

IRDK RESIDENSI

AMPANG

Meticulously Crafted, Artfully Designed, Fulfilling Your Lifestyle Desire
Ketelitian Binaan, Rekabentuk Berseni, Memenuhi Citarasa Kehidupan Anda

Prized Product

IRDK Residensi Ampang is a prized development just like a 'Castle' with an exclusive & private access over a Bridge. Living true to its calling - "Meticulously Crafted, Artfully designed". The development comprises of one SOHO Residensi block, 2 blocks of CONDO Residensi with 12 units of shop and offices.

Prime Location

Conveniences are abound within minutes drive; Giant & Aeon Hypermarkets, Ampang Point, Ampang Puteri Hospital, Ampang Polis station, restaurant, eateries and other conveniences.

Excellent Access

IRDK Residensi Ampang is just 10.5km from KLCC and is highly accessible from MRR2, Duke, AKLEH, Jalan Ampang and the proposed Sungai Besi Ulu Kelang Expressway (SUKU)

Being one of the first launches in the 'Year of The Goat' IRDK Residensi Ampang promises to fulfill your life desire either for a single occupant, newly married couples or a family.

We stand to say IRDK Residensi Ampang will stand out to be an Exclusive Premier Residence in Ampang.

Produk Bernilai

IRDK Residensi Ampang sebuah projek pembangunan bernilai seperti 'kota' yang dilengkapi akses privasi dan melalui jambatan eksklusif. Memberi maksud sebenar kepada- "Ketelitian Binaan, Rekabentuk Berseni". Bangunan ini mengandungi satu blok SOHO Residensi, dua blok KONDO Residensi dengan 12 unit kedai dan pejabat.

Lokasi Perdana

Terdapat kemudahan di kawasan sekitar dengan hanya beberapa minit pemanduan antaranya; Giant, Aeon Hypermarkets, Ampang Point, Hospital Ampang Puteri, Balai Polis Ampang, restoran, tempat makan dan pelbagai kemudahan lagi.

Akses Terbaik

IRDK Residensi Ampang adalah hanya sekitar 10.5km dari KLCC dan sangat mudah diakses melalui dari MRR2, DUKE, AKLEH, Jalan Ampang dan pelan terbaru, Sungai Besi Ulu Kelang Expressway (SUKU).

Menjadi yang pertama dalam pelancaran di dalam 'Tahun Baru Cina', IRDK Residensi Ampang memberi jaminan untuk memenuhi citarasa kehidupan samada untuk perseorangan, pasangan baru berkahwin atau keluarga.

Keteguhan kami, IRDK Residensi Ampang akan menjadi sebuah Residen Eksklusif Perdana di Ampang.



Another Signature Concept by

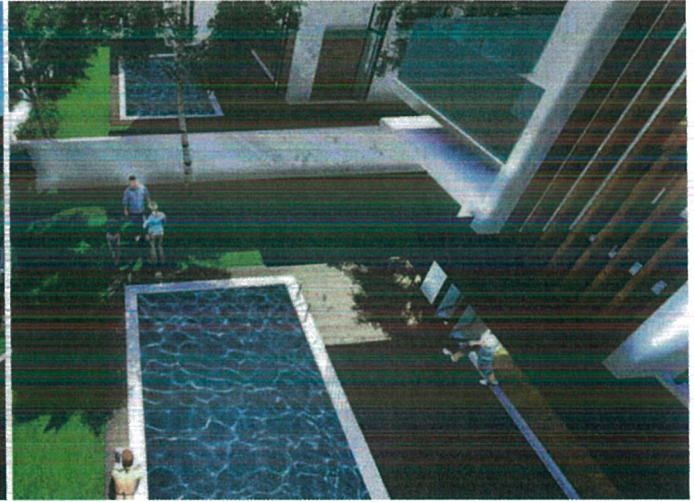
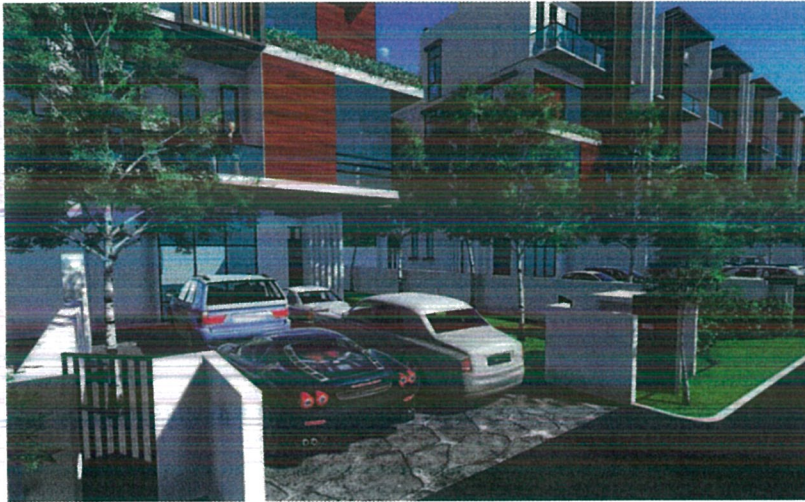
IRDKLAND GROUP

BUILDING FOR FUTURE & EXCELLENCE

Our Track Record



IRDKRESIDENCES PUCHONG Sky Villa



Pool Villa- Puchong



IRDK Residences Wangsa Walk



IRDKL Mall



Alam Avenue 2



Alam Avenue 1



Puncak Bukit Utama

Pemaju:

PERMAI SYUKUR (M) SDN. BHD.
A-1, Jalan Serai Wangi K 16K,
Alam Avenue 2, Seksyen 16,
40000 Shah Alam,
Selangor Darul Ehsan, Malaysia.

