



Living Symphony of Grace & Space

ALENA SEMI-D VILLAS

Lot Size: 40' x 90' / 50' x 80'
Built-Up: 3,240sq. ft. – 3,692sq. ft.



**FREE
SPA and MOT**

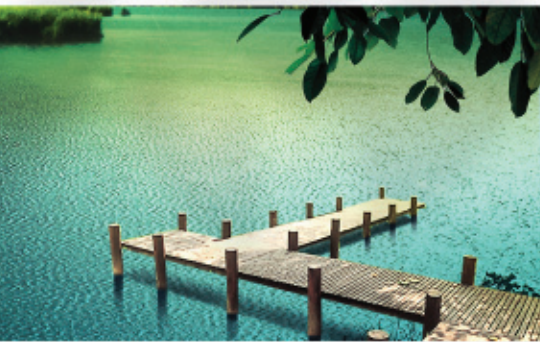
**Only 3%
Down Payment***

*Terms & Conditions apply.

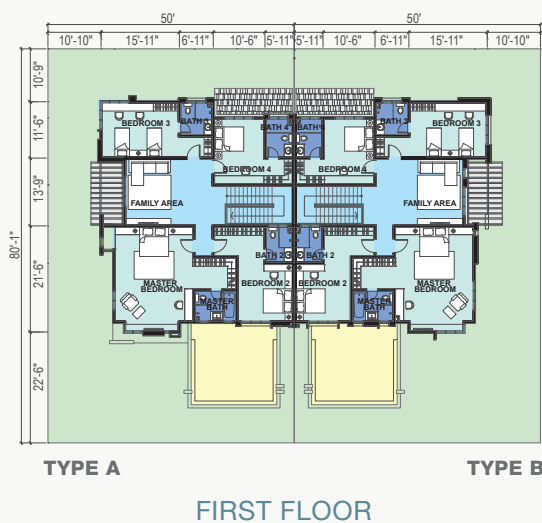
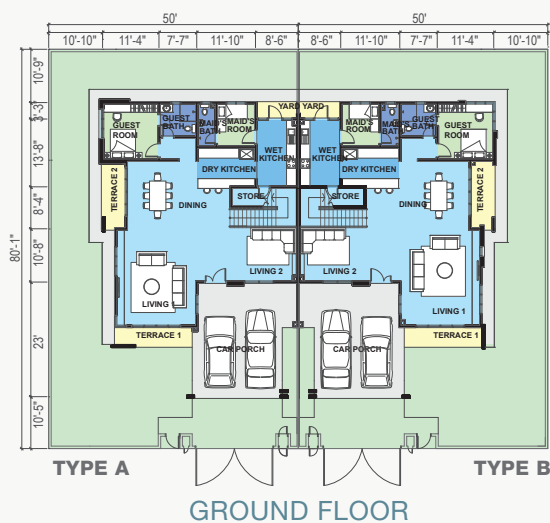
UNIQUE FEATURES

- Tranquil Guarded Community with 24-Hour Surveillance
- Comprehensive Perimeter Fences
- Best location in Shah Alam
- Best accessibility via Federal Highway, NKVE, Elite & LDP
- Low density development
- Minutes to Shah Alam's biggest shopping mall
- Nearby commercial galleries

