

Project by



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## **ERAT RESIDENCE SHOW GALLERY**

No.1, Jalan Hang Nadim 35/45,  
Alam Impian, Seksyen 35,  
40470 Shah Alam, Selangor.

## **OPEN FOR REGISTRATION**

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The logo for ERAT residence, featuring a stylized geometric design of interlocking lines above the word "ERAT" in a large, bold, serif font, with the word "residence" in a smaller, sans-serif font below it.

**ERAT**  
residence

**Discover closeness  
at Alam Impian**



The peak of  
communal living.  
**Right at  
the heart of  
Alam Impian.**

**Just 60 units  
per acre.**

Ensuring lots of space for togetherness,  
ERAT is a low density development with  
only 269 units sitting on top of 4.49 acres.



# A perfect place for generations, and generations to come.



Youniversal Design makes this a multi-generational and multi-ability residence. Which means, easy accessibility for those in their golden years or anyone in a wheelchair, from bedroom to bathroom and all the way to common areas, facilities, features and more.

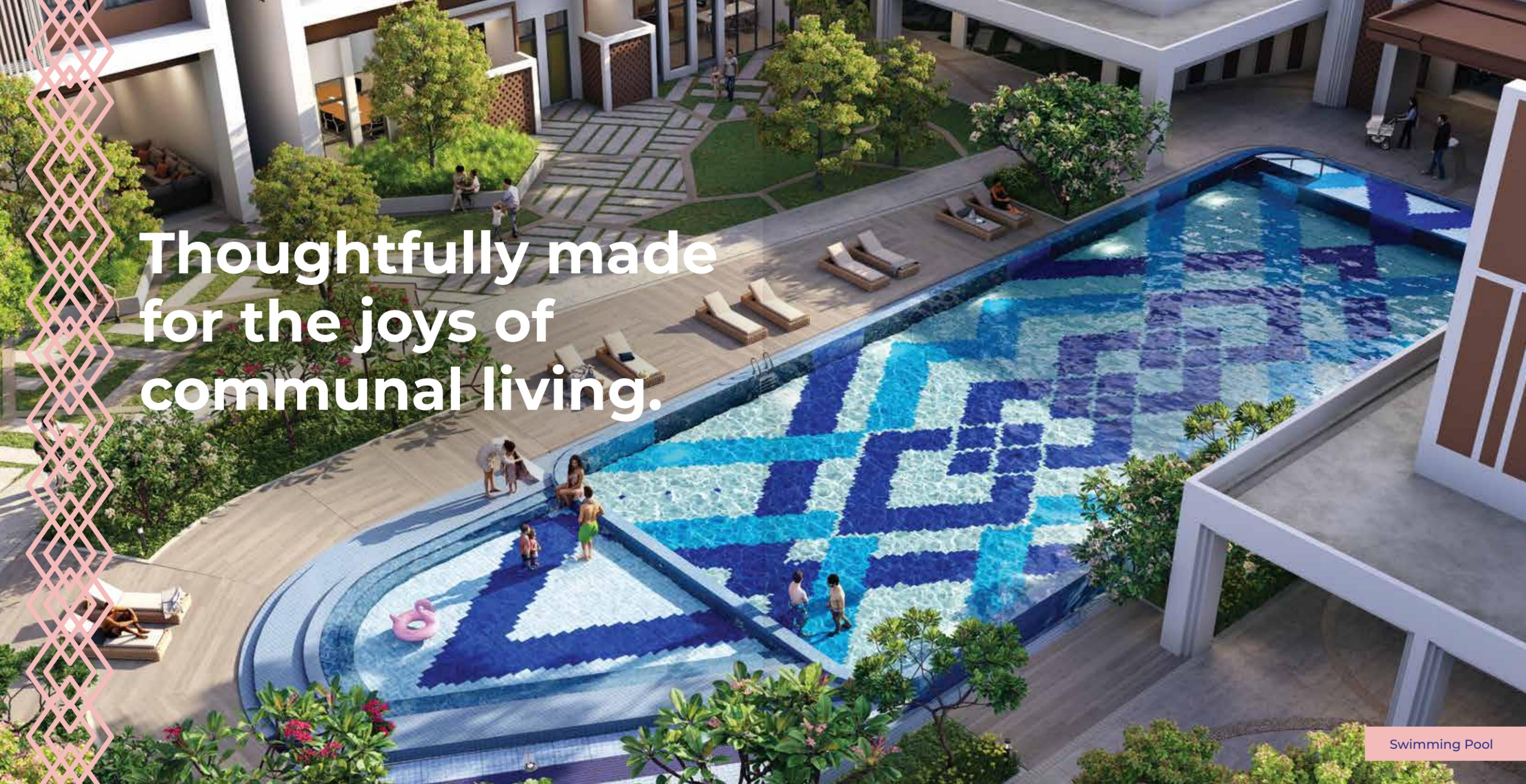
ERAT is built to last, and is spatially designed with useful features for ageing in place. This is a forever home, made practical for the long term.



## **Songket, the art of bringing fabrics, materials and elements together, is used as a design element throughout ERAT.**

The landscaped ground is a signature feature of a unified and fluid design, encouraging connectivity and relations between family, friends, community and nature. Intertwining and weaving layouts with art sculptures and features are composed into the development.

The 'linking and tightening' landscape design is coupled with an architectural concept of structured knots, both inspired by Songket patterns.



Thoughtfully made  
for the joys of  
communal living.

Swimming Pool

### Activities:

- Activity Space
- Library
- Reading Room

### Get-togethers:

- Resident's Lounge
- Communal Kitchen
- Sports Hall
- Surau
- BBQ and Picnic Area

### Hobbies:

- Communal Garden
- Activity Room



Communal Kitchen



Library & Reading Room

# Contentment in every way.

## For the children.

- Wading pool
- Water splash pad
- Fenced playground
- Children's playroom



## For fitness and relaxation.

- Gymnasium
- Swimming pool with sun-loungers, deck, poolside seating area and gazebo
- Sports hall
- 320m walking track around the condo block
- Open lawn and pocket garden



## For safety and security.

- CCTV on perimeter fencing and all key areas
- Access card control
- 24-hour security



# Youniversal Design, is design reimagined for everyone.



## What is Youniversal Design?

It is a thoughtful and useful design concept that ensures accessibility, safety and convenience for all ages, sizes and abilities throughout ERAT. Every detail is taken into consideration, from having ramps, to wider doorways and corridors, to fire safety, and more, because togetherness and happiness is key.

- Minimal floor drop with ramps at unit entrance, yard, and toilets for wheelchair access
- 900mm clear opening at designated doorways inside units for wheelchair access
- Spaces with wheelchair turning radius inside units and designated toilets
- Lever type door locksets for easier operation
- Large-gang electrical switches at 1,100mm height
- Wider fire escape for stretcher access in one of the staircases
- Fire refuge area at every staircase
- Wheelchair accessible landscaped parks, walkways, and carpark
- Wheelchair friendly panels, braille buttons and voice announcer in lifts
- Signages with braille at key common areas
- Tac tiles on floor in key common corridors
- Convenient access from residential building to the carpark, with some units located on the same floors as the carpark
- Wider carpark ramps (4000mm clear width)
- Steps and handrails in pools for extra support
- Raised swimming pool for added safety
- Fenced playground

## Design reimagined for the environment, too.



- Optimal north-south orientation for cooler interiors
- Rainwater harvesting tank for landscape watering
- Low VOC wall paint
- Dual flush toilets for lower water usage
- Centralized filter for main incoming water supply
- Double-slab insulation for part of the rooftop
- Waste separation and recycling bins
- Covered carparks
- Extra green area



**The uncommon  
common spaces.**



# Where it comes together.

## INSIDE RESIDENTIAL TOWER

- ① MANAGEMENT OFFICE
- ② PARCEL & MAILROOM
- ③ COMMUNAL KITCHEN
- ④ CHANGING ROOMS
- ⑤ ACTIVITY ROOM
- ⑥ ACTIVITY SPACE
- ⑦ OKU TOILET
- ⑧ RETAIL SPACE
- ⑨ M&E ROOM
- ⑩ STORE ROOM
- ⑪ UTILITY ROOM
- ⑫ WORKERS' LOUNGE
- ⑬ TOILETS
- ⑭ CHILDREN'S PLAYROOM
- ⑮ LIBRARY & READING ROOM
- ⑯ RESIDENTS' LOUNGE
- ⑰ MAIN LOBBY
- ⑱ SERVICE LIFT LOBBY
- ⑲ SERVICE LIFT
- ⑳ LIFT LOBBY
- ㉑ PASSENGER LIFT

## OUTSIDE RESIDENTIAL TOWER

- ① OUTDOOR COURT
- ② COMMUNAL GARDEN
- ③ GUARDHOUSE
- ④ PEDESTRIAN ACCESS
- ⑤ FENCED PLAYGROUND
- ⑥ GAZEBO
- ⑦ ROUNDABOUT
- ⑧ DROP-OFF AREA
- ⑨ LOADING BAY
- ⑩ MULTI-STOREY CARPARK BUILDING
- ⑪ SURAU
- ⑫ GYMNASIUM
- ⑬ SWIMMING POOL
- ⑭ WADING POOL & WATER SPLASH PAD
- ⑮ PICNIC & BBQ AREA
- ⑯ SPORTS HALL
- ⑰ UTILITY ROOM
- ⑱ TNB SUB-STATION
- ⑲ REFUSE CHAMBER
- ⑳ FIRE ENGINE ACCESS





LKSA HIGHWAY

ALAM IMPIAN TOLL PLAZA

ALAM IMPIAN MOSQUE

RETAIL CENTRE

URBAN MARKETPLACE

SJK (C) KHE BENG

BUKIT KEMUNING

COLUMBIA ASIA BUKIT RIMAU

EATON INTERNATIONAL SCHOOL



LAKEPOINT CENTRAL

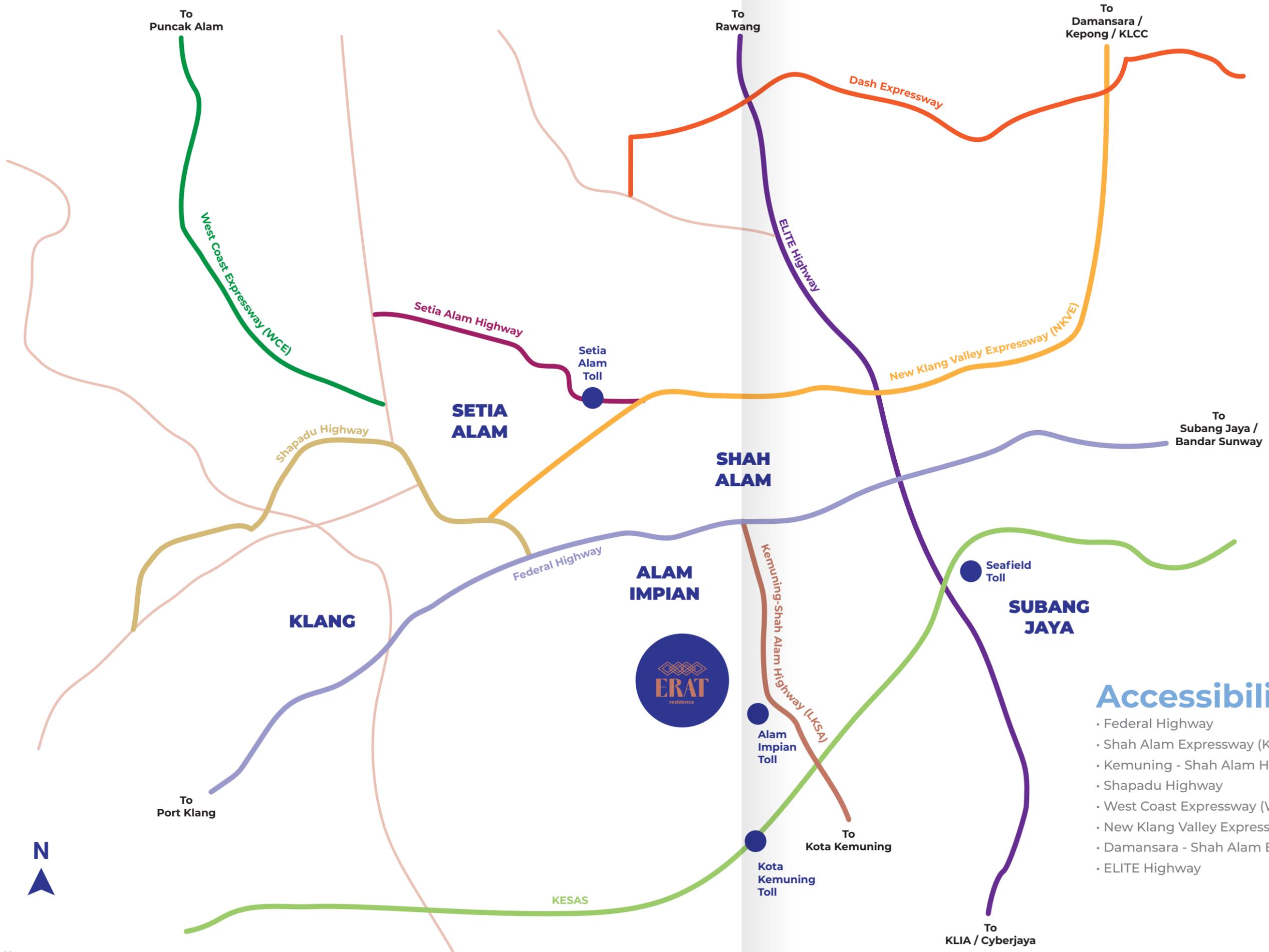
TAMAN TASIK ALAM IMPIAN

ERAT RESIDENCE SHOW GALLERY

**The friendliest accessibility. Because, it's always about closeness.**

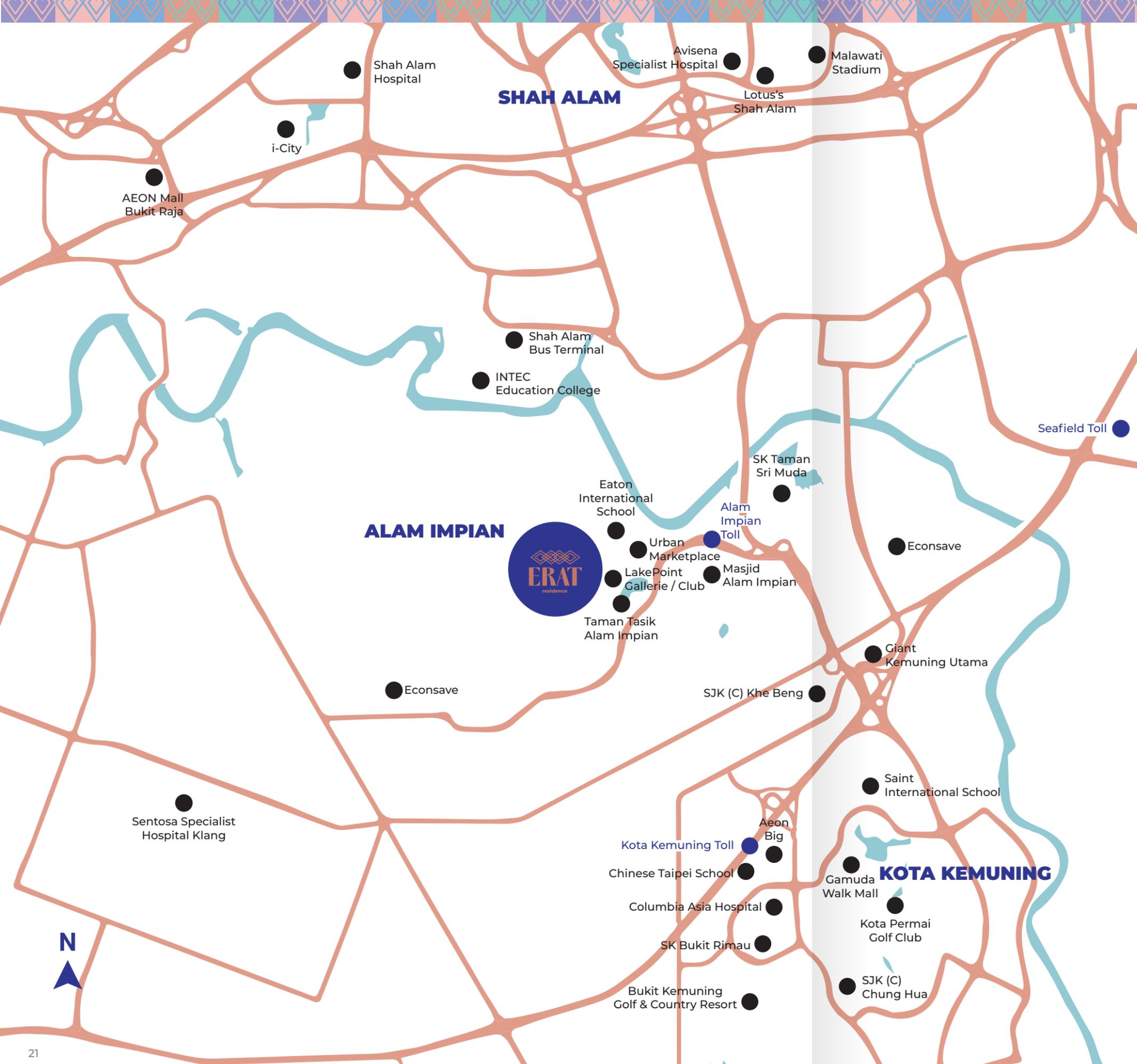
ERAT prides itself with good accessibility through well-connected major highways. It is also situated within the Alam Impian township and is close to schools, convenient amenities and retail centres. Additionally, leisure and family time can be enjoyed at Taman Tasik Alam Impian.





### Accessibility:

- Federal Highway
- Shah Alam Expressway (KESAS)
- Kemuning - Shah Alam Highway (LKSA)
- Shapadu Highway
- West Coast Expressway (WCE)
- New Klang Valley Expressway (NKVE)
- Damansara - Shah Alam Elevated Expressway (DASH)
- ELITE Highway



## General distances:

- Giant Kemuning – 6.2km
- Aeon Big Bukit Rimau – 8.3km
- Gamuda Walk Mall – 8.5km
- Aeon Shah Alam – 13.1km
- Mid Valley – 27km
- KLCC – 39km
- KLIA – 50km

## Schools and higher education establishments in the vicinity:

- Eaton International School (next door)
- SK Taman Sri Muda – 6.9km
- INTEC Education College – 8.4km
- SJK(C) Khe Beng – 8.9km
- Peninsula College Malaysia – 10km
- Universal Institute of Professional Management – 14.2km

## Other amenities:

- LakePoint Gallerie (400m)
- LakePoint Club (400m)
- Taman Tasik Alam Impian (550m)
- Masjid Alam Impian (1.8km)
- Alam Impian LKSA Toll Plaza (3km)
- Econsave (5.7km)
- NSK (6.1km)
- SALAM Shah Alam Specialist Hospital (6.6km)
- Hero Market Kota Kemuning (7.5km)
- KPJ Selangor Specialist Hospital (7.9km)
- Kota Permai Golf & Country Club (9km)
- Columbia Asia Bukit Rimau (9.3km)
- Avisena Specialist Hospital (9.4km)



i-CITY

EATON INTERNATIONAL SCHOOL

LAKEPOINT CENTRAL

TAMAN TASIK ALAM IMPIAN

RETAIL CENTRE

RETAIL CENTRE

LAKEPOINT PARK

**The outside brings happiness inside.**

Taman Tasik Alam Impian is just a walk away, for an entire day of outdoor entertainment and relaxation.

# Plans that make families happy.



## TYPE A

1,098 sq. ft.

### Legend



Wheelchair Turning Radius



Dining & Living Room



Master Bedroom

# TYPE B

1,216 sq. ft.

## Legend



Wheelchair Turning Radius



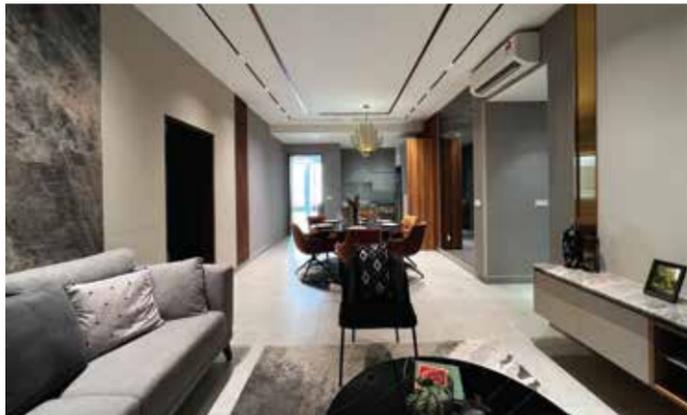
# TYPE C

2,206 sq. ft.

## Legend



Wheelchair Turning Radius



Dining & Living Room



Master Bedroom

## FLOOR PLAN



### Legend

- Type A
- Type B
- 1 Lift Lobby
- 2 Stretcher and Service Lift
- 3 Service Lift Lobby
- 4 Bin Room
- 5 Fire Refuge



## A Community of High Standards.



ERAT's construction is quality assured with QCLASSIC assessment. This is to ensure our project maintains the highest level of professionalism and integrity always.

## SPECIFICATIONS

|                                       | MATERIAL/FINISHING                                 |        |        |
|---------------------------------------|--|--------|--------|
| STRUCTURE                             | Reinforced Concrete Shear Wall                     |        |        |
| WALL                                  | Reinforced Concrete Shear Wall And/Or Masonry Wall |        |        |
| ROOF COVERING                         | Reinforced Concrete Flat Roof                      |        |        |
| ROOF FRAMING                          | Reinforced Concrete                                |        |        |
| CEILING                               |  |        |        |
| Bathroom / Yard                       | Plaster Ceiling                                    |        |        |
| Others                                | Skim Coat and Paint / Plaster Ceiling              |        |        |
| WINDOWS                               | Powder Coated Aluminium Frame Window               |        |        |
| DOORS                                 |  |        |        |
| Main Entrance                         | Fire-Entrance Door                                 |        |        |
| Bedrooms / Bathrooms / Yard           | Timber Flush Door                                  |        |        |
| Balcony                               | Powder Coated Aluminium Frame Glass Sliding Door   |        |        |
| Air Conditioner Ledge                 | Metal Grille Door                                  |        |        |
| IRONMONGERY                           | Standard Ironmongery                               |        |        |
| WALL FINISHES                         |  |        |        |
| All Bathrooms                         | Porcelain Tiles up to ceiling height               |        |        |
| Other Areas                           | Skim Coat / Plaster                                |        |        |
| FLOOR FINISHES                        |  |        |        |
| Living / Dining / Kitchen             | Porcelain Tiles                                    |        |        |
| Bedrooms                              | Laminated Timber Flooring                          |        |        |
| Bathrooms, Balcony and Yard           | Porcelain Tiles                                    |        |        |
|                                       | TYPE A   | TYPE B | TYPE C |
| <b>SANITARY AND PLUMBING FITTINGS</b> |  |        |        |
| Water Closet and Hand Bidet           | 2  | 2      | 4      |
| Wash Basin and Tap                    | 2  | 2      | 4      |
| Instant Water Heater and Shower Head  | 2  | 2      | 4      |
| Kitchen Sink and Tap                  | 1  | 1      | 2      |
| Washing Machine Tap                   | 1  | 1      | 2      |
| <b>ELECTRICAL INSTALLATION</b>        |  |        |        |
| Lighting Point                        | 17   | 20     | 35     |
| 13A Switch Socket Outlet              | 18   | 21     | 34     |
| Ceiling Fan Point                     | 5  | 6      | 9      |
| Air-Conditioner Point                 | 4  | 5      | 8      |
| Instant Water Heater Point            | 2  | 2      | 4      |
| HD-STV Socket Outlet                  | 1  | 1      | 2      |
| Fibre-Wall Socket                     | 1  | 1      | 1      |
| Door Bell Point                       | 1  | 1      | 1      |
| Cooker Hood Point 20A                 | 1  | 1      | 1      |
| Air-Conditioner Unit                  | 4  | 5      | 8      |

# Another meaningful development by Suntrack.

Suntrack Development Sdn Bhd is a multiple award-winning developer with an excellent track record in the development of residential and commercial properties since 2002.

Guided by our purpose, "We Build Meaningful Spaces for All", we take pride in being socially and environmentally-conscious. We design and build properties with an innovative and inclusive approach to enable accessibility for all ages, and abilities. Since 2018, Suntrack has been developing homes suitable for multi-generational living and aging-in-place, with a focus on Universal Design and Multi-Ability, multi-Generational, Inclusive Communities (MAGIC - a term coined by American gerontologist, Dr. Bill Thomas).

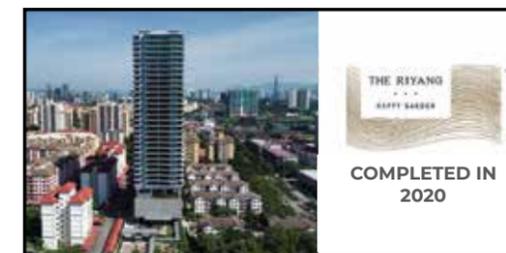


FIABCI MALAYSIA PROPERTY AWARD 2019 KANVAS CYBERJAYA



MIP PLANNING EXCELLENCE AWARDS 2024 GOLD AWARD - INCLUSIVE DESIGN TUI BARAT RESIDENCE @ SETIA ALAM

ERAT Residence @ Alam Impian is one of the first projects by Suntrack that fully incorporates universal design in its architecture. Moving forward, we plan to build more properties that are inclusive, safe and accessible for everyone, so that no one is left behind.



# Our 'extended' family in this effort.

## T architect

T&T Architect was founded upon the principles of consistent innovation and commitment to quality, with works featured in numerous publications like Architect Malaysia (AM), Star Paper, The Edge, Haven, In Design, Creative Home, China Press, Red Tomato and Impiana. Their designed homes have appeared in movies and featured in Astro. T&T Architect has received The Edge Dream Home Award, PAM Award, iProperty Best Landed Property Award, 30 Under 40 Emerging Malaysian Architect and BCI Asia Top Ten Architect Award.



An Associate Professor at University of Malaya since 1997, Dr. Naziaty has taught a myriad of courses including design theory and universal design. She has since obtained a doctoral degree from the University of Salford and has been a disability advocate in Malaysia since 1998. In addition to being the Co-chairperson for Harapan OKU Law Reform Group and a National Council Member for the 'Persons With Disability Act 2008', she has been an expert reference in Accessibility and Universal Design for UNESCAP since 2014.



Ambieuu Landscape Sdn Bhd is an upcoming fresh landscape firm based in Kuala Lumpur specializing in the designs of new landscape projects. It is currently headed by two senior corporate members of the Institute of Landscape Architects Malaysia (ILAM), with experience in Commercial, Residential, Resort and Master Planning projects. The company's roots to bearing brilliant results are in its strong team, vast site experience and versatility.



Momentum Studio, a young and humble interior design firm. Born out of the desire to provide personalized, intimate and quality works for our clients, our approach to interior design is to be flexible, adaptable and open-minded to new design styles and ideas, with no influence of our preferred style. We strive to marry strong design fundamentals with our customer's needs. That's why, we believe that our journey through design discovery should always start with the right Momentum.



GDSS SYSTEMS SDN BHD has been a security consultant to corporate and governmental clients since 2003. GDSS's projects include MK Land, Mah Sing Group, Desa Park City and Uda Holdings Bhd, where GDSS was responsible for the design of the Sungai Buloh prison and Tapah prison.