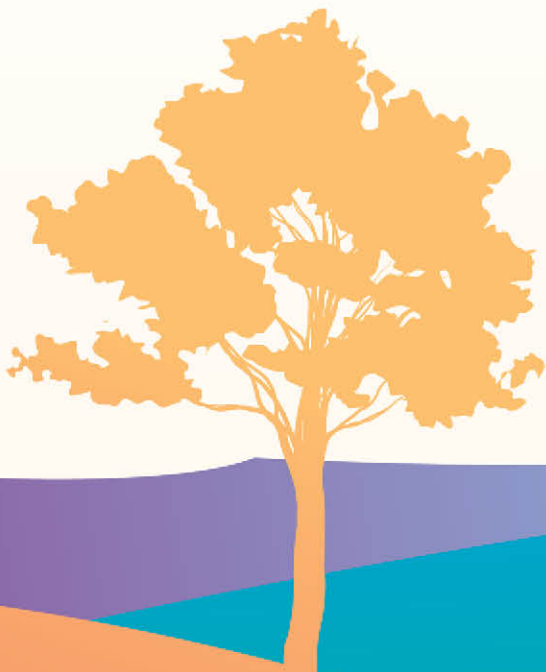


ANGGUN KIRANA  
ALAM NUSANTARA



ENTICING SIMPLICITY





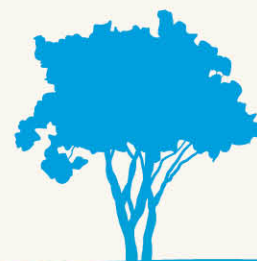


**ANGGUN KIRANA**  
ALAM NUSANTARA  
FREEHOLD

**EXCLUSIVE LIVING  
FOR MODERN FAMILIES**

Introducing all four phases of residential development in Alam Nusantara, Setia Alam, Anggun Kirana with 50 exclusive freehold units of 3-storey spacious link homes.

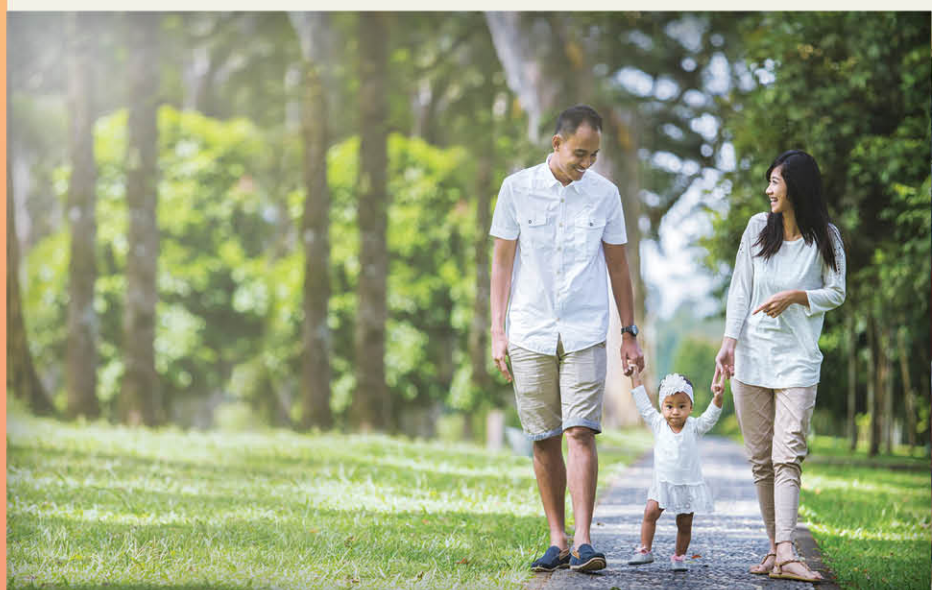
Each home provides a warm, modern contemporary living experience and exceptional comfort for the residents. Complemented by the charming architecture of the development, the spacious layout feature of Anggun Kirana prioritizes natural daylight within the residential to create a bright, refreshing space that nurtures your everyday living.



