



# ILHAM RESIDENCE 3

**2-Storey Lifestyle Homes**

FREEHOLD



Introducing the nature-inspired

# 2-Storey Lifestyle Homes





Artist's impression of Kitchen Area of 2-Storey Lifestyle Homes (Type 1E)

LIFESTYLE LIVING

**Enjoy a fresh brew of coffee with brighter mornings.**

- 1** The lifestyle-inspired kitchen opens up a variety of culinary possibilities and delights.
- 2** A seamless flow from the living room to the dining area and kitchen offers a warm and welcoming ambience.
- 3** The feature courtyard provides a soothing ambience that brightens the home with natural sunlight.

LIFESTYLE LIVING

## Dine in comfort and style.

- 1** A large space fit for larger families to come together to bond and create memories.
- 2** Dine with a beautiful view of your personal nature-inspired courtyard that offers ample natural light.
- 3** The enclosed and fully tiled courtyard provides flexibility to transform the space into a home garden or hobby area.



CLICK TO TAKE  
A VIRTUAL TOUR



1

2

3

Artist's impression of Dining Area  
(Brick wall feature at the courtyard is only applicable for Type 1E End Lot)

# Floor Plans

2-Storey Lifestyle Homes

TYPE  
**1A/2Am**  
Intermediate

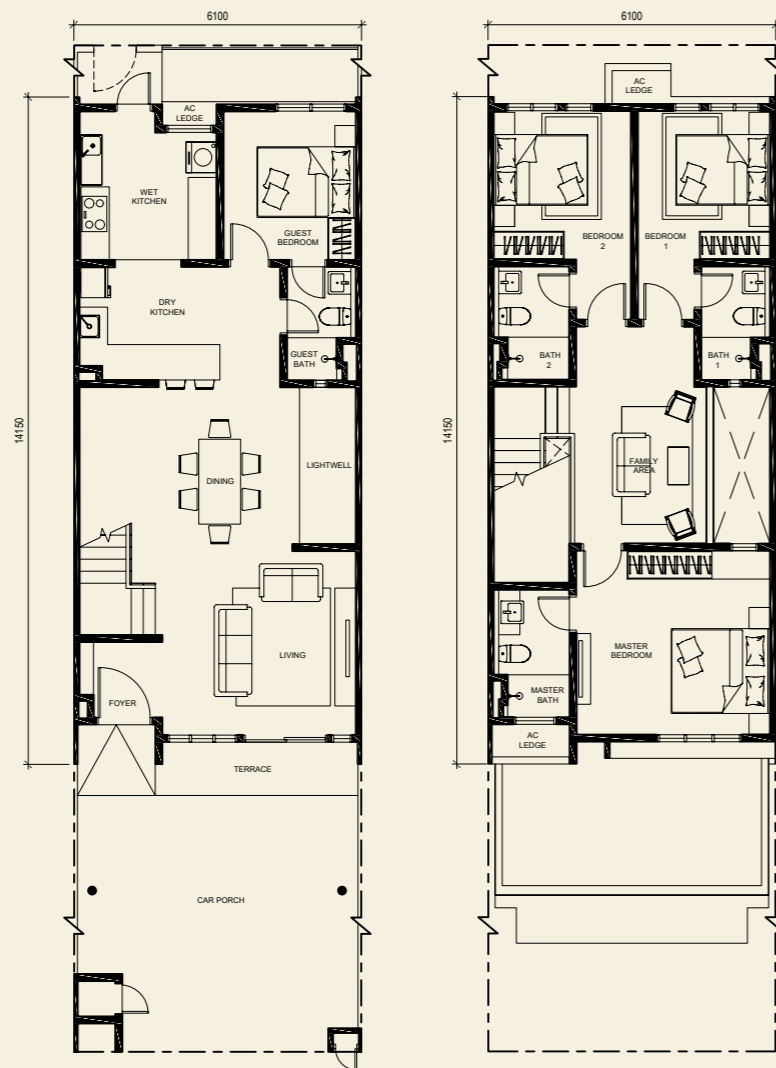
## KEY INFORMATION

20' x 70'

1,964 SQ. FT.

