



where  
*nature*  
embraces **art**

# PANDURA

2-STOREY TERRACE HOMES



Stay Together. Stay Setia  
livelearnworkplay

**Call +603 5162 7600 / 1492**

**Alam Impian Welcome Centre**

1, Jalan Panglima Hitam 35/26, Alam Impian, Seksyen 35, 40470 Shah Alam, Selangor, Malaysia  
**T** 603 5162 7600 **F** 603 5162 1478 **E** alamimpian@spsetia.com **W** www.inp.my



# PEACE & HARMONY

Pandura is the lovely home you have always longed for. As harmonious as the ancient Greek musical instrument that inspired its name, Pandura offers the therapeutic experience of living amidst greenery while still being at the centre of everything.



UPGRADED  
ALAM IMPIAN  
CENTRAL  
PARK

FREEHOLD

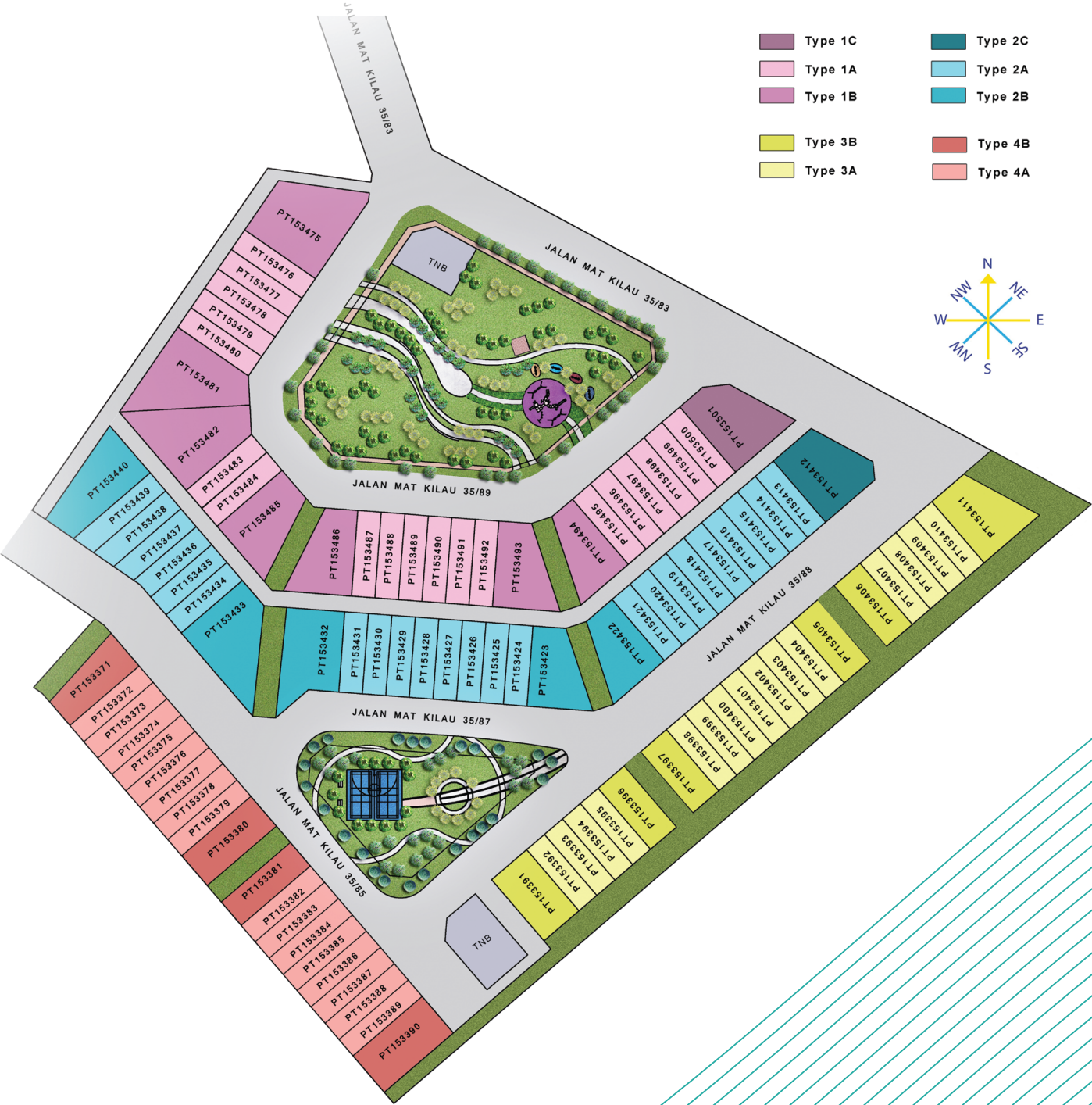
STRATEGIC  
LOCATION

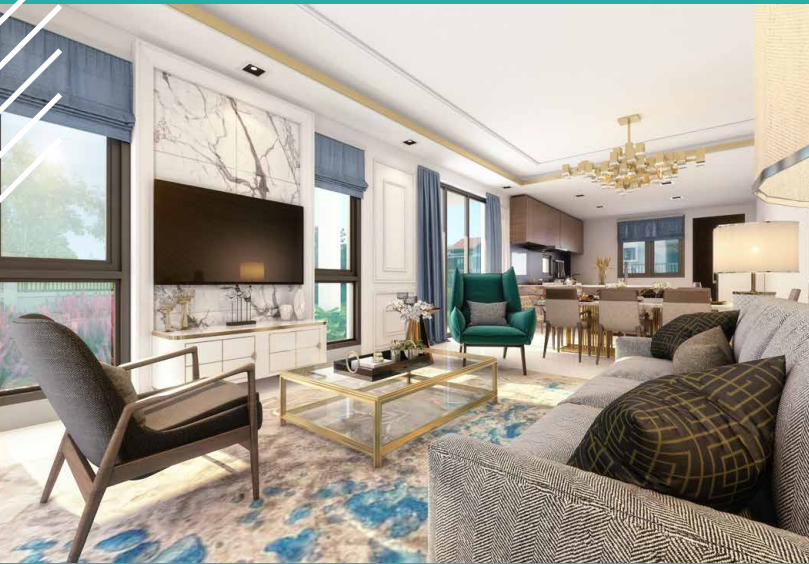


SITE PLAN

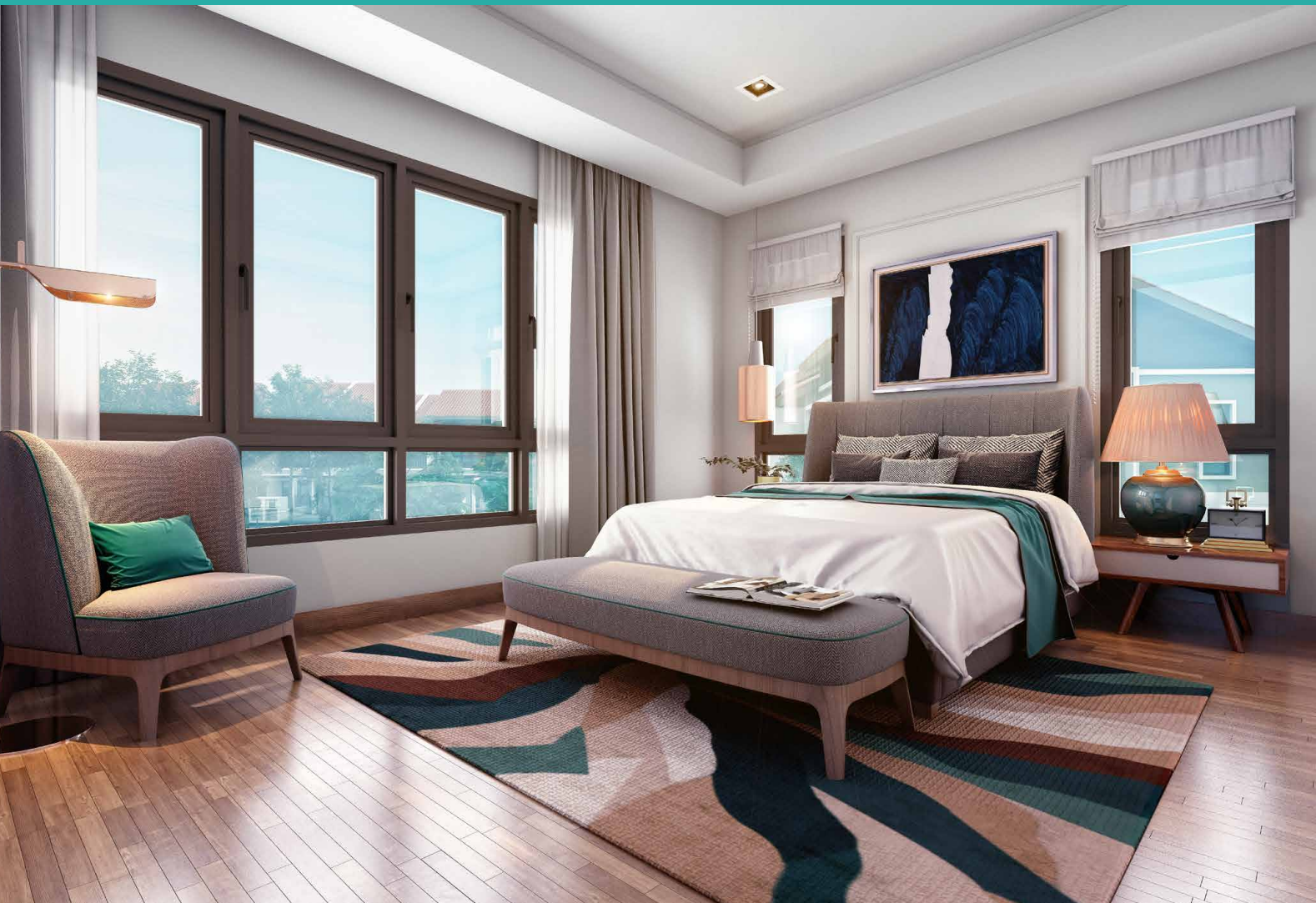
THE WELCOMING HOME

Step into your superior-designed home. Pandura offers the cozy comforts of modern homes within a well-planned community, dotted with lively greenscapes.



