

Distinctively  
IJM



IJM RIMBAYU

anthea

Light dances, shadows play:  
on walls they paint,  
a soothing display.

Bandar Rimbayu Sdn Bhd 200201000430 (568093-K),  
No.1, Jalan Flora 3, Bandar Rimbayu, Telok Panglima Garang, 42500 Selangor.

**IJM LAND**  
A SUBSIDIARY OF IJM CORPORATION BERHAD

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Period 3B - Developer License No.: L2052/G-2020/1901A - Validity Date: 08/12/2023 - 20/11/2028 - Advertising & Sales Permit No.: L2081/08/01-2028/000996-20 - Validity Date: 09/02/2025 - 01/02/2029 - Approving Authority: Majlis Daerah Kuala Langat - Building Plan Approval No.: MPA/DA/BA/26/2024/031 - Project/Strata Charged to R&B Bank Limited - Land Tenure: Leasehold 99 years (Expiring: 2012/11/11) - Expected Date of Completion: April 2029 - Type of Property: 2 Storey Semi Detached Type A49 - 28 units / 2 Storey Semi-D Type C - 42 units / Total Units: 70 Units, Type A49 26 units / 20 Units, Type C - 44 units - Selling Price (RM): 575,500 (RM) - RM2,765,480 (RM) (Type - A49 54 units / RM2,527,600 (RM) - RM3,736,500 (RM) (Type C - 42 units) - 7% discount for Bulk purchase - Restrictions on Interest: This land cannot be sold, leased, pledged or transferred with more reason whatsoever except with the consent of the State authority.  
THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

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Anthea welcomes you...  
your journey home begins here.

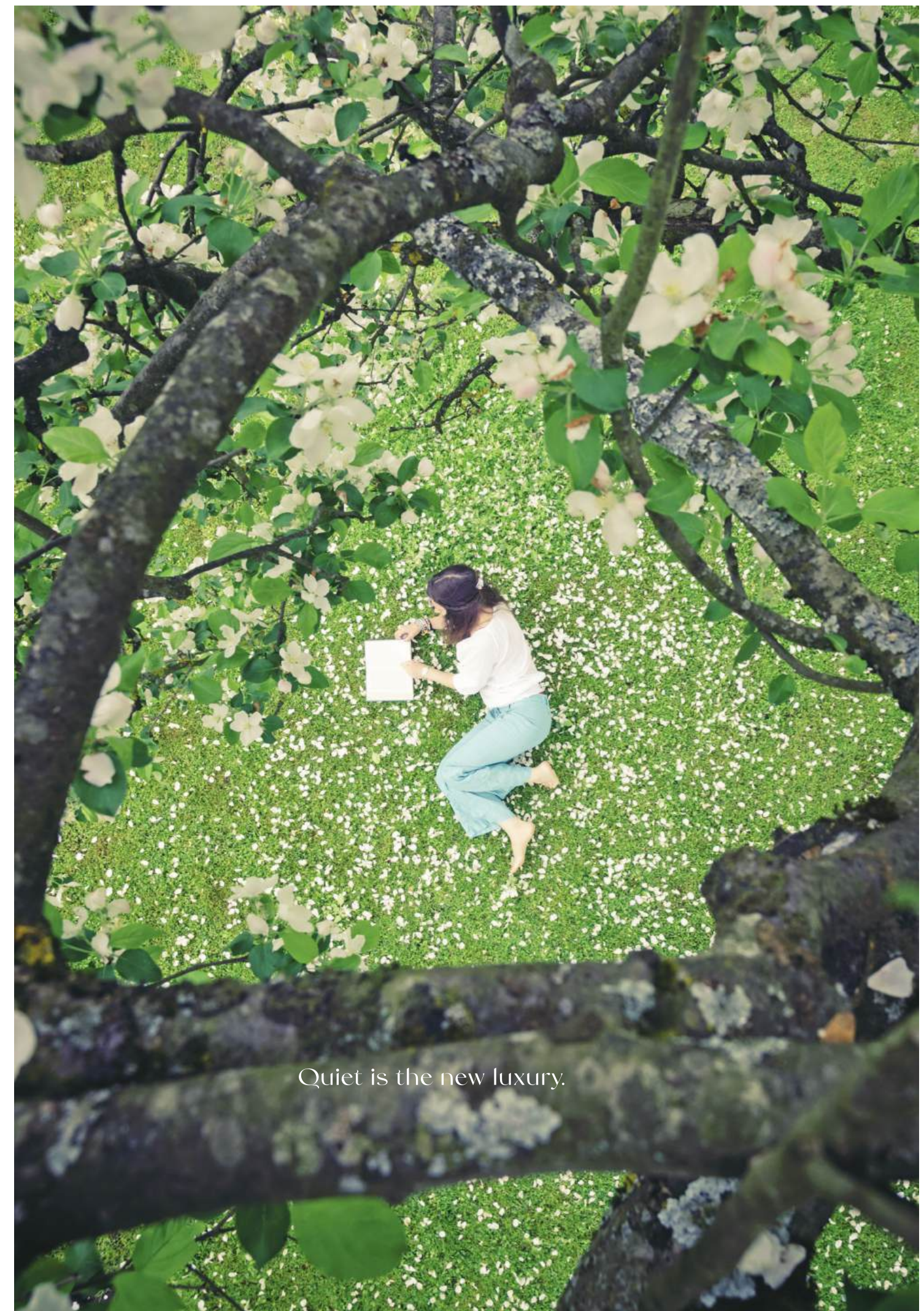
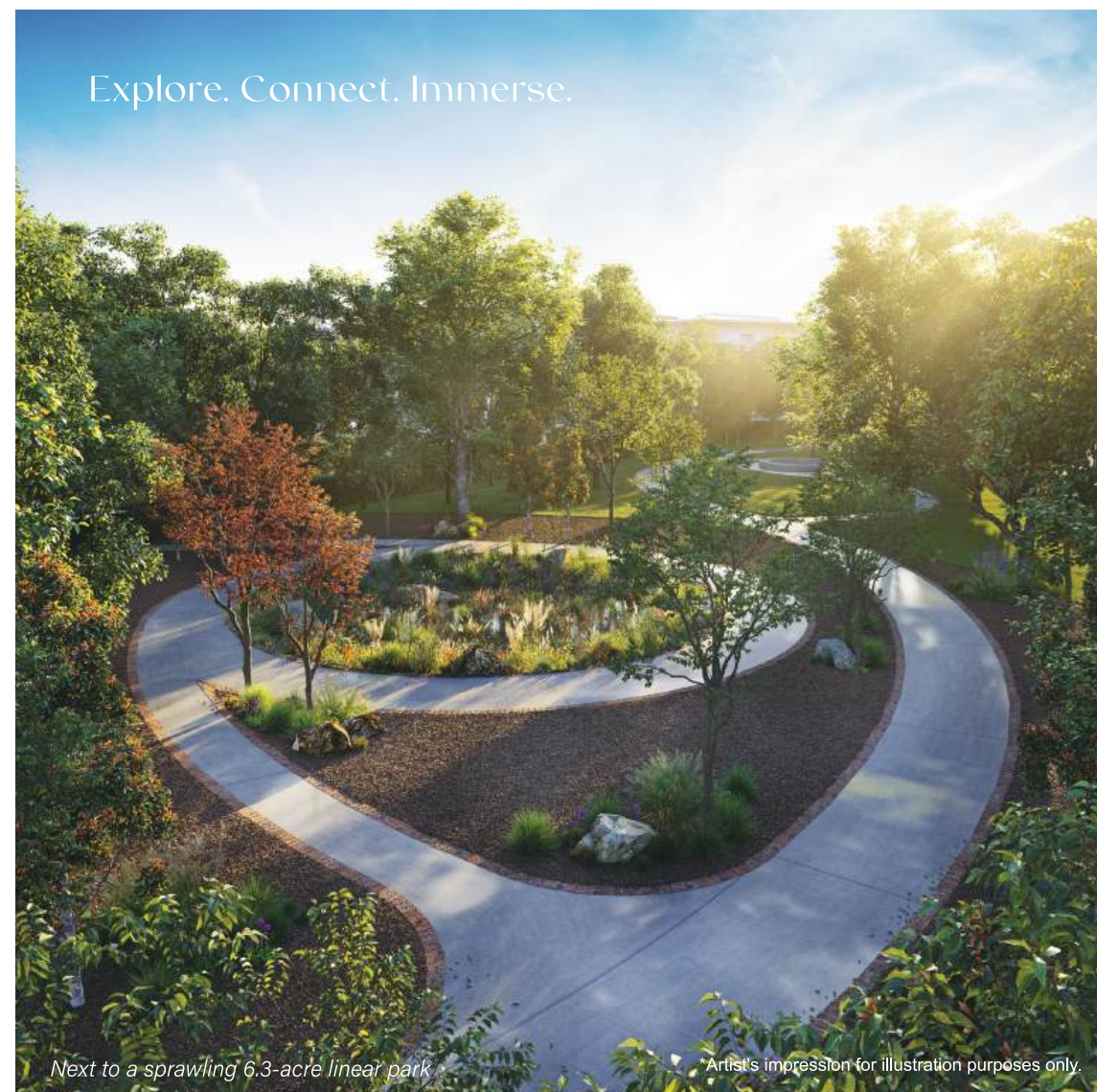
A tranquil scene,  
a peaceful sight:  
brings calmness,  
like a painting's light.

