

NEW PROJECT LUXURY 3 STOREY BUNGALOW @ TAMBUN, IPOH

PROJECT BRIEF

Respect • Efficient • Needed



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PROPERTY DETAILS

TITLE	LEASEHOLD
LAND AREA	70'x 88' - 77'x 88'
BUILT-UP	7,631sqft
LAYOUT	7 to 8 Bedrooms, 8 Bathrooms
PARKING GARAGE	Up to 6 cars
FURNISHING & RENOVATION	Bare unit / Renovated & Furnished

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PROPERTY DETAILS

- Located within one of Ipoh city's most prime residential addresses, a 60-acre matured development retreat in the heart of the city.
- Comprising of 18 exclusive bungalows with double layer 6-tier security, complete with lifestyle amenities.
- Privacy ensured, with facility exclusively for residents, one is also assured of the serenity and security offered by the natural landscape and the location.
- With connectivity and ease of access to main road and the North-South Expressway (PLUS) this development offers optimum location of convenience.
- Home to many professionals including doctors, lawyers and many successful entrepreneurs.

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WHY THIS PROPERTY?

- *Within minutes to all amenities.*

- *Good connectivity to the North-South Expressway, Ipoh Airport and ETS Train Station.*

- *Accessibility to education, leisure, medical, commercial facilities and eateries.*

- *Surrounded by the verdant Tambun Hill.*

- *Development along the original forest landscape.*

- *Extra 20-feet greenbelt surrounding the property.*

- *Community green park with beautiful raintrees in its original state.*

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FACILITIES AND SURROUNDING

6 Tier Security System

Infinity Pool

BBQ Area

Gymnasium

Outdoor Lounge

Sun Deck

Tennis Court

Futsal Court

Jogging & Cycling
Track

Jungle Trek

Playground

Community Orchard

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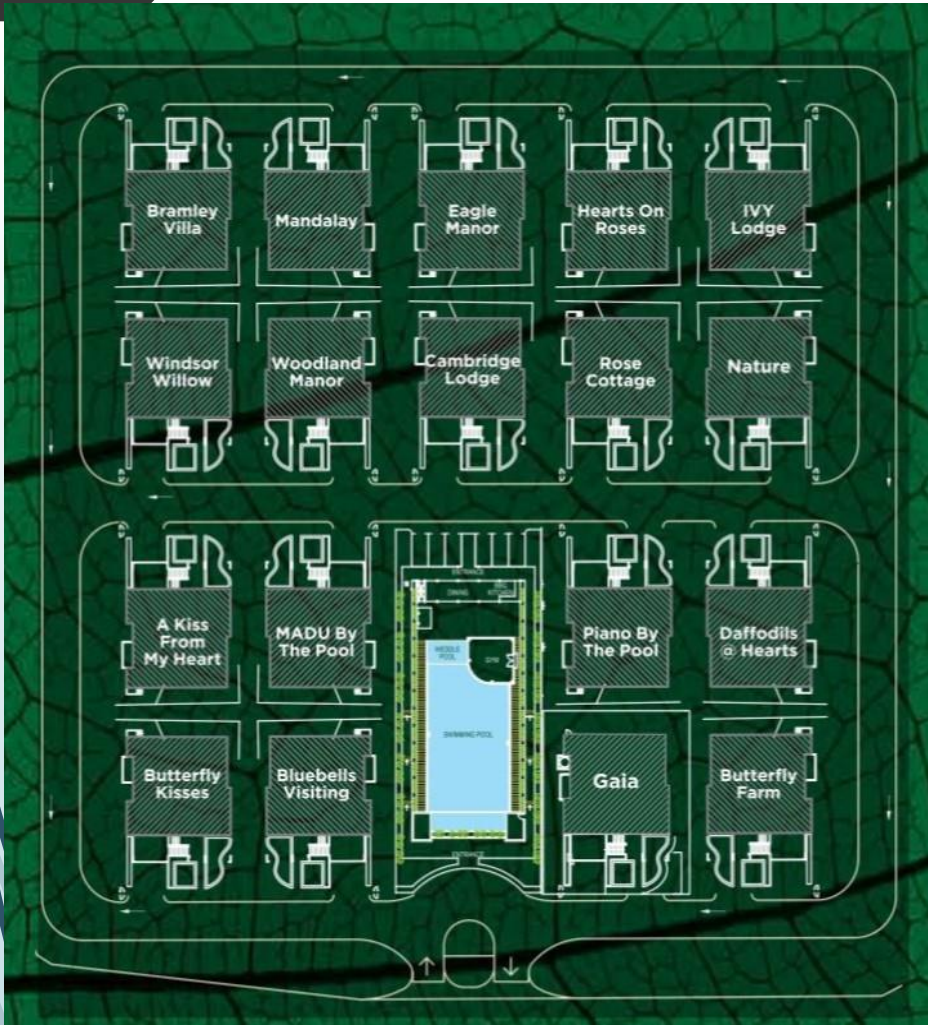


