

Project by



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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).

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or contract. All rendered images are artists' impression only. All measurements are
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recommended by the Architects or Engineers.

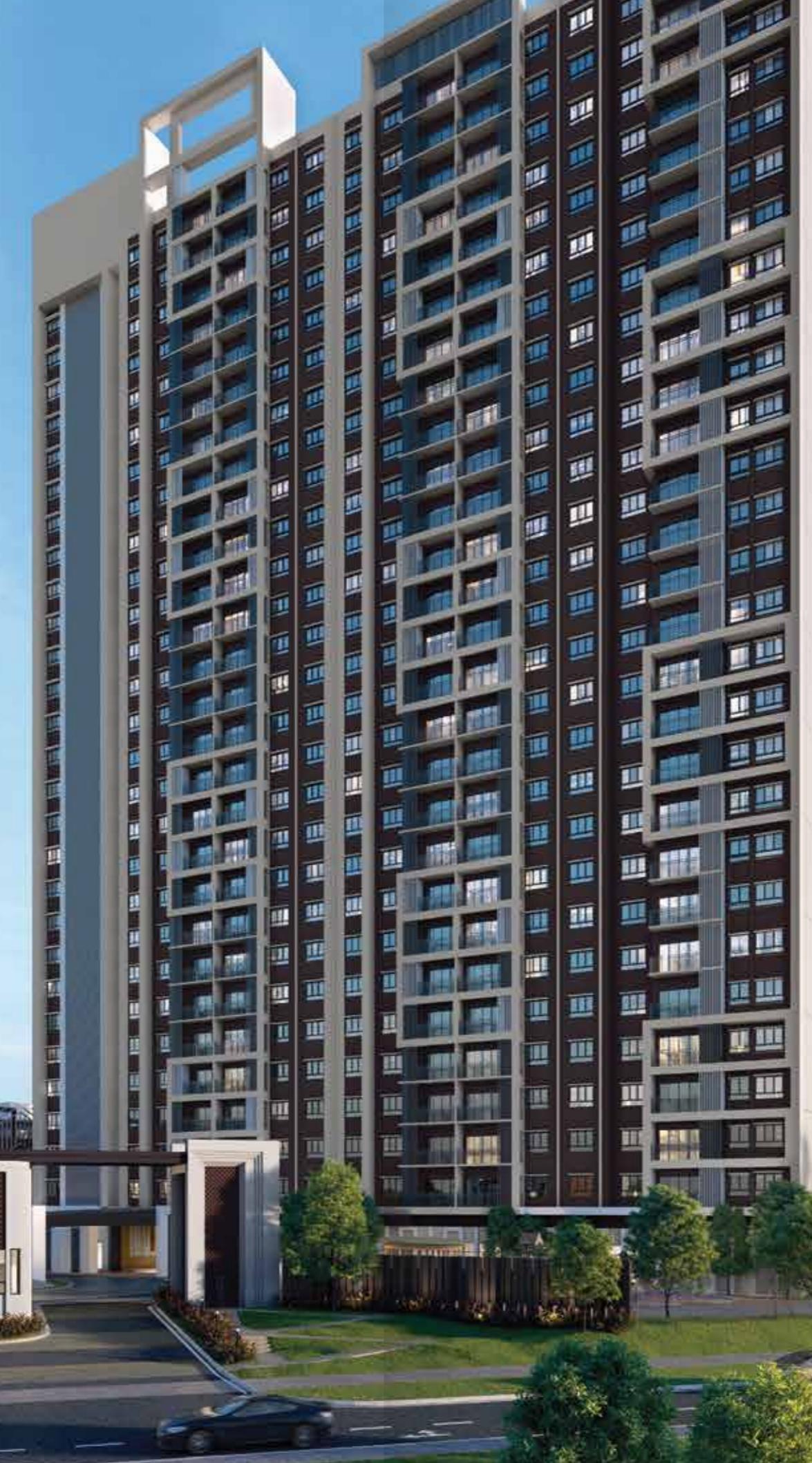
**THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN
PERUMAHAN NEGARA**



**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.



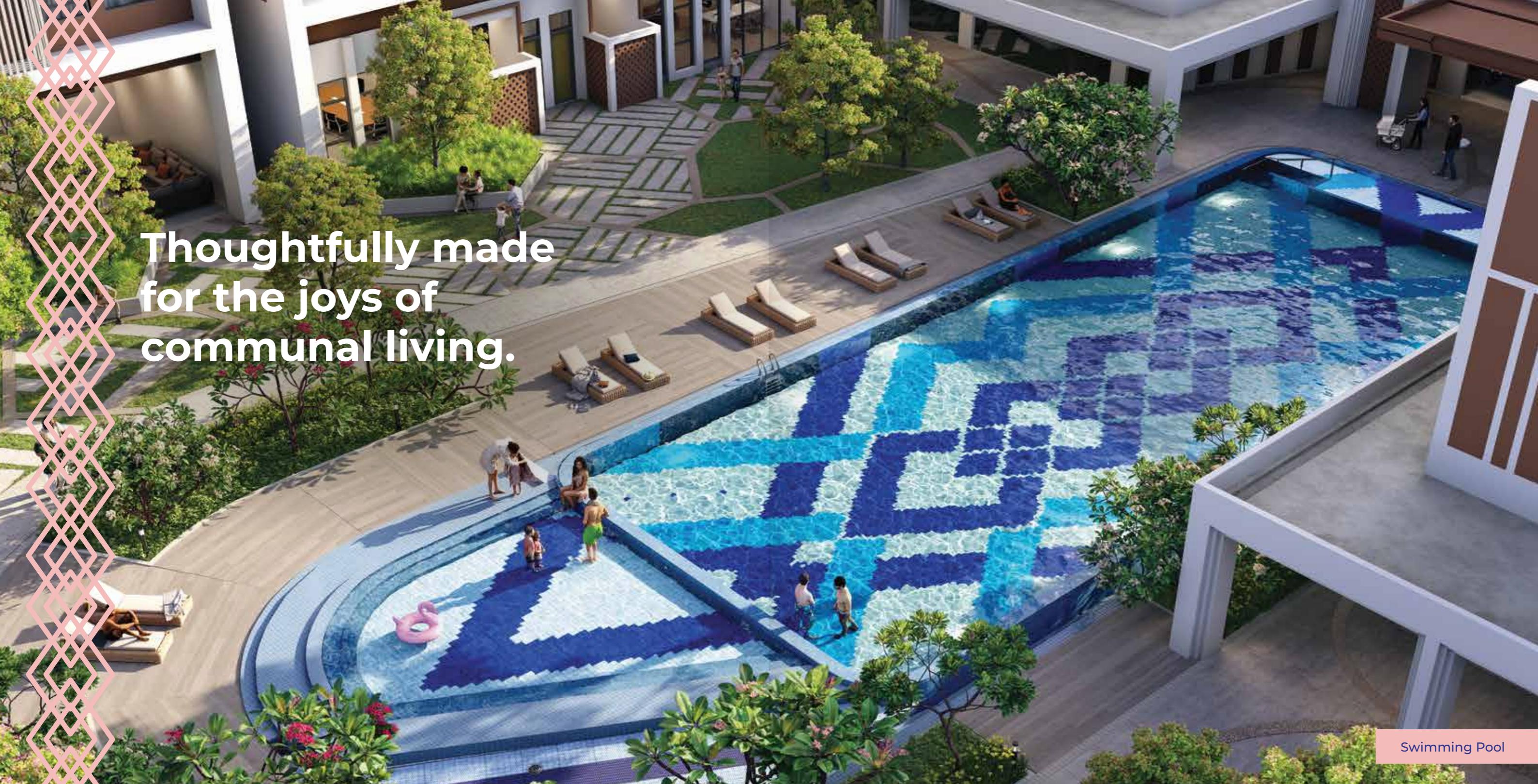


Songket

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.



Thoughtfully made
for the joys of
communal living.

Swimming Pool

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



Contentment in every way.

For the children.

- Wading pool
- 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 at key areas
- Access card control
- 24-hour security



Youniversal Design, is design reimaged 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 reimaged 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
- 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

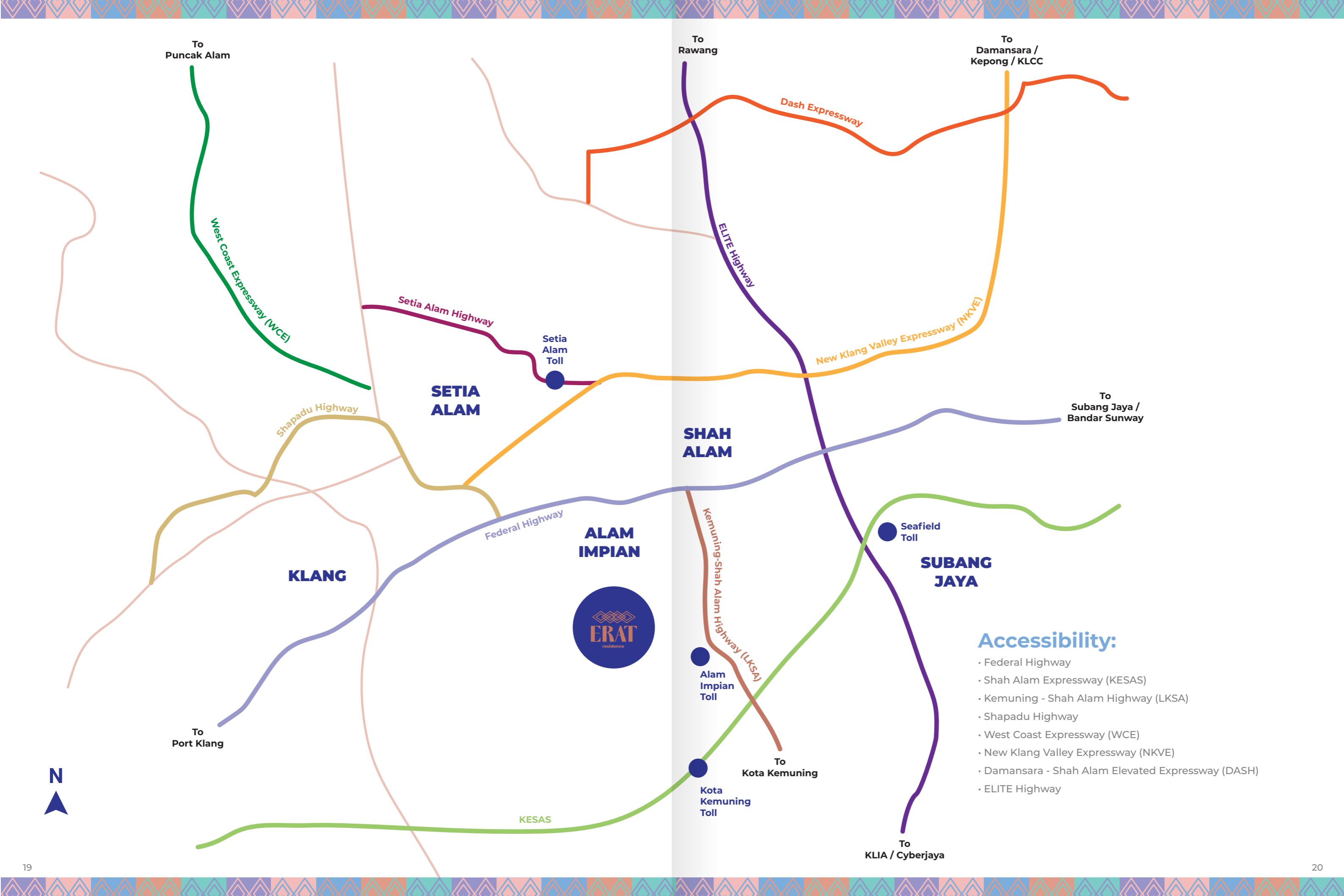
- 1 OUTDOOR COURT
- 2 COMMUNAL GARDEN
- 3 GUARDHOUSE
- 4 PEDESTRIAN ACCESS
- 5 FENCED PLAYGROUND
- 6 GAZEBO
- 7 ROUNDABOUT
- 8 DROP-OFF AREA
- 9 LOADING BAY
- 10 MULTI-STOREY CARPARK BUILDING
- 11 SURAU
- 12 GYMNASIUM
- 13 SWIMMING POOL
- 14 WADING POOL
- 15 PICNIC & BBQ AREA
- 16 SPORTS HALL
- 17 UTILITY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

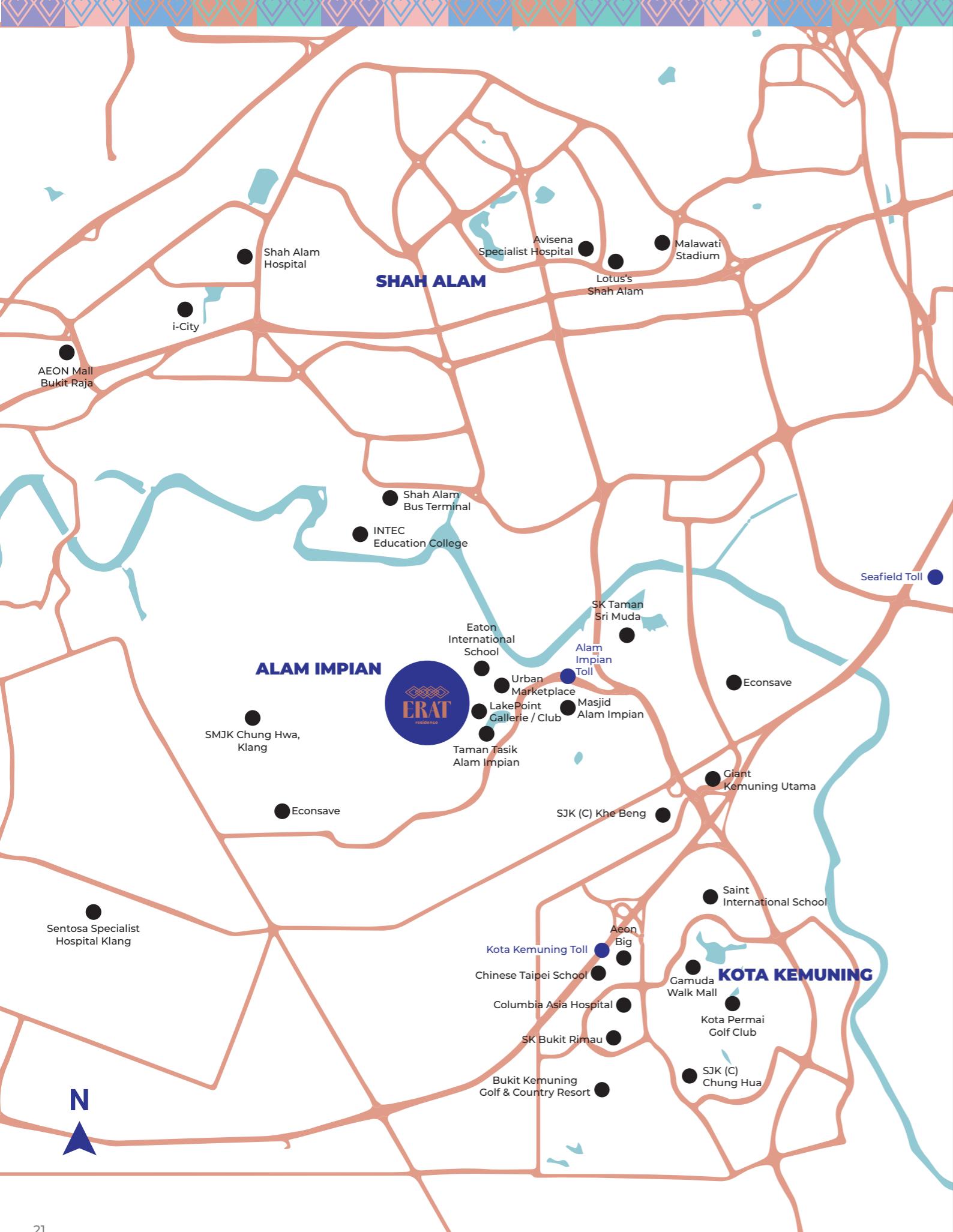


**The friendliest accessibility.
Because, it's always
about closeness.**

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.







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
 SMJK Chung Hwa, Klang – 7km
 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



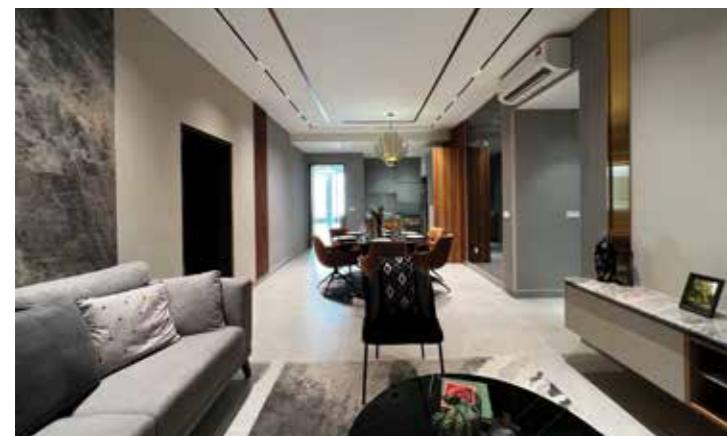
TYPE C

2,206 sq. ft.

