



FREEHOLD
LIVING IN A
LOW-DENSITY
ENCLAVE

PUTRA HEIGHTS, WHERE LIFE FLOWS AND COMMUNITY GROWS

Welcome to Damayan, a radiant new residence nestled within the freehold township of Putra Heights. Renowned for its peaceful charm and excellent connectivity, Putra Heights offers a harmonious blend of nature, convenience, and community. Here, tree-lined streets, lush parks, and vibrant commercial hubs come together to create a well-rounded lifestyle.



CONNECTIVITY

- 650 m Putra Heights LRT Station
- 1.5 km ELITE Highway
- Putra Heights Interchange

WELLNESS

- 9.7 km KPMC Puchong Specialist Centre
- 10.0 km Columbia Asia Hospital Puchong
- 11.2 km KPJ Selangor Specialist Hospital
- 12.4 km Subang Jaya Medical Centre (SJMC)

LEISURE

- 100 m Putra Point Commercial Centre
- 120 m Giant Putra Heights
- 350 m Putra Heights Community Park
- 1.0 km Putra Heights Linear Park
- 3.0 km The Glades Plaza

EDUCATION

- 250 m Leo International
- 2.4 km SK Putra Heights 2
- 2.8 km IIUM Montessori
- 3.6 km SMK Alam Megah 2
- 3.9 km Maple Leaf Kingsley International School
- 4.2 km SK Taman Alam Megah
- 5.0 km SJK (C) Tun Tan Siew Sin
- 8.6 km MAHSA University

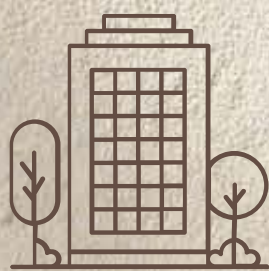


Putra Heights Community Park

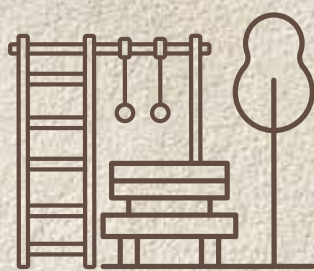
Artist's Impression only

A SANCTUARY WHERE PRIVACY MEETS PEACE

Nestled within a serene low-density neighbourhood, Damayan Residences offers the rare privilege of freehold living amidst calm surroundings. Thoughtfully designed for comfort and privacy, this exclusive enclave is where modern lifestyle meets lasting value.



**Freehold &
Low Density**



**Lush Landscaped
Surroundings**



**Exclusivity,
Safety & Comfort**



**Limited Units
Per Floor**



**Next To The
Community Park**

BUILD LASTING FAMILY MEMORIES

Enjoy quality time in homes designed
with your family in mind, where
spacious layouts combine comfort
and style for togetherness.



Artist's Impression only



Main Drop-off Lobby

Artist's Impression only



Resident Drop-off Lobby

Artist's Impression only

ARRIVE TO TRANQUILITY

A warm and inviting drop-off lobby welcomes you home to a sanctuary of comfort. Complete with a swimming pool, gym and an array of lifestyle facilities, it offers a resort-like environment where you can recharge, reconnect and unwind at your own pace.



Shaded Swimming Pool

Artist's Impression only



Balcony

Artist's Impression only

DESIGNED FOR SPACIOUS LIVING AND GROWTH

Crafted for daily rejuvenation, every space invites you to uplift, recharge, and reconnect. Expansive interiors lead naturally to a spacious balcony, creating a seamless indoor-outdoor retreat where you can unwind and savour peaceful moments.



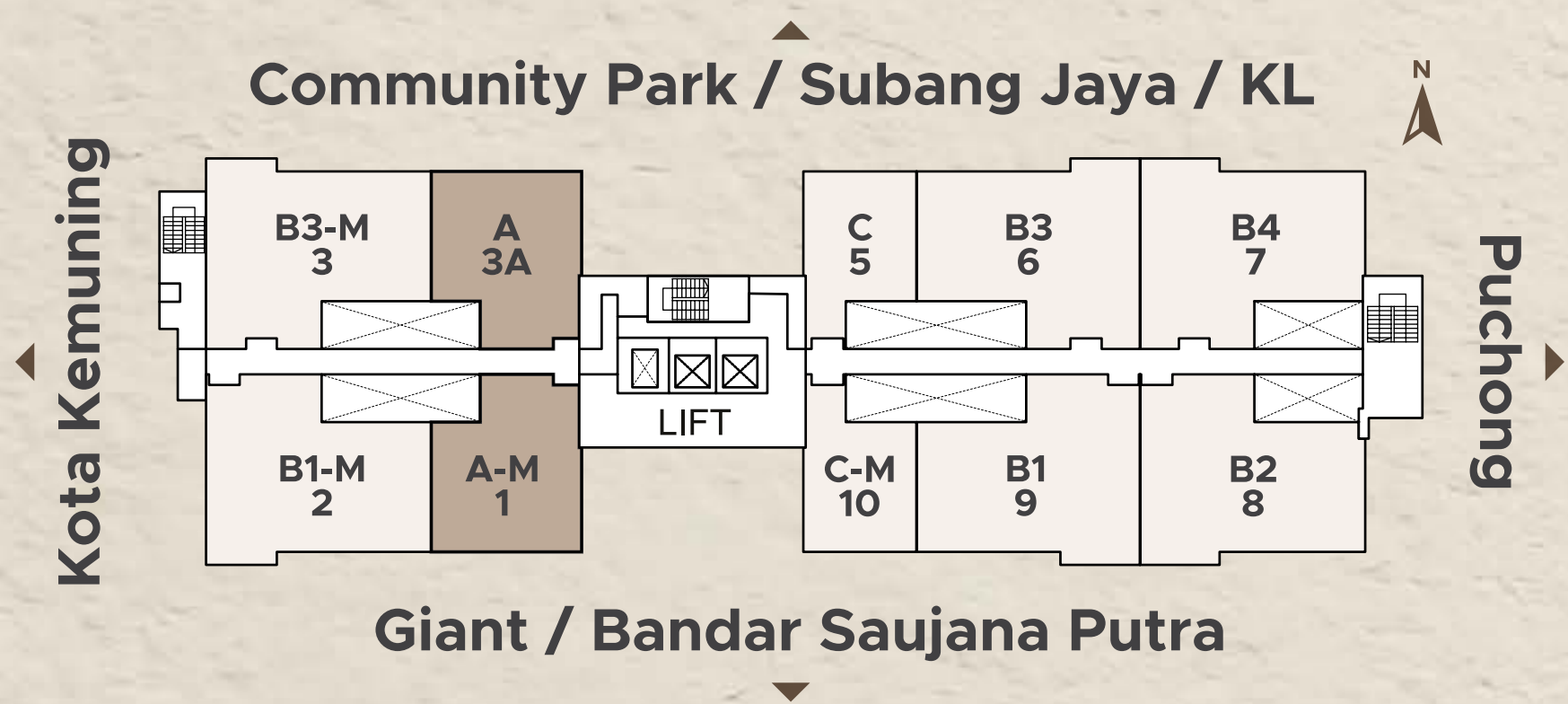