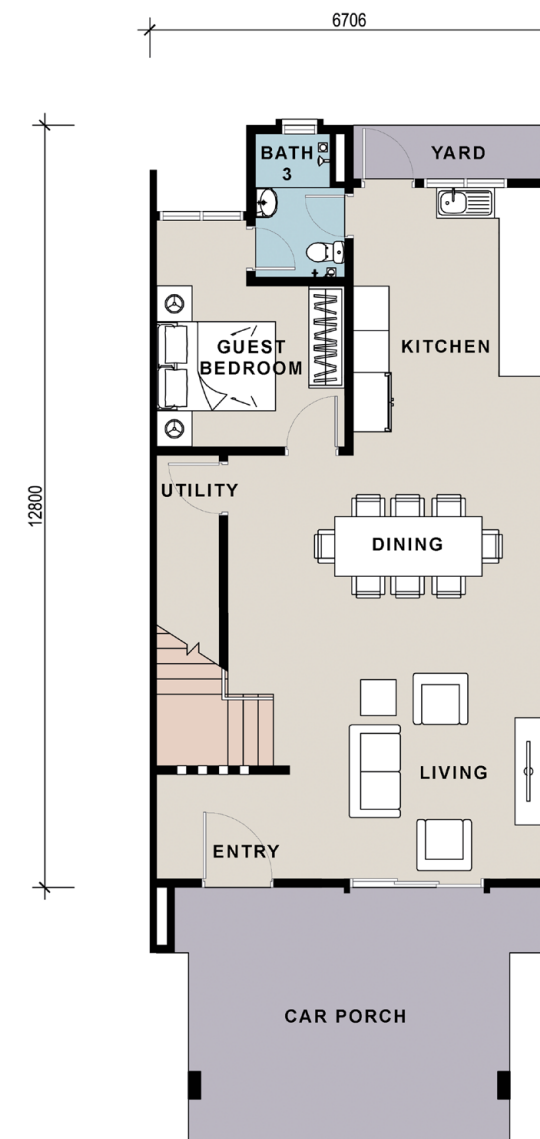


WHEN MODERN  
MEETS  
CONTEMPORARY

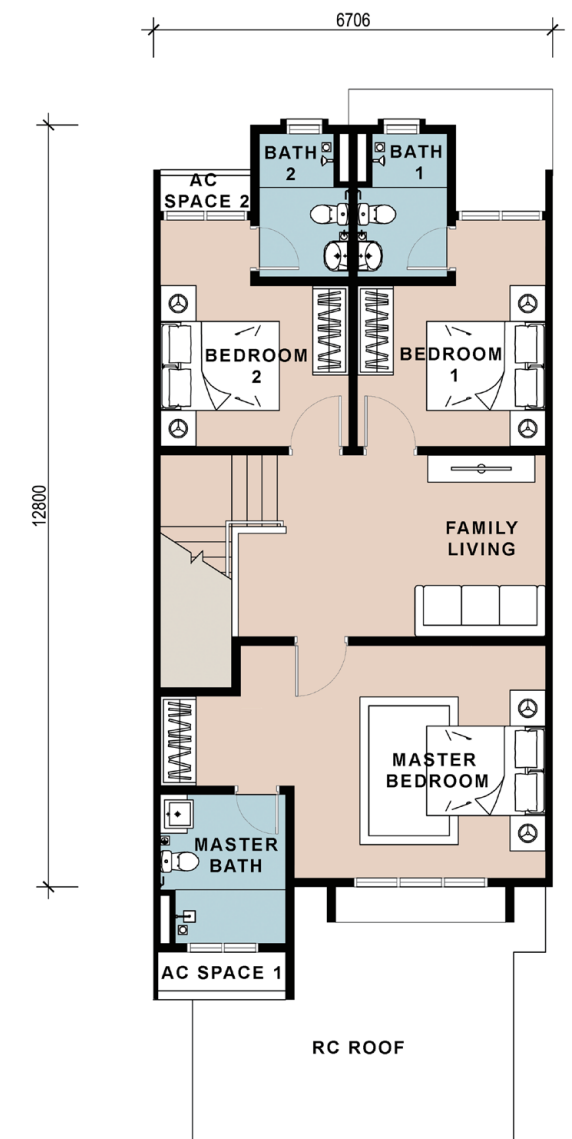


## TYPE 1A INTERMEDIATE

Lot Size : **22' x 80'**  
Built-up area : **2,061 sq.ft.**  
Land area : **1,760 sq.ft.**



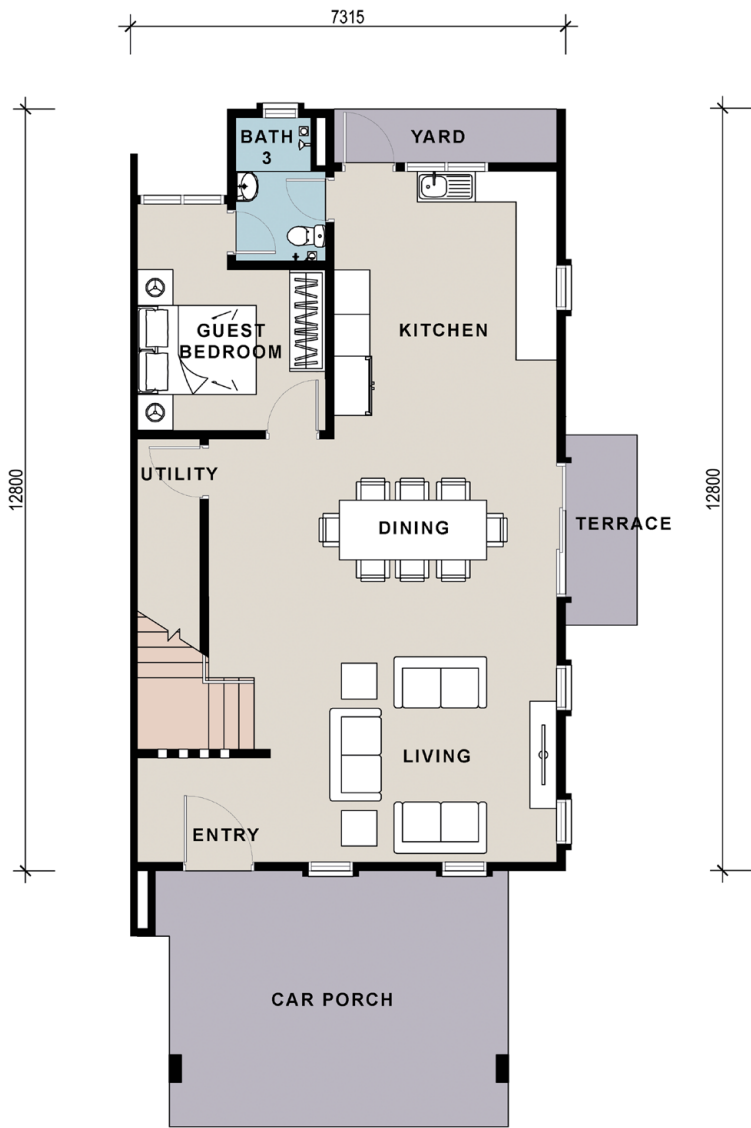
GROUND FLOOR



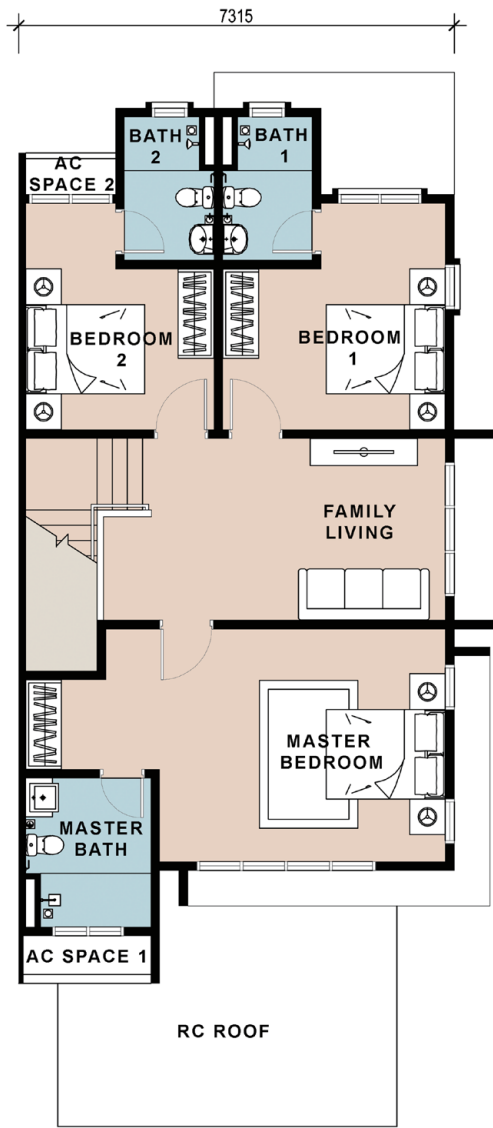
FIRST FLOOR

TYPE 1B  
END

Lot Size : 24' x 80'  
Built-up area : 2,278 sq.ft.  
Land area : 3,333 sq.ft. - 6,076 sq.ft.



