

ADENIA

2-STOREY TERRACE HOUSE



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.



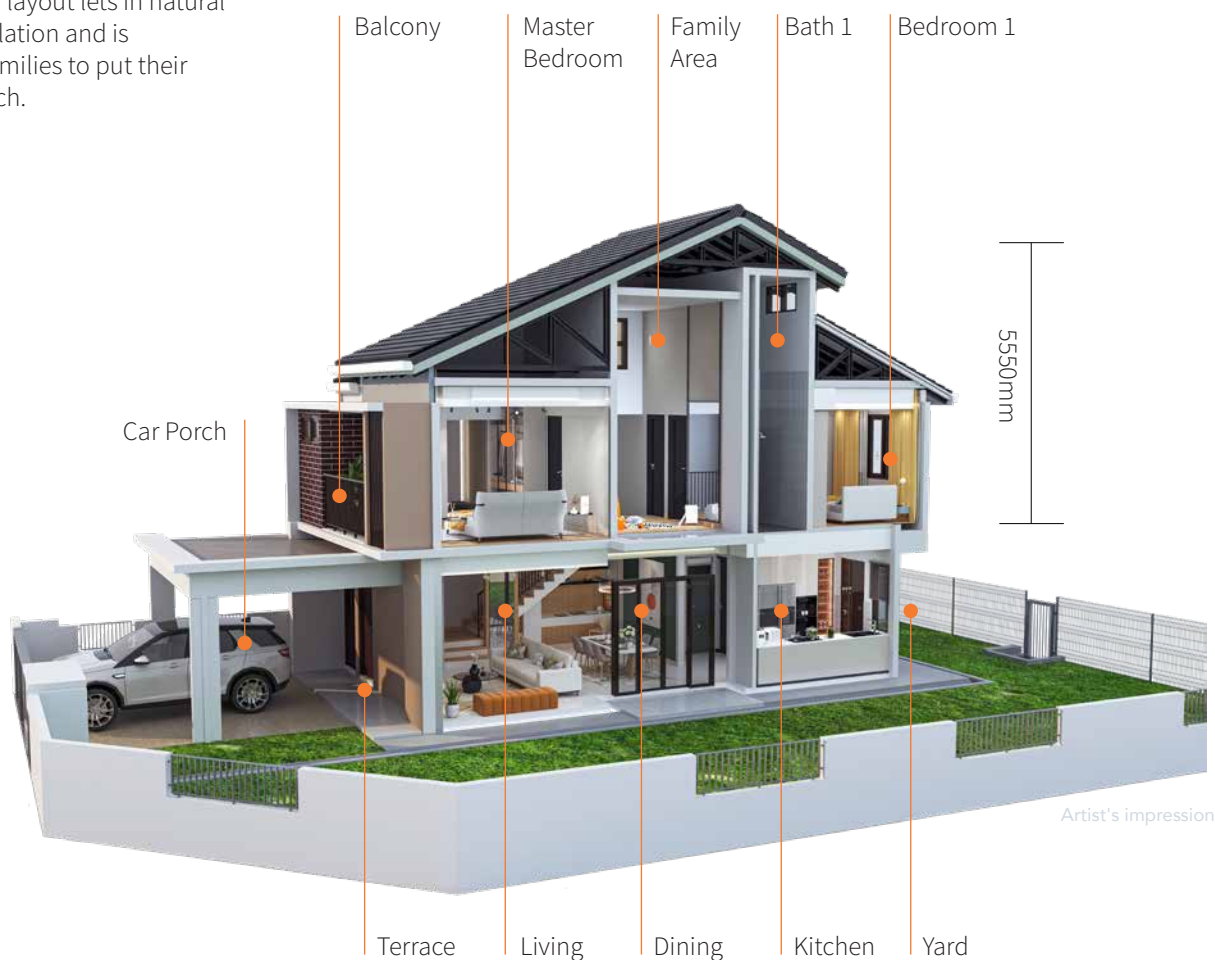
Artist's impression



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

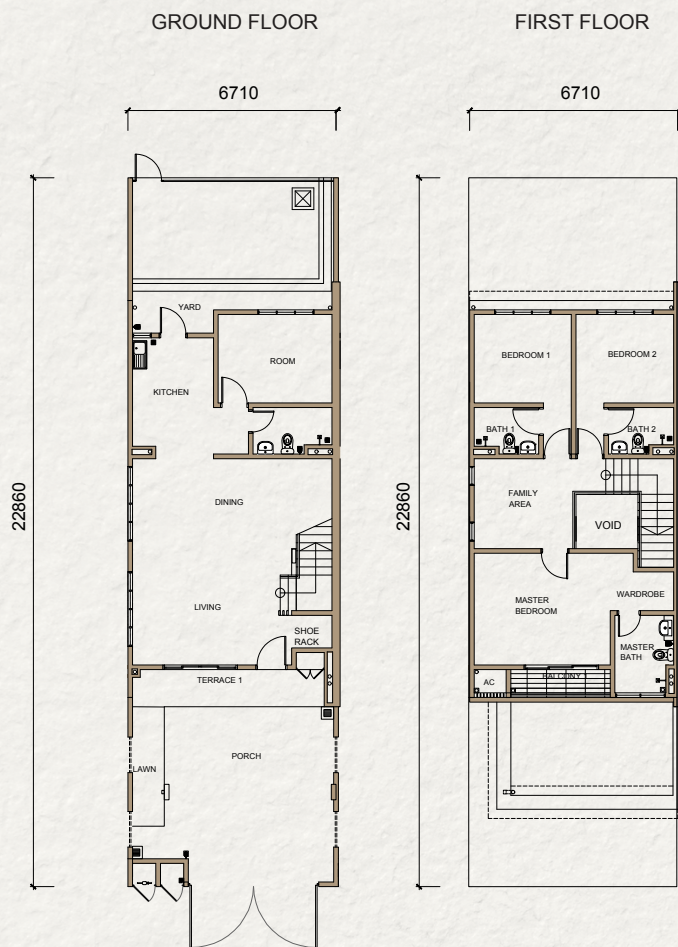


Healthy
Recreational
Space







Easy Access to
Major Highway









END UNIT ~ 18 Units

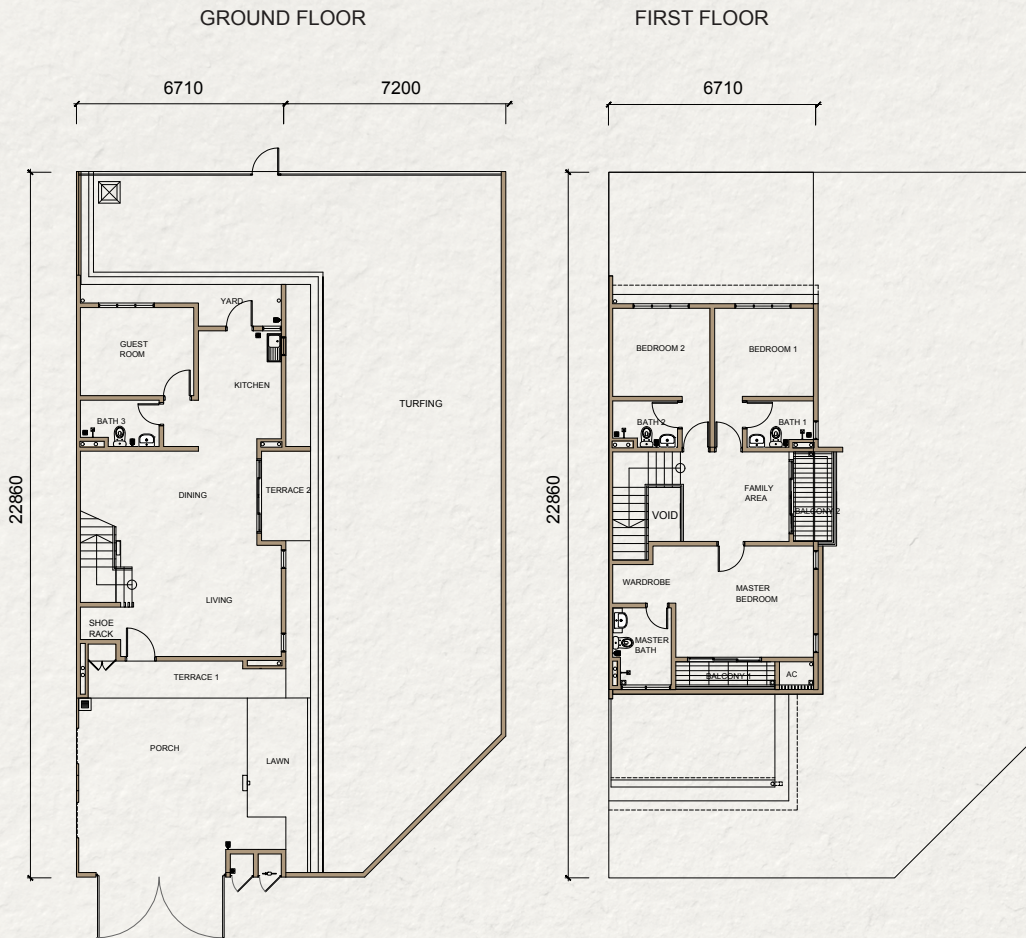
	Built-up Area : 1,800.15 sq.ft		4 Bedrooms
	Land Area : 1,656.67-2,401.08 sq.ft		4 Bathrooms



INTERMEDIATE UNIT ~ 83 Units

	Built-up Area : 1,802.04 sq.ft		4 Bedrooms
	Land Area : 1,656.67 sq.ft		4 Bathrooms





3D Virtual Tour



CORNER UNIT ~ 6 Units



Built-up Area : 1,966.96 sq.ft



4 Bedrooms



Land Area : 3,308.30-3,859.97 sq.ft



4 Bathrooms

Sturcture		: 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
	Store	: Cement Render
	Yard	: Cement Render

Sanitary Plumbing Fittings	Kitchen	: Sink with Tap			
	Master Bathroom, Bathroom 1,2 & 3	: Sanitary Wares and Fittings			
	Yard	: Tap			
	Car Porch	: Tap			
Electrical Installation			Corner	Intermediate	End
	Light Point	:	24	22	22
	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.