03-5519 2266

012-615 3333 / 012-540 3332
012-732 3919 / 012-290 0319
www.irdklandgroup.com



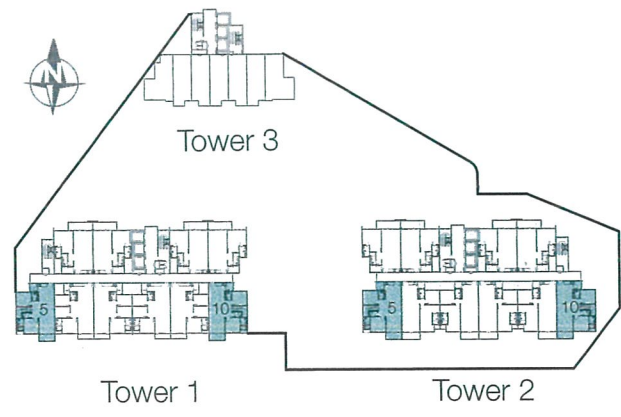
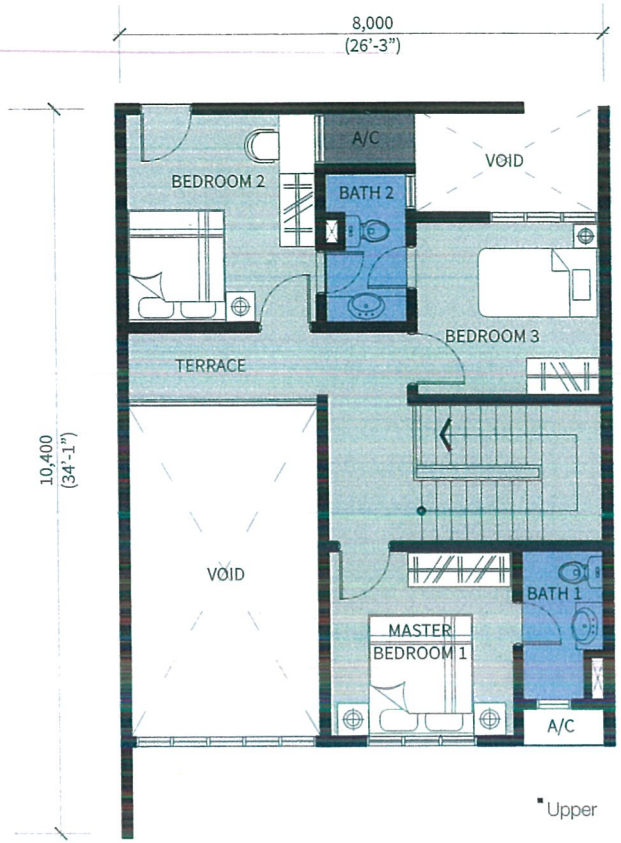
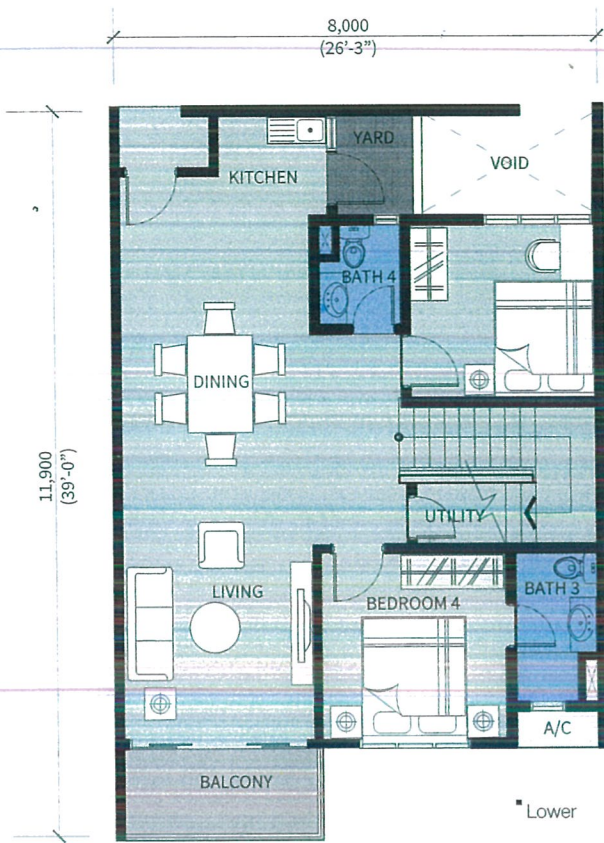
Pemaju: PERMAI SYUKUR (M) SDN BHD (441403-M) ; Alamat: A-1, Jalan Serai Wangi K 16/K, Alam Avenue 2, Seksyen 16, 40000 Shah Alam Selangor; No Lesen Pemaju: 13875-1/02-2017/0104(L) No Permit Iklan dan Jualan: 13875-1/02-2017/0104(P) sah dari 07/02/2015-06/02/21
Pegangan Tanah: Pajak 99 Tahun (Berakhir Pada: 12 March 2113); Bebanan: Tiada; Kelulusan Pelan Bangunan Pihak Berkuasa: Majlis Perbandaran Ampang Jaya; No Rujukan: MPAJ.BS.KB.740-1/2-10/14; Tarikh Dijangka Slap: Jan 2019; Jenis Rumah: SOHO & Rumah Pangsa.
SOHO 158 Units: Harga Min: RM 395,500.00 Harga Maks: RM 590,898.00; Rumah Pangsapuri Servis: 140 Units: Harga Min: RM 688,740.00 Harga Maks: RM 1,563,494.00; Rumah Pangsapuri Servis: 141 Units: Harga Min: RM 688,740.00 Harga Maks: RM 1,563,494.00; Bumiputa
Diskaun: 7%. Sekatan-sekatan kepentingan: Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran pihak berkuasa negeri.

Disclaimer: All statements and illustrations are artist's impressions only and are subject to change without prior notice, and cannot be relied upon as a complete description of the products. They shall not form part and parcel or invalidate or annul any contract of sale between the developer and the purchaser.

Find us at
IRDK Land Group

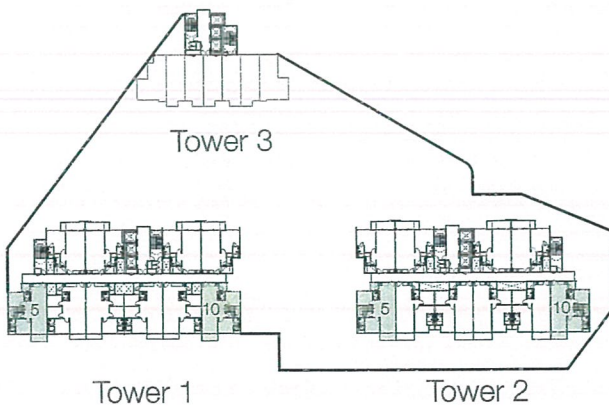
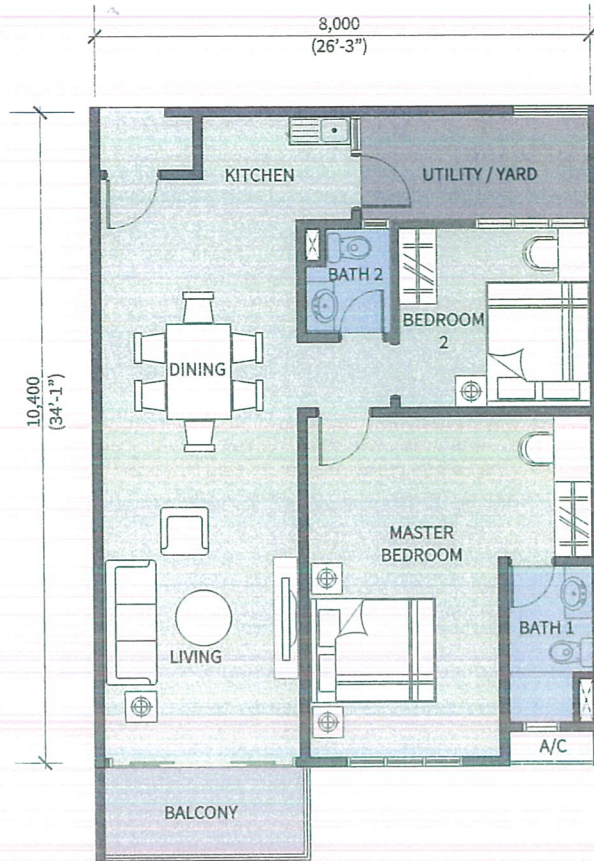
Duplex Apartment Type A1 - Corner