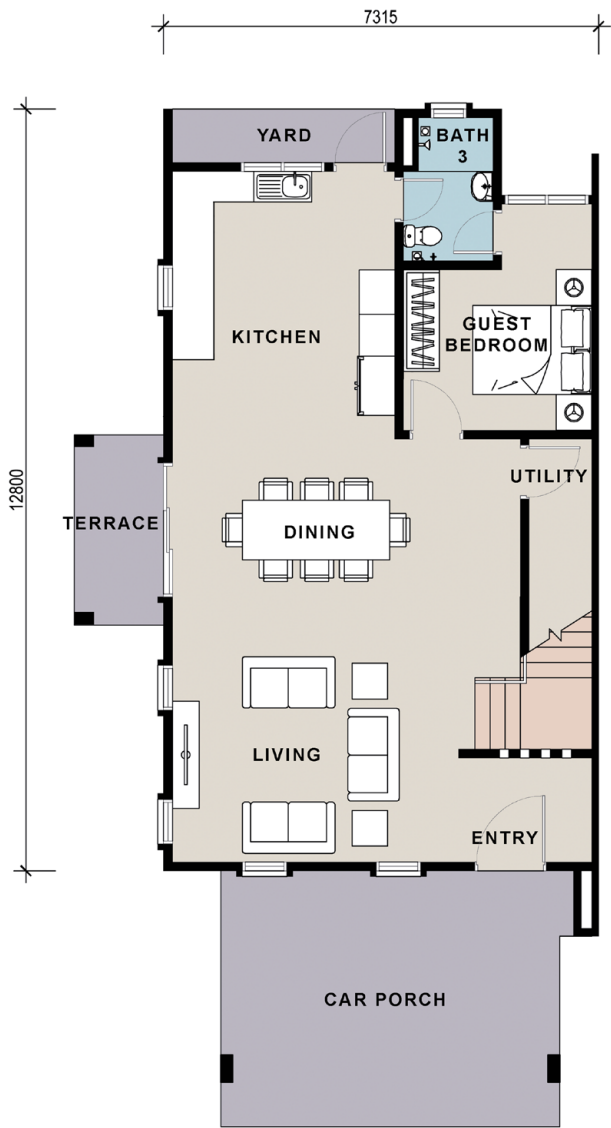
GROUND FLOOR



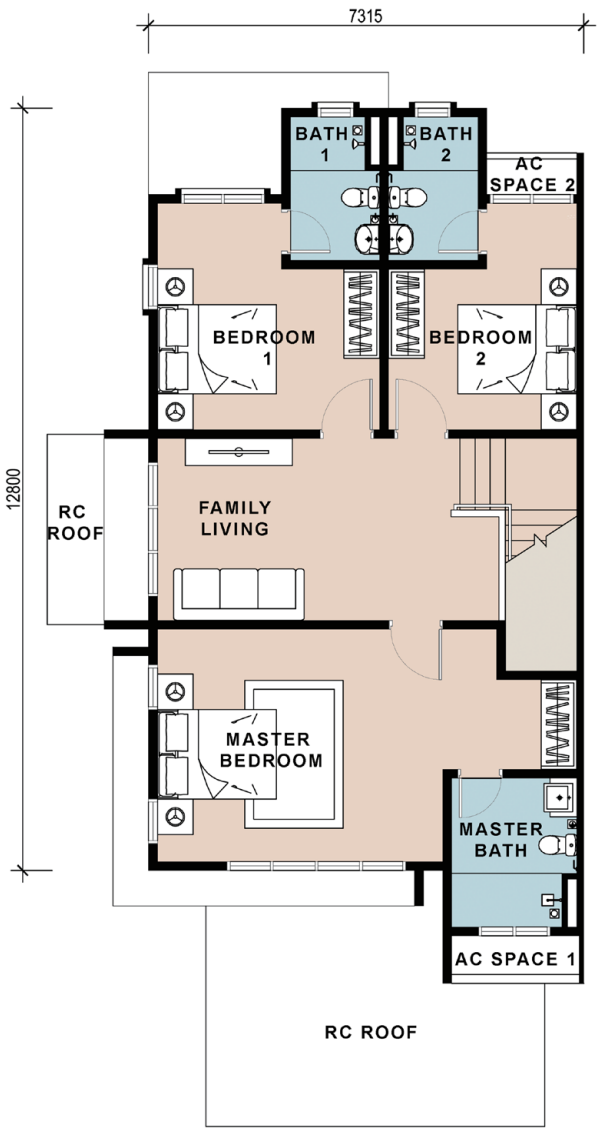
FIRST FLOOR

TYPE 1C  
CORNER

Lot Size : 24' x 80'  
Built-up area : 2,290 sq.ft.  
Land area : 4,588 sq.ft.



GROUND FLOOR



FIRST FLOOR

# TYPE 3A

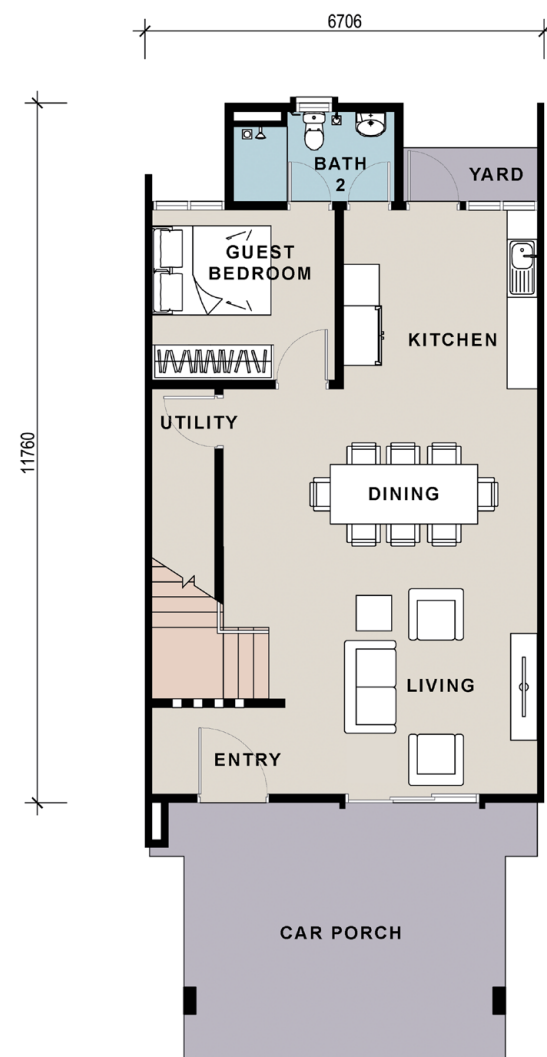
## INTERMEDIATE

Lot Size : **22' x 75'**  
 Built-up area : **1,851 sq.ft.**  
 Land area : **1,650 sq.ft.**

