

Freehold • Virgin Land

MARBELLA

@ IPOH SOUTH PRECINCT,
NEXT TO TAMAN SONG CHOON

DEFINING MODERN LIFESTYLES

Inspired by the opulence and free spirit of Marbella, Spain - the architecture, colours and vibrancy of this unique residential development was designed with relaxation and family in mind.

Inviting layouts incorporating spacious living and dining rooms, internal and external garden spaces and generous bedrooms - Marbella creates modern residences with all the comforts and trappings of modern living.

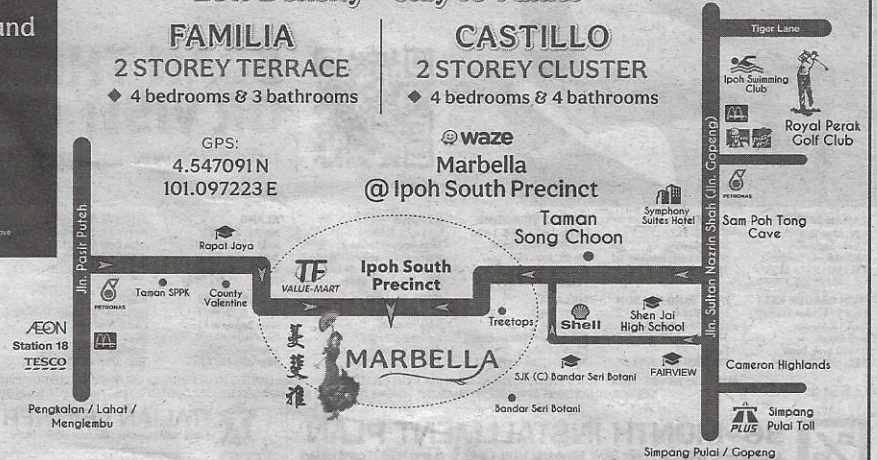
Low Density - only 104 units

FAMILIA
2 STOREY TERRACE
◆ 4 bedrooms & 3 bathrooms

CASTILLO
2 STOREY CLUSTER
◆ 4 bedrooms & 4 bathrooms

GPS:
4.547091 N
101.097223 E

waze
Marbella
@ Ipoh South Precinct



- ◆ Guard House
- ◆ CCTV at Guard House Entrance
- ◆ Perimeter Fencing
- ◆ Swimming Pool
- ◆ Children's Playground
- ◆ Club House
- ◆ Gymnasium
- ◆ 24 Hour Security Patrol

From **RM542,000***

*Familia Units

*Pool-facing Gym

*All actual site photos

Inspired by the sun drenched beaches and carefree spirit of the coastal town of Marbella (pronounced Mar-Bay-ah), Spain - this residential address melds the best aspects of landed property with the pleasures of an exclusive "residents only" club house, swimming pool and round-the-clock security with 2 guard house checkpoints - Marbella is the epitome of modern living at Ipoh's premiere freehold address - Ipoh South Precinct.

Developer: **Gopeng Road Development Co. Sdn Bhd** (220142-M)
TKB Tower, Times Square Ipoh, A-G-1, Jln. Sultan Nazrin Shah (Jln. Gopeng), 30250 Ipoh, Perak.

A subsidiary company of



TEAM KERIS BERHAD (Co.No.702437-W)

TKB Tower, Times Square Ipoh, A-G-1, Jln. Sultan Nazrin Shah (Jln. Gopeng), 30250 Ipoh, Perak.

019-701 2222
019-703 2222

• Developer's License no.: 8324-8/02-2023/0118(L) • Validity : 15/02/2021 - 14/02/2023 • Advertising & Sales Permit no.: 8324-8/02-2023/0118(P) • Validity : 15/02/2021 - 14/02/2023
 • Authority approving Building Plan: Majlis Bandaraya Ipoh • Building Plan approval no.: MBI OSC(024-A)/LB/1/6/243/20
 • Total units: 104 units - 2 Storey Semi-D: 2 units, 2 Storey Cluster: 28 units, 2 Storey Terrace: 74 units
 • Selling Price: 2 Storey Semi-D - min. RM1,024,400 max. RM1,032,460, 2 Storey Cluster - min. RM704,600 max. RM1,255,150, 2 Storey Terrace - min. RM650,000 max. RM1,443,000
 • Land Tenure: Freehold • Expected date of completion: Jan 2024 • Restriction of Interest : NIL • Land Encumbrances: Hong Leong Bank Berhad

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