

Anderson Residences @ Ipoh

FREEHOLD

ENJOY AN

INSPIRED
LIVING



CONNECTING PEOPLE & PLACES

Nestled in the heart of convenience, Anderson Residences is a comfortable high-rise residence that offers a sanctuary for a diverse group of individuals to share life's joys. Amidst the urban bustle, find kinship, laughter, and the simple pleasures of city living, creating lasting memories in your shared urban oasis.



Artist's impression only.



**4 LAYOUT
OPTIONS**



**FULLY
FURNISHED**



**LIFESTYLE
FACILITIES**



**GREENERY &
CITY VIEWS**



WHERE GREENS FLOURISH

YOUR MODERN-DAY SANCTUARY

Experience a pampered and enriched living with the host of private amenities at Anderson Residences. Whether indulging in the swimming pool or working on fitness goals at the gym, there is something for everyone to enjoy.

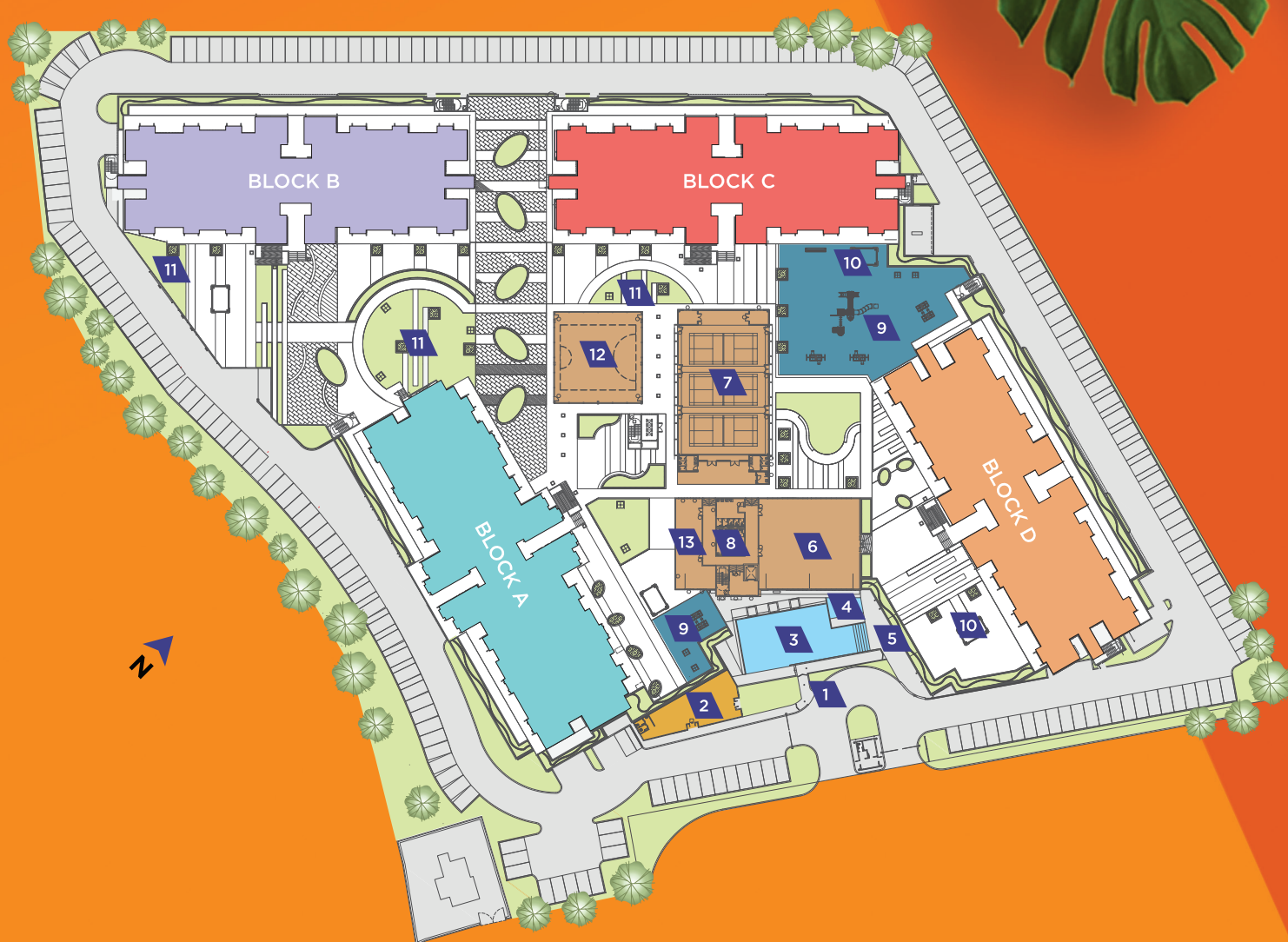


Artist's impression only.



Artist's impression only.

FACILITIES PLAN



GROUND FLOOR

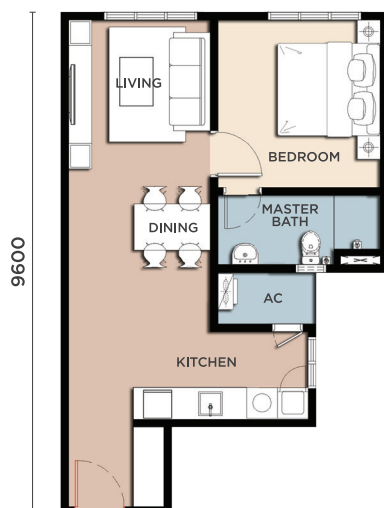
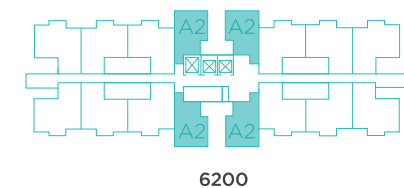
- | | |
|-----------------|-----------------|
| 1 Main Drop-Off | 4 Wading Pool |
| 2 Kindergarten | 5 Function Hall |
| 3 Swimming Pool | |

LEVEL 3

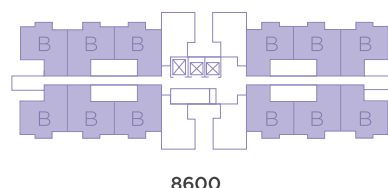
- | | |
|---------------------------------------|----------------------------------|
| 6 Gymnasium | 10 Pavilion / Gazebo |
| 7 Badminton Court / Multipurpose Hall | 11 Landscape |
| 8 Changing Room (M & F) | 12 Half Futsal / Half Basketball |
| 9 Playground | 13 Games & Community Room |

FLOOR PLAN

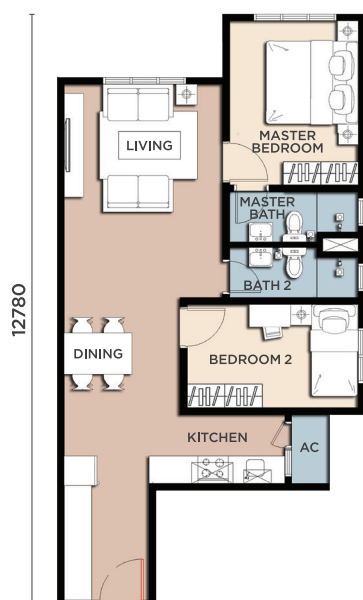
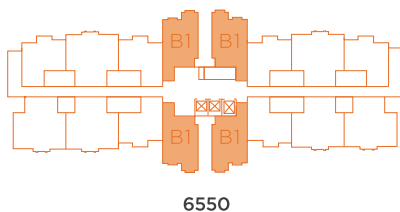
TYPE A2 516 sq.ft. STUDIO



