



ADENIA

2-STOREY TERRACE HOMES
22' x 75'



Puncak Bestari²

Live life, Naturally



SITE LAYOUT PLAN

Designed For Your Needs

Community-friendly features designed for family outdoor time such as leisure stroll, children's playground and safe walkways.



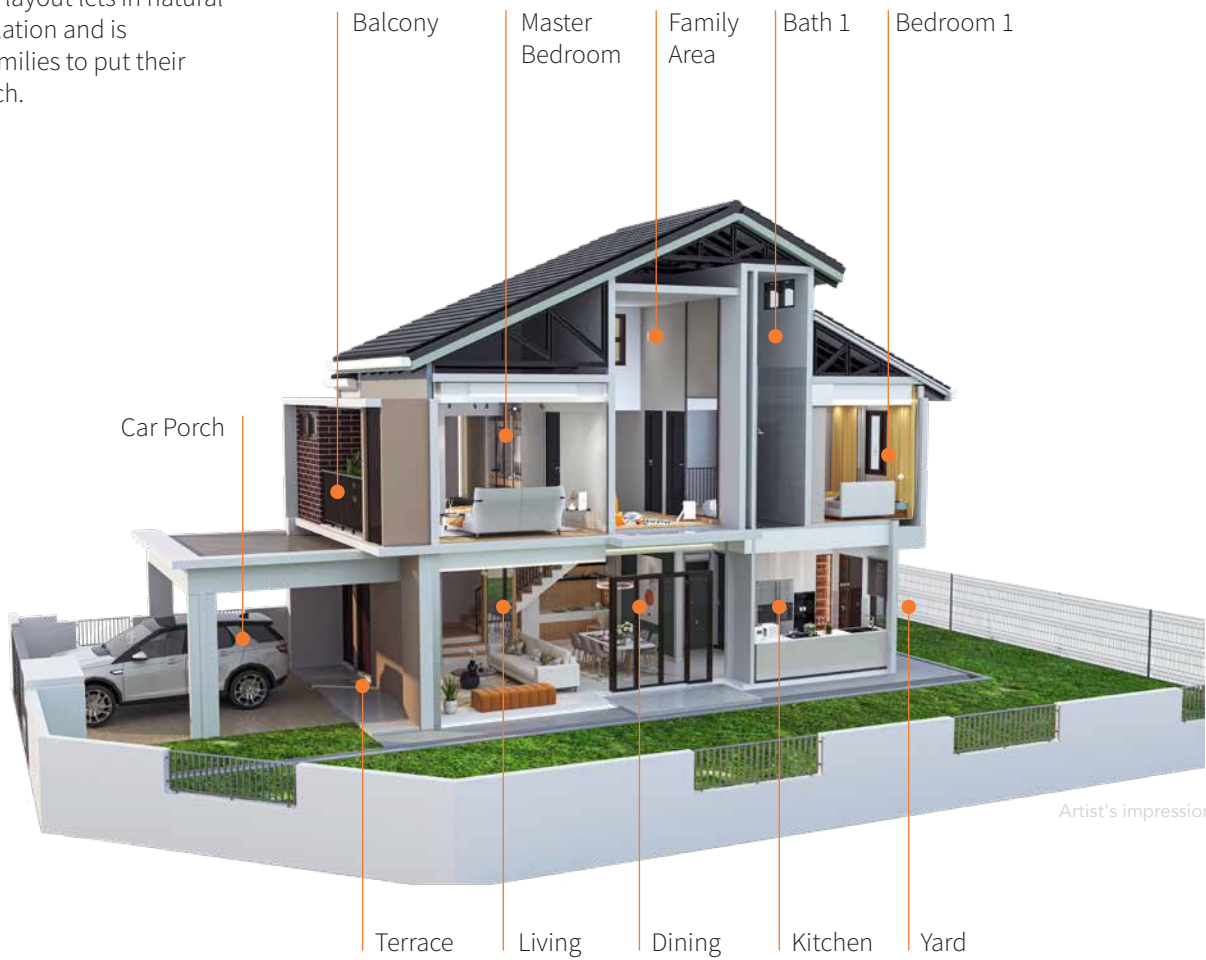
Artist's impression



CROSS SECTION

Centered Around Your Needs

The open plan layout lets in natural sunlight, ventilation and is practical for families to put their individual touch.



Nature and Tranquility Awaits

Adenia homes are designed with you in mind, to achieve your ideal home with the arrangement you imagine. Inspiring the way you live, work, learn and play as you discover fresh new ideas for utilising your living space. Maximise the use of space for your practical needs.



Experience a lifestyle surrounded by lush landscaped gardens, secure surroundings and communal living amenities optimised for you.



