

# HALYA II

2 Storey Terrace Homes

Stay  Inspired

DAUNAN  
WORLDWIDE  
ALAM PERDANA



# There is Seriously No Place Like Home

Rediscover a new way of living in the latest Halya II @ Daunan Worldwide, Alam Perdana. These ideal starter homes feature practicality at its best, where you get to fulfill any type of layout you can imagine. Aspire to inspire the way you live, work, learn and play when you discover fresh new ideas in maximising space utilisation that is brought to the fore.

Halya II is designed specifically for the newly weds, young families and the nest leavers where, maximum space utilisation and practicality are important factors.





### Home Office

For more private home office needs, remodel the ground-floor bedroom 4 into a productive business space, equipped with a mini yard garden and a bathroom for that much needed escape or a quick break, uninterrupted. Just make sure you have a door sign ready.



### Multi-functional Space

Now that so many daily norms are confined indoors, a greater array of activity space, flexibility and adaptability is required. Be it quickly flipping an area from a virtual learning hub into a social content creation space or an area to bond, Halya II stands ready to provide.



### Recreational Extension

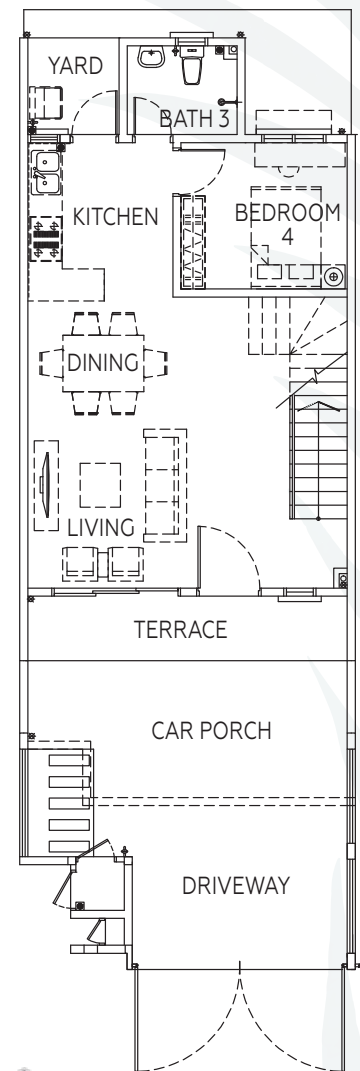
Access to the outdoors is valuable in these vulnerable times, so it is important to carve out some landscape for a refreshing, bright and airy escape. Repurpose your car porch with a wading pool on sunny days, or perhaps an al-fresco dining experience to indulge your BBQ cravings! Enjoy basking under the stars from the comfort of your private balcony. Build a mini camp site and lead your little ones on an exciting bedtime adventure.






*Open layout enables more flexibility in space usage*




# The Flexible and Practical Home You Definitely Need

By understanding how to transform traditional concepts, we better prepare to live, learn, work and play in a single location. The beauty of an open layout is that it is designed to be just that – OPEN. Keep a watchful eye on the little one in the living area whilst you busy yourself in the kitchen or home office. A truly inclusive design.



