

*Denai Alam*



2 & 3-storey bungalows

1 800 88 1118  
[www.simedarbyproperty.com](http://www.simedarbyproperty.com)







## Experience the tradition of the yesteryears.

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 Mutiara Damansara & Mont Kiara

Approx. 6km to Kota Damansara

Approx. 20 km to NKVE Damansara toll

Next to a private & international school

Next to Monterez & KGSAS Golf Courses

Close to Subang Skypark

Denai Alam

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.

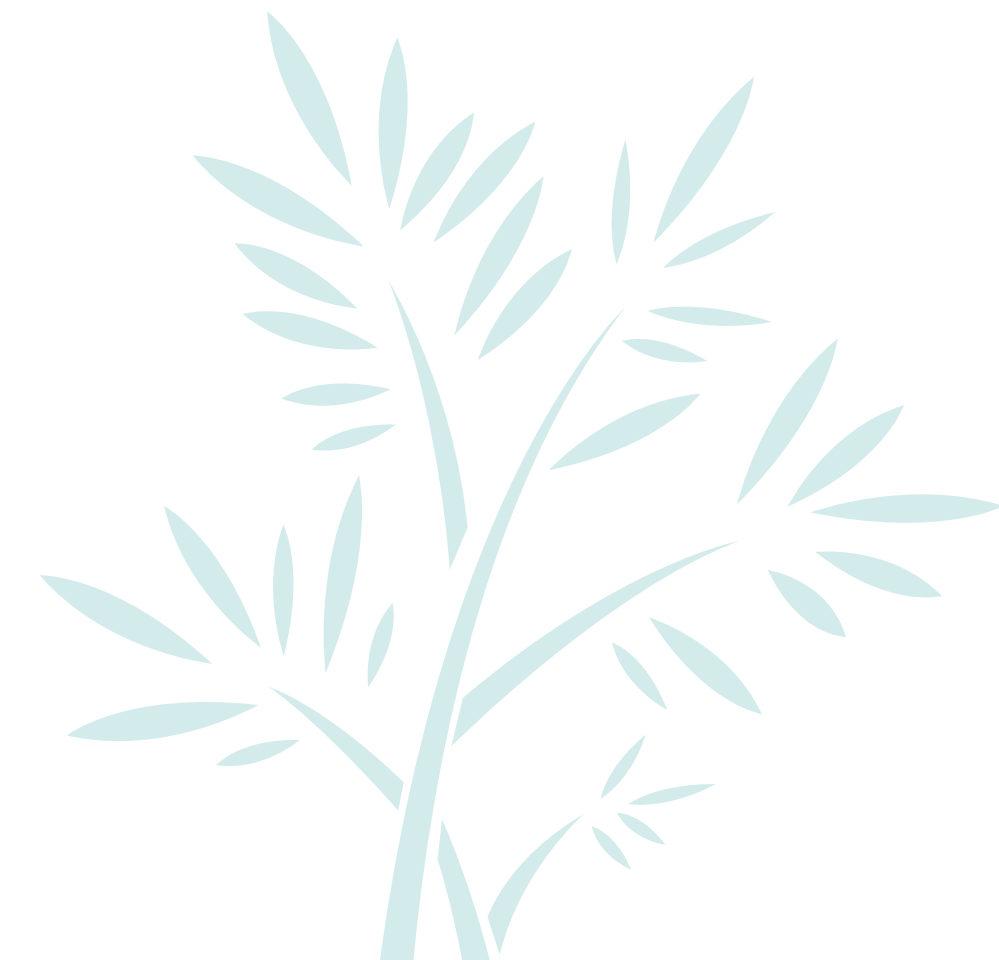
This trans-urban township stays connected to the world outside via various highways; GCE, NKVE, Shah Alam Expressway and North-South Central Link, while the proposed DASH (Damansara-Shah Alam Elevated Expressway) will form a direct link to Petaling Jaya and Kuala Lumpur when completed. Even now, Denai 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.





## Calm. Spacious. Private.

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, Astellia 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.



The well-equipped games room provides ample opportunities to work out or recharge.

## 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 Astellia 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.



| LEGEND:   |            |
|---|------------|
| <span style="display:inline-block; width:10px; height:10px; background-color:#c8e6c9;"></span>                  | 2-storey   |
| <span style="display:inline-block; width:10px; height:10px; background-color:#8bc34a;"></span>                  | 3-storey   |
| <span style="display:inline-block; width:10px; height:10px; border:1px solid black; border-radius:50%;"></span> | Unit No.   |
| J3-001  | Lot No.    |
| YY  | House Type |