# STUNNING ARCHITECTURE WITH A DISTINCTIVE CHARM



With a built-up area from 4,238sf to 5,330sf ideal for growing families to reside within, each unit represents a distinctive quality living that benefits your modern lifestyle. A perfect abode for the whole family to live harmoniously under one roof, you will not miss this great opportunity to build heartwarming moments and memories that bring smiles for years to come.



## NEIGHBOURING GREENERY

Bask in the tranquility of greenery and natural environment that co-exist in harmony with the concept of a greener lifestyle at Anggun Kirana. The seamless landscaping feature within the residential bridges the connection between the residents and nature, where the outdoors are never far from your doorstep.







## REVEL IN VARIETY

Live closer to the central of modern convenience that surrounds your exclusive residence. Allow your senses be enthralled by a widespread if leisure and entertainment delights that inspire your weekend outings. You are only a stone throw's away from urban essentials.

## HALLMARK OF ANGGUN KIRANA

50 freehold units of 3-storey superlink homes with a built-up area from 4,238 to 5,330 sqft.

Modern contemporary design with spacious layout.

Located within the vibrant township of Setia Alam.

Close to modern conveniences (behind Setia City Mall)

Accessibility via NKVE-Setia Alam link and Jalan Kapar-Meru.



FLOOR PLAN  
**CORNER UNIT**

LOT NUMBER 2

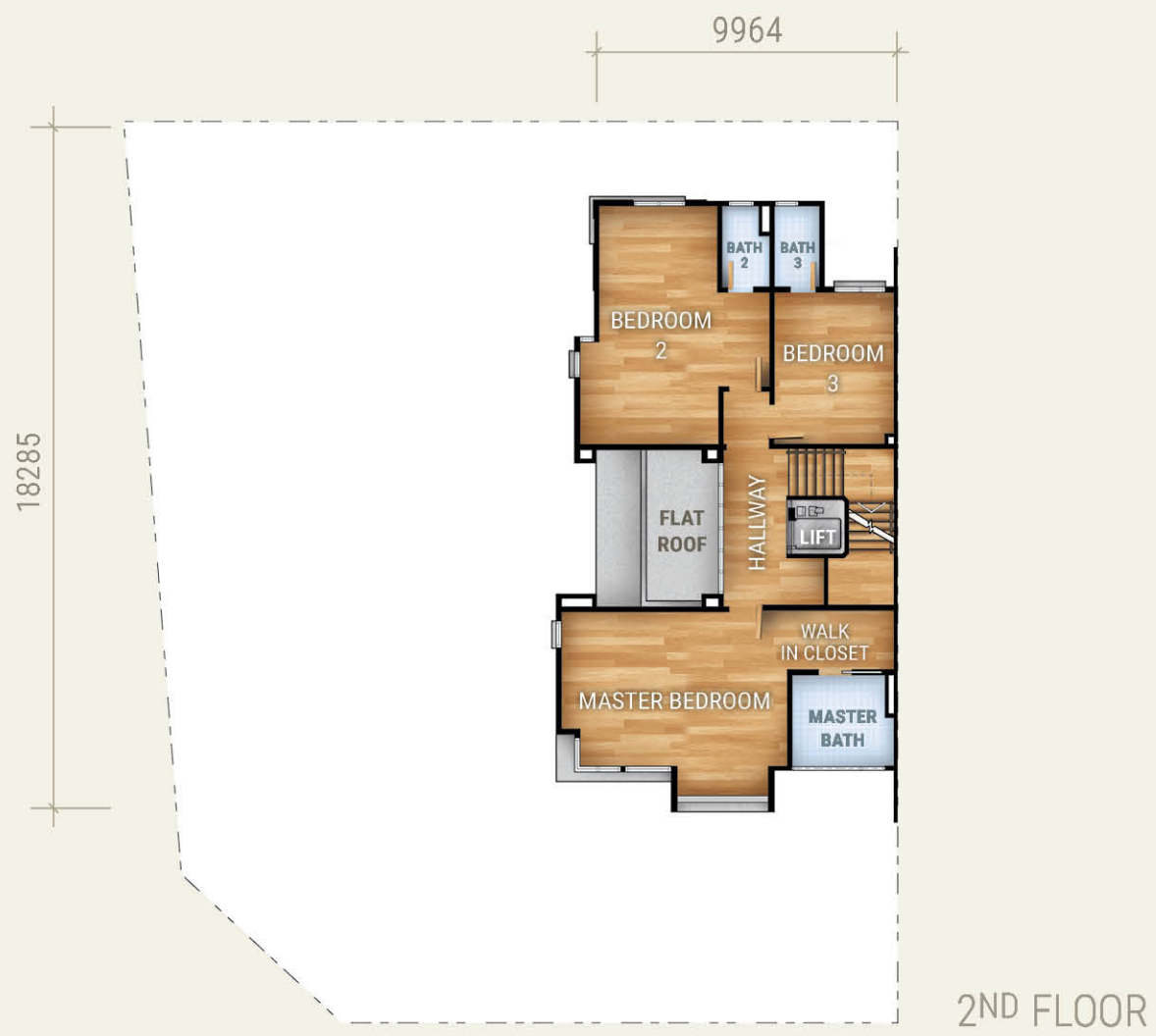
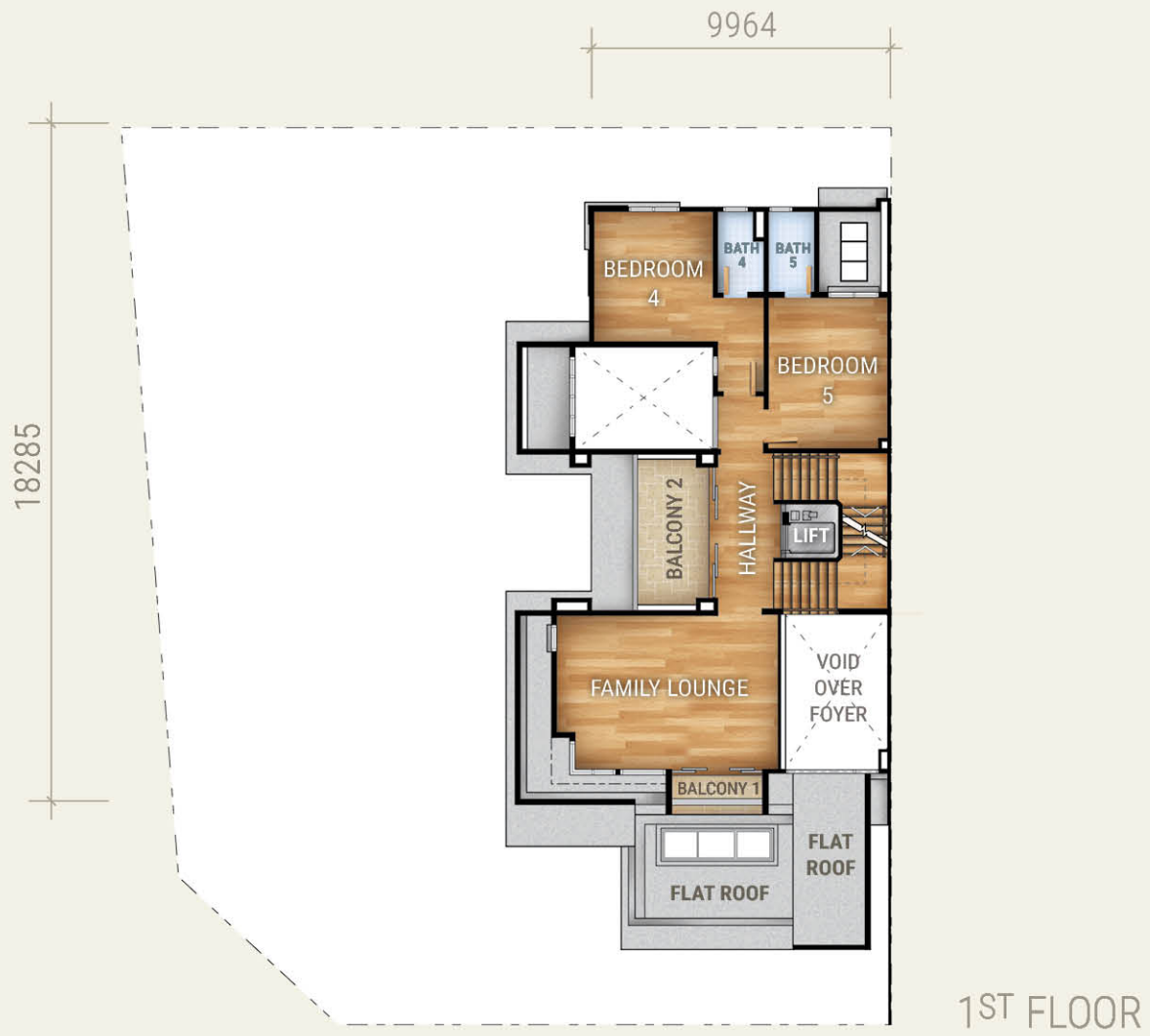


