



Actual Picture

READY TO MOVE IN



Beside Scenic Lake



Near to State Government Building



Near to AEON MALL Shah Alam



Stadium and Sporting Facilities

Marbella

hyperlink homes

BREATHING A NEW LIFE TO SPACIOUS LIVING

type A

Hyperlink homes



Land size
28' x 80'

Built-up area
from **3,085** sq. ft.

from
RM1,367,000*

*Price after Bumiputera discount

type B

Hyperlink homes



Land size
28' x 80'

Built-up area
from **3,368** sq. ft.

from
RM1,450,000*

*Price after Bumiputera discount

014 336 1891 | 017 363 4821
018 205 1713 | 019 213 9991



A Joint Venture Development By:
SOUTHERN REGION SALES DIVISION
4th & 5th Floor, Kompleks PKNS Bangi,
43650 Bandar Baru Bangi, Selangor. www.pkns-property.com

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.

Location Map:





At D'Kayangan Residence, family comes first.

For the newly wed or the independent bachelor,

the integrated township celebrates your new life

with you but without isolating you. Family is

brought closer to you with ample privacy for both

your elders and your new family.

A composition of what's natural. D'Kayangan Residence

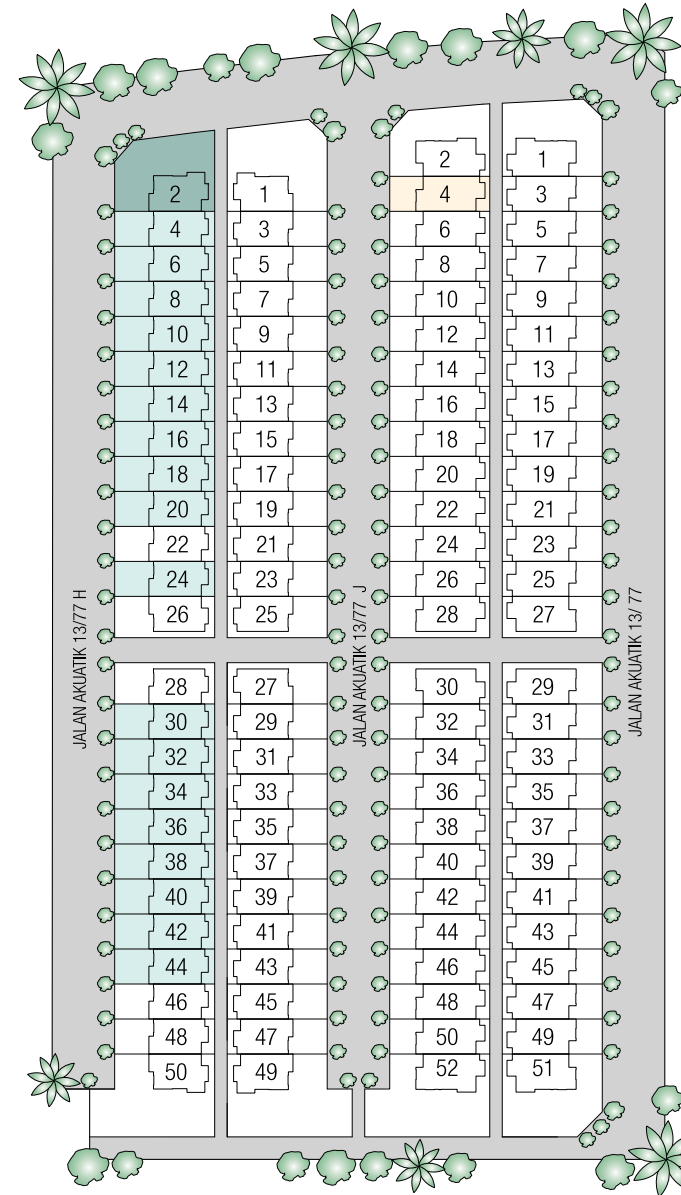
inspires a new way of living. With nature. With others.

And most importantly, with the ones you love.