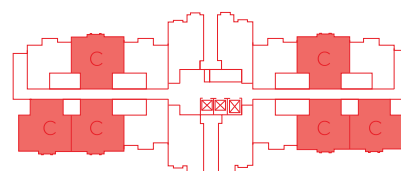
TYPE B 668 sq.ft. 2 ROOMS + 2 BATHROOMS



TYPE B1 705 sq.ft. 2 ROOMS + 2 BATHROOMS



TYPE C 884 sq.ft. 3 ROOMS + 2 BATHROOMS



SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALL	Reinforced Concrete / Brick Wall				
ROOF COVERING	Reinforced Concrete Roof Slab				
CEILING	Skim Coating / Fibrous Plaster				
WINDOW	Aluminum Frame Glass Window				
DOOR	Metal Frame Panel Door				
	Metal Frame Flushed Door				
IRONMONGERY	Quality Lock Set				
WALL FINISHES	External wall	Plaster with Weather Resistant Paint			
	Internal wall	Plaster with Emulsion Paint			
	Bathroom	Selected Wall Tiles			
	Kitchen	Selected Wall Tiles / Plaster with Emulsion Paint			
FLOOR FINISHES	Living, Dining, Kitchen	Selected Tiles			
	All Bedrooms	Selected Tiles			
	All Bathrooms	Anti Slip Tiles			
	Air-Conditioner Area	Cement Render			
	Yard (Type C only)	Cement Render			
		TYPE A2	TYPE B	TYPE B1	TYPE C
SANITARY & PLUMBING FITTINGS	Sitting W.C	1	2	2	2
	Hand Wash Basin	1	2	2	2
	Basin Tap	1	2	2	2
	Shower Rose	1	2	2	2
	Bidet	1	2	2	2
	Aluminum Sink	1	1	1	1
	Sink Tap	1	1	1	1
ELECTRICAL INSTALLATION	Lighting Point	7	8	8	9
	13 Amp Switch Socket Outlet	7	9	9	10
	Water Heater Point	1	2	2	2
	Aircond Point	2	3	3	4
	FWS Point	1	1	1	1
	TV Point	1	1	1	1

CLOSE TO ANYWHERE THAT'S SOMEWHERE



GENERAL

- Kinta Utara District Education Office (400m)
- YMCA Ipoh (1km)
- Ipoh City Council (1.5km)
- UTC (1.8km)
- SSM Companies Commission of Malaysia, Perak (2km)
- Pejabat Setiausaha Kerajaan Negeri Perak (2km)

EDUCATION

- SMK Anderson (400m)
- KPTM Ipoh (2km)
- Sekolah Raja Perempuan Taeyah (3km)

SHOPPING

- Ipoh Parade (1.8km)
- Angsana Mall (2.8km)
- Aeon Kinta River City (4.3km)
- Lotus Ipoh Garden (5.1km)

HEALTHCARE

- Ipoh Hospital (750m)
- Greentown Health Clinic (800m)
- KPJ Ipoh Specialist Hospital (2.8km)

Developer



A TECH PROPERTIES SDN BHD (1296829-X)

No 70, Jalan Chin Hwa,
Taman Chateau, 30250 Ipoh, Perak.
Tel : 05 255 9993

Opens daily (10am-6pm)

FOR MORE INFORMATION

1700 81 2626
www.andersonresidences.com

Pemaju: A Tech Properties Sdn Bhd • Alamat: No.70, Jalan Chin Hwa, Taman Chateau, 30250 Ipoh, Perak • Tel: 05-255 9993 • No Lesen Pemaju: 19868/02-2028/1541(A) • Tempoh Sah: 07/02/2023 - 06/02/2028 • No Permit Iklan: 19868-2/04-2027/0344(N)-(S) • Tempoh Sah: 26/04/2024 - 25/04/2027 • Pegangan Tanah: Kekal • Bebanan Tanah: Alliance Bank Malaysia Berhad • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Ipoh • No Kelulusan Pelan Bangunan: Bil(24)dIm.MBI.OSC(049-A)/L/B/1/10/184/22 • Tarikh Dijangka Siap: April 2028 • Bilangan: Blok A: 295 unit (pangsapuri) • Baki unit: 295 • Harga: RM294,300(min.) - RM402,400(maks.) • Bilangan: Blok B: 334 unit (pangsapuri) • Baki unit: 334 • Harga: RM236,000(min.) - RM317,800(maks.) • Bilangan: Blok C: 334 unit (pangsapuri) • Baki unit: 334 • Harga: RM225,300(min.) - RM307,100(maks.) • Bilangan: Blok D: 327 unit (pangsapuri) • Baki unit: 327 • Harga: RM225,300(min.) - RM306,600(maks.) • Luas binaan: Jenis A2 - 47.98 mps, B - 62.12 mps, B1 - 65.60 mps, C - 82.13 mps • Bilangan Parkir: 1 • Bumiputera diskaun: 5% • Sekatan Kepentingan: i) Tiada ii) Tanah ini hanya boleh dipindahmilik, dipajak atau digadai dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. Sekatan ini dikecualikan kepada pembeli bumiputera bagi pindaanmilik kedua dan seterusnya. (Sekatan ini cuma bagi plot-plot yang dikenakan kuota bumiputera sahaja).
"IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA"