



RESIDENSI
**ALAM
IMPIAN**
KOTA WARISAN, SEPANG

ENJOY SUSTAINABLE LIVING



Behind the lush surroundings, Alam Impian has the ideal position in Kota Warisan, offering a range of amenities to homeowners. And the most up-to-date, classic housing design.



**GATED
GUARDED
WITH SECURITY**



**ATTRACTIVE
MODERN
DESIGN SURAU**



**MULTIPURPOSE
LOUNGE
AREA**

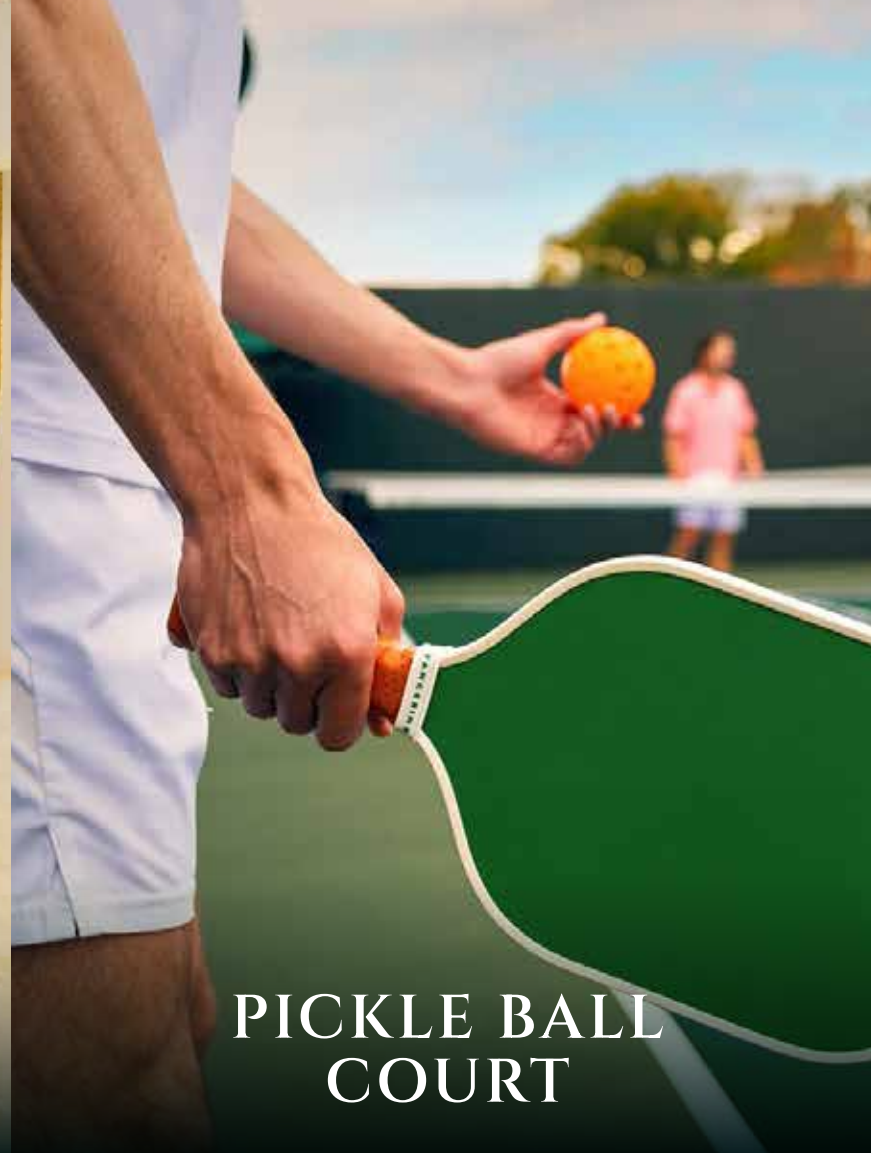


**JOGGING
& WALKING
TRACK**

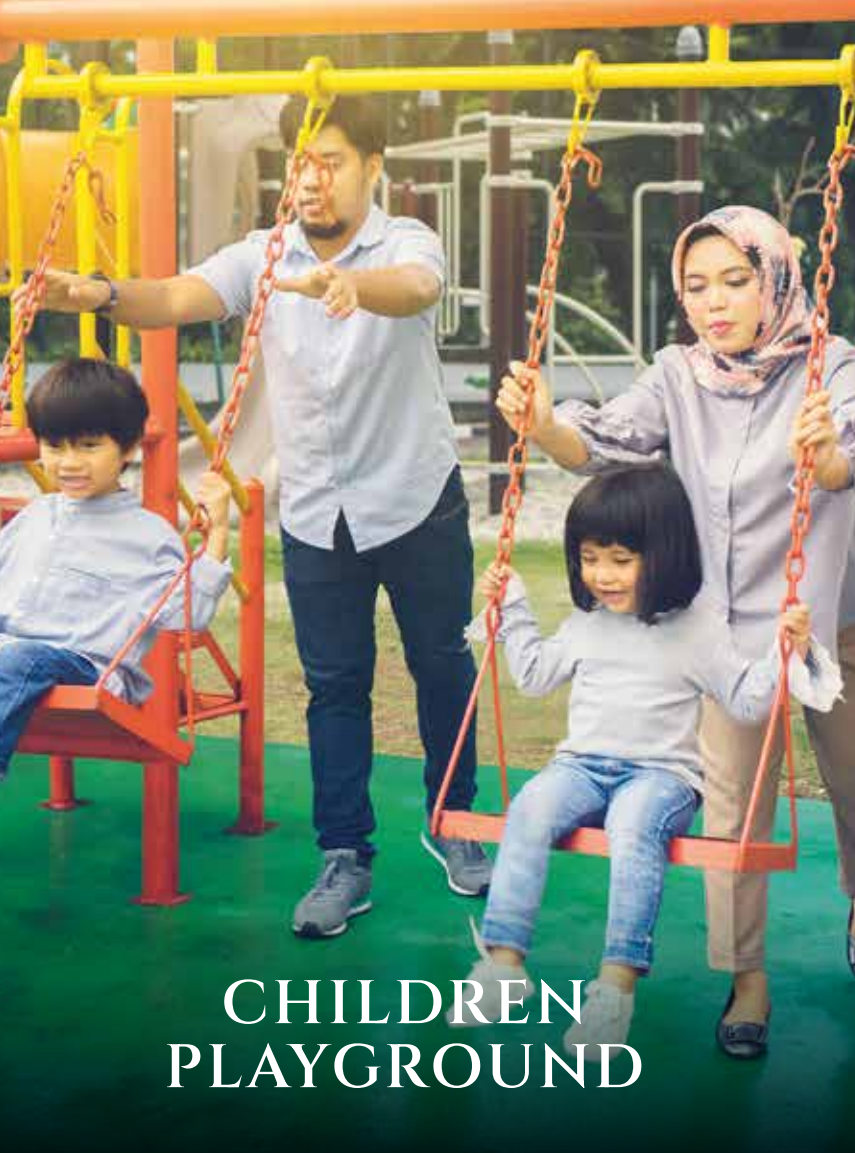




SURAU



PICKLE BALL COURT



CHILDREN PLAYGROUND



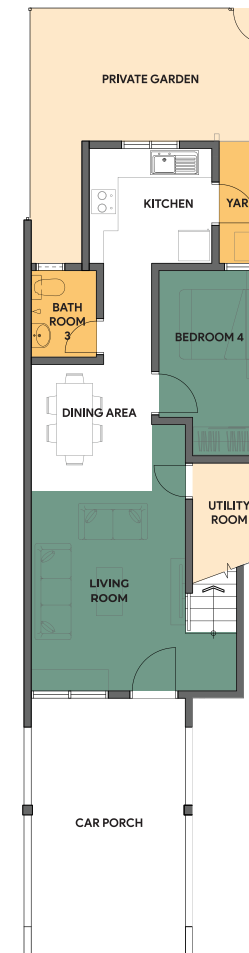
SPACIOUS LAYOUT

FLOOR PLAN TYPE A

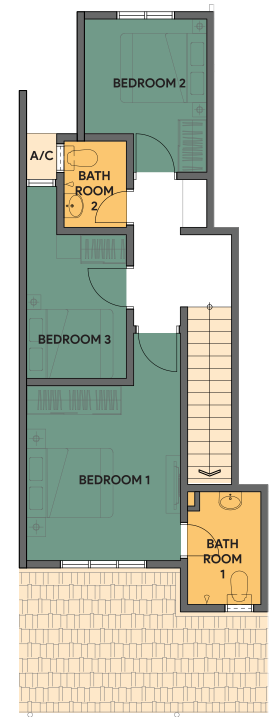
1,604 sq.ft.

