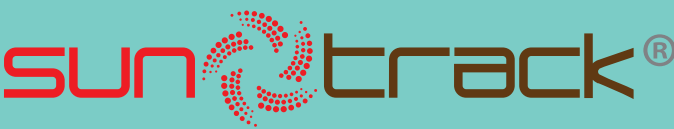


Project by



Suntrack Development Sdn Bhd

(200401026810 (665318-M))

Sales Enquiry

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HQ

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www.erat.my

Google Map



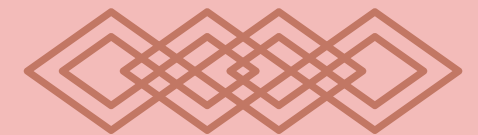
ERAT RESIDENCE SHOW GALLERY

No.1, Jalan Hang Nadim 35/45,
Alam Impian, Seksyen 35,
40470 Shah Alam, Selangor.

Developer: Suntrack Development Sdn. Bhd. (200401026810 (665318-M)) • Address: Erat Residence Show Gallery, No.1, Jalan Hang Nadim 35/45, Alam Impian, Seksyen 35, 40470, Shah Alam, Selangor • Tel: 03-8318 3188/89 • Fax: 03-8318 3190 • Developer's License No: 9760/02-2028/0139(A) • Validity: 8/02/2023 – 7/02/2028 • Sales and Advertising Permit No.: 9760-6/03-2028/0238(N)-(S) • Validity Period: 21/03/2025 – 20/03/2028 • Land Tenure: Freehold • Land Encumbrances: Gadaian (UOB Bank Berhad) • Approving Authority: Majlis Bandaraya Shah Alam • Approving Authority Approval No: MBSA.BGN.600-3/2/117 • Expected Completion Date: July 2028 • Total Units: Condominium (269 units) • Type A 1,098 sqft (160 units) • Type B 1,216 sqft (108 units) • Type C 2,206 sqft (1 unit) • Condominium Selling Price: RM666,000 (minimum) – RM1,346,000 (maximum) • No. of Carpark: Type A (2-3 units) Type B (2-3 units) Type C (4 units).

The information inside this brochure is subject to change and cannot form part of an offer or contract. All rendered images are artists' impression only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the Developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications, and substitutions as may be required by the Authorities or recommended by the Architects or Engineers.


THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA



ERAT

residence

Discover closeness
at Alam Impian



The peak of
communal living.
**Right at
the heart of
Alam Impian.**

**Just 60 units
per acre.**

Ensuring lots of space for togetherness,
ERAT is a low density development with
only 269 units sitting on top of 4.49 acres.



A perfect place for generations, and generations to come.



Youniversal Design makes this a multi-generational and multi-ability residence. Which means, easy accessibility for those in their golden years or anyone in a wheelchair, from bedroom to bathroom and all the way to common areas, facilities, features and more.

