

# 沙田匯

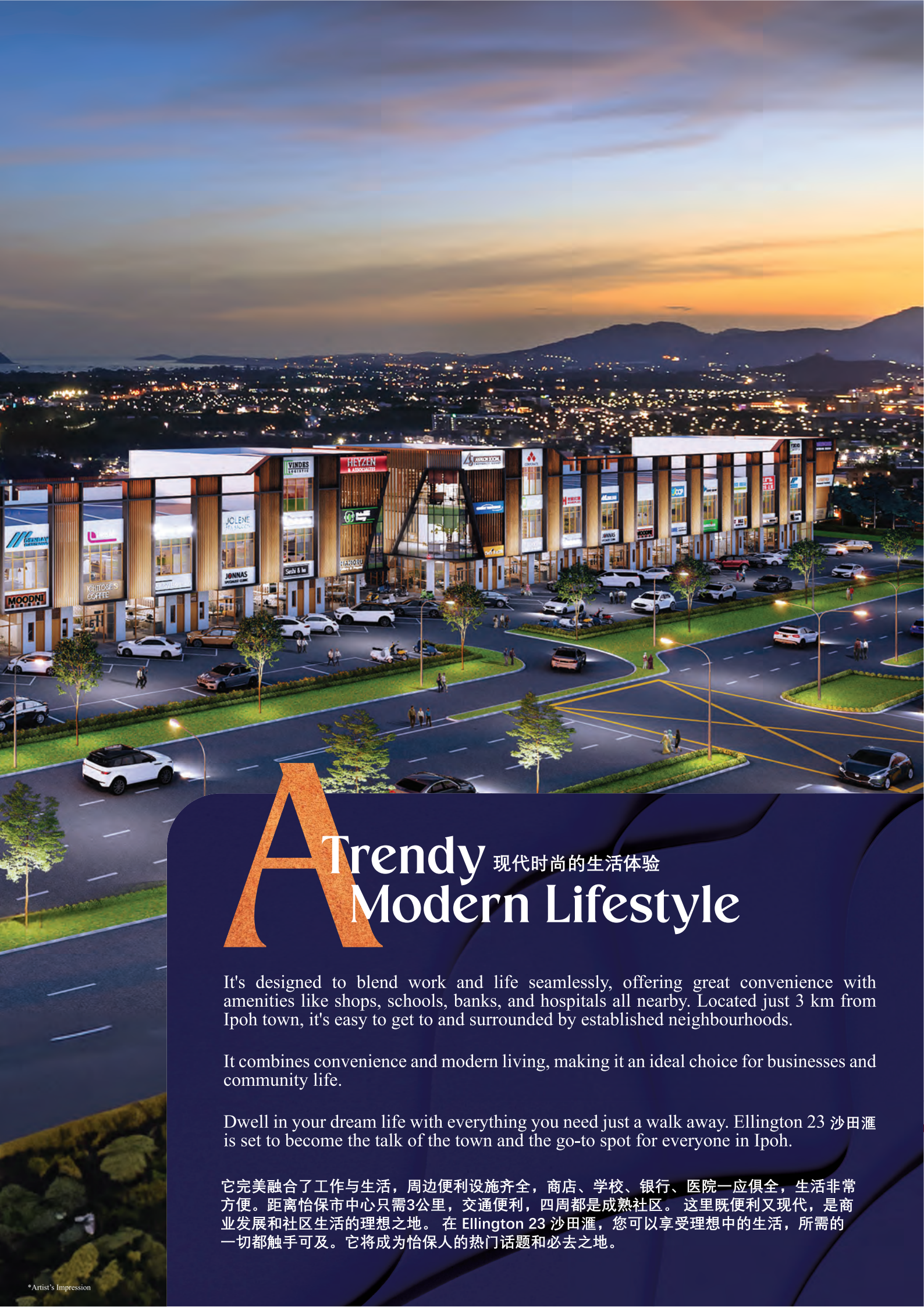
 Ellington 23

便利与现代生活的完美结合  
A Convenient Modern Living









# A Trendy 现代时尚的生活体验 Modern Lifestyle

It's designed to blend work and life seamlessly, offering great convenience with amenities like shops, schools, banks, and hospitals all nearby. Located just 3 km from Ipoh town, it's easy to get to and surrounded by established neighbourhoods.

It combines convenience and modern living, making it an ideal choice for businesses and community life.

Dwell in your dream life with everything you need just a walk away. Ellington 23 沙田滙 is set to become the talk of the town and the go-to spot for everyone in Ipoh.

它完美融合了工作与生活，周边便利设施齐全，商店、学校、银行、医院一应俱全，生活非常方便。距离怡保市中心只需3公里，交通便利，四周都是成熟社区。这里既便利又现代，是商业发展和社区生活的理想之地。在 Ellington 23 沙田滙，您可以享受理想中的生活，所需的一切都触手可及。它将成为怡保人的热门话题和必去之地。



# Spacious Elegance & Ellington 23

Discover the variety of shop lot sizes at Ellington 23 沙田滙, designed to meet diverse business needs. With options ranging from intermediate to corner lots, each unit offers ample space for your business to thrive in a vibrant community.

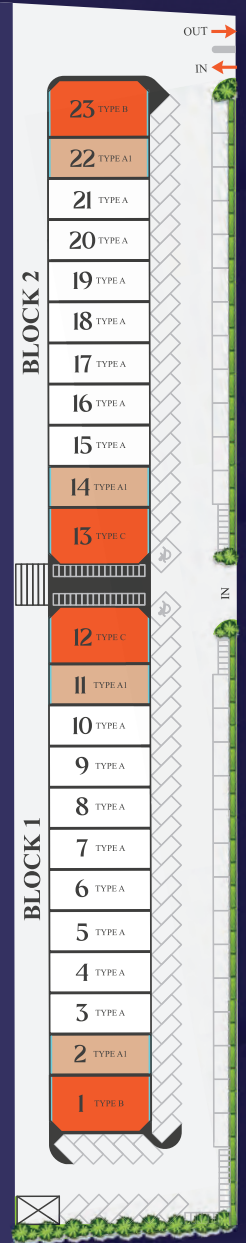
Ellington 23 沙田滙 offers a range of meticulously designed shop lots to cater to various business needs.

Each unit is crafted with modern design and functionality, ensuring a perfect environment for business success.

探索 Ellington 23 沙田滙多样化的店铺单位尺寸，专为满足不同业务需求而设计。从中间单位到角落单位，您可以选择适合的空间，让您的业务在充满活力的社区中蓬勃发展。Ellington 23 沙田滙提供一系列精心设计的店铺单位，以满足各种商业需求。每个单位都采用现代设计和实用功能，确保为您的业务成功提供理想环境。

# Life Where Thrives

生命茁壮成长之地



Ellington 23 沙田滙 provides not just convenience, but also a vibrant community atmosphere. With its state-of-the-art facilities and thoughtfully designed spaces, residents can enjoy a balanced lifestyle.

The development features secure environments, ample parking, and community events, making Ellington 23 沙田滙 more than just a place to live—it's a place to thrive.

Ellington 23 沙田滙不仅提供便利，还营造了充满活力的商业氛围。现代化的设施和精心设计的空间，使企业能够在此蓬勃发展。

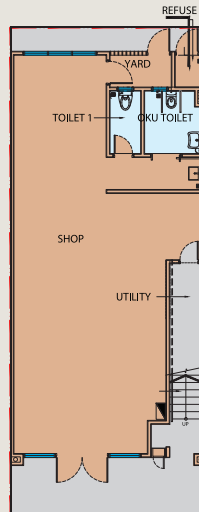
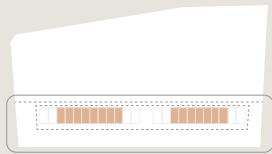
这里拥有安全的环境、充足的停车位，以及丰富的商业活动，使得 Ellington 23 沙田滙不仅是一个经营场所，更是一个助力商业成功的理想之地。

## Type A

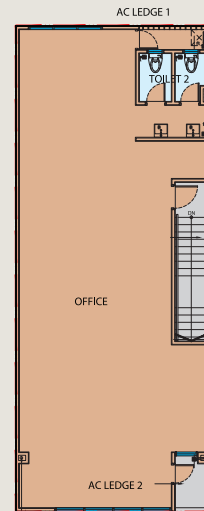
### Intermediate Lots

2,587 sq ft

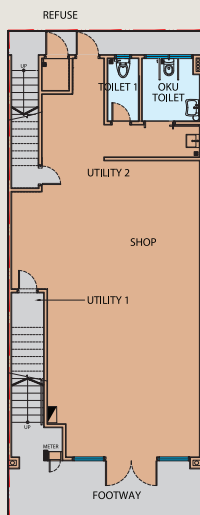
2-Storey | 15 Units



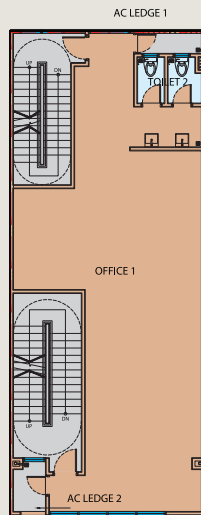
GROUND  
FLOOR PLAN



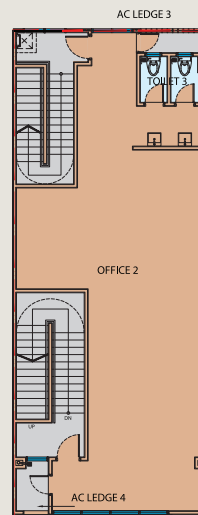
FIRST  
FLOOR PLAN



GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN



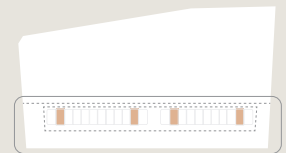
SECOND  
FLOOR PLAN

## Type A1

### Intermediate Lots

4,054 sq ft

3-Storey | 4 Units

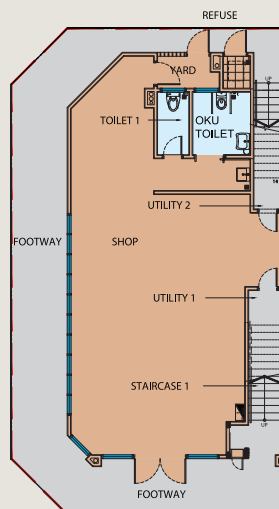
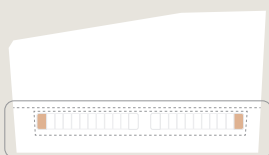


## Type B

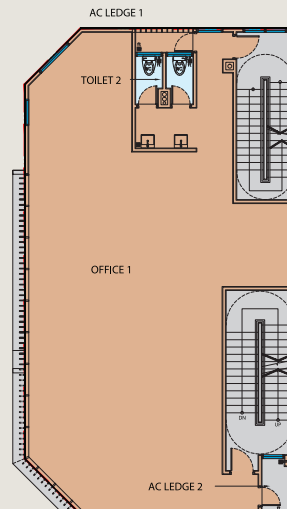
### Corner Lots

5,183 sq ft

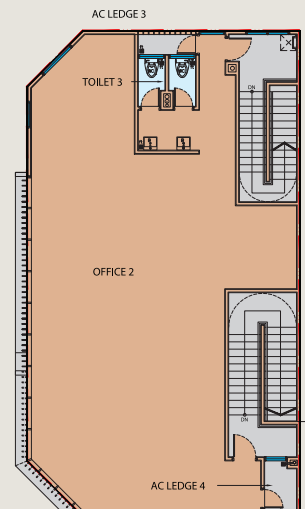
3-Storey | 2 Units



GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN

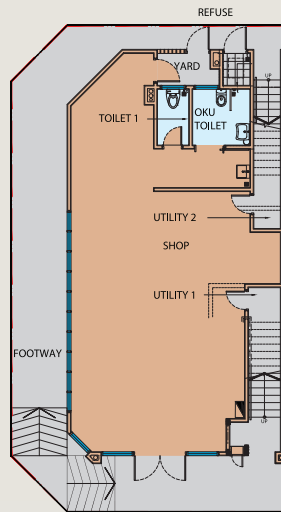
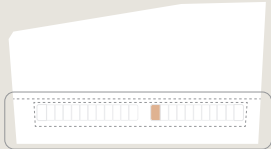


SECOND  
FLOOR PLAN

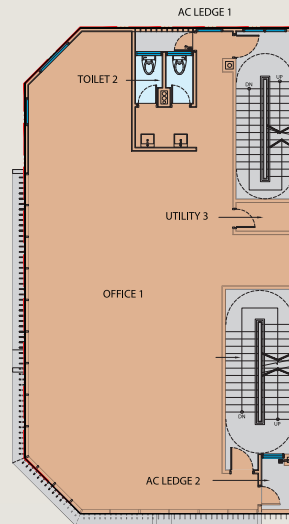


# Type C

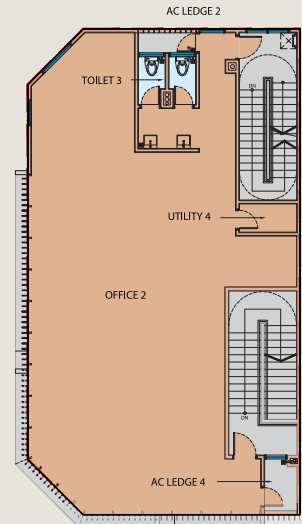
End Lot  
5,105 sq ft  
3-Storey | 1 Unit



GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN



SECOND  
FLOOR PLAN





## 2 双层中间店铺办公室 2 STOREY INTERMEDIATE SHOP OFFICE

(a) Structure 结构	:	Reinforced concrete framework 钢筋混凝土框架
(b) Wall / Masonry Wall 墙体 / 砌体墙	:	Masonry wall / party wall brick 砌体墙 / 共用砖墙
(c) Roofing Covering 屋顶覆盖	:	Reinforced concrete flat roof and metal deck roofing 钢筋混凝土平屋顶和金属甲板屋顶
(d) Ceiling 天花板	:	Generally skim coat and plasterboard ceiling 普遍为薄涂层和石膏板天花板
(e) Windows 窗户	:	Generally aluminium frame glass window 铝框玻璃窗
(f) Doors 门	:	Main entrance 主入口 - Glass Door 玻璃门 Staircase 楼梯间 - Fire rated door 防火门 Back door 后门 - Metal grille door 金属格栅门 Refuse 垃圾房 - Metal frame louver door 金属框百叶门 Other 其他 - Flush door 平板门
(g) Ironmongery 五金配件	:	Selected Quality Locket 精选优质锁具
(h) Wall Finishes 墙面饰面	:	Generally 普遍 - Plaster and paint 抹灰和涂料 Toilet 卫生间 - Ceramic tiles 5 feet height 高度5英尺的瓷砖
(i) Floor Finishes 地面饰面	:	Generally 普遍 - Cement render 水泥面层 Toilet 卫生间 - Ceramic tiles 瓷砖 A / C ledge - Cement render 水泥面层 空调外机平台
(j) Sanitary and Plumbing 卫浴和管道设施	:	Wash basin with tap 洗手盆带水龙头 - 4 nos. Sitting type W.C. 坐厕 - 4 nos. Bib Tap 水龙头 - 5 nos.
(k) Electrical Installation 电气安装	:	Light point 照明点 - 19 nos. 13 amp switch socket outlet - 8 nos. 13安培开关插座
(i) Internal Telephone Trunking & Cabling 内部电话	:	Fiber wall telephone socket outlet - 2 nos. 光纤墙面电话插座

## 3 三层中间店铺办公室 3 STOREY INTERMEDIATE SHOP OFFICE

(a) Structure 结构	:	Reinforced concrete framework 钢筋混凝土框架		
(b) Wall / Masonry Wall 墙体 / 砌体墙	:	Masonry wall / party wall brick 砌体墙 / 共用砖墙		
(c) Roofing Covering 屋顶覆盖	:	Reinforced concrete flat roof and metal deck roofing 钢筋混凝土平屋顶和金属甲板屋顶		
(d) Ceiling 天花板	:	Generally skim coat and plasterboard ceiling 普遍为薄涂层和石膏板天花板		
(e) Windows 窗户	:	Generally aluminium frame glass window 铝框玻璃窗		
(f) Doors 门	:	Main entrance 主入口 - Glass Door 玻璃门 Staircase 楼梯间 - Fire rated door 防火门 Back door 后门 - Metal grille door 金属格栅门 Refuse 垃圾房 - Metal frame louver door 金属框百叶门 Other 其他 - Flush door 平板门		
(g) Ironmongery 五金配件	:	Selected Quality Locket 精选优质锁具		
(h) Wall Finishes 墙面饰面	:	Generally 普遍 - Plaster and paint 抹灰和涂料 Toilet 卫生间 - Ceramic tiles 5 feet height 高度5英尺的瓷砖		
(i) Floor Finishes 地面饰面	:	Generally 普遍 - Cement render 水泥面层 Toilet 卫生间 - Ceramic tiles 瓷砖 A / C ledge - Cement render 水泥面层 空调外机平台		
(j) Sanitary and Plumbing 卫浴和管道设施	:	Wash basin with tap 洗手盆带水龙头 - 6 nos. Sitting type W.C. 坐厕 - 6 nos. Bib Tap 水龙头 - 7 nos.	Type A1 - 6 nos. - 6 nos. - 7 nos.	Type B - 6 nos. - 6 nos. - 7 nos.
(k) Electrical Installation 电气安装	:	Light point 照明点 - 27 nos. 13 amp switch socket outlet - 12 nos. 13安培开关插座	- 27 nos. - 12 nos.	- 31 nos. - 12 nos.
(i) Internal Telephone Trunking & Cabling 内部电话	:	Fiber wall telephone socket outlet - 3 nos. 光纤墙面电话插座	- 3 nos.	- 3 nos.

Specification



# Location Map 地图位置



**沙田匯**  
Ellington 23

**Developer**  
AGRO-MOD INDUSTRIES SDN.BHD.  
(144430-W)  
123A, Jalan Raja Permaisuri Bainun  
(Jalan Kampar), 30250 Ipoh Perak.



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