# Master site plan



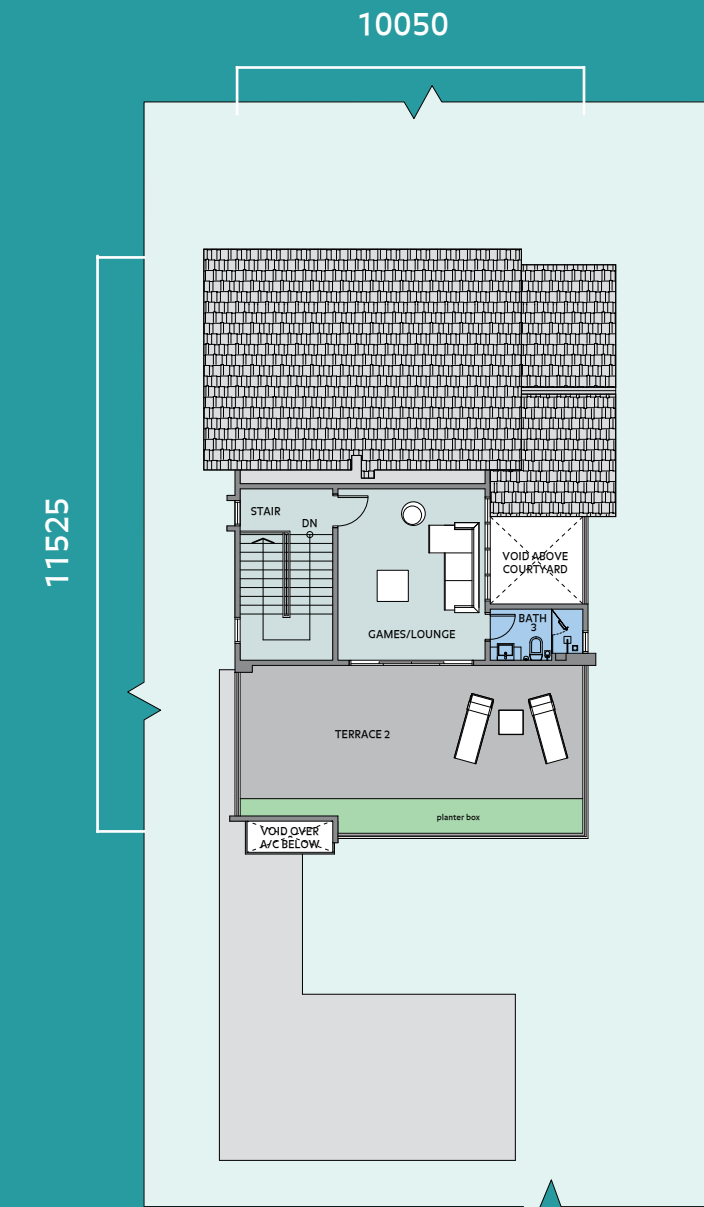
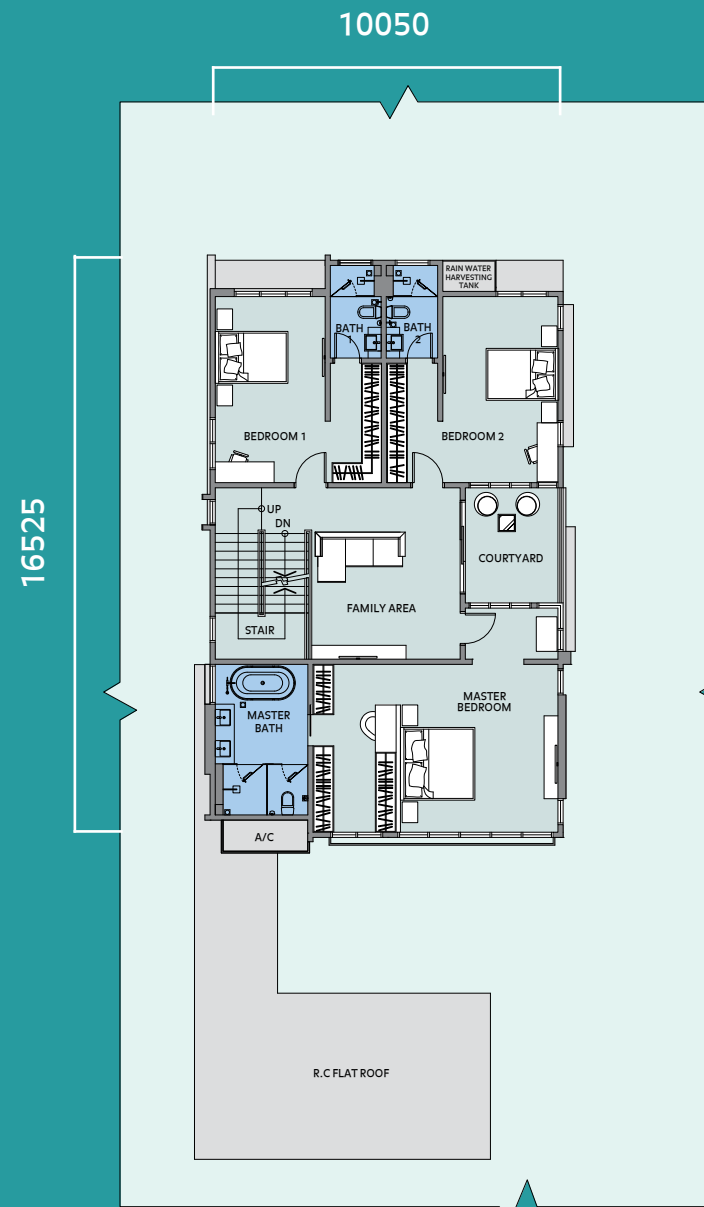
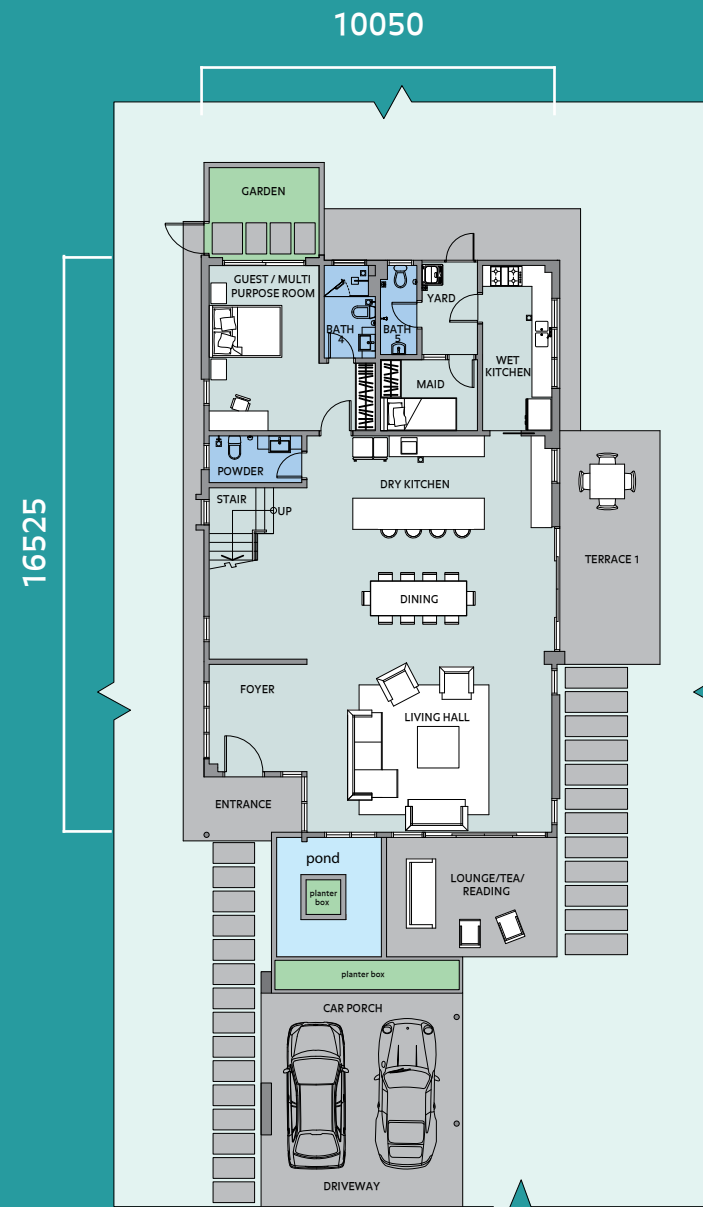


Contemporary architecture with clean lines and wide expanses of glass.

