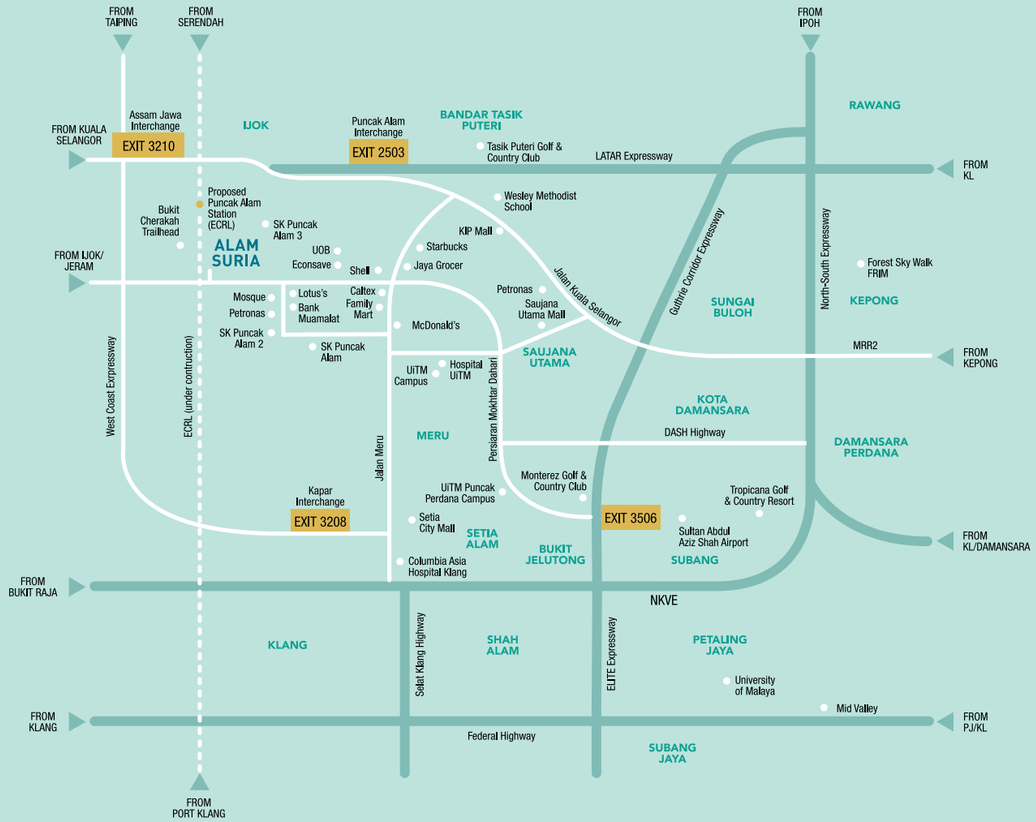
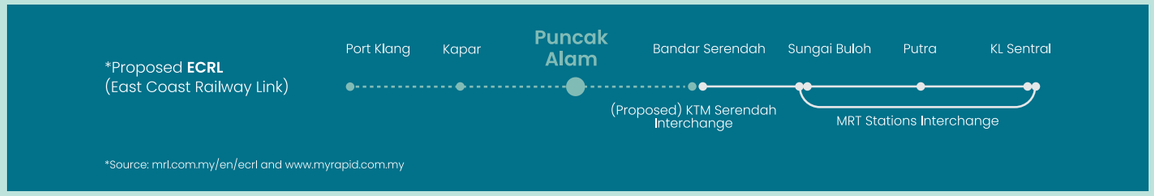
Distinctively
IJM

A neighbourhood shaped to fit
your lifestyle, surrounded by nature,
convenience, and safety.



