

PETA LOKASI



A Premier Address

Located in the thriving town of Bercham in Ipoh, Perak, Ridgewood is the epicentre of activity. With a wide array of amenities including TESCO hypermarket, JUSCO supermarket, a bustling commercial hub and schools less than a 10-minute drive away, residents can enjoy unparalleled lifestyle conveniences at their fingertips. Meanwhile, neighbouring towns and major cities are also easily accessible via well-connected highways.

When you make Ridgewood your home, you enjoy the ease of modern conveniences amidst the serenity of nature.

SPESIFIKASI

STRUKTUR	Konkrit Bertetulang				
DINDING	Batu-Bata Dilepa Hingga Tahap Siling				
PENUTUP BUMBUNG	Bumbung Metal				
RANGKA BUMBUNG	Rangka Bumbung Besi				
SILING	Siling "Skim Coat" / Siling Plaster Glass Tanpa Biras Hias				
TINGKAP	Tingkap Berengsel Aluminium / Tingkap Kaca Tetap / Tingkap "Top Hung"				
PINTU	DEPAN	Pintu Kayu Dekoratif / Pintu Gelongsor Berbingkai Aluminium (Kecuali Banglo A)			
	TEPI / BELAKANG	Pintu Gelongsor Berbingkai Aluminium / Pintu Kayu			
	BILIK MANDI	Pintu Kalis Air			
	LAIN-LAIN	Pintu Papan Lapis			
KERJA-KERJA BESI	Alatan Kunci & Aksesori				
KEMASAN DINDING	DAPUR BASAH & BILIK MANDI	Jubin Dinding Hingga Tahap Siling			
KEMASAN LANTAI	RUANG TAMU, RUANG MAKAN, RUANG KELUARGA, DAPUR KERING & BASAH, UTILITI, TANGGA BILIK TIDUR, BILIK MANDI & BALKONI	Jubin Seramik			
	ANJUNG KERETA	Jubin Seramik			
	LAIN-LAIN	Kemasan Simen			
SANITARI DAN KELENGKAPAN PERPAIPAN	BESEN CUCI	LINK BANGLO	BERKEMBAR LINK	BANGLO A	BANGLO B
	KELULI TAHAN KARAT MANGKUK SINKI	10 no	8 no	9 no	9 no
	PEMANCUR AIR MANDI	2 no	2 no	2 no	2 no
	TANDAS DUDUK	7 no	5 no	6 no	7 no
	PAIP AIR	8 no	5 no	7 no	7 no
	PAIP AIR UNTUK MESIN BASUH	9 no	6 no	7 no	7 no
		1 no	1 no	1 no	1 no
KELENGKAPAN ELEKTRIK	MATA LAMPU	41 no	27 no	44 no	48 no
	MATA KUASA 13 AMP	21 no	17 no	21 no	22 no
	MATA KIPAS	8 no	7 no	7 no	11 no
	MATA TV	3 no	3 no	3 no	3 no
	MATA LAMPU 2 HALA	2 no	4 no	2 no	3 no
	MATA PENGHAWA DINGIN	7 no	6 no	7 no	8 no
	MATA PINTU PAGAR AUTOMATIK	1 no	1 no	1 no	1 no
	MATA LOCENG PINTU	1 no	1 no	1 no	1 no
	MATA LAMPU TIANG PAGAR	1 pasang	1 pasang	1 pasang	1 pasang
	MATA PEMANAS AIR	4 no	4 no	4 no	5 no
	SISTEM PENGGERA KESELAMATAN	1 no	1 no	1 no	1 no
	PENDAWAIAN 3 FASA	1 no	1 no	1 no	1 no
PENYALURAN TELEFON DALAMAN DAN KABEL	MATA TELEFON	2 no	1 no	2 no	3 no
PAGAR DAN PINTU PAGAR	Depan, Tepi Dan Belakang Perimeter - Dinding Batu-Bata Ketinggian 5'-0", Dengan Pintu Pagar Besi				



PEMAJU
YOON LIAN REALTY SDN BHD (30704-W)
 Galeri Jualan
 No. 62, Lorong Bercham 19,
 Taman Bercham Utara,
 31400 Ipoh, Perak Darul Ridzuan.
 faks 05-5361 124

