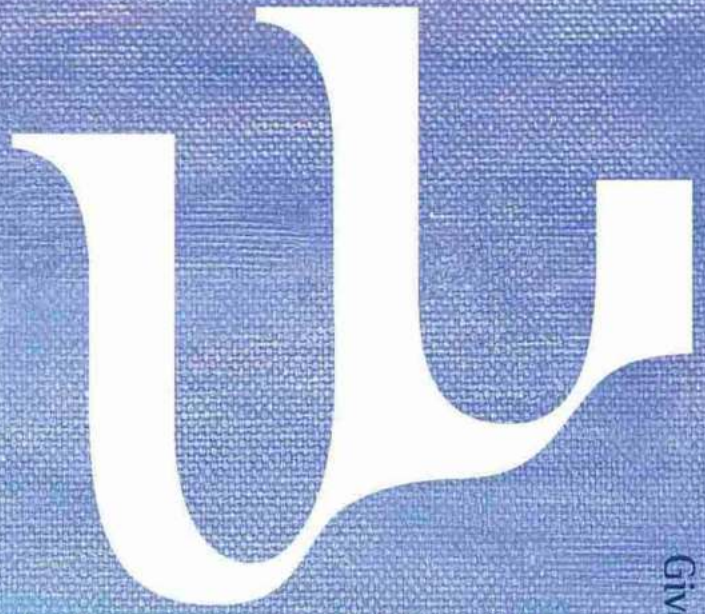




Give life an elevated makeover

2-Storey Link Villas

Ridge
view 
@Puchong



Live your highest point surrounded by nature and ease

The resident-exclusive clubhouse is located on privately owned land. The developer/proprietor reserves the right to sell, lease, dispose of, encumber, demolish or remove all or any part of the resident-exclusive clubhouse at any time and from time to time without reference to any person, and in such event, the developer/proprietor will not be liable to any person for any claim, loss or damage arising from such sale, lease, disposal, encumbrance, demolition or removal.

resident-exclusive clubhouse

Immerse yourself in lush greenery, spanning from the outdoors to the indoors at our resident-exclusive clubhouse.

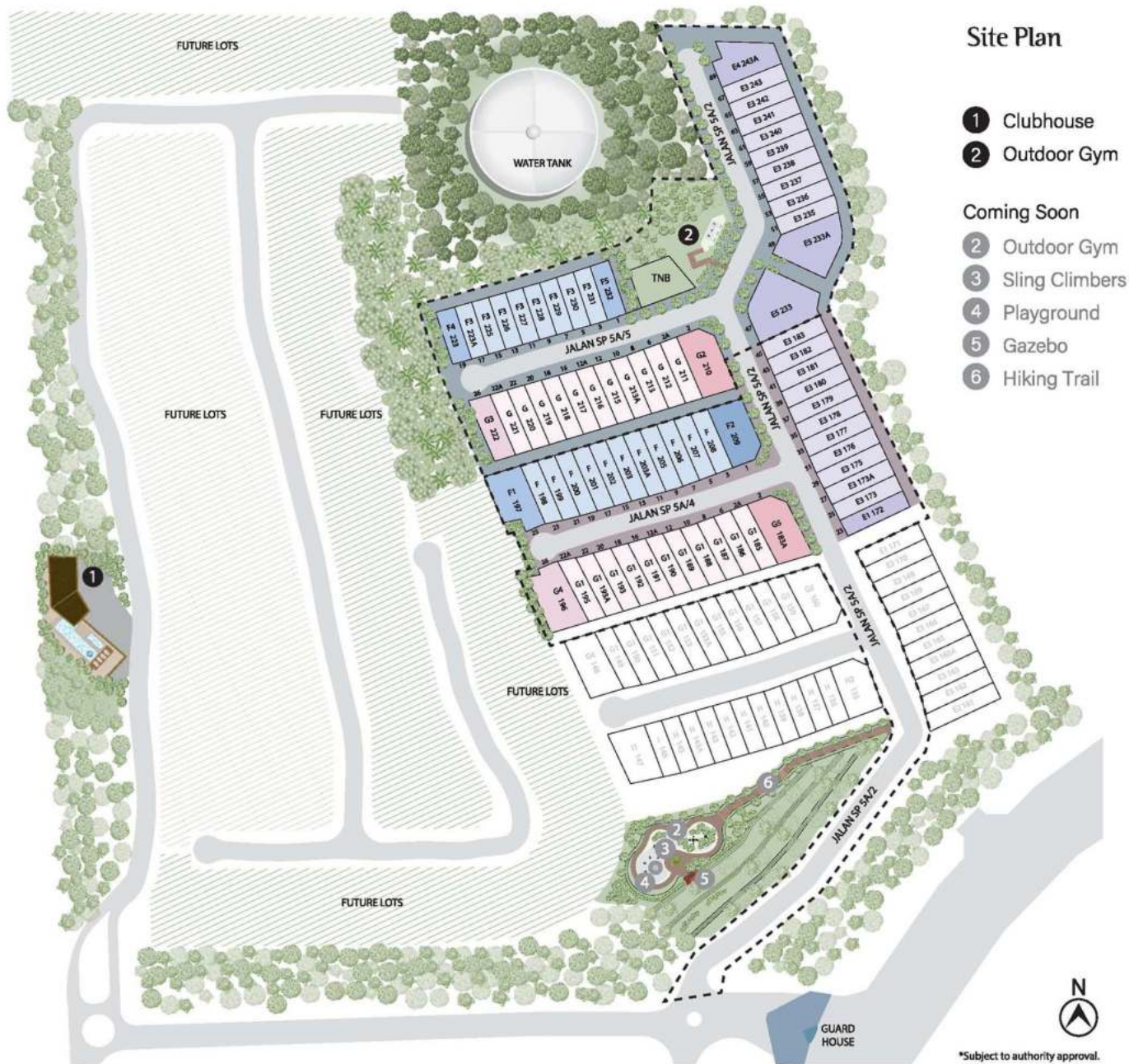
Enjoy Mother Nature's company to the full as you work up a sweat at the state-of-the-art full glass gymnasium, relax with leisurely laps in the infinity swimming pool, or indulge in quality time with loved ones at the BBQ area or lookout point.