Upper : 635sqft
 Lower : 893sqft
 Total built up : 1,528sqft



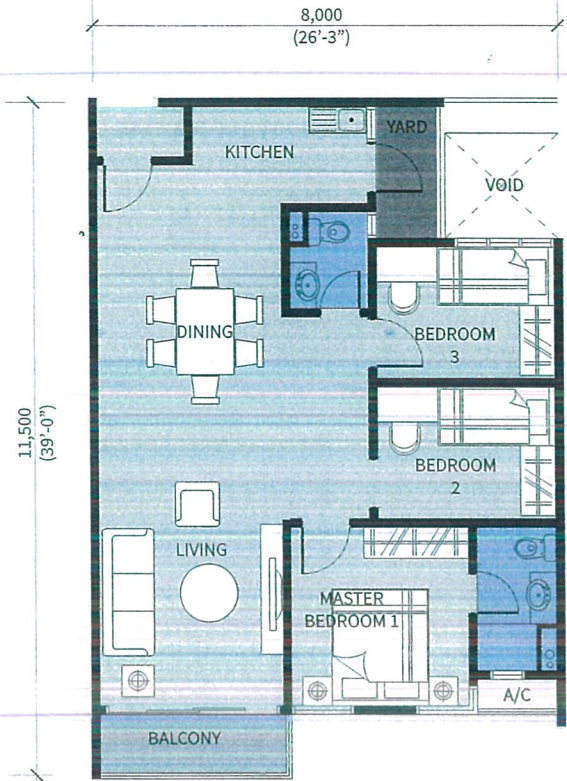
Condo RESIDENSI
Type A2 - Corner

Built up: 936sqft

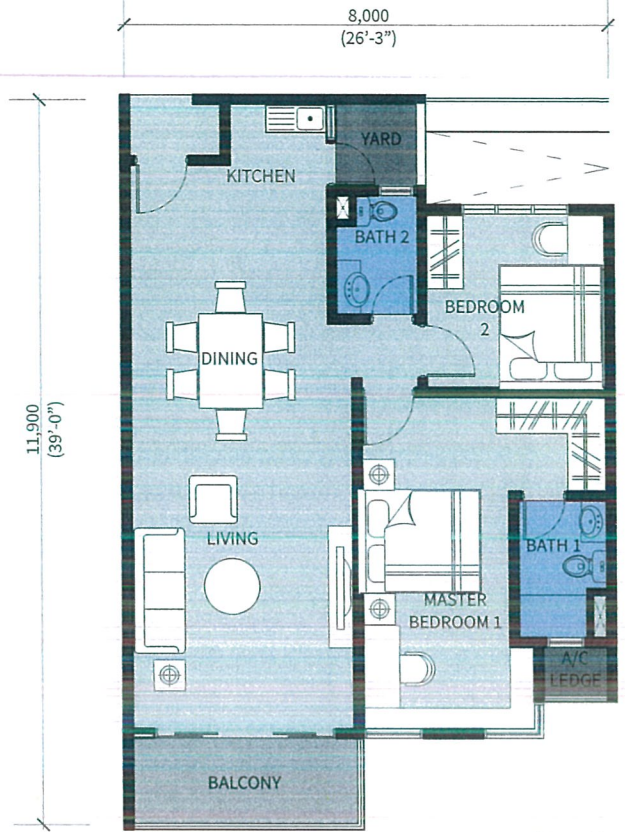


Condo RESIDENSI
Type A3 / A4 - Intermediate

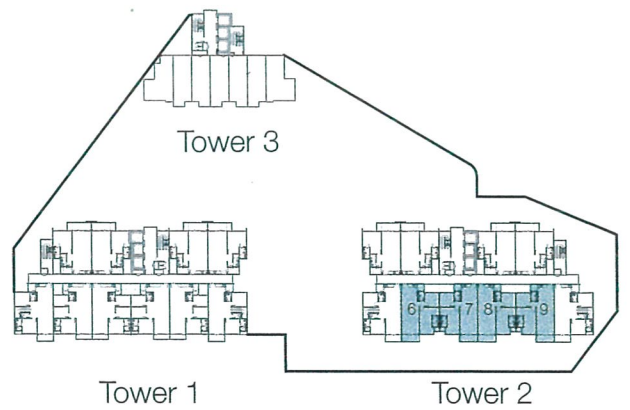
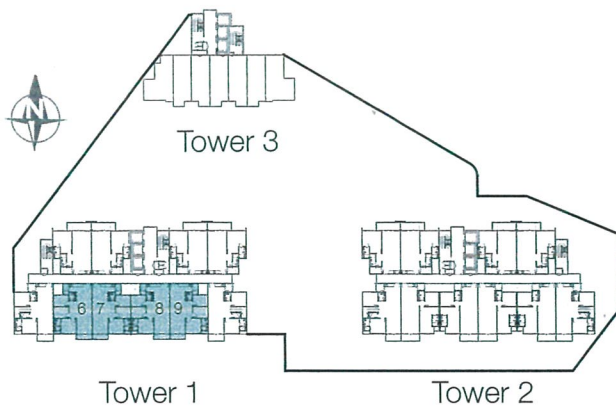
Built up: 893sqft A3 (Tower 2)
883sqft A4 (Tower 1)



