

TAMAN
Nayuu92
KAJANG

BUILDING A COMMUNITY, CREATING A LIFESTYLE.

FREEHOLD

TYPE I

3-Storey Superlink House | 4 + 1 Room | 25' x 75'

Built-up 3,838 sq.ft. (Intermediate) / 4,068 sq.ft. (Corner)



Artist's impression

Alluring Resort-Style Living Concept



GATED & GUARDED SAFE HAVEN FOR A WHOLESOME LIFESTYLE

An iconic and avant-garde living environment with a wealth of resident-exclusive recreational facilities. Expect the unexpected against a backdrop of serene surrounding, lush greenery and landscaped garden. Enjoy life in a distinctive style of wholesomeness.

- Gated and guarded community with 24-hour security
- Perimeter fencing
- Entrance CCTV surveillance
- Main gate entrance control with RFID card access
- Central park
- Lawn park
- Linear park
- Water fountain

Luxurious Spaces With A Touch Of Elegance



A PERFECT FUSION OF FORM & FUNCTION

Nothing like coming home after a long day into the arms of family - and into the warm inviting spaces of your contemporary abode. Clean, sleek lines ease the mind and quality finishes offer a luxurious sensory experience, while the large open layout lets your imagination run free. Rest, relax or entertain? So many choices, so little time.

- 3-storey superlink house
- Generous built-up area with 4 + 1 rooms
- 2 master bedrooms and family area / roof terrace at first floor
- Large open plan layout on ground floor
- A family hall as transitional space with visual link to the upper and lower floors
- Spacious balcony with unmatched privacy
- Featuring internal courtyard
- Air well design specially for excellent ventilation and natural lighting
- Vertical aluminum trellis to provide more shades and unique frontage impression

Location & Amenities



Nadayu92 is strategically located just minutes away from the Kajang-SILK Highway access, in the emerging township of Kajang, bordering Bangi. It is a mere 30 minutes' drive away from the Kuala Lumpur city centre. The federal capital Putrajaya, Malaysia's silicon valley Cyberjaya, and adjacent neighborhoods like Puchong, Subang, Sri Kembangan, Serdang, Cheras are located just a short drive away, making it an excellent location.

HYPERMARKETS & SUPERMARKETS

- Giant
- Tesco
- Metro Point
- Warta Bangi
- Billion
- Econsave



EDUCATION

- SK Kajang
- SRJK (C) Yu Hua
- SMK Convent
- SMK Tinggi Kajang
- UKM
- UPM
- German Malaysian Institute
- Uniten

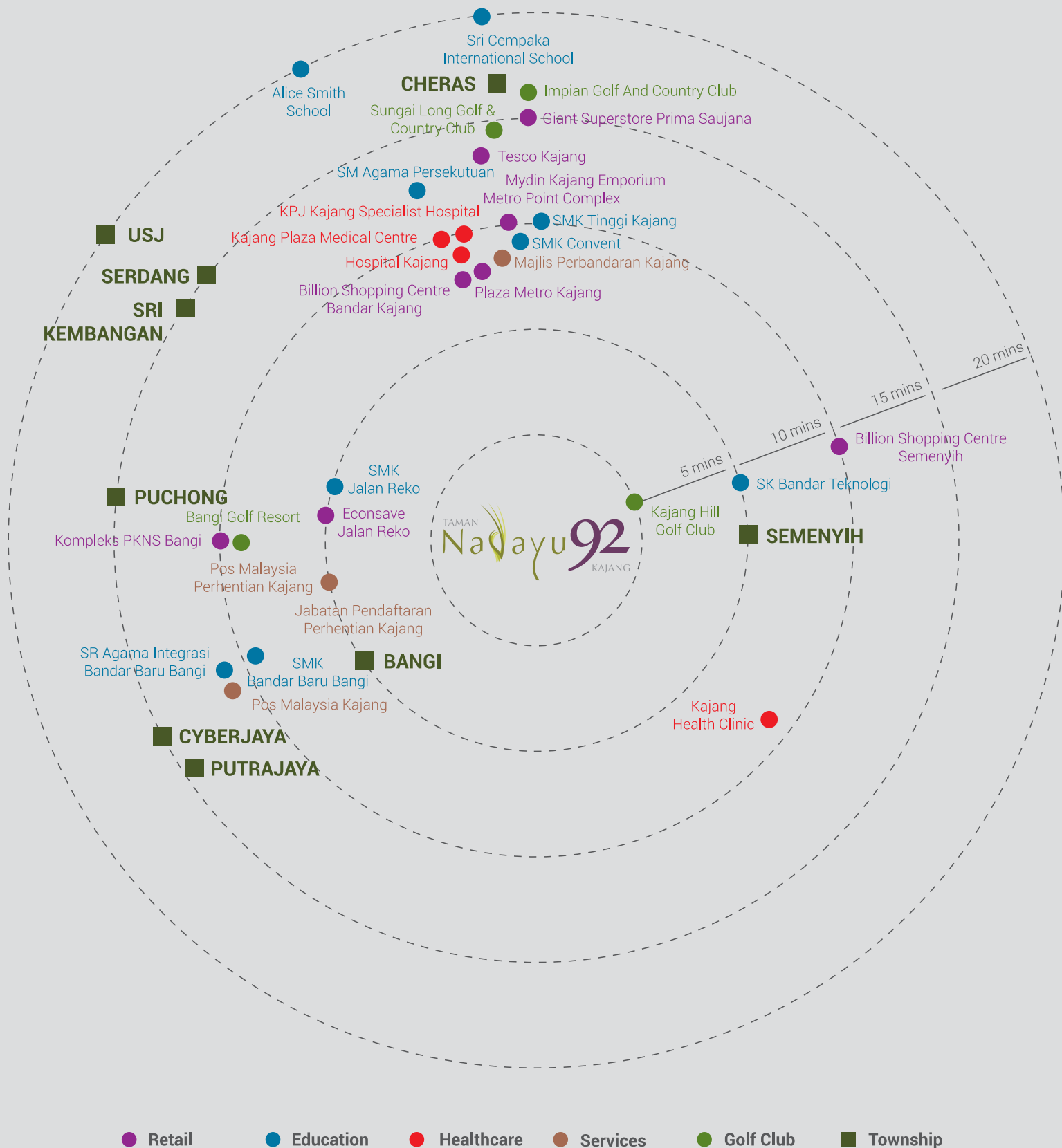
RECREATION

- Kajang Hill Golf Club
- Bangi Golf Resort
- Saujana Golf & Country Club

HEALTHCARE

- Kajang Hospital
- Serdang Hospital
- Kajang Plaza Medical Centre
- KPJ Kajang Specialist Hospital

Neighbourhood Convenience



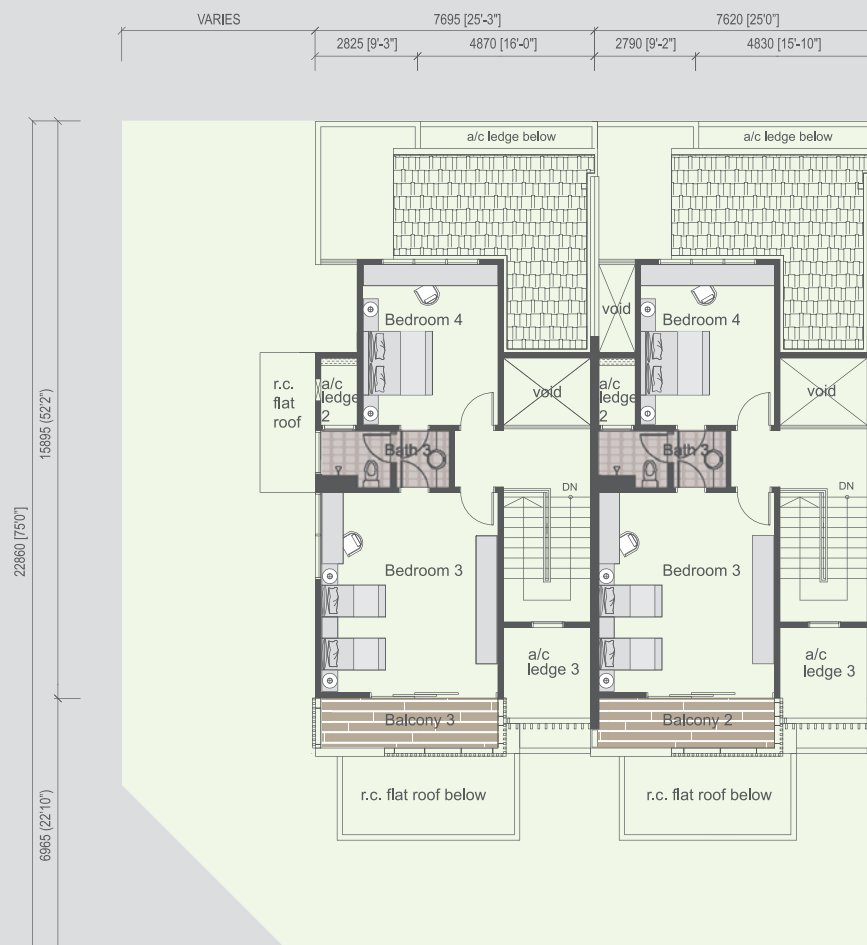
Type I Floor Plan



Ground Floor



First Floor



Second Floor

Specifications

Structure	Reinforced Concrete		
Wall	Cement Sand Brick		
Roofing Covering	Reinforced Concrete Flat Roof / Roof Tiles		
Roof Framing	Metal Truss		
Ceiling	Car Porch / Living / Dining / Utility / Wet Kitchen / Store / Master Bedroom / Family / Staircase / Balcony 1, 2* / Terrace 2* / R.C. Flat Roof / A/C Ledge 2 Foyer / Family / Terrace 1 / Yard / Bedroom 2, 3, 4 / Bath 1, 2, 3, 4 A/C Ledge 1 / Balcony 3*		Skim Coat Fibrous Plasterboard Suspended Ceiling
Windows	Internal / External		Powder Coated Aluminum Frame Glass Window
Doors	Main Entrance Main Gate Utility / Wet kitchen / Master Bedroom / Bedroom 2, 3 & 4 / Bathroom 1, 2, 3 & 4 (internal) Store Living / Dining / Yard / Master Bedroom / Bedroom 2 & 3 / Family Area / Wet Kitchen (external)		Timber Door M.S. Door Timber Door Louvres Door Timber Door / Powder Coated Aluminum Frame Sliding Glass Door / M.S. Grille Door
Ironmongeries	Quality Locksets		Plaster & Paint
Wall Finishes	Living / Dining / Utility / Store / Master Bedroom / Bedroom 2, 3 & 4 / Family Area / Staircase / Yard Wet Kitchen / Bathroom 1, 2, 3 & 4		Plaster & Paint Ceramic Tiles
Floor Finishes	Living / Dining Store / A/C Ledge 1, 2, & 3 / R.C. Flat Roof Car Porch / Utility / Terrace 1 & 2* / Foyer / Yard / Bath 1, 2, 3, 4 Roof Terrace / Master Bedroom / Bedroom 2, 3 & 4 / Family / Staircase / Balcony 1, 2 & 3* Wet Kitchen Courtyard		Porcelain Tiles Cement Render Homogeneous Tiles Laminated Timber Floor / Artificial Timber Ceramic Tiles Natural Earth
Sanitary and Plumbing Fittings			
Wash Basin	4	Electrical Installations	
Wash Basin Tap	4	Lighting Point	35/ 37*
Wall Hung / Pedestal WC	4	Power Point	30
Shower Rose	4	SMATV Point	2
Soap Holder	4	Telephone Point	3
Toilet Roll Holder / Paper Holder	4	Water Heater Point	4
Bib Tap	4	Air-Conditioning Point	5
Kitchen Sink	1	Door Bell Chime Point	1
Kitchen Tap	1	Auto Gate Point	1
Garden Tap	1	Ceiling Fan Point	7
Fencing	Cement Sand Brick		

* For corner / end lot only

A Luxury Living Concept by:



NADAYU PROPERTIES BERHAD
(Formerly known as Mutiara Goodyear Development Berhad)(40282-V)

Developed by:

REGAL FORM SDN BHD
(A member of Nadayu Properties Berhad)(295550-D)

Level 5, Menara Standard Chartered
P.S. 38, No. 30, Jalan Sultan Ismail, 50250 Kuala Lumpur
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Developer License No: 8211-6/02-2015/01244(L) | Validity Period: 23/2/2014 - 22/2/2015 | Advertising and Sales Permit No.: 8211-6/02-2015/01244(P) | Validity Period: 23/2/2014 - 22/2/2015 | Land Tenure: Freehold | Estimated Date of Completion: June 2014 | Approving Authority: Majlis Perbandaran Kajang | Building Plan Approval Reference No.: Bil(43)dlm.MPKJ 1/P/19/2010 | Land Encumbrances: Malayan Banking Berhad | No. of Units: 8 (3-Storey Superlink House) | Selling Price: RM977,000 (Min) - RM1,376,000(Max)
*Bumi Discount: 7%

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