05-5361 124
www.huayang.com.my



No. Lesen Pemaju : 1596-15/01-2018/002(L) • Tempoh Sah : 06/01/2016-05/01/2018 • No. Permit Iklan : 1596-15/01-2018/002(P) • Tempoh Sah : 06/01/2016-05/01/2018 • Nama Pihak yang Meluluskan Pelan : Majlis Bandaraya Ipoh • No. Kelulusan Pelan : OSC (031-A) L/B/1/6/162/13 • Pajak Tanah : Geran untuk selama-lamanya • Bebanan Tanah : Tiada • Sekatan Kepentingan : Tanah ini hanya dipindah milik atau dipajak dengan kebenaran bertulis oleh pihak Berkuasa Negeri Sekatan ini. • Jumlah Unit Rumah Berkembar Link : 44 Unit, Jumlah Unit Link Banglo : 14 Unit, Jumlah Unit Rumah Banglo A : 4 Unit & Jumlah Unit Rumah Banglo B : 4 Unit • Tarikh Dijangka Siap : Februari 2018 • Rumah Berkembar Link Harga Jualan : RM665,000.00(min) - RM875,000.00(mak), Link Banglo Harga Jualan : RM905,000.00(min) - RM1,084,000.00(mak), Rumah Banglo A Harga Jualan : RM1,233,000.00(min) - RM1,550,000.00(mak), Rumah Banglo B Harga Jualan : RM951,000.00(min) - RM1,315,000.00(mak) • Diskaun 5% untuk Lot Bumiputera



FINAL PHASE / FASA TERAKHIR

— — — — —
HAKMILIK KEKAL / FREEHOLD
— — — — —

AN EXQUISITE SANCTUARY,
PERFECTED BY NATURE

A Secure Sanctuary

Your home at Ridgewood is more than just a place to live. It is a flourishing sanctuary where your safety and wellbeing are well protected with an extensive three-tiered security system. This single entry and exit point community also encompasses an outer perimeter wall, 24-hour guard patrolling, compound CCTV surveillance system, resident access smart card system and individual home alarms, ensuring that your security and privacy are prioritised at all times.



Resident Access Smart Card System /
Sistem Akses Kad Pintar

24-Hour Guard Patrolling /
24 Jam Pengawal Rondaan

Gated & Guarded /
Komuniti Berpagar & Berpengawal

Compound CCTV Surveillance System /
Sistem Penggera CCTV

Home Alarm System /
Sistem Penggera Rumah

Low Density /
Kepadatan Penduduk yang Rendah

FINAL PHASE / FASA TERAKHIR





| Actual photo of Ridgewood Entrance Statement



| Artist's Impression of Kid's Playground

Own a slice of paradise...

Enjoy the best that Nature has to offer at Ridgewood - an exclusive gated and guarded low density enclave comprising 156 freehold residences. Nestled within a sprawling 21.53 acres of meticulously manicured surroundings, this verdant development also features close to two acres of reserved green areas. As one of the last prime residential neighbourhoods in Bercham, Ridgewood is a rare indulgence for a privileged few. Surrounded by an abundance of lush, well planned gardenscapes, this rejuvenating sanctuary lets you enjoy the best in life.