\*Artist's impression for illustration purposes only.



## Keep your contentment fresh.

When you live in the greenest heart of the entire township, you will want to spend as much time possible outdoors. Your home is the gateway to manicured lawns, bushy woodlands, refreshing rainforests, and interactive natural play areas. You are surrounded by favourite spots to go to feel inspired, recharge and to dream.





Your lush retreat.

Be at one with nature, or keep pace with your favourite people. Your happy place is lush and relaxing, to enjoy privately or with a select few. With abundant green features, the landscape offers natural privacy amidst its lush living surroundings.



In nature's embrace, tranquillity arrives.  
Your lush haven, where the spirit thrives.  
With verdant features, privacy abounds,  
amid living landscapes, where joy resounds.

\*Artist's impression for illustration purposes only.

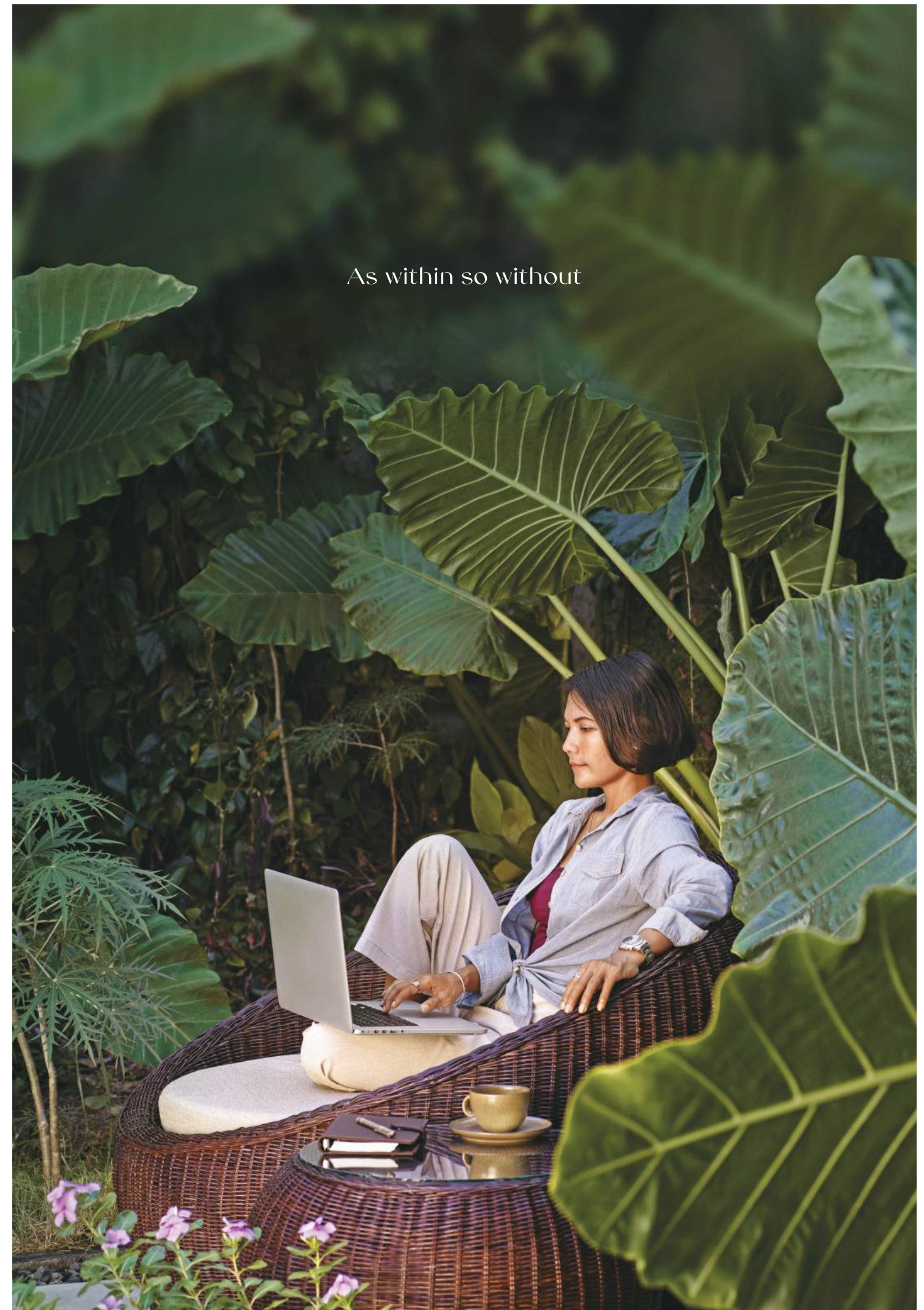




Imagine a space filled with light and openness, seamlessly integrating the indoors and outdoors, inviting nature in and people to hang out. This architectural marvel combines strength and beauty, ensuring the best of both worlds.

Little things, maximum enjoyment

- North-south orientation
- An exclusive enclave of just 180 units in lush surroundings
- Open, immersive neighbourhood features





Escalate the calm. Elevate the everyday.

Let nature invigorate your space as you unwind. Life is casual elegance, blending style and sustainability. With premium finishes and a calm, elegant lifestyle, luxury is in every detail, making your space a refined sanctuary.



In a calm enclave, unwind and be.  
Life's casual elegance, pure and free.  
With premium touches, luxury refined;  
a sanctuary of love, in every line.



FIABCI World Gold Winner  
Master Plan category

- Accessible via  
5 major highways

Vibrant, healthy  
communities

Highspeed broadband  
infrastructure ready
- 6.3-acre Linear Park

Oasis International School

MAHSA University / International School

Tenby International School

SRJK(C) Bukit Fraser

MAHSA Specialist Hospital

Lotus's Hypermarket

Jaya Grocer

Commercial shops and drive-thru F&B outlets

The Club

- Olympic-sized swimming pool

Wading pool

Sauna

Gymnasium

Badminton courts

Function halls

Squash courts

Table tennis

Cafeteria

Gated and guarded

- Grand entrance

Adjacent to The ARC and The Club

CCTV surveillance with perimeter fencing

Multi-purpose hall

Residents-only indoor gymnasium

11 unique landscape

Sustainable design elements

- GreenRE certified

EV ready

North-south orientation

Rainwater harvesting tank (Semi-D)

PV panel ready (Semi-D)

PV infrastructure ready (Super Link)

Premium details

- Premium brand sanitary ware and ironmongery

Premium floor and wall tiles

Shower mixer & boiler points ready

- Semi-D

Glass railing staircase

Solid timber flooring for first floor

Master bathroom with bathtub





The Club @ UTM Rimbayu

6.3-acre Linear Park

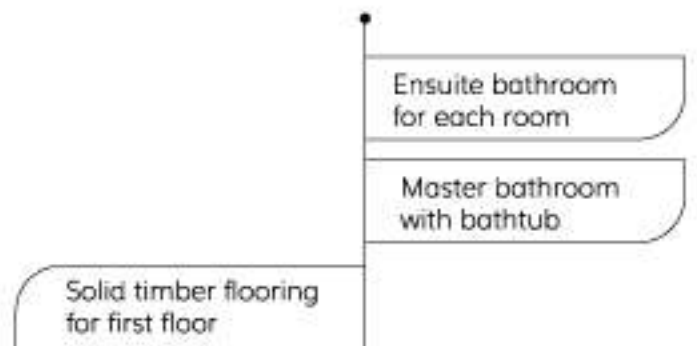


## Semi D

Type C 40' x 80'