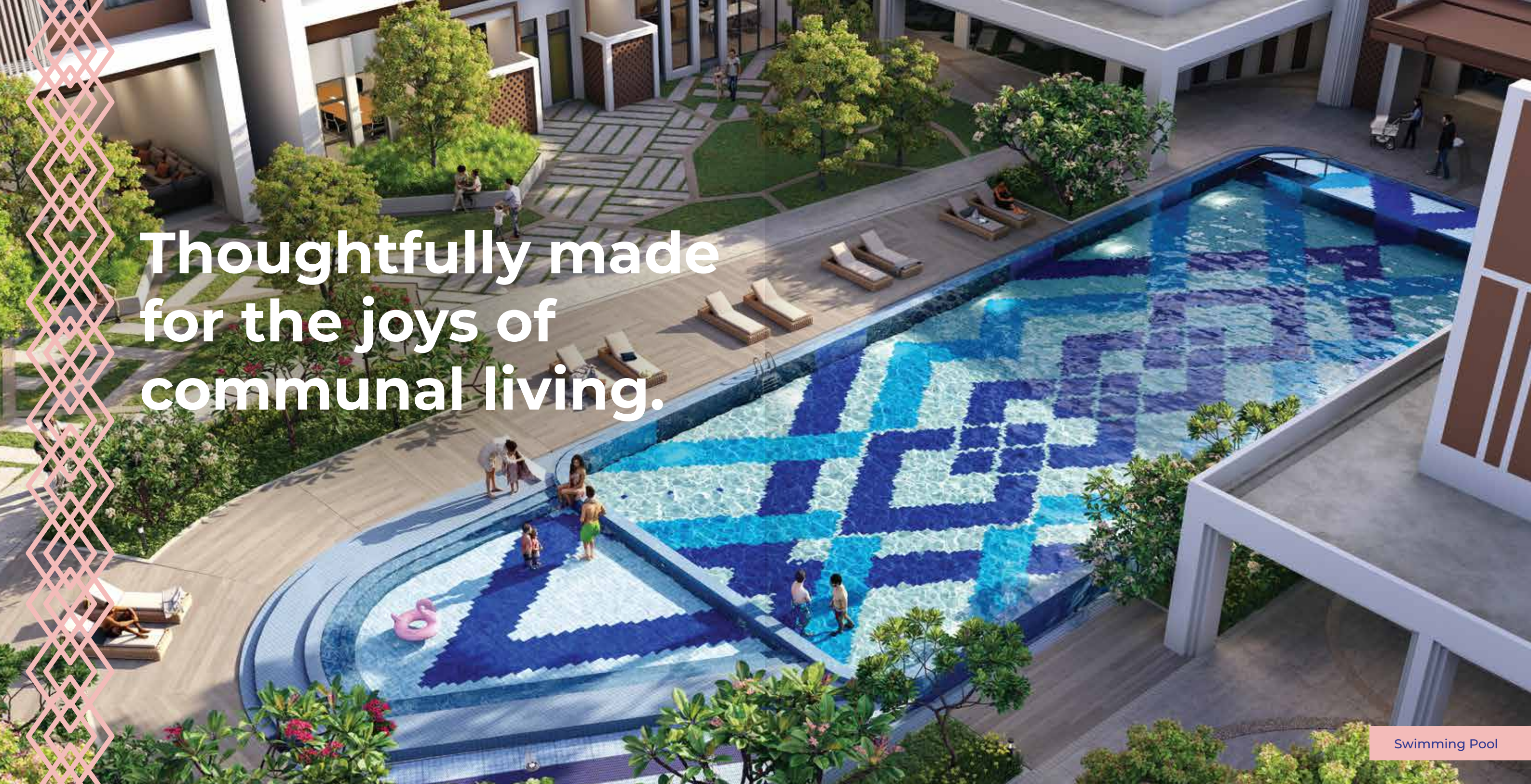
ERAT is built to last, and is spatially designed with useful features for ageing in place. This is a forever home, made practical for the long term.



Songket, the art of bringing fabrics, materials and elements together, is used as a design element throughout ERAT.

The landscaped ground is a signature feature of a unified and fluid design, encouraging connectivity and relations between family, friends, community and nature. Intertwining and weaving layouts with art sculptures and features are composed into the development.

The 'linking and tightening' landscape design is coupled with an architectural concept of structured knots, both inspired by Songket patterns.



Swimming Pool

Thoughtfully made
for the joys of
communal living.

Activities:

- Activity Space
- Library
- Reading Room

Get-togethers:

- Resident's Lounge
- Communal Kitchen
- Sports Hall
- Surau
- BBQ and Picnic Area

Hobbies:

- Communal Garden
- Activity Room



Communal Kitchen



Library & Reading Room

Contentment in every way.

For the children.

- Wading pool
- Water splash pad
- Fenced playground
- Children’s playroom



For fitness and relaxation.