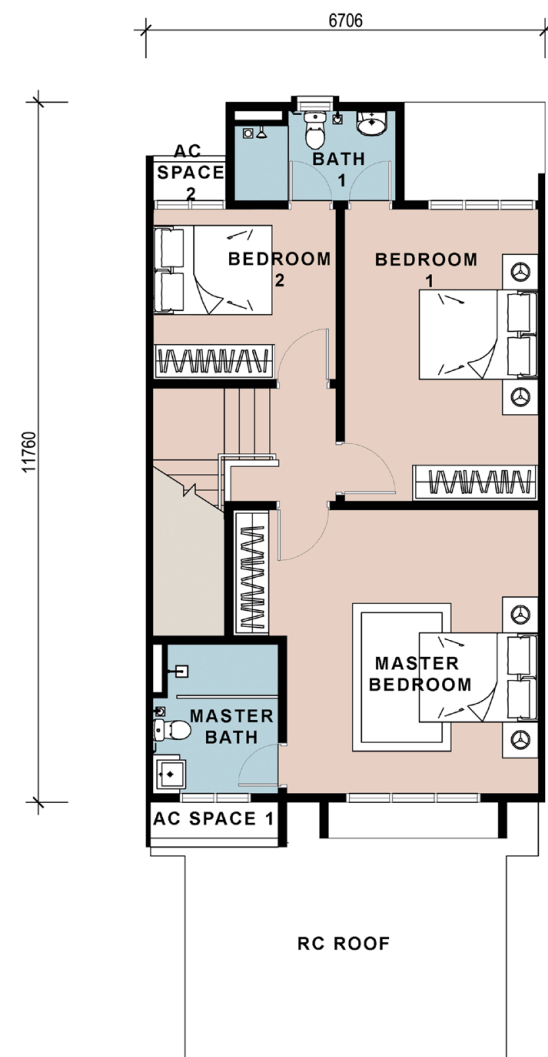
# TYPE 3B

## END

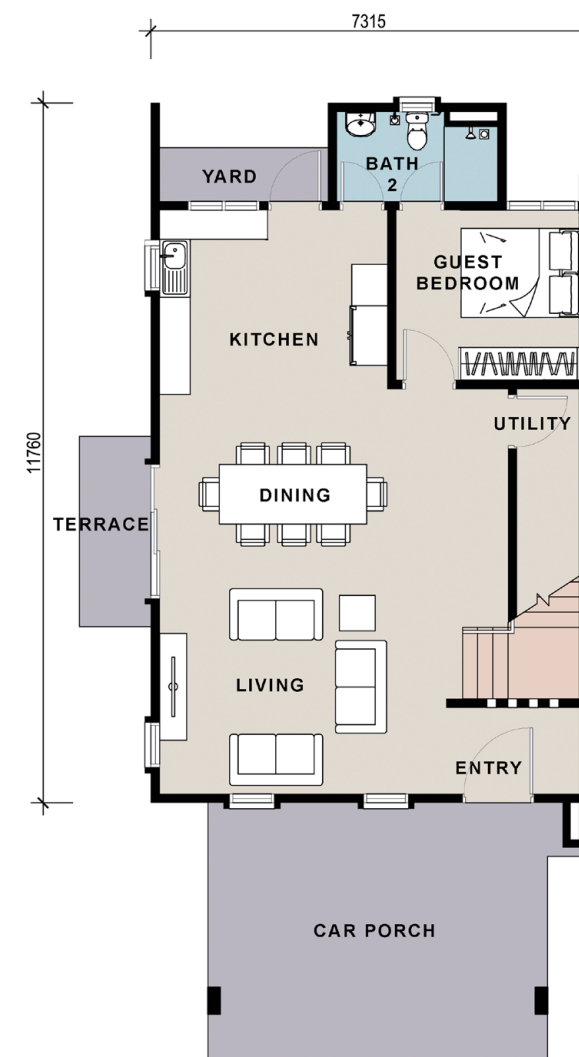
Lot Size : **24' x 75'**  
 Built-up area : **2,071 sq.ft.**  
 Land area : **2,387 sq.ft. - 4,057 sq.ft.**