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

- 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



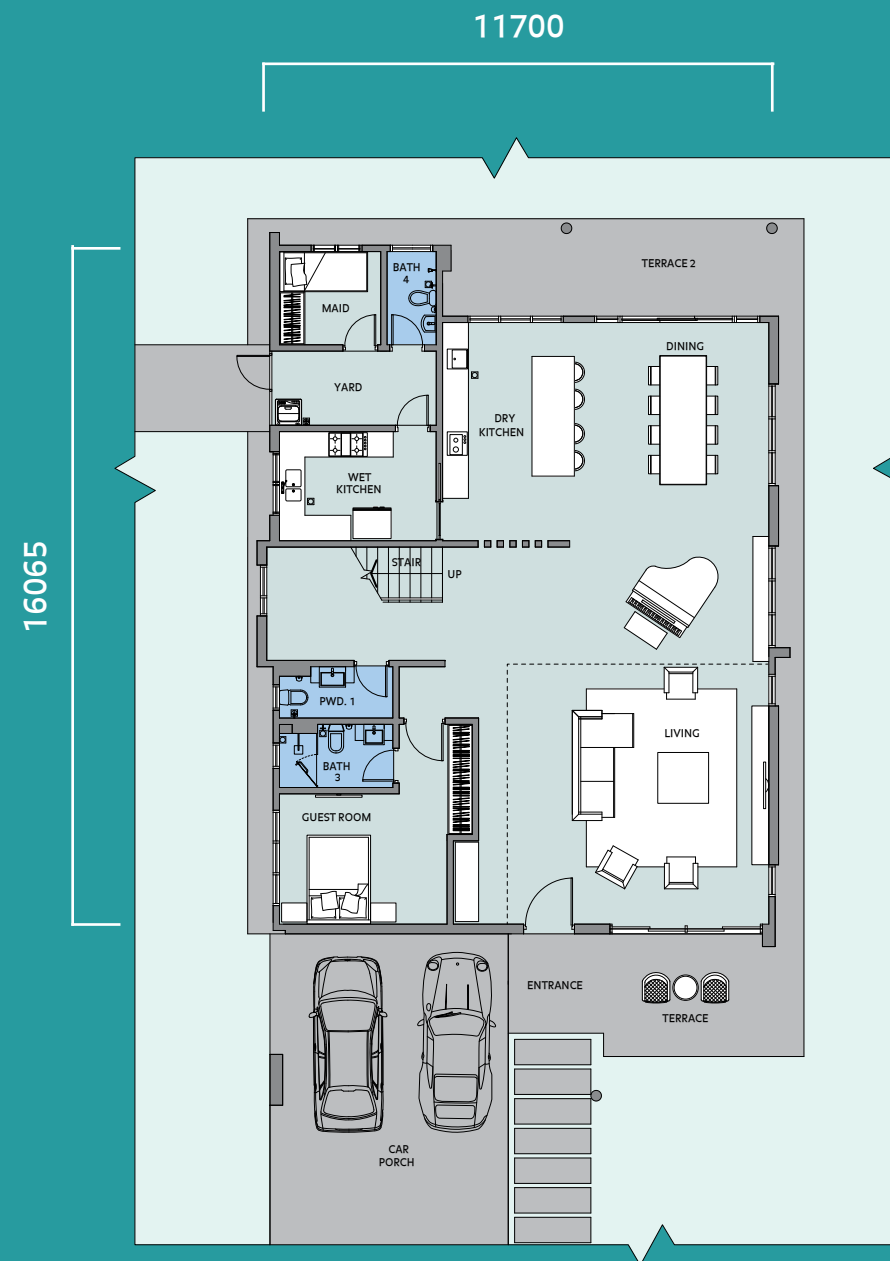
## Type B | 3-storey bungalow Built-up: 5,165 sq ft

- Double volume living room allows the luxury of openness while maximising 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

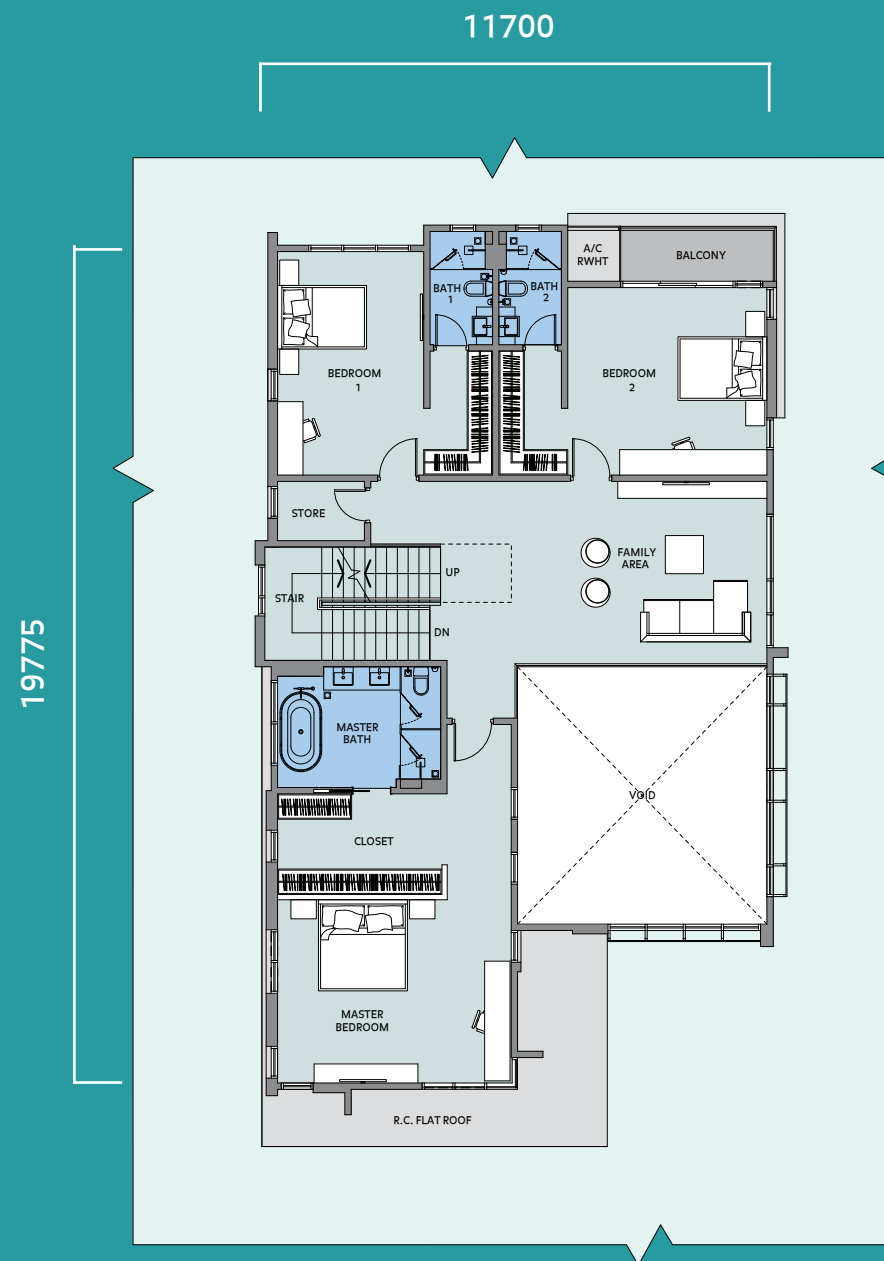


Design influences with strong rectilinear forms.