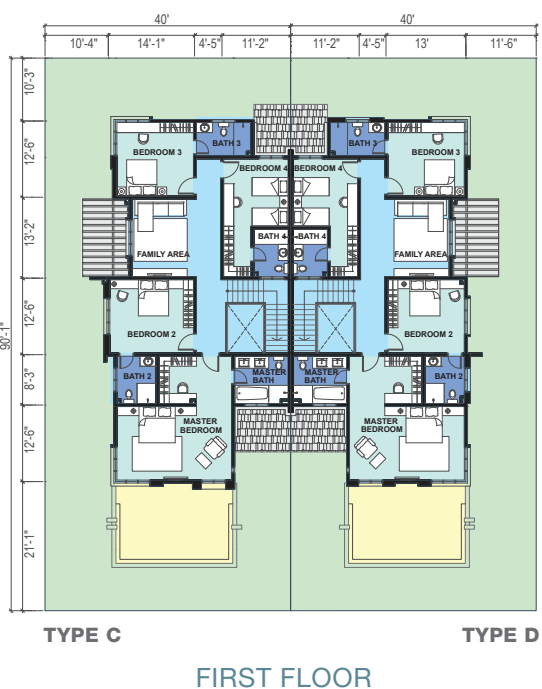
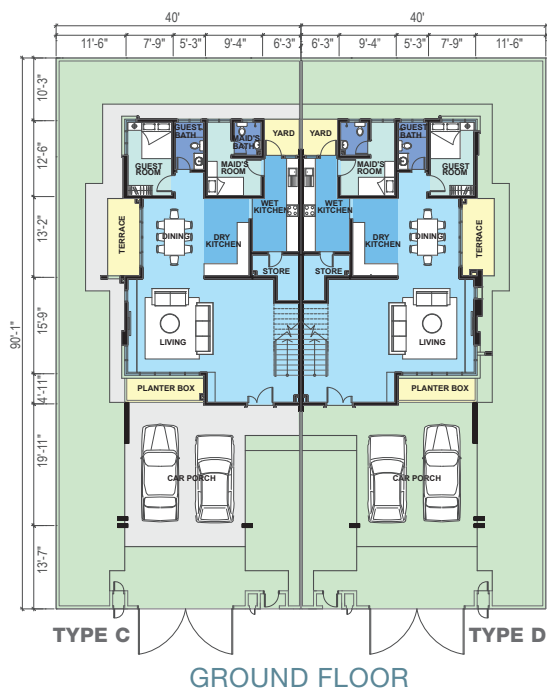
Breath, Play and Stay The Natural Way



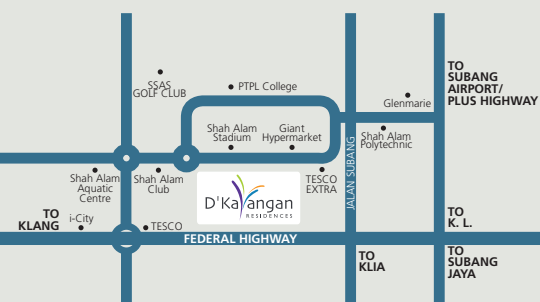
In a serene lakeside environment, you are now blessed with homes that bring nature light to your doorstep. Tranquil amidst a low density as well as gated and guarded precinct, it is a self-contained township that gives you the best of both worlds: safe haven and high connectivity – all at the same time. Best of all these homes are completely affordable.



TYPE A & B
50' x 80'



TYPE C & D
40' x 90'



03-5513 1888
03-5512 2460
www.lebardaun.com.my



Another Landmark Project By:
Lebar Daun Development Sdn. Bhd. (474585-K)
Wisma Lebar Daun, No.2, Jalan Tengku Ampuan Zabedah J9/J, Section 9,
40000 Shah Alam, Selangor Darul Ehsan
T : 603-55111333 | F : 603-55129894

Project: D'Kajangan Phase: Phase 2A1 & 9A: ALENA (Semi-Detached Homes) Land Size: 50'x80' | Built-Up: 3,692sq.ft. | Developer License No.: 8447-23/06/2013 | Developer's License Validity: 16/06/2010 - 15/06/2013 | Advertising Permit No.: 8447-23/1156/2012/06 | Advertising Permit Validity: 23/06/2011-22/06/2012 | Building Plan Approval: MBSA/BGN/BB/600-1(PB)/SEK-13/0398-2009 | Approval Date: 2/5/2010 | Approval Authority: MBSA | Land Encumbrances: Free from encumbrances | Land Tenure: Leasehold (expired Oct 2103) | Date of Completion: Aug 2013 | Total Units: 24 Units | Type A: 12 Units, min: RM1,540,429, max: RM2,031,074 | Type B: 12 Units, min: RM1,536,235, max: RM2,239,363

Sekatan-Sekatan Kepentingan: Tanah yang diberikan ini tidak boleh dipindahtanah, dipajak atau digadaikan melainkan dengan kebenaran Pihak Berkuasa Negeri. All rendering and photographs contained in the circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities or architect. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract.



Here, the lake and its surrounding park is only a short walking distance away. Embracing a resort lifestyle concept, D'Kayangan Residences is all about healthy and harmonious living. Enjoy the numerous adjacent facilities such as stadium and sporting facilities as well as high accessibility to Shah Alam City.



Another Landmark Project By:
Lebar Daun Development Sdn. Bhd (374585-92)
 Wyoma Lebar Daun, No. 2, Jalan Tenku Anpuan Zabadah J8/J1, Section 9, 40000 Shah Alam, Selangor Darul Ehsan
 T: 603-56111333 | F: 603-56129894

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BACK COVER



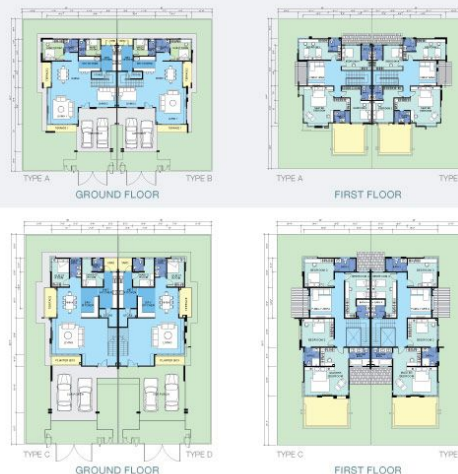
ALENA
SEMI-D VILLAS

FRONT COVER

Interior artistry weaved into well-planned spaces create a home that invites endless family warmth and kinship blessing. A priceless luxury to be enjoyed by you and your family for life.



Floor Plan



Specification

Structure	• Reinforced concrete	
Roof	• Concrete roof tiles	
Wall	• Brick wall and cement plaster	
Windows	• Powder coated aluminum frame, clearview windows • Powder coated aluminum frame, top hung, windows • Powder coated aluminum frame fixed glass window • Powder coated aluminum frame, bottom glass window	
Doors	• Uring • All Bedrooms & Wet Kitchens • All Bath • Store	Decorative solid timber door Powder coated aluminum frame sliding door Decorative timber door Timber bath door Timber bath door with louvers
Flooring	• Uring, Dining, Dry Kitchen & Guest Room • Staircase, Family Area, Master Bedroom, Bedroom 2, 3 & 4 • Wet Kitchens, All Bath, Main Room, Store, yard & Terrace • Car Porch	European tile Timber floor Ceramic tile Homogeneous tile
Wall finishes	• External wall • Internal wall • Dry & Wet Kitchen • All Bath	Weather shield paint Emulsion paint Ceramic tile up to ceiling height Ceramic tile up to ceiling height
Ceiling	• Uring, Dining, Dry Kitchen, Guest Room, Main Room & Store • Master Bedroom, Bedroom 2, 3 & 4, Family area, All Bath, Wet Kitchen, Staircase & yard • Terrace • Car Porch	R.C. slab ceiling with skim coat Plaster board ceiling Polycarbonate sheet R.C. slab ceiling
Sanitary Installation	• Wash basin • Siting V.C. • Shower room • Kitchen sink • Soap holder • Toilet roll holder	7 nos. 2 nos. 6 nos. 1 no. 7 nos. 6 nos.
Electrical Installation	• Light point • Switch, socket outlet (15 amp) • Switch, socket outlet (10 amp) • Fan point • Fire alarm point • Telephone point • Television point • Centralized water heater point - Master Bath, Both 2, 3, 4 & Guest Bath • Auto gate point • Bell point • Alarm system	51 nos. 29 nos. 1 no. 6 nos. 6 nos. 3 nos. 2 nos. 1 no. 1 no. 1 no. 1 no.
External Feature	• Built-in letter box with refuse and TIE meter compartment at the gate	
Fencing	• Low brick wall with mild steel fencing (front & side) • Concrete block wall (back fence)	

INSIDE PAGES