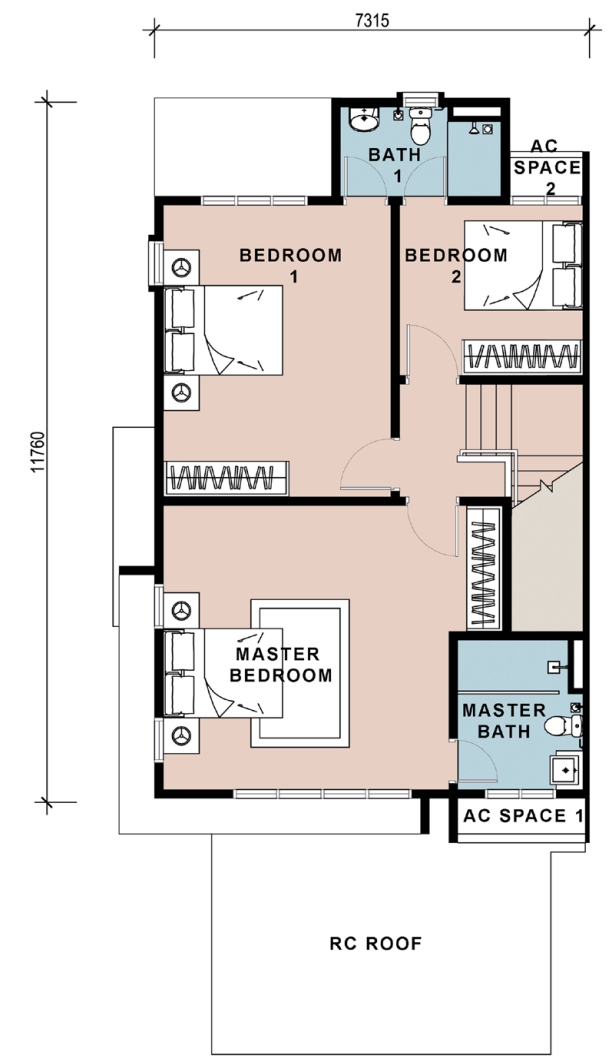
GROUND FLOOR



FIRST FLOOR



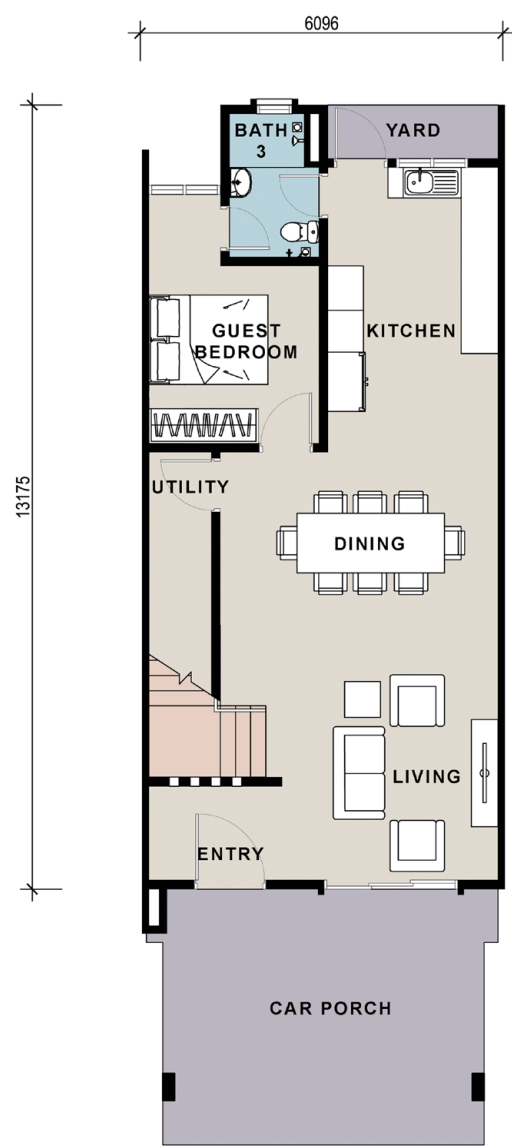
GROUND FLOOR



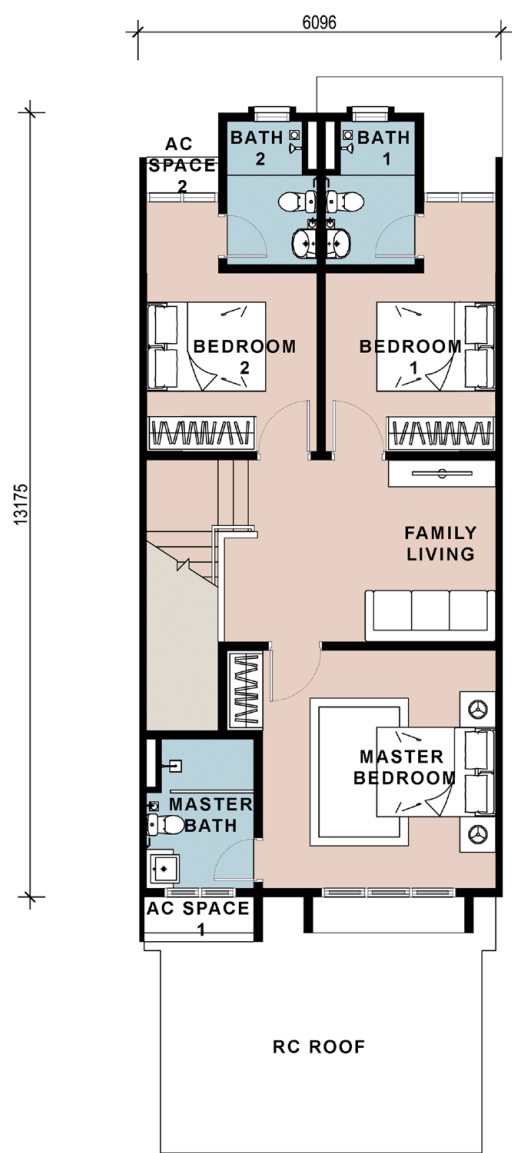
FIRST FLOOR

TYPE 4A  
INTERMEDIATE

Lot Size : 20' x 85'  
Built-up area : 1,922 sq.ft.  
