

ILHAM RESIDENCE 3

Urban Twinhomes

▲
FREEHOLD



Introducing the nature-inspired

Urban Twinhomes



URBAN LIVING

Single Floor Living Perfection.

CLICK TO TAKE A VIRTUAL TOUR



1 Home Office or Reading Corner? Your Choice.
Set up your very own workspace, mini library or study area – your corner, your choice.

2 Cook and Dine in Comfort
Put on your chef's hat and get ready to cook your favourite cuisines in the well-lit kitchen - then, dine comfortably and heartily as you catch up on your favourite show.

3 Bedroom with a Wide View
Wake up feeling fresh and excited as the natural light seeps in, brightening your room and mornings.

4 Relax in Style
This commodious and comfortable living area is designed for you to unwind and de-stress after a long day away from home.



Artist's impression of Urban Twinhomes (Upper Unit)



URBAN LIVING

True balance of nature and comfort.

- 1 Relax and unwind in your capacious living room surrounded by natural light and fresh air.
- 2 The courtyards (ground unit) and wide windows provide a more natural ambience to the living area.
- 3 The wide frontage offers a truly luxurious sense of space for greater flexibility and comfort.

Artist's Impression of Living Room of Urban Twinhomes (Ground Unit)

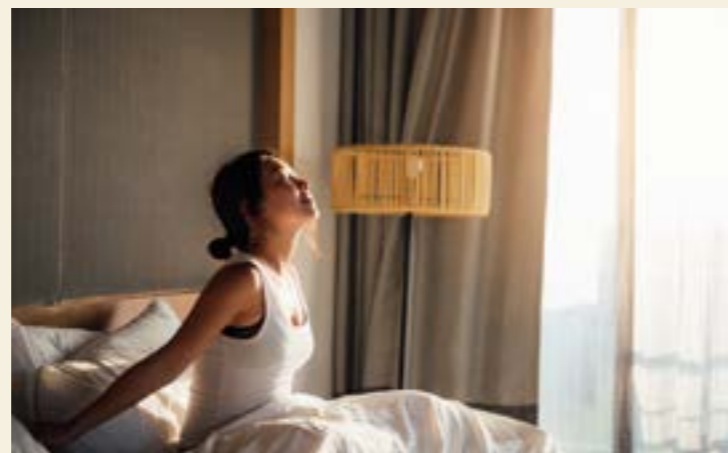


Artist's impression of Master Bedroom (Upper Unit)

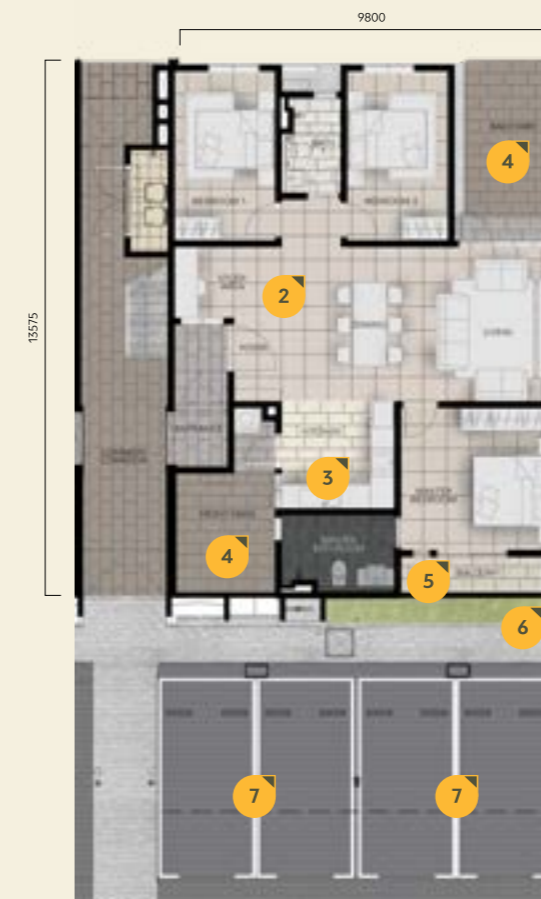
URBAN LIVING

Total Comfort

A modern and spacious bedroom filled with natural light and sounds of nature that lets you unwind and relax before hitting the hay.



