



YOUR LUXURY HOME IN PUCHONG



Welcome

AFFORDABLE LIVING,

ELEVATED



Aerial view



*Artist impression

A thoughtfully designed Rumah Selangorku project nestled in the established city of Puchong. Enjoy peace of mind in a gated community with 24-hour security, while embracing spacious living and green surroundings.

With sizes from 1,100 - 1,195 sf, Ilham Residensi offers room to grow and space to thrive. Whether you're starting a family or seeking a better lifestyle, this is where your next chapter begins.



GUARDED FOR A TOTAL
PEACE-OF-MIND LIVING

*Artist impression

WHY CHOOSE ILHAM RESIDENSI?



SPACIOUS LAYOUTS
- 1,100 to 1,195 sf



CLUBHOUSE
with Lifestyle Facilities



24-HOUR SECURITY
with card access
system



2 CARPARK
for each unit

Partially Furnished



3 Aircon



3 Wardrobes



LED TV



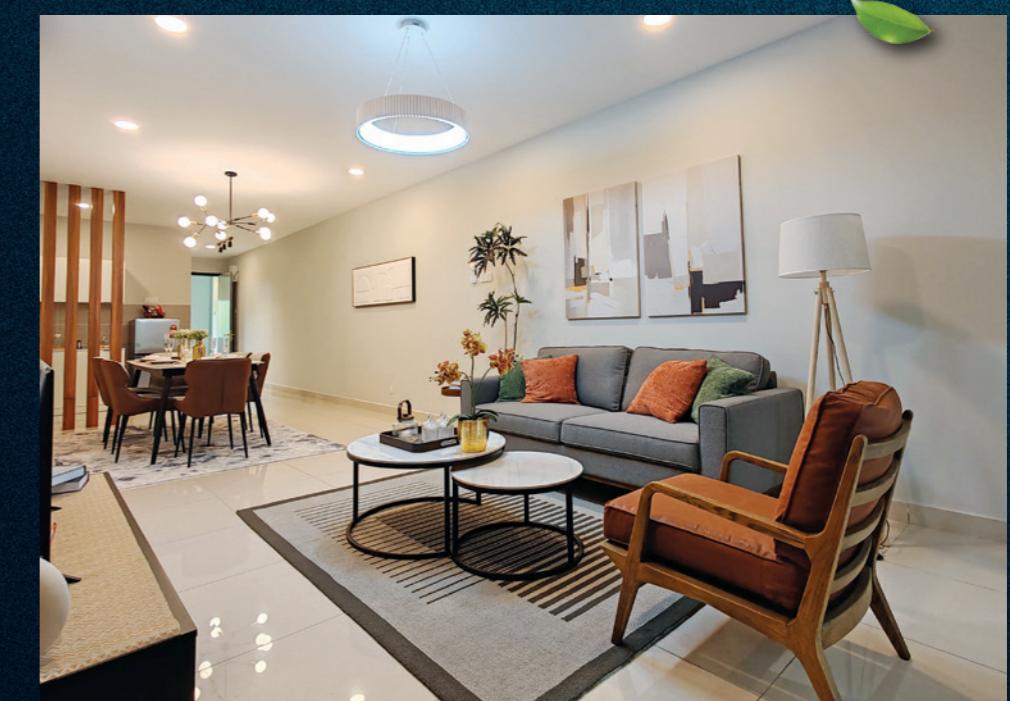
2 Water
Heaters



Kitchen
Cabinet



Refrigerator



Actual show unit photo

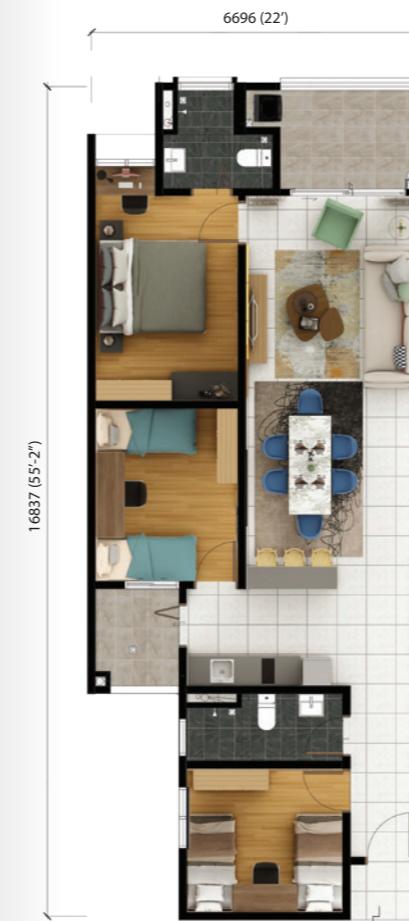
EVERYTHING YOU NEED, RIGHT AT HOME



Ilham Residensi isn't just about four walls – it's a full community where families can play, relax and connect.



TYPICAL FLOOR PLAN (TYPE 1)



MASTER SITE PLAN

1. Guard House
2. Car Park Block
3. Swimming Pool
4. Wading Pool
5. Playground
6. Lawn
7. Gazebo
8. Par Course
9. Rooftop Garden
10. Observation Deck

3-STOREY CLUBHOUSE

- Multipurpose Hall
- Badminton Court
- Gym
- Wi-Fi Lounge
- Kindergarten

SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Reinforced Concrete Wall / Cement Sand Bricks	
ROOFING COVERING	Reinforced Concrete	
CEILING	Skim Coat / Plaster Ceiling	
WINDOWS	Aluminium Framed Windows with Glass Panels	
DOORS	Main Entrance Door Balcony Other Doors	- Fire-rated Door - Aluminium Sliding Door - Plywood Flush Doors
IRONMONGERY	Quality Locks	
WALL FINISHES	Bathrooms Kitchen Other Internal Walls External Walls	- Approx. 1,800mm Height Ceramic Tiles - Approx. 1,500mm Height Ceramic Tiles - Cement Plaster or Skim Coat and Paint - Cement Plaster or Skim Coat and Paint
FLOOR FINISHES	Living Room, Dining Room, Family Area Kitchen, Balcony, Entrance and Bathrooms Bedrooms	- Ceramic Tiles - Ceramic Tiles - Laminated Floor Board
SANITARY FITTINGS AND PIPES	Kitchen Sink Pedestal Water Closet Shower Set Wash Basin	- 1 - 2 - 2 - 2
ELECTRICAL INSTALLATIONS	Light Points Power Points Ceiling Fan Points Air-Cond Points TV Point Telephone Point Door Bell Point Water Heater Point Intercom Point	- 14 - 15 - 4 - 3 - 1 - 1 - 1 - 2 - 0
WIRING AND INTERNAL TELEPHONE LINE		



STRATEGIC LOCATION IN PUCHONG

Ilham Residensi is conveniently located with easy access to:

- ELITE, MEX & LDP highways
- Nearby schools, shops, and healthcare
- Multimedia University (MMU) and other top institutions

*ELIGIBILITY REQUIREMENTS

CITIZENSHIP

Applicant must be a Malaysian citizen

AGE LIMIT

Must be 18 years old and above at the date of registration

HOME OWNERSHIP

Does not own more than one (1) type of residence

INCOME LIMIT

Applicant's monthly income must not exceed RM14,500

*Terms and conditions subject to LPHS.

Show unit ready for viewing 10am-6pm

010-265 2088

METROGEN

Xceptional Homes. Outstanding Value. Always.

Pemaju: RASMAJATI SDN. BHD. [200101006995] [542751-H] • Alamat: Tingkat 5, Bangunan Palm Grove, No.14, Jalan Glenmarie (Persiaran Kerjaya), Seksyen U1, 40150 Shah Alam, Selangor. • Lesen Pemaju: 30809/07-2029/0151INJ • Tempoh Sah: 03/07/2024 sehingga 02/07/2029 • Permit Ikan: 30809-1/07-2028/0552(A)-ISI • Tempoh Sah: 14/07/2025 sehingga 13/07/2028 • Badan Berkusa: Majlis Perbandaran Sepang • No. Kelulusan Pelan: MPSepang 600-34/1/192(11) • Jenis Pegangan Tanah: Pajakan • Tempoh Pajakan: 99 Tahun • Tamat Pajakan: 01/04/2118 • Bebanan: Tiada • Tarikh Jangkaan Siap: Oktober 2029 • Jenis E • Jumlah Unit: 1,193 unit • Harga Jualan: (Min.)RM250,000.00 hingga (Maks.)RM300,000.00 • Sekatan Kepentingan: Tanah ini tidak boleh dipindahmilk, dipajak atau digunakan melainkan dengan kebenaran pihak berkusa negeri.

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