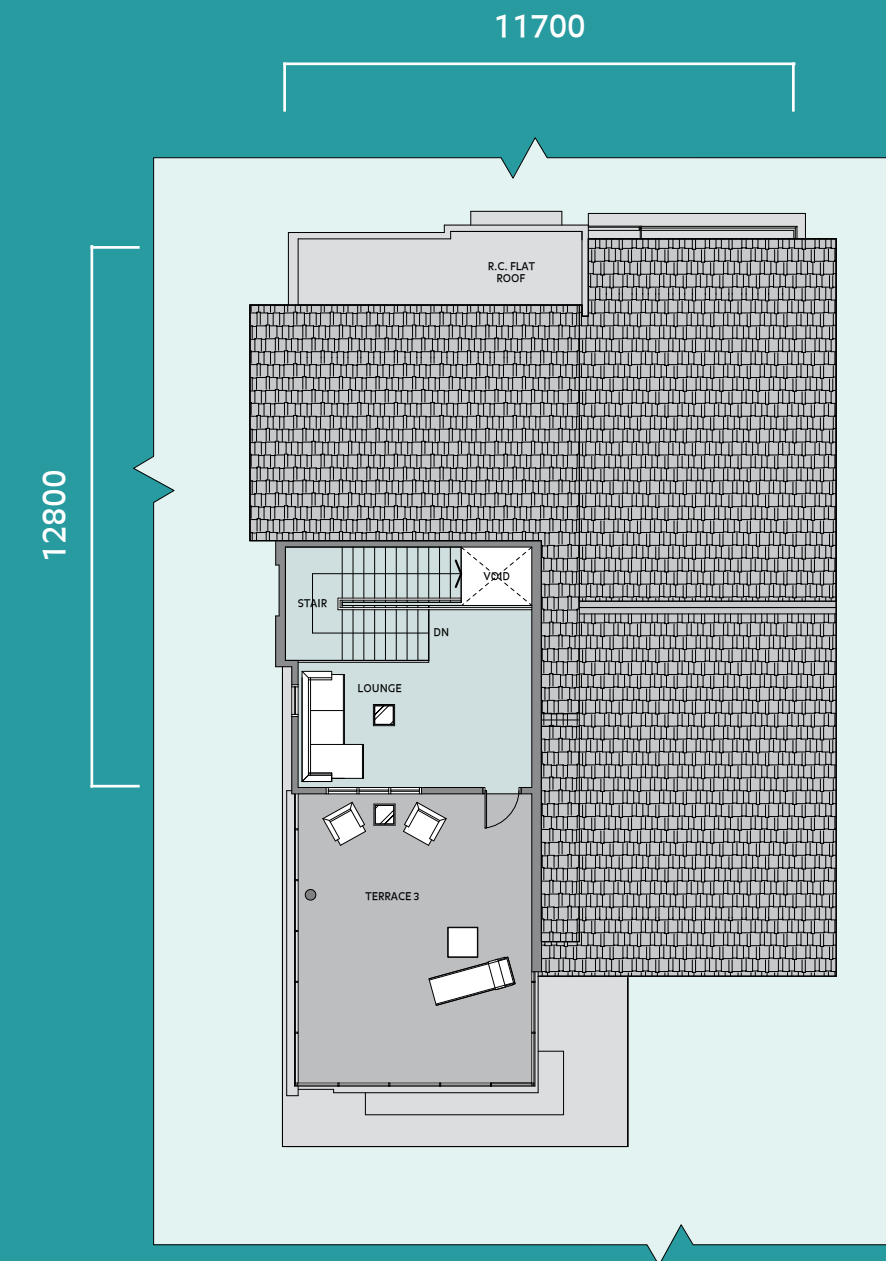
Type B | 3-storey bungalow  
Built-up: 5,165 sq ft



Ground Floor



First Floor



Second Floor

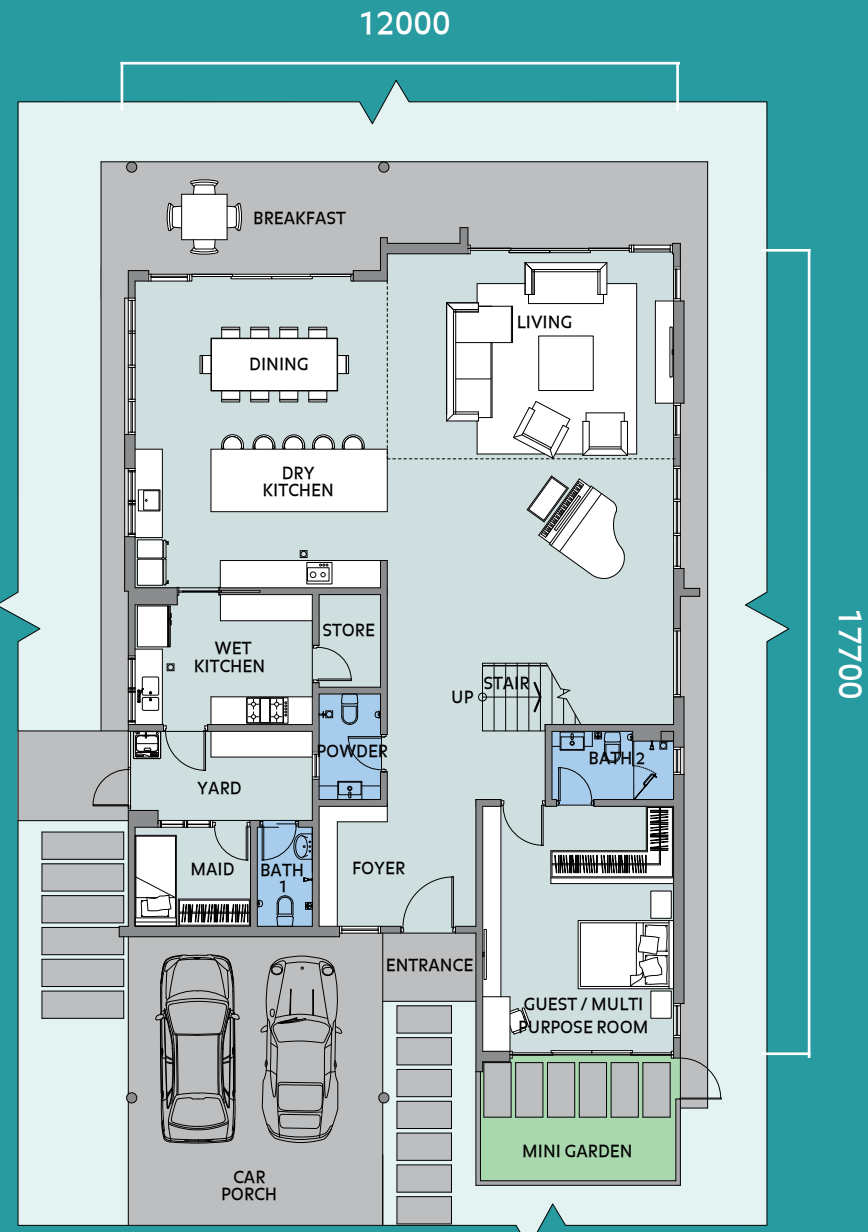


Soothing colour combination of earthy colours.

