



TILIA
ENCORP CAHAYA ALAM



TIMELESS

Artist's Impressions Only



**Timeless. Generational.
An Abode of Reverence.**

Luxury is all about the generosity of space, the assurance of privacy and the promise of value.

A world of your own, Tilia is where dreams are planted. The ultimate living experience is timeless and refined, here in an oasis that nurtures you, calms you, and enriches you.



LOW DENSITY

Total 112 homes within a close-knit community



LAND AREA

Generous 24' x 80' lot space



BRIGHT NATURAL AMBIANCE

Large window openings promote better natural lighting & cross-ventilation



SPACIOUS LAYOUT

Living, dining & kitchen areas are seamlessly merged to allow for larger, private soirées



RECREATIONAL FACILITIES

Equipped with play areas, benches and spaces for free-form activities



LIMITED POOL UNITS

Exclusively designed to provide serene relaxation

TYPE A 2-Storey Superlink Homes
Intermediate Lot

Land area
24' x 80'
Built-up area
2,408 sq.ft. to 2,806 sq.ft.

Bedrooms
4
Bathrooms
3

The exterior design showcases an aesthetically pleasing facade featuring a modern front-pitched roof. Inside, the layout is seamlessly arranged, creating an atmosphere of openness that facilitates flexible and dynamic design arrangements.



Artist's Impressions Only



Ground Floor

First Floor



Ground Floor

First Floor

TYPE B 2-Storey Superlink Homes
Intermediate Lot

Land area
24' x 80'
Built-up area
2,707 sq.ft. to 3,131 sq.ft.

Bedrooms
4+1
Bathrooms
4

The facade design adopts a minimalist approach, incorporating a roof pitched to the side, which elevates the overall grandeur with its raised central ridge. Adjacent to the main entrance is a semi-courtyard area that can potentially be converted into a serene private zen garden.



Artist's Impressions Only



Exclusive Layout

TYPE A & B
2-Storey Superlink Homes
Corner Lot (Swimming pool)

Land area
24' x 80'
Built-up area
2,806 sq.ft. to 3,131 sq.ft.

Bedrooms
4
Bathrooms
3

Limited to
5 units



Ground Floor

First Floor

Layout Type A3d (Lot 4978)



Home is Where It All Begins

Iilia Superlink Homes are much more than just man-made structures. It is a place where many generations are set to create timeless memories. The two-storey superlink homes offer a unique choice of open-plan layout and semi-courtyard designs. From the ultra spacious living area to having your own private pool, Iilia Superlink Homes cater to the needs of the modern, growing families.

These low-density homes seamlessly blend the lush greenery of the surrounding landscapes with well-designed recreational amenities, offering residents a delightful escapade.



Specifications

Type A

Structure	Reinforced concrete frame
Wall	Masonry bricks
Roofing Covering	Roof tile Reinforced concrete roof for car porch
Roofing Framing	Metal roof trusses / Reinforced concrete frame
Ceiling	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
Windows	i) Aluminium frame casement window ii) Aluminium frame top hung window iii) Aluminium frame sliding window iv) Aluminium frame louvred glass window
Doors	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
Ironmongery	Quality Locksets
Wall Finishes	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
Floor Finishes	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

Sanitary and Plumbing Fittings	(Intermediate Unit) Type A1a & A1b	(End Unit) Type A2 & A2a	(Corner Unit) Type A3, A3a, A3b, A3c, A3d, A3e
Wash basin	4	4	4
Basin tap	4	4	4
Pedestal WC	3	3	3
Shower set	3	3	3
Toilet roll holder	4	4	4
Kitchen sink	1	1	1
Kitchen tap	1	1	1
Bib tap at Yard	1	1	1
Garden bib tap	1	2	2

Electrical Installation	(Intermediate Unit) Type A1a & A1b	(End Unit) Type A2 & A2a	(Corner Unit) Type A3, A3a, A3b, A3c, A3d, A3e
Main gate light point	1	1	1
Light point	25	27	27
Fan point	7	7	7
Air-cond point	5	5	5
Socket point	21	21	21
Water heater point	3	3	3
Door bell point	1	1	1
Autogate point	1	1	1
Data point	1	1	1

Internal Telephone Trunking and Cabling	Provided
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Fencing	i) Front & side fencing - Masonry brick fencing wall with Welded Mesh Chain Link fencing ii) Rear fencing - Welded Mesh Chain Link fencing iii) Gate - Mild steel gate
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Turfing	Spot turfing
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Additional Features	Swimming Pool (A3c & A3d)
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Type B

Structure	Reinforced concrete frame
Wall	Masonry bricks
Roofing Covering	Roof tile Reinforced concrete roof for car porch
Roofing Framing	Metal roof trusses / Reinforced concrete frame
Ceiling	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 & 4 - Plaster ceiling vii) All other areas - Skim coat
Windows	i) Aluminium frame casement window ii) Aluminium frame top hung window iii) Aluminium frame sliding window iv) Aluminium frame louvred glass window
Doors	i) Main Entrance - Solid core timber door ii) Baths 1, 2, 3 & 4 - Timber fibre cement flush door iii) Sliding doors - Aluminium frame sliding door iv) Others - Timber fibre cement flush door
Ironmongery	Quality Locksets
Wall Finishes	i) Kitchen - Selected tiles to 1.5m height ii) Baths 1, 2, 3 & 4 - Selected tiles to ceiling height iii) Other internal walls - Plaster and emulsion paint iv) External walls - Plaster and weather resistant paint
Floor Finishes	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 & 4 - Selected tiles v) Driveway & Carporch - Concrete finish vi) Apron slab - Concrete finish

Sanitary and Plumbing Fittings	(Intermediate Unit) Type B1a & B1b	(End Unit) Type B2 & B2a	(Corner Unit) Type B3, B3a, B3b, B3c, B3d, B3e
Wash basin	5	5	5
Basin tap	5	5	5
Pedestal WC	4	4	4
Shower set	4	4	4
Toilet roll holder	4	4	4
Kitchen sink	1	1	1
Kitchen tap	1	1	1
Bib tap at Yard	1	1	1
Garden bib tap	1	2	2

Electrical Installation	(Intermediate Unit) Type B1a & B1b	(End Unit) Type B2 & B2a	(Corner Unit) Type B3, B3a, B3b, B3c, B3d, B3e
Main gate light point	1	1	1
Light point	25	27	27
Fan point	7	7	7
Air-cond point	5	5	5
Socket point	21	21	21
Water heater point	3	3	3
Door bell point	1	1	1
Autogate point	1	1	1
Data point	1	1	1

Internal Telephone Trunking and Cabling	Provided
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Fencing	i) Front & side fencing - Masonry brick fencing wall with Welded Mesh Chain Link fencing ii) Rear fencing - Welded Mesh Chain Link fencing iii) Gate - Mild steel gate
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Turfing	Spot turfing
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Additional Features	Swimming Pool (B3c, B3d & B3e)
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Perfectly Positioned at The Heart of Everything

Encorp Cahaya Alam offers a space that fosters opportunities for family-oriented engagements, from relishing in the local community to shopping and dining at conveniently located commercial hubs. All essential amenities are just a short drive away, ensuring a level of convenience you would never think possible.



Close to everything that matters to you:



Shopping Avenues

- SACC Mall • Seksyen 7 Commercial Centre • Central i-City • AEON Mall Shah Alam



Ease of Travel

- New Klang Valley Expressway (NKVE)
- Federal Highway • LRT 3
- Shapadu Highway
- Setia Alam Highway



Educational Institutions

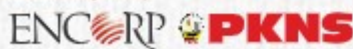
- Universiti Teknologi Mara (UiTM)
- Universiti Selangor (UNISEL)
- Management and Science University (MSU) • MAZ International School
- Baseerah International School Shah Alam



Healthcare Centres

- AVISENA Specialist Hospital • SALAM Shah Alam Specialist Hospital • Shah Alam Hospital • Columbia Asia Extended Care Hospital • KPJ Selangor Specialist Hospital

A joint development by:



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



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tilia-encorp.com

Developer: Most Ehsan Development Sdn Bhd 416297-U 999701000001 • Main Office: No. 45-1, Jalan PJU 5/21, Pusat Perdagangan Kota Damansara, Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor, Darul Ehsan • Type of Property: 2-Storey Superlink Homes • Developer's License: RPH/02-2020-0240 (R) • Validity Period: 14/02/2021 - 15/02/2024 • Advertising Permit: (Phase 1) 9/10/2020 (RPH) (H) • Advertising Permit: (Phase 2) 9/11/2020 (RPH) (H) • Validity Period: 21/04/2021 - 20/04/2024 • Approving Local Authority: Setia Bandaraya Shah Alam (MBSA) • Building Plan Ref No: MBSA BCN 88 001 1 181 SEC.112 0006 2022 • Land Tenure: Leasehold 99 years, Expiry: 22/03/2104 • Subdivision In Interest: This land is meant to be transferred, re-mortgaged or disposed, charged or leased without the consent of the appropriate Authority • Land Encroachment: Nil • Expected Completion: December 2025 • Total Number of Units: 2-Storey Superlink Homes Type A (Phase 1) - 56 Units, 2-Storey Superlink Homes Type B (Phase 2) - 56 Units • Selling Price: 2-Storey Superlink Homes Type A (Phase 1) from RM1,141,000.00 to RM1,170,000.00 • 2-Storey Superlink Homes Type B (Phase 2) from RM1,241,000.00 to RM2,200,000.00

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