- Gymnasium
- Swimming pool with sun-loungers, deck, poolside seating area and gazebo
- Sports hall
- 320m walking track around the condo block
- Open lawn and pocket garden



For safety and security.

- CCTV on perimeter fencing and all key areas
- Access card control
- 24-hour security



Youniversal Design,

is design reimagined for everyone.



What is Youniversal Design?

It is a thoughtful and useful design concept that ensures accessibility, safety and convenience for all ages, sizes and abilities throughout ERAT. Every detail is taken into consideration, from having ramps, to wider doorways and corridors, to fire safety, and more, because togetherness and happiness is key.

- Minimal floor drop with ramps at unit entrance, yard, and toilets for wheelchair access
- 900mm clear opening at designated doorways inside units for wheelchair access
- Spaces with wheelchair turning radius inside units and designated toilets
- Lever type door locksets for easier operation
- Large-gang electrical switches at 1,100mm height
- Wider fire escape for stretcher access in one of the staircases
- Fire refuge area at every staircase
- Wheelchair accessible landscaped parks, walkways, and carpark
- Wheelchair friendly panels, braille buttons and voice announcer in lifts
- Signages with braille at key common areas
- Tac tiles on floor in key common corridors
- Convenient access from residential building to the carpark, with some units located on the same floors as the carpark
- Wider carpark ramps (4000mm clear width)
- Steps and handrails in pools for extra support
- Raised swimming pool for added safety
- Fenced playground

Design reimagined for the environment, too.



- Optimal north-south orientation for cooler interiors
- Rainwater harvesting tank for landscape watering
- Low VOC wall paint
- Dual flush toilets for lower water usage
- Centralized filter for main incoming water supply
- Double-slab insulation for part of the rooftop
- Waste separation and recycling bins
- Covered carparks
- Extra green area



**The uncommon
common spaces.**

Where it comes together.

INSIDE RESIDENTIAL TOWER

- ① MANAGEMENT OFFICE
- ② PARCEL & MAILROOM
- ③ COMMUNAL KITCHEN
- ④ CHANGING ROOMS
- ⑤ ACTIVITY ROOM
- ⑥ ACTIVITY SPACE
- ⑦ OKU TOILET
- ⑧ RETAIL SPACE
- ⑨ M&E ROOM
- ⑩ STORE ROOM
- ⑪ UTILITY ROOM
- ⑫ WORKERS' LOUNGE
- ⑬ TOILETS
- ⑭ CHILDREN'S PLAYROOM
- ⑮ LIBRARY & READING ROOM
- ⑯ RESIDENTS' LOUNGE
- ⑰ MAIN LOBBY
- ⑱ SERVICE LIFT LOBBY
- ⑲ SERVICE LIFT
- ⑳ LIFT LOBBY
- ㉑ PASSENGER LIFT

OUTSIDE RESIDENTIAL TOWER

- ① OUTDOOR COURT
- ② COMMUNAL GARDEN
- ③ GUARDHOUSE
- ④ PEDESTRIAN ACCESS
- ⑤ FENCED PLAYGROUND
- ⑥ GAZEBO
- ⑦ ROUNDABOUT
- ⑧ DROP-OFF AREA
- ⑨ LOADING BAY
- ⑩ MULTI-STOREY CARPARK BUILDING
- ⑪ SURAU
- ⑫ GYMNASIUM
- ⑬ SWIMMING POOL
- ⑭ WADING POOL & WATER SPLASH PAD
- ⑮ PICNIC & BBQ AREA
- ⑯ SPORTS HALL
- ⑰ UTILITY ROOM
- ⑱ TNB SUB-STATION
- ⑲ REFUSE CHAMBER
- ㉑ FIRE ENGINE ACCESS





**The friendliest accessibility.
Because, it's always
about closeness.**

ERAT prides itself with good accessibility through well-connected major highways. It is also situated within the Alam Impian township and is close to schools, convenient amenities and retail centres. Additionally, leisure and family time can be enjoyed at Taman Tasik Alam Impian.



To
Puncak Alam

West Coast Expressway (WCE)

Shapadu Highway

Setia Alam Highway

Setia
Alam
Toll

**SETIA
ALAM**

Federal Highway

KLANG

To
Port Klang

KESAS

**ALAM
IMPIAN**



Alam
Impian
Toll

Kota
Kemuning
Toll

Kemuning-Shah Alam Highway (LKSA)

To
Kota Kemuning

To
KLIA / Cyberjaya

**SHAH
ALAM**

ELITE Highway

Dash Expressway

New Klang Valley Expressway (NKVE)

To
Damansara /
Kepong / KLCC

To
Subang Jaya /
Bandar Sunway

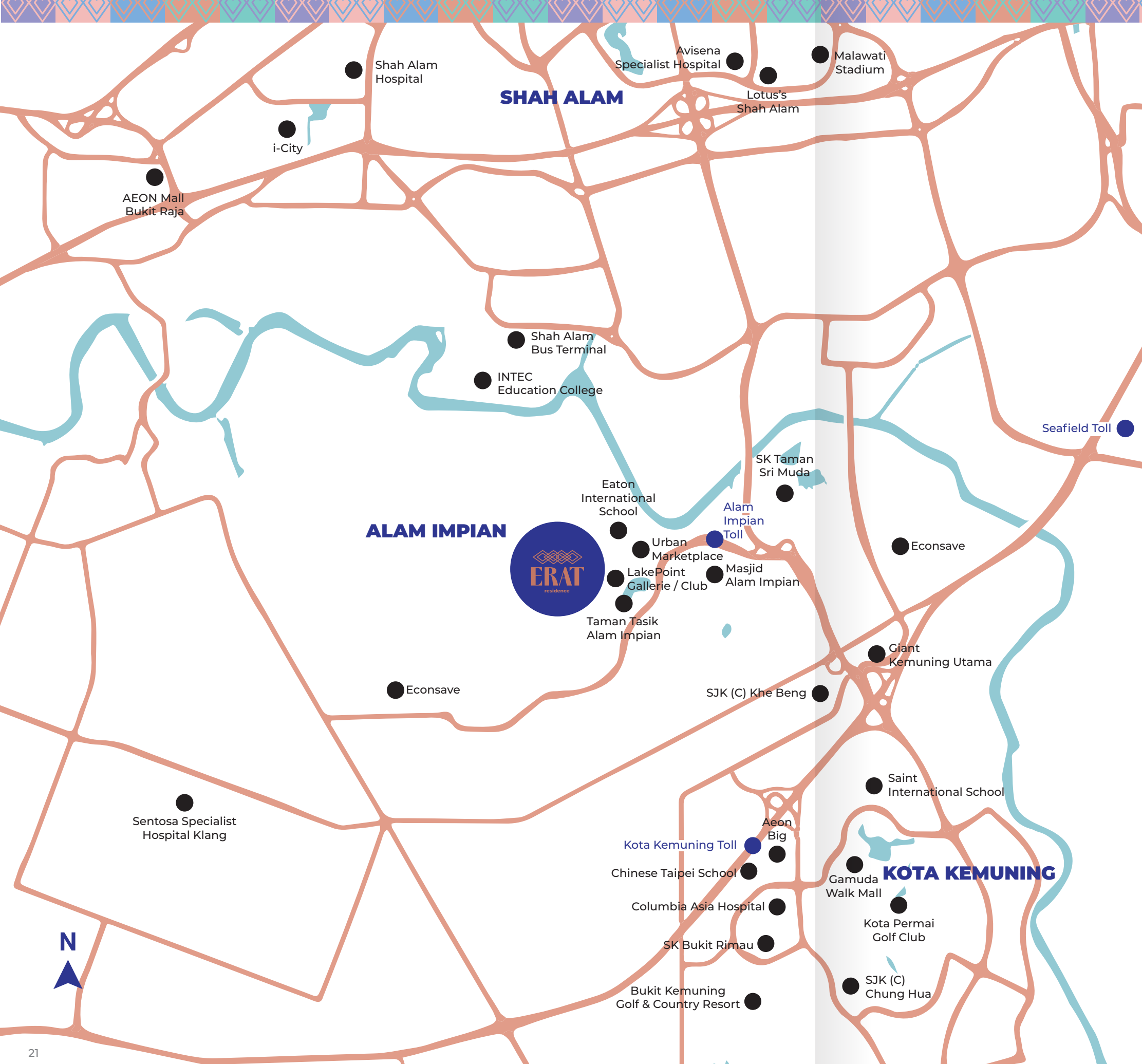
Seafield
Toll

**SUBANG
JAYA**

Accessibility:

- Federal Highway
- Shah Alam Expressway (KESAS)
- Kemuning - Shah Alam Highway (LKSA)
- Shapadu Highway
- West Coast Expressway (WCE)
- New Klang Valley Expressway (NKVE)
- Damansara - Shah Alam Elevated Expressway (DASH)
- ELITE Highway





General distances:

Giant Kemuning – 6.2km
Aeon Big Bukit Rimau – 8.3km
Gamuda Walk Mall – 8.5km
Aeon Shah Alam – 13.1km
Mid Valley – 27km
KLCC – 39km
KLIA – 50km

Schools and higher education establishments in the vicinity:

Eaton International School (next door)
SK Taman Sri Muda – 6.9km
INTEC Education College – 8.4km
SJK(C) Khe Beng – 8.9km
Peninsula College Malaysia – 10km
Universal Institute of Professional Management – 14.2km

Other amenities:

LakePoint Gallerie (400m)
LakePoint Club (400m)
Taman Tasik Alam Impian (550m)
Masjid Alam Impian (1.8km)
Alam Impian LKSA Toll Plaza (3km)
Econsave (5.7km)
NSK (6.1km)
SALAM Shah Alam Specialist Hospital (6.6km)
Hero Market Kota Kemuning (7.5km)
KPJ Selangor Specialist Hospital (7.9km)
Kota Permai Golf & Country Club (9km)
Columbia Asia Bukit Rimau (9.3km)
Avisena Specialist Hospital (9.4km)



**The outside brings
happiness inside.**

Taman Tasik Alam Impian is just
a walk away, for an entire day of
outdoor entertainment and
relaxation.

Plans that make families happy.



TYPE A 1,098 sq. ft.

Legend



Wheelchair Turning Radius



Dining & Living Room



Master Bedroom

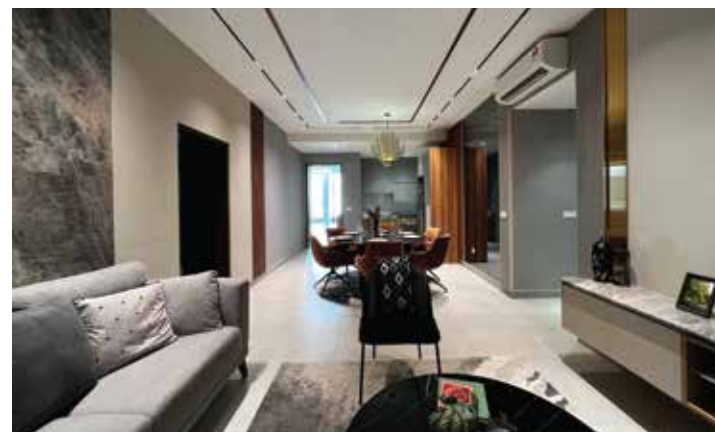
TYPE B

1,216 sq. ft.

Legend



Wheelchair Turning Radius



Dining & Living Room



Master Bedroom

TYPE C

2,206 sq. ft.

Legend



Wheelchair Turning Radius



FLOOR PLAN



A Community of High Standards.



ERAT's construction is quality assured with QCLASSIC assessment. This is to ensure our project maintains the highest level of professionalism and integrity always.

SPECIFICATIONS

	MATERIAL/FINISHING		
STRUCTURE	Reinforced Concrete Shear Wall		
WALL	Reinforced Concrete Shear Wall And/Or Masonry Wall		
ROOF COVERING	Reinforced Concrete Flat Roof		
ROOF FRAMING	Reinforced Concrete		
CEILING			
Bathroom / Yard	Plaster Ceiling		
Others	Skim Coat and Paint / Plaster Ceiling		
WINDOWS	Powder Coated Aluminium Frame Window		
DOORS			
Main Entrance	Fire-Entrance Door		
Bedrooms / Bathrooms / Yard	Timber Flush Door		
Balcony	Powder Coated Aluminium Frame Glass Sliding Door		
Air Conditioner Ledge	Metal Grille Door		
IRONMONGERY	Standard Ironmongery		
WALL FINISHES			
All Bathrooms	Porcelain Tiles up to ceiling height		
Other Areas	Skim Coat / Plaster		
FLOOR FINISHES			
Living / Dining / Kitchen	Porcelain Tiles		
Bedrooms	Laminated Timber Flooring		
Bathrooms, Balcony and Yard	Porcelain Tiles		
	TYPE A	TYPE B	TYPE C
SANITARY AND PLUMBING FITTINGS			
Water Closet and Hand Bidet	2	2	4
Wash Basin and Tap	2	2	4
Instant Water Heater and Shower Head	2	2	4
Kitchen Sink and Tap	1	1	2
Washing Machine Tap	1	1	2
ELECTRICAL INSTALLATION			
Lighting Point	17	20	35
13A Switch Socket Outlet	18	21	34
Ceiling Fan Point	5	6	9
Air-Conditioner Point	4	5	8
Instant Water Heater Point	2	2	4
HD-STV Socket Outlet	1	1	2
Fibre-Wall Socket	1	1	1
Door Bell Point	1	1	1
Cooker Hood Point 20A	1	1	1
Air-Conditioner Unit	4	5	8

Another meaningful development by Suntrack.

Suntrack Development Sdn Bhd is a multiple award-winning developer with an excellent track record in the development of residential and commercial properties since 2002.

Guided by our purpose, “We Build Meaningful Spaces for All”, we take pride in being socially and environmentally-conscious. We design and build properties with an innovative and inclusive approach to enable accessibility for all ages, and abilities. Since 2018, Suntrack has been developing homes suitable for multi-generational living and aging-in-place, with a focus on Universal Design and Multi-Ability, multi-Generational, Inclusive Communities (MAGIC - a term coined by American gerontologist, Dr. Bill Thomas).

StarProperty
AWARDS
2021 REAL ESTATE DEVELOPER
EXCELLENCE

THE ASSISTED-LIVING HOME AWARD (SEMI-RETIREMENT)

TUAI BARAT SETIA ALAM

StarProperty
AWARDS
2021 REAL ESTATE DEVELOPER
EXCELLENCE

THE FAMILY-FRIENDLY AWARD (HIGH-RISE)

TUAI BARAT SETIA ALAM



HONOUR AWARD
PROPERTY DEVELOPER AWARD

MALAYSIA LANDSCAPE ARCHITECTURE AWARDS (MLAA) 2013

SUMMERGLADES CYBERJAYA



HONOUR AWARD
LANDSCAPE DESIGN AWARD

MALAYSIA LANDSCAPE ARCHITECTURE AWARDS (MLAA) 2013 & 2019

KANVAS CYBERJAYA



FIABCI MALAYSIA PROPERTY AWARD 2019
KANVAS CYBERJAYA



ASIA PACIFIC PROPERTY AWARDS

in association with **Bloomberg TELEVISION**

★★★★★

BEST DEVELOPMENT (MULTIPLE UNITS) MALAYSIA

Summerglades by Suntrack Development Sdn Bhd

2011



INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC

in association with **HSBC**

★★★★★

BEST INDUSTRIAL DEVELOPMENT MALAYSIA

Suntrack Hub @ Bangi by Suntrack Development Sdn Bhd

2012-2013



the mark of property professionalism worldwide



ASIA PACIFIC PROPERTY AWARDS ARCHITECTURE

in association with **GROHE**

★★★★★

BEST RESIDENTIAL HIGH RISE ARCHITECTURE MALAYSIA

Tuai Residence Setia Alam by Suntrack Development Sdn Bhd

2021-2022



ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT

in association with **American Standard**

AWARD WINNER

RESIDENTIAL HIGH RISE DEVELOPMENT MALAYSIA

Tuai Residence Setia Alam by Suntrack Development Sdn Bhd

2021-2022



MIP PLANNING EXCELLENCE AWARDS 2024
GOLD AWARD – INCLUSIVE DESIGN
TUAI BARAT RESIDENCE @ SETIA ALAM

ERAT Residence @ Alam Impian is one of the first projects by Suntrack that fully incorporates universal design in its architecture. Moving forward, we plan to build more properties that are inclusive, safe and accessible for everyone, so that no one is left behind.



tuai
TIMUR
COMPLETING IN 2026



tuai
BARAT
COMPLETED IN 2024



THE RHYANG
HAPPY BARRIO
COMPLETED IN 2020



kap
vas
COMPLETED IN 2017



SUNTRACK HUB
@ BANGI
SIGNATURE INDUSTRIAL SHOWROOM
COMPLETED IN 2014



SUMMERGLADES
in Puncak Mutiara, Nilai
COMPLETED IN 2012



DAMAI DAMAI
23 8
COMPLETED IN 2009



Puncak Mutiara
COMPLETED IN 2004
Puncak Mutiara
COMPLETED IN 2007

Our 'extended' family in this effort.

T architect

T&T Architect was founded upon the principles of consistent innovation and commitment to quality, with works featured in numerous publications like Architect Malaysia (AM), Star Paper, The Edge, Haven, In Design, Creative Home, China Press, Red Tomato and Impiana. Their designed homes have appeared in movies and featured in Astro. T&T Architect has received The Edge Dream Home Award, PAM Award, iProperty Best Landed Property Award, 30 Under 40 Emerging Malaysian Architect and BCI Asia Top Ten Architect Award.



An Associate Professor at University of Malaya since 1997, Dr. Naziaty has taught a myriad of courses including design theory and universal design. She has since obtained a doctoral degree from the University of Salford and has been a disability advocate in Malaysia since 1998. In addition to being the Co-chairperson for Harapan OKU Law Reform Group and a National Council Member for the 'Persons With Disability Act 2008', she has been an expert reference in Accessibility and Universal Design for UNESCAP since 2014.



Ambieuu Landscape Sdn Bhd is an upcoming fresh landscape firm based in Kuala Lumpur specializing in the designs of new landscape projects. It is currently headed by two senior corporate members of the Institute of Landscape Architects Malaysia (ILAM), with experience in Commercial, Residential, Resort and Master Planning projects. The company's roots to bearing brilliant results are in its strong team, vast site experience and versatility.



Momentum Studio, a young and humble interior design firm. Born out of the desire to provide personalized, intimate and quality works for our clients, our approach to interior design is to be flexible, adaptable and open-minded to new design styles and ideas, with no influence of our preferred style. We strive to marry strong design fundamentals with our customer's needs. That's why, we believe that our journey through design discovery should always start with the right Momentum.



GDSS SYSTEMS SDN BHD has been a security consultant to corporate and governmental clients since 2003. GDSS's projects include MK Land, Mah Sing Group, Desa Park City and Uda Holdings Bhd, where GDSS was responsible for the design of the Sungai Buloh prison and Tapah prison.