Located in
Matured
Township



Low
Density
Development



Harmonious
Community
Lifestyle



Healthy
Recreational
Space



Easy Access to
Major Highway



Artist's Impression

GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

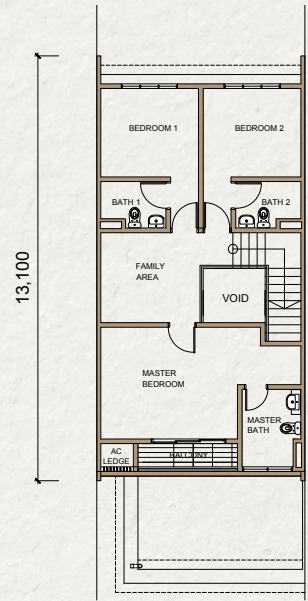
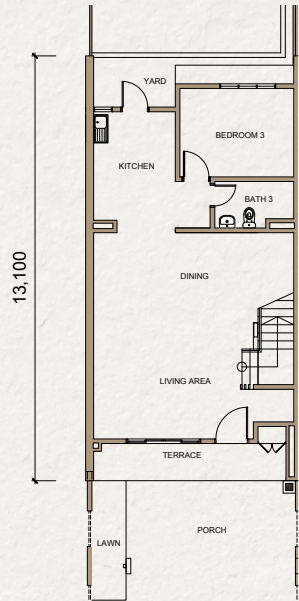
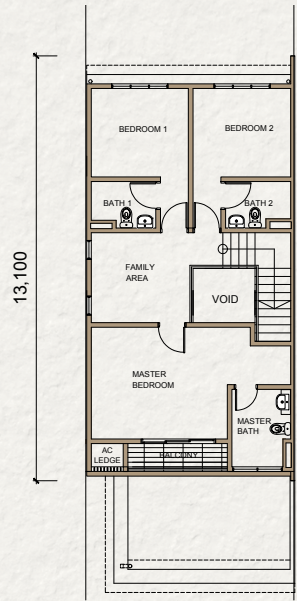
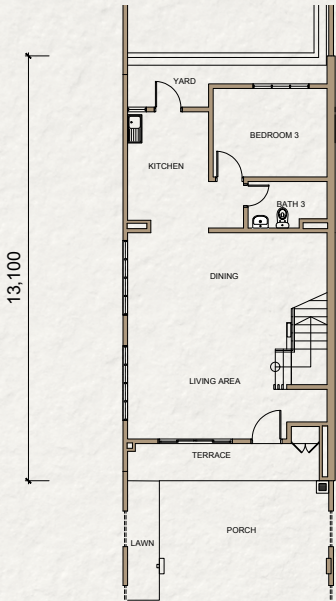
FIRST FLOOR

6,710

6,710

6,710

6,710



END UNIT ~ 18 Units

INTERMEDIATE UNIT ~ 83 Units



Built-up Area : 1,800 sq.ft.



4 Bedrooms



Built-up Area : 1,800 sq.ft.



4 Bedrooms



Land Area : 1,650-2,400 sq.ft.



4 Bathrooms

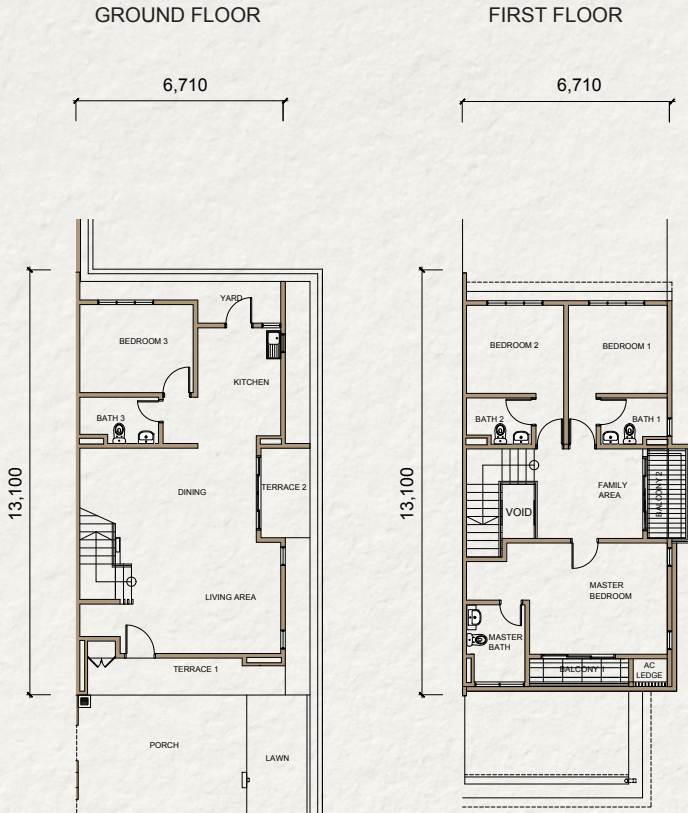


Land Area : 1,650 sq.ft.



