

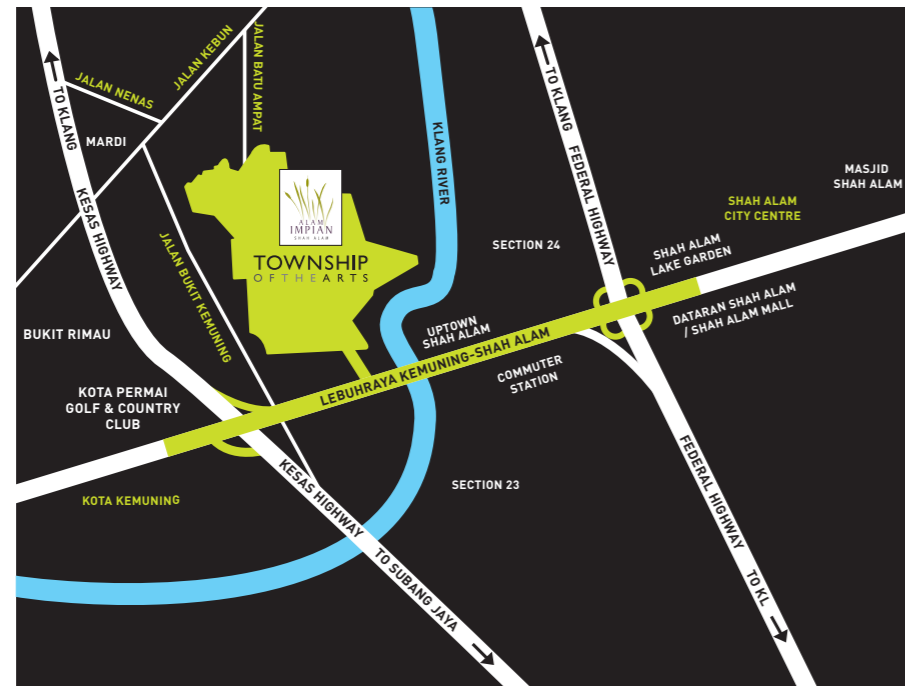
SITE PLAN



LEGEND

- TYPE C1
- TYPE C2
- TYPE A1
- TYPE A2
- TYPE A3
- TYPE A5
- TYPE B1
- TYPE B2
- TYPE B4
- TYPE B5
- TYPE B6

LOCATION MAP



Alam Impian Sales Gallery:
No. 2 & 4, Jalan Tun Teja 35/2A, Alam Impian Seksyen 35, 40470 Shah Alam, Selangor
Call us at 03-5162 7600 / 03-5162 8400 / 03-2093 3305
www.alamimpian.my

Developed by I&P Alam Impian Sdn Bhd
(a member of I&P Group Sdn. Berhad)

PHASE A1-03(B) (Ukiran) 2 & 3 Storey Linked Home, Alam Impian, Shah Alam • Developer: I&P Alam Impian Sdn Bhd (10586-D) 24 - 31, Jalan Setiawangsa 8, Taman Setiawangsa 54200 Kuala Lumpur • Developer's License: 9829-4/03-2013/275 • Validity Period: 17/03/2010 - 16/03/2013 • Advertising Permit No: 9829-4/550/2011(03) • Validity Period: 25/03/2010 - 24/03/2011 • Land Encumbrance (if any): Nil • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PB)/SEK.35/0063-2009 • Tenure of Land: Freehold • No of units: 76 • Expected Date of Completion: Oct 2012 • Restrictions in Interest: Nil • Built-up Area: 2,924 sq. ft. - 5,010 sq. ft. • Selling Price: RM578,888 - RM1,208,888

SPECIFICATIONS

- PHASE :** A1-03(C) UKIRAN, ALAM IMPIAN, SHAH ALAM
- TYPE :** 2 & 3 Storey Linked Home
- STANDARD LOT SIZE :** 24' X 80'
- STRUCTURE :** Reinforced Concrete Frame
- WALL :** Cement Sand Bricks
- ROOFING COVERING :** Clay Roof Tiles
- ROOF FRAMING :** Proprietary Steel Roof Trusses / Timber Roof Trusses
- CEILING :** Plaster and Paint / Skim Coat / Asbestos Free Ceiling Board / Fibrous Glass Plaster Ceiling
- WINDOWS :** All Areas
- Bronzed Anodised Aluminium Frame Casement / Top Hung Window
 - Bronzed Anodised Aluminium Frame Fixed Glass Window
 - Bronzed Anodised Aluminium Frame Folding Window
- DOORS :**
- Main Entrance
 - Bedrooms
 - Kitchen, Bathrooms & Utility
 - Store
 - Guest Room
- Timber Door
 - Plywood Flush Door / Folding Door (Type B)
 - Plywood Flush Door
 - Timber Louvred Door
 - Plywood Flush Door / Sliding Door (Corner Lot)
- IRONMONGERIES :** Quality Lockset
- WALL FINISHES :**
- Internal Walls
 - External Walls
 - Kitchens
 - Bathrooms
- Cement Plaster and Emulsion Paint
 - Cement Plaster and Weather Resistant Paint
 - Ceramic Tiles up to 1500mm Height & Cement Plaster and Emulsion Paint
 - Ceramic Tiles up to Ceiling Height & Cement Plaster and Emulsion Paint
- FLOOR FINISHES :**
- Driveway / Car porch
 - Living / Dining / Guest Room
 - Bedrooms, Staircase & Family Area
 - Utility, Kitchen & Bathrooms
 - Store
- Concrete Imprint
 - Porcelain Tiles
 - Timber Flooring
 - Ceramic Tiles
 - Cement Render