GROUND FLOOR

TYPE A • BLOCK A  
28' x 90'

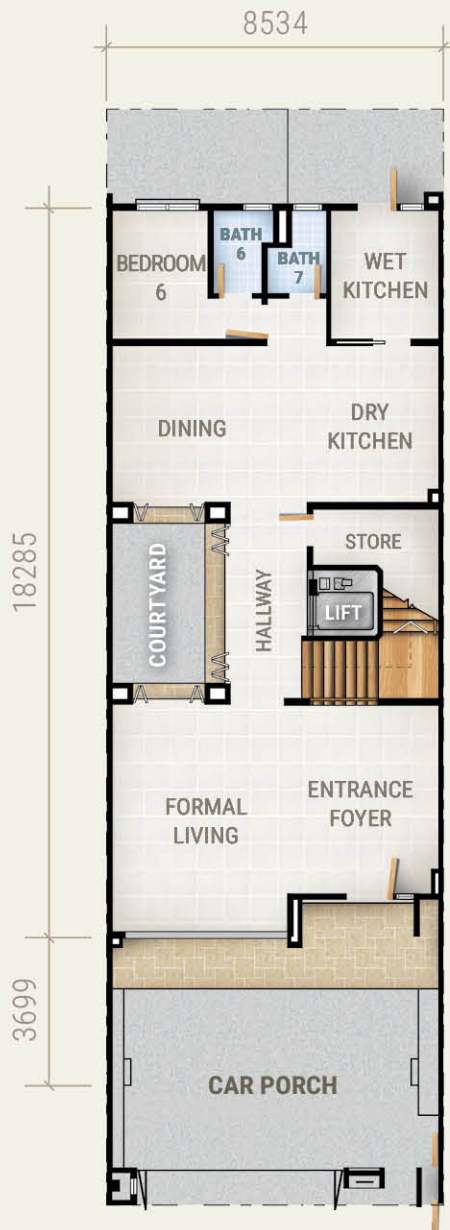
6 Bedrooms  
7 Bathrooms  
Courtyard & Lift



