

Spacious Comfort, Happy Family



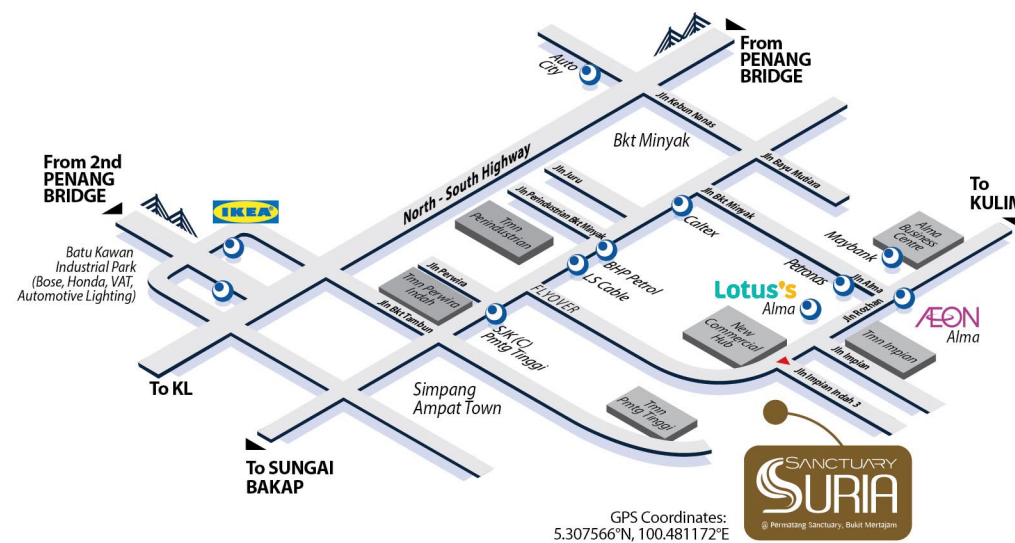
Sanctuary Suria is part of Permatang Sanctuary and comprises 20 units of Double Storey Semi-Detached House. This residential development has large spaces for families and provides eco-friendly energy through solar panels.

Surrounded by a Host of Amenities

Situated in Alma, Bukit Mertajam, Sanctuary Suria lets you enjoy easy access to various amenities such as shopping malls, industrial areas and more. Whether you are heading to places of necessities, work or recreation, they are all just nearby.



SANCTUARY
SURIA
@ Permatang Sanctuary, Bukit Mertajam



Site Sales Gallery & Show Village
04-588 8333
Manda'rina Sdn Bhd (199401026193(311874-V))
No.3, Lorong Santuari 2, Taman Santuari, 14000 Bukit Mertajam.
Fax 04-588 3832 Email sales@ijm.com www.ijmland.com www.facebook.com/ijmland

Sanctuary Suria - Developer's Licence No.: 6928/11-2026/1327(A) - Validity Date: 18/11/2023 - 18/11/2026 - Advertising and Sales Permit No.: 6928-18/11-2024/1610(P)-LI - Validity Date: 18/11/2023 - 18/11/2024 - Tenure of Land: Freehold, Free from Encumbrances - Building Plan Reference No.: MBSP/40/20-44/150 - Authority Approving Building Plan: MBSP - Property Type: Double Storey Semi-Detached - Total Units: 20 units - (Min Price: RM903,000 - Max Price: RM1,230,000) - Restriction in Interest: None - Expected Date of Completion: November 2024 - 5% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

IJM LAND
An IJM Company

SANCTUARY
SURIA

@ Permatang Sanctuary, Bukit Mertajam

A Wonderful & Bright Life Awaits

Natural Energy for Everlasting Greenery



Freehold | 5% Discount for Bumiputera

Full of Marvels

Sanctuary Suria offers layouts that suit families of all sizes. Every unit is also furnished with solar panels to meet electricity needs and reduce electricity bills.

Type A Double Storey Semi-Detached

BUILT-UP AREA
Ground Floor 22' x 45' | First Floor 22' x 45'
LAND AREA
from 33' x 80'
TOTAL UNITS
16



- Renewable energy source
- Eco-friendly
- Reduces monthly electricity bill

Type B Double Storey Semi-Detached

BUILT-UP AREA
Ground Floor 24' x 41' | First Floor 24' x 41'
LAND AREA
from 33' x 68'
TOTAL UNITS
4



STANDARD SPECIFICATION DOUBLE STOREY SEMI-DETACHED Type A & B

Foundation	: To be determined by Engineer
Structure	: Reinforced concrete framework
Walls	: Common brick wall to external wall Cement sand brick wall to internal wall
Roof	: Concrete roofing tiles
Ceiling	: Skimcoat to the soffit of slab Plasterboard ceiling to the family area, master bedroom, bedroom 2 & 3, master bath, bath 2 & 3
Window	: Aluminum framed with glass
Doors	: Solid core plywood flush door to the main entrance Aluminum frame sliding door to living, dining & master bedroom Metal door to the kitchen & yard HDF (High-Density Fiberboard) door to all bedrooms & storeroom Plywood Flush door to all bathrooms
Locks	: Approved locksets
Painting	: Weather resistance paint to external walls Emulsion paint to internal walls
Flooring	: Porcelain tiles to foyer, living, dining, kitchen, storerooms, bedrooms, bathrooms, staircase, family area & car porch Ceramic tiles to yard & balcony Cement rendered - others
Wall tiles	: Ceiling height wall tiles to bathrooms 5' height wall tiles to the kitchen sink wall

SANITARY PLUMBING INSTALLATION

Master bath, bath 2 & 3	: Shower	1 no
	: Wash basin	1 no
	: Water closet	1 no
	: Toilet roll holder	1 no
	: Tap	1 no
Dry yard	: Tap	1 no
Car porch	: Tap	1 no
Wet kitchen	: Aluminum kitchen sink (single bowl single drainer)	1 no
Balcony	: Tap	1 no

ELECTRICAL INSTALLATION

Lighting point	:	25 nos	Type A & B
Power point	:	35 nos	
Fan point	:	7 nos	
Telephone point	:	1 no	
SMATV point	:	3 nos	

