

The background is a close-up photograph of a purple leaf, possibly an iris, covered in numerous water droplets. The lighting is soft, highlighting the texture of the leaf and the glistening of the water. The overall color palette is monochromatic, dominated by various shades of purple and magenta.

# IRIS

ENCORP CAHAYA ALAM

---

*Infusing Splendour*

# The perfect abode for a balanced and peaceful life.

The moment you move up to IRIS is when your lifestyle takes on a whole new perspective.

Designed with generous ceiling heights, the interior expresses a sense of grandeur whilst the layout ensures fluidity in design. Whether the young or the young-at-heart, IRIS is crafted to suit differing tastes and lifestyles.



QUALITY



LIVING SPACE



EXCLUSIVE



LIFESTYLE



NEIGHBOURHOOD



SECURITY



LOCATION



## Floor Plan Type A

Minimalist facade design that features a side-pitched roof where the raised central ridge creates a heightened sense of grandeur. Right next to the main entrance is a semi-courtyard space that can be transformed into a private zen garden.

- 2-Storey Super-Link Homes
- Built-up area: 2,575 sq. ft. to 2,728 sq.ft.

- 🛏 4 bedrooms
- 🚿 3 bathrooms
- 🚗 2 car parks



## Floor Plan Type B

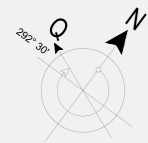
Facade is aesthetically designed with a front-pitched roof that expresses contemporary aesthetics. The seamless interior configuration evokes a sense of openness that allows for more fluid layout designs.

- 2-Storey Super-Link Homes
- Built-up area: 2,581 sq.ft. to 2,712 sq.ft.

- 🛏 4 bedrooms
- 🚿 3 bathrooms
- 🚗 2 car parks

# Designed to captivate

IRIS is a collection of Super-Link Homes, wonderfully designed to form a 59-unit low density enclave with everything you could wish for and more. Each residence comes complete with spacious living and dining areas which engender an elegant yet luxurious interior aesthetics; where the flexible layout creates a stylish open area for your home-life.



LEGEND	A	B
Type	<span style="background-color: #800080; color: white; padding: 2px;"> </span>	<span style="background-color: #0000FF; color: white; padding: 2px;"> </span>
No. of units	32	27



