



TOWNSHIP
OF THEARTS

Melodia 1

2-STOREY TERRACE HOMES

FREEHOLD

HARMONY IN TRANQUIL LIVING

Live the Rhythm of Life

Unleash your senses in a neighbourhood curated to resonate with the Sounds of Nature. Sing to the tune of lifestyle indulgence within generous living spaces that echo the symphony of relaxation for you and your family. All within a mature community harmonized by a 31-acre Central Park.




MUSICAL NOTES BENCH AREA



PERGOLA SWING


FREEHOLD
residential


31-acre
Alam Impian
Central Park


Strategic
Location


Tranquil
Living Lifestyle



Welcome Home.



Lot Size
22'x75'

60
units

4
Bedrooms

3
Bathrooms

Orchestrate the Soothing Lifestyle

Be welcomed by tree-lined parkways, your home is adorned by the meticulous landscape. Listen to the rustling leaves as caressed by the blissful breeze all day long. Absolutely relaxing.

2-STOREY TERRACE HOMES

Sleek façade. Modern design. Elegant ambiance. Every corner is built to the premium standards for a distinct way of living. Discover a new lifestyle in which vastness and versatility are bond together to suit your needs.



Artist's Impression Only

Stylish with Upbeat Symphony



LIVING AREA

As you step into your home sweet home, a sense of relaxing comfort greets you within the tranquil spaces, complemented by exquisite design. Experience your amazing lifestyle artfully crafted to foster family bonding.



MASTER BEDROOM

TYPE A

INTERMEDIATE

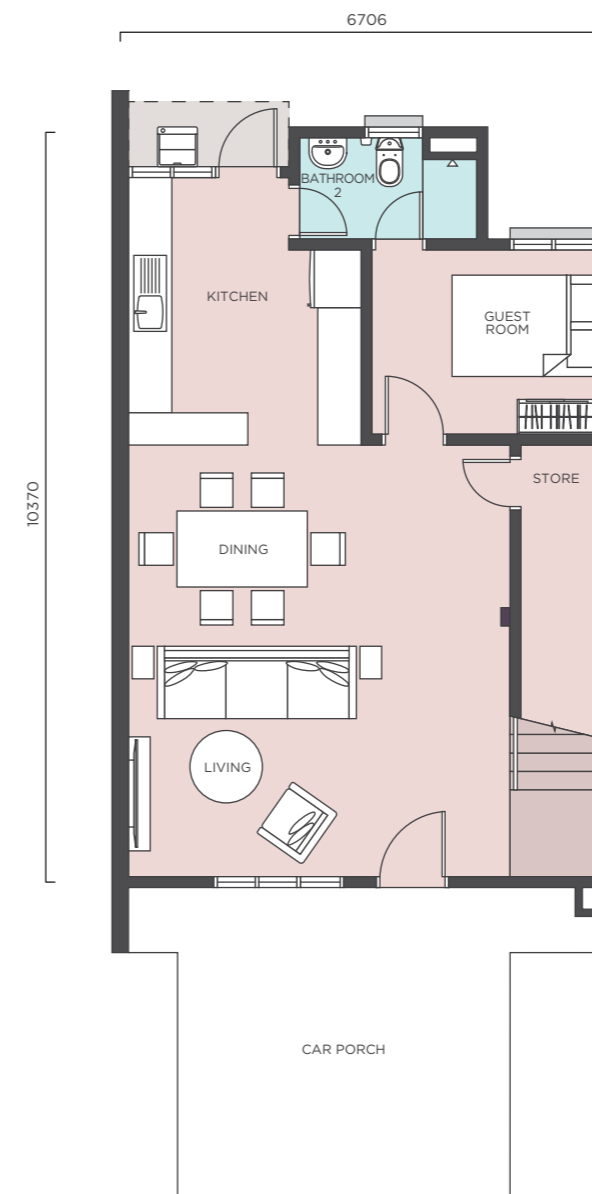
2-STOREY TERRACE HOMES

LOT SIZE
22' x 75'

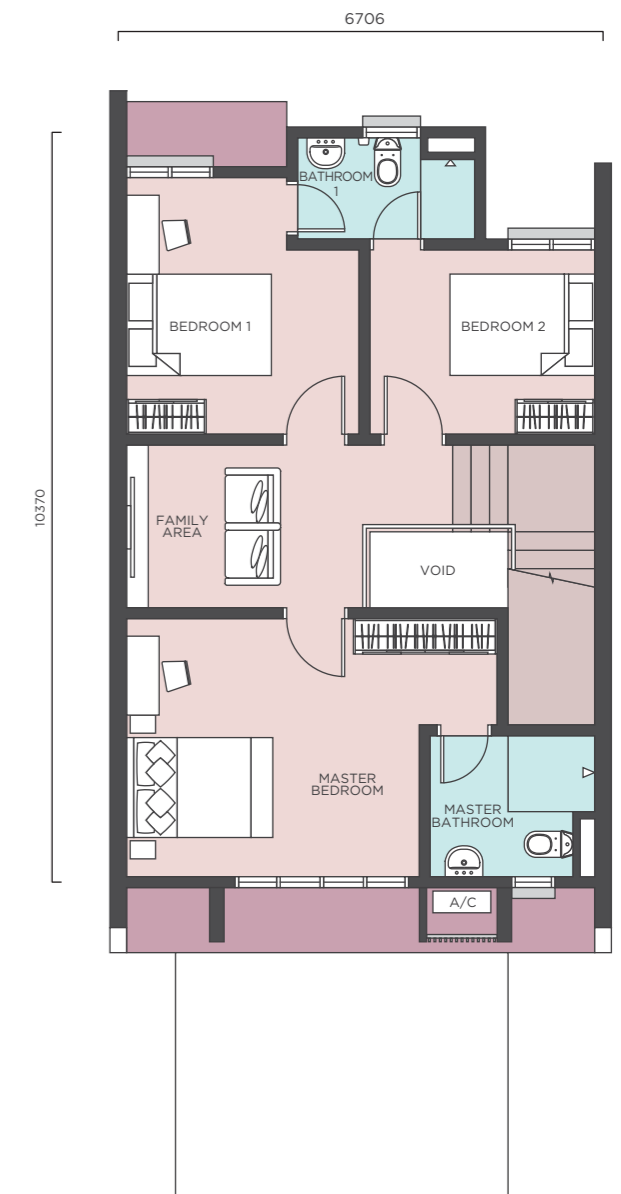
BUILT-UP AREA
1,636 sq.ft.

4 Bedrooms

3 Bathrooms



GROUND FLOOR



FIRST FLOOR

TYPE A1

END

2-STOREY TERRACE HOMES

LOT SIZE
22' x 75'

BUILT-UP AREA
1,767 sq.ft.

4 Bedrooms

3 Bathrooms



GROUND FLOOR

FIRST FLOOR

TYPE A2

CORNER

2-STOREY TERRACE HOMES

LOT SIZE
22' x 75'

BUILT-UP AREA
1,767 sq.ft.

4 Bedrooms

3 Bathrooms



GROUND FLOOR

FIRST FLOOR

Site Plan

MELODIA 1

LEGEND

- TYPE A - Intermediate
- TYPE A1 - End
- TYPE A2 - Corner
- TYPE A(M) - Intermediate
- TYPE A1(M) - End
- TYPE A2(M) - Corner

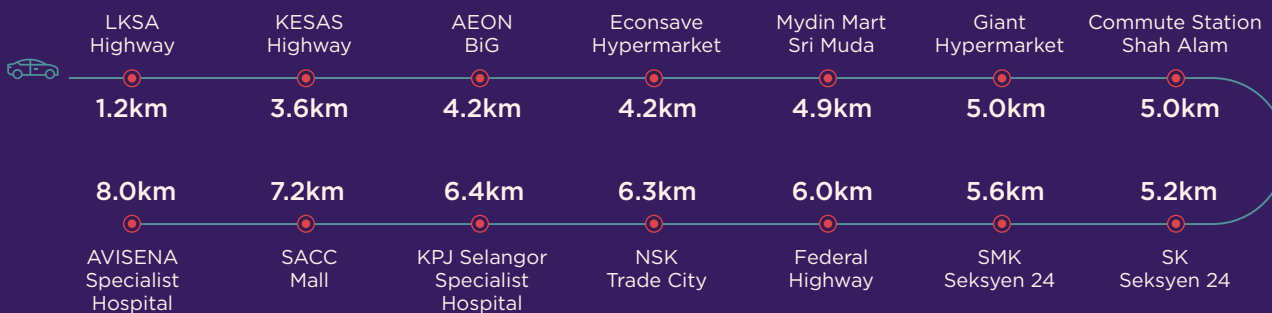


Building Specifications

STRUCTURE	Reinforced Concrete						
WALL	Cement Sand Bricks / Clay Bricks (Party Wall)						
ROOFING COVERING	Metal Roofing						
ROOF FRAMING	Light Weight Steel Structure						
CEILING	Plaster Ceiling & Paint						
	Skim Coat & Paint						
WINDOW	All Areas		Aluminium Framed Casement				
			Aluminium Framed Fixed Glass				
			Aluminium Framed Top Hung				
	Kitchen (End & Corner)		Aluminium Framed Sliding Glass				
DOOR	Main Entrance		Timber Door				
	Dining (End & Corner)		Aluminium Framed Sliding Door				
	Bedrooms		Flush Door				
	Kitchen		Flush Door				
	Bathrooms		Flush Door				
	Guest Room		Flush Door				
	Store		Flush Louvered Door				
IRONMONGERY	Provided						
WALL FINISHES	Internal Walls & External Walls		Plaster & Paint				
	Kitchen		Tiles Up To 1500mm				
	Bathrooms		Tiles Up To Ceiling Height				
FLOOR FINISHES	Car Porch		Tiles				
	Living & Dining		Tiles				
	Guest Room		Tiles				
	Bedrooms		Laminated Flooring				
	Staircase		Laminated Flooring				
	Family Area		Laminated Flooring				
	Kitchen		Tiles				
	Bathrooms		Tiles				
	Store		Cement Render				
	Terrace		Tiles				
SANITARY & PLUMBING FITTINGS	TYPE	A	A(M)	A1	A1(M)	A2	A2(M)
	Kitchen Sink	1	1	1	1	1	1
	Water Closet	3	3	3	3	3	3
	Wash Basin	3	3	3	3	3	3
	Shower Head	3	3	3	3	3	3
	Hand Bidet	3	3	3	3	3	3
	Toilet Roll Holder	3	3	3	3	3	3
ELECTRICAL INSTALLATION	Light Point	26	26	27	27	27	27
	Power Point	22	22	22	22	22	22
	Fan Point	7	7	7	7	7	7
	TV Point	2	2	2	2	2	2
	A/C Point	5	5	5	5	5	5
	Water Heater Point	3	3	3	3	3	3
	Auto Gate Point	Provided					
	Door Bell Point	Provided					
	Booster Pump	Provided					
	Alarm System	Provided					
INTERNAL TELECOMMUNICATION CABLING	Provided						
FENCING	Provided						
TURFING	Provided						
GAS PIPING	Not Provided						

Merely A Heartbeat Away

Adjacent to convenient amenities and connected by an established highway network is Melodia 1, an affluent neighbourhood ideally caters for your blissful living amid Alam Impian. Here, academic institutions, lifestyle malls, business hubs, and healthcare centres are merely a short drive away via LKSA, KESAS, ELITE, and Federal Highway.



Stay Together. Stay Setia
livelearnworkplay

Call +603 5162 7600

Alam Impian Welcome Centre

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