Perched upon Puchong's highest point, 152 meters above sea level, is where luxury and nature meet. Come home to an everyday retreat with Mother Nature as your neighbour, in your very own protected enclave.



Atop a picturesque hillside, Ridge View's Link Villas
offers the perfect canvas for elevated living.
Here, home is an exquisite blend of elegance and natural bliss.



Thoughtfully crafted into Ridge View's natural landscape are amenities designed for elevated living.

lush landscape

For a rejuvenating workout alongside nature, there's the outdoor gym. When adventure beckons, the scenic hiking trail and sky-view observation point await.

Young residents will also delight in the proposed children's playground where they can explore freely.



2-Storey Link Villas

Land Area : 22.6' X 80'

Built-up : 3,213 sq. ft. – 3,313 sq. ft.

Type E

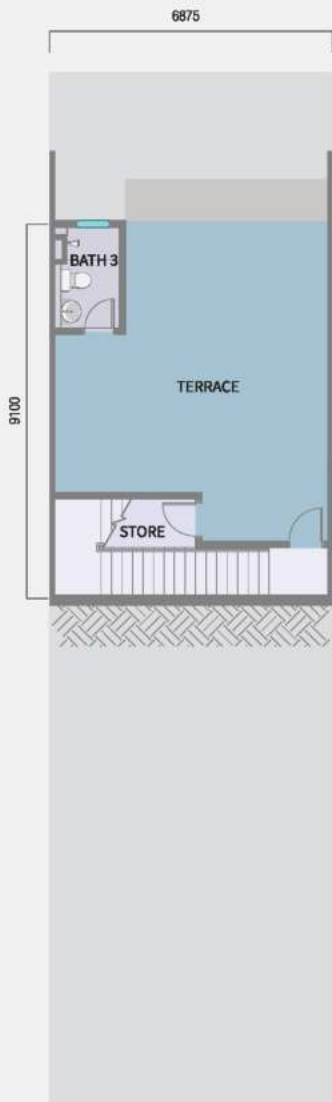


The epitome of luxury, Type E maximises its opulence amidst lush surroundings by utilising split levels to enhance spatial separation and functionality.

Opening into a vast garden, the lower ground level serves as a versatile space for various activities, ideal for family gatherings or games.

The ground floor living room boasts stunning views, complemented by spacious wet and dry kitchens that elevate daily tasks.

Perfectly suited for nature lovers, Type E is designed to seamlessly embrace and celebrate the natural environment.



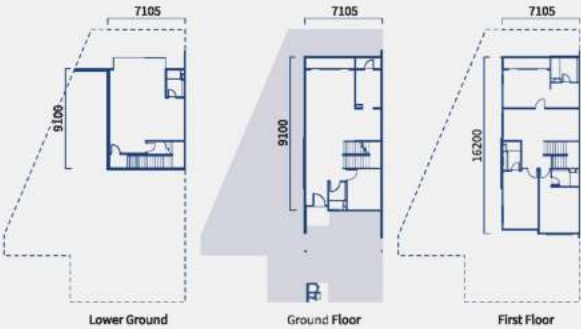
Lower ground floor



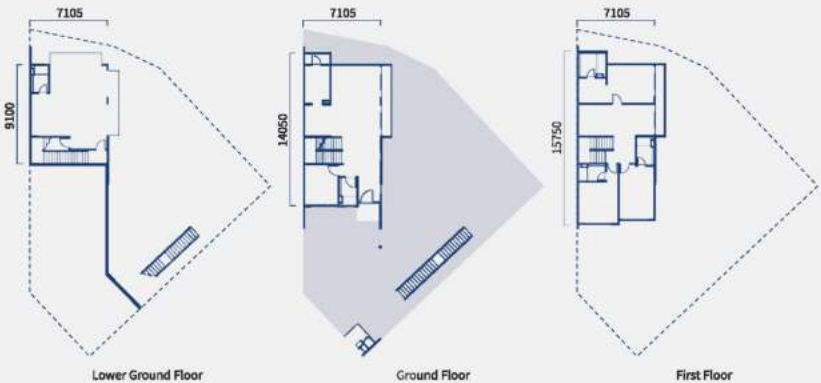
Ground floor



First floor



E4 end 3,313 sq. ft.



E5 end 3,307 sq. ft.

2-Storey Link Villas

Land Area : 22.6' X 70'

Built-up : 2,530 sq. ft. - 2,806 sq. ft.

Type F

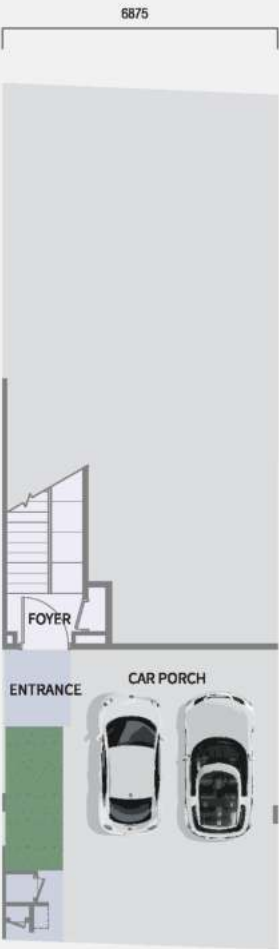


Artist impression purposes only.

Artfully designed for spaciousness, Type F maximises its split levels, emphasising distinct functions and privacy within each space.

The ground floor boasts a vast open-plan area that seamlessly connects the living room to a spacious garden, facilitating a seamless indoor-outdoor flow.

Spanning the house's width, the garden offers ample space for family activities, ensuring everyone enjoys the lush surroundings and open floor plan at home.



Lower ground floor



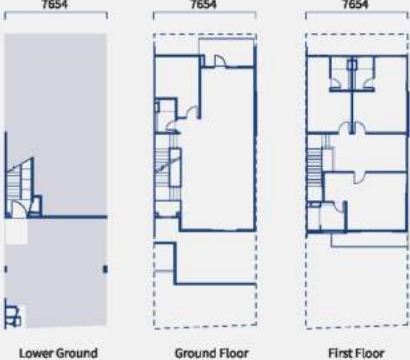
Ground floor



First floor



F4 end 2,806 sq. ft.



F5 end 2,806 sq. ft.

* Lot boundary varies. Always refer to SPA plans for accuracy.

2-Storey Link Villas

Land Area : 22.6' X 80'

Built-up : 2,123 sq. ft. - 2,281 sq. ft.

Type G



Experience a large open floor plan, spacious kitchen, and expansive yard.

Abundant daylight and natural ventilation flood the rooms through large windows, enhancing the overall ambiance.

intermediate 22.6' X 80' 2,123 sq. ft.

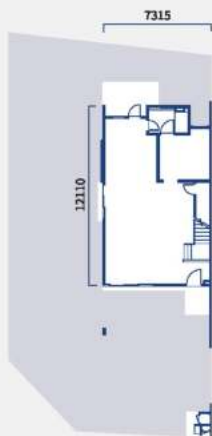
G



Ground floor



First floor



Ground Floor

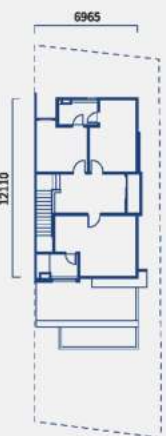


First Floor

G2 corner 2,281 sq. ft.