# Specifications

## Type A

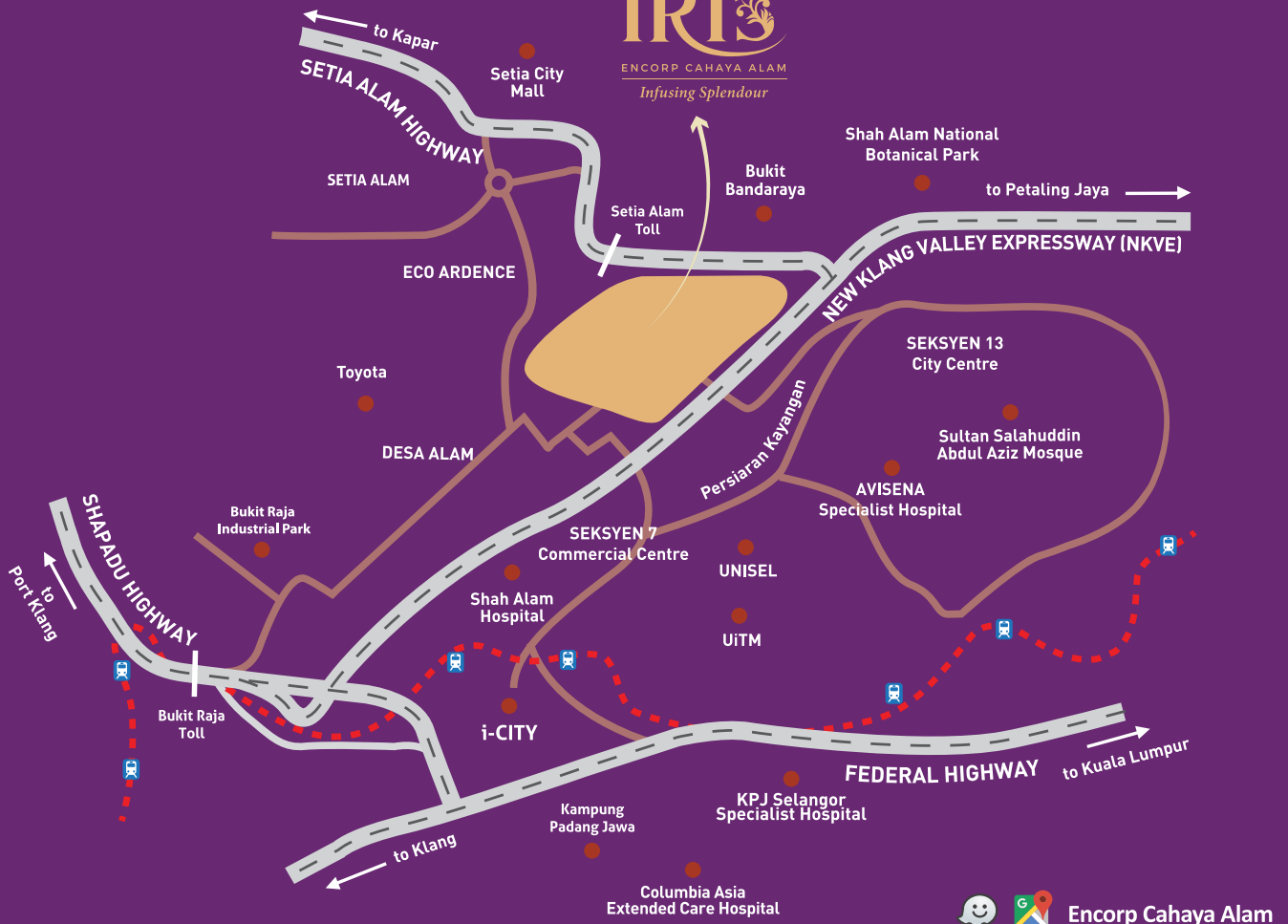
<b>STRUCTURE</b>	Reinforced concrete frame		
<b>WALL</b>	Masonry bricks		
<b>ROOFING COVERING</b>	Roof Tile Reinforced concrete roof for car porch		
<b>ROOFING FRAMING</b>	Metal roof trusses / Reinforced concrete frame		
<b>CEILING</b>	i) Car porch - Skim coat ii) Foyer - Plaster ceiling iii) Bedrooms 1, 2 & 3 - Plaster ceiling iv) Bedroom 4 - Skim coat v) Family - Skim coat / Plaster ceiling vi) Baths 1, 2 & 3 - Plaster ceiling vii) All other areas - Skim coat		
<b>WINDOWS</b>	i) Aluminium frame casement window ii) Aluminium frame top hung window iii) Aluminium frame sliding window iv) Aluminium frame louvred glass window		
<b>DOORS</b>	i) Main Entrance - Solid core timber door ii) Baths 1, 2 & 3 - Timber / fibre cement flush door iii) Sliding doors - Aluminium frame sliding door iv) Others - Timber / fibre cement flush door		
<b>IRONMONGERY</b>	Quality Locksets		
<b>WALL FINISHES</b>	i) Kitchen - Selected tiles to 1.5m height ii) Baths 1, 2 & 3 - Selected tiles to ceiling height iii) Other internal walls - Plaster and emulsion paint iv) External walls - Plaster and weather resistant paint		
<b>FLOOR FINISHES</b>	i) Living, Dining & Bedroom 4 - Selected tiles ii) Kitchen, Yard & Store - Selected tiles iii) Bedroom 1, 2, 3, Family & Staircase - Laminated timber flooring iv) Baths 1, 2 & 3 - Selected tiles v) Driveway & Carporch - Concrete finish vi) Apron slab - Concrete finish		
<b>SANITARY AND PLUMBING FITTINGS</b>	Type A1a & A1b (Intermediate Unit)	Type A2a, A2b & A2c (End Unit)	Type A3 (Corner Unit)
Wash basin	3	3	3
Basin tap	3	3	3
Pedestal WC	3	3	3
Shower set	3	3	3
Toilet roll holder	3	3	3
Kitchen sink	1	1	1
Kitchen tap	1	1	1
Bib tap at Yard	1	1	1
Garden bib tap	1	1	1
<b>ELECTRICAL INSTALLATION</b>	Type A1a & A1b (Intermediate Unit)	Type A2a, A2b & A2c (End Unit)	Type A3 (Corner Unit)
Main gate light point	1	1	1
Light point	31	31	32
Fan point	7	7	7
Air-cond point	6	6	6
Socket point	36	37	37
Water heater point	3	3	3
Door bell point	1	1	1
Autogate point	1	1	1
Data point	1	1	1
<b>INTERNAL TELEPHONE TRUNKING AND CABLING</b>	Provided		
<b>FENCING</b>	i) Front & side fencing - ii) Rear fencing - iii) Gate -	Masonry brick fencing wall with Welded Mesh/ Chain Link fencing Welded Mesh/ Chain Link fencing Mild steel gate	
<b>TURFING</b>	Spot turfing		