SANITARY AND PLUMBING FITTINGS :

ITEMS	TYPE										
	A1 / A1-A	A2 / A2-A	A3	A5 / A5-A	B1 / B1-A	B2 / B2-A	B4 / B4-A	B5 / B5-A	B6	C1 / C1-A	C2 / C2-A
Pedestal Water Closet	6	6	6	6	6	6	6	6	6	6	7
Vanity Top with Wash Hand Basin	2	2	2	2	2	2	2	2	2	3	3
Wash Hand Basin	4	4	4	4	4	4	4	4	4	3	4
Shower Rose	5	5	5	5	5	5	5	5	5	4	5
Soap Holder	6	6	6	6	6	6	6	6	6	6	7
Toilet Roll Paper Holder	6	6	6	6	6	6	6	6	6	6	7
Kitchen Sink	1	1	1	1	1	1	1	1	2	1	2

ELECTRICAL INSTALLATION :

ITEMS	TYPE										
	A1 / A1-A	A2 / A2-A	A3	A5 / A5-A	B1 / B1-A	B2 / B2-A	B4 / B4-A	B5 / B5-A	B6	C1 / C1-A	C2 / C2-A
Ceiling Light Point	30	30	30	32	31	31	31	35	39	42	50
Wall Light Point	5	5	5	5	5	5	5	5	5	4	5
Gate Light Point	2	2	2	2	2	2	2	2	2	2	2
Fan Point	6	6	6	6	6	6	6	6	8	6	8
13 Amp. Single Switch Socket Outlet	20	20	20	21	20	20	20	21	25	25	25
Telephone Point	3	3	3	3	3	3	3	3	3	3	3
MATV Point	3	3	3	3	3	3	3	3	3	3	3
Air-Condition Point	3	3	3	3	3	3	3	3	3	4	4
Water Heater Point	4	4	4	4	4	4	4	4	4	4	4
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1	1	1	1	1	1

- INTERNAL TELEPHONE TRUNKING AND CABLING :** Concealed
- FENCING :** Brick Wall and M.S / M.S Front Gate
- TURFING :** Not Provided
- GAS PIPING :** None
- MISCELLANEOUS :**
- Service Compartment inclusive of Refuse, Electrical & Water Meter Compartment
 - Brick Wall Post with Built-in Letter Box
 - Garden Tap



TOWNSHIP OF HEARTS

UKIRAN PARCEL C
2 & 3 STOREY LINKED HOME (24' x 80')



ABOUT ALAM IMPIAN

Art is all around in Alam Impian. Graffiti walls, street furniture, a lakeside amphitheatre, a gallery, installation art pieces and the beauty of nature itself. Which is why we built our homes with this in mind, even when you're inside, you can still take in all the inspiration out there. And with the opening of the Lebuhraya Kemuning - Shah Alam (LKSA) Highway which links the township to KESAS Highway and Federal Highway, travelling to this township will be a breeze.



Type A1 Intermediate Unit (2-Storey)



Type A3 End Unit (2-Storey)



Type A5 Corner Unit (2-Storey)



UKIRAN PARCEL C 2 & 3 STOREY LINKED HOME (24' x 80')

If it's space you're looking for, then we have it, in Ukiran, our 2 & 3 storey linked home. With 11 different types to choose from, you can experience 11 types of spacious homes. Now you can kick back and relax in a roomier interior.



Ukiran (Type A)
Land Area: 1,916 sq. ft. - 5,554 sq. ft.
Built-up Area: 2,924 sq. ft. - 3,429 sq. ft.
Selling Price: RM579,888 - RM926,888
Discount: 7% for Bumiputra



Ukiran (Type B)
Land Area: 1,916 sq. ft. - 6,082 sq. ft.
Built-up Area: 2,935 sq. ft. - 4,288 sq. ft.
Selling Price: RM578,888 - RM1,091,888
Discount: 7% for Bumiputra



Ukiran (Type C)
Land Area: 1,916 sq. ft. - 5,877 sq. ft.
Built-up Area: 3,546 sq. ft. - 5,010 sq. ft.
Selling Price: RM694,888 - RM1,208,888
Discount: 7% for Bumiputra

Type B1 Intermediate Unit (2-Storey)



Type C2-A Corner Unit and **Type C1** Intermediate Unit (3-Storey)