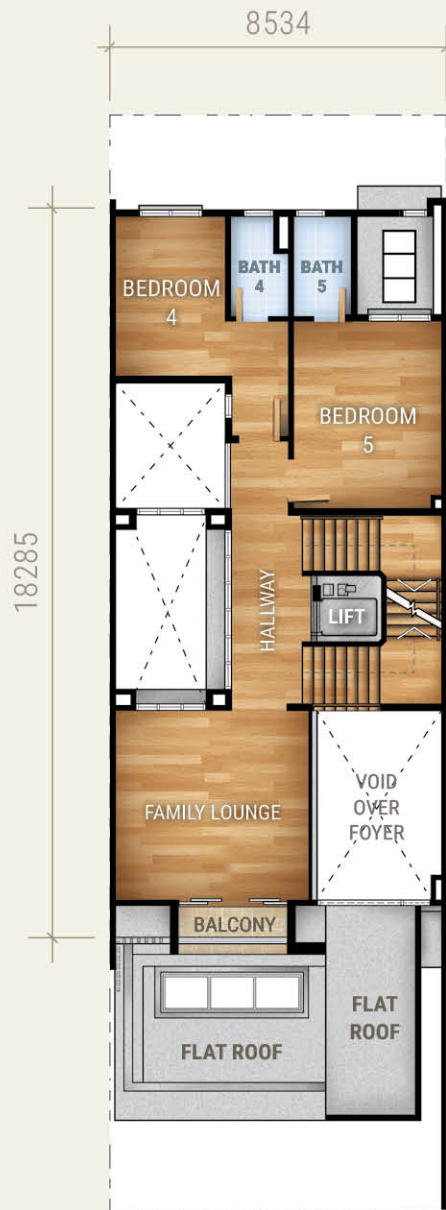


# FLOOR PLAN INTERMEDIATE UNIT

LOT NUMBER 5, 9, 13, 17, 21, 28, 32, 36, 40 & 44



GROUND FLOOR



1ST FLOOR



2ND FLOOR

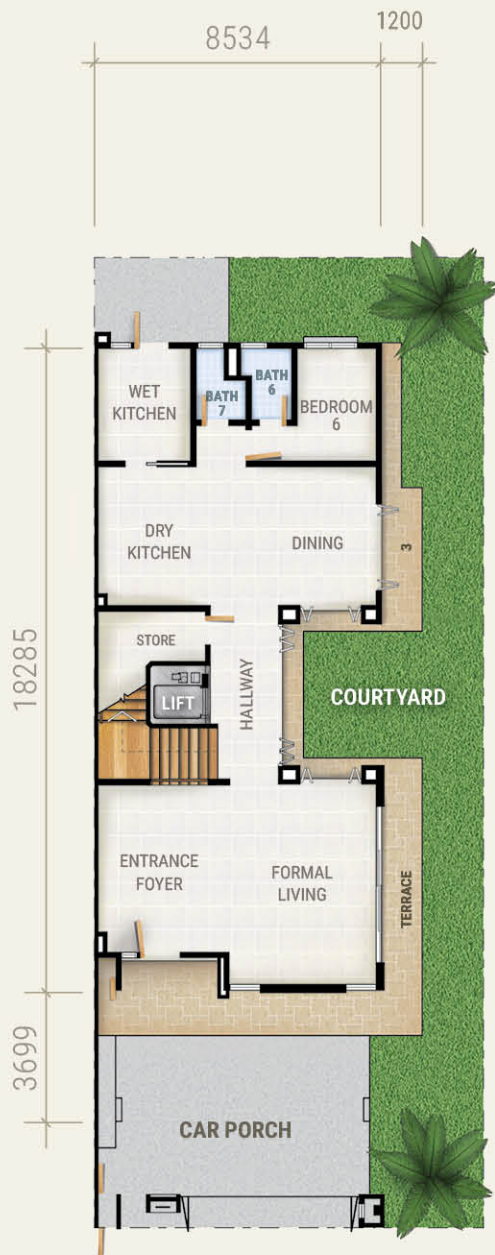
TYPE C1 • BLOCK B & D  
28' x 90'

6 Bedrooms  
7 Bathrooms  
Courtyard & Lift



# FLOOR PLAN END UNIT

LOT NUMBER 24



GROUND FLOOR



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR

TYPED • BLOCK B  
28' x 90'