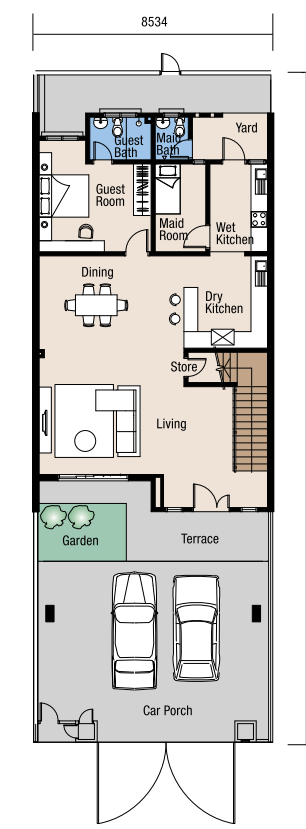


- Tranquil Guarded Community
- 24-Hour Security Surveillance
- Comprehensive Perimeter Fences

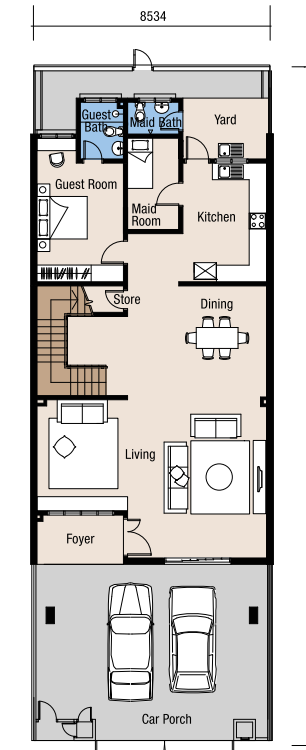
SITE PLAN / FLOOR PLAN



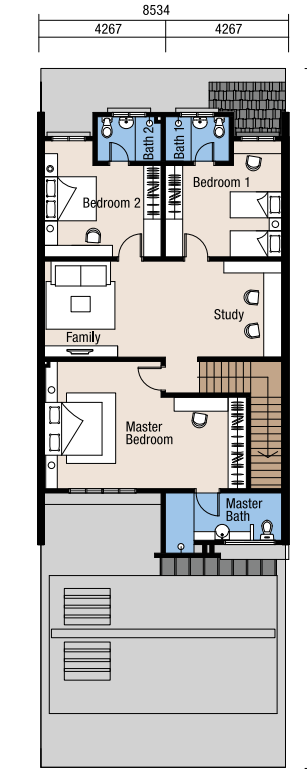
Available Unit



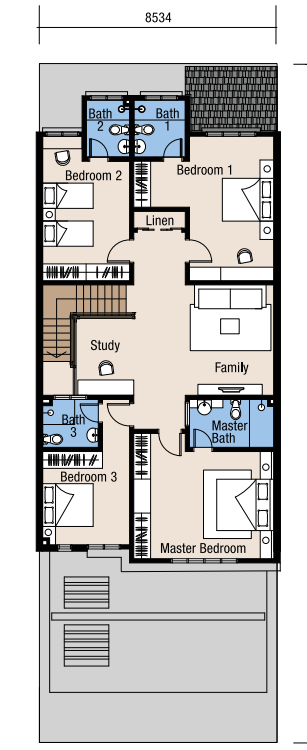
Intermediate Unit A
Ground Floor



Intermediate Unit B
Ground Floor



Intermediate Unit A
1st Floor



Intermediate Unit B
1st Floor

Specifications - type A & type B

STRUCTURE	<ul style="list-style-type: none"> • Reinforced concrete 																																																			
ROOF	<ul style="list-style-type: none"> • Concrete roof tiles 																																																			
WALL	<ul style="list-style-type: none"> • Brick wall and cement plaster 																																																			
WINDOWS	<ul style="list-style-type: none"> • Powder coated aluminium frame casement window • Powder coated aluminium frame top hung window 	<ul style="list-style-type: none"> • Powder coated aluminium frame fixed glass window • Powder coated aluminium frame louvers glass window 																																																		
DOORS	<ul style="list-style-type: none"> • Living • Dining (Corner & End) & Family (Corner) • All Bedrooms & Wet Kitchen (Kitchen) • All Baths • Store • (Linen) 	<ul style="list-style-type: none"> - Decorative solid timber door, Powder coated aluminium frame sliding door - Powder coated aluminium frame sliding door - Timber flush door - Marine ply flush door - Timber louvers door - (Timber louvers sliding door) 																																																		
FLOORING	<ul style="list-style-type: none"> • Living, Dining, Dry Kitchen, Guest Room, Master Bedroom, - Bedroom 1 & 2, Family, Study & Staircase (Bedroom 3 & Linen) • Wet Kitchen, Maid's Room, All Baths, Yard, Balcony & Terrace (Kitchen & Foyer) • Car Porch • Store 	<ul style="list-style-type: none"> - Porcelain tiles - Ceramic tiles - Homogeneous tiles - Cement render 																																																		
WALL FINISHES	<ul style="list-style-type: none"> • External wall • Internal wall • Dry & Wet Kitchen • All Baths • (Master Bath & Bath 3) 	<ul style="list-style-type: none"> - Weather shield paint - Emulsion paint - 2.1m high ceramic tiles - Ceramic tiles up to ceiling height - (3.0m high ceramic tiles) 																																																		
CEILING	<ul style="list-style-type: none"> • Living, Dining, Dry Kitchen, Wet Kitchen, Guest Room, Maid's Room & Store (Foyer) • Master Bedroom, Bedroom 1 & 2, Family, Study, All Baths, Staircase & Yard (Bedroom 3 & Linen) • Terrace at front • Car Porch • Balcony & Terrace at side (Corner & End) 	<ul style="list-style-type: none"> - R.c. slab ceiling with skim coat - Plaster board ceiling - Polycarbonate sheet - R.c. slab ceiling, Polycarbonate sheet - R.c. slab ceiling 																																																		
SANITARY INSTALLATION	<ul style="list-style-type: none"> • Wash basin • Water closet • Shower rose • Kitchen sink • Soap holder • Toilet roll holder 	<ul style="list-style-type: none"> - 5 nos. (6 nos.) - 5 nos. (6 nos.) - 5 nos. (6 nos.) - 2 nos. - 5 nos. (6 nos.) - 5 nos. (6 nos.) 																																																		
ELECTRICAL INSTALLATION	<ul style="list-style-type: none"> • Light point • Switch socket outlet (13 amp) • Switch socket outlet (15 amp) • Fan point • Air-conditioning point • Telephone point • Television point • Centralised water heater point - Master Bath, Bath 1 & 2, Guest Bath (Bath 3) • Auto gate point • Bell point • Alarm system 	<table border="1"> <thead> <tr> <th></th> <th>A1-Corner Unit</th> <th>A2-Intermediate Unit</th> <th>A3-End Unit</th> </tr> </thead> <tbody> <tr> <td></td> <td>41 (48)</td> <td>40 (47)</td> <td>41 (48)</td> </tr> <tr> <td></td> <td>26</td> <td>26</td> <td>26</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>7 (9)</td> <td>7 (9)</td> <td>7 (9)</td> </tr> <tr> <td></td> <td>3 (4)</td> <td>3 (4)</td> <td>3 (4)</td> </tr> <tr> <td></td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td></td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		A1-Corner Unit	A2-Intermediate Unit	A3-End Unit		41 (48)	40 (47)	41 (48)		26	26	26		1	1	1		7 (9)	7 (9)	7 (9)		3 (4)	3 (4)	3 (4)		3	3	3		3	3	3		1	1	1		1	1	1		1	1	1		1	1	1		
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EXTERNAL FEATURE	<ul style="list-style-type: none"> • Built-in letter box with refuse & TnB meter compartment at the gate. 																																																			
FENCING	<ul style="list-style-type: none"> • Brick wall with mild steel/cement plank fencing. 																																																			