4 BEDROOMS

4 BATHROOMS



GROUND FLOOR

FIRST FLOOR

# Floor Plans

2-Storey Lifestyle Homes

TYPE  
**1E**  
End

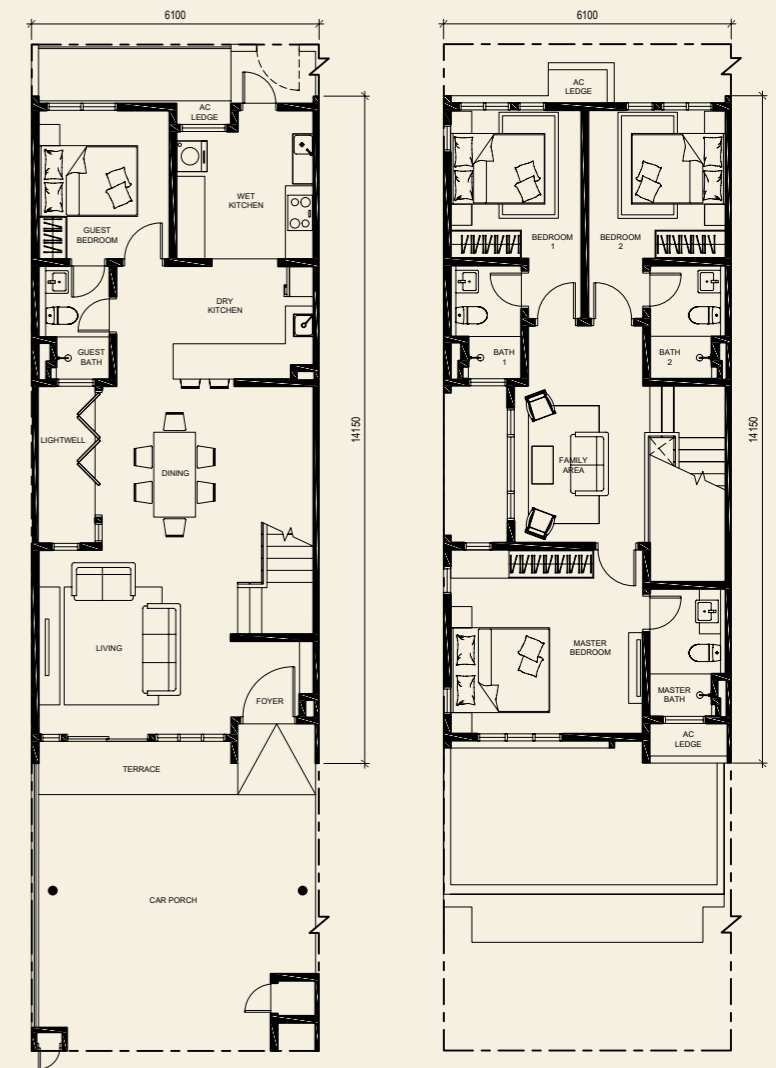
## KEY INFORMATION

20' x 70'

1,944 SQ. FT.