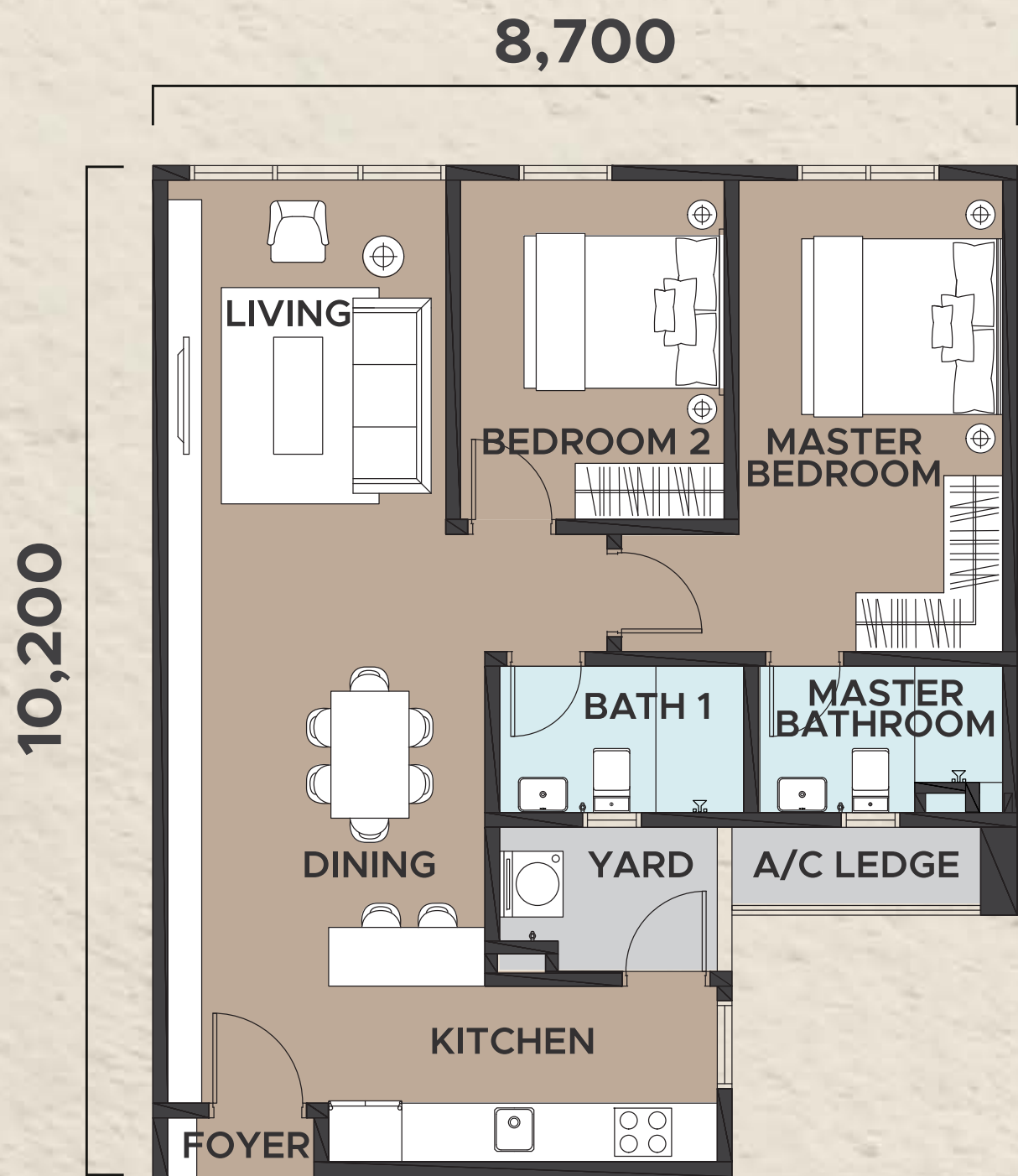
Living Room

Artist's Impression only

TYPE A
838 sq. ft.


2 BEDROOMS


2 BATHROOMS

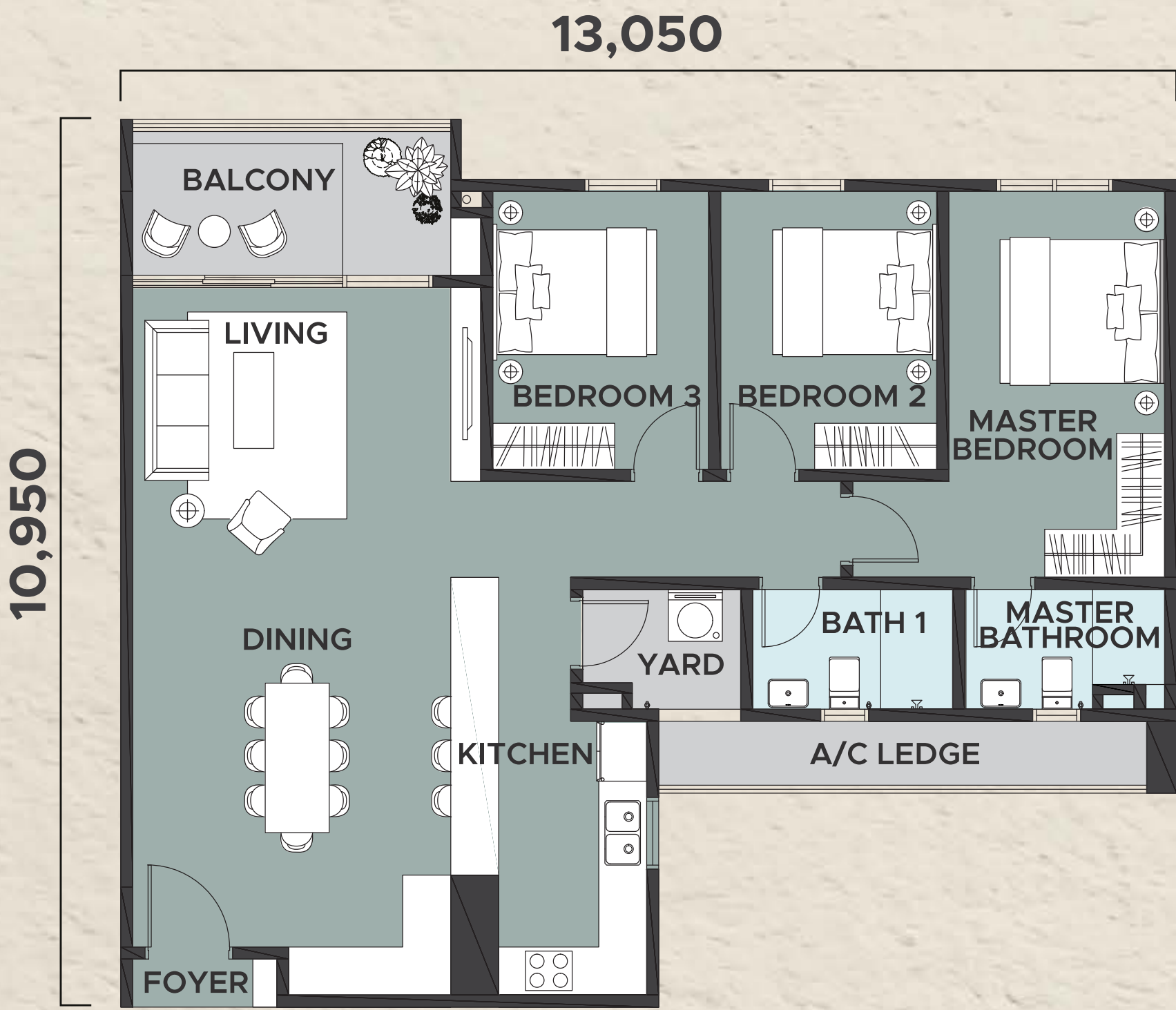


TYPE B1

1,178 sq. ft.

3 BEDROOMS

2 BATHROOMS

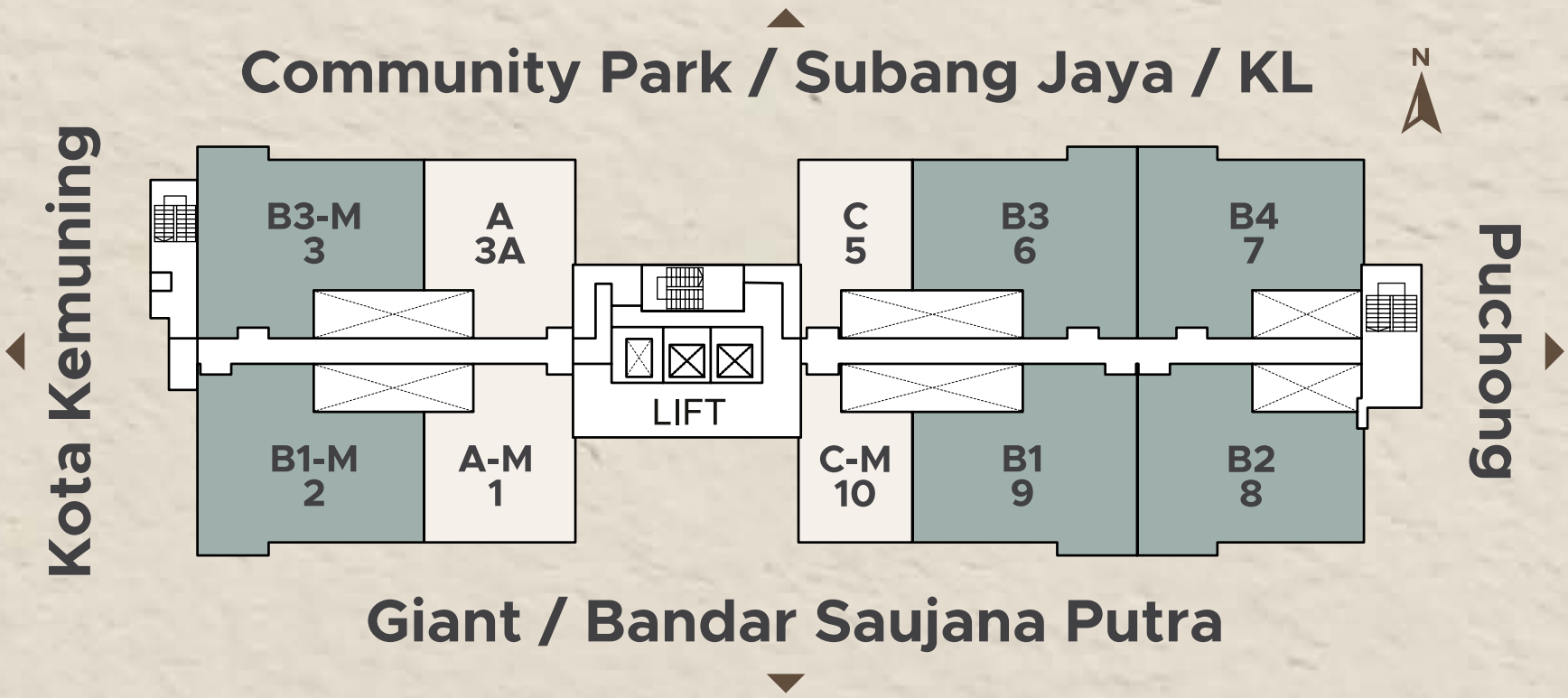
