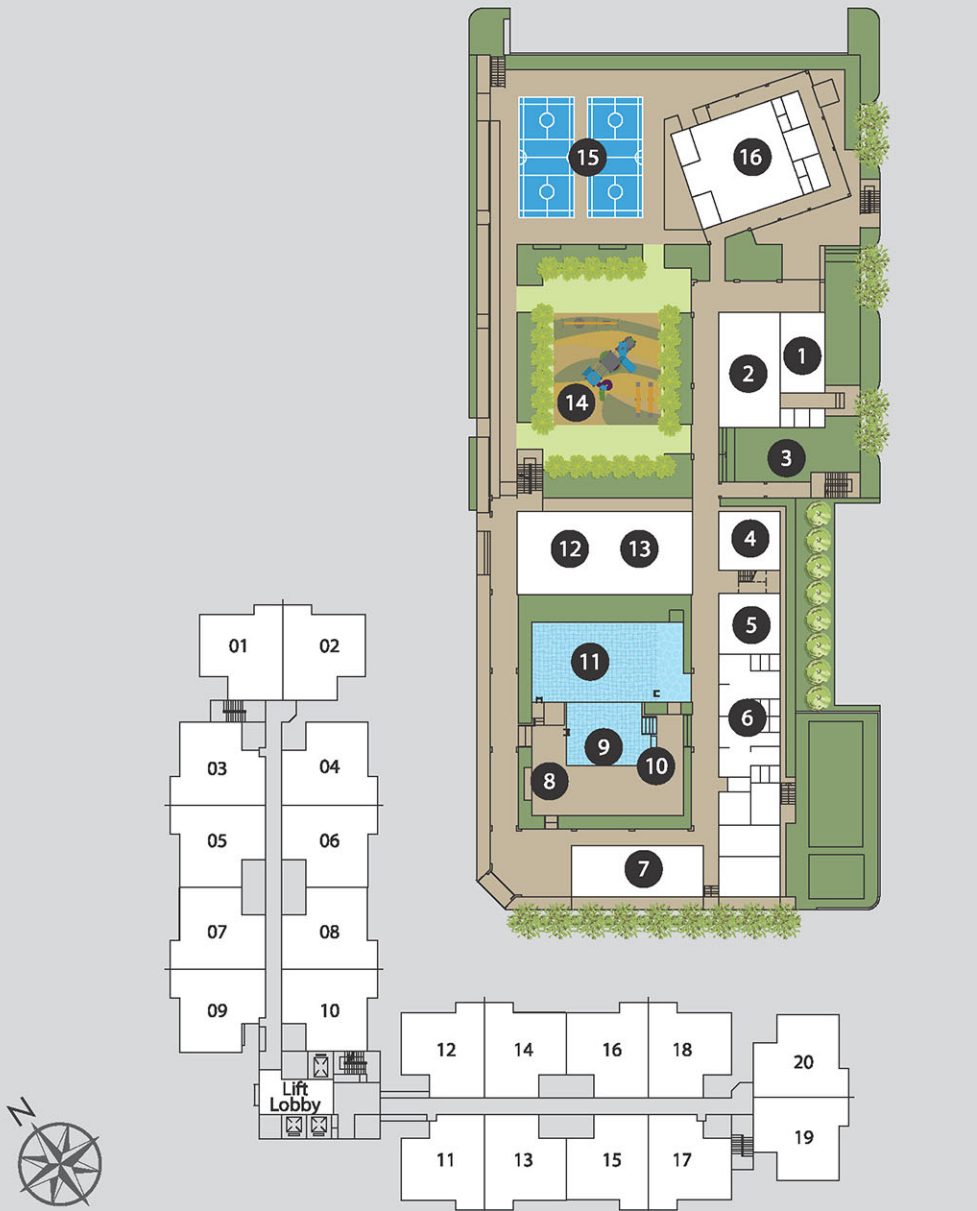


Show unit  
virtual tour



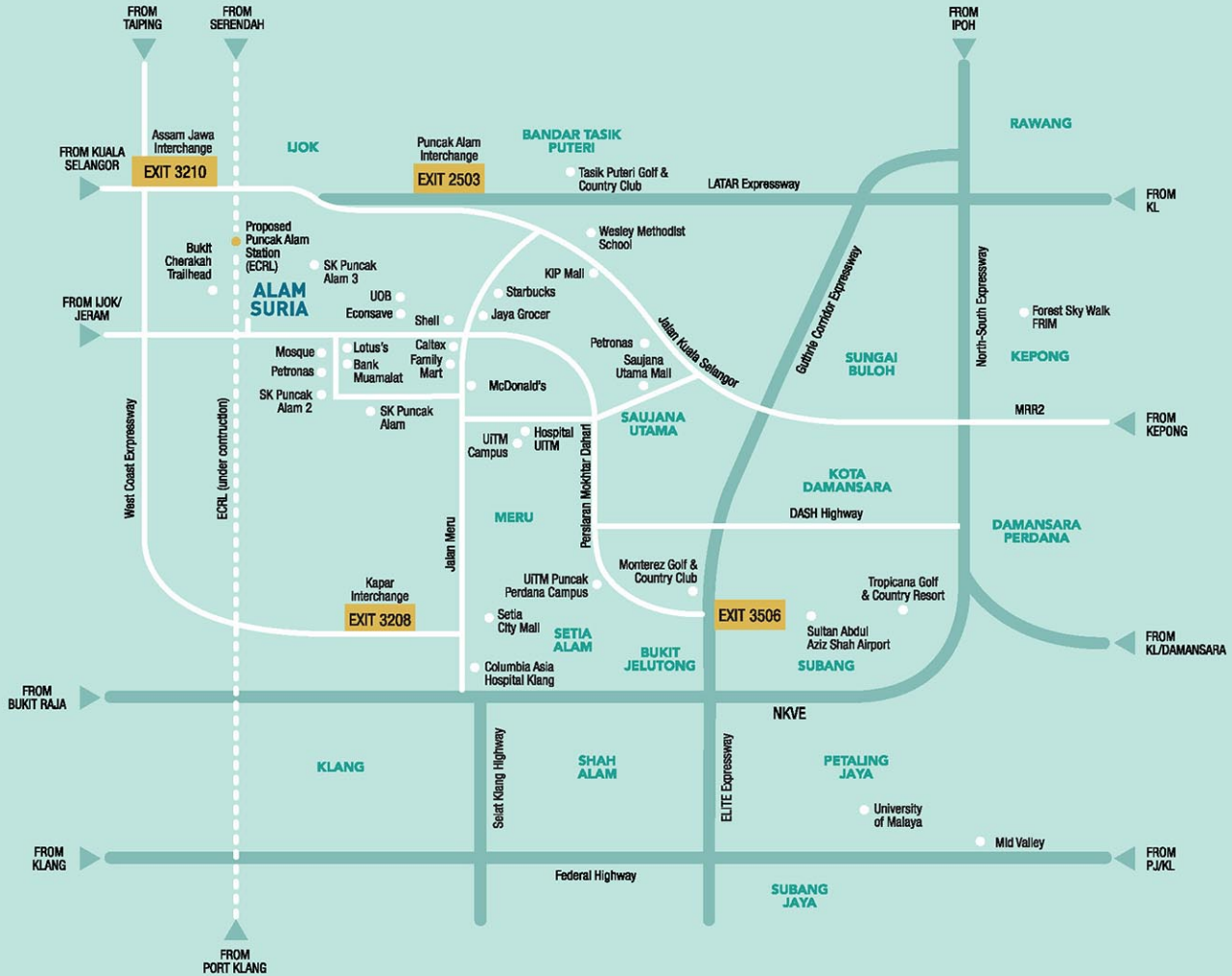
## Specifications Type A

STRUCTURE	Reinforced concrete framework	SANITARY AND PLUMBING FITTINGS
WALL	Reinforced concrete / Masonry	Kitchen sink 1 no.
ROOF COVERING	Reinforced concrete slab	Wash basin 2 nos.
ROOF FRAMING	Reinforced concrete slab / Metal deck	Water closet 2 nos.
CEILING	Skim coat / Plastered board	Shower rose 2 nos.
FLOOR FINISHES	Ceramic tiles / Cement render	Tap point 3 nos.
WALL FINISHES	Ceramic tiles / Skim coat & paint	ELECTRICAL INSTALLATIONS
DOORS	Timber door / PVC door	Light point 13 nos.
WINDOWS	Aluminium framed glass window	Power point 10 nos.
IRONMONGERY	Quality locksets	Water heater point 2 nos.
		Fan point 4 nos.
		Television point 1 no.
		Air Conditioner point 3 nos.
		INTERNAL TELECOMMUNICATION
		TRUNKING AND CABLING
		Fibre Wall Socket 1 no.



- |                                    |                               |
|------------------------------------|-------------------------------|
| <b>1</b> Space for Daycare Nursery | <b>9</b> Wading Pool          |
| <b>2</b> Space for Kindergarten    | <b>10</b> Jacuzzi             |
| <b>3</b> Yoga Garden               | <b>11</b> Swimming Pool       |
| <b>4</b> Space for Kiosk           | <b>12</b> Multi Purpose Hall  |
| <b>5</b> Space for Laundrette      | <b>13</b> Gymnasium           |
| <b>6</b> Changing Rooms            | <b>14</b> Children Playground |
| <b>7</b> Space for Café            | <b>15</b> Badminton Court     |
| <b>8</b> BBQ Pit                   | <b>16</b> Surau               |

A neighbourhood shaped to fit your lifestyle, surrounded by nature, convenience, and safety.



Easy accessibility via:  
DASH Highway | NKVE Highway | Federal Highway | ELITE Expressway | LATAR Expressway  
Guthrie Corridor Expressway | West Coast Expressway



Shah Alam 2 Sdn Bhd (200001018344 (520951-K))  
IJM Alam Suria Sales Gallery (Bandar Puncak Alam) Persiaran Puncak Alam 12,  
42300 Bandar Puncak Alam Selangor, Darul Ehsan Malaysia

**IJM LAND**  
A SUBSIDIARY OF IJM CORPORATION BERHAD

☎ 03-3393 3103    📍 Alam Suria by IJM Land    📱 ijmland    🌐 alamsuria.com.my    🗺️ IJM Alam Suria Sales Gallery

Developer: Shah Alam 2 Sdn Bhd (200001018344 (520951-K)) Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan. Tel: 03-7985 8188 Fax: 03-7952 9091/9842  
• Property Type: 18-Storey Apartment • Developer License No.: 8104/02-2028/0008(A) • Validity Period: 17/02/2023-16/02/2028 • Advertising & Sales Permit No.: 8104-29/02-2027/0175(N)-(S) • Validity Period: 23/02/2024-22/02/2027 • Restriction-in-interest: Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri • Building Plan Approving Authority: Majlis Perbandaran Kuala Selangor • Approved Building Plan No.: BIL.(11)DLM MPKS 200.11/280/4/12/2023-06 • Land Tenure: Leasehold 99 years (Expiring: 18/09/2106) • Encumbrances: Nil • Total Units: 354; Type A - 352; Type OKU - 2 • Floor Area: Type A - 850 sq.ft.; Type OKU - 850 sq.ft. • No. of Car Park Per Unit: Type A - 2 or 3; Type OKU - 2 • Expected Completion Date: February 2028 • Selling Price: (Min) RM442,000 (Max) RM475,000; • Bumiputra Discount: 7%  
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