KEY FEATURES | URBAN TWINHOMES



TYPE 3A
GROUND UNIT (GF)



TYPE 4A
UPPER UNIT (1F)

- 1** Deep roof overhang to optimise sun shading and reduce heat gain.
- 2** A flexi-home office space well-placed in an open layout for versatile space planning.
- 3** A large kitchen to cater to home cooking and culinary exploration.
- 4** Dual courtyard feature to promote a greener lifestyle, while enhancing functionality for outdoor relaxation.

- 5** A balcony in the master bedroom for a seamless connection to the outdoors.
- 6** A distinctive brick wall at the front facade for aesthetics, privacy screening and noise reduction.
- 7** 2 side-by-side parking bays for each unit to maximise convenience to homeowners.
- 8** Solar PV panels (2kW) provide for every unit to encourage a lower carbon footprint and electricity savings.

Floor Plans

Urban Twinhomes

TYPE
3A
Intermediate

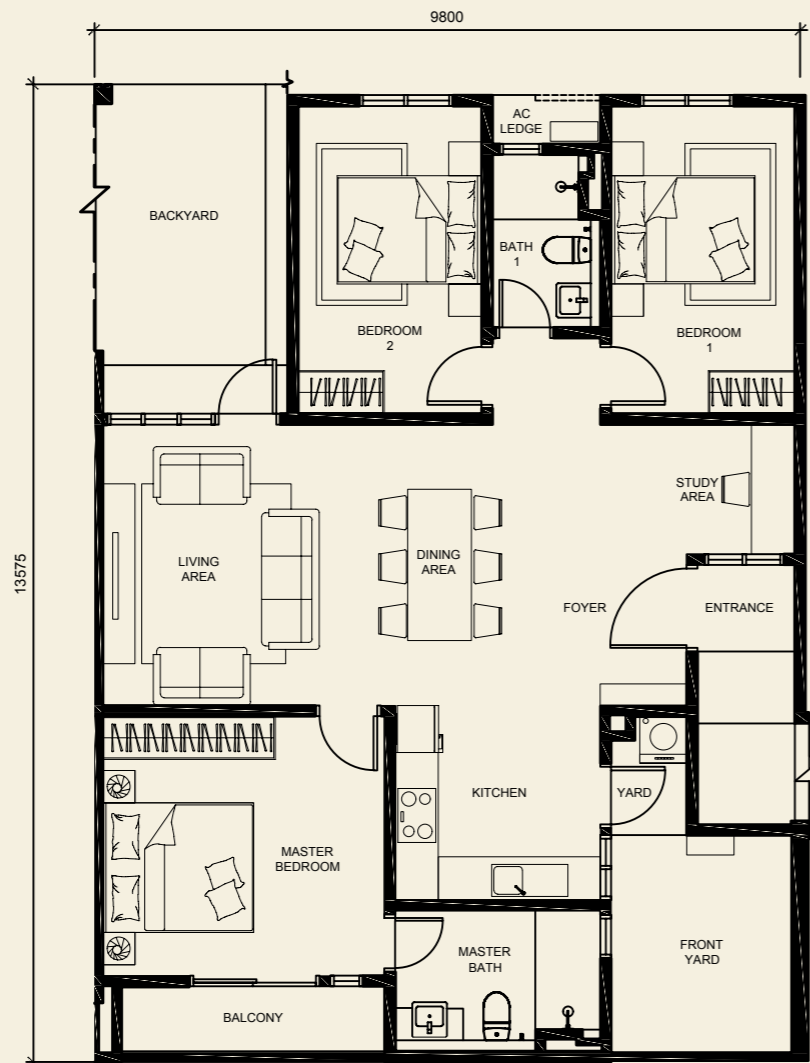
KEY INFORMATION

- 36' x 70'

- 1,392 SQ. FT.

- 3 BEDROOMS

- 2 BATHROOMS



GROUND UNIT (GF)