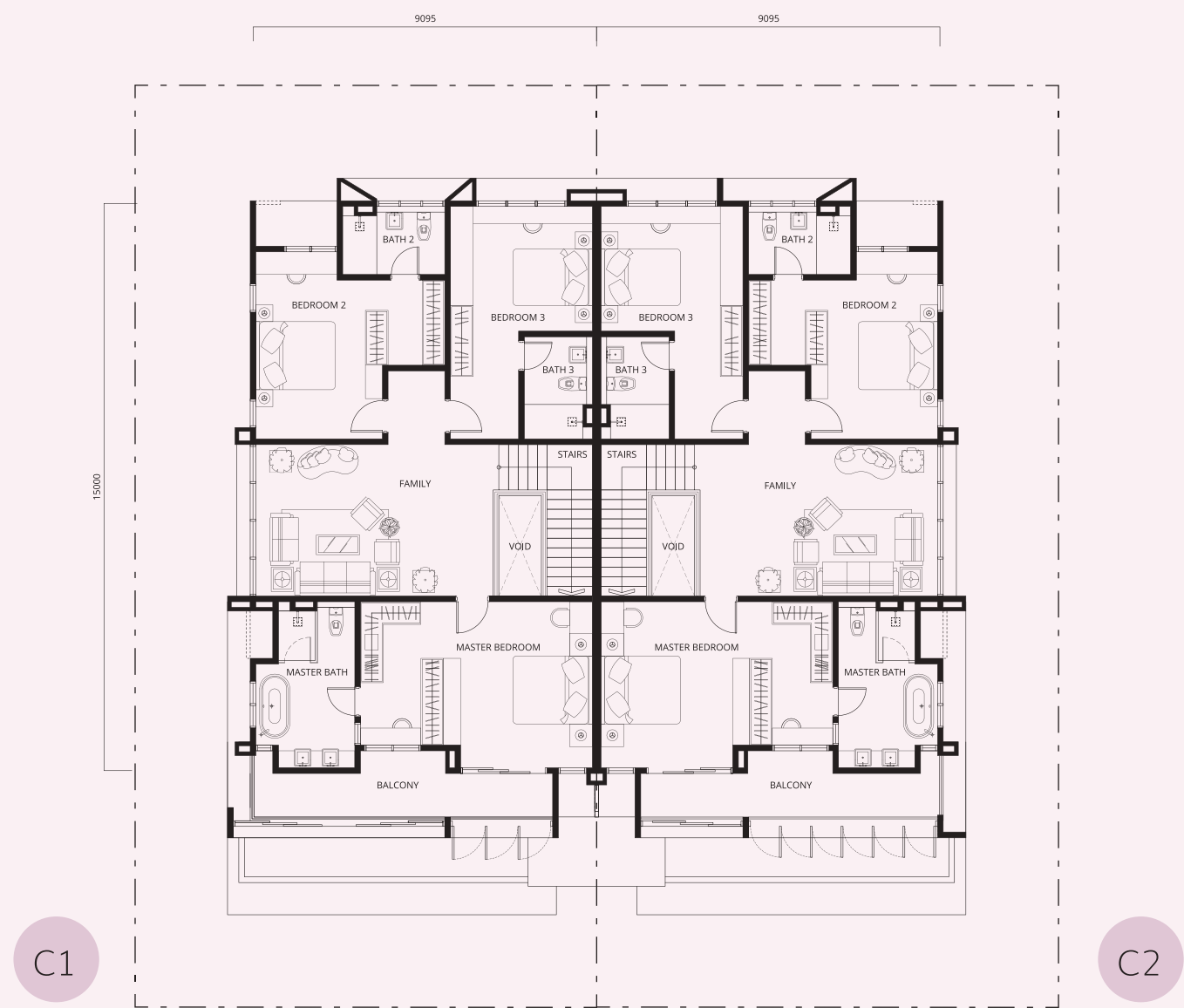
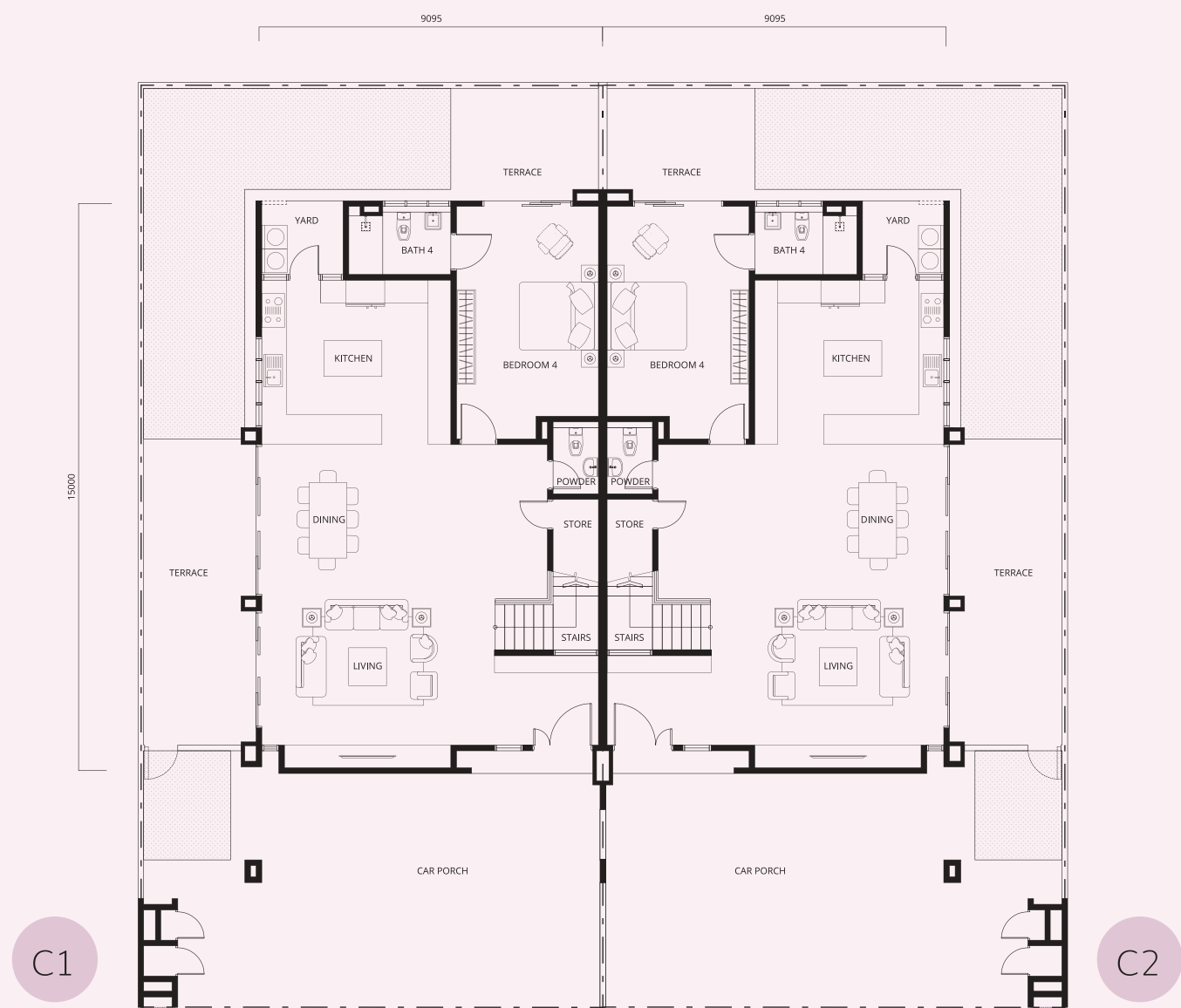
An exceptional opportunity to elevate your lifestyle unfolds within this semi-detached home. With its elegant façade and expansive living areas, it is located in a serene, cultured community that fosters meaningful connections in a refined, gateless setting.