## Type B

<b>STRUCTURE</b>	Reinforced concrete frame		
<b>WALL</b>	Masonry bricks		
<b>ROOFING COVERING</b>	Roof Tile Reinforced concrete roof for car porch		
<b>ROOFING FRAMING</b>	Metal roof trusses / Reinforced concrete frame		
<b>CEILING</b>	i) Car porch - Skim coat ii) Foyer - Plaster ceiling iii) Bedrooms 1, 2 & 3 - Plaster ceiling iv) Bedroom 4 - Skim coat v) Family - Skim coat / Plaster ceiling vi) Baths 1, 2 & 3 - Plaster ceiling vii) All other areas - Skim coat		
<b>WINDOWS</b>	i) Aluminium frame casement window ii) Aluminium frame top hung window iii) Aluminium frame sliding window iv) Aluminium frame louvred glass window		
<b>DOORS</b>	i) Main Entrance - Solid core timber door ii) Baths 1, 2 & 3 - Timber / fibre cement flush door iii) Sliding doors - Aluminium frame sliding door iv) Others - Timber / fibre cement flush door		
<b>IRONMONGERY</b>	Quality Locksets		
<b>WALL FINISHES</b>	i) Kitchen - Selected tiles to 1.5m height ii) Baths 1, 2 & 3 - Selected tiles to ceiling height iii) Other internal walls - Plaster and emulsion paint iv) External walls - Plaster and weather resistant paint		
<b>FLOOR FINISHES</b>	i) Living, Dining & Bedroom 4 - Selected tiles ii) Kitchen, Yard & Store - Selected tiles iii) Bedroom 1, 2, 3, Family & Staircase - Laminated timber flooring iv) Baths 1, 2 & 3 - Selected tiles v) Driveway & Carporch - Concrete finish vi) Apron slab - Concrete finish		
<b>SANITARY AND PLUMBING FITTINGS</b>	Type B1a & B1b (Intermediate Unit)	Type B2a & B2b (End Unit)	Type B3 & B3b (Corner Unit)
Wash basin	3	3	3
Basin tap	3	3	3
Pedestal WC	3	3	3
Shower set	3	3	3
Toilet roll holder	3	3	3
Kitchen sink	1	1	1
Kitchen tap	1	1	1
Bib tap at Yard	1	1	1
Garden bib tap	1	1	1
<b>ELECTRICAL INSTALLATION</b>	Type B1a & B1b (Intermediate Unit)	Type B2a & B2b (End Unit)	Type B3 & B3b (Corner Unit)
Main gate light point	1	1	1
Light point	31	32	33
Fan point	7	7	7
Air-cond point	6	6	6
Socket point	36	37	37
Water heater point	3	3	3
Door bell point	1	1	1
Autogate point	1	1	1
Data point	1	1	1
<b>INTERNAL TELEPHONE TRUNKING AND CABLING</b>	Provided		
<b>FENCING</b>	i) Front & side fencing - ii) Rear fencing - iii) Gate -	Masonry brick fencing wall with Welded Mesh/ Chain Link fencing Welded Mesh/ Chain Link fencing Mild steel gate	
<b>TURFING</b>	Spot turfing		