Floor Plans

Urban Twinhomes

TYPE
4A
Intermediate

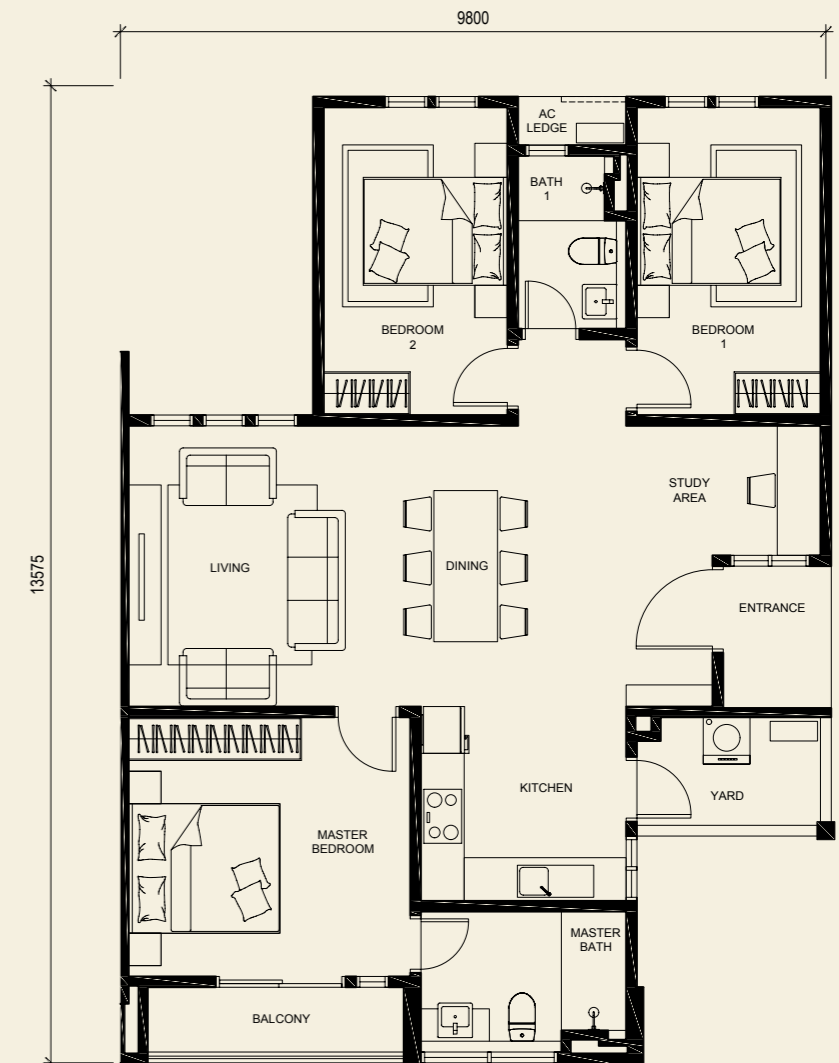
KEY INFORMATION

- 36' x 70'

- 1,168 SQ. FT.

- 3 BEDROOMS

- 2 BATHROOMS



UPPER UNIT (1F)

Floor Plans

Urban Twinhomes

TYPE
3E
End

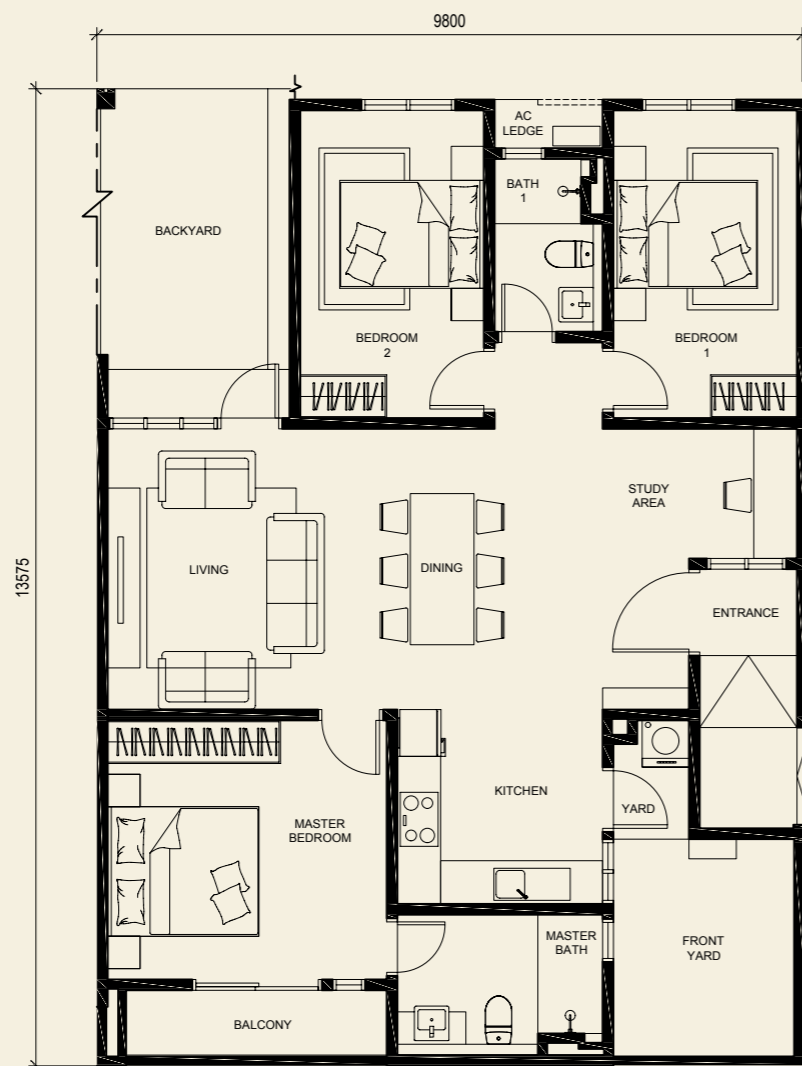
KEY INFORMATION

36' x 70'

1,382 SQ. FT.

3 BEDROOMS

2 BATHROOMS



GROUND UNIT (GF)

Floor Plans

Urban Twinhomes

TYPE
4E
End

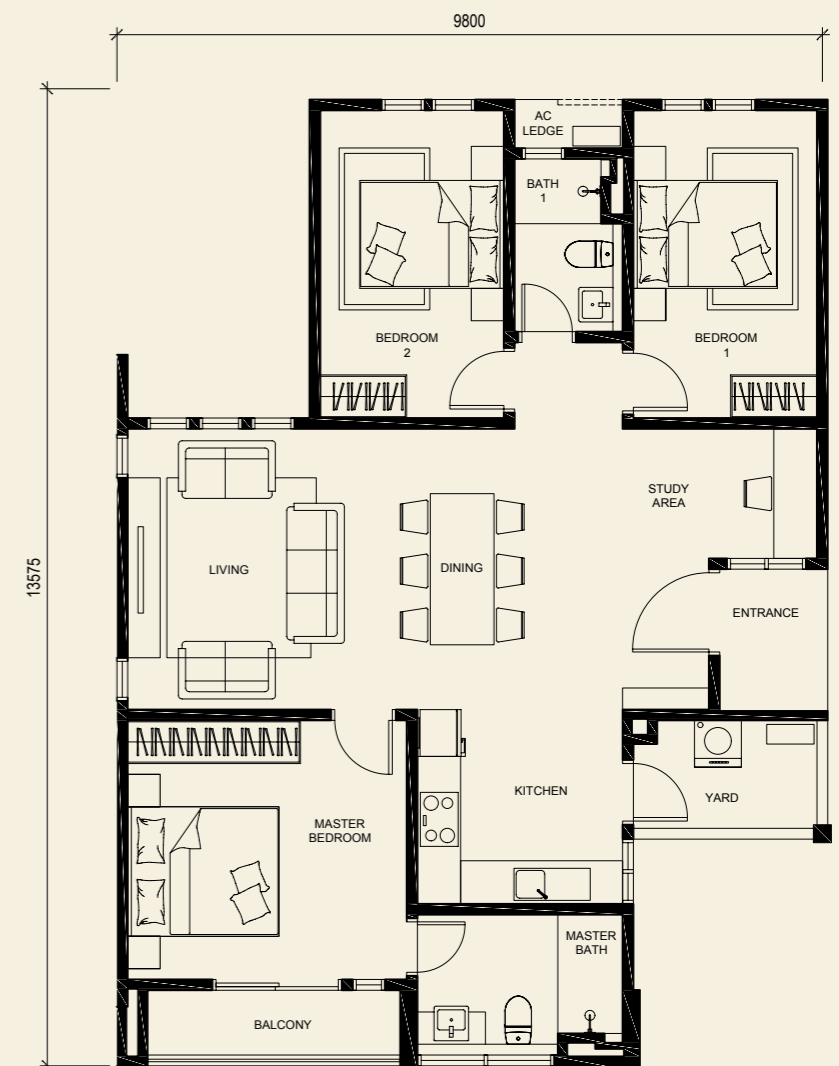
KEY INFORMATION

36' x 70'

1,160 SQ. FT.

