



impiana klebang
MELAKA





A gateway to a whole new living experience



INTRODUCTION

Impiana Klebang is an integrated residential and commercial development brought by Faithview Group at the historical city of Melaka which has been recognized as a UNESCO site of the world on 7th July 2008. The mixed development spans across 37.36 acres of land along the new coastal highway and it includes the gated and guarded luxury residences as well as a range of three storey shop offices. The luxurious design with modern touch is meant to cater for the flamboyant lifestyle of the booming community.

Strategically located between the suburb and the Malacca city centre, the township is just 10 minutes away from the key destinations via the Coastal Highway. Set as the finest location, the traffic connections are convenient with easy access to nearby industrial areas and shopping centre.

The commercial properties are intended for high value added activities and business which are generally tourism and recreation related. Nearby there are construction projects such as a theme park and submarine museum which add potential to boost the development of local commercial activities.

On the other hand, the residential properties are designed for those seeking a peaceful environment yet near to economic and social hubs with excellent connection to major urban areas. Impiana Klebang is near to the beach where you can feel the breeze from the ocean offering a serene and relaxing lifestyle. The comprehensive development plan focuses on green technology and there will be a fully equipped clubhouse as well as a leisure park that allow the residents to spend quality time with their family. It also provides 24 hours security system monitoring for safety purposes. Residents can choose from two designs with built ups measuring between 3631sqft to 3956sqft and a wide choice of fixtures and fittings to create their dream home.

At Impiana Klebang, no detail has been spared. Every curvilinear line and every single detail is a symbol of privileged lifestyle – a gateway to a whole new living experience.

KEY FEATURES



*Take a deep breath,
you can feel the difference in the air*

Ideal & refreshing environment

Impiana Klebang is strategically situated away from the downtown hustle and bustle yet with easy access to major routes. Besides many high-class residential areas and luxury condominiums, Impiana Klebang is also neighbouring a beautiful artificial beach - Gold Coast Malacca. This is where you can relieve your stress and re-energize.



*Experience the true joy of living,
with peace and tranquility*

Gated and guarded with 3-tier security system

The safety of the residents is ensured by a security system featuring 24-hour CCTV surveillance covering the whole residency. An intercom and alarm system linked to the entrance security control, access card system, automatic barrier gates, perimeter fencing with intrusion detection system, and an emergency panic button within each unit, further enhance the security.

A place where you can conveniently spend quality time with your family

Exclusive clubhouse

Surrounded by breathtaking garden, the clubhouse features a wide array of facilities – gymnasium, family pool, wading pool, children play area, and management office. Together with the BBQ area and private restrooms, the residents have the option to reserve the clubhouse for social gatherings thus creating a platform for enhanced community living.



Live a healthy lifestyle with fun & relaxation

Beautifully landscaped leisure park

Besides the beautiful flowers and plants all around the residence, the residents enjoy a high quality and excellent lifestyle with a wide range of recreational facilities such as meandering paved walkway, seating area, children playground, par course, reflexology and the lush greenery with trees and tropical plantings.



Amethyst Semi-D Villa

LAND AREA: 40' x 80'
BUILD UP AREA: 3956 SQFT

TYPE **A**

Inspired by the distinctive ambiance of the Straits of Malacca, the design of the villas display a fusion of indoor and outdoor living concept offering residents' spacious and flexible layout that will match every conceivable lifestyle. Suitably set for extended family, 66-unit Amethyst presents the concept of 5 bedrooms with 5 bathrooms semi-detached villas. The exquisite design combines contemporary with luxury to fashion the ultimate lifestyle experience.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





SPECIFICATIONS

Structure	Reinforced concrete frame		
Roofing	Metal roofing		
Ceiling	Asbestos free flat sheet ceiling Gypsum plaster ceiling		
Floor Finishes	<ul style="list-style-type: none"> - Living/Dining/Kitchen - Bedroom/Balcony/Bath/WC - Car Porch - Others 		
Wall Finishes	<ul style="list-style-type: none"> - General - Bath/WC - Kitchen 		
Doors	<ul style="list-style-type: none"> Solid timber door Folding door 		
Windows	Powder coated aluminium frame window		
Fencing	5'0" Chainlink fencing / 5'0" Brickwall fencing		
Sanitary installation	Grd Flr	1st Flr	2nd Flr
- Wash Basin	1 no.	3 nos.	1 no.
- Single bowl kitchen sink	1 no.	-	-
- Sitting type W.C.	1 no.	3 nos.	1 no.
- Shower Rose	1 no.	4 nos.	1 no.
- Water tap	1 no.	3 nos.	1 no.
- Water Storage Tank	-	-	1 no.
Electrical installation	Grd Flr	1st Flr	2nd Flr
- Light point	13 nos.	16 nos.	9 nos.
- Power point	11 nos.	6 nos.	6 nos.
- Fan point	2 nos.	5 nos.	2 nos.
- Telephone point	1 no.	1 no.	-
- TV point	1 no.	-	-
- Air con point	1 no.	3 nos.	1 no.

