



# 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.

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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









# DISCOVER THE ART OF A NEW LIFESTYLE.



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

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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

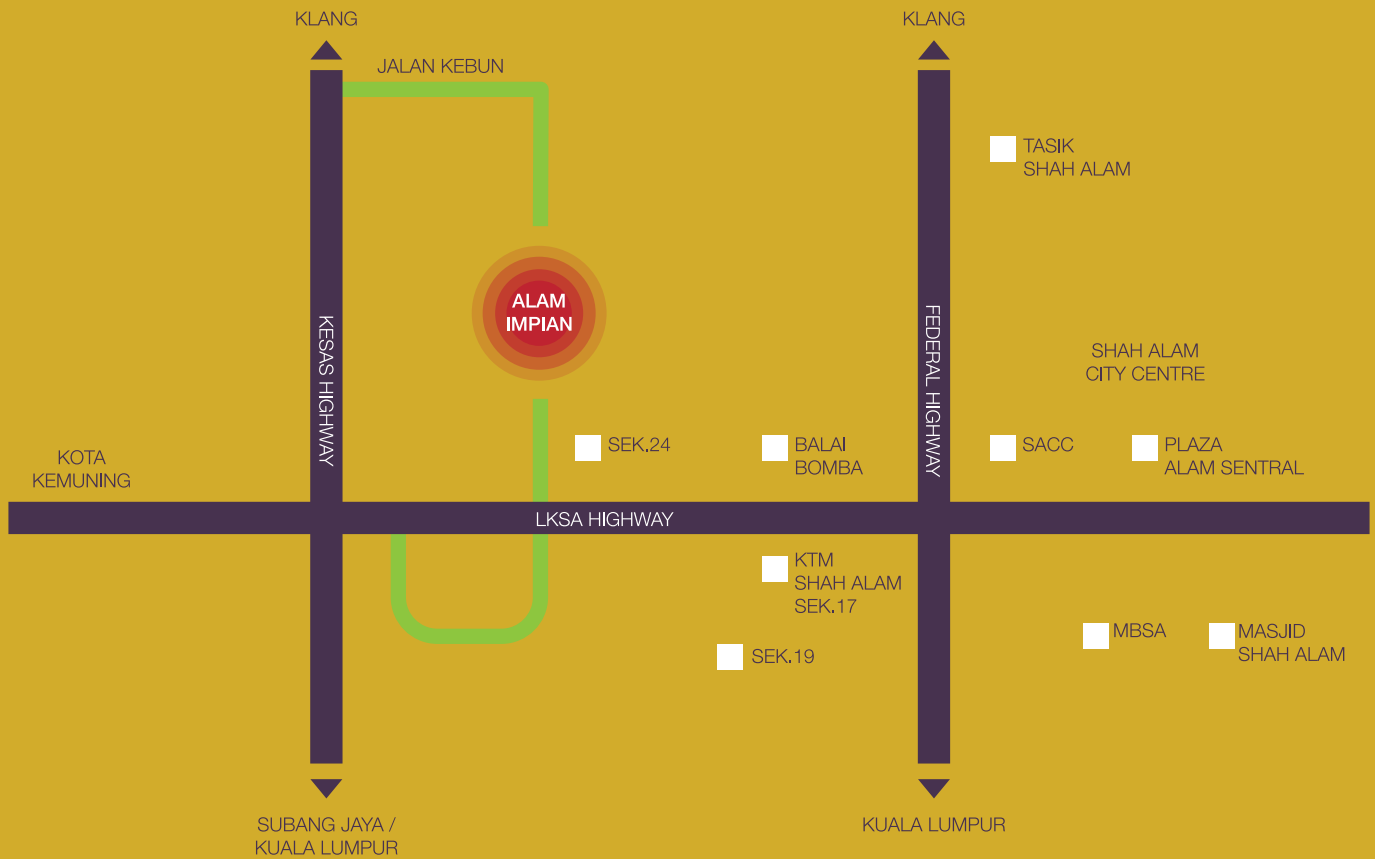
STRUCTURE	Reinforced Concrete	
WALL	Cement Sand Bricks / Clay Bricks (Party Wall)	
ROOF COVERING	Concrete Roof Tiles	
ROOF FRAMING	Light Weight Steel Trusses	
CEILING	Skimcoat & Paint Plaster Ceiling & Paint	
WINDOWS	Aluminium Frame Casement Aluminium Frame Sliding Aluminum Frame Fixed Aluminium Frame Fixed Corner Aluminium Frame Top Hung	
DOORS	<div><div>Main Entrance</div><div>Living / Dining / Family Area</div><div>Kitchen</div><div>Master Bedroom</div><div>Bedrooms / Guest Room</div><div>Bathrooms / Guest Bath / Ensuite</div><div>Store 1</div><div>Store 2</div></div>	<div><div>Solid Core Door</div><div>Aluminium Frame Sliding Glass Door</div><div>Flush Door / Aluminium Frame Louvered Door</div><div>Flush Door</div><div>Flush Door</div><div>Flush Door</div><div>Timber Louvered Door</div><div>Flush Door</div></div>
IRONMONGERY	Provided	
WALL FINISHES	<div><div>Kitchen</div><div>Bathroom</div><div>Internal &amp; External</div></div>	<div><div>Tiles Up To 1500 mm</div><div>Tiles Up To Ceiling Height</div><div>Plaster &amp; Paint</div></div>
FLOOR FINISHES	<div><div>Car Porch &amp; Entrance Foyer</div><div>Living / Dining Area</div><div>Kitchen</div><div>Family Area</div><div>Master Bedroom</div><div>Guest Room</div><div>Bedrooms</div><div>Ensuite</div><div>Guest Bath</div><div>Baths</div><div>Bath 4</div><div>Store 1</div><div>Store 2</div><div>Staircase</div><div>Balcony</div></div>	<div><div>Homogenous Tiles</div><div>Porcelain Tiles</div><div>Porcelain Tiles</div><div>Engineered Timber Flooring</div><div>Engineered Timber Flooring</div><div>Porcelain Tiles</div><div>Engineered Timber Flooring</div><div>Porcelain Tiles</div><div>Porcelain Tiles</div><div>Porcelain Tiles</div><div>Ceramic Tiles</div><div>Cement Render</div><div>Ceramic Tiles</div><div>Engineered Timber Flooring</div><div>Porcelain Tiles</div></div>

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

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**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: 03-80829600 Fax: 03-80829500 • Developer's License No: 9829-16/04-2021/01895(L) • Validity Period: 28/04/2020 - 27/04/2021 • Advertising Permit: 9829-16/04-2021/01895(P) • Validity Period: 28/04/2020 - 27/04/2021 • 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 • Balance of Units: 11 • Selling Price: Min RM1,934,800 – Max RM2,318,800 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.