## Cross Section

-  Home Office
-  Multi-functional Space
-  Recreational Extension

-  Type A
-  Type B
-  Type C



# Site Layout Plan



Legend

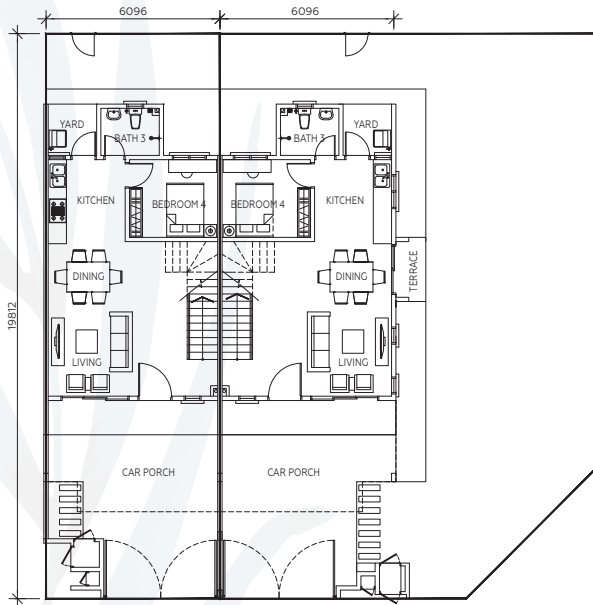
- Type A
- Type B
- Type C



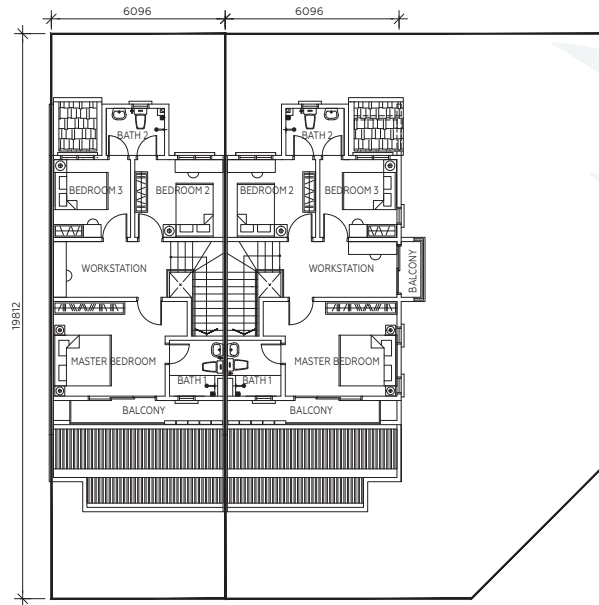
# Floor Plans

## Type A

Built-up Area **from 1,511 sq ft**  
4 Bedrooms | 3 Bathrooms



Ground Floor

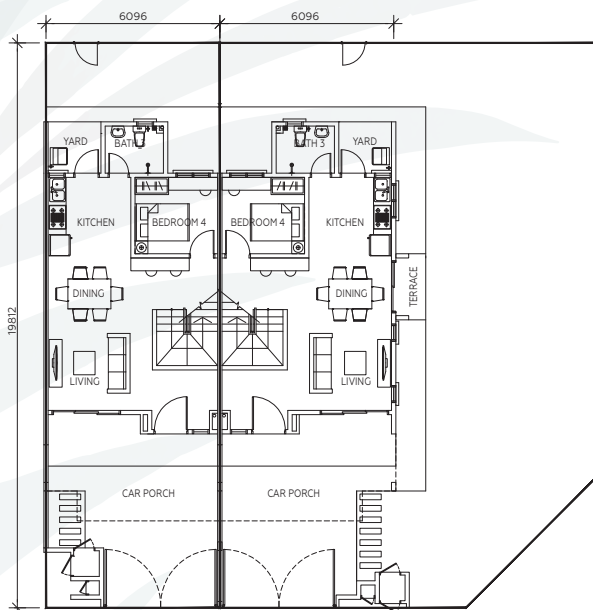


First Floor

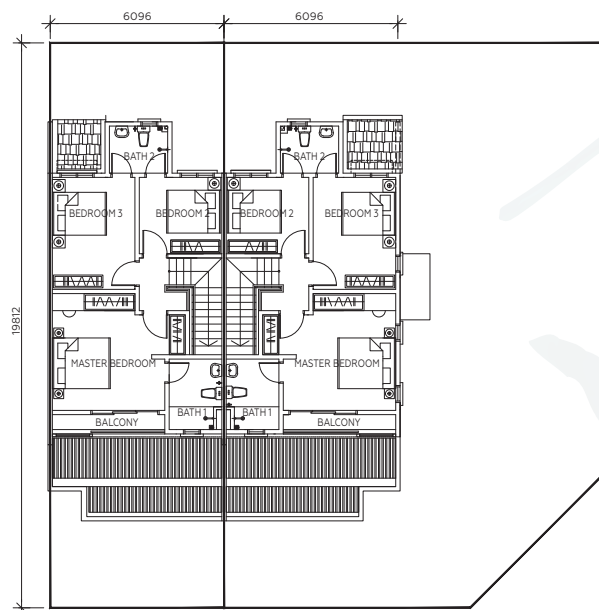


## Type B

Built-up Area **from 1,434 sq ft**  
4 Bedrooms | 3 Bathrooms



Ground Floor

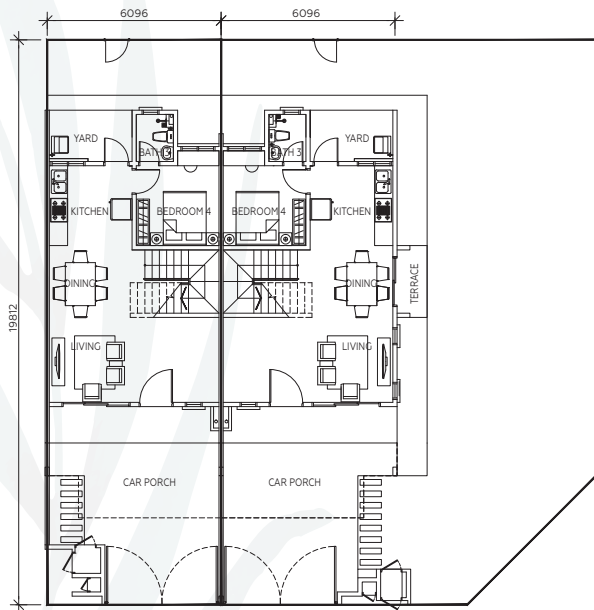


First Floor

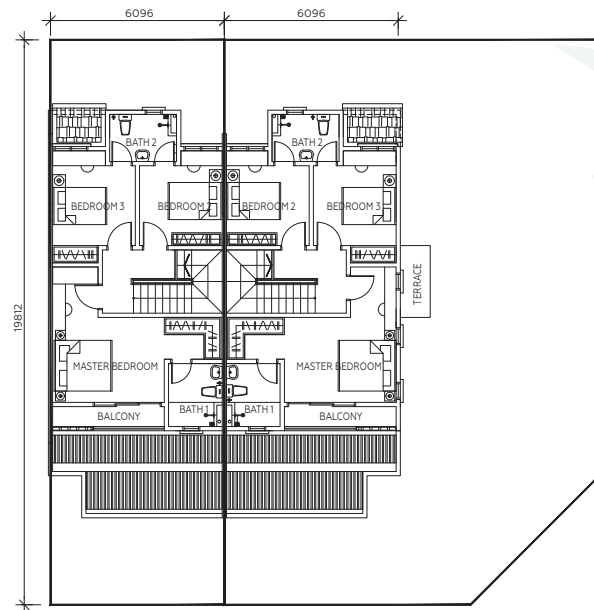


## Type C

Built-up Area **from 1,527 sq ft**  
4 Bedrooms | 3 Bathrooms



Ground Floor



First Floor



360 Tour



Quick Tour



## Specifications

- Structure** : Reinforced Concrete
- Wall** : Brick Wall
- Roof** : Concrete Roof Tiles/ Metal Roof
- Ceiling Finishes** : Skim Coat / Plaster Ceiling/  
Cement Board Ceiling
- Window** : Aluminium Casement Glass
- Main Door** : Timber Door  
: Sliding Aluminium Casement Glass
- Other Door** : Solid Timber Door With Water  
Resistance Layer  
: Solid Timber Door
- Ironmongeries** : Lockset With Accessories

### Wall Finishes

- General : Plaster and Paint
- Bath 1, 2 & 3 : Tiles
- Kitchen : Tiles

### Floor Finishes

- Living Hall : Tiles
- Dining Area : Tiles
- Kitchen : Tiles
- Bedroom 4 : Tiles
- Terrace/Balcony : Tiles
- Yard : Cement Rendered
- Car Porch : Concrete Imprint

- Family Area : Laminated Timber Floor
- Master Bedroom: Laminated Timber Floor
- Bath 1, 2, 3 : Tiles
- Bedroom 2 : Laminated Timber Floor
- Bedroom 3 : Laminated Timber Floor

### Sanitary Wares & Fittings

- Kitchen : Sink and Tap
- Yard : Tap and Floor Trap
- Bath 1, 2 & 3 : Basin/ Water Closet/  
Sanitary Wares & Fitting
- Car Porch : Garden Tap