Type A4

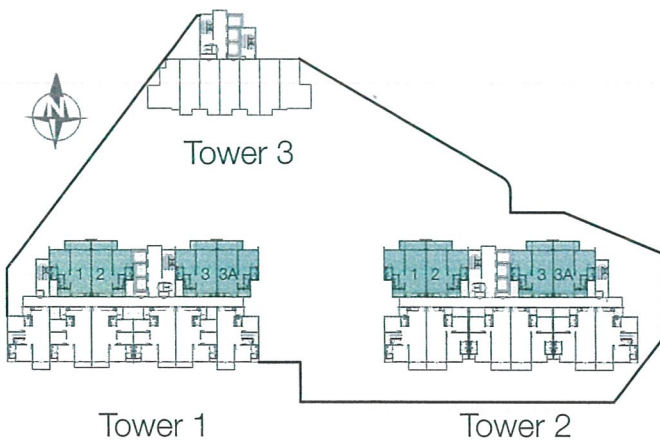
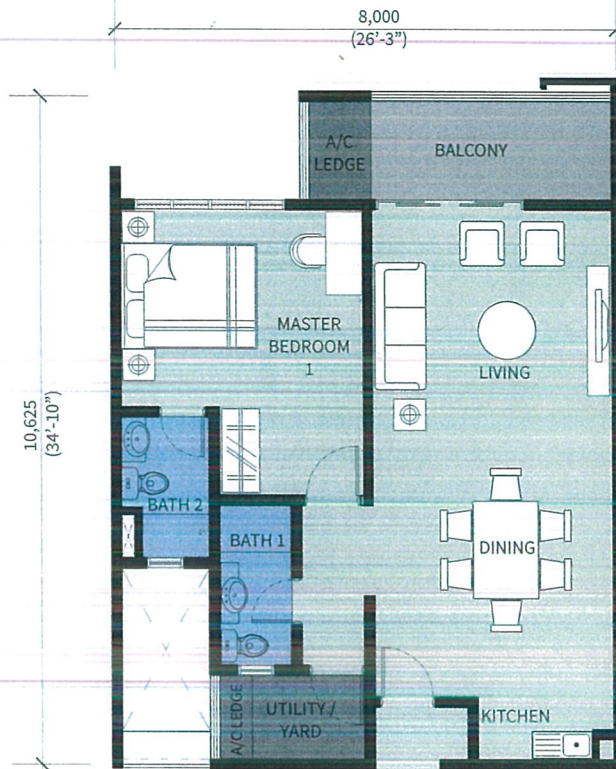


Type A3



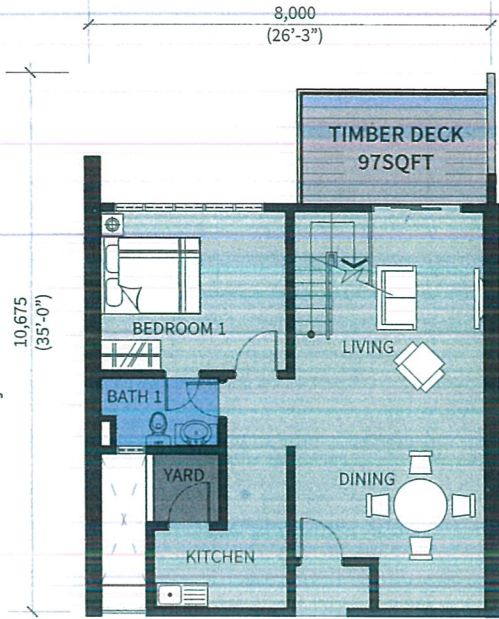
Condo RESIDENSI
Type B - Intermediate / Corner

Built up : 807sqft (Tower 1 & 2)

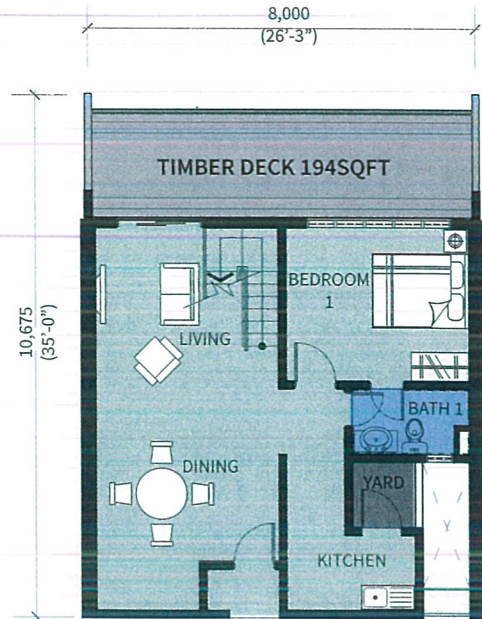


Cabana Duplex Type D - Intermediate / Corner

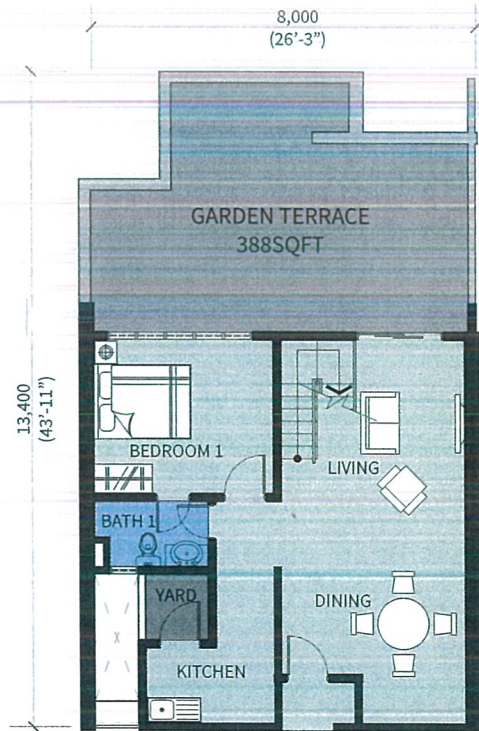
Lower Terrace Types Different :
97sqft / 194sqft / 388sqft / 420sqft



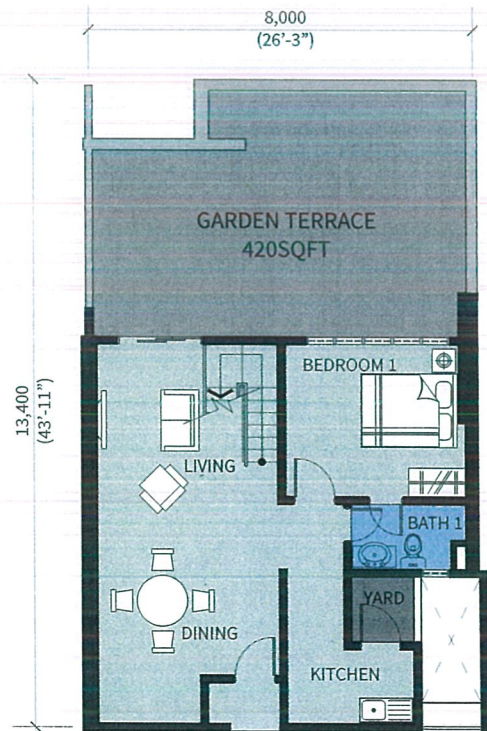
Upper : 592sqft
Lower : 747sqft
Total : 1,335sqft