4 Bathrooms





Artist's impression
[3D Virtual Tour](#)

CORNER UNIT ~ 6 Units

- Built-up Area : 1,960 sq.ft.
- 4 Bedrooms
- Land Area : 3,300-3,850 sq.ft.
- 4 Bathrooms

Structure	:	Reinforced Concrete
Wall	:	Masonry Wall
Roof Covering	:	Roof Tiles / RC Flat Roof / Rolled Shingles
Roof Framing	:	Metal Frame / Reinforce Concrete
Ceiling	:	Skim Coat / Plaster Ceiling
Window	:	Glass Window with Aluminium Frame
Doors	Main Entrance	: Solid Door with Metal Frame
	Other doors	: Flush Door with Metal Frame
		: Glass Sliding Door with Aluminium Frame
Ironmongery	:	Lockset with Accessories
Wall Finishes	General	: Plaster and Paint
	External Feature Wall	: Tiles
	Master Bathroom, Bathroom 1,2 & 3	: Tiles
	Kitchen	: 1500mm Tiles, Plaster and Paint
Floor Finishes	Living & Dining	: Tiles
	Kitchen	: Tiles
	Master Bedroom, Bedroom 1,2 & 3	: Laminated Timber
	Guest Room	: Tiles
	Family	: Laminated Timber
	Staircase	: Laminated Timber
	Master Bathroom, Bathroom 1,2 & 3	: Tiles
	Balcony	: Tiles
	Terrace	: Tiles
	Car Porch	: Concrete Imprint
	Yard	: Cement Render

Sanitary Plumbing	Kitchen	:	Sink with Tap		
Fittings	Master Bathroom, Bathroom 1,2 & 3	:	Sanitary Wares and Fittings		
	Yard	:	Tap		
	Car Porch	:	Tap		
Electrical Installation		Corner	Intermediate	End	
	Light Point	:	23	21	21
	Fan Point	:	7	7	7
	Autogate Point	:	1	1	1
	Bell Point	:	1	1	1
	Power Point (13A)	:	24	24	24
	A/C Power Point	:	4	4	4
	Water Heater Power Point	:	3	3	3
	TV Point	:	3	3	3
	Telephone Point	:	1	1	1
	Distribution Board	:	1	1	1
	TNB Metering Panel	:	1	1	1
Fencing		:	Masonry Wall / Mild Steel Railing and Gate		
Miscellaneous		:	1 No. Fire Extinguisher (Dry Powder), Letter Box, Refuse, Water and TNB Meter Compartment		

Family Convenience at Your Doorstep

Puncak Bestari 2 is strategically located between mature and growing townships. The area offers a number of family-friendly amenities and its strategic location next to the highway makes it easily accessible.



PROVIDING YOUR CHILDREN WITH A BRIGHT FUTURE

Easy access to nearby schools (SK Puncak Alam and SMK Puncak Alam) and higher learning institutions (UiTM Puncak Alam campus).



PROVIDING HEALTHCARE & WELL-BEING FOR YOUR FAMILY

Your family's health and safety is covered by nearby medical centres (UiTM Private Specialist Centre), clinics and police station.



PROVIDING FOR YOUR DAILY NEEDS

Just a stone's throw away are hypermarkets, grocers, banks, and many other businesses.



CONNECTIVITY

- LATAR Highway
- Guthrie Corridor Highway
- DASH Highway
- Jalan Meru
- Jalan Kuala Selangor
- West Coast Expressway



VISIT OUR SALES GALLERY

Operating Hours : 10am - 5pm

WAZE

Puncak Bestari 2, Sales Gallery
(Worldwide Property)

A Prestigious Development by



Worldwide Property Management Sdn Bhd
Mercu Worldwide
No. 7, Persiaran Sukan, Laman Seri Business Park,
Seksyen 13, 40100, Shah Alam,
Selangor Darul Ehsan

03-9212 0414
worldwideproperty.com.my



All illustration are artist's impression only. The information contained 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 of an offer or contract.

Pemaju : Worldwide Holdings Berhad (6430-FJ) Mercu Worldwide, Laman Seri Business Park, Persiaran Sukan, Seksyen 13, 40100 Shah Alam, Selangor • No. Lesen Pemaju: 5610/03-2028/0465(A) • Tempoh Sah : 21/03/2028 • No. Permit Iklan & Jualan: 5610-29/06-2025/0697(N)-01 • Tempoh Sah 13/6/2023 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan : Majlis Perbandaran Kuala Selangor - No. Rujukan Pelan Bangunan: MPKS 20011/280/4/12/2022-07 • Pegangan Tanah : Pajakan 99 tahun (Tamat pada: 5 September 2116) • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan setelah mendapat kebenaran Pihak Berkuasa Negeri • Bebanan Tanah: Tiada • Tarikh dijangka siap: Januari 2025 • Adenia • Rumah Teres Dua Tingkat • Jumlah Unit: 107 • Harga Jualan: RM791,700 (min.) - RM1,942,450 (maks.)

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA