



A Prestigious Address

Rimbayu Indah is strategically located within the hotspot of 4 - 8 zone of Sandakan and right in the heart of fast growing residential and commercial development. Schools, shops and recreational amenities are easily accessible within minutes.



Practical Spacious Built-up

Underground Utilities



089 671 899

VISIT OUR SALES GALLERY

Ground Floor,
Wisma IJM Plantations,
Lot 1, Jalan Bandar Utama,
Mile 6, Jalan Utara,
90000 Sandakan,
Sabah, Malaysia.
Email ijmland.sdk@ijm.com
Fax 089-673 860

Prime Location

Located nearby amenities & easily accessible within minutes.



RIMBAYU INDAH
SANDAKAN

The Comfortable Home

TENURE
999
YEARS*

NEW PHASE

2A

— 2-STOREY —
TERRACE HOUSE

*999 years starting from 1917-2916

WE OPEN 7 DAYS A WEEK

• 8.30AM - 5.30PM • 9.00AM - 4.00PM
MON - FRI SAT - SUN & P. HOLIDAY

Developer license No.: [000-24/230/2015/12-2023/09-002] | Advertising permit No.: [000-24/230/01/12-2023/01-926] | Development plan: ATSA/P1607/MRC/DQ/SP 018 | Building Plan: ATSA/P1607/RP42/RP/01-08 | Validity period: 31.12.2021 to 30.12.2023 | Approved Authority: Majlis Perbandaran Sandakan | Land Tenure: 999 | Number of units: 52 (Phase 2A) | Selling Price from: RM578,550 - RM924,000 | 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 Account with Public Bank Berhad No. 3225 5991 03 | 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.

PANORAMA
JELITA
SDN. BHD.
201810000001000000-01

IJM LAND

An IJM Company



Great Investment Potential

Hurry get your Rimbayu Indah homes before they are all sold out as these homes are nestled within a beautiful natural and landscaped environment which are very much sought after for its capital appreciation and strategic location as well as its superb design.

A Fascinating Lifestyle

Rimbayu Indah is set in a relatively low density development with vast expanse of opulent greenery & sunshine, designed to enhance practical use of space for spaciousness that harness the use of natural lighting.

These uniquely designed double storey terrace houses are the epitome of country living and healthy lifestyle.



Spacious & Comfortable Living

Floor Plan

Lot size 1,264 - 2,803 sq. ft.

Built-up from 1,356 - 1,589 sq. ft.

3 BEDROOM

3 BATHROOM

Price from RM578,550 - RM924,000

Value, Spacious & Green @

A New Inspiring Township



Site Plan



Specifications

STRUCTURE

STAIRCASE

WALLS

ROOF

CEILING

- Ground Floor
- Staircase
- First Floor
- Porch
- Exposed Roof Eave

FLOOR FINISHES

- Living, Dining & Kitchen, Staircase, Bath 1, Bath 2 & Bath 3
- Balcony
- Master Bedroom, Bedroom 2, Bedroom 3 & Corridor
- Car Porch, Apron & Store
- Terrace 1

WALL FINISHES

- External Walls
- Internal Wall
- Kitchen & Bathrooms

DOORS

- Entrance
- Bedrooms & Others
- Terrace 1 & Balcony

WINDOWS

- Ground Floor, First Floor & Bathrooms

SANITARY INSTALLATION

ELECTRICAL INSTALLATION

OTHERS

- LEGEND**
- Fire Hydrant
 - Feeder Pillar (SES)
 - Infra Sewerage Mainhole
 - Pedestal DP (Telekom)
 - Street Light
 - Jogging Track
 - Gazebo

Reinforced Concrete Frame

Reinforced Concrete Structure

Brick Wall

Metal Roofing

- Skim Coat & Paint
- Skim Coat & Paint
- Plaster Ceiling & Paint
- Asbestos Free Ceiling Board
- Asbestos Free Ceiling Board

CORNER UNIT

- Tiles
- Tiles
- Laminated Flooring
- Cement Render
- Cement Render

INTERMEDIATE UNIT

- Tiles
- Laminated Flooring
- Cement Render
-

- Cement Plaster with Weather Resistant Paint
- Cement Plaster with Emulsion Paint
- 5 Ft High Wall Tiles

CORNER UNIT

- Timber Door
- Timber Door
- Aluminium Sliding Glass Door

INTERMEDIATE UNIT

- Timber Door
- Timber Door
-

Aluminium Glass Windows

- Shower Rose 3 nos.
- Water Closet 3 nos.
- Wash Basin 3 nos.
- Toilet Paper Holder 3 nos.
- Kitchen Sink 1 no.
- Water Tap 8 nos.

All electrical wiring to be concealed in conduit and to Suruhanjaya Tenaga (ST) standard. Light fittings are excluded.

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