Upper : 592sqft
Lower : 840sqft
Total : 1,422sqft



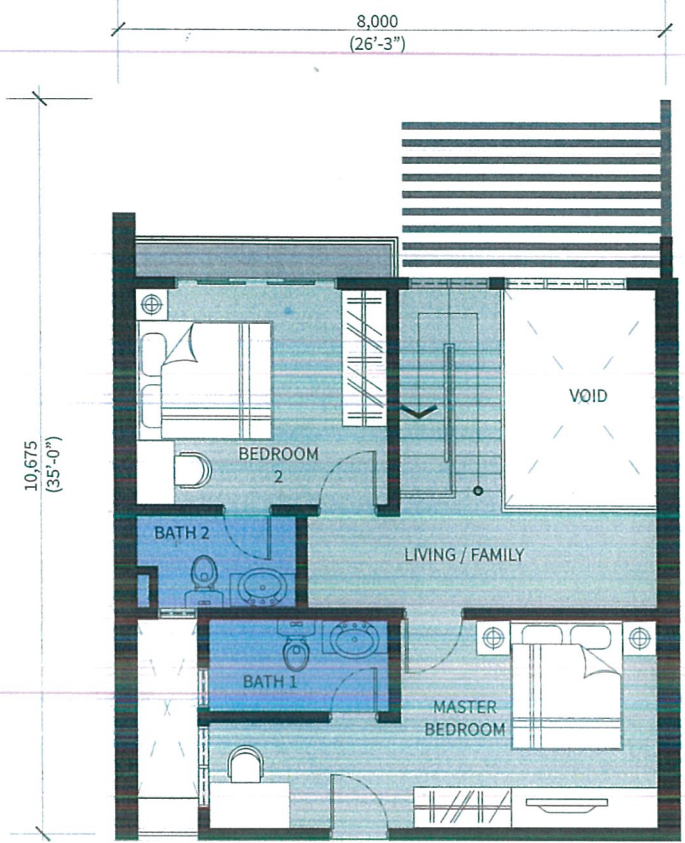
Upper : 592sqft
Lower : 1,034sqft
Total : 1,626sqft



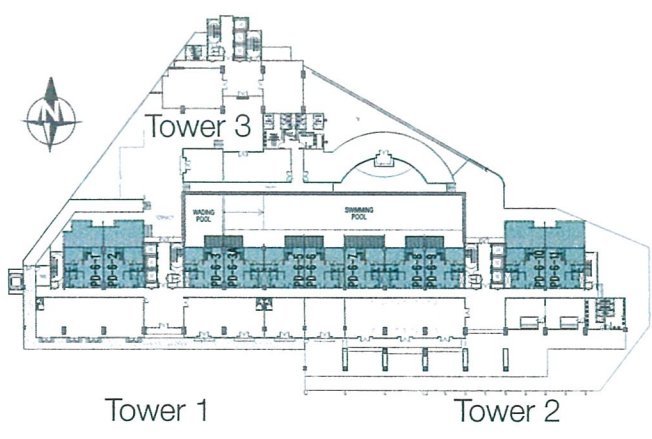
Upper : 592sqft
Lower : 1,066sqft
Total : 1,658sqft

Cabana Duplex Type D - Intermediate

Upper
Total built up: 592sqft



Upper



M&E Specifications

SCHEDULE S&P OF ELECTRICAL POINT

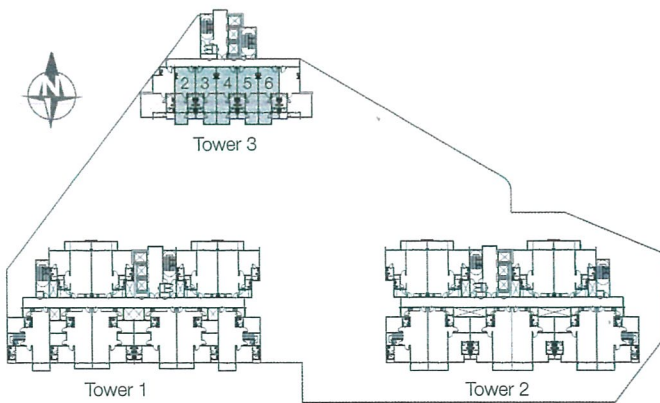
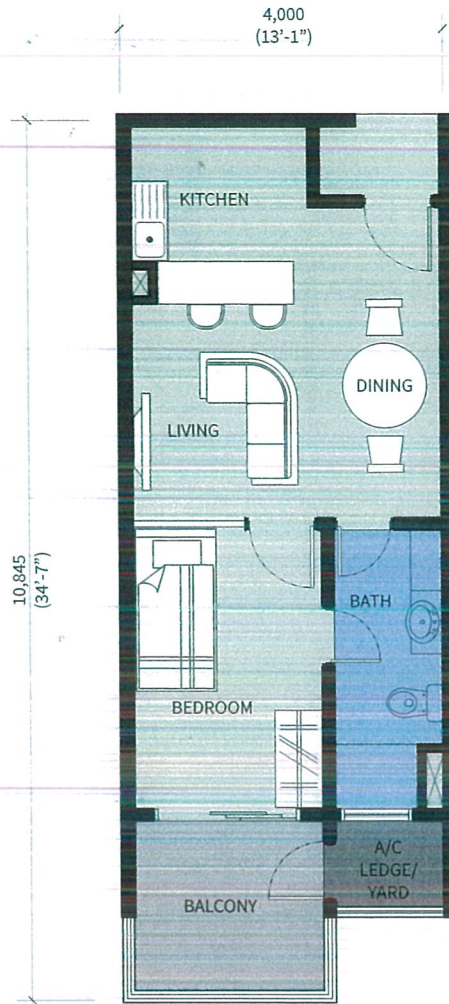
Types Sizes	A1	A2	A3	A4	B	D	D1	D2	D3
	(1528SF)	(936SF)	(893SF)	(883SF)	(807SF)	(1335SF)	(1432SF)	(1626SF)	(1658SF)
LIGHTING POINT	23	12	12	13	11	18	18	18	18
EXHAUST FAN POINT	1	1	1	1	1	1	1	1	1
DOOR BELL POINT C/W BELL PUSH BUTTON POINT	1	1	1	1	1	1	1	1	1
POWER POINT	15	11	12	12	8	16	16	16	16
WATER HEATER POWER POINT	1	1	1	1	1	1	1	1	1
AIR-COND POINT	7	4	2	5	3	4	4	4	4
KITCHEN HOB POWER POINT	1	1	1	1	1	1	1	1	1
KITCHEN HOOD POWER POINT	1	1	1	1	1	1	1	1	1
UNIFI POINT	1	1	1	1	1	1	1	1	1
TV POINT	1	1	1	1	1	1	1	1	1
INTERCOM POINT	2	1	1	1	1	2	2	2	2
AIRCOND PIPING	7	4	2	5	3	4	4	4	4

Finishes Specifications

- Structure: Reinforced Concrete
- Roof: Reinforced Concrete or Metallic Roofing, where applicable
- Wall: Brickwall or hollowcore block, where applicable
- Ceiling: Fibrous plaster ceiling/ Skim Coat/ Plaster, where applicable
- Wall Finishes: Plaster and Paint/ Quality Tiles, where applicable
- Floor Finishes: Quality Tiles, Cement Render, where applicable
- Door: Quality Timber Door/ Aluminium Powder Coated Sliding Door
- Window: Powder Coated Aluminium Window
- Ironmongery: Quality Lockset and Handle
- Sanitary Wares/Fittings: Quality Wares and Fittings