- Premium brand sanitary ware and ironmongery
- Premium floor and wall tiles
- Glass railing staircase
- Shower mixer & boiler points ready
- PV panel ready
- Rainwater harvesting tank
- Open concept layout
- Car porch that can fit 2 cars





Semi D  
Type C 40' x 80'  
built-up 3,408 sq.ft.



\*Subject to approval by the authorities. Always refer to the SPA plan for accuracy.

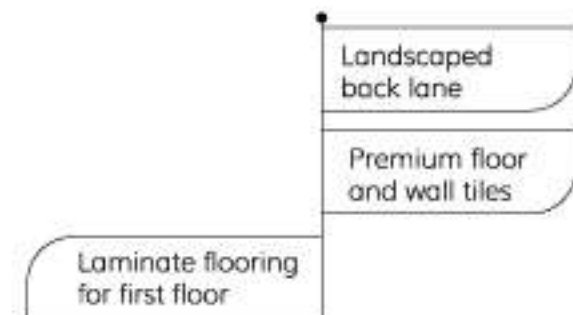


## Superlink

Type A 24' x 80'

Within your intuitive home, every living space is designed with versatility in mind, to nurture a diverse range of lifestyles. Book nook or a play den, home office or cuddling corner - let your creativity flow. Make your happiness, unlimited.

- Premium brand sanitary ware and ironmongery
- Shower mixer & boiler points ready
- PV infrastructure ready

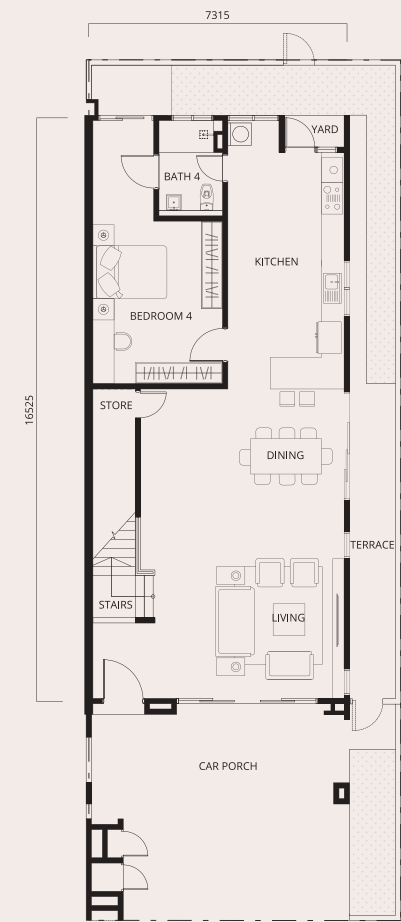


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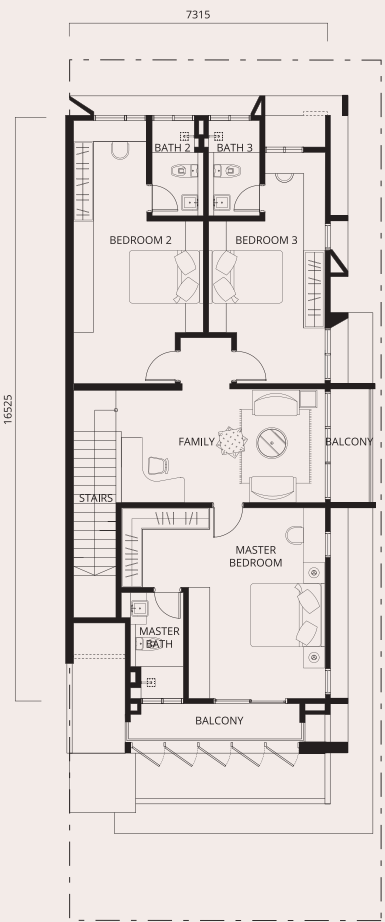


Superlink

Type A 24' x 80'



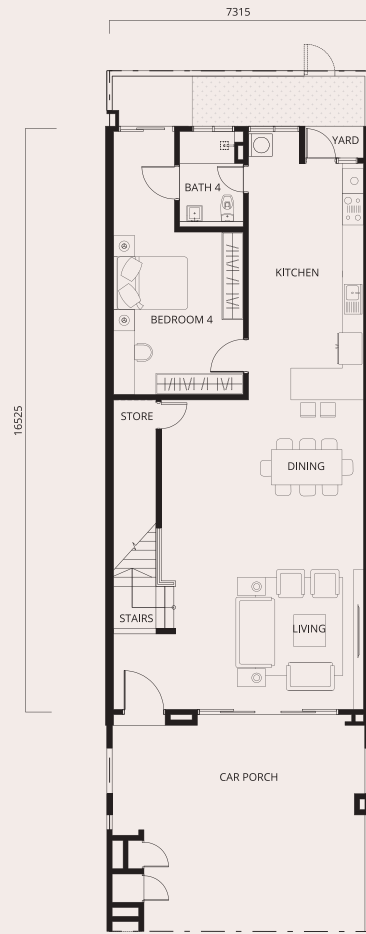
Ground Floor



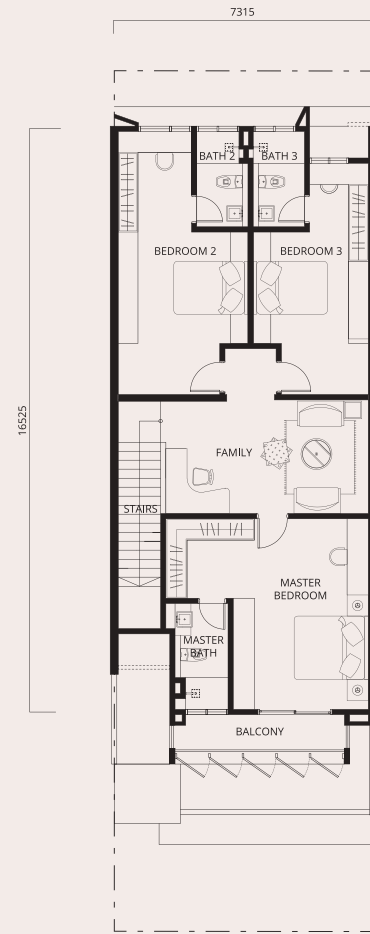
First Floor

A2

end lot  
built-up  
3,028 sq.ft.



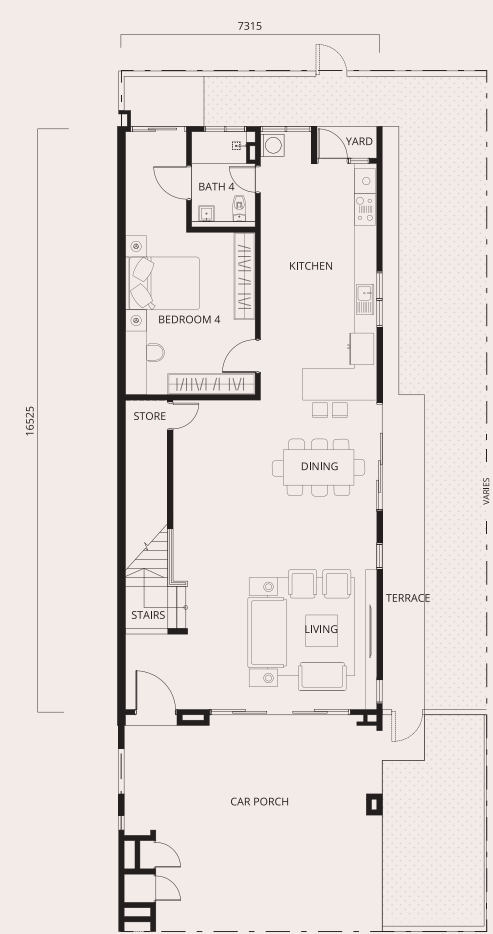
Ground Floor



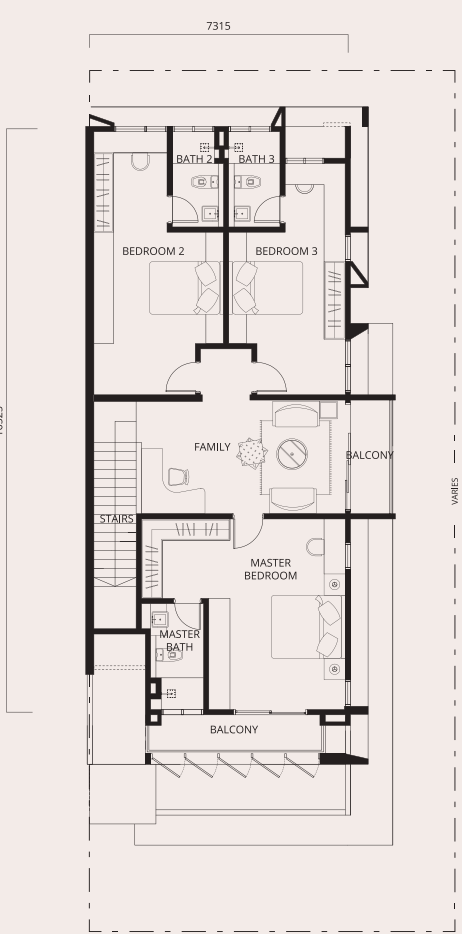
First Floor

A1

intermediate  
built-up  
2,886 sq.ft.



Ground Floor



First Floor

A3

corner lot  
built-up  
3,071 sq.ft.

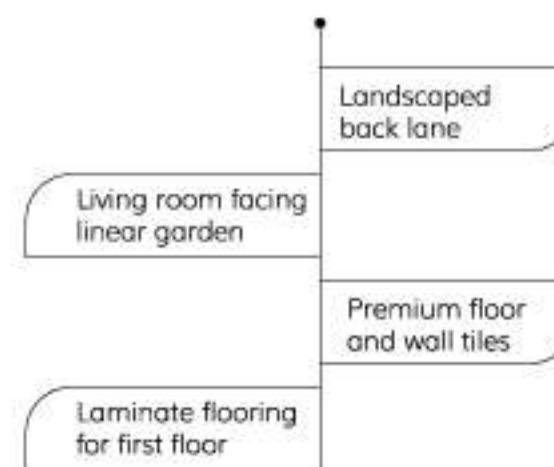


## Superlink

Type B 24' x 80'

Step into Anthea's Type B, where the living room seamlessly connects to a picturesque linear park, inviting you to enjoy scenic walkways designed for leisurely strolls and quiet moments. This exclusive home offers a grand master bedroom complemented by a junior master room, each boasting spacious balconies that ensure optimal privacy. The refined textured exterior beautifully frames the space; elevating comfort and style in every detail.

- Premium brand sanitary ware and ironmongery
- Shower mixer & boiler points ready
- PV infrastructure ready

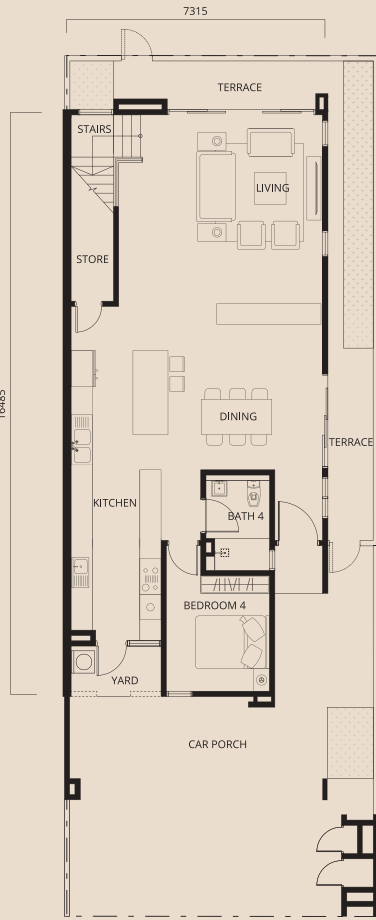


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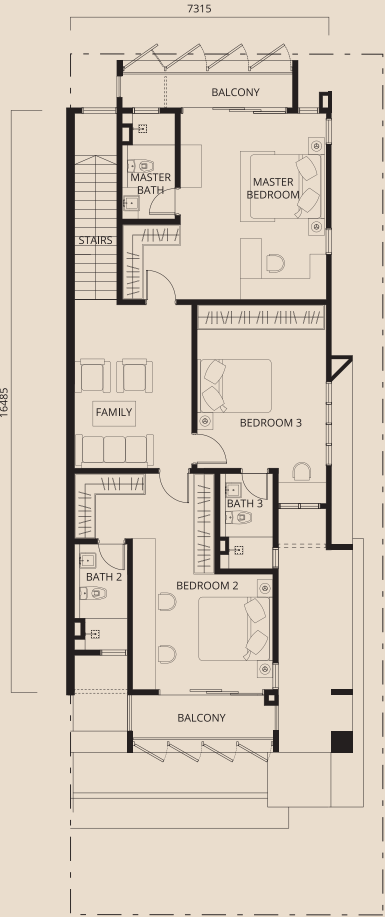


Superlink

Type B 24' x 80'



Ground Floor



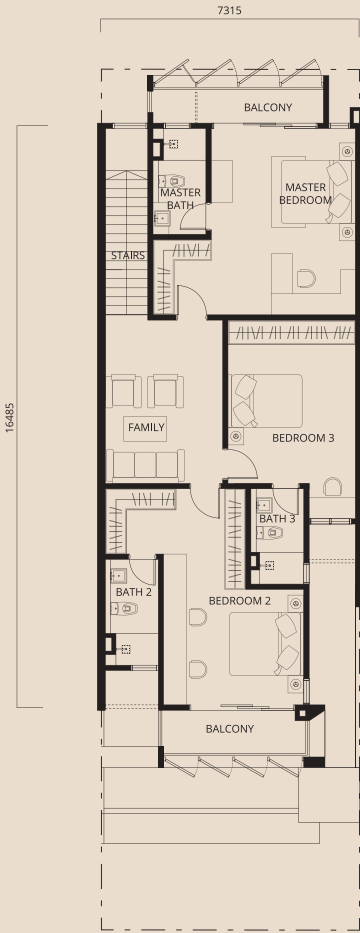
First Floor

B2

end lot  
built-up  
3,080 sq.ft.



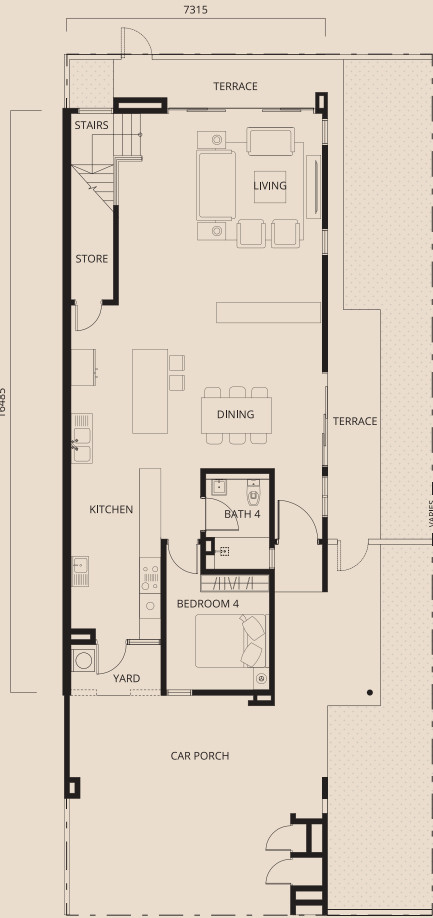
Ground Floor



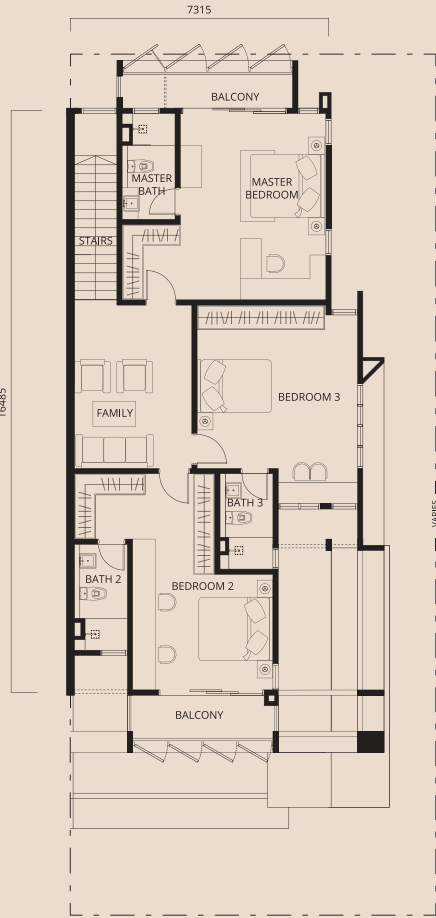
First Floor

B1

intermediate  
built-up  
2,992 sq.ft.



Ground Floor



First Floor

B3

corner-lot  
built up  
3,237 sq.ft.