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SITE LAYOUT



Parcel no.	Lot Size	Build Up (sqft)	Rooms	Selling Price (RM)
2	70' x 88'	7,631	8	3.03 mil (with 14 units of AC)
3	70' x 88'	7,631	7	4.85 mil (Renovated & Full Furnished)
3A	77' x 88'	7,631	8	2.9 mil
5	77' x 88'	7,631	8	2.71 mil
7	70' x 88'	7,631	8	2.9 mil

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PERSPECTIVE VIEW



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PERSPECTIVE VIEW



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PERSPECTIVE VIEW



- *Infinity pool, gymnasium and leisure area exclusively for residents.*

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PERSPECTIVE VIEW



- **6-tier security with 24/7 surveillance**

- **Serenity of greenery from the virgin forest**

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)



- **Two living area on the 2nd floor with pool view as well as greenery view**

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)



- *Kitchen with plenty of natural lighting*

- *Dining area with nice greenery view*

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)



- Living area on the 1st floor next to the “game” room

- Game room on the 1st floor including elevator access

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)

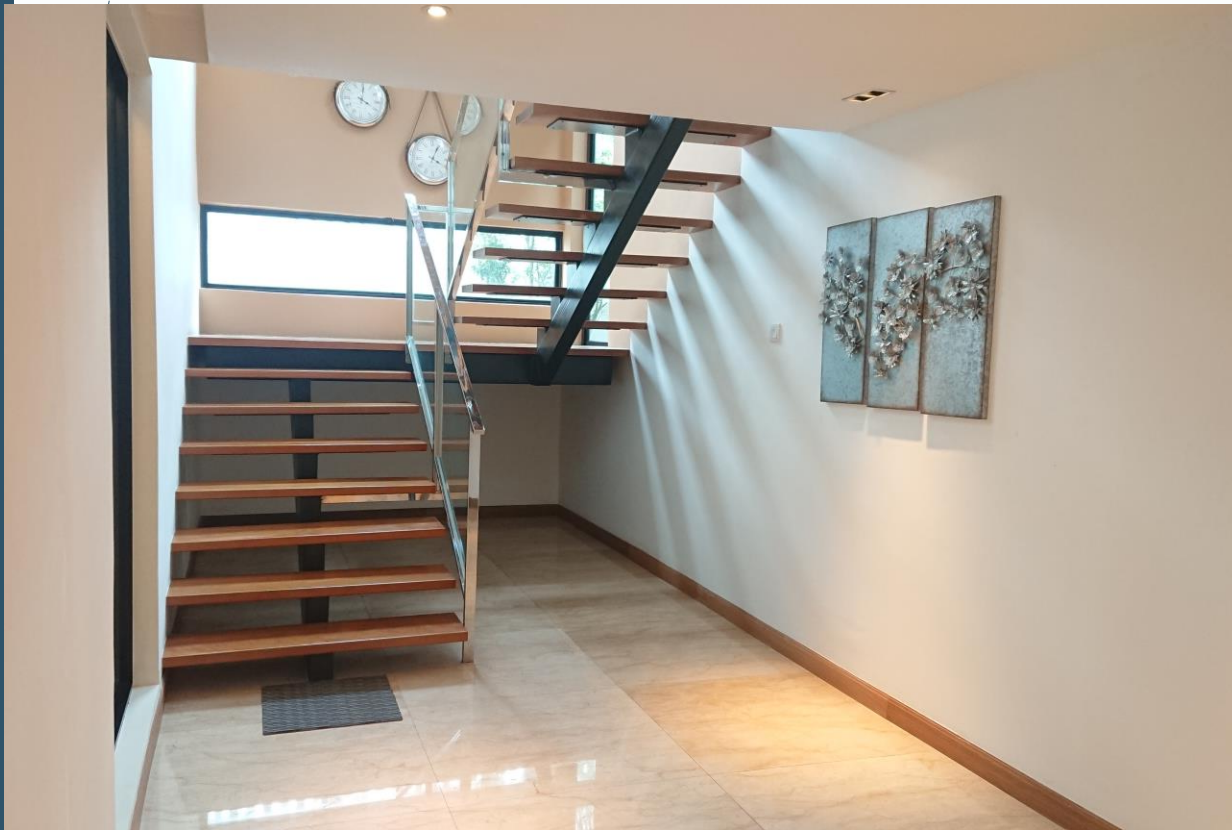


- **Personal office on the 1st floor**

- **Small garden area in front of personal office**

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)



- **Floating style staircase**



- **Floating style staircase, view from 3rd floor**

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)



- **Floating style staircase, viewed from 3rd floor**
- **Infinity-pool view from staircase**

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PERSPECTIVE VIEW – INTERIOR (Parcel no 3)



- **Living area on the 3rd floor**



- **Study area inside the master bedroom on the 3rd floor**

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THANK YOU

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