

utama south
park

@ Bandar Utama, Sandakan

Vivid,
Contemporary
Living

2-STOREY
TERRACE
HOUSE

PHASE 1

999 TENURE
YEARS

ADVANTAGEOUS TOWNSHIP LIVING

Easy access to nearby facilities & established amenities.

Excellent accessibility to networks of major roads,

An award winning well planned & integrated township with work-life balance



Aerial View
Utama South Park





Craft to **PERFECTION**

Feel the excellent architectural planning that brings natural light with better ventilation for conducive living experience.

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Phase 1

2-Storey Terrace House

Land Area: 1,641.50 - 3,417.54 sq. ft.

Built-up: 1,991.32 - 2,187.23 sq. ft.

Price: RM869,250.00 - RM1,297,000.00

FEATURES

- 3 bedrooms
- 4 bathrooms
- Modern facade that creates a seamless appearance



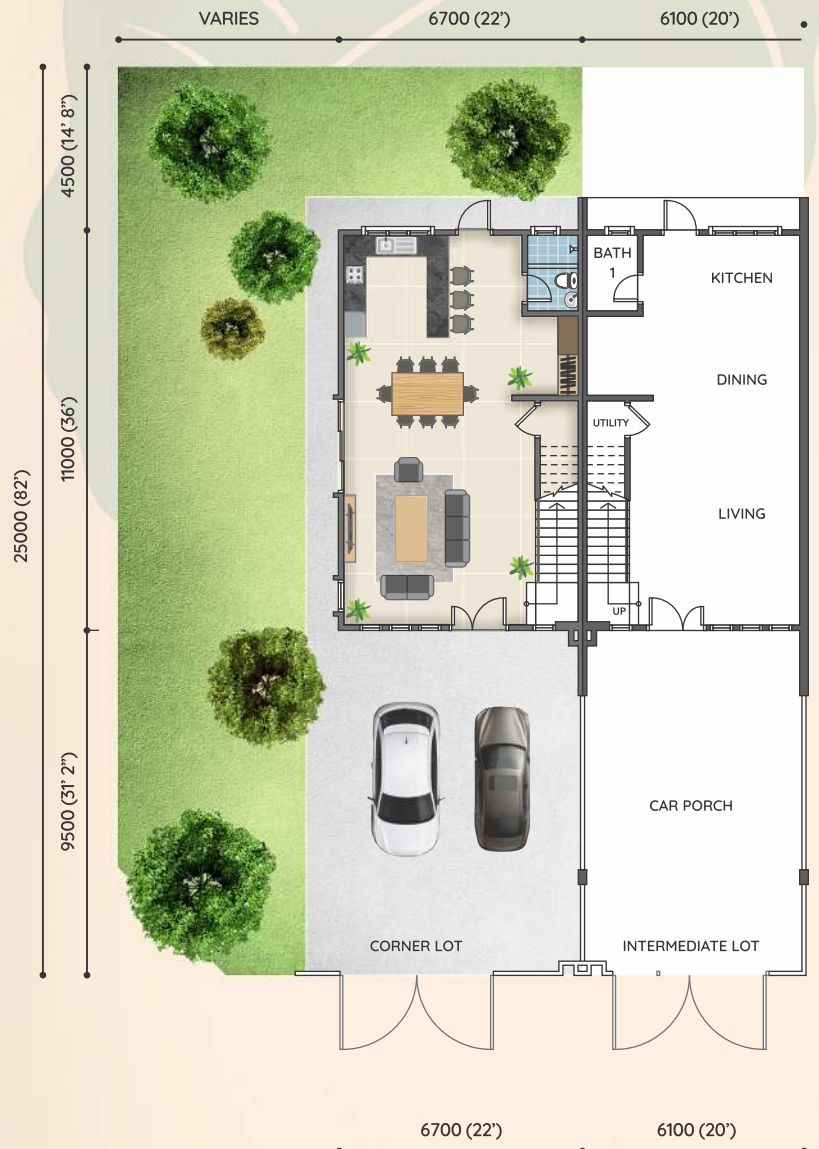


Floor Plan

GROUND FLOOR

enchancing
SPACIOUS
 dream home for
 your love one

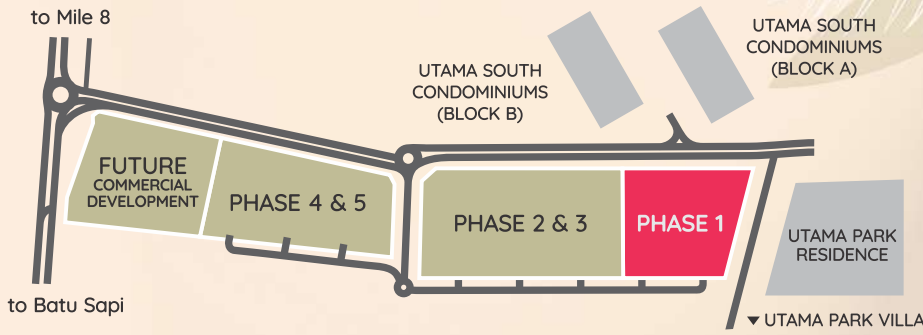
A new home that should be uniquely designed for your family, with generous space to suit your taste & desire.



Floor Plan

FIRST FLOOR





utama south park

Phase 1

Site Plan



LEGEND

Non-Bumi Lot
 Bumi Lot

Fire Hydrant
 Street Light

Specifications

STRUCTURE	Reinforced concrete framework
STAIRCASE	Reinforced concrete framework
WALLS	
- Internal	Brickwall with cement plaster & emulsion paint
- External	Brickwall with cement plaster & weather resistant paint
ROOFING	Metal roofing
CEILING	
- Ground floor	Skim coat with paint
- First floor	Plaster ceiling & paint
- Exposed roof eave & porch	Asbestos free ceiling board with paint
FLOOR FINISHES	
- Living, dining, kitchen, utility & bathrooms	Tiles
- Bedrooms & staircase	Laminate flooring
- Car porch & apron	Cement render
WALL FINISHES	
- Kitchen	1500mm height wall tiles
- Bathrooms	1500mm height wall tiles

DOORS

- Main entrance
- Bedrooms & others
- Living

WINDOWS

SANITARY FITTINGS

- Kitchen
- Bathrooms
- Car porch & Apron