Azurite Semi-D Villa

LAND AREA: 40' X 80'
BUILD UP AREA: 3631 SQFT

TYPE **B**

With the latest concepts in architecture applied towards creating a clean and contemporary setting, 94-unit Azurite provides residents more outdoor space within their home compound so that they can enjoy outdoor activities with their family and neighbours. The use of glass doors and walls maximize the sense of airy openness thus creating a sense of continuation of interiors. While inside, you will be illuminated by the abundance of natural light from the open sky.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





SPECIFICATIONS

Structure	Reinforced concrete frame		
Roofing	Concrete tiles roofing		
Ceiling	Asbestos free flat sheet ceiling Gypsum plaster ceiling		
Floor Finishes	<ul style="list-style-type: none"> - Living/Dining/Kitchen - Bedroom/Balcony/Bath/WC - Car Porch - Others 		
Wall Finishes	<ul style="list-style-type: none"> - General - Bath/WC - Kitchen 		
Doors	<ul style="list-style-type: none"> Solid timber door Folding door 		
Windows	Powder coated aluminium frame window		
Fencing	5'0" Chainlink fencing / 5'0" Brickwall fencing		
Sanitary installation	Grd Flr	1st Flr	2nd Flr
- Wash Basin	1 no.	2 nos.	1 no.
- Single bowl kitchen sink	1 no.	-	-
- Sitting type W.C.	1 no.	2 nos.	1 no.
- Shower Rose	1 no.	2 nos.	1 no.
- Water tap	1 no.	2 nos.	1 no.
- Water Storage Tank	-	-	1 no.
Electrical installation	Grd Flr	1st Flr	2nd Flr
- Light point	15 nos.	12 nos.	7 nos.
- Power point	12 nos.	8 nos.	4 nos.
- Fan point	3 nos.	4 nos.	2 nos.
- Telephone point	1 no.	1 no.	-
- TV point	1 no.	-	-
- Air con point	1 no.	3 nos.	1 no.

IMPIANA KLEBANG BUSINESS CENTRE

The epitome lifestyle and business synergy



3 storey shop office

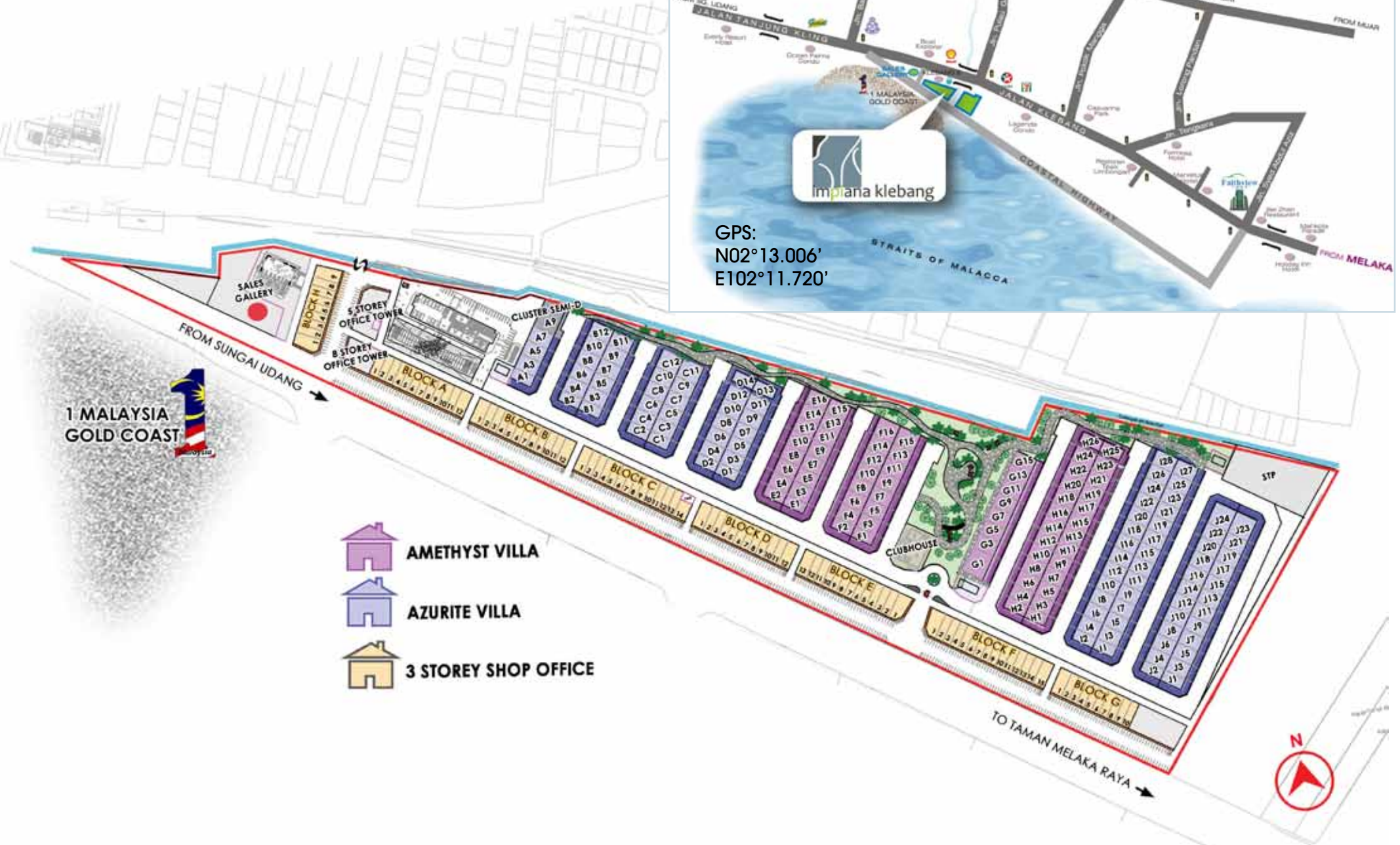


5 storey office tower



8 storey office tower

Select your preferred location



-  AMETHYST VILLA
-  AZURITE VILLA
-  3 STOREY SHOP OFFICE

Faithview

飞跃集团

GROUP

Qualified: ISO 9001 : 2008



Website: www.faithview-dev.com

HEADQUARTERS

Menara Faithview

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Tel: 06-317 8889 Fax: 06-317 8876

Melaka Raya Sales Office (Open on Sunday)

No. 35, Jalan Merdeka, Taman Melaka Raya, 75000 Melaka.
Tel: 06-281 6070 Fax: 06-281 6071

Malim Jaya Sales Office

No. 44, Jalan Suria 2, Taman Malim Jaya, 75250 Melaka.
Tel: 06-333 8912 Fax: 06-333 8916

Tangkak Sales Office

No. 25, Jalan Dato Ngah, Pusat Perniagaan Anjung Batu, 84900 Tangkak, Johor.

We Accept



Pemaju: Vista Selesa Development Sdn Bhd (927724-A) | No Lesen Pemaju: 11890-1/10-2015/1347 | Tempoh Sah: 09/10/2012 - 08/10/2015 | Permit Iklan & Jualan: 11890-1/2401/2013(10) | Tempoh Sah: 09/10/2012 - 08/10/2013 | Pihak Berkuasa Meluluskan Pelan Bangunan: MBMB | No. Kelulusan Pelan: MBMB/JKB.03066/11/2011 | Pegangan Tanah: Pajak Negeri (99 Tahun) | Tarikh Tamat Tempoh Pajak: 24/11/2019 | Jenis A (Amethyst): 64unit; Jenis B (Azurite): 92unit; Jenis C: 2unit; Jenis D: 2unit | Jumlah Unit: Semi-D (160) & Banglo (1) | Harga Jualan: Min. RM798,000.00 - Max. RM1388,000.00 | Bebanan Tanah: Malayan Banking Berhad

Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans, specification and information contained herein may be subject to change as may be required by Authorities/ Engineer/ Architect and the Developer and/ or Landowner (where applicable) shall not be held responsible for any inaccuracy. Certain pictures used are artist's impressions for reference only. Kindly refer to our sales representatives for updates.

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