- 4 Bedrooms
- 3 Bathrooms
- 1 Utility Room
- 1 Living Room
- 1 Dining Area
- 1 Private Garden
- 2 Car Parks

Ground Floor



First Floor

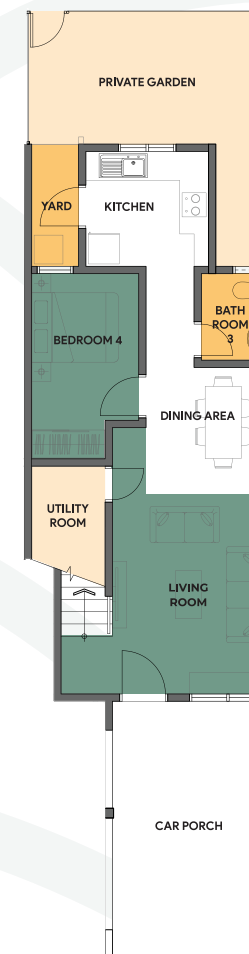


FLOOR PLAN TYPE B

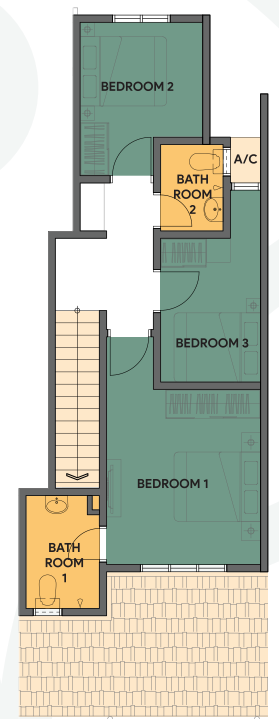
1,604 sq.ft.

- 4 Bedrooms
- 3 Bathrooms
- 1 Utility Room
- 1 Living Room
- 1 Dining Area
- 1 Private Garden
- 2 Car Parks

Ground Floor



First Floor





Experience low-density living in this exclusive 3 Storey Landed Duplex Apartment Suite development — where only 96 units are available!

Enjoy the feel of a landed home with parking at your doorstep and an exclusive private garden backyard, all within a gated & guarded secured community featuring a strategically located development near KLIA, Putrajaya & ERL, with easy access via ELITE Highway.

Ideal for families & investors seeking comfort, security, and convenience in one address, **Residensi Alam Impian** is for you!



FLOOR PLAN TYPE C

1,475 sq.ft.

- 3 Bedrooms
- 2 Bathrooms
- 1 Balcony
- 1 Living Room
- 1 Dining
- 2 Car Parks



Third Floor

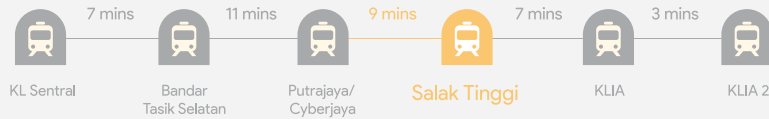


LOCATION MAP



NEARBY AMENITIES

ERL - KLIA Express and KLIA Transit



Access & Expressways

Putrajaya - Cyberjaya Expressway
Labohan Dagang - Nilai
Maju Expressway (MEX)
North-South Expressway Central Link Highway (ELITE)
Lebuhraya Damansara - Puchong (LDP)
South Klang Valley Expressway (SKVE)

Airports & Terminals

KLIA 12 km
KLIA2 14 km

Medical Facilities

Auerelius Hospital Nilai 13.9 km
Hospital Putrajaya 17 km
Hospital Serdang 26.3 km

Educational Institutions

Xiamen University 5.2 km
UiTM Dengkil 7 km
Kolej Teknologi Timur 9.6 km
Aviation Management College Putrajaya 10 km
UniKL MIAT 12 km
INTI University 12.4 km
Nilai International School 14.5 km
ELC International School 15.4 km
Cyberjaya University College of Medical Sciences 17 km
Multimedia University (MMU) 18 km
Universiti Sains Islam Malaysia 18.5 km
Lim Kok Wing University 18.6 km
Epsom College 20 km

Leisure & Entertainment

Nilai Springs Golf & Country Club 15 km
Sepang F1 Circuit 15.3 km
Putrajaya Wetlands Park 23 km

Shopping Attractions

KIP Mall 3.3 km
Upcoming Horizon Village Outlets (Formerly KLIO) 3 km
Mitsui Outlet Park 11.3 km
D'pulze Shopping Centre Cyberjaya 15 km
Mesamall Nilai 15.5 km
Tesco Bandar Baru Nilai 15.9 km
AEON Mall Nilai 16 km
Giant Bandar Baru Nilai 16 km
Alamanda Putrajaya 22.6 km
IOI City Mall 26 km



BIZ LINK
PROPERTIES



Residensi Alam Impian , kota warisan Site Q



+60 12 880 1290

RESIDENSI ALAM IMPIAN, 3 Storey Apartment. Developer's License: 30381 / 02-2028/0058 (N) Valid Period: 24/02/2023 - 23/02/2028
APDL Permit: Valid Period: Plan Approved By: Building Plan No: Leasehold Period: 99 Years Expiration Date: 2119 Total Units:
96 Units Available Units: 96 Units Expected date of completion: May 2026 Price: RM465,800.00 (Min) - RM603,800.00 (Max)

All information contained herein including the illustrations are subject to amendments without notifications as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part an offer or contract. All illustrations are the artist's impression only.