Legend



Wheelchair Turning Radius



Dining & Living Room



Master Bedroom

FLOOR PLAN



Legend

Type A	1 Lift Lobby	4 Bin Room
Type B	2 Stretcher and Service Lift	5 Fire Refuge
	3 Service Lift Lobby	

A Community of High Standards.



ERAT's construction is quality assured with QLASSIC 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
Kitchen			Porcelain Tiles up to 1,500mm 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
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 Point	4	5	8
Air-Conditioner Piping	4	5	8

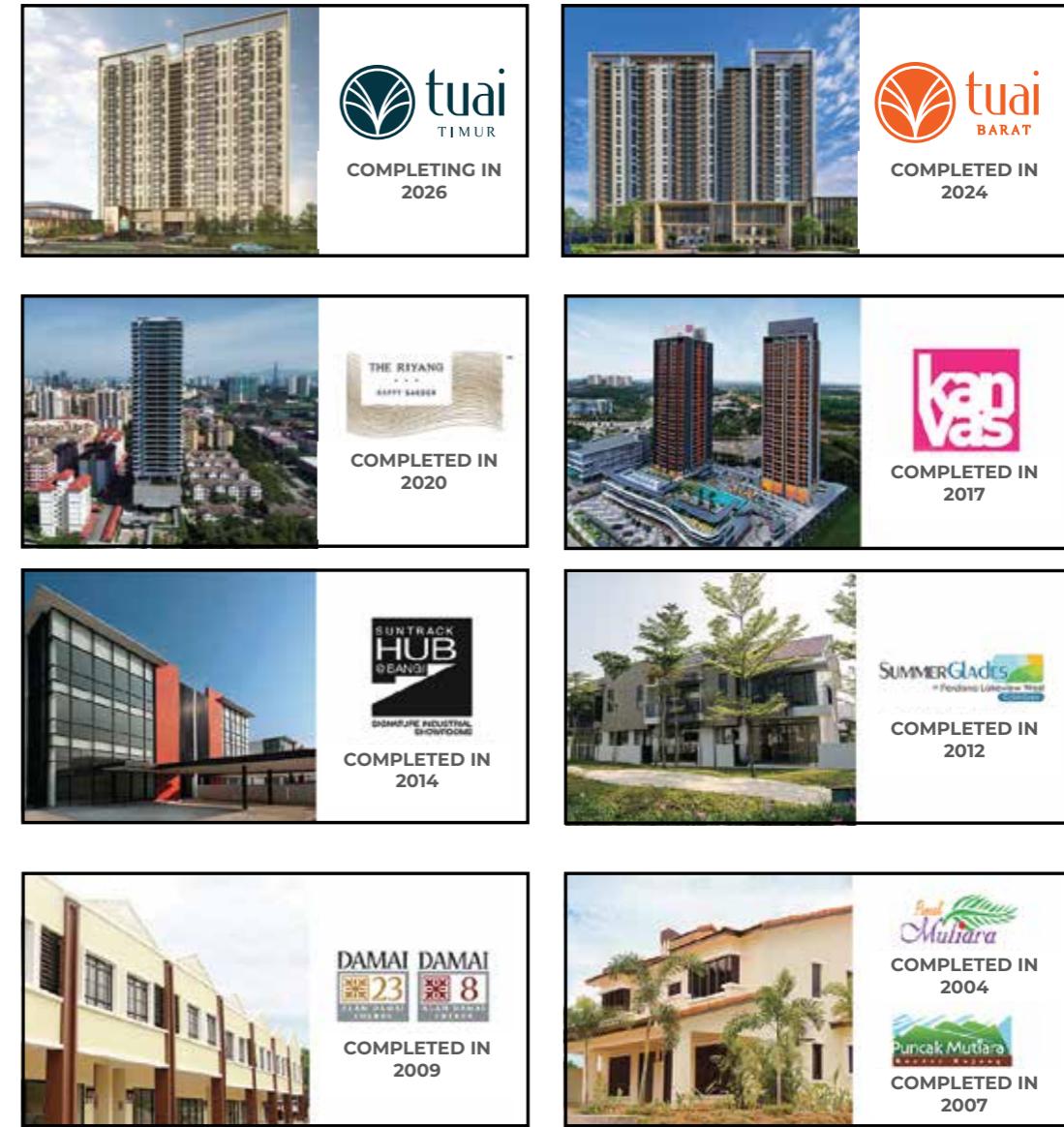
Another meaningful development by Suntrack.

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).



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.



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. Naziyat 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.



Ambieu 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.