

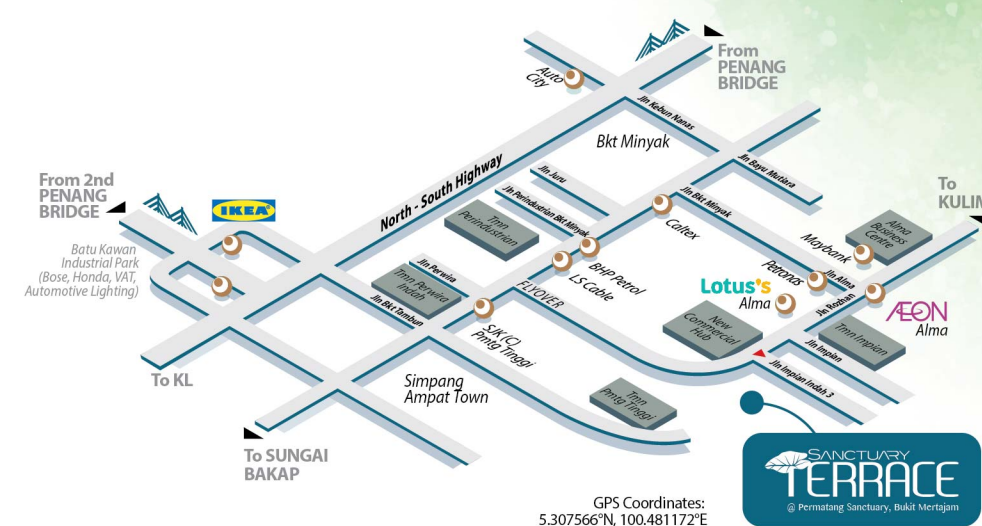


A Lifestyle That Captivates Hearts

Everything you covet becomes a reality at Sanctuary Terrace which offers family-oriented spaces amidst a tranquil atmosphere. Featuring a modern architecture, this comfortable haven is surrounded by the resplendence of nature, so you can immerse yourself in a blissful dream life.

Close to Various Amenities

Strategically located in Alma, Bukit Mertajam, Sanctuary Terrace offers quick access to a myriad of amenities, namely Lotus's Alma and AEON Alma. As such, you can satisfy every need while enjoying convenience no matter where you are heading to.



SANCTUARY
TERRACE
@ Permatang Sanctuary, Bukit Mertajam

to 2nd Penang Bridge
17.1 km

to Batu Kawan Industrial Park
6.8 km

to Lotus's Alma
1.3 km

to AEON Alma
1.8 km

to Auto City
8.6 km

to Penang Bridge
14.7 km

SANCTUARY TERRACE

@ Permatang Sanctuary, Bukit Mertajam

Bask in a Joy-Filled Life

Eco-Friendly Energy for a Sustainable Environment

Freehold | 5% Discount for Bumiputera

Site Sales Gallery
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 Terrace - Developer's License No: 6928/11-3023/0839(A) - Validity Date: 19/11/2021 - 18/11/2023 - Advertising and Sales Permit No: 6928-17/10-2023/0150(A)-U - Validity Date: 06/10/2021 - 05/10/2023 - Tenure of Land: Freehold, Free from Encumbrances - Building Plans Reference No: MBSP/40/20-44/148 - Authority Approving Building Plan: MBSP - Property Type: Double Storey Terrace - Total Units: 95 units (Min Price: RM765,000 - Max Price: RM1,004,000) - Expected Date of Completion: Aug 2023 - 5% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

IJM LAND
An IJM Company



With An Eco-Friendly & Natural Energy Source

- ✓ Renewable energy source
- ✓ Eco-friendly
- ✓ Reduces monthly electricity bill
- ✓ Hedges against increase in electricity price
- ✓ Smart property investment



DOUBLE STOREY TERRACE

BUILT-UP AREA
 Ground Floor
 22' x 42'
 First Floor
 22' x 45'

LAND AREA
 from
 22' x 70'

TOTAL UNITS
 95



The Wonders of Cosy Spaces & Sustainable Energy

Part of Permatang Sanctuary, Sanctuary Terrace comprises 95 double storey terrace house units. Every unit has roomy living spaces where you can unwind, indulge in your favourite hobbies and spend time with your family. Plus, this eco-friendly home uses renewable energy and helps you save money on electricity bills.



STANDARD SPECIFICATION
DOUBLE STOREY TERRACE

- 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 : Metal roof
- Ceiling : Skim coat to soffit of slab
Plasterboard ceiling to family area, master bedroom, bedroom 2 & 3, bath 1, 2 & 3
- Window : Aluminum framed with glass
- Doors : Solid core plywood flush door to main entrance
Aluminum frame sliding door to living, dining & master bedroom (End Unit)
Aluminum frame sliding door to living & master bedroom (Typical Unit)
Metal door to kitchen
HDF (High Density Fiberboard) door to all bedrooms
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 living, dining, kitchen, bedrooms, bathrooms, staircase, family area & car porch
Ceramic tiles to balcony
Cement rendered - others
- Wall tiles : Ceiling height wall tiles to bathrooms
5' height wall tiles to kitchen sink wall

SANITARY AND PLUMBING INSTALLATION

Bathroom 1	Shower with mixer	1 no
	Wash basin	1 no
	Water closet	1 no
	Toilet roll holder	1 no
Bathroom 2 & 3	Shower	1 no
	Wash basin	1 no
	Water closet	1 no
	Toilet roll holder	1 no
	Tap	1 no
Kitchen	Tap	1 no
	Aluminum kitchen sink (single bowl single drainer)	1 no
Car porch	Tap	1 no
Balcony	Tap	1 no

ELECTRICAL INSTALLATION

	End Unit	Typical Unit
Lighting point	24 nos	23 nos
13A Power point	25 nos	25 nos
15A Power point	10 nos	10 nos
20A Power point	1 no	1 no
Ceiling fan point	6 nos	6 nos
Telephone point	2 nos	2 nos
SMATV point	3 nos	3 nos
Data point	2 nos	2 nos

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