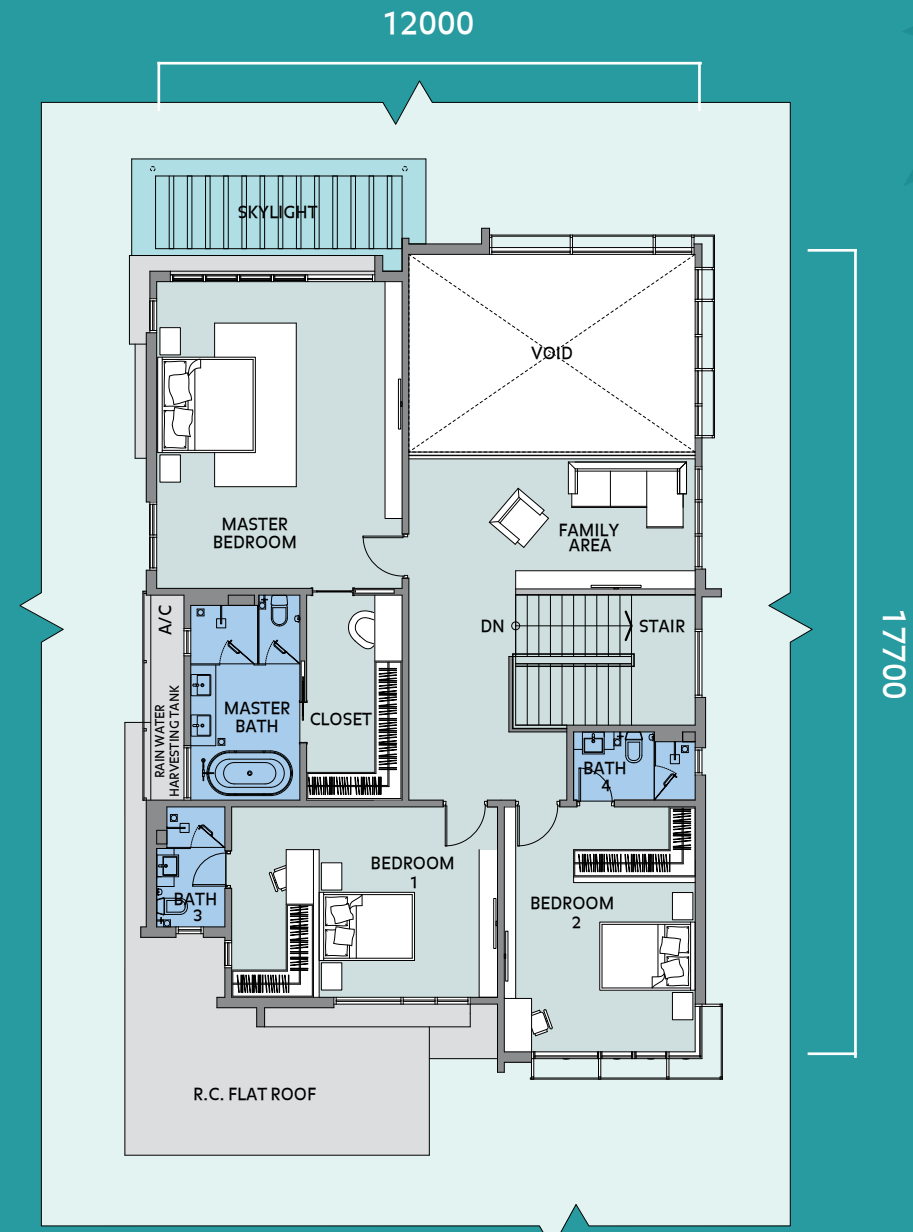
## Type C | 2-storey bungalow Built-up: 4,560 sq ft

- 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

Type C | 2-storey bungalow  
Built-up: 4,560 sq ft



Ground Floor



First Floor

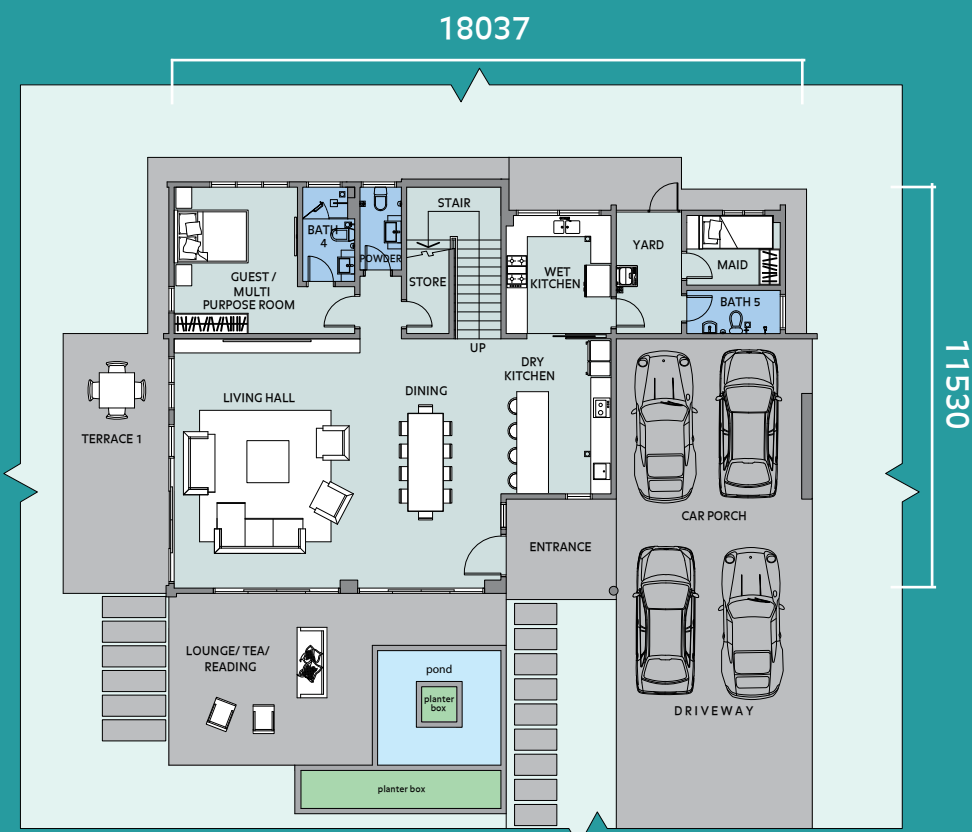
## Type D | 3-storey bungalow Built-up: 4,734 sq ft

- 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

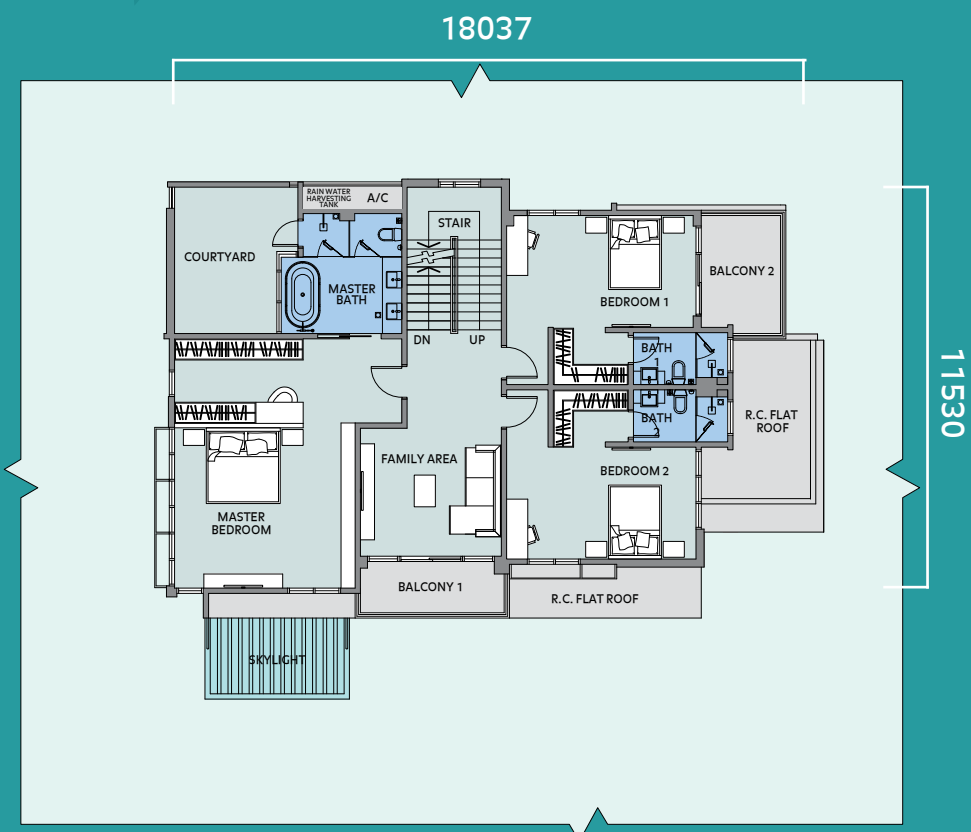


Modern architectural theme emphasising on light and space.