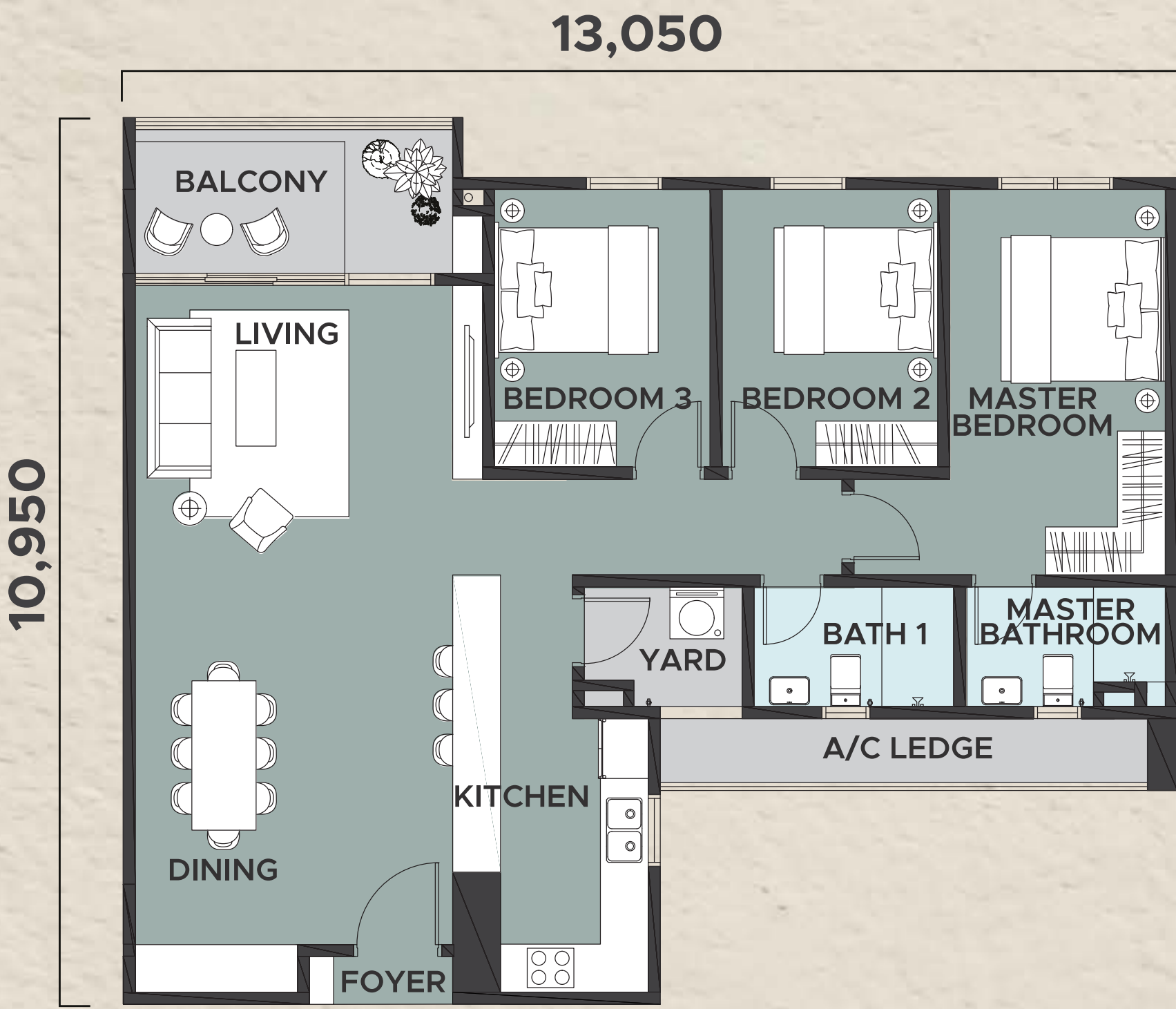


TYPE B3

1,178 sq. ft.

3 BEDROOMS

2 BATHROOMS



FACILITIES PLAN

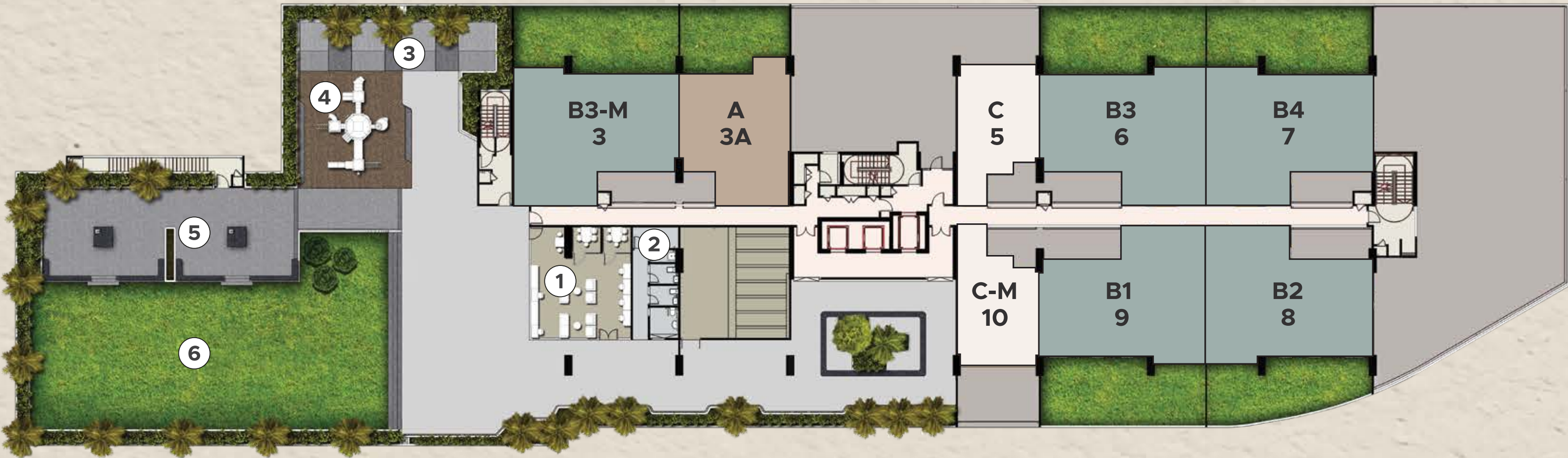
LEVEL 1

- | | | |
|----------------------|---------------------------|----------------------------|
| 1. Guardhouse | 9. Gymnasium | 17. Changing room (M/F) |
| 2. Main drop-off | 10. Garden | 18. Space for laundry room |
| 3. Open lobby | 11. Kindergarten | 19. Utility |
| 4. Management office | 12. Multipurpose hall | 20. Bulky waste |
| 5. Bicycle rack | 13. Resident drop-off | 21. Refuse centre |
| 6. Pool deck | 14. Mailbox area | 22. Visitor car park |
| 7. Wading pool | 15. Surau (M/F) | 23. Pocket garden |
| 8. Swimming pool | 16. Space for EV charging | 24. Slip Road |



LEVEL 7

- | | | |
|------------------------------------|----------------|------------------|
| 1. Reading room / Co-working space | 3. Outdoor gym | 5. Barbeque zone |
| 2. Rainwater harvesting | 4. Playground | 6. Lawn |





Barbeque zone

Artist's impression only.

OPEN LAWN

An inviting outdoor haven where children and families come together for fun and adventure.



Lawn

Artist's impression only.

SPECIFICATIONS

Structure	Reinforced Concrete
Wall	Masonry / Brickwork
Roof Covering	Concrete
Roof Framing	Concrete / Aluminium Louvres
Ceiling	Ceiling Board / Skim Coat
Windows	Aluminium Frame
Doors	Main Doors : Fire Rated Timber Door Other Doors : Timber Door / Aluminium Sliding Door
Ironmongery	Lockset With Accessories
Wall Finishes	
General	Plaster & Paint
Bathroom	Tiles (Up to ceiling height)
Kitchen	Tiles (1500mm high) Plaster and Paint
Floor Finishes	
Foyer	Tiles
Living & Dining	Tiles
Kitchen	Tiles
Bedroom	Laminated Timber Flooring
Bathroom	Tiles
Yard	Tiles
Balcony / Terrace	Tiles / Cement Render
A/C Ledge	Cement Render

Sanitary & Plumbing Fittings	Sanitary Wares & Fittings
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Electrical Installation	Type A/A(M)	Type AG	Type B1/B1(M) /B2/B3 /B3(M)/B4	Type BG1/BG2 /BG3/BG3(M) /BG4
Lighting Point	13	14	18	18
Electrical Point	16	17	21	21
Fan Point	4	4	5	5
Door Bell Point	1	1	1	1
Water Heater Point	2	2	2	2
Air Cond Point with Piping	3	3	4	4
Telecommunication Point	1	1	1	1
Fibre Wall Socket	1	1	1	1
Distribution Board	1	1	1	1

Internal Telecommunication Trunking & Cabling	Cabling & Conduit
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03-5198 0888
damayan.com.my

 Putra Heights Sales Gallery

Level 2, The Glades Plaza,
Off Persiaran Putra Perdana,
Putra Heights, 47650 Subang Jaya, Selangor

Visit Show Unit Today!
Open Daily: 9:30am - 6:00pm
(Including Public Holidays)



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No of units: 308 • Type: Service Apartment • Expected Date of Completion: Oct 2028 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No: 3927/03-2029/0138(R) • Validity: 4/3/2024 – 3/3/2029 • Advertising & Sales Permit No: 3927- 160/02-2027/0196 (A)-(S) • Validity: 28/02/2024 – 27/02/2027 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Subang Jaya • Reference No: MBSJ.BGN.BP3.600-1/10/5/1(20) • Developed by: Sime Darby Property (Bukit Raja) Sdn Bhd (Co. No. 198001002885), Tingkat 10, Blok G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price SAMM – RM250,000 | Not SAMM - RM668,400 (min) – RM999,900 (max) • 10% Bumiputera Discount (Quota applies)

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