

DAUNAN  
WORLDWIDE  
ALAM PERDANA



# LEMUNI

2-Storey Terrace Homes

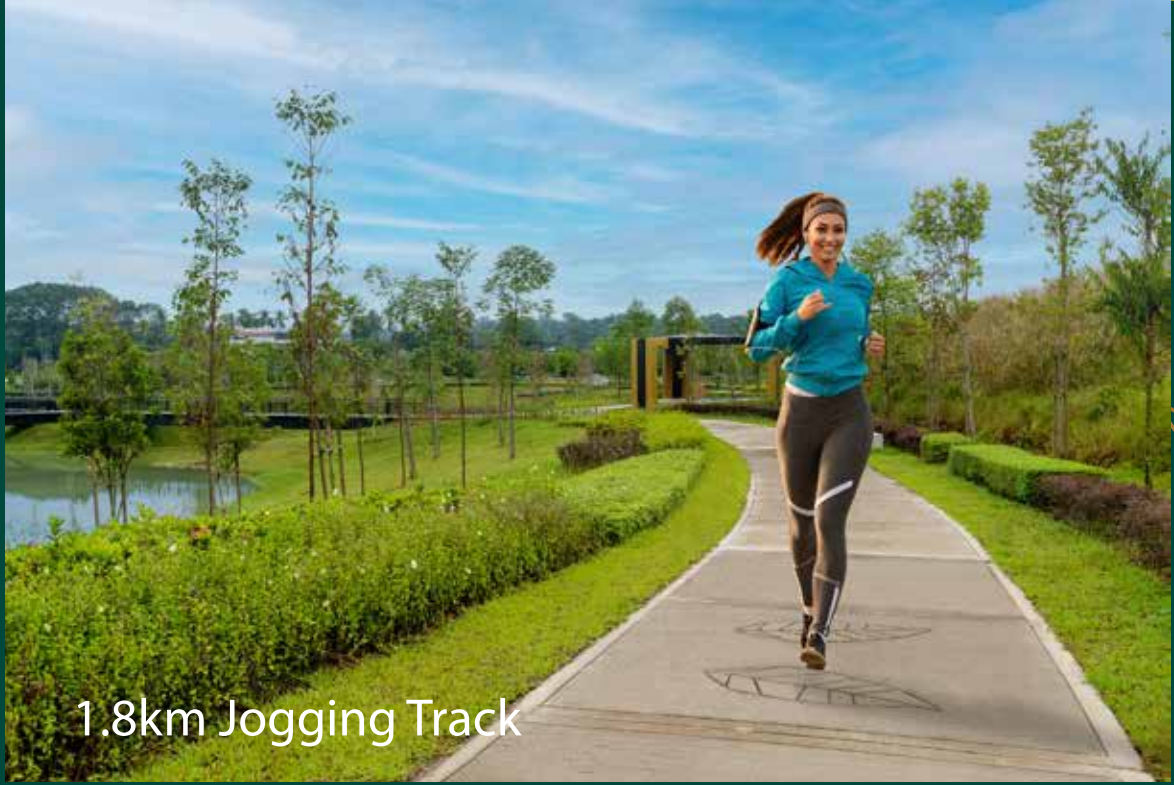
Modern &  
Practical Homes



Daunan Worldwide, a township meticulously designed and constructed for the holistic welfare of its residents, based on 3 Core Principles of Wellbeing. This concept has been acknowledged with the award for Best Masterplan by the Malaysia Landscape Architecture Awards (MLAA).



Connecting Boardwalk



1.8km Jogging Track

## Total Wellbeing Through a Balanced Lifestyle

Daunan Worldwide Township provides modern conveniences within a nurturing environment, offering an ideal setting for resident comfort.

## Introducing LEMUNI

LEMUNI presents 147 units of modern and practical homes. It embraces an open plan concept with spaces that foster physical, mental, and emotional closeness for families. LEMUNI has been thoughtfully designed with a flexible layout to accommodate various contemporary lifestyles.

## Incorporating ESG Excellence at Daunan Worldwide

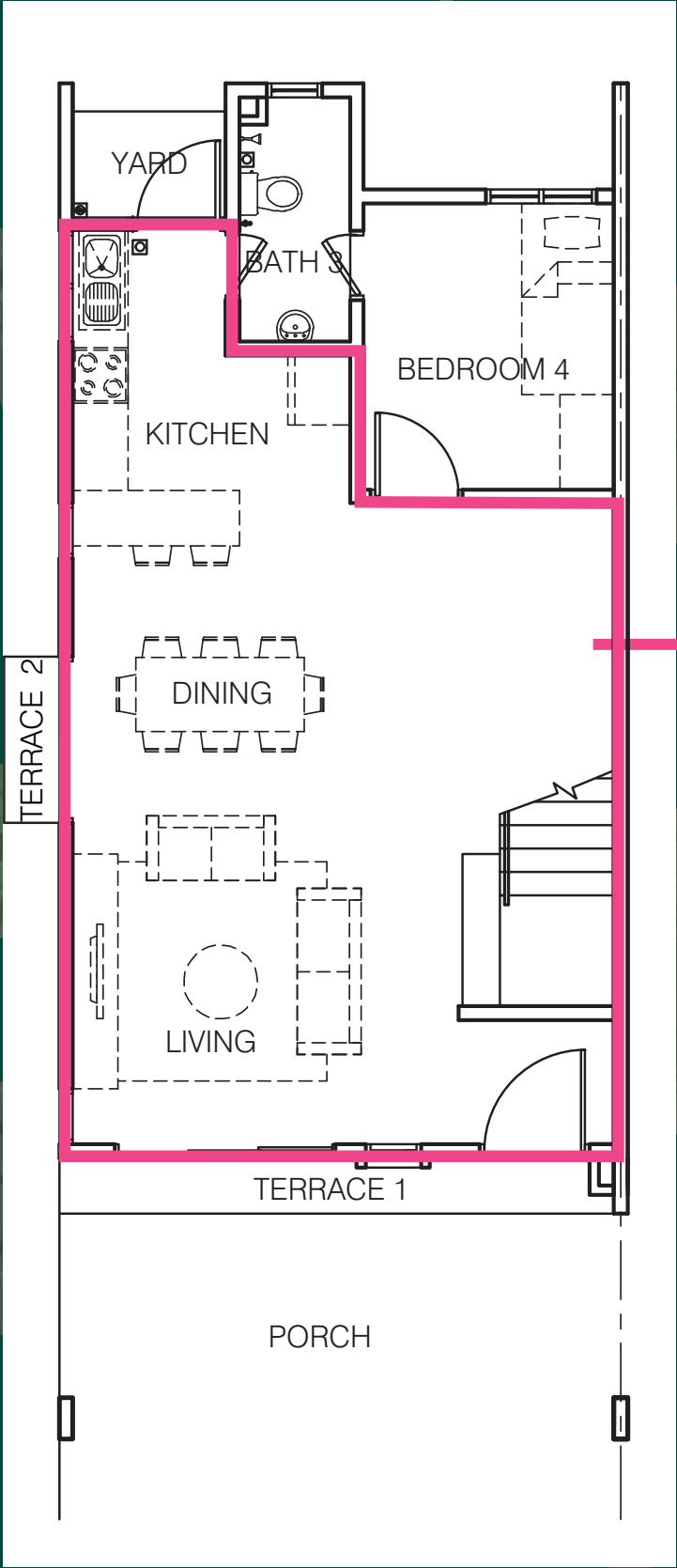
Embark on a journey with us at Daