

A HOME THAT GROWS WITH YOU

Generously sized and thoughtfully designed, every unit at SANTORINI @ Botani Ipoh offers the perfect setting for families to live, grow, and create lasting memories together.

SPECIFICATIONS

Structure	Reinforced concrete framework
Wall	Clay / cement bricks and / or shear walls
Roofing Covering	Cement roof tiles / metal deck on steel roof trusses / R.C flat roof
Roof Framing	
Ceiling	Living, dining, kitchen, service yard, utility, all bedrooms and all bathrooms - cement plastered / skim coat / plaster glass ceiling
Windows	Casement / fixed / louvre windows with glass
Doors	Main entrance - Fire rated door, Bedrooms / others - Timber / plywood doors, Bathrooms - PVC doors
Wall Finishes	All bathrooms and kitchen - Ceramic tiles up to 5' high
Floor Finishes	Living, dining, kitchen, service yard, utility, all bedrooms, all bathrooms and balcony - ceramic tiles 1' x 1' or smaller / cement rendered

Electrical Installation	Type	A	B	C	D	E
	Lighting Point	14	13	13	26	27
	Power Point	7	6	6	12	13
	Fan Point	1	1	1	2	2
	Distribution Board	1	1	1	1	1
Sanitary And Plumbing Fittings	Hand wash basin	2	2	2	4	4
	Water Closet	2	2	2	4	4
	Shower	2	2	2	4	4
	Sink	1	1	1	1	1

Internal Telecommunication Trunking And Cabling



CONNECTED, CONVENIENT, COMPLETE

Nestled in Bandar Seri Botani, Santorini @ Botani Ipoh offers the best of both worlds—peaceful surroundings and city conveniences within easy reach.

- Schools, malls, and medical centres nearby.
- Quick access to Ipoh’s key business hubs.
- Close to Sultan Azlan Shah Airport, Ipoh.

Santorini @ Botani Ipoh is more than a residence—it’s an invitation to live beautifully, every day.



019-338 1293 / 019-208 1293 / 019-520 1293

Another prestigious project by

力信產業有限公司  
MICLEBINA PROPERTIES SDN. BHD.

Developer:  
Nama Pemaju: Miclebina Properties Sdn Bhd, Wisma Miclebina, Pusat Perniagaan Pengkalan Putra (Manhattan Business Center), Jalan Pasir Puteh, 31650 Ipoh Perak | Jenis Kediaman: Pangsapuri | No Lesen Pemaju: 8646/09-2030/0339(R) | Tempoh Sahlaku: 10/09/2025-09/09/2030 | No.Permit Iklan Dan Jualan: 8646-6/12-2027/1138(N)-(S) | Tempoh Sahlaku: 3 Tahun | Pelan Bangunan Diluluskan Oleh: Majlis Bandaraya Ipoh | No Rujukan: BIL/21/DLM.MBI.OSC(168-A) L/B/1/44/609/22 | Pegangan Tanah: Kekal | Bebanan Tanah: RHB ISLAMIC BANK BERHAD Tarikh Pemajuan Perumahan Dijangka Siap: Disember 2027 | Bilangan Unit: Blok A - 382 Unit; Blok B - 382 Unit; Blok C - 382 Unit  
Harga Jualan: Blok A (min: RM170,520 - maks: RM720,000); Blok B (min: RM170,520 - maks: RM720,000) Blok C (min: RM170,520-maks: RM720,000) | 5% Diskaun Bumiputera sahaja | Sekatan Kepentingan Tanah: i) Tiada ii) Tanah ini hanya boleh dipindahmilik, dipajak atau digadai dengan kebenaran bertulis oleh Pihak Berkuasa Negeri. Sekatan ini dikecualikan kepada pembeli bumiputera bagi pindahmilik kedua dan seterusnya. (Sekatan ini cuma bagi plot-plot yang dikenakan kuota bumiputera sahaja).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Disclaimer: The information contained herein is subject to change and cannot form part of an offer or contract. All pictures, sketches and illustrations here are artists' impressions only and are not intended to be representations of fact. Whilst every reasonable care has been taken in providing this information, the developer shall not be held responsible for any inaccuracies and changes as may be required by the authorities. Prospective purchasers are advised to read the terms and conditions of the Sales and Purchase Agreement carefully with regards to the common facilities services and the design layout plans before signing the Sales and Purchase Agreement.

MiclebinaProperties www.miclebina.com.my







# EVERY CORNER, A RETREAT



**NATURE AT YOUR DOORSTEP**

Eco park nearby, a green escape to refresh your senses.



**FUN FOR THE YOUNG**

Shaded play zones and kids-friendly corners for endless laughter.



**SPACES FOR GENERATIONS**

Landscapes and facilities created for families, young and old.



**ACTIVE & ENERGIZED**

Courts, gym, and jogging paths designed for every age.

FLOOR PLAN

TYPE

A

1,066 sq.ft.

4 Rooms + 2 Bathrooms



TYPE

B

967 sq.ft.

3 Rooms + 2 Bathrooms

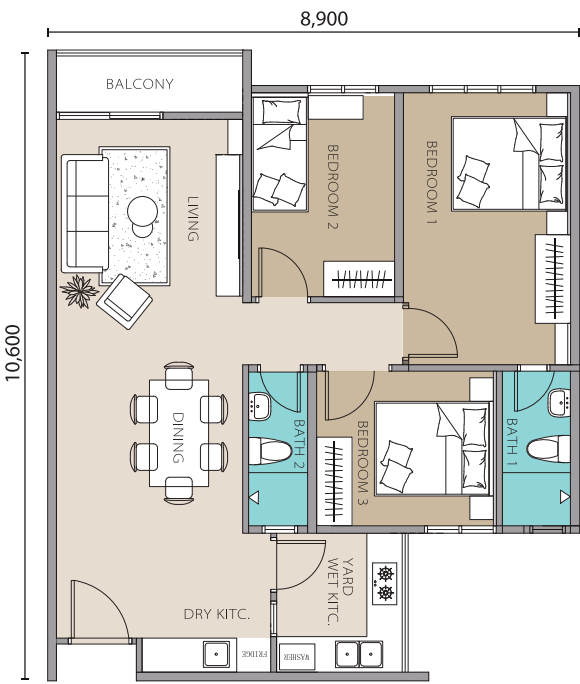


TYPE

C

900 sq.ft.

3 Rooms + 2 Bathrooms



TYPE

D

1,927 sq.ft.

6 Rooms + 4 Bathrooms

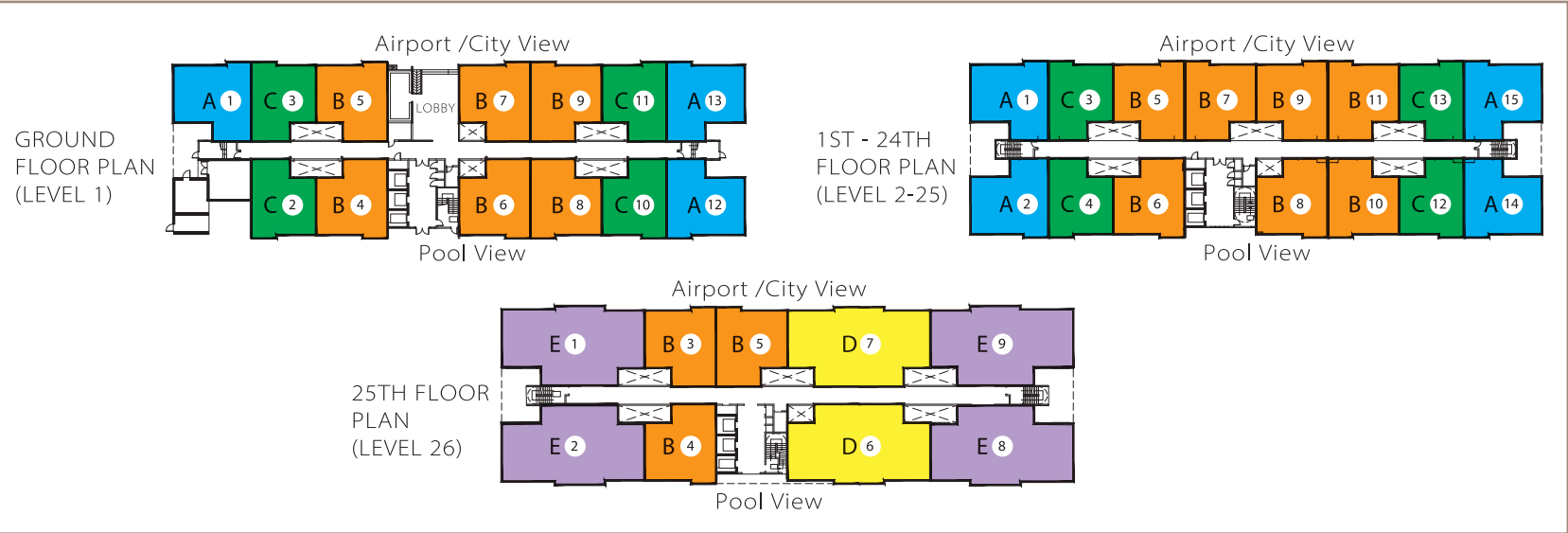
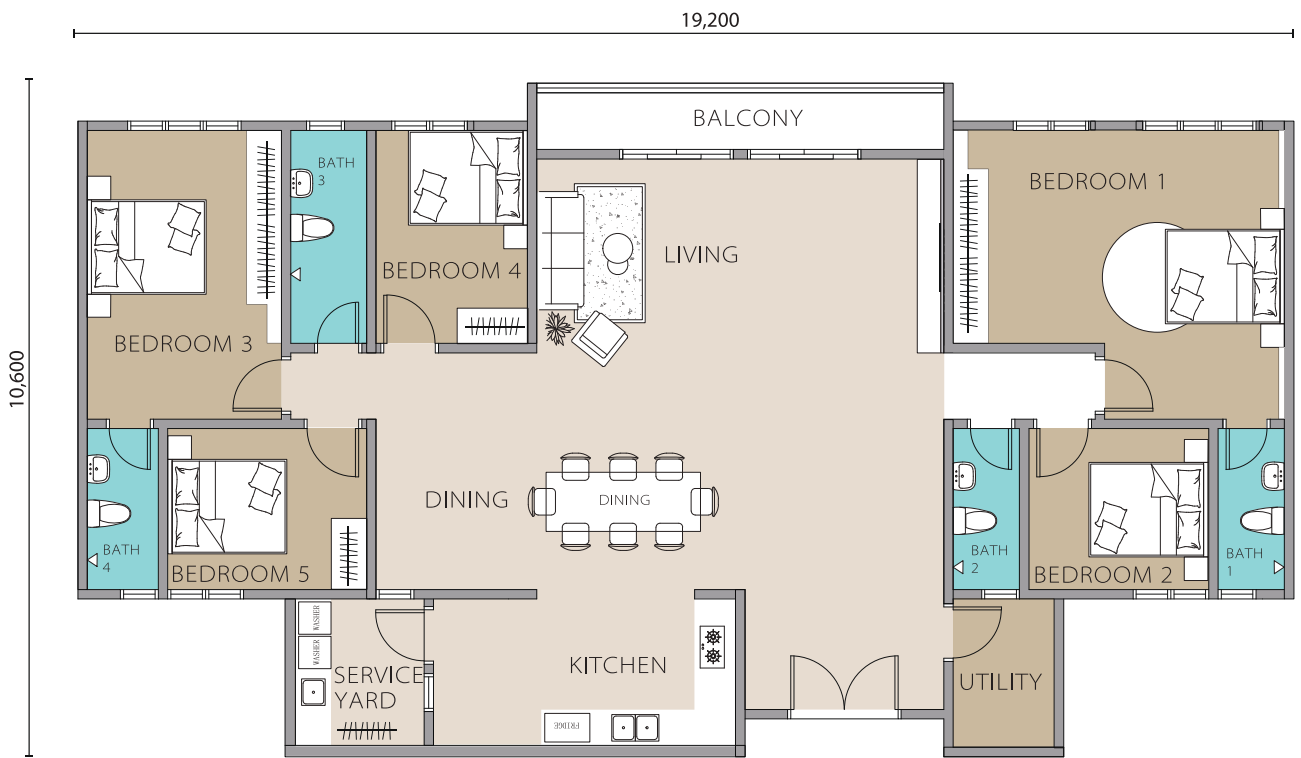


TYPE

E

1,959 sq.ft.

6 Rooms + 4 Bathrooms





# A Community that Grows With You



## WHERE LIFE'S MOMENTS BLOSSOM

At Santorini @ Botani Ipoh, community means connection. It's where children make lifelong friends, neighbours become extended family, and every milestone is celebrated together.

From starlit evenings at the sky lounge to gatherings in the multi-purpose hall, or simple afternoons at the playground, every space is designed to bring people closer.

Here, memories aren't just made—they're cherished.



At Santorini Residences, home is more than four walls—it's a lifestyle surrounded by nature and inspired by Mediterranean beauty. Walk among lush greenery, relax by the pool, or let your children play freely in thoughtfully designed spaces.

It's a life where peace, comfort, and joy come together—like a holiday that never ends.



### LOW-DENSITY SERENITY

Four private blocks with spacious homes from 900 – 1,959 sq.ft.



### SAFE & SECURE

A gated and guarded community for lasting peace of mind.



# BUILT FOR FAMILIES, DESIGNED FOR GENERATIONS

## A Place Where Everyone Belongs

Life at Santorini @ Botani Ipoh is crafted for every generation. Children discover joy in play zones, parents recharge in active spaces, and grandparents unwind in peaceful corners. Across 10.6 acres, every facility has been thoughtfully designed to bring families closer together.

### WATER FACILITIES

- 1 Swimming Pool with Jacuzzi
- 2 Children's Pool (Water Park Features)
- 3 Water Play Sprinkler
- 4 Shower Rooms & Changing Rooms

### SPORTS & RECREATION

- 5 Badminton Courts (Indoor)
- 6 Gymnasium
- 7 Jogging Track
- 8 Dancing & Yoga Studio
- 9 Snooker/ Billiards
- 10 Ping Pong
- 11 Mahjong, Dart and Board Games
- 12 Foot Path

### COMMUNITY ZONE

- 13 Glamping Area
- 14 Picnic Area
- 15 Children's Playground
- 16 BBQ Pits
- 17 Chill Out Zone
- 18 Meditation Area
- 19 Chat/ Unwind Corner
- 20 Instagrammable Spots



### EVERYDAY ESSENTIALS

- 21 EV Charging Station
- 22 Convenience Store
- 23 Launderette
- 24 Mini Theater
- 25 Cafe'
- 26 Multi-Purpose Hall
- 27 Letter Box Zone
- 28 Drop-Off Zone
- 29 Car Wash Bays
- 30 Multi-Level Car Park
- 31 Motorcycle Parking Area
- 32 Outdoor Solar Lighting
- 33 Rain Water Harvesting (for Plants)
- 34 Recycling Bin

### SECURITY & ACCESS CONTROL

- 35 24-Hours Security Patrol
- 36 CCTV Surveillance System
- 37 License Plate Recognition (LPR)
- 38 Key Card Access to Lobby
- 39 Guard House
- 40 Patrolling Stations
- 41 Key Card Access to Lifts