ACTUAL SHOWHOUSE



SHOWHOUSE OPEN FOR VIEWING DAILY

from 10.00 am - 6.00 pm,
*please call for appointment



44 Unit

Rumah Berkembar Link 3 Tingkat

JENIS C1

Saiz Lot : 35' x ±65'
Luas Binaan : 2,594 kps

JENIS C2

Saiz Lot : ±40.2' x ±65'
Luas Binaan : 2,906 kps

TYPE C1

Land Size : 35' x ±65'
Built-up Area : 2,594 sq ft

TYPE C2

Land Size : ±40.2' x ±65'
Built-up Area : 2,906 sq ft



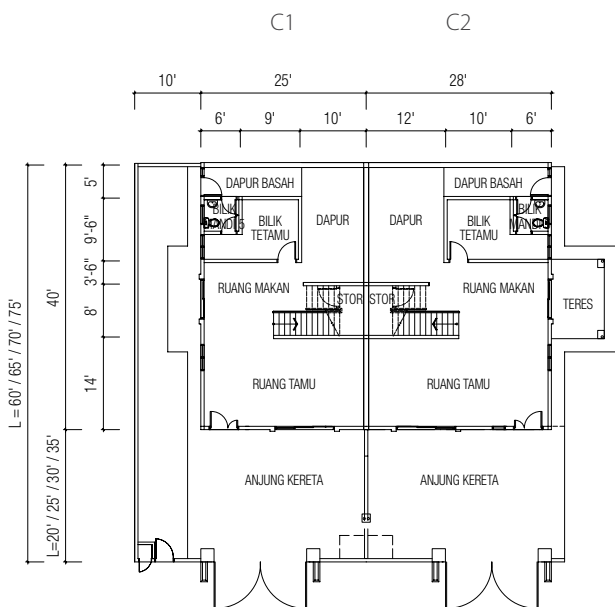
Artist's Impression

- 6 BILIK TIDUR ○ 5 BILIK MANDI
- BALKONI ○ BILIK STOR
- KEBUN ○ TERES ○ ANJUNG KERETA

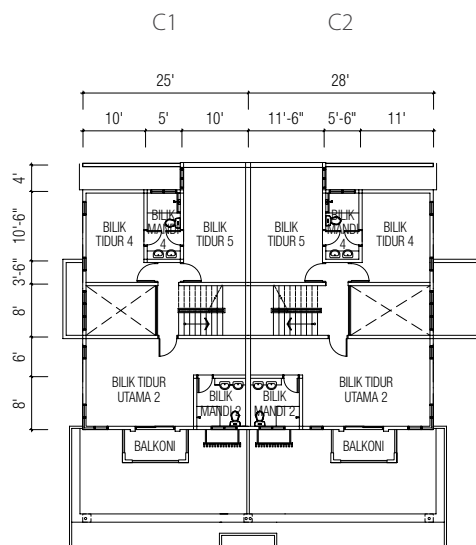
- 6 BEDROOMS ○ 5 BATHROOMS
- BALCONY ○ STORE ROOM
- GARDEN ○ TERRACE ○ CAR PORCH



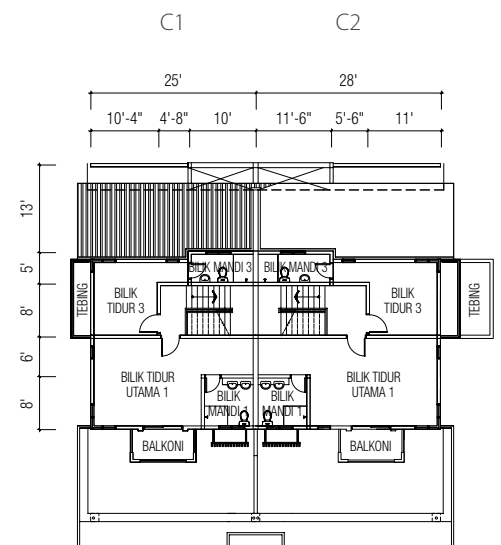
PELAN LANTAI



Pelan Tingkat 1



Pelan Tingkat 2



Pelan Tingkat 3

Eksklusif **14** Unit

Link Banglo 3 Tingkat

Saiz Lot : ±50' x ±70'
Luas Binaan : 2,978 kps

Land Size : ±50' x ±70'
Built-up Area : 2,978 sq ft



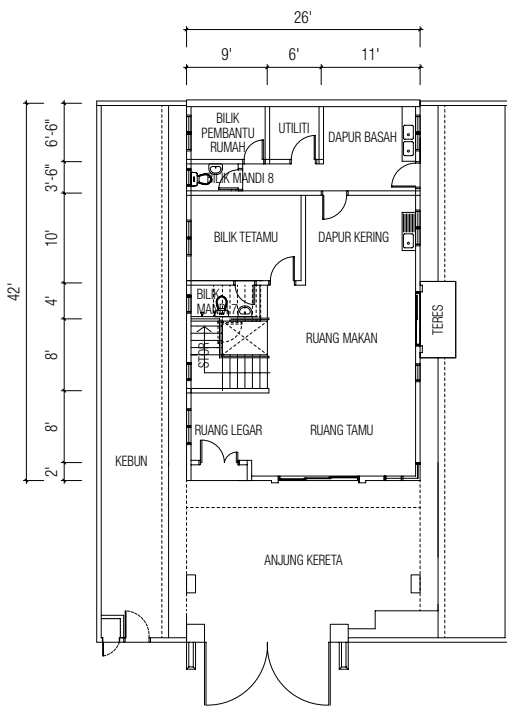
Artist's Impression

8 + 1 BILIK TIDUR ○ 8 BILIK MANDI
RUANG KELUARGA ○ BALKONI
UTILITI ○ KEBUN ○ TERES
ANJUNG KERETA

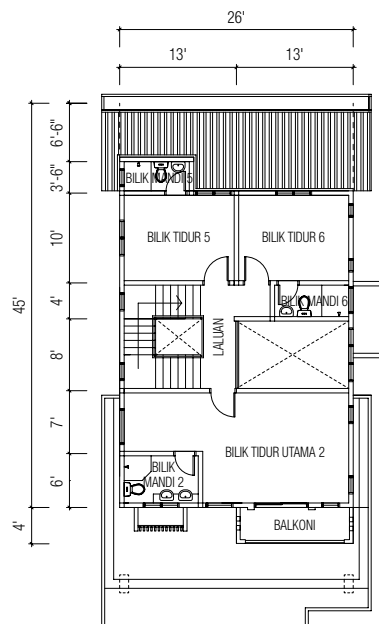
8 + 1 BEDROOMS ○ 8 BATHROOMS
FAMILY HALL ○ BALCONY
UTILITY ○ GARDEN ○ TERRACE
CAR PORCH



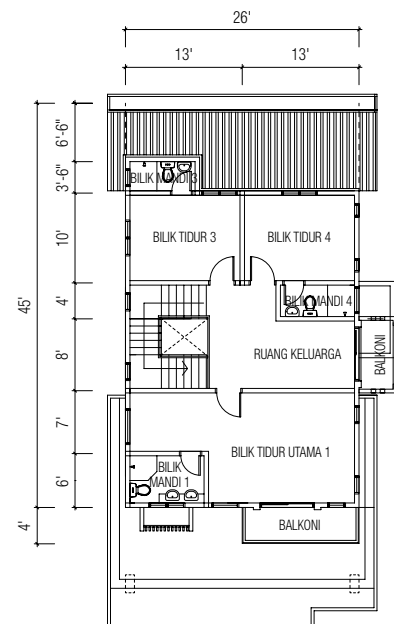
PELAN LANTAI



Pelan Tingkat 1



Pelan Tingkat 2



Pelan Tingkat 3

Ekklusif **4** Unit

Banglo A - 3 Tingkat

Saiz Lot : ±62'2" x ±175' Land Size : ±62'2" x ±175'
 Luas Binaan : 3,985 kps Built-up Area : 3,985 sq ft



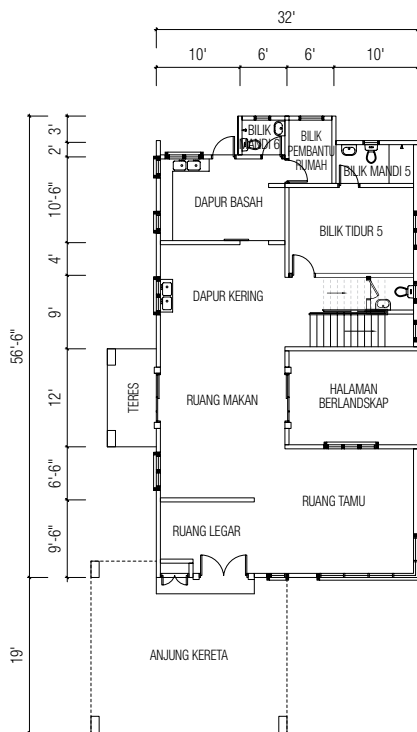
Artist's Impression

7 BILIK TIDUR ○ 7 BILIK MANDI
 BALKONI ○ KEBUN
 HALAMAN DALAM LANDSKAP ○ TERES
 ANJUNG KERETA

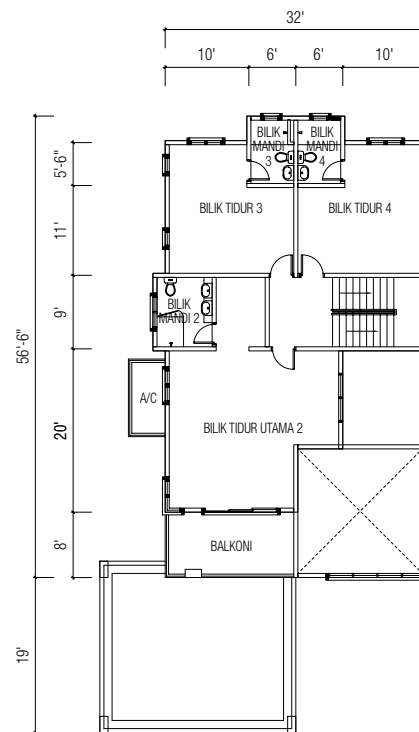
7 BEDROOMS ○ 7 BATHROOMS
 BALCONY ○ GARDEN
 LANDSCAPE COURTYARD ○ TERRACE
 CAR PORCH



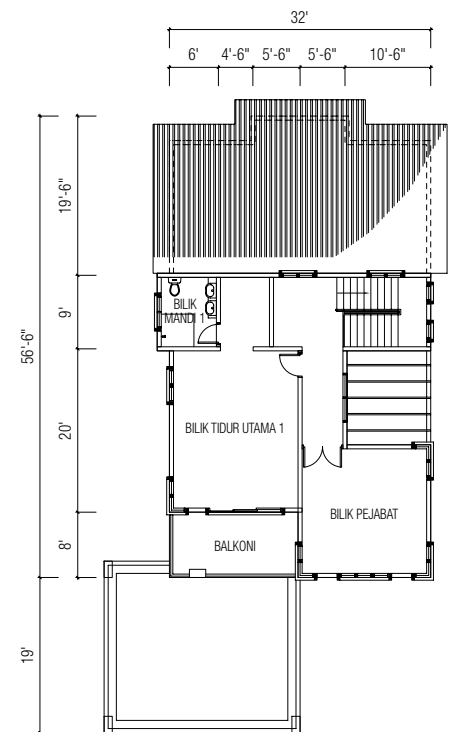
PELAN LANTAI



Pelan Tingkat 1



Pelan Tingkat 2



Pelan Tingkat 3

Ekklusif **4** Unit

Banglo B - 3 Tingkat

Saiz Lot : ±48' 4" x ±66'
Luas Binaan : 3,400 kps

Land Size : ±48' 4" x ±66'
Built-up Area : 3,400 sq ft



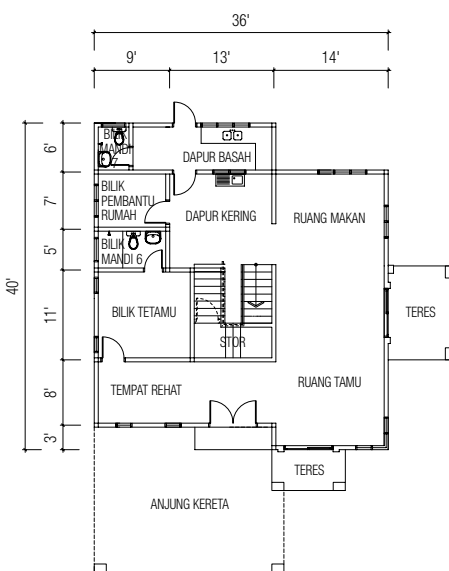
Artist's Impression

- 8 BILIK TIDUR ○ 7 BILIK MANDI
- 2 RUANG KELUARGA ○ BILIK STOR
- BALKONI ○ KEBUN
- TERES ○ ANJUNG KERETA

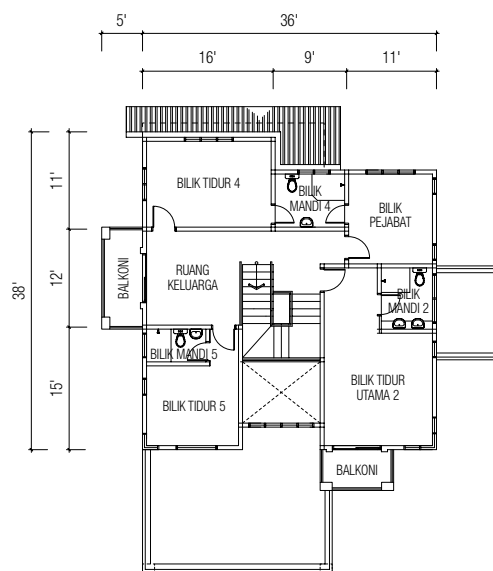
- 8 BEDROOMS ○ 7 BATHROOMS
- 2 FAMILY HALL ○ STORE ROOM
- BALCONY ○ GARDEN
- TERRACE ○ CAR PORCH



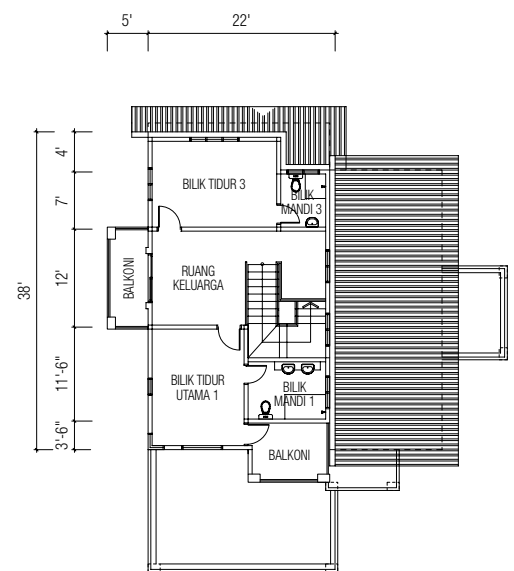
PELAN LANTAI



Pelan Tingkat 1



Pelan Tingkat 2



Pelan Tingkat 3