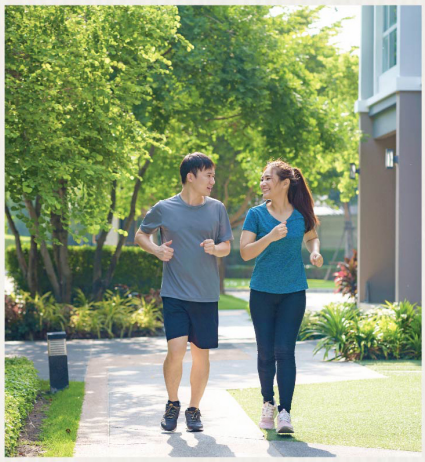
Impiana
筑梦苑

@ Paya Rumput Lagenda

An Exclusive Gated & Guarded Community

高 档 的 围 篱 保 安 社 区

Freehold
永久地契



Nestled Amidst Lush Greenery

绿色园林和慢跑人行走道—尽在您家的后巷

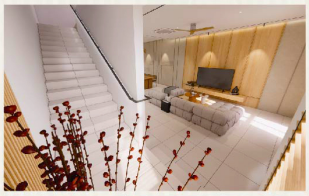
Immerse yourself in our thoughtfully designed landscape and green spaces, where you can relax and rejuvenate after a long day's work.

Amenities & Facilities

便利与完善的设施

A stone's throw away from an array of amenities & clubhouse facilities.

1. Guard House With 24 Hours Security & CCTV
2. 6' Height Perimeter Fencing
3. Club House
   - > Gymnasium
   - > Multi Purpose Hall
   - > BBQ Pit
4. Backlane Garden
5. Jogging Track
6. Children Playground
7. Basketball Court



A Minimalist Yet Opulent Design 简约奢华的空间布局

Rediscover the joy of returning to an expansive, cozy and functional home elevated by a touch of contemporary elegance. Each unit features a thoughtfully designed open layout, maximising every inch of space to its utmost potential.

7 Reasons to Invest

- Gated & Guarded
- Freehold
- Strategic Location
- Clubhouse Facilities
- Low Density
- Lush Greenery
- Meticulously Designed Layout

Double Storey Terrace

22'x65' | 22'x70' | 22'x75'

4 Bedroom + 4 Bathroom

Fully Built

Spacious Balcony

Impiana
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@Paya Rumput Lagenda

Typical Floor Plan

各类型单位平面图

Double Storey Terrace

22′x65′ | 22′x70′ | 22′x75′

4 Bedroom + 4 Bathroom

Type A : 22′ X 75′

Type B : 22′ X 70′

Type C : 22′ X 65′

Specifications 建筑规格

- Structure : Reinforced Concrete Frame
- Wall : Brickwall / RC Wall
- Roof Covering : Concrete Roof Tiles / Concrete Slab
- Ceiling : Gypsum Plaster Ceiling
  : Asbestos Free Ceiling
  : Skimcoat on Slab Soffit
- Windows : Powder Coated Aluminium Frame Window
- Doors : Main Door - Solid Flush Door
  : Others - Flush Door
  : Aluminium Sliding Door (Corner Lot)
- Ironmongery : Standard Lockset
- Wall Finishes
  - Kitchen : Porcelain Tiles / Ceramic Tiles up to Ceiling Height
  - Bathrooms : Porcelain Tiles / Ceramic Tiles up to 10' / Ceiling Height
  - Brickwall : Cement Plaster with Skimcoat
  - RC Wall : Skimcoat
- Floor Finishes
  - Living / Dining / Kitchen : Porcelain Tiles / Ceramic Tiles
  - Yard / Balcony / Utility / Car Porch : Porcelain Tiles / Ceramic Tiles
  - All Bedrooms / Family Hall : Porcelain Tiles / Ceramic Tiles
  - All Bathrooms : Porcelain Tiles / Ceramic Tiles
  - Others : Cement Render
- Painting
  - External Wall : Weather Resistant Paint
  - Internal Wall : Emulsion Paint
  - Doors & Metal Frames : Gloss Paint
- Sanitary & Plumbing Fittings:
  - Water Closet (WC) : 4 Nos
  - Basin : 4 Nos
  - Shower Rose : 4 Nos
- Electrical Installations:
  - Meter : 3 Phase
  - Address Light Point : 1 No
  - Door Bell Point : 1 No
  - Lighting Point : 22 Nos
  - Power Point : 12 Nos
  - Fan point : 7 Nos
  - Telecommunication Point (Fibre Optic) : 1 No
  - TV Point : 1 No
  - Water Heater Point : 4 Nos
  - Air Cond Point : 1 No
  - Booster Pump Point : 1 No
- Fencing : Brickwall Fencing

* Air Cond Refrigerant Copper Pipe and Air Cond Drain Pipe Are Excluded

Prime Location, Perfect Living

最佳位置，居家首选

Scan for location:

Scan for web:

011-1126 1555

www.nksdevelopment.com.my

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REHDA MEMBER

A Member of NKS Group

• No Lesen Pemaju Perumahan: 19373/11-2023/0805(A) • Tarikh Sah: 12/11/2021 sehingga 11/11/2023 • No Permit Iklan dan Jualan: 19373-10/04-2026/0447(N)-(5) • Tarikh Sah: 13/04/2023 sehingga 12/04/2026 • Pihak Berkuasa Yang Meluluskan: MBMB • No Kelulusan: MBMB/JKB.03008/04/2022(6) • Tarikh Jangka Siap: April 2026 • Hak Milik: Hak Milik Kekal • Rumah Teres Dua Tingkat (Jenis A, 43 unit) • Harga: (Min.) RM645,000 – (Maks.) RM865,000 • Rumah Teres Dua Tingkat (Jenis B, 41 unit) • Harga: (Min.) RM600,000 – (Maks.) RM760,000 • Rumah Teres Dua Tingkat (Jenis C, 6 unit) • Harga: (Min.) RM580,000 – (Maks.) RM610,000

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA