At Sime Darby Property, we do not merely build houses; we design homes that complement the way you live life. From the distinct townships where these homes are built to the exclusive features that come with each property, our homes are an extension of your personality and lifestyle. Ranging from bungalows with large open spaces to entertain guests to cozy serviced apartments perfect for two, you will find your ideal Sime Darby Property home that reflects who you are and what you aspire in life.
Denai Alam is a part of the 5,000-acre City of Elmina, where you can live in a haven of mental, spiritual and physical wellness with every aspect of your well-being easily fulfilled.

Inspired by the traditional ‘kampung’ life, Denai Alam has evolved into a charming eclectic community in the suburbs. Unique to this is the 4.8 km ‘denai’ or footpath that communally connects the entire neighbourhood. Providing a large outdoor space with magnificent parks and water features to explore, there are plenty of serene spaces to let your thoughts dance in the breeze.

Astellia Residences represents well-designed homes that provide residents with a lifestyle of modernity.
Denai Alam is located just off the Guthrie Corridor Expressway, GCE, NKVE & N-S Central Link (to KLIA).

Proposed DASH Expressway linking Denai Alam to Mutia Damansara & Mont Kiara.

Approx. 6 km to Kota Damansara.

Approx. 20 km to NKVE Damansara toll.

Close to Sime Darby Industrial Park.

Close to Subang Skypark.

This trans-urban township stays connected to the world outside via various highways; GCE, NKVE, Shah Alam Expressway and North-South Central Link, while the proposed DASH (Damansara-Shah Alam Elevated Expressway) will form a direct link to Petaling Jaya and Kuala Lumpur when completed. Even now, Denai Alam’s ideal location is merely an easy 6-km drive away from Kota Damansara and a short distance from PJ’s premier locale for shopping and entertainment, The Curve and IKEA.

Served by a network of highways.

Denai Alam puts you within reach of countless lifestyle possibilities. It literally takes just minutes to be in a realm of exciting venues.

Close to everywhere.
In a world where time seems to move faster and faster, it has never been so important to find a place of calm. Nestled in a quiet precinct, Astella Residences are the epitome of tranquility, space and modernity. These exquisite homes are contemporary, bright and airy with open living spaces. You will appreciate the clean lines and wide expanses of glass that exude timeless aesthetic.
Classic. Yet contemporary.

Stylish designs, soothing colours and limitless opportunities for expression create an aura that exudes timeless elegance, allowing a certain charm that reflects your personal style, taste and preferences.

- A modern architectural theme that emphasizes on light and space
- Contemporary open design concept
- Functional design with strong rectilinear forms
- Extensive terracing creates external relaxation / activity areas

Living spaces are bright and airy with an open-plan concept.
Spacious. Yet cosy

You’ll appreciate the meticulous attention to detail inside and out. The delightfully cosy living spaces embrace sublime sophistication. Your home is truly a statement that heralds your arrival.

- 4 + 1 bedrooms
- Convenient ensuite bathrooms
- Built-up from 4,495 sq ft - 5,165 sq ft
- Spacious roof terraces (Types A, B, D & E)
- Seamless indoor / outdoor spaces

Eco-Friendly and sustainable

Pedestrian walkways, recreational spaces and energy-saving initiatives are standard features at Astella Residences.

- Rainwater harvesting system
- Sun shading devices
- Open design layout to optimize light and ventilation
Site layout plan

- A community of bungalows arranged around a simple loop road.
- Low density – only 46 units.
- Landscaped green buffers envelop much of the site giving the opportunity for some rear facing design bungalows.
An inviting car porch is greeted by water feature and landscaping, creating a strong sense of arrival

A lounge space with water feature between the living hall and car porch allow ample natural daylight into the building

Guest room opens up to an exclusive private mini garden

Living / dining / dry kitchen with breakfast bar area are maximized as a simple through space

Generous family space comes with a courtyard terrace which acts as an external room

Type A | 3-storey bungalow
Built-up: 4,495 sq ft

Contemporary architecture with clean lines and wide expanses of glass.
Type A
3-storey bungalow
Built-up: 4,495 sq ft
Type B 3-storey bungalow
Built-up: 5,165 sq ft

- Double volume living room allows the luxury of openness while maximizing daylight entry and ventilation
- Large openings at living room shaded with aluminium louvers to reduce heat gain
- An open-plan concept on the ground floor complemented with maximum fenestration enhances the visual connection with the exterior
- The top floor is designed to provide flexibility to transform the multi-purpose space into their private leisure entertainment roof-top sanctuary

Design influences with strong rectilinear forms.
Type B  |  3-storey bungalow  
| Built-up: 5,165 sq ft
Type C  2-storey bungalow  
Built-up: 4,560 sq ft

- Rear facing designed bungalow with both living and dining areas aligned at the back of the property to allow for better privacy and distance from the driveway.
- Double volume living room allows the luxury of openness while maximising daylight entry and ventilation.
- Quality space at the guest/multi-purpose room is created by the complementary semi-enclosed private garden.
- The subtle open staircase design connects each floor seamlessly.

Soothing colour combination of earthy colours.
Type C | 2-storey bungalow
Built-up: 4,560 sq ft
Type D  3-storey bungalow  
Built-up: 4,734 sq ft

- This unique design takes advantage of its corner lot feature by opening up to a grand & striking frontage.
- The living and dining areas are wrapped with a series of openings which allow maximum interaction between internal spaces and external landscape.
- A spacious car porch allows for generous parking space without obstructing the living areas.
- A variety of semi-open spaces like terraces, balconies and roof garden are incorporated within parts of the building to create an indoor/outdoor connection.
Premium bungalow occupies a prominent position within the enclave
- This is a variant of the Type A design, distinctively created to occupy a large wide fronted lot.
- Having the same features as Type A, but with the car porch repositioned at the side of the building, to maximize views of the extensive garden.
- The large car porch easily accommodates up to 4 cars.

Type E | 3-storey bungalow
Built-up: 4,889 sq ft
Type E | 3-storey bungalow
Built-up: 4,889 sq ft

Ground Floor
- GUEST / MULTI-PURPOSE ROOMMAID
- WET KITCHEN
- YARD
- 4 BATHS
- LOUNGE/TEA/READING
- FOYER
- POND
- CAR PORCH
- LIVING HALL
- DINING
- DRY KITCHEN
- TERRACE 1
- STAIR UP
- POWDER ENTRANCE
- DRIVEWAY
- A/C
- RAIN WATER HARVESTING TANK
- BEDROOM 1
- BEDROOM 2
- FAMILY AREA
- COURTYARD
- STAIR DN
- MASTER BEDROOM
- MASTER BATH
- R.C FLAT ROOF

First Floor
- GUEST / MULTI-PURPOSE ROOMMAID
- WET KITCHEN
- YARD
- 4 BATHS
- LOUNGE/TEA/READING
- FOYER
- POND
- CAR PORCH
- LIVING HALL
- DINING
- DRY KITCHEN
- TERRACE 1
- STAIR UP
- POWDER ENTRANCE
- DRIVEWAY
- A/C
- RAIN WATER HARVESTING TANK
- BEDROOM 1
- BEDROOM 2
- FAMILY AREA
- COURTYARD
- STAIR DN
- MASTER BEDROOM
- MASTER BATH
- R.C FLAT ROOF

Second Floor
- GUEST / MULTI-PURPOSE ROOMMAID
- WET KITCHEN
- YARD
- 3 BATHS
- LOUNGE/TEA/READING
- FOYER
- POND
- CAR PORCH
- LIVING HALL
- DINING
- DRY KITCHEN
- TERRACE 1
- STAIR UP
- POWDER ENTRANCE
- DRIVEWAY
- A/C
- RAIN WATER HARVESTING TANK
- BEDROOM 1
- BEDROOM 2
- FAMILY AREA
- COURTYARD
- STAIR DN
- MASTER BEDROOM
- MASTER BATH
- R.C FLAT ROOF

Planter box
Void over courtyard below
A/C below
Specifications

The quality that befits a stately bungalow
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FOR ENQUIRIES, PLEASE CALL OR VISIT US AT:
Gallery opens daily from 9.30am - 6.30pm (including Public Holidays)

GPS Coordinates: 3.155482, 101.518198

Tel: 03-7839 3939  |  Fax: 03-7842 5899

Astellia•No of units: 15 & 31• Type : 2 & 3-Storey Bungalow • Expected Date of Completion: September 2015 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer’s License No.: 6427-63/08-2015/0454 • Validity: 14/08/2013-13/08/2015 • Advertising & Sales Permit No.: 6427-63/08-2015/0454 • Validity: 14/08/2013-13/08/2015 • Appropriate Authority which Approves the Building Plans: Majlis Bandaraya Shah Alam • Ref No.: MBSA/BGN/BB/600-1(PS)/SEK.U16/0320-2012 • Developed by: Sime Darby Property Bhd. (15631-P), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: 2-storey: RM 2,400,888 (min) – RM 3,913,888 (max) • 3-storey: RM 2,512,888 (min) – RM 5,904,888 (max) • 7% Bumiputera Discount (Quota applies)

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As part of our on-going efforts toward a sustainable future, this brochure was printed on paper that used environmental-friendly manufacturing processes.