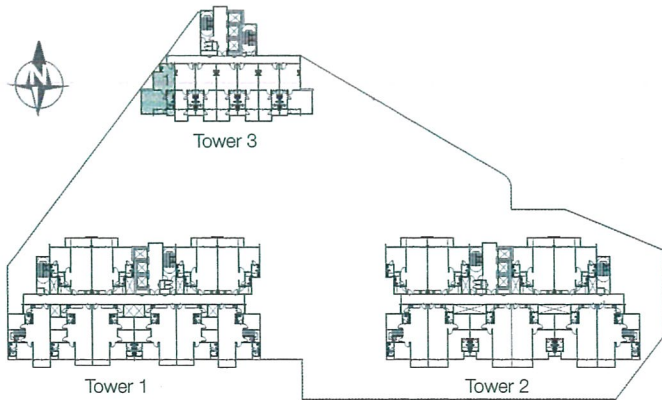
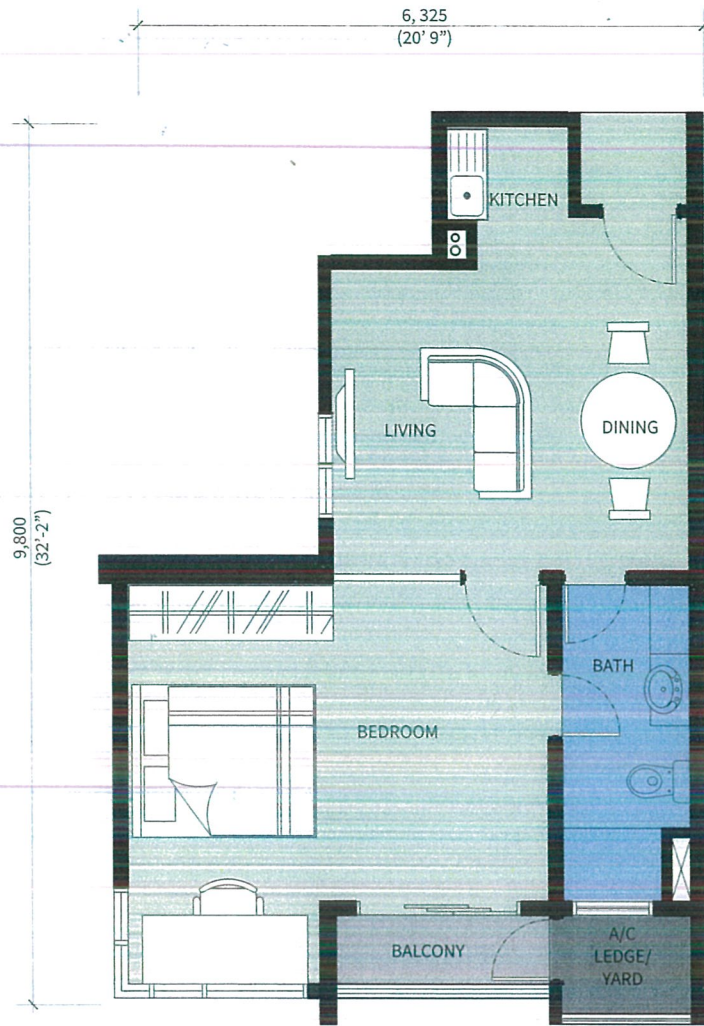
SOHO RESIDENSI
Type C - Intermediate

Built up : 452sqft



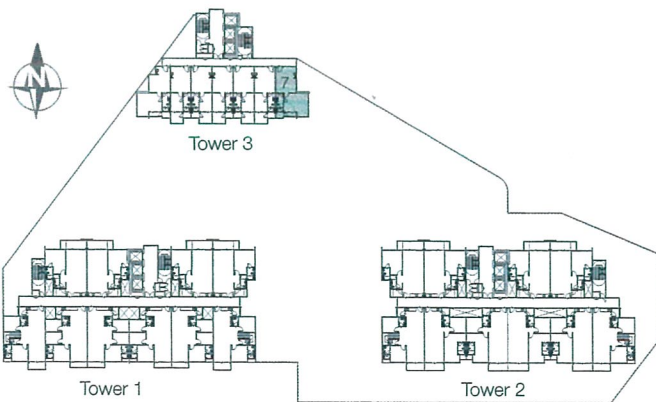
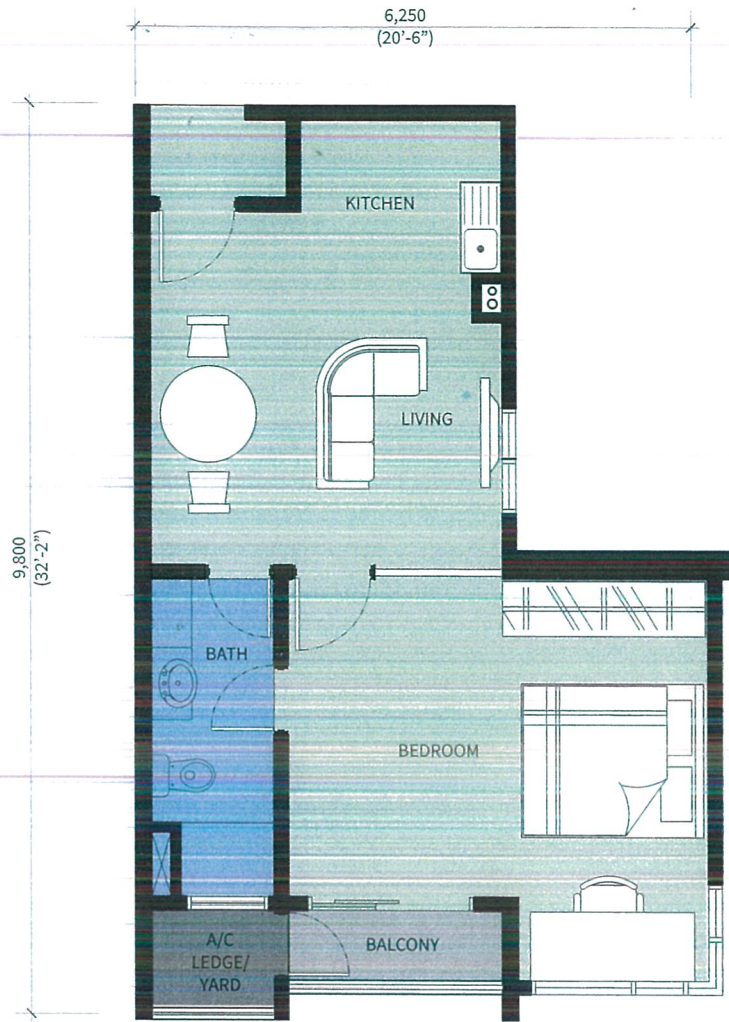
SOHO RESIDENSI Type C1 -Corner