Land area : 1,700 sq.ft.



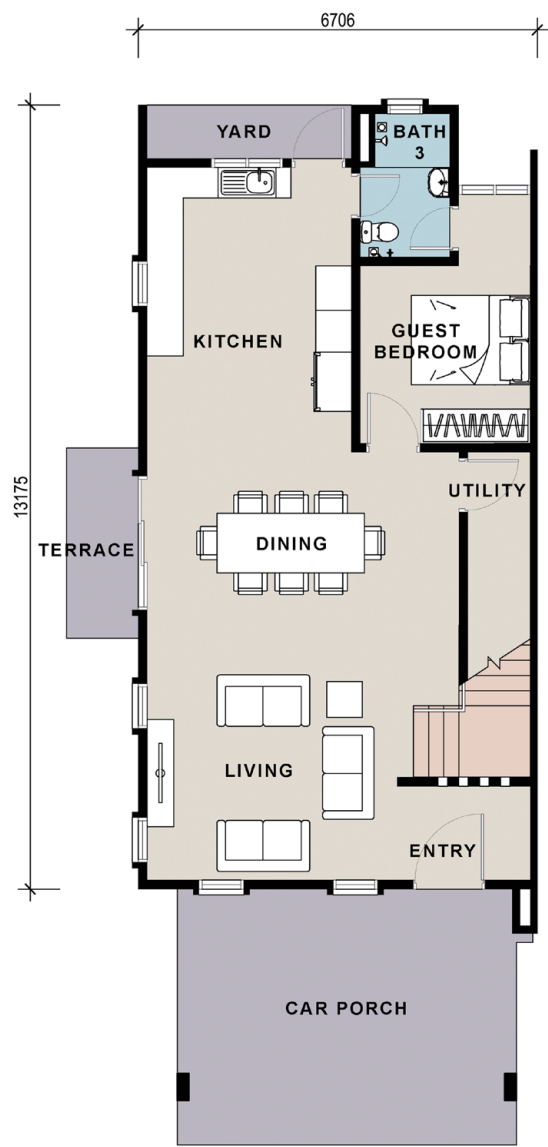
GROUND FLOOR



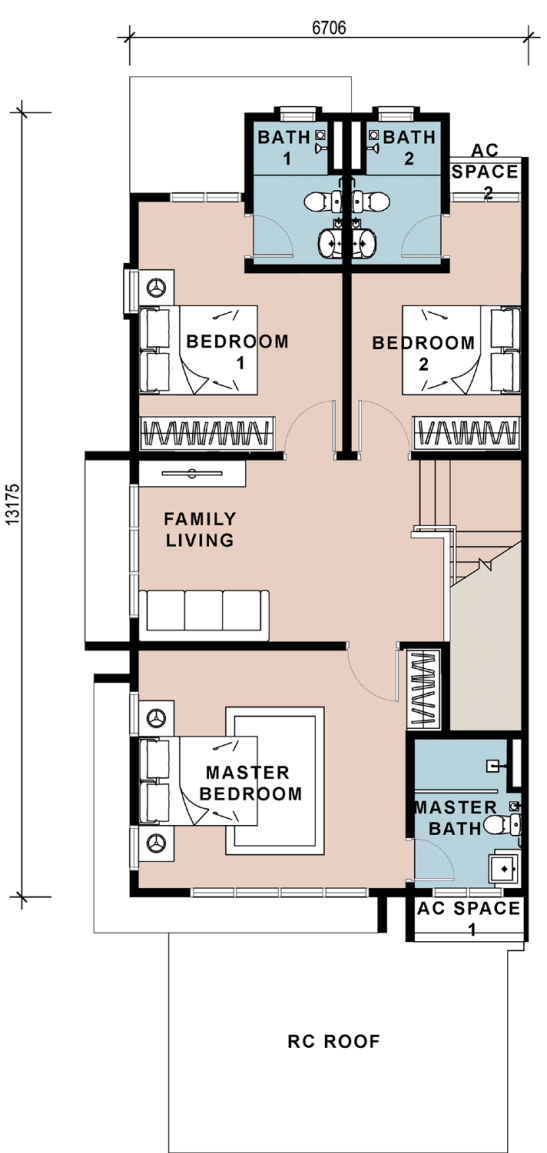
FIRST FLOOR

TYPE 4B  
END

Lot Size : 22' x 85'  
Built-up area : 2,132 sq.ft.  
Land area : 2,444 sq.ft. - 3,806 sq.ft.



