



**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



**THEMATIC GARDENS**

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



**COZY INTERIORS**

Large window openings promote better natural lighting & cross-ventilation



**INGENIOUS LAYOUT**

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



**FUNCTIONAL YARD**

Backyard space that allows for future expansion as family grows



**ECO-CENTRIC**

Solar panel system harnesses energy and reduces electricity consumption



**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.



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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.



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**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)

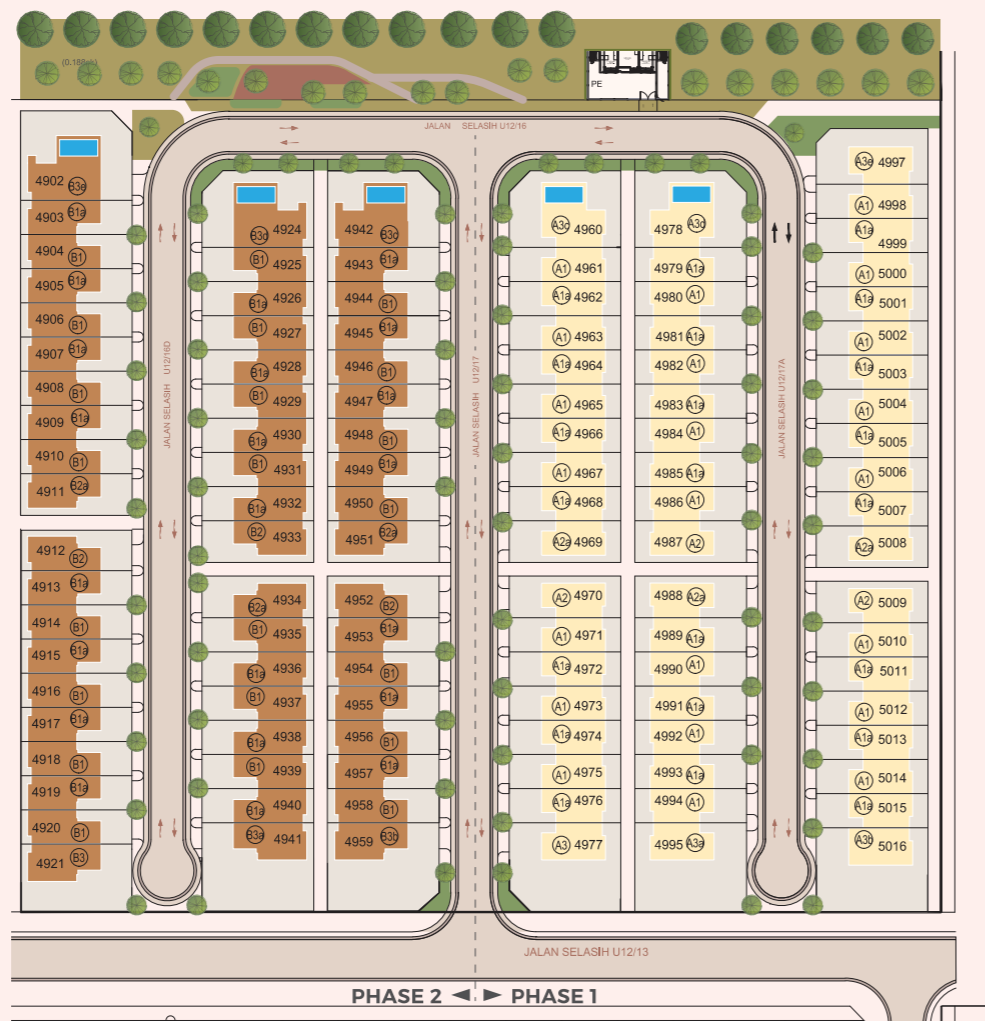




## Home is Where It All Begins

Tilia 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, Tilia 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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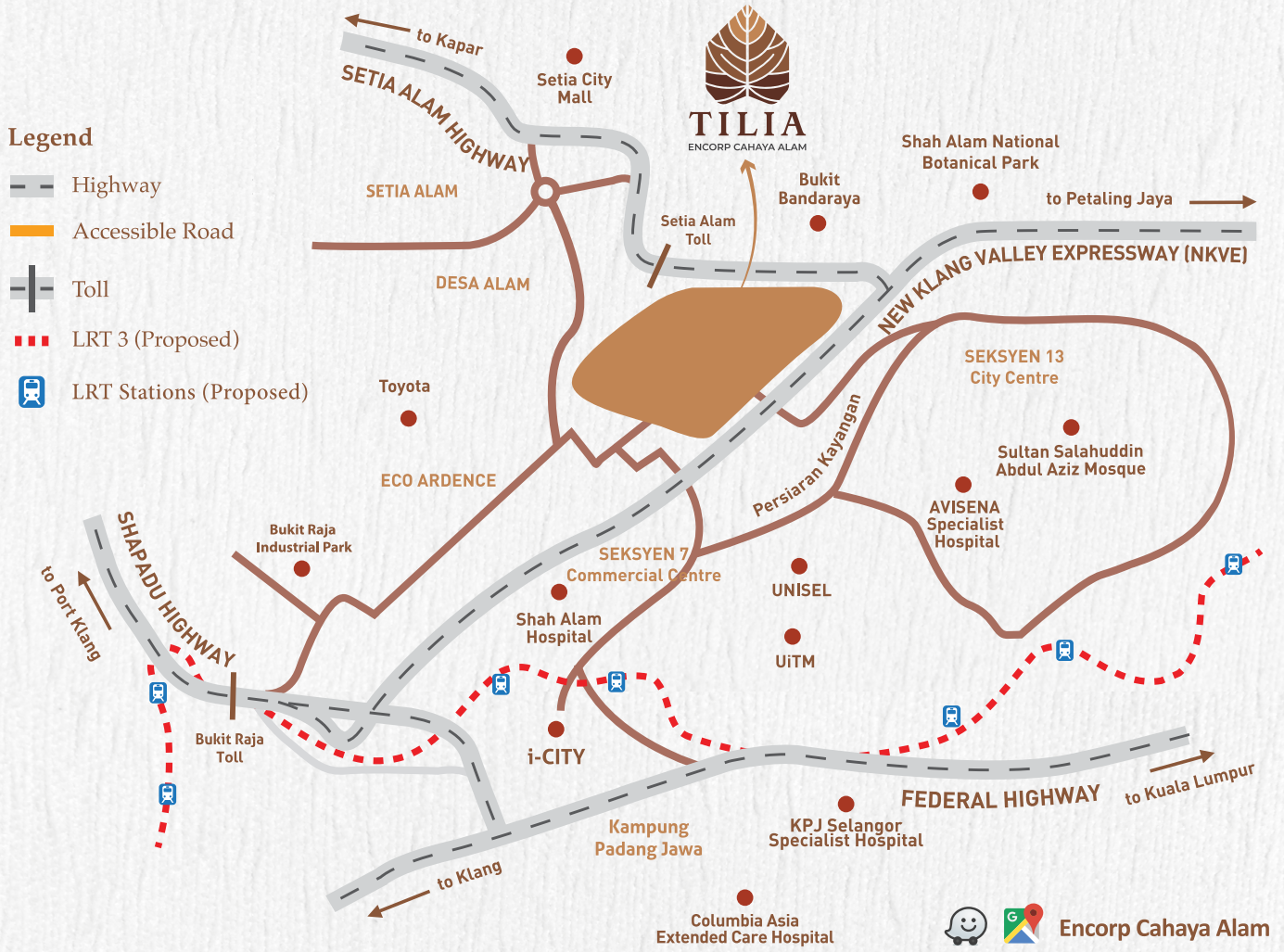
Turfing	Spot turfing
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Additional Features	Swimming Pool (B3c, B3d & B3e)
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# Perfectly Positioned at The Heart of Everything

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



### 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 Kota Damansara,  
Kota Damansara PJU 5,  
47810 Petaling Jaya, Selangor, Malaysia



encorpproperties

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tilia-encorp.com

Developer: Must Ehsan Development Sdn Bhd 416297-U (199701000801) • 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: 9351/02-2028/02921(3) • Validity Period: 14.02.2023 - 13.02.2028 • Advertising Permit (Phase 1): 9351-11/08-2025/0935(N)-1(L) • Advertising Permit (Phase 2): 9351-12/08-2025/0934(N)-1(L) • Validity Period: 21.08.2023 - 20.08.2025 • Approving Local Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan Ref No: MBSA/BGN/BB/600-1(PB)/SEK/UT/2/0098-2022 • Land Tenure: Leasehold (99 years, Expiry 22.03.2104) • Restriction in Interest: This land cannot be transferred, conveyed or disposed, charged or leased without the consent of the appropriate Authority • Land Encumbrance: 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 RM2,120,000.00; 2-Storey Superlink Homes Type B (Phase 2) from RM1,241,000.00 to RM2,280,000.00.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

Disclaimer: All plans and information contained herein are subject to changes and/or amendments as required by the relevant authorities and cannot form part of an offer/contract. The interior design concept, colour schemes and suggested furnishings in the completed unit/development are artist's impression and for illustrative purposes only and shall not be taken as a representation, express or implied, of the final detail of the exterior or interior of the actual development or a unit that is to be or is being purchased by the purchaser or of the items that will be delivered with the purchaser's unit/development. Pool feature is integral to the design; however, the landscape features and fixtures are for illustrative purpose only.