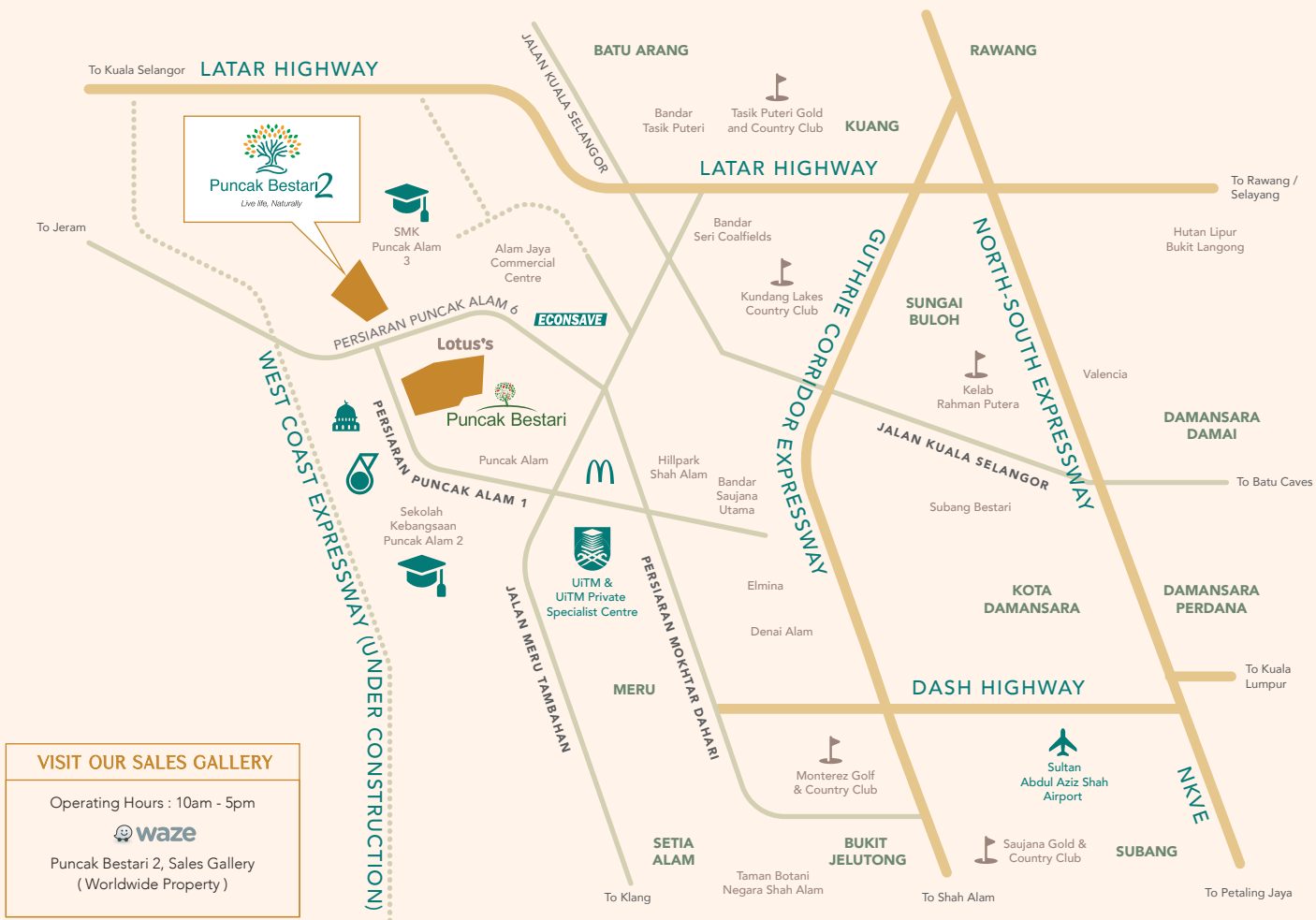
PROVIDING FOR YOUR DAILY NEEDS

Just a stone's throw away are supermarkets, 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



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



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• Developer's License No.: _____ • Validity : _____
• Advertising & Sales Permit No.: _____ • Validity : _____
• Appropriate Authority which Approves the Building Plans : MDKS
• Building Plan Reference No.: _____ • Tenure of Land : Lease 99 years
• Expiration Year : _____

• Restrictions of Interest : This land may be transferred, leased or mortgaged after obtaining the consent of the State Authority
• Encumbrances : Nil • Expected Date of Completion : _____ • Adenia • Double Storey Terrace House
• No. of Units (107 Unit) • Selling Price: Min _____ Max _____