GROUND FLOOR

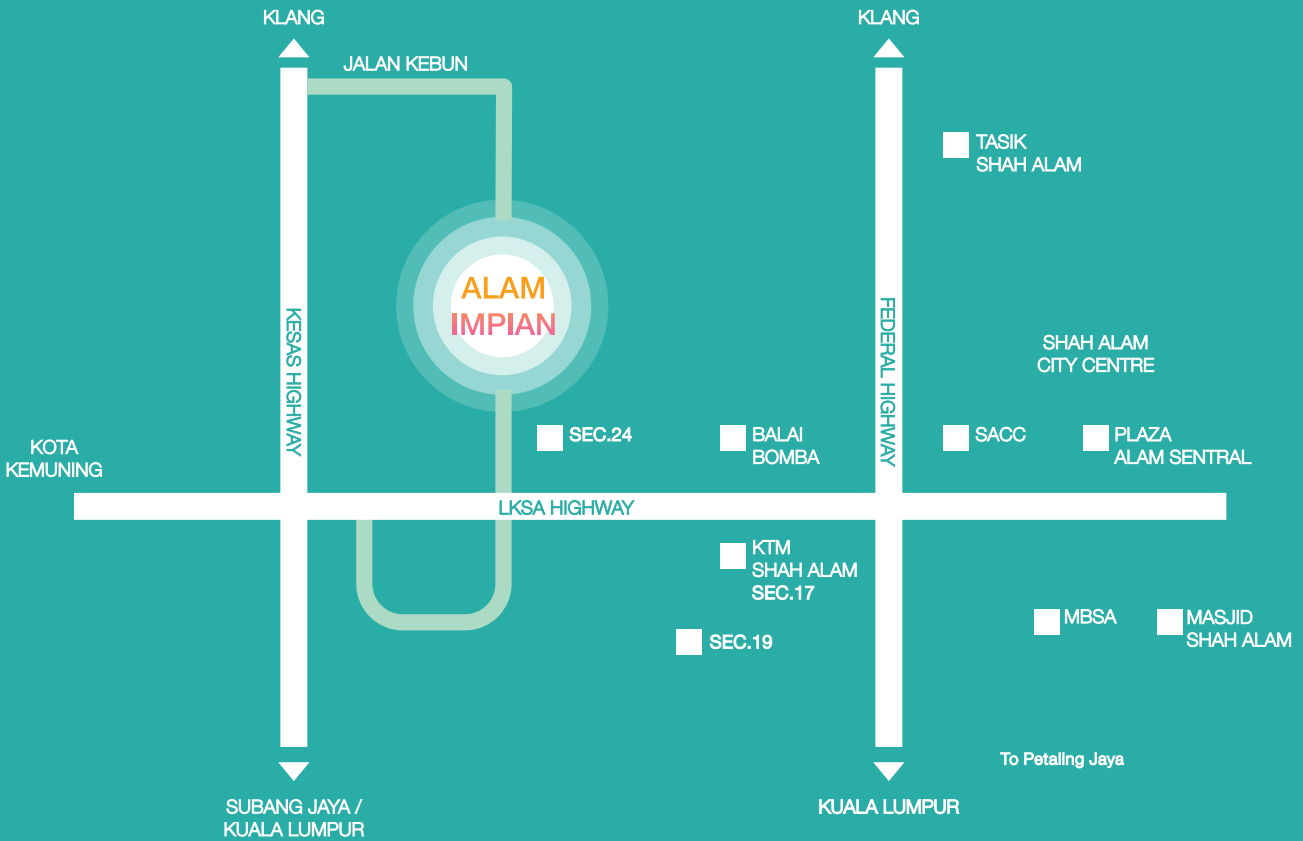


FIRST FLOOR

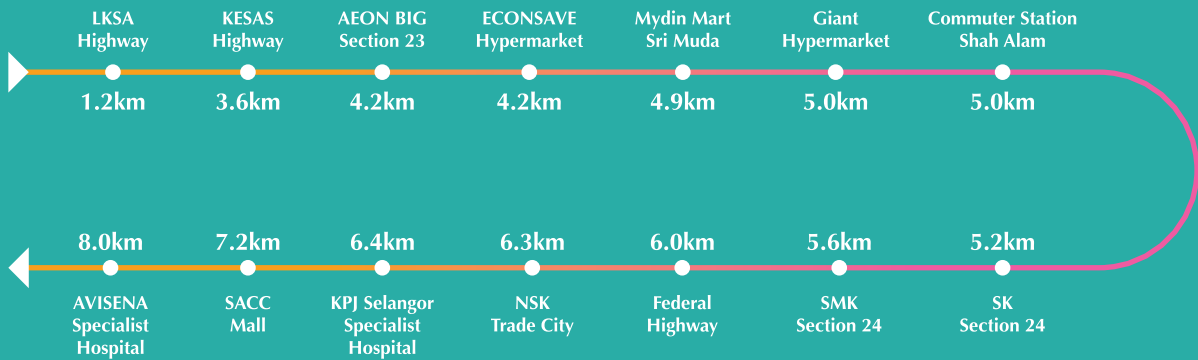
SPECIFICATIONS

|                                       |                                   |                                                    |    |          |          |    |          |          |          |          |    |
|---------------------------------------|-----------------------------------|----------------------------------------------------|----|----------|----------|----|----------|----------|----------|----------|----|
| a) Structure                          |                                   | : Reinforced Concrete                              |    |          |          |    |          |          |          |          |    |
| b) Wall                               |                                   | : Cement Sand Brick / Clay Brick ( Party Wall )    |    |          |          |    |          |          |          |          |    |
| c) Roof Covering                      |                                   | : Concrete Roof Tiles                              |    |          |          |    |          |          |          |          |    |
| d) Roof Framing                       |                                   | : Lightweight Steel Trusses / RC Slab at Car Porch |    |          |          |    |          |          |          |          |    |
| e) Ceiling                            |                                   | : Skim Coat & Paint                                |    |          |          |    |          |          |          |          |    |
|                                       |                                   | : Plaster Ceiling & Paint                          |    |          |          |    |          |          |          |          |    |
| f) Windows                            |                                   | : Aluminium Frame Casement                         |    |          |          |    |          |          |          |          |    |
|                                       |                                   | : Aluminium Frame Fixed                            |    |          |          |    |          |          |          |          |    |
|                                       |                                   | : Aluminium Frame Top Hung                         |    |          |          |    |          |          |          |          |    |
| g) Doors                              | : Main Entrance                   | : Solid Core Door                                  |    |          |          |    |          |          |          |          |    |
|                                       | : Living / Dining Area            | : Aluminium Frame Sliding Door                     |    |          |          |    |          |          |          |          |    |
|                                       | : Bedrooms                        | : Flush Door                                       |    |          |          |    |          |          |          |          |    |
|                                       | : Bathrooms                       | : Flush Door                                       |    |          |          |    |          |          |          |          |    |
|                                       | : Utility                         | : Flush Door with Louvres                          |    |          |          |    |          |          |          |          |    |
| : Kitchen                             |                                   | : Flush Door                                       |    |          |          |    |          |          |          |          |    |
| h) Ironmongery                        |                                   | : Provided                                         |    |          |          |    |          |          |          |          |    |
| i) Wall Finishes                      | : Kitchen                         | : Tiles Up to 1500mm                               |    |          |          |    |          |          |          |          |    |
|                                       | : Bathrooms                       | : Tiles Up to Ceiling Height                       |    |          |          |    |          |          |          |          |    |
|                                       | : Internal & External             | : Plaster & Paint                                  |    |          |          |    |          |          |          |          |    |
| j) Floor Finishes                     | : Car Porch & Driveway            | : Tiles                                            |    |          |          |    |          |          |          |          |    |
|                                       | : Terrace ( End / Corner )        | : Tiles                                            |    |          |          |    |          |          |          |          |    |
|                                       | : Living & Dining Area            | : Tiles                                            |    |          |          |    |          |          |          |          |    |
|                                       | : Family Living ( Type 1, 2 & 4 ) | : Timber Flooring                                  |    |          |          |    |          |          |          |          |    |
|                                       | : Master Bedroom / Bedroom 1 & 2  | : Timber Flooring                                  |    |          |          |    |          |          |          |          |    |
|                                       | : Guest Bedroom                   | : Tiles                                            |    |          |          |    |          |          |          |          |    |
|                                       | : Kitchen                         | : Tiles                                            |    |          |          |    |          |          |          |          |    |
|                                       | : Staircase                       | : Timber Flooring                                  |    |          |          |    |          |          |          |          |    |