ELECTRICAL INSTALLATION

OTHERS

CORNER UNIT

- Timber solid door
- Timber flush door
- Aluminium frame sliding glass door

Aluminium framed glass windows

Aluminium single bowl sink	1 nos.
Shower rose	4 nos.
Water closet	4 nos.
Wash basin	4 nos.
Toilet paper holder	4 nos.
Soap dish	4 nos.

Hose bib tap	2 nos.
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INTERMEDIATE UNIT

- Timber solid door
- Timber flush door
-

Kitchen sink tap	1 nos.
Basin tap	4 nos.
Hand bidet	4 nos.
Wall bib tap & shower stopcock	4 nos.

Electrical installations to Suruhanjaya Tenaga (ST) standard installation. Light fittings are excluded.

All items mentioned above are subject to variation, modifications and substitution to their equivalent standard or as imposed by the appropriate authority.

Strategic Location



VISIT OUR SALES GALLERY

089-671 899

IJM PROPERTIES SDN. BHD.
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Developer license No: (100-24/839/2/15)08-2024/06497 | Advertising permit No.: (100-24/839/2/15)08-2024/04969 | Validity period: 08.08.2022 - 07.08.2024 | Development Plan: SMC/TOW/1182/J2/12 | Building Plan: MPS: SPB.18/2021 | Approved Authority: Majlis Perbandaran Sandakan | Land Tenure: 999 | Number of units : 42 (Phase 1) | Selling Price: Min RM869,250.00 - Max RM1,297,000.00 | 30% reserved for Bumiputera @ 5% Bumiputera discount | Expected date of completion : 24 months from the Sales & Purchase agreement. | All purchase price including deposit/booking fees must be paid into Housing Project HDA Account with Public Bank Berhad No. 3230 717 28 | All illustrations are artist's impression only. All information contained herein is subject to change, variation, modifications and substitution to their equivalent standard without notification as may be directed or imposed by the appropriate authorities. For avoidance of doubt, please always refer to the Sales & Purchase Agreement.

IJM LAND

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