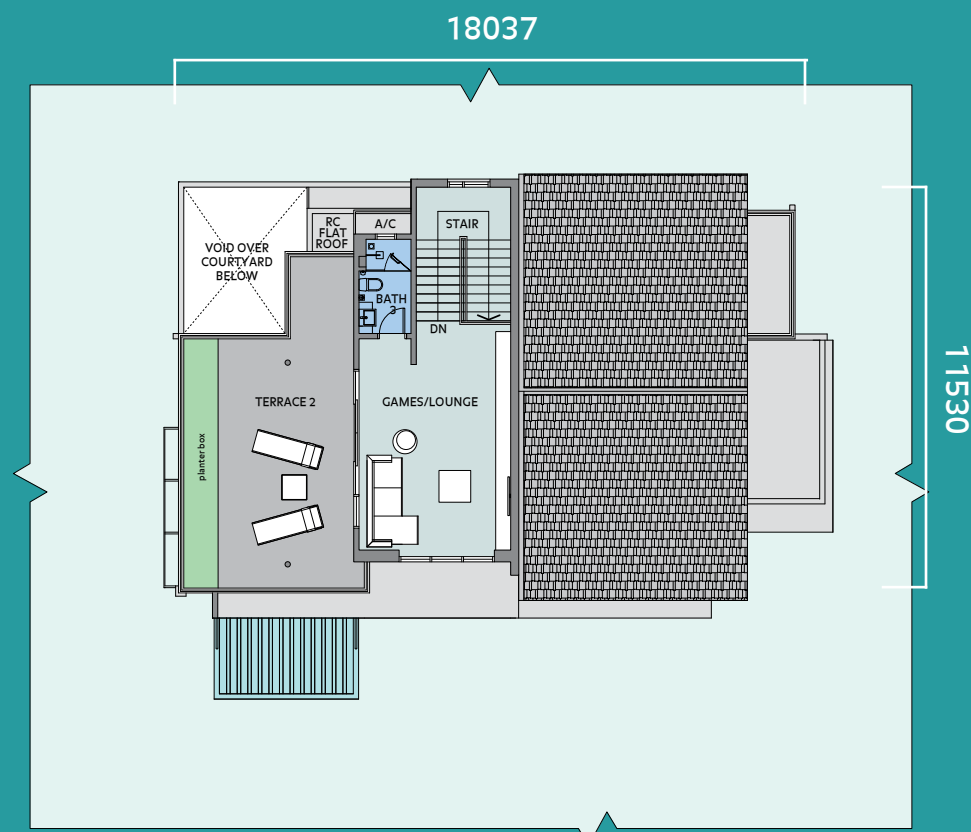
Type D | 3-storey bungalow  
Built-up: 4,734 sq ft



Ground Floor



First Floor



Second Floor

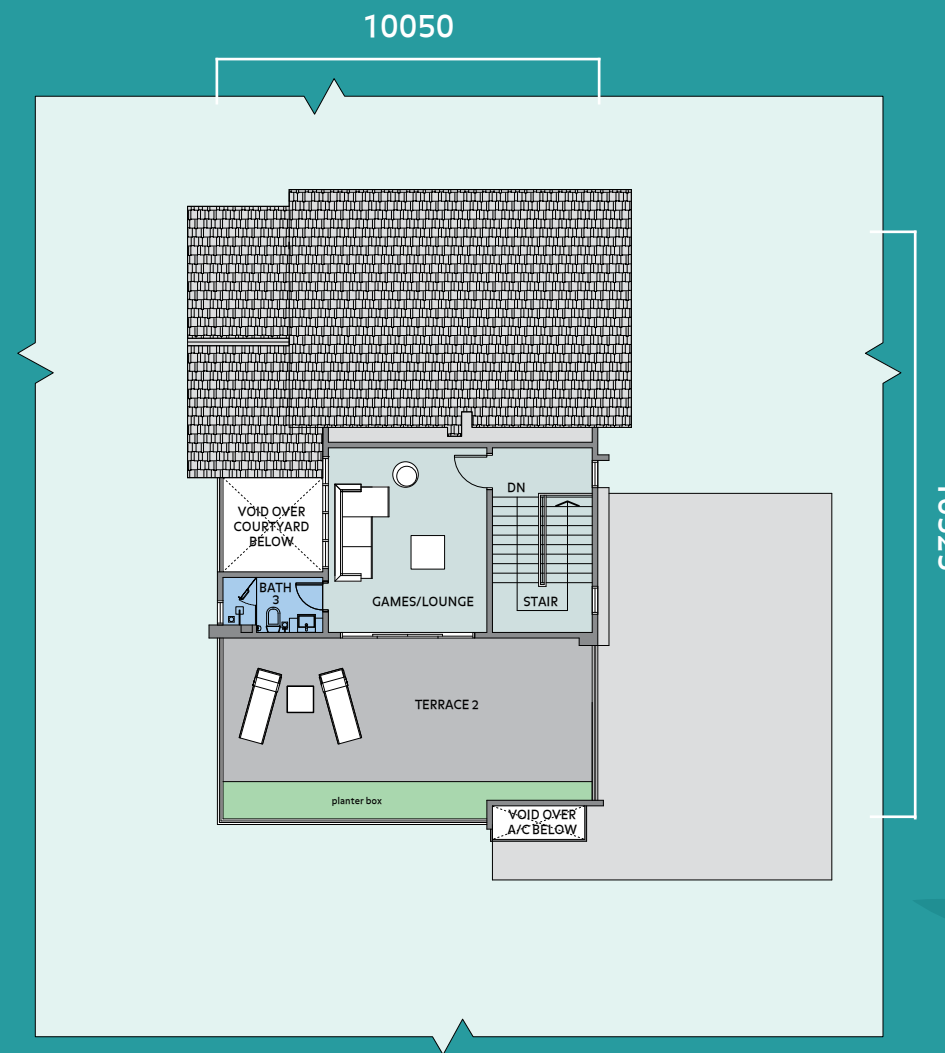
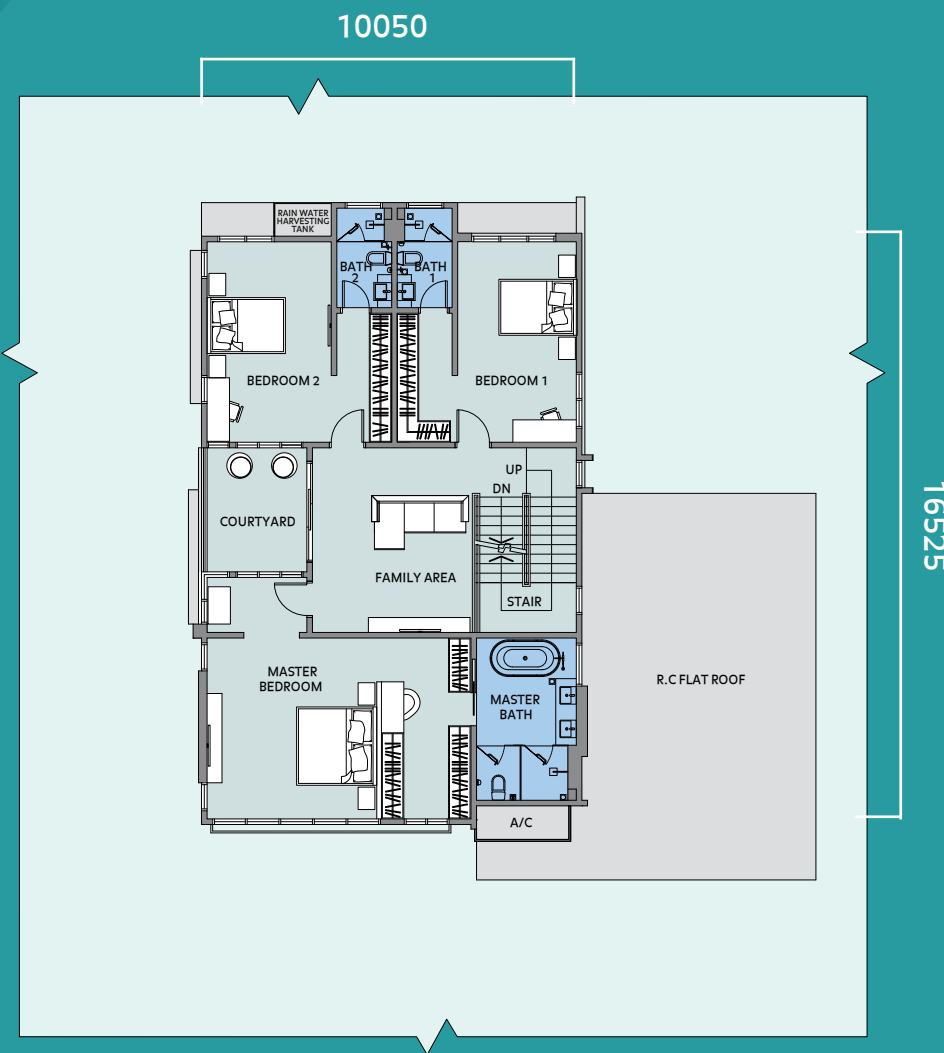
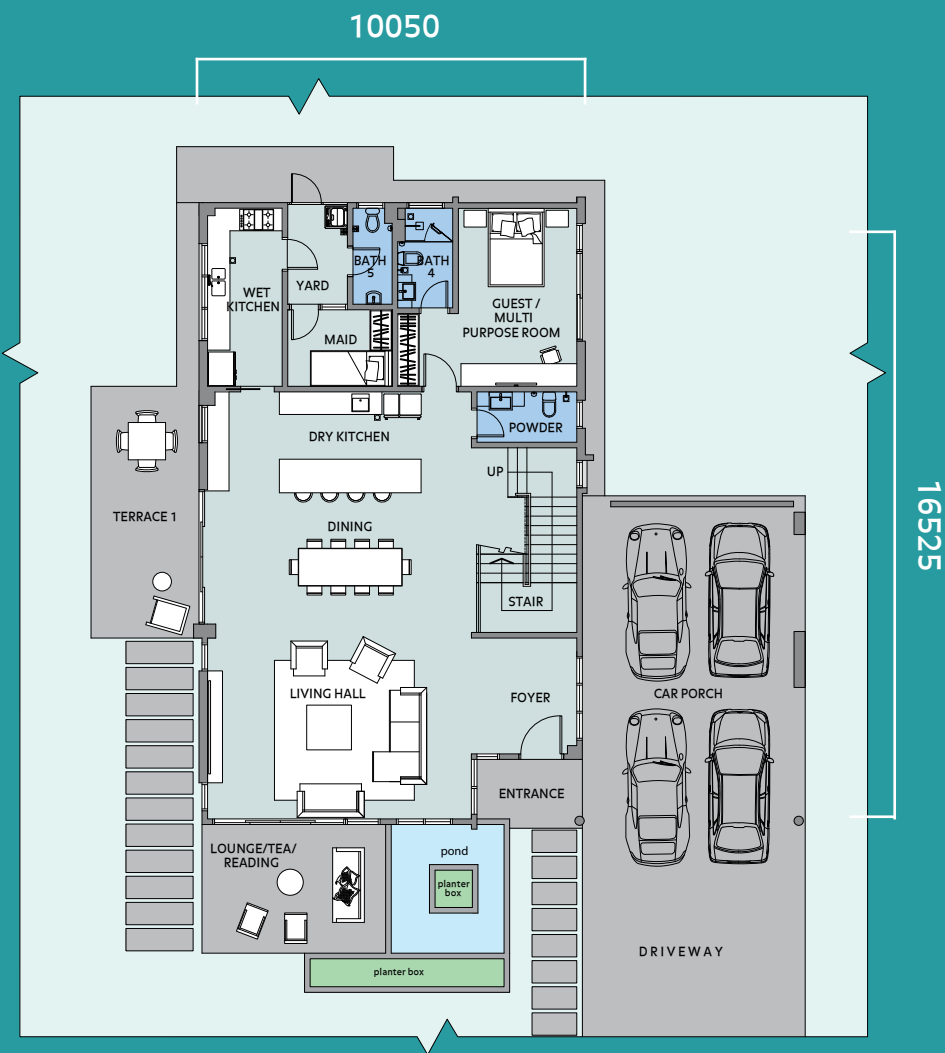


Design influences with strong rectilinear forms.

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

- 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





## Specifications

The quality that befits  
a stately bungalow

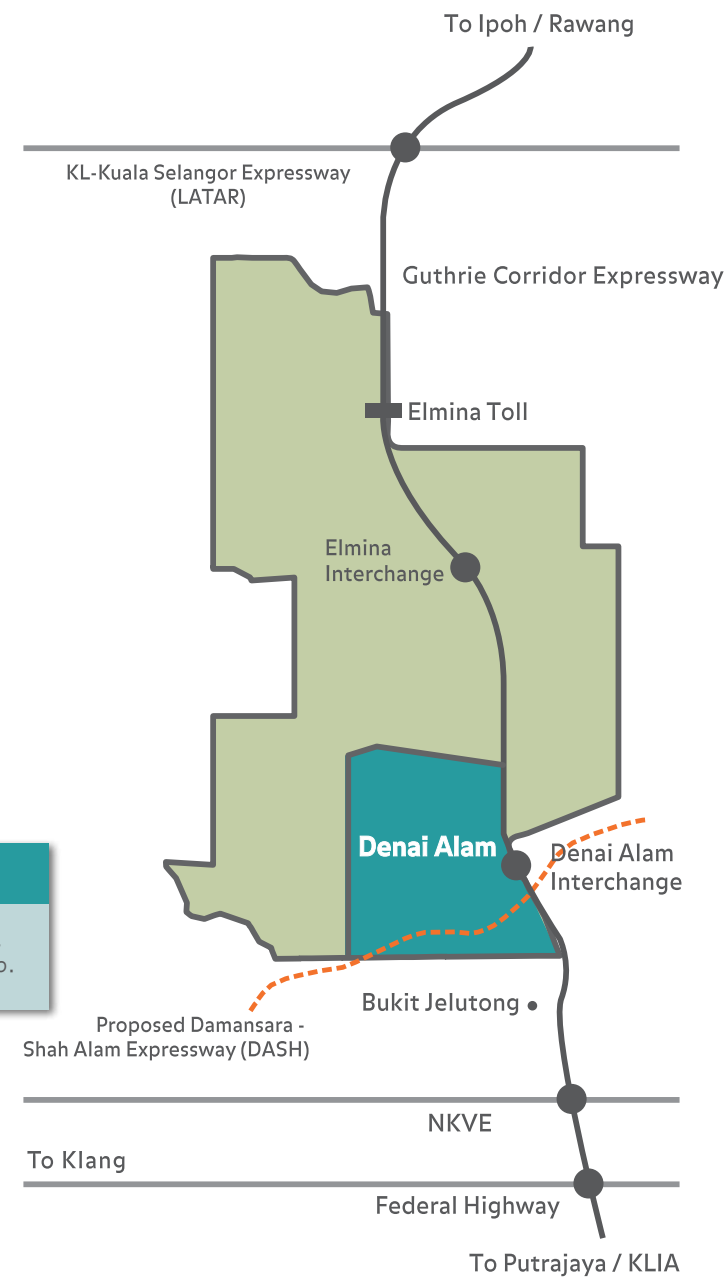
|  |  |
|--|--|
| <b>Structure</b>   | : Reinforced Concrete Structure Frame                        |
| <b>Wall</b>  | : Clay Brick   |
| <b>Roof Covering</b>   | : Concrete Roof Tile/Flat Roof                               |
| <b>Roof Framing</b>  | : Quality Roof System  |
| <b>Ceiling</b>   | : Plaster Board Ceiling/Skim Coat                            |
| <b>Windows</b>   | : Aluminium Frame Glass Panel                                |
| <b>Doors</b>   |  |
| Main Entrance  | : Solid Timber Door  |
| Other Doors  | : Engineered Timber Door/ Flush Door/Aluminium Frame Sliding |
| <b>Ironmongeries</b>   | : Locksets with Accessories                                  |
| <b>Wall Finishes</b>   |  |
| External Walls   | : Weather Coat Paint   |
| Internal Walls   | : Emulsion Paint   |
| Kitchen  | : Porcelain Tiles  |
| Master Bath, Powder, Guest Bath & Common Bath                            | : Porcelain Tiles  |
| Maid Bath  | : Porcelain Tiles  |
| <b>Floor Finishes</b>  |  |
| Driveway   | : Stamped Concrete   |
| Car Porch & Entrance   | : Homogeneous Tiles  |
| Foyer (For Types A, C & E)   | : Porcelain Tiles  |
| Living Hall, Dining, Dry Kitchen, Wet Kitchen & Guest/Multi-purpose Room | : Porcelain Tiles  |
| Family Area, Master Bedroom, Common Bedroom                              | : Timber Flooring  |
| Master Bath, Powder, Guest Bath & Common Bath                            | : Porcelain Tiles  |
| Maid Room & Maid Bath  | : Porcelain Tiles  |
| Staircase  | : Timber Flooring  |
| Yard & Store (For Types B, C & D)  | : Porcelain Tiles  |
| Terrace (For Types A, B, D & E)  | : Homogenous Tiles   |
| Courtyard (For Types A, D & E)   | : Homogenous Tiles   |
| Lounge/Tea/Reading (For Types A, D & E)                                  | : Homogenous Tiles   |
| Lounge/Games (For Types A, D & E)  | : Timber Flooring  |
| Lounge (For Type B)  | : Timber Flooring  |
| Pond (For Types A, D & E)  | : Homogenous Tiles   |
| Balcony (For Types B & D)  | : Homogenous Tiles   |
| Breakfast (For Type C)   | : Homogenous Tiles   |

|  |  |               |               |               |               |
|--|--|---------------|---------------|---------------|---------------|
| <b>Sanitary Plumbing Fittings</b>                |  |               |               |               |               |
| Kitchen (Wet & Dry)                              | : Sink with Tap  |               |               |               |               |
| Master Bathroom                                  | : Wash Basin, Shower Screen, Water Closet, Hand Bidet, Toilet Roll Holder, Shower Rose & Long Bath |               |               |               |               |
| Powder   | : Water Basin, Water Closet, Hand Bidet & Toilet Roll Holder                                       |               |               |               |               |
| Guest Bath & Common Bath                         | : Wash Basin, Water Closet, Hand Bidet, Toilet Roll Holder, Shower Rose & Shower Screen            |               |               |               |               |
| Maid Bath  | : Wash Basin, Water Closet, Hand Bidet, Soap Dish, Toilet Roll Holder & Shower Rose                |               |               |               |               |
| Yard, Car Porch, Refuse Compartment & Garden     | : Tap  |               |               |               |               |
| <b>Electrical Installation</b>                   | <b>Type A</b>  | <b>Type B</b> | <b>Type C</b> | <b>Type D</b> | <b>Type E</b> |
| Lighting Point                                   | 67   | 69            | 65            | 74            | 67            |
| 13A Power Point                                  | 45   | 43            | 48            | 45            | 45            |
| 15A Power Point                                  | 4  | 3             | 3             | 4             | 4             |
| 15A Water Pump Point                             | 1  | 1             | 1             | 1             | 1             |
| Ceiling Fan Point                                | 9  | 10            | 8             | 9             | 9             |
| Air-Condition Point                              | 9  | 9             | 8             | 9             | 9             |
| Water Heater Point                               | 2  | 2             | 2             | 2             | 2             |
| Door Bell Point                                  | 1  | 1             | 1             | 1             | 1             |
| Auto Gate Point                                  | 1  | 1             | 1             | 1             | 1             |
| T.V Point  | 7  | 6             | 6             | 7             | 7             |
| Telephone Point                                  | 3  | 3             | 3             | 3             | 3             |
| Data Point                                       | 4  | 3             | 3             | 4             | 4             |
| CCTV Camera Point                                | 4  | 4             | 4             | 4             | 4             |
| Basic Alarm System                               | 1  | 1             | 1             | 1             | 1             |
| <b>Internal Telephone Trunking &amp; Cabling</b> | : Concealed  |               |               |               |               |
| <b>Fencing</b>                                   | : Low Brick Wall with M.S Bar  |               |               |               |               |
| <b>Miscellaneous</b>                             | : Letter Box<br>: Refuse and Service Compartment   |               |               |               |               |

# Location Map

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 within a sustainable and integrated township.

**DASH Expressway**  
The proposed new highway link to KL & PJ is right at Denai Alam's doorstep.



## FOR ENQUIRIES, PLEASE CALL OR VISIT US AT:

Denai Alam Gallery, Persiaran Metafasa, Seksyen U16,  
Denai Alam, 40160 Shah Alam, Selangor.  
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(P5)/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)

All illustrations are artist's impression only. The information herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot form part of an offer or contact.

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