Easy accessibility via:
DASH Highway | NKVE Highway | Federal Highway | ELITE Expressway | LATAR Expressway
Guthrie Corridor Expressway | West Coast Expressway



*Source: mrl.com.my/en/ecrl and www.myrapid.com.my

DELIGHT *meets* CONVENIENCE

DAFFODIL RESIDENCY

Shah Alam 2 Sdn Bhd (200001018344 (520951-K))
IJM Alam Suria Sales Gallery (Bandar Puncak Alam) Persiaran Puncak Alam 12,
42300 Bandar Puncak Alam Selangor, Darul Ehsan Malaysia

IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

03-3393 3103 | Alam Suria by IJM Land | ijmland | alamsuria.com.my | IJM Alam Suria Sales Gallery

Developer: Shah Alam 2 Sdn. Bhd. (200001018344 (520951-K)) Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan. Tel.: 03-7985 8188 Fax: 03-7952 9091/9842 Email: sales@ijm.com
• Property Type: 18-Storey Apartment • Developer License No.: 8104/02-2028/0008(A) • Validity Period: 17/02/2023-16/02/2028 • Advertising and Sales Permit No.: 8104-29/02-2027/0175(A)-(S) • Validity Period: 23/02/2024-22/02/2027 • Restriction-in-interest: Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri • Building Plan Approving Authority: Majlis Perbandaran Kuala Selangor • Approved Building Plan No.: BIL.(11)DLM MPKS 200.11/280/4/12/2023-06 • Land Tenure: Leasehold 99 years (Expiring: 17/09/2122) • Encumbrances: Nil • Total Units: 354; Type A – 352; Type OKU – 2 • Floor Area: Type A - 850 sq.ft.; Type OKU - 850 sq.ft. • No. Of Car Park Per Unit: Type A - 2 or 3; Type OKU - 2 • Expected Completion Date: March 2028 • Selling Price: Type A - RM443,000 (Min.) – RM475,000 (Max.); Type OKU - RM442,000 • Bumiputera Discount: 7%
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. INFORMATION ON APPROVED DEVELOPMENTS AND ADVERTISEMENTS CAN BE REVIEWED AT THE PORTAL TEDUH.KPKT.GOV.MY.

Live bold and unique high above others. You have one of the best locations in Alam Suria, a blossoming township within the thriving metropolis of Bandar Puncak Alam. Enjoy amenities that make life convenient, within a refreshing environment that makes living complete.

360° Township virtual tour

* All information and plans are subject to local authority's approval, can change without prior notice and cannot form part of any offer or contract. All photos, images, illustrations shown are artist's impressions only.

DAFFODIL
RESIDENCY

More than just a place to live, this ideal neighbourhood is a way to live.



CHIC & CONVENIENT

YOUR EVERYWHERE & EVERYTHING

SURIA SQUARE
CENTRAL PARK
UITM HOSPITAL
UITM CAMPUS
SCHOOLS
BUKIT CHERAKAH
LOTUS'S
JAYA GROCER
ECONSAVE
KIP MALL
MUAMALAT BANK
UOB BANK
PUNCAK ALAM MOSQUE



*Artist impression only.











The excitement. The choices. The possibilities. Everything you need, anything you want is next door. Discover 115 lifestyle necessities and retails at Suria Square, just 100 steps from home. Ultimate convenience does not get better than this.

115 DISCOVERIES 100 STEPS FROM HOME



MASTERPLAN

N

- Bungalow Lots
- Link Homes / Semi-D
- Apartment
- Commercial
- Future Development

Suria Hill
PROPOSED SCHOOL
RESERVOR
FUTURE PROJECT
FUTURE PROJECT
Ambang Suria
COMMERCIAL CENTRE
SURAU
PROPOSED SCHOOL
DEWAN
TADIKA
SURAU
Ambang Suria
Ambang Suria
FUTURE PROJECT
PROPOSED SCHOOL
SURAU
PROPOSED TADIKA
CENTRAL PARK
PROPOSED DEWAN
PROPOSED MOSQUE
FUTURE PROJECT
PROPOSED SCHOOL
RESERVOR
FUTURE PROJECT
FUTURE PROJECT
ALAM SURIA GALLERY
Suria Square
Dataran Suria
DAFFODIL RESIDENCY
Duta Perintis
Danau Perintis
PROPOSED DEWAN
SURAU
RESERVOR
DEWAN
SURAU
PROPOSED TADIKA
RESERVOR
FUTURE PROJECT
FUTURE PROJECT
PROPOSED SCHOOL