6 Bedrooms  
7 Bathrooms  
Courtyard & Lift

## BUILDING SPECIFICATION

<b>STRUCTURE</b>		Reinforced concrete structure
<b>WALLS</b>		Brickwall
<b>ROOFING</b>		Metal Roofing
<b>CEILING</b>	Formal living, Entrance Foyer, Dry Kitchen, Family Lounge, all bedroom, all bathroom	Plasterboard
	Dining, Store, Wet Kitchen, Staircase, Car Porch, Balcony	Skim Coat & Painting
	Terrace	Plasterboard/Skim Coat and Paint
<b>WINDOW</b>		Powder Coated Aluminium Frame Casement Window/Aluminium Glass
<b>DOOR</b>	Entrance Foyer	Solid Timber Door
	Formal Living	Aluminium Frame Glass Sliding Door & Aluminium Frame Glass Folding Door
	Dining	Aluminium Frame Glass Folding Door
	Family Lounge (for Type A, A1, C, C1, E, E1, F & F1 only)	Aluminium Frame Glass Sliding Door
	Wet Kitchen	Solid Timber Door & Timber Sliding Door
	All Bedroom	Timber Flush Door
	Master Bedroom (for Type A, A1, C, C1, E, E1, F & F1)	Timber Flush Door
	Master Bedroom (for Type B, B1, D & D1)	Timber Flush Door & Aluminium Frame Glass Sliding Door
	Bathrooms	Timber Flush Door
	Master Bathroom	Sliding Door
	Store	Timber Louvres Door
<b>IRONMONGERIES</b>		General Quality Lock Set
<b>FLOOR FINISHES</b>	Car Porch, Terrace, Balcony, Yard, Store & Wet Kitchen	Homogenous Tiles
	Formal Living, Dining, Entrance Foyer, Dry Kitchen, All Bathrooms	Porcelain Tiles
	All Bedrooms, Family Lounge & Staircase	Laminated Timber
<b>WALL FINISHES</b>	Entrance Foyer, Formal Living, Dining, Family Lounge, Staircase, All Bedroom, Store & Balcony	Skim Coat & Paint
	Dry Kitchen, Wet Kitchen, All Bathrooms	Porcelain Tiles
<b>SANITARY FITTINGS</b>		General Kitchen Sink, Wash Basin, Jacuzzi Shower & Water Closet

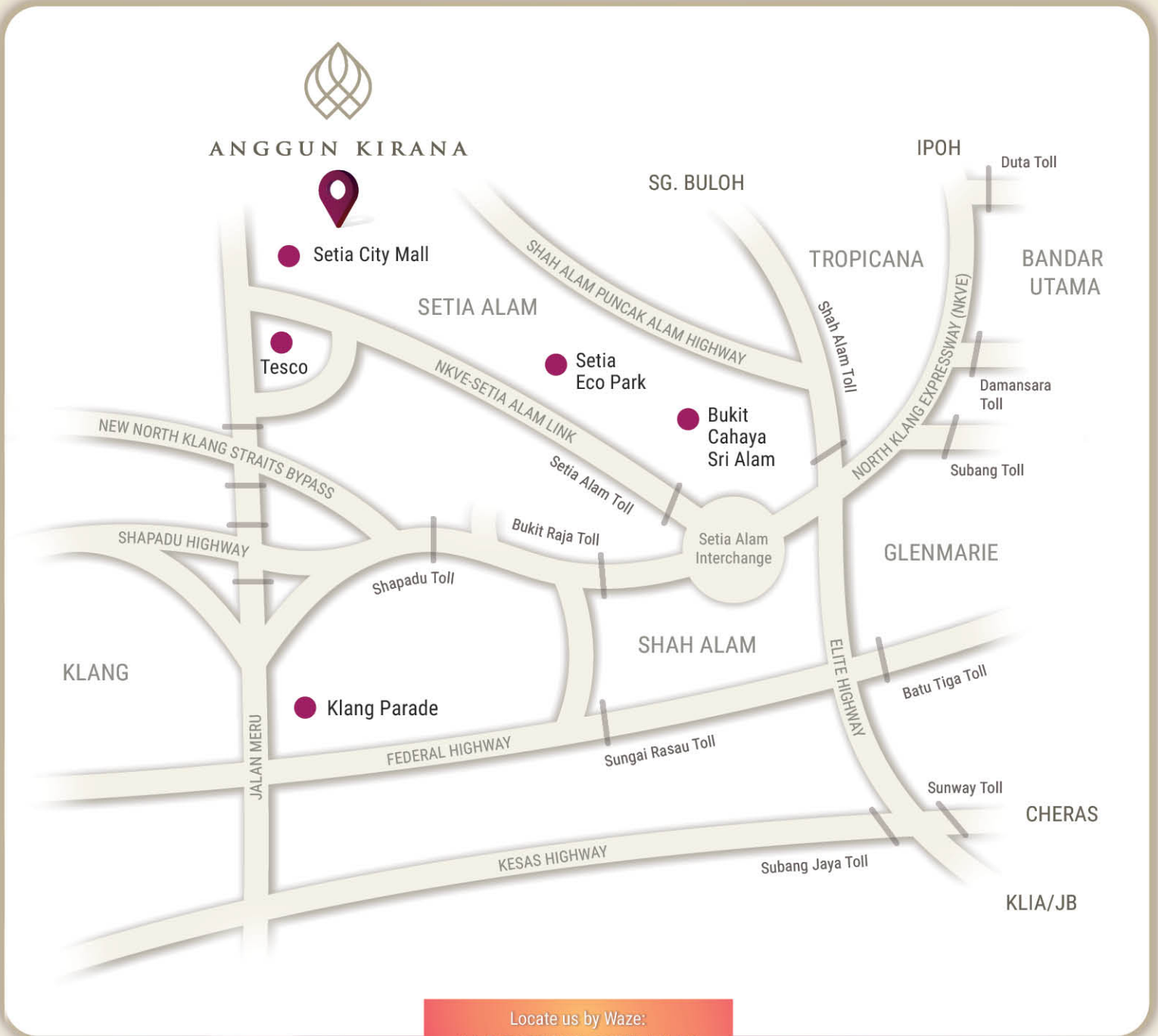
## ELECTRICAL FITTINGS

HOUSE TYPE	A, A1, E & E1	B, B1, C & C1	B, B1, C & C1
Ceiling Lighting Point	64	60	65
Wall Lighting Point	9	3	5
Power Point (13 amp)	35	34	34
Power Point (15 amp)	2	2	2
Ceiling Fan Point	8	8	8
TV Point (for ASTRO)	1	1	1
Air-Conditioning Power Pint (15 amp)	10	10	10
Door Bell Point	3	3	3
Lightning Point for Maingate	2	2	2
Fiber Wall Socket (for Internet/IPTV)	2	2	2
Autogate Point	1	1	1
Telephone Point	4	4	4
Security System, Solar Panel System	-	-	-
Home Lift System	-	-	-



# ANGGUN KIRANA

LOCATION MAP



Locate us by Waze:  
**ANGGUN KIRANA**

significant points

**10 KM**  
KLANG

**20 KM**  
PETALING JAYA

**23 KM**  
SUBANG

**25 KM**  
PUCHONG

**35 KM**  
KUALA LUMPUR

PKNS a multi-award winning developer awarded by



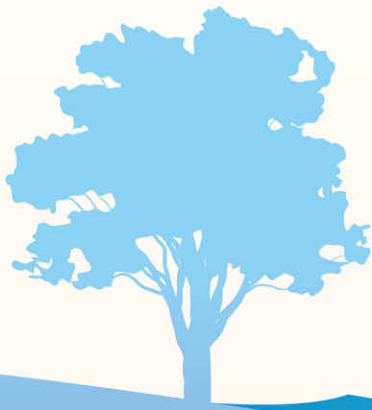
FOR FURTHER INFORMATION, KINDLY CONTACT US AT  
012-236 1154 • 013-391 7634 • 018-243 6285 • 017-672 4923 • 013-250 4380 • 012-659 5515

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