



Althea

ELEGANT LIVING

DOUBLE STOREY SEMI-D HOMES

40' x 90'

IMMERSE YOURSELF
IN SPACIOUS TRANQUILITY



where
nature
embraces **art**



ART INSPIRE LIVING.



A COMMUNITY IN CHORUS.

Live in a neighbourhood fine tuned to bring about a harmonic way of life. The counterpoint of green pockets and stylish, spacious homes rings out in a soothing environment ideal for all.

SITE PLAN LAYOUT





Alam Impian - a township master crafted to pay homage to the richness of arts and culture. It is a place where every corner is built to the highest standards to create a lifestyle that is not only enjoyable but truly memorable.

DISCOVER THE ART OF A NEW LIFESTYLE.



**Homes in Althea
brings music to your ears
with its promise
of abundance in space.**

With the vastness and versatility, you can
revel in the comfort and freedom of creating
the living space to suit your needs.



TYPE

A

Built-up Area **3,384 sq.ft.**

Lot Size **40' x 90'**

GROUND FLOOR



FIRST FLOOR



TYPE B

Built-up Area **3,580 sq.ft.**

Lot Size **40' x 90'**

GROUND FLOOR



FIRST FLOOR



TYPE

C

Built-up Area

3,425 sq.ft.

Lot Size

40' x 90'

GROUND FLOOR



FIRST FLOOR



SPECIFICATIONS

STRUCTURE Reinforced Concrete

WALL Cement Sand Bricks / Clay Bricks (Party Wall)

ROOF COVERING Concrete Roof Tiles

ROOF FRAMING Light Weight Steel Trusses

CEILING Skimcoat & Paint
Plaster Ceiling & Paint

WINDOWS Aluminium Frame Casement
Aluminium Frame Sliding
Aluminium Frame Fixed
Aluminium Frame Fixed Corner
Aluminium Frame Top Hung

DOORS	Main Entrance	Solid Core Door
	Living / Dining / Family Area	Aluminium Frame Sliding Glass Door
	Kitchen	Flush Door / Aluminium Frame Louvered Door
	Master Bedroom	Flush Door
	Bedrooms / Guest Room	Flush Door
	Bathrooms / Guest Bath / Ensuite	Flush Door
	Store 1	Timber Louvered Door
Store 2	Flush Door	

IRONMONGERY Provided

WALL FINISHES	Kitchen	Tiles Up To 1500 mm
	Bathroom	Tiles Up To Ceiling Height
	Internal & External	Plaster & Paint

FLOOR FINISHES	Car Porch & Entrance Foyer	Homogenous Tiles
	Living / Dining Area	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Family Area	Engineered Timber Flooring
	Master Bedroom	Engineered Timber Flooring
	Guest Room	Porcelain Tiles
	Bedrooms	Engineered Timber Flooring
	Ensuite	Porcelain Tiles
	Guest Bath	Porcelain Tiles
	Baths	Porcelain Tiles
	Bath 4	Ceramic Tiles
	Store 1	Cement Render
	Store 2	Ceramic Tiles
	Staircase	Engineered Timber Flooring
Balcony	Porcelain Tiles	

SANITARY & PLUMBING FITTINGS

TYPE	A / A1	B	C / C1
Kitchen Sink	1	1	1
Water Closet	5	5	5
Wash Basin	5	5	5
Shower Rose	5	5	5
Paper Roll Holder	5	5	5
Hand Bidet	5	5	5
Booster Pump	Provided		
Rainwater Harvesting System	Provided		

ELECTRICAL INSTALLATION

TYPE	A / A1	B	C / C1
Light Point	43	43	43
Power Point	36	35	36
Fan Point	9	9	9
A/C Point	7	7	7
Water Heater Point	4	4	4
Data / Telephone Point	3	3	3
TV Point	3	3	3
Door Bell Point	1	1	1
Auto Gate Point	1	1	1
Alarm System	Provided		

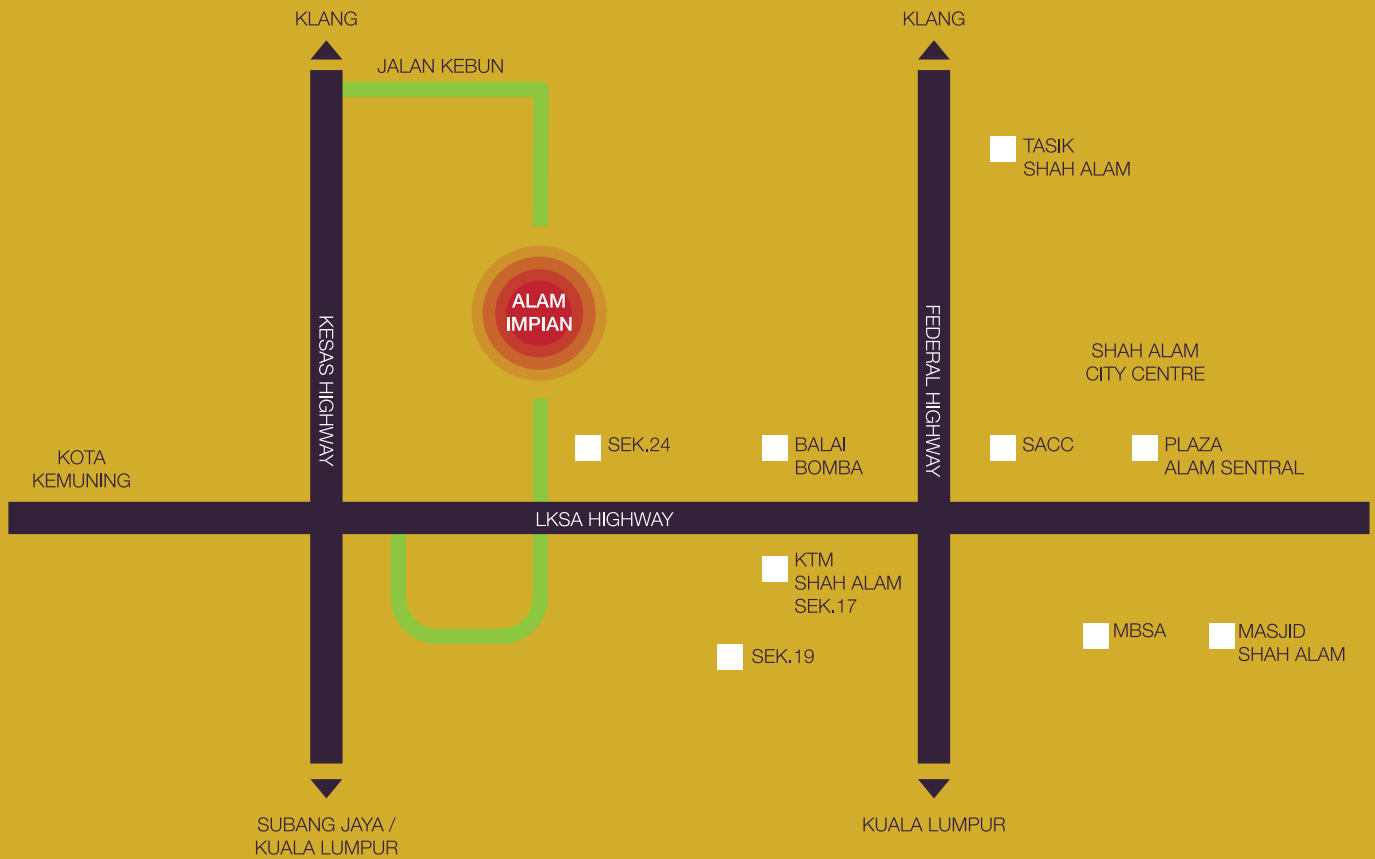
INTERNAL TELEPHONE TRUNKING & CABLING Provided

FENCING Provided

TURFING Provided

GAS PIPING Not provided

LOCATION MAP



4.6KM

Kemuning - Shah Alam
Highway (LKSA)

8.5KM

Shah Alam
Highway
(KESAS)

8.5KM

Federal
Highway

9KM

Shah Alam
City Centre

16KM

Subang Jaya
City Centre

31KM

Kuala Lumpur
City Centre

52KM

KLIA

Stay Together. Stay Setia
livelearnworkplay

Call 603 5162 7600

Alam Impian Welcome Centre

1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor Darul Ehsan, Malaysia

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I & P
Member of

Setia

Phase A4-01 (Double Storey Semi-Detached Homes) • Developer: I&P Alam Impian Sdn. Bhd. (394244-M) (a member of Setia) Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan Tel: 03-80829500 Fax: 03-808295600 • Developer License No: 9829-16/04-2020/0429(L) • Validity Period: 28/04/2018 - 27/04/2020 • Advertising Permit: 9829-16/04-2020/0429(P) • Validity Period: 28/04/2018 - 27/04/2020 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-2(P-B)/SEK.35/0091-2015 • Expected Date of Completion: April 2020 • Restriction in Interest (if any): Nil • Land Encumbrance (if any): Nil • Tenure of Land: Freehold • Number of Units: 32 • Selling Price: Min RM1,934,800 – Max RM2,318,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.