



OliveGrove
IPOH



Developer

PYP Sendirian Berhad

[198701001479 (160147-D)]



Safety and security come first for loved ones.

The first-ever gated and guarded community in Bercham, Olive Grove is a safe enclave designed with 24/7 security to give you and your family total peace of mind.



The best of both worlds
truly at your doorstep.

Olive Grove offers you the privacy of a landed home in a very modern setting. An exclusive collection of corner lots offers private gardens with ample outdoor space for family activities and leisurely pursuits. Almost 30% of your surrounding area is covered in lush greenery, promising a lifestyle that is pleasant, peaceful and fulfilling.

Need an escape from your hectic work life? Spend time in the great outdoors, where leafy corners and open green areas await, or enjoy the many lifestyle amenities designed for your pleasure at an exclusive clubhouse.





Healthy, well-balanced living.

The clubhouse is the heart and pulse of this beautiful community, a place where you can mingle, bond and stay healthy.

Featuring a swimming pool, gymnasium, multi-purpose hall and badminton court, there is always something here to satisfy your leisure needs.





Modern, elegant
and comfortable,
this is urban living
at its best.

Enjoy the comfort and privacy of a spacious 2-storey home, where flexible layout design and thoughtful interior details make life just perfect. A bedroom on the ground floor with an ensuite bathroom caters to the needs of multi-generational families.

- 2,001sq ft to 2,717sq ft
- Open floor plan with free-flowing space
- 4 + 1 bedrooms
- Dry and wet kitchens
- Wide porch for 2 cars



INTERMEDIATE UNIT

Lot Size: 20ft x 75ft . Built-Up: 2,001sq ft

SPECIFICATIONS

1. Structure
 - Reinforced Concrete
2. Wall
 - Masonry or Concrete (where applicable)
3. Roofing Covering
 - Concrete Tiles
4. Roof Framing
 - Light-weight Truss
5. Ceiling
 - Skim Coat with Paint or Gypsum Ceiling with Paint or Fibrous Cement Board with Paint (where applicable)
6. Windows
 - Aluminium Frame Glass Window
7. Doors
 - Timber Flush or PVC or Aluminium Sliding or Metal (where applicable)
8. Ironmongery
 - Quality Lockset
9. Wall Finishes
 - Kitchen & Bathroom : 5 Feet High Tiles or Cement Sand Plaster with Paint or Skim Coat with Paint (where applicable)
 - Others : Skim Coat with Paint or Cement Sand Plaster with Paint (where applicable)
10. Floor Finishes
 - Ground Floor
 - Living, Dining, Dry & Wet Kitchen, Guest Room : Ceramic Tiles
 - Bedroom 4, Bath 3 : Ceramic Tiles
 - Car Porch : Ceramic Tiles or Interlocking Concrete Block Pavement (where applicable)
 - Foyer & Patio (where applicable) : Ceramic Tiles
 - Backyard : Ceramic Tiles
 - First Floor
 - Master Bedroom : Ceramic Tiles
 - Bedroom 2 & 3 : Ceramic Tiles
 - Master Bath & Bath 2 : Ceramic Tiles
 - Family Area : Ceramic Tiles
 - Others : Cement Render
11. Sanitary and Plumbing Fittings
 - Pedestal W.C. : 3 nos.
 - Hand Wash Basin : 3 nos.
 - Kitchen Sink : 2 nos.
 - Shower Head : 3 nos.
12. Electrical Installations

	Int.	IC	C (A)	C (B)
▪ Light Point	: 20	23	23	23 nos.
▪ 13amp Switch Socket	: 22	22	22	22 nos.
▪ Fan Point	: 2	2	2	2 nos.
▪ Television Point	: 3	3	3	3 nos.
▪ Water Heater Point	: 3	3	3	3 nos.
▪ Air Conditioning Point	: 5	5	5	5 nos.
13. Internal Telecommunication
 - Fibre Wall Socket : 1 no.
14. Fencing
 - 5 Feet High M.S. Mesh Fencing with Steel Post and Masonry Wall

Int. = Intermediate IC = Intermediate Corner C (A) = Corner A C (B) = Corner B





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05-536 2633 / 536 5440

www.olivegrove.com.my

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YTL Land



ytlland



www.ytlland.com

Developer: PYP Sendirian Berhad [198701001479 (160147-D)] 66 Persiaran Medan Bercham 1, Pusat Bandar Baru Bercham, 31400 Ipoh, Perak • Tel: 05-536 2633 / 536 5440 • Fax: 05-536 2550 • Email: pypsb@ytl.com • Website: www.olivegrove.com.my • Tenure of Land: Leasehold (lease expiring on 3 August 2115) • Land Encumbrance: NIL • Restriction In Interest: "Tanah ini hanya boleh dipindahmilik, dipajak atau digadai kepada orang yang diberi kebenaran bertulis oleh Pihak Berkuasa Negeri" • Type of Property: 2-Storey Link House • Total No. of Units (Phase 6A): 119 • Name of Housing Development: Taman Pakatan Jaya • Selling Price (Phase 6A): RM393,620.00 (min) – RM625,540.00 (max) • Developer's License (Phase 6A): 6354/02-2024/0129(A) • Validity Period: 24/02/2022 - 23/02/2024 • Advertising & Sale Permit (Phase 6A): 6354-7/08-2026/0881(N)-(S) • Validity Period: 03/08/2023 - 02/08/2026 • Expected Date of Completion (Phase 6A): November 2026 / 36 months from the date of the Sale & Purchase Agreement • Approving Authority: Majlis Bandaraya Ipoh • Approved Building Plan No. (Phase 6A): MBI.OSC(113-B)L/B/6/25/168/23.

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