|                                       | : Bathrooms                       | : Tiles                                            |    |          |          |    |          |          |          |          |    |
|                                       | : Utility                         | : Cement Render                                    |    |          |          |    |          |          |          |          |    |
|                                       | : Yard                            | : Tiles                                            |    |          |          |    |          |          |          |          |    |
| k) Sanitary & Plumbing Fittings       |                                   | TYPE                                               |    |          |          |    |          |          |          |          |    |
|                                       | 1A/1A(M)                          | 1B/1B(M)                                           | 1C | 2A/2A(M) | 2B/2B(M) | 2C | 3A/3A(M) | 3B/3B(M) | 4A/4A(M) | 4B/4B(M) |    |
|                                       | : Kitchen Sink                    | 1                                                  | 1  | 1        | 1        | 1  | 1        | 1        | 1        | 1        |    |
|                                       | : Water Closet                    | 4                                                  | 4  | 4        | 4        | 4  | 3        | 3        | 4        | 4        |    |
|                                       | : Wash Basin                      | 4                                                  | 4  | 4        | 4        | 4  | 3        | 3        | 4        | 4        |    |
|                                       | : Shower Rose                     | 4                                                  | 4  | 4        | 4        | 4  | 3        | 3        | 4        | 4        |    |
|                                       | : Hand Bidet                      | 4                                                  | 4  | 4        | 4        | 4  | 3        | 3        | 4        | 4        |    |
|                                       | : Toilet Roll Holder              | 4                                                  | 4  | 4        | 4        | 4  | 3        | 3        | 4        | 4        |    |
| l) Electrical Installation            | : Light Point                     | 25                                                 | 27 | 27       | 25       | 27 | 27       | 23       | 24       | 25       | 27 |
|                                       | : Power Point                     | 23                                                 | 23 | 23       | 23       | 23 | 23       | 21       | 21       | 23       | 23 |
|                                       | : Fan Point                       | 7                                                  | 7  | 7        | 7        | 7  | 7        | 7        | 7        | 7        | 7  |
|                                       | : TV Point                        | 2                                                  | 2  | 2        | 2        | 2  | 2        | 2        | 2        | 2        | 2  |
|                                       | : Data / Telephone Point          | 2                                                  | 2  | 2        | 2        | 2  | 2        | 2        | 2        | 2        | 2  |
|                                       | : A / C Point                     | 5                                                  | 5  | 5        | 5        | 5  | 5        | 5        | 5        | 5        | 5  |
|                                       | : Water Heater Point              | 4                                                  | 4  | 4        | 4        | 4  | 4        | 3        | 3        | 4        | 4  |
|                                       | : Auto Gate Point                 | Provided                                           |    |          |          |    |          |          |          |          |    |
| : Door Bell Point                     |                                   | Provided                                           |    |          |          |    |          |          |          |          |    |
| : Booster Pump                        |                                   | Provided                                           |    |          |          |    |          |          |          |          |    |
| : Alarm System                        |                                   | Provided                                           |    |          |          |    |          |          |          |          |    |
| m) Internal Telecommunication Cabling |                                   | Provided                                           |    |          |          |    |          |          |          |          |    |
| n) Fencing                            |                                   | Provided                                           |    |          |          |    |          |          |          |          |    |
| o) Turfing                            |                                   | Provided                                           |    |          |          |    |          |          |          |          |    |
| p) Gas Piping                         |                                   | Not provided                                       |    |          |          |    |          |          |          |          |    |

LOCATION MAP



AMENITIES



Pandura (Double storey terrace) • Developer: I&P Alam Impian Sdn Bhd (394244-M) (a member of Setia) • Developer Address: Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Tel.: 03-8082 9600  
• Developer’s License No.: 9829-19/ 07-2021/0616(L) • Validity Period: 13/07/2019 – 12/07/2021 • Advertising Permit No.: 9829-19/07-2021/0616(P) • Validity Period: 13/07/2019 – 12/07/2021 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1/(PS)/SEK.35/0030-2019 • Expected Date of Completion: Aug 2021 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No. of Units: 97 • Selling Price: Min. RM732,888 - Max. RM1,295,888 • Discount: 7% for Bumiputera

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