### Electric Fittings

|                          | Type A | Type B | Type C |
|--------------------------|--------|--------|--------|
| - Light Points           | 18     | 18     | 17     |
| - Fan Points             | 7      | 6      | 6      |
| - Autogate               | 1      | 1      | 1      |
| - Bell Point             | 1      | 1      | 1      |
| - 13A Power Points       | 14     | 13     | 13     |
| - Air Conditioner Points | 2      | 2      | 2      |
| - Water Heater Point     | 2      | 2      | 2      |
| - TV Point               | 1      | 1      | 1      |
| - Telephone Points       | 1      | 1      | 1      |

# Convenient Living for The Family



## A Bright Start for your Children's Future

Your children education needs closeby. From schools (S.K & S.M.K Puncak Alam) to higher-learning institutions (UiTM Puncak Alam).



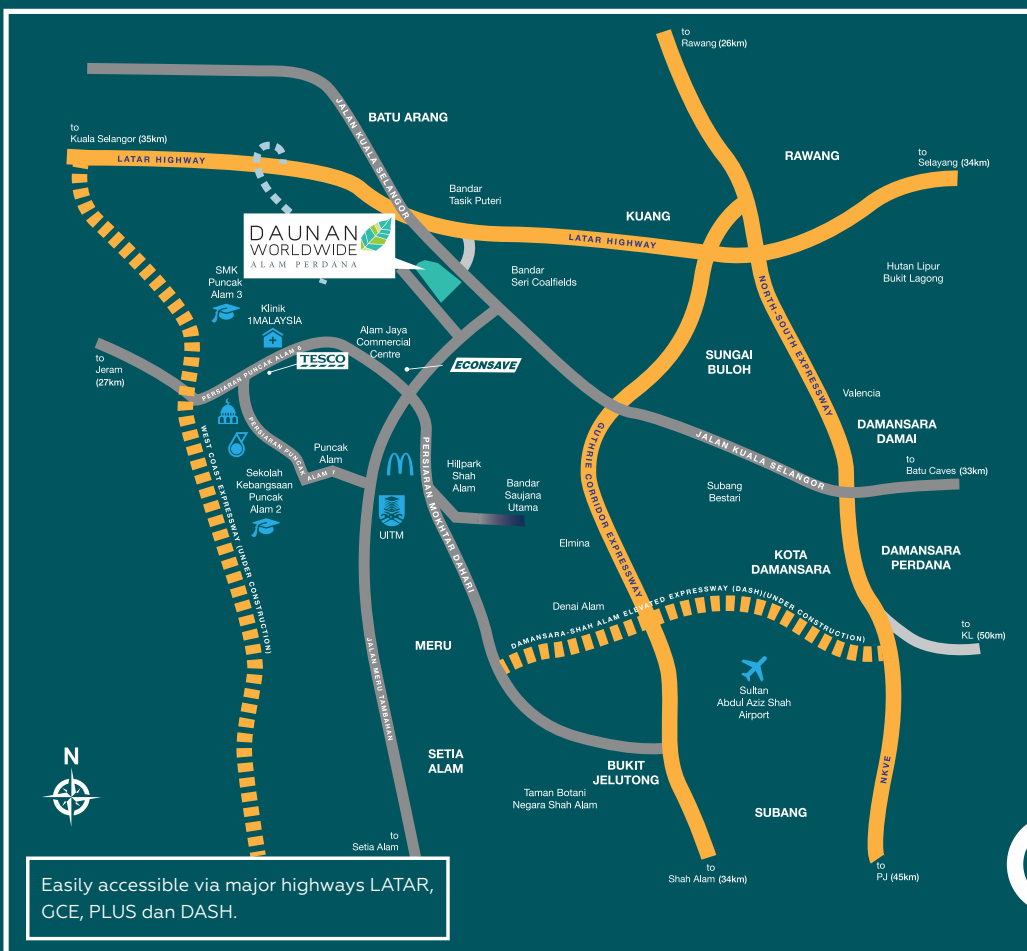
## Health and Well-being for The Family

All of your family necessities (medical centres, clinics, police station) covered within the vicinity.



## Essentials and Recreations for your daily needs

Hypermarkets, grocers to banks and many more other commercial developments just a short drive away.



Easily accessible via major highways LAR, GCE, PLUS dan DASH.

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