- 1 Guard House
- 2 Management Office
- 3 Gymnasium
- 4 Multipurpose Hall
- 5 Enchanted Brooks
- 6 Poet Corner
- 7 Chirping Garden
- 8 Seating Corner
- 9 Sundial Boulevard
- 10 Tree Arboreal
- 11 Book Nooks
- 12 Buds and Blossom Avenue
- 13 Log Gardens
- 14 Tic Tac Toe
- 15 Tricycle Track
- Anthea's Boundary

- 16 Carpark
- 17 Vortices Play
- 18 Outdoor Play Area
- 19 Woodland Forest
- 20 Woodland Clearing
- 21 Dry Pond
- 22 The Orb
- 23 Spiral Garden
- 24 Rainforest Secret Garden
- 25 Story Lawn
- 26 Pavillion



STRUCTURE  
WALL  
ROOF COVER  
ROOF STRUCTURE  
CEILING  
WINDOW  
DOOR  
IRONMONGERY  
WALL FINISHES

Bathrooms  
Kitchen  
Refuse Compartment  
Others

Living, Dining, Kitchen,  
Bedroom 4, Store, Balcony,  
Master Bath, Bath 2,  
Bath 3, Bath 4, Yard,  
Terrace, Car Porch,  
Powder Room (Type C only)

Refuse Compartment

Master Bedroom, Bedroom 2,  
Bedroom 3, Family, Staircase

Others

Wash Basin & Tap  
Water Closet  
Bib Tap  
Shower  
Kitchen Sink & Tap  
Bath Tub & Tap  
Rainwater Harvesting Tap

- Light Point
- Power Point
- Hob Point
- Hood Point
- Oven Point
- Air Conditioning Point
- Fan Point
- Bell Point
- Data Point
- Fiber Wall Socket
- Isolator
- Water Heater Point
- Water Pump Point
- Exhaust Fan
- Solar System

Reinforced Concrete Frame  
Brick Wall  
Reinforced Concrete Flat Roof / Metal Deck  
Reinforced Concrete Flat Roof / Metal Frame  
Skim Coat / Plaster Ceiling / Aluminium Strip Ceiling  
Aluminium Frame Glass Window  
Timber Flush Door / Aluminium Sliding Glass Door  
Selected Locksets

Porcelain Tiles Up To Ceiling Height  
 Porcelain Tiles Up To Ceiling Height  
 Homogenous Tiles  
 Plaster & Paint Finish

## Porcelain Tiles

## Homogenous Tiles

Laminate Flooring (Type A & B)  
Solid Timber Strip (Type C)

Cement Render

SANITARY WARE & PLUMBING	A1	A2	A3	B1	B2	B3	C1/C2
Wash Basin & Tap	4	4	4	4	4	4	6
Water Closet	4	4	4	4	4	4	5
Bib Tap	6	6	6	6	6	6	7
Shower	4	4	4	4	4	4	4
Kitchen Sink & Tap	1	1	1	1	1	1	1
Bath Tub & Tap	-	-	-	-	-	-	1
Rainwater Harvesting Tap	-	-	-	-	-	-	1
ELECTRICAL POINTS							
Light Point	32	33	34	32	33	34	39
Power Point	25	25	25	25	25	25	31
Hob Point	-	-	-	-	-	-	1
Hood Point	-	-	-	-	-	-	1
Oven Point	-	-	-	-	-	-	1
Air Conditioning Point	6	6	6	6	6	6	7
Fan Point	7	7	7	7	7	7	7
Bell Point	1	1	1	1	1	1	1
Data Point	3	3	3	3	3	3	3
Fiber Wall Socket	2	2	2	2	2	2	2
Isolator	1	1	1	1	1	1	1
Water Heater Point	4	4	4	4	4	4	4
Water Pump Point	1	1	1	1	1	1	1
Exhaust Fan	-	-	-	-	-	-	2
Solar System	-	-	-	-	-	-	Provided

Brick Wall with Mild Steel





#### new launch

- 16. Meta Residence (future)
- 18. Anthea
- 20. Room Strata Retail & Offices
- 22. District 28 Semi-D Shop Offices

#### under construction

- 15. Uptown Square Shop Offices
- 17. Avola
- 21. Promenade Shop Offices

#### completed

- |  |                                  |                                |
|--|----------------------------------|--------------------------------|
| 0. The Galleria/<br>The ARC/<br>The Club/<br>Starbucks | 1. Chimes                        | 8. Halaman 11 Apartment        |
|  | 2. Perennia                      | 9. Blossom Square Shop Offices |
|  | 3. Periwinkle                    | 10. Livia                      |
|  | 4. Scarlet                       | 11. Swans                      |
|  | 5. Wisteria                      | 12. Starling                   |
|  | 6. Blossom Drive<br>Shop Offices | 13. Uptown Shop Offices        |
|  | 7. Penduline                     | 14. Robin                      |
|  |                                  | 23. Oasis International School |
|  |                                  | 24. McDonald's Drive-thru      |
|  |                                  | 25. Lotus's Rimbayu            |
|  |                                  | 26. Industrial Park            |

## More for you

For over a decade, IJM Rimbayu has combined nature and convenience in a sustainable, award-winning township. With 5 highways, its vibrant community enjoys an active lifestyle.

#### About IJM Land

For over the past three decades, IJM Land has been successfully building award-winning, future-proof developments that have positively impacted the industry and communities across Malaysia and abroad.

IJM Land has a diversified portfolio of integrated townships, residential, commercial and investment properties across Malaysia. Our track record speaks for itself. A testament to our accomplishments, our prestigious Royal Mint Gardens development in central London, United Kingdom stands tall as a shining example of our triumphant overseas venture.

As part of our continued endeavour towards creating a positive legacy for communities to live well and thrive, we are committed to delivering value to our stakeholders. Our Distinctively IJM hallmark of architectural innovation and quality excellence has made IJM Land a thought leader and a benchmark for the industry, as reflected in our numerous award-winning sustainable developments right down to customer loyalty, as well as the socioeconomic growth across the locales.

For more information, visit [www.ijmland.com](http://www.ijmland.com)



\*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.