3 BEDROOMS

2 BATHROOMS



UPPER UNIT (1F)

Floor Plans

Urban Twinhomes

TYPE
5E
End

Floor Plans

Urban Twinhomes

TYPE
6E
End

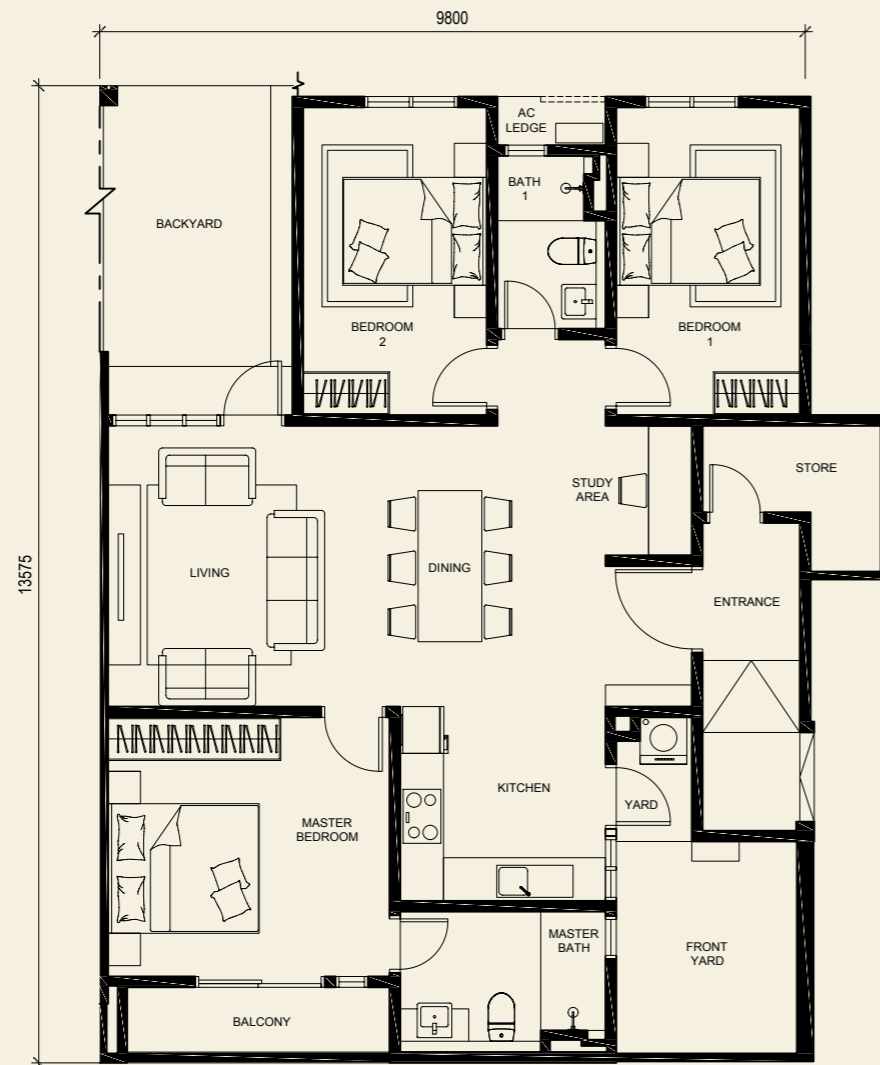
KEY INFORMATION

36' x 70'

1,418 SQ. FT.

3 BEDROOMS

2 BATHROOMS



GROUND UNIT (GF)

