



Ion Borneo
GARDEN
PENAMPANG, SABAH

Creating A Legacy of Togetherness

3-Storey Terraced Homes





Nurture Deeper Bonds
Through Every Stage of Life

Whether for shared celebrations or quiet moments, your home is where family members grow up, grow old, and grow close together.



3-storey
terraced homes



75 units



Leasehold for
999 years



Designed for
multigenerational
living



Family-friendly
neighbourhood



Outdoor wellness
facilities



Experience the Joy of Multigenerational Living

This idyllic 3-storey home is where generations can thrive together under one roof. With the exclusive feature of six or more bedrooms and flexible living spaces, this home is ideal for fostering close connections while ensuring everyone has their own sanctuary. The second floor stands out with its versatile family area that can be transformed to meet your family's unique needs, embodying the heart of multigenerational living.



Versatile Living Space for Every Stage of Life

Tailored to adapt to your family's evolving dynamics, this home offers the freedom and flexibility to transform spaces as life unfolds. The second-floor family area serves as a blank canvas, ready to be transformed into a functional space. With every detail crafted to accommodate different lifestyles and generations, this home ensures room for all, now and in the future.



Get Inspired to Personalise Your Space



Children's
Playroom



Library or
Reading Room



Entertainment
Room



Home Office



Guest Room



Family Lounge



Music Room



Let Light and Air Breathe Life Into Your Home

Smartly crafted spaces and purposeful design invite natural light and fresh air to fill your home, fostering a sense of openness and enhancing overall well-being.



Relax and Rejuvenate Amidst Greenery

Enjoy quality family time as you unwind and reconnect with nature at the playground and outdoor gym, or take a leisurely stroll through the close-knit neighbourhood.



Type A
Intermediate Unit



Built-up size:
2,726 sf



6 bedrooms +
5 bathrooms



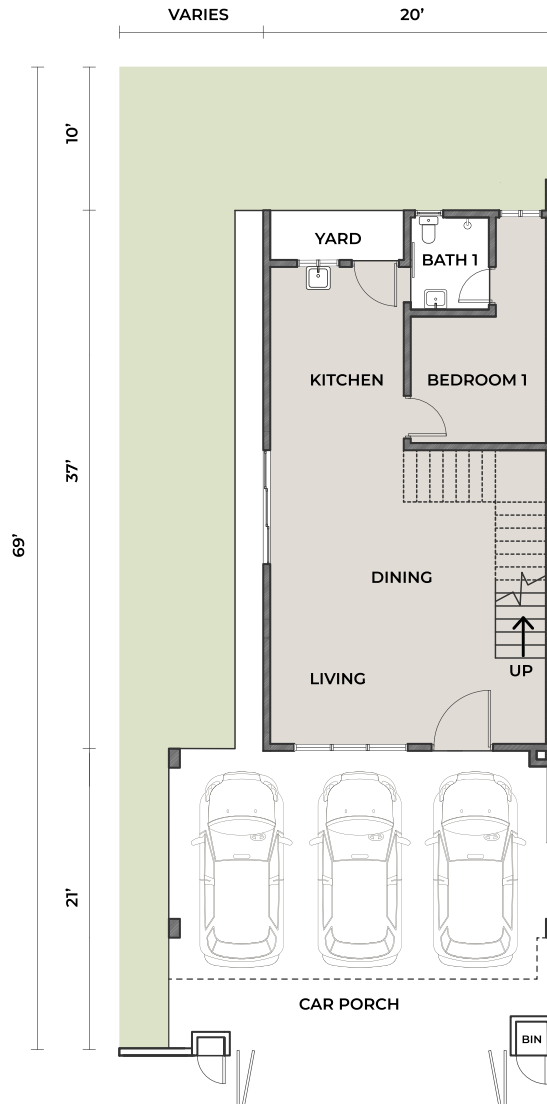


Built-up size:
2,896 sf

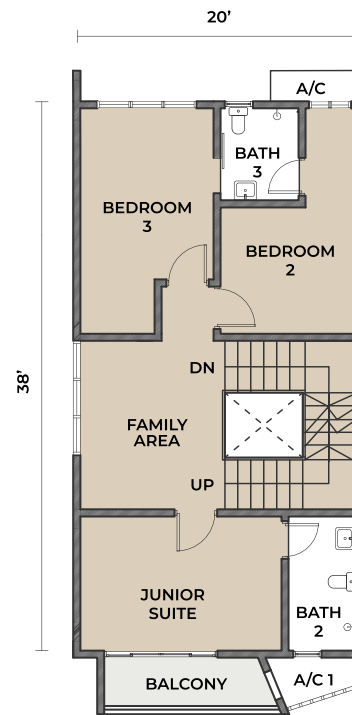


6 bedrooms +
5 bathrooms

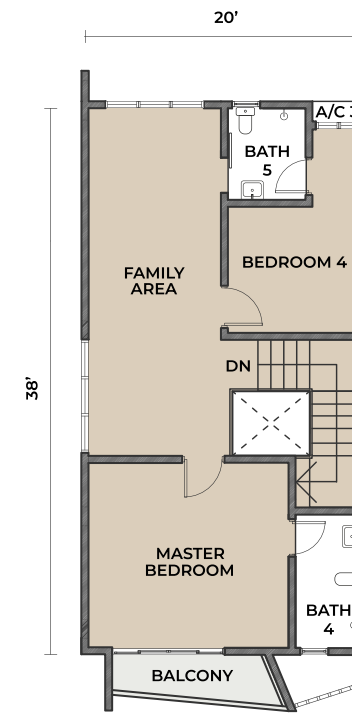
Ground Floor



First Floor



Second Floor



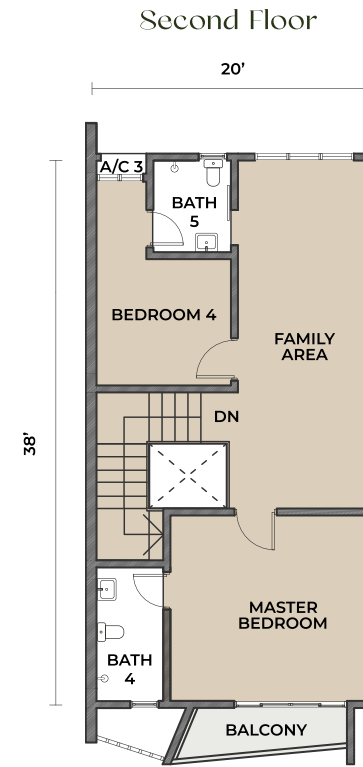
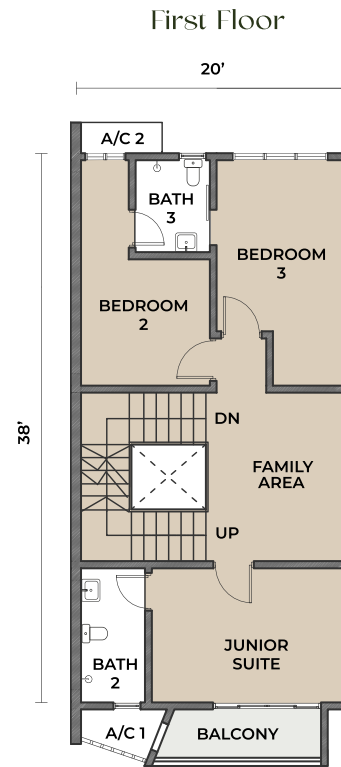
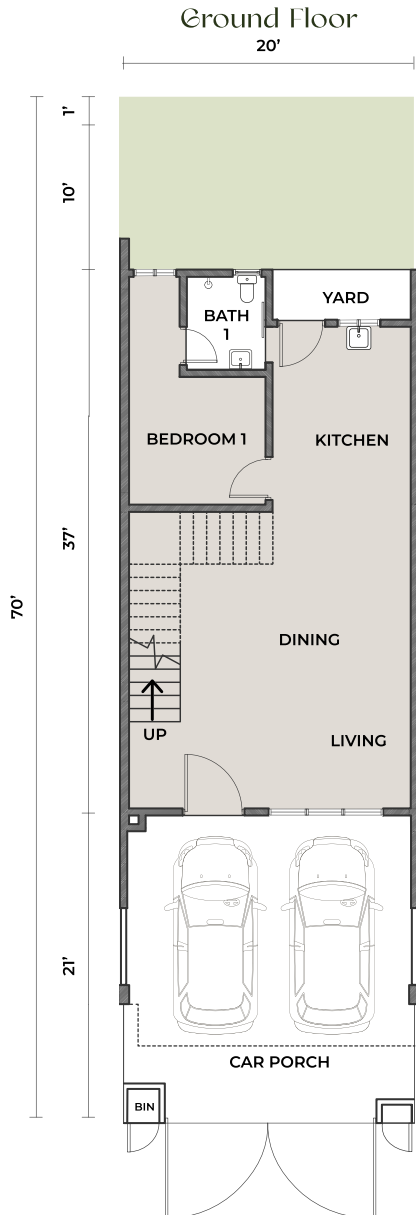
Type B
Intermediate Unit



Built-up size:
2,726 sf



6 bedrooms +
5 bathrooms



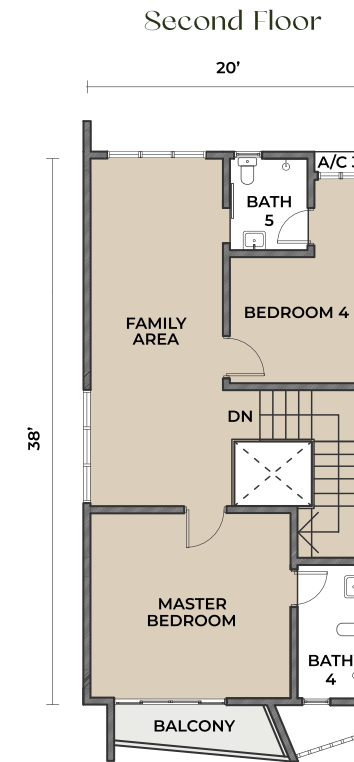
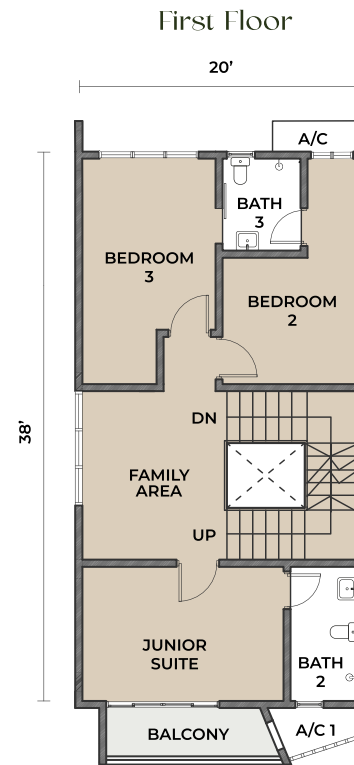
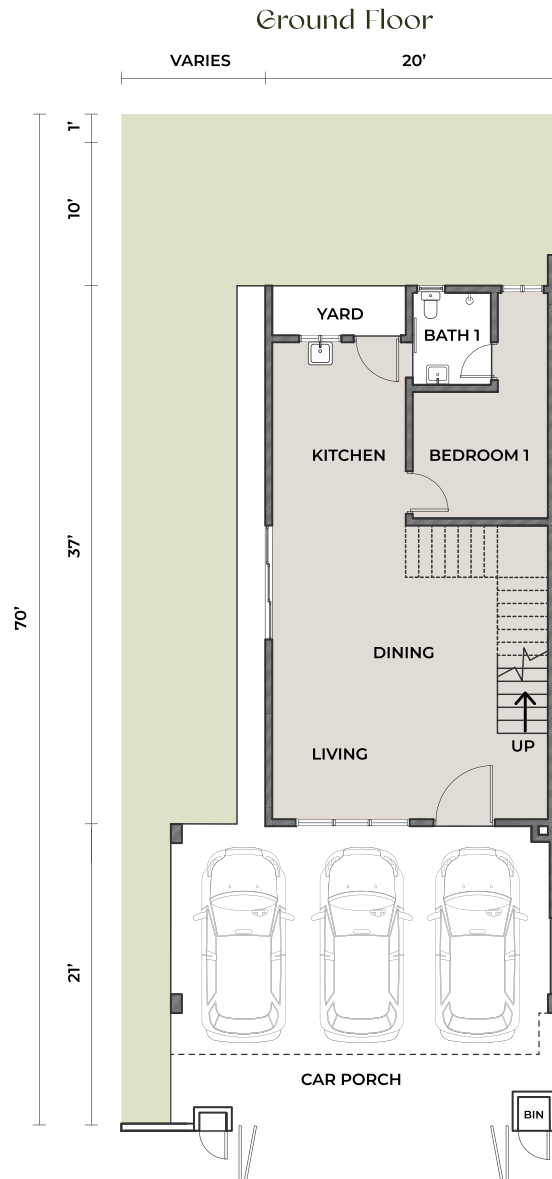
Type B
Corner Unit

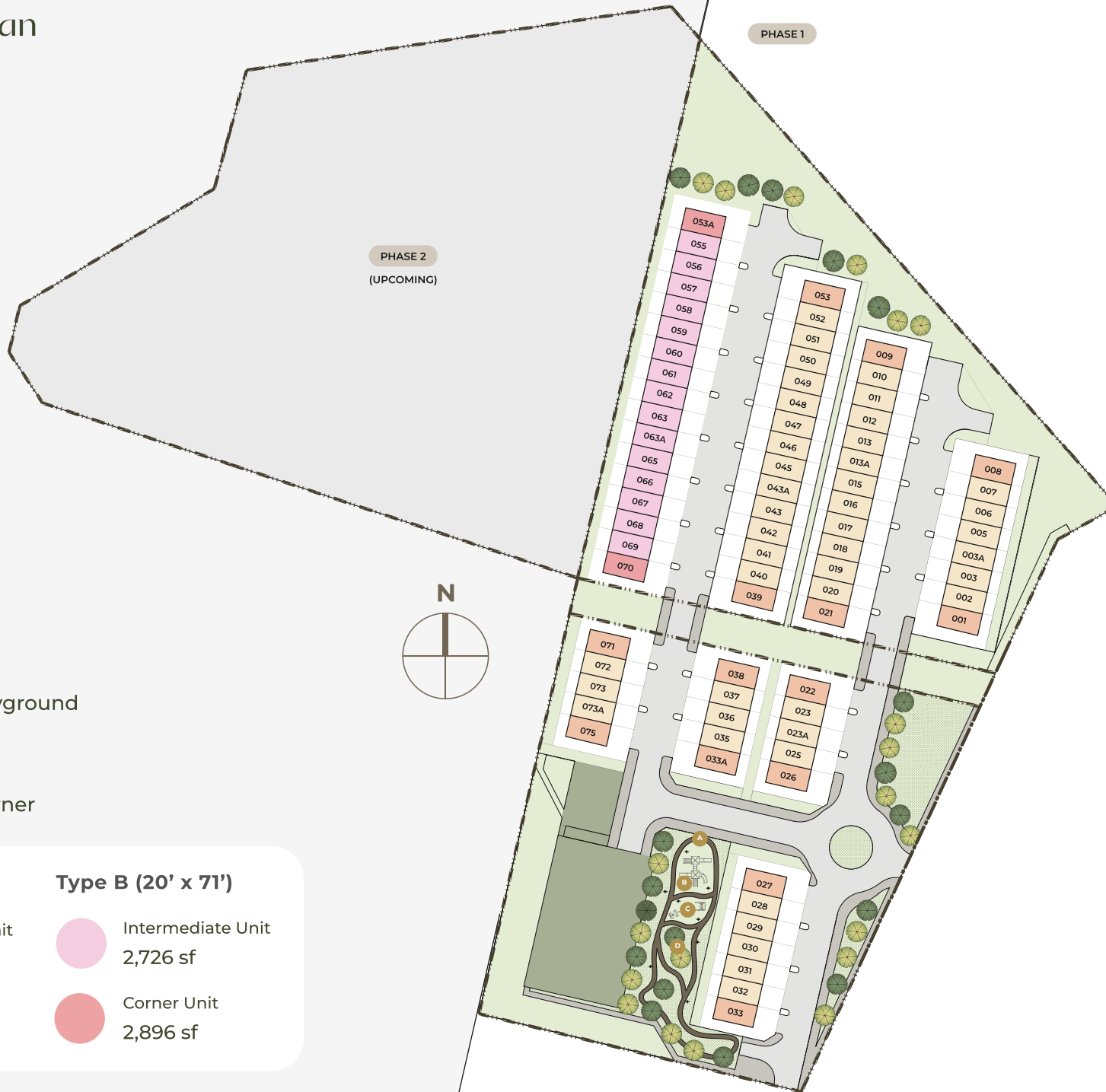


Built-up size:
2,896 sf





6 bedrooms +
5 bathrooms







- A** Wellness Path
- B** Children's Playground
- C** Outdoor Gym
- D** Relaxation Corner

Type A (20' x 69')

-  Intermediate Unit
2,726 sf
-  Corner Unit
2,896 sf

Type B (20' x 71')

-  Intermediate Unit
2,726 sf
-  Corner Unit
2,896 sf

- **Structure**

Reinforced concrete structure, beams, columns & floors

- **Walls & Partitions**

Brick walls with plastering

- **Roofing**

Metal roofing sheet with double-sided aluminium foil

- **Ceiling**

Ground Floor : Plaster ceiling in the toilet & concrete slab soffit paint finish

First Floor : Plaster ceiling in the toilet & concrete slab soffit paint finish

Second Floor : Plaster ceiling

- **Windows**

Powder-coated aluminium framing with clear glass

- **Doors**

Main Door : Solid timber door

Other Doors : Timber flush door & aluminium sliding door

- **Ironmongery**

Lockset & accessories

- **Wall Finishes**

Bathrooms : Full-height ceramic wall tiles

Kitchen : 1500mm high ceramic wall tiles

Other areas are to be cement-plastered & painted.

- **Floor Finishes**

Car Porch : Cement screed finish

Living Room, Dining Room, Kitchen, Terrace & Toilets : Porcelain/Homogeneous tiles

Bedrooms : Laminated flooring

- **Painting**

Internal : Emulsion paint

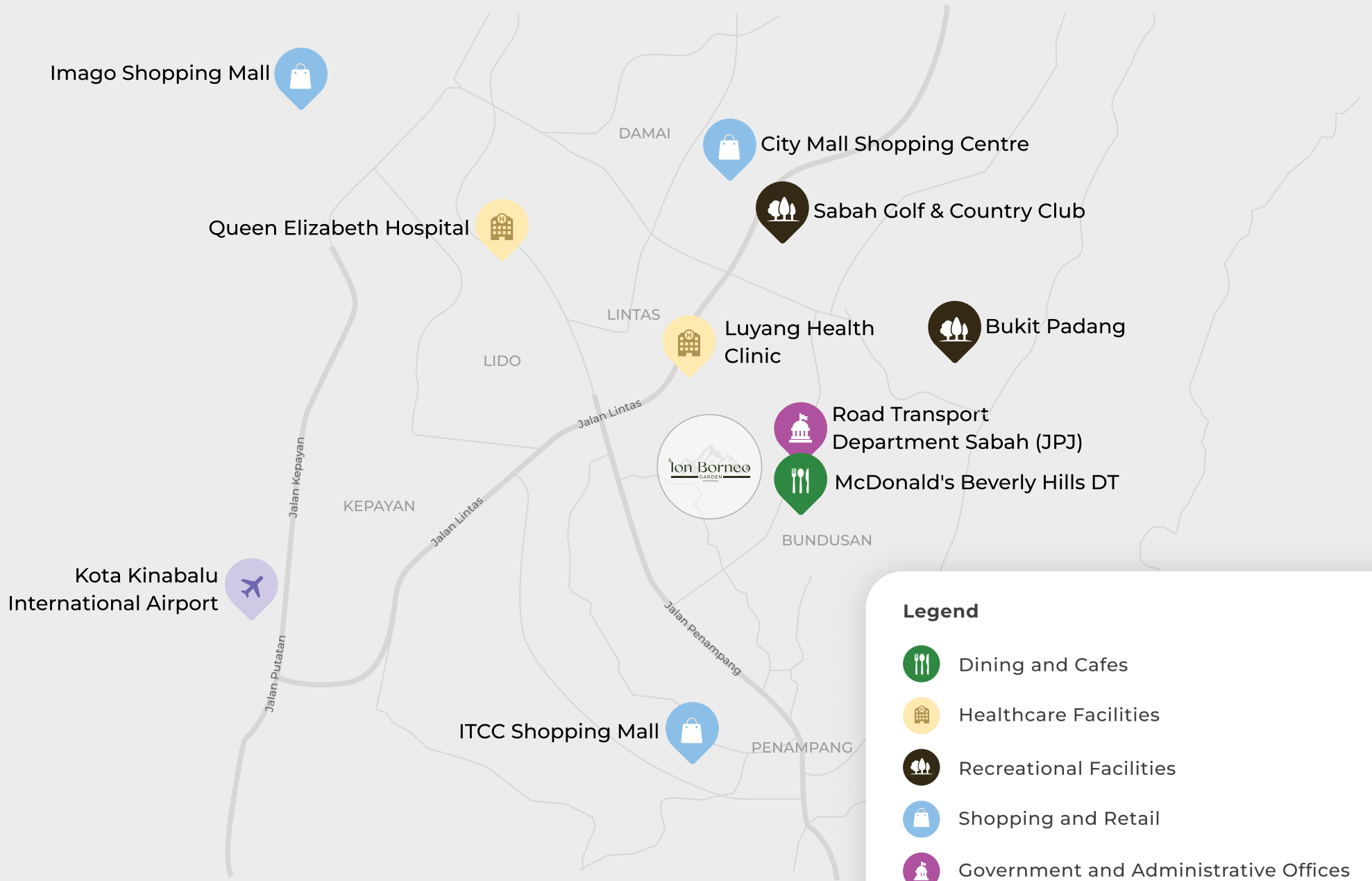
External : Weatherbond

- **Sanitary & Plumbing**

Sanitary fittings & plumbing installations to meet authorities' requirements.

- **Electrical Work**

All electrical wiring concealed/conducted in accordance with SESB requirements.



- Legend**
-  Dining and Cafes
 -  Healthcare Facilities
 -  Recreational Facilities
 -  Shopping and Retail
 -  Government and Administrative Offices
 -  Airport

2
KM+

- SK Bahang
- SMK Bahang
- SK Penampang
- Kinabalu International School
- Fatt Kee Seafood Restaurant
- Luyang Health Clinic
- Bataras Hypermarket
- True Jesus Church Penampang
- Lido Square Food Court
- Masakan Sedap Restaurant
- Foo Phing Dim Sum
- Road Transport Department Sabah (JPJ)
- Maybank Donggongon
- RHB Bank Lintas
- Hong Leong Bank Lintas
- Maybank Lintas

4
KM+

- Megalong Mall Penampang
- Masjid Pekan Penampang
- St. Michael's Church Penampang
- ITCC Shopping Mall
- Penampang Sports Complex
- Penampang District Office
- Queen Elizabeth Hospital
- Shell Petrol Station
- Kota Kinabalu High School
- SK St. Joseph Penampang
- Bukit Padang
- Sabah Golf & Country Club
- City Mall Shopping Centre
- CKS Supermarket Bundusan
- Masjid Nurul Hikmah Mosque
- Church of Mary Immaculate
- Level Up Fitness City Mall

6
KM+

- KPJ Sabah Specialist Hospital

8
KM+

- Imago Shopping Mall
- Old Town White Coffee
- Kota Kinabalu International Airport (KKIA)
- Gleneagles Hospital Kota Kinabalu



Come Home to What Truly Matters

Where life's precious moments unfold into timeless memories,
creating a legacy of togetherness



For more information



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ionborneogarden.com.my



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