# A splendorous address

Encorp Cahaya Alam is a place that creates opportunities for family-centric activities, from relishing within the community to shopping and dining at the nearby commercial centres. Every conceivable amenity is merely minutes' drive away.



## Legend

- Highway
- Accessible Road
- Toll
- LRT 3 (Proposed)
- LRT Stations (Proposed)

## Close to everything that matters to you:

<h3>Ease of Travel</h3>	<h3>Educational Institutions</h3>	<h3>Healthcare Centres</h3>
<ul style="list-style-type: none"> <li>• New Klang Valley Expressway (NKVE)</li> <li>• Federal Highway</li> <li>• LRT 3</li> </ul>	<ul style="list-style-type: none"> <li>• Universiti Teknologi MARA (UiTM)</li> <li>• Universiti Selangor (UNISEL)</li> <li>• Management and Science University (MSU)</li> <li>• MAZ International School</li> <li>• Baseerah International School Shah Alam</li> </ul>	<ul style="list-style-type: none"> <li>• AVISENA Specialist Hospital</li> <li>• SALAM Shah Alam Specialist Hospital</li> <li>• Shah Alam Hospital</li> <li>• Columbia Asia Extended Care Hospital</li> <li>• KPJ Selangor Specialist Hospital</li> </ul>

A joint development by

46-G, Jalan PJU 5/22, Encorp Strand,  
 Pusat Perdagangan Kota Damansara,  
 Kota Damansara PJU 5,  
 47810 Petaling Jaya, Selangor, Malaysia

encorpproperties

**+6019 - 400 9868**  
[www.iris-encorp.com](http://www.iris-encorp.com)

Developer: Must Ehsan Development Sdn Bhd (416297-U) • Main Office: 46C, PJU 5/22, Encorp Strand, Kota Damansara Business Center, Kota Damansara, PJU 5, 47810 Petaling Jaya, Selangor • Type of Property: 2-Storey Terrace House • Developer's License: 9351/02-2028/0292(R) • Validity Period: 14.02.2023 - 13.02.2028 • Advertising Permit: 9351-10/03-2025/0264(N)-L • Validity Period: 14.03.2023 - 13.03.2025 • Approving Local Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan Ref No: MBSA/BGN/BB/600-1(PB)/SEK.U12/0034-2022 • Land Tenure: Leasehold (99 years, Expiry 22.03.2104) • Restriction in Interest: This land cannot be transferred, conveyed or disposed, charged or leased without the consent of the appropriate Authority • Land Encumbrance: Nil • Expected Completion: January 2025 • Total Number of Units: 2-Storey Super-Link Homes Type A - 32 Units; 2-Storey Super-Link Homes Type B - 27 Units • Selling Price: 2-Storey Super-Link Homes Type A from RM1,190,000.00 to RM1,803,000.00; 2-Storey Super-Link Homes Type B from RM1,184,000.00 to RM1,798,000.00

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

Disclaimer: All plans and information contained herein are subject to changes and/or amendments as required by the relevant authorities and cannot form part of an offer/or contract. The interior design concept, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/ the development.