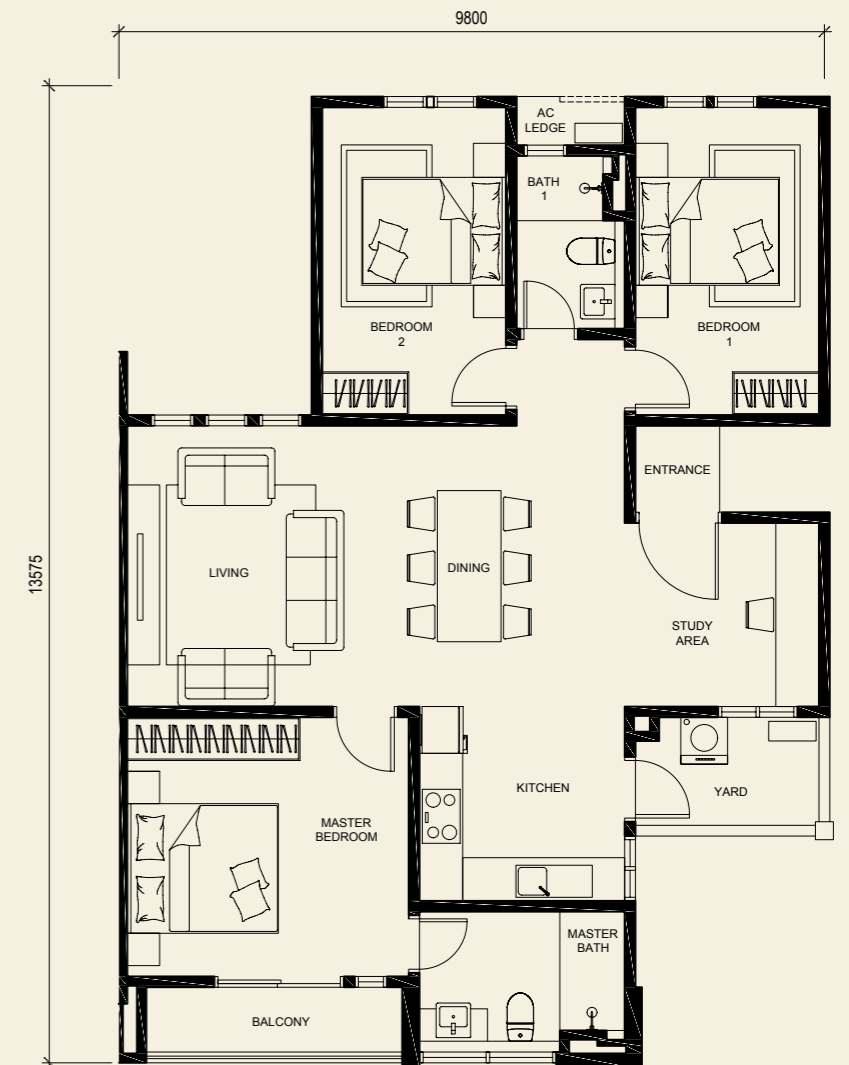
KEY INFORMATION

36' x 70'

1,150 SQ. FT.

3 BEDROOMS

2 BATHROOMS



UPPER UNIT (1F)

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

FacilitiesPlus+

- 1. Feature Pergoda
- 2. Herb Garden
- 3. Family Pavilion
- 4. BBQ Camp Fire
- 5. Barn House Playground
- 6. Swings
- 7. Chicken Slide
- 8. Carousel Spinners
- 9. Jogging & Cycling Track
- 10. Kickabout Area
- 11. Yoga & Tai Chi Lawn
- 12. Fitness Station
- 13. Reflexology Path
- 14. Community Hall
- 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, Clay Brick			
	: Internal Walls	: Plaster and Paint			
	: Lightwell	: Clay Brick			
	: Guest Bath, Bath 1, Master Bath	: Porcelain Tiles up to Ceiling Height			
	: Kitchen, Yard	: 1.5m height Porcelain Tiles, Plaster and Paint			
	: Others	: Plaster and Paint			
Floor Finishes	: Car Porch	: Concrete Imprint			
	: Living, Dining, Study Area, Bath 1, Master Bath	: Porcelain Tiles			
	: Kitchen	: Porcelain Tiles			
	: Yard, Front Yard, Backyard, Entrance, Balcony	: Laminated Timber			
Sanitary Wares and Plumbing Fittings	: Bathrooms	: Sanitary Wares and Fittings			
	: Kitchen	: Sink, Tap			
Electrical Installation	: Lighting Points	3A / 3Am / 3E / 3Em	4A / 4Am / 4E / 4Em	5E / 5Em	6E / 6Em
	: Power Points	21	19	21	19
	: Fan Points	18	18	18	18
	: Door Bell Point	4	4	4	4
	: Water Heater Points	1	1	1	1
	: TV Point	2	2	2	2
	: AC Power Points	1	1	1	1
	: Booster Pump Power Point	2	2	2	2
	: Data Point	1	1	1	1
	: Fibre Wall Socket	2	2	2	2
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				



Visit our Sales Gallery:
 Elmina Pavilion, Persiaran Eserina,
 Elmina East, Sek U16,
 40160 Shah Alam, Selangor.

📍 Elmina Pavilion

Open Daily: 9.30am - 6.30pm
 (including public holidays)

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