Ground Floor



First Floor

G3 end 2,166 sq. ft.

* Lot boundary varies. Always refer to SPA plans for accuracy.

Specifications

STRUCTURE

WALL

ROOFING COVERING

ROOF FRAMING

Building

Car Porch

CEILING

WINDOWS

DOOR

Entrance Door

Others

IRONMONGERY

FLOOR FINISHES

Entrance, Living, Dining, Terrace, Guest Rooms,

Dry Kitchen, Wet Kitchen, Yard,

Family Area, Bathrooms, Bedrooms,

Staircase-(F3, F4 & F5),

Balcony-(E3, E4, E5, G2 & G3),

Foyer-(F3, F4 & F5) & Refuse Chamber

Car Porch

Store

WALL FINISHES

Wet Kitchen, Bath 1-(E4 & E5), Bath 1 & 2-(E3)

Master Bath, Guest Bath, Bath 3-(E3)

Bath 2 & 3-(E4 & E5) & Refuse Chamber

Others

SANITARY AND PLUMBING FITTINGS

Kitchen Sink

Wash Basin

Water Closet

Hand Shower

Hand Bidet

Toilet Paper Holder

Garden Bib Tap

Yard Bib Tap

ELECTRICAL INSTALLATIONS

Light Point

Power Point

Fan Point

SMATV Outlet

Wall Light Point

Air Conditioning Point

Instant Water Heater Point

Data Outlet

EV Charger Isolator Point

Door Bell Point

Exhaust Fan

Telephone Point

FENCING

Reinforced Concrete

Masonry Wall

Roof tiles & Reinforced Concrete Roof

Metal Frame

Reinforced Concrete Roof

Plaster Board ceiling / Skim Coat /

Fibre Cement Board where applicable

Aluminium Framed Glass Window

Solid Core Door

Flush Door / Timber Louvre Door /

Aluminium Frame Glass Sliding Door

Quality Locksets

Quality Tiles

Concrete Imprint

Cement Render

Plaster & Paint

Quality Tiles / Plaster & Paint

Quality Tiles

Plaster & Paint

E3	E4/E5	F3/F4/F5	G	G2/G3
1	1	1	1	1
5	5	5	3	3
5	5	4	3	3
5	5	4	3	3
5	5	4	3	3
5	5	4	3	3
1	1	1	1	1
1	1	1	1	1

E3	E4/E5	F3/F4/F5	G	G2/G3
35	35	32	29	31
31	31	27	27	27
8	8	7	7	7
3	3	3	3	3
3	3	2	2	2
5	5	5	5	5
5	5	4	3	3
3	3	3	3	3
1	1	1	1	1
1	1	1	1	1
-	-	1	-	-
1	1	1	1	1

Masonry Wall / MS Fence

Anti-climb Fence

Location



IJM Properties Sdn Bhd 198301004557 (100180-M).

Ridge View Site Sales Office, Persiaran Saujana Puchong 1, Saujana Puchong Bandar Putra Permai,
47110 Puchong, Selangor Darul Ehsan.

Mon - Sat: 9am - 5pm. | Sun & P.H: 10am - 5pm.

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

☎ 019-277 8613 📍 Ridge View 📱 ijmland 🌐 ijmland.com/ridgeview



Developer: IJM Properties Sdn Bhd (198301004557 (100180-M), Address: Level 2, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor • Developer's License: 8326/03-2028/0569(A) • Validity Period: 10/03/2023-09/03/2028 • Advertising Permit: 8326-21/12-2025/1288(N)-(L) • Validity Period: 02/12/2023-01/12/2025 • Land Tenure: Leasehold 99 years (Expiring on 21/08/2110) • Encumbrances: NIL • Restriction-in-interest: NIL • Completion Date: December 2026 • Approving Authority: Majlis Perbandaran Subang Jaya • No. of Unit: 2-Storey Terrace House (Type E) – 12 Unit, 2-Storey Terrace House (Type F) – 10 Unit, 2-Storey Terrace House (Type G) – 13 Unit • 35 Unit 2-Storey Terrace House • Discount Bumiputera: 7% • Building Plan Approval No. : MPSJ.BGN.BP6.600-1/10/4/2(18) • Selling Price: 2-Storey Terrace House (Type E) RM1,566,800 (Min.) RM3,023,540 (Max.), 2-Storey Terrace House (Type F) RM1,368,800 (Min.) RM2,122,640 (Max.), 2-Storey Terrace House (Type G) RM1,287,800 (Min.) RM2,207,140 (Max.)
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