4 BEDROOMS

4 BATHROOMS



GROUND FLOOR

FIRST FLOOR

# Floor Plans

2-Storey Lifestyle Homes

## TYPE 2A/1Am Intermediate

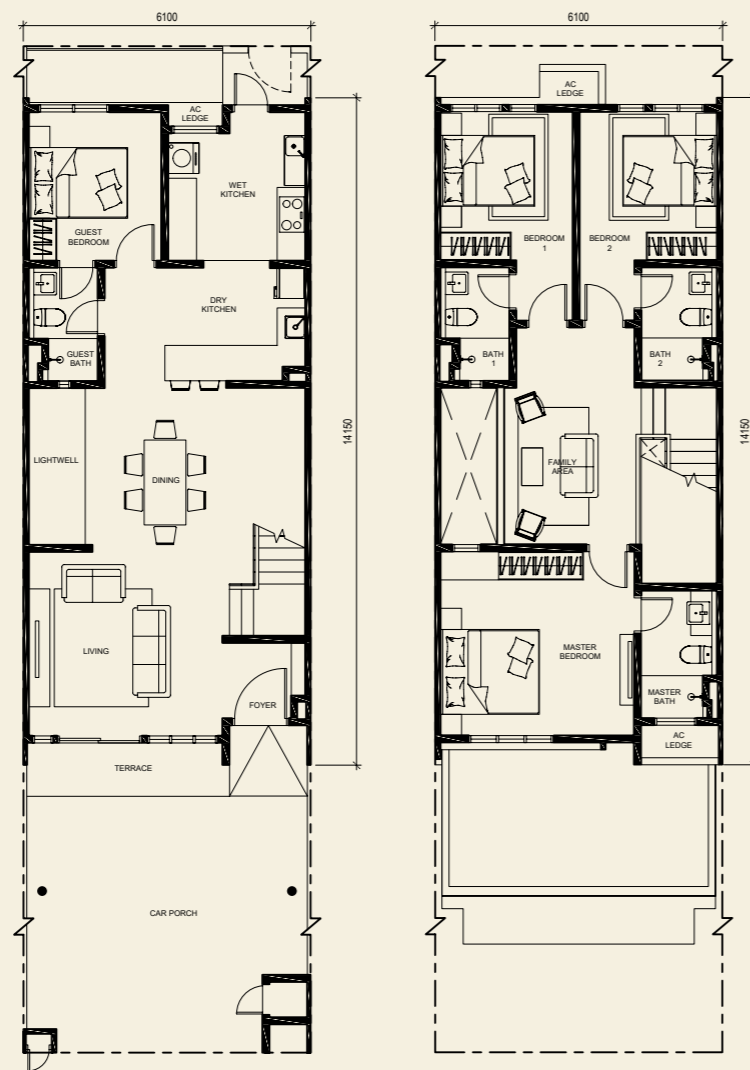
### KEY INFORMATION

20' x 70'

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GROUND FLOOR

FIRST FLOOR

# Floor Plans

2-Storey Lifestyle Homes

## TYPE 2E End

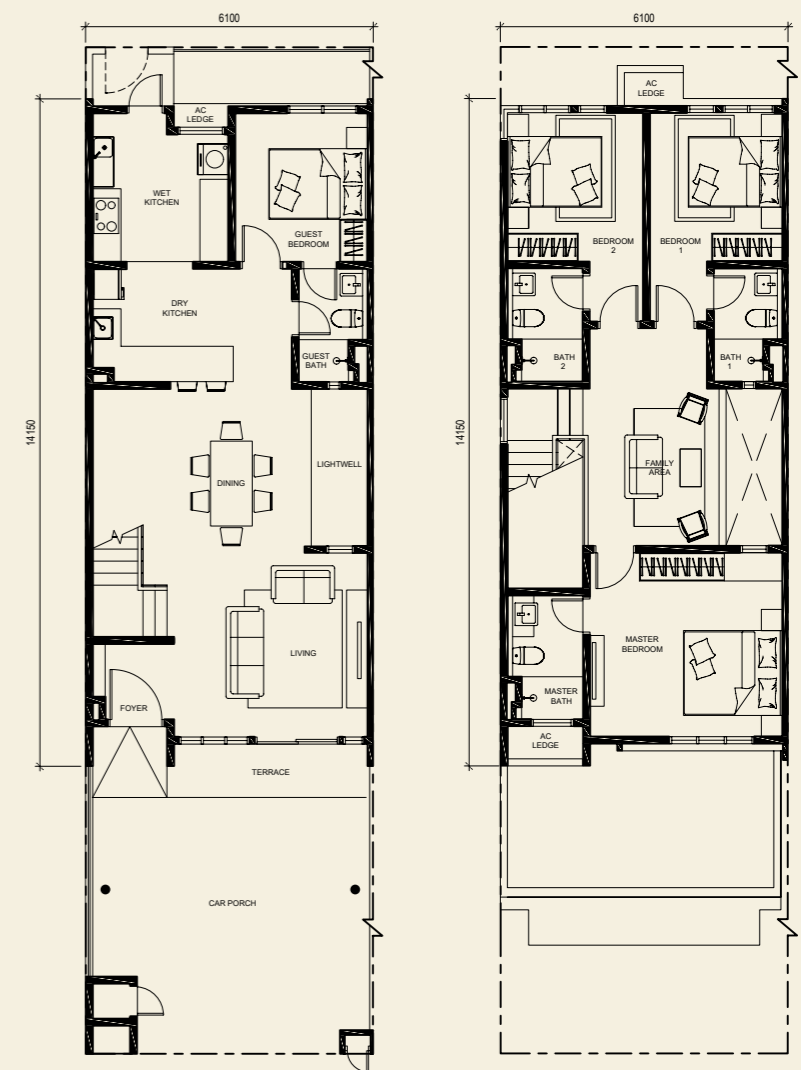
### KEY INFORMATION

20' x 70'

1,944 SQ. FT.

4 BEDROOMS

4 BATHROOMS



GROUND FLOOR

FIRST FLOOR

# Site Plan

## Ilham Residence 3



**LEGEND**

**DOUBLE STOREY LINK HOUSE**

8 - Address Number  
 F2-065 - Lot Number  
 1A - Unit Type

**TOWNHOUSE**

Upper Unit → 5A - Address Number  
 F2-A-42 - Lot Number  
 Lower Unit → 3A - Unit Type

**UNIT TYPE**

A / Am Intermediate / Intermediate Mirror  
 E / Em End / End Mirror

**Legend**

Residential  
 Commercial  
 Industrial  
 Future Development

### ILHAM RESIDENCE 3

### FacilitiesPlus+

- 1. Feature Pergoda
- 6. Swings
- 11. Yoga & Tai Chi Lawn
- 2. Herb Garden
- 7. Chicken Slide
- 12. Fitness Station
- 3. Family Pavilion
- 8. Carousel Spinners
- 13. Reflexology Path
- 4. BBQ Camp Fire
- 9. Jogging & Cycling Track
- 14. Community Hall
- 5. Barn House Playground
- 10. Kickabout Area
- 15. Surau
- 16. Kindergarten
- 17. Visitor Parking
- 18. Seating Area
- 19. Guardhouse
- 20. Management Office

# Specifications

Structure	: Reinforced Concrete																																																																	
Wall	: Masonry																																																																	
Roof Covering	: Metal Deck / Concrete / Polycarbonate Roof																																																																	
Roof Framing	: Metal																																																																	
Ceiling	: All : Plaster Board / Cement Board / Skim Coat																																																																	
Windows	: All : Aluminium Frame Glass Panel / Glass Louvre																																																																	
Doors	: Main Entrance Door : Laminated Engineered Timber Flush Door : Internal Doors : Laminated Timber Flush Doors : Sliding Doors : Aluminium Frame Sliding Glass Door : Other Door : Metal Swing Door, Aluminium Louvre Door, Aluminium Frame with Fixed Glass																																																																	
Ironmongery	: All : Locksets with Accessories																																																																	
Wall Finishes	: External Walls : Plaster and Paint, Ventilation Blocks, Brick Veneer : Internal Walls : Plaster and Paint : Lightwell : Clay Brick (Type 1E and 1Em only) : Guest Bath, Bath 1, Master Bath : Porcelain Tiles up to Ceiling Height : Bath 2 : 2.7m height Porcelain Tiles, Plaster and Paint : Kitchen : 1.5m height Porcelain Tiles, Plaster and Paint : Others : Plaster and Paint																																																																	
Floor Finishes	: Car Porch : Concrete Imprint : Terrace, Yard : Porcelain Tiles : Living, Dining, Dry and Wet Kitchen, Lightwell, Guest Bedroom : Porcelain Tiles : Bathrooms : Porcelain Tiles : Staircase, Family Area, Bedroom 1 and 2, Master Bedroom : Laminated Timber																																																																	
Sanitary Wares and Plumbing Fittings	: Bathrooms : Sanitary Wares and Fittings : Kitchen : Sink, Tap : Car Porch : Tap																																																																	
Electrical Installation	<table border="1"> <thead> <tr> <th></th> <th>1A / 1Am</th> <th>1E / 1Em</th> <th>2A / 2Am</th> <th>2E / 2Em</th> </tr> </thead> <tbody> <tr> <td>: Lighting Points</td> <td>24</td> <td>24</td> <td>24</td> <td>24</td> </tr> <tr> <td>: Gate Light Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Power Points</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> </tr> <tr> <td>: Fan Points</td> <td>7</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>: Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Water Heater Points</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>: TV Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: AC Power Points</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>: Booster Pump Power Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Data Point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>: Fibre Wall Socket</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Mechanical Ventilation Fan</td> <td>2</td> <td>-</td> <td>2</td> <td>2</td> </tr> </tbody> </table>		1A / 1Am	1E / 1Em	2A / 2Am	2E / 2Em	: Lighting Points	24	24	24	24	: Gate Light Point	1	1	1	1	: Power Points	20	20	20	20	: Fan Points	7	7	7	7	: Door Bell Point	1	1	1	1	: Water Heater Points	4	4	4	4	: TV Point	1	1	1	1	: AC Power Points	2	2	2	2	: Booster Pump Power Point	1	1	1	1	: Data Point	2	2	2	2	: Fibre Wall Socket	1	1	1	1	: Mechanical Ventilation Fan	2	-	2	2
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Internal Telecommunication Trunking and Cabling	: Conduit and Cabling																																																																	
Fencing	: Brick Wall and Metal Fencing																																																																	
Miscellaneous	: Parcel Compartment : Letter Box : Water Meter : TNB Meter : Basic Home Alarm System																																																																	



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