- Low density, only 45 units per acre
- 18-storey, 354 units
- The tower has an L-shaped structure and an open and cross-ventilated concept to maximise air circulation and natural light
- Practical layouts ensure functionality and versatility to cater to different lifestyles and needs

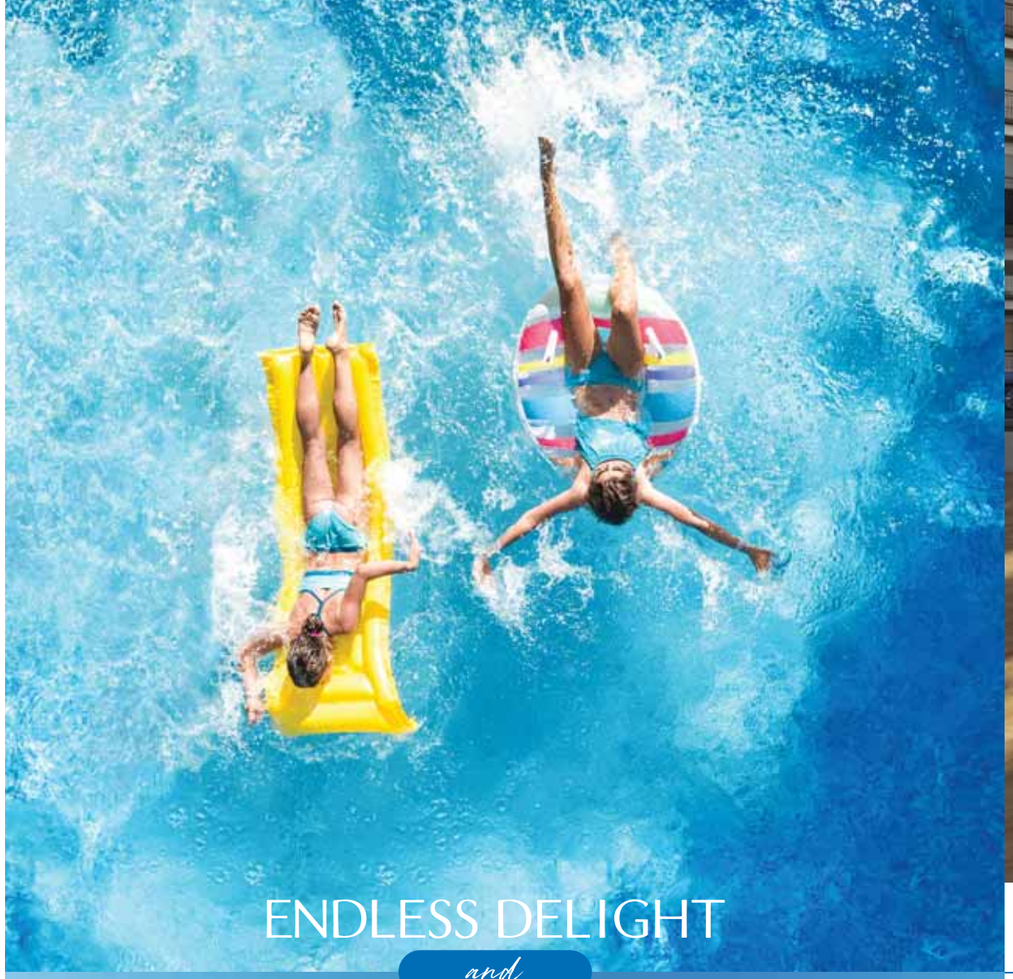
*Artist impression only.

At Daffodil Residency, you'll enjoy outstanding condominium amenities and security with 24/7 CCTV surveillance and perimeter fencing.

Plus, it's eco-friendly and future-ready, holding a GreenRE Bronze certification, conserving resources and promoting sustainability. Better tomorrows start here, right now.



*Artist impression only.



ENDLESS DELIGHT
and
FUN





*Artist impression only.

EXCLUSIVE DAFFODIL CLUB

SWIMMING POOL
WADING POOL
JACUZZI
GYMNASIUM
MULTI PURPOSE HALL
BBQ PIT
YOGA GARDEN
PLAYGROUND
BADMINTON COURT
SURAU

Harvest the positive energy of your vibrant surrounds. Connect with nature, your inner self, neighbours and friends either in the verdant 11-acre Central Park; or at the residents-only exclusive Daffodil Club.

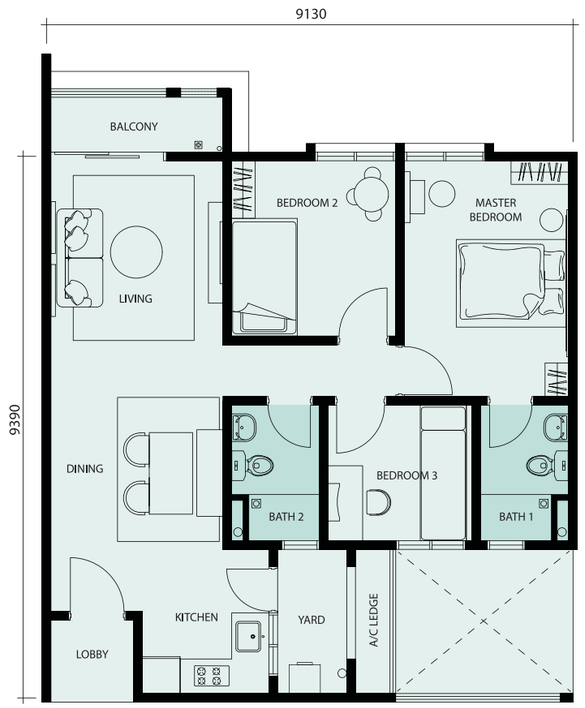
Life is never boring here. Play a game of badminton, reflect on your week while swimming laps, show off your skateboarding skills, or hold your own gig at the amphitheatre. Anything is possible.

Floor Plan

850 sq ft

- 3 bedrooms
- 2 bathrooms
- balcony
- 2 car parks per unit

360° Show unit virtual tour



Specifications
Type A

STRUCTURE	Reinforced concrete framework
WALL	Reinforced concrete / Masonry
ROOF COVERING	Reinforced concrete slab
ROOF FRAMING	Reinforced concrete slab / Metal deck
CEILING	Skim coat / Plastered board
FLOOR FINISHES	Ceramic tiles / Cement render
WALL FINISHES	Ceramic tiles / Skim coat & paint
DOORS	Timber door / PVC door
WINDOWS	Aluminium framed glass window
IRONMONGERY	Quality locksets

SANITARY AND PLUMBING FITTINGS

Kitchen sink	1 no.
Wash basin	2 nos.
Water closet	2 nos.
Shower rose	2 nos.
Tap point	3 nos.

ELECTRICAL INSTALLATIONS

Light point	13 nos.
Power point	10 nos.
Water heater point	2 nos.
Fan point	4 nos.
Television point	1 no.
Air Conditioner point	3 nos.

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING

Fibre Wall Socket	1 no.



1. Space for Daycare Nursery
2. Space for Kindergarten
3. Yoga Garden
4. Space for Kiosk
5. Space for Laundrette
6. Changing Rooms
7. Space for Café
8. BBQ Pit
9. Wading Pool
10. Jacuzzi
11. Swimming Pool
12. Multi Purpose Hall
13. Gymnasium
14. Children Playground
15. Badminton Court
16. Surau