Built up : 506sqft



SOHO RESIDENSI
Type C2 -Corner

Built up : 527sqft



M&E Specifications

SCHEDULE S&P OF ELECTRICAL POINT

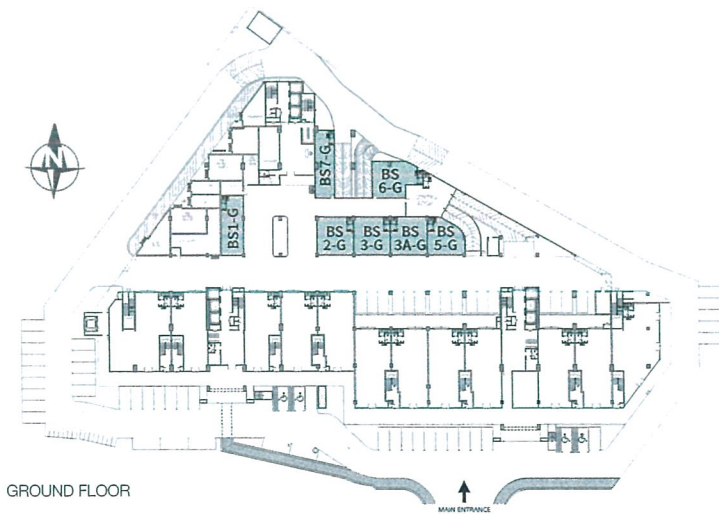
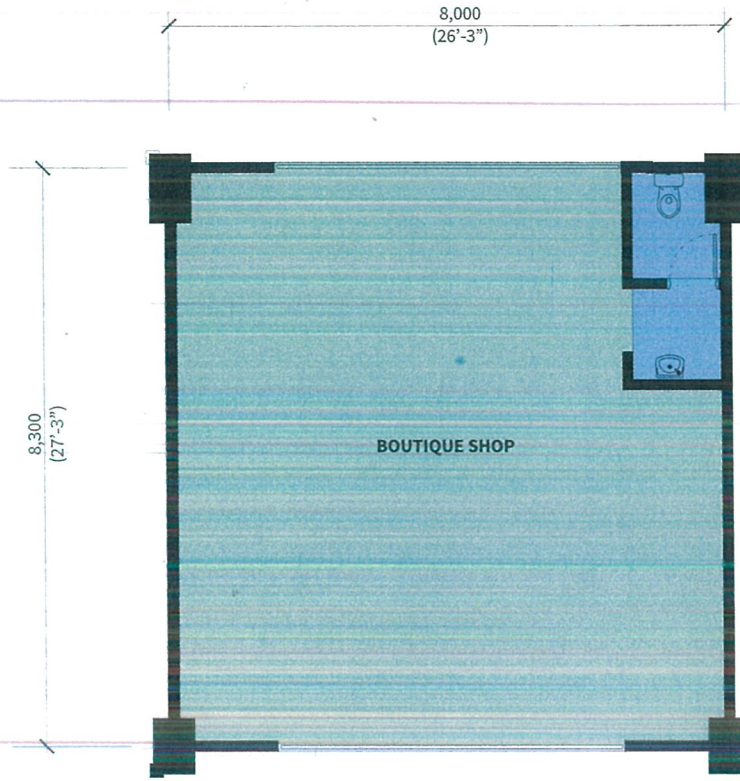
Types Sizes	C	C1	C2
	(452SF)	(506SF)	(527SF)
LIGHTING POINT	8	9	8
EXHAUST FAN POINT	1	1	1
DOOR BELL POINT C/W BELL PUSH BUTTON POINT	1	1	1
POWER POINT	6	7	6
WATER HEATER POWER POINT	1	1	1
AIR-COND POINT	2	2	2
KITCHEN HOB POWER POINT	1	1	1
KITCHEN HOOD POWER POINT	1	1	1
UNIFI POINT	1	1	1
TV POINT	1	1	1
INTERCOM POINT	1	1	1
AIRCOND PIPING	2	2	2

Finishes Specifications

- Structure: Reinforced Concrete
- Roof: Reinforced Concrete or Metallic Roofing, where applicable
- Wall: Brickwall or hollowcore block, where applicable
- Ceiling: Fibrous plaster ceiling/ Skim Coat/ Plaster, where applicable
- Wall Finishes: Plaster and Paint/ Quality Tiles, where applicable
- Floor Finishes: Quality Tiles, Cement Render, where applicable
- Door: Quality Timber Door/ Aluminium Powder Coated Sliding Door
- Window: Powder Coated Aluminium Window
- Ironmongery: Quality Lockset and Handle
- Sanitary Wares/Fittings: Quality Wares and Fittings

Boutique Shop
Type BS - Intermediate

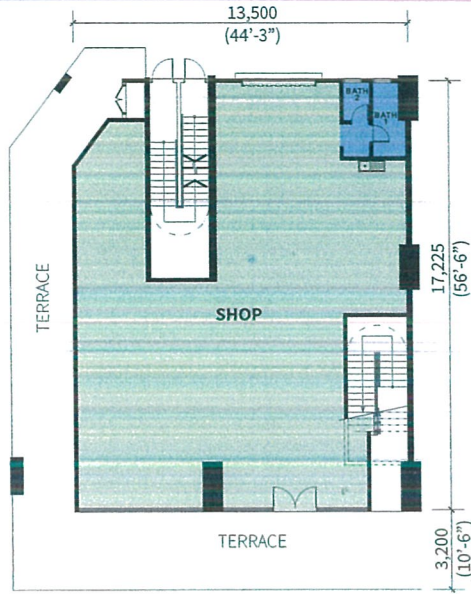
BS2 / BS3 / BS3A
Total built up : 710sqft



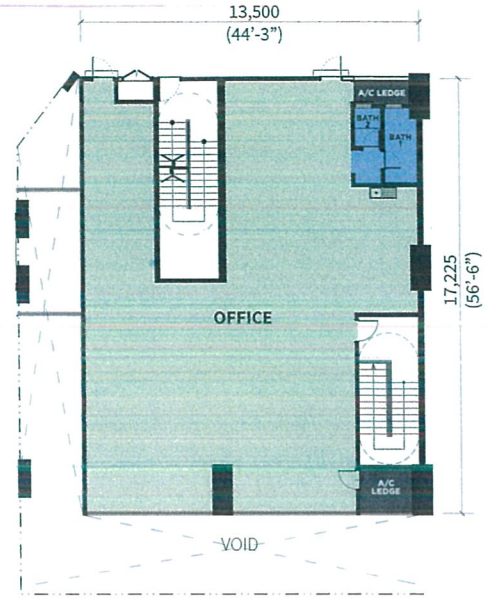
GROUND FLOOR

↑
MAIN ENTRANCE

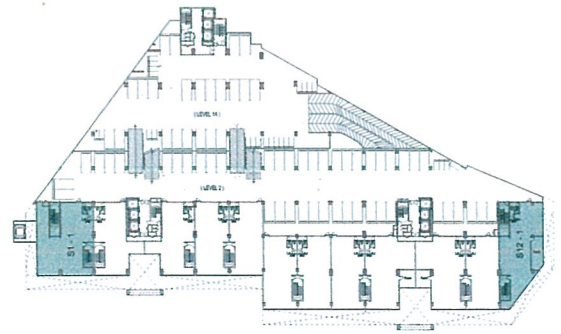
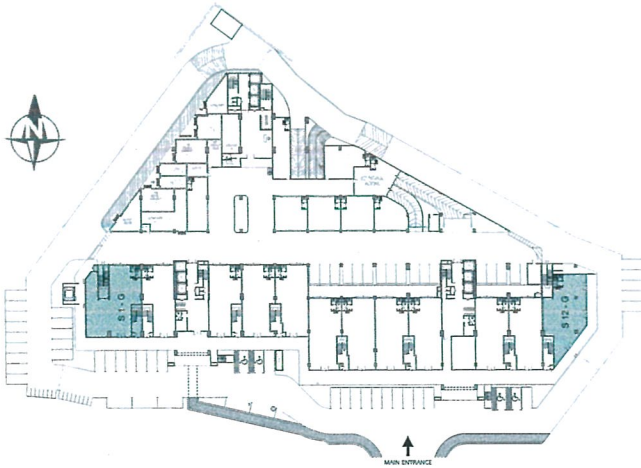
Shoplot
 Type S1 - Corner
 Total built up : 4,370sqft



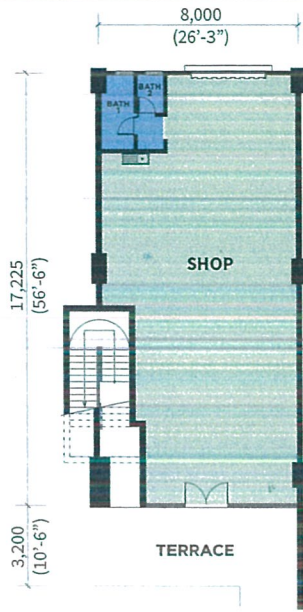
Ground Floor
 Lower : 2,110sqft



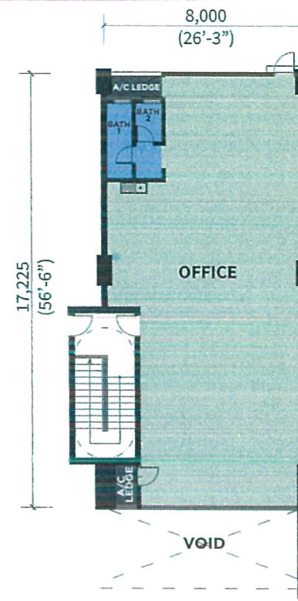
1st Floor
 Upper : 2,260sqft



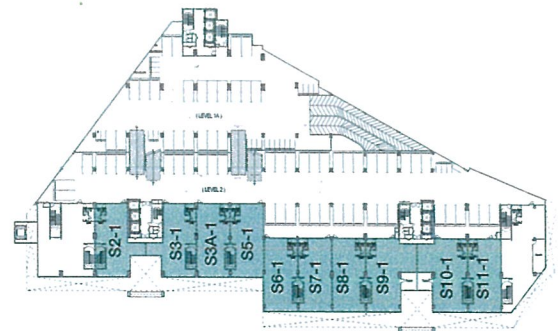
Shoplot
 Type S5 / S7 / S11 - Intermediate
 Total built up : 2,777sqft



Ground Floor
 Lower : 1,378sqft



1st Floor
 Upper : 1,399sqft



M&E Specifications

SCHEDULE S&P OF ELECTRICAL POINT KEDAI MAMPU MILIK BS1, BS2, BS3, BS4, BS5, BS6, BS7						
(700SF)	(710SF)	(710SF)	(710SF)	(624SF)	(797SF)	(678SF)
LIGHTING POINT	6	6	6	6	7	6
POWER POINT	4	4	4	4	4	4
UNIFI POINT	1	1	1	1	1	1
EMERGENCY LIGHT	2	1	1	1	1	2
KELUAR SIGN	1	2	2	1	1	1

LIGHTING POINT
POWER POINT
UNIFI POINT
EMERGENCY LIGHT
KELUAR SIGN

SCHEDULE S&P OF ELECTRICAL POINT -SHOP 1,2,3,4,5,6,7,8,9,10,11,12											
(2110SF)	(1356SF)	(1378SF)	(1485SF)	(1378SF)	(1475SF)	(1378SF)	(1475SF)	(1378SF)	(1475SF)	(1378SF)	(1862SF)
LIGHTING POINT	17	12	12	12	12	12	12	12	12	12	14
POWER POINT	7	5	5	5	5	5	5	5	5	5	6
UNIFI POINT	1	1	1	1	1	1	1	1	1	1	1
EMERGENCY LIGHT	2	2	2	2	2	2	2	2	2	2	2
KELUAR SIGN	2	2	2	2	2	2	2	2	2	2	4

LIGHTING POINT
POWER POINT
UNIFI POINT
EMERGENCY LIGHT
KELUAR SIGN

SCHEDULE S&P OF ELECTRICAL POINT OFFICE 1,2,3,4,5,6,7,8,9,10,11,12											
(2260SF)	(1604SF)	(1625SF)	(1399F)	(1399F)	(1421F)	(1399F)	(1399F)	(1884F)	(1873F)	(1399F)	(2174F)
LIGHTING POINT	17	13	13	12	12	12	12	15	15	12	14
POWER POINT	6	5	5	5	5	5	5	6	6	5	6
UNIFI POINT	1	1	1	1	1	1	1	1	1	1	1
EMERGENCY LIGHT	2	2	2	2	2	2	2	2	2	2	2
KELUAR SIGN	3	2	2	2	2	2	2	2	2	2	2

LIGHTING POINT
POWER POINT
UNIFI POINT
EMERGENCY LIGHT
KELUAR SIGN

SCHEDULE OF ELECTRICAL POINT COMMERCIAL (1),(2),(3),(4)			
(1798SF)	(1851SF)	(1378SF)	(689SF)
LIGHTING POINT	19	22	19
POWER POINT	6	8	6
UNIFI POINT	1	1	1
EMERGENCY LIGHT	3	3	2
KELUAR SIGN	2	5	3

LIGHTING POINT
POWER POINT
UNIFI POINT
EMERGENCY LIGHT
KELUAR SIGN

Finishes Specifications

Structure:	Reinforced Concrete
Roof:	Reinforced Concrete or Metallic Roofing, where applicable
Wall:	Brickwall or hollowcore block, where applicable
Ceiling:	Fibrous plaster ceiling/ Skim Coat/ Plaster, where applicable
Wall Finishes:	Plaster and Paint/ Quality Tiles, where applicable
Floor Finishes:	Quality Tiles, Cement Render, where applicable
Door:	Quality Timber Door/ Aluminium Powder Coated Sliding Door
Window:	Powder Coated Aluminium Window
Ironmongery:	Quality Lockset and Handle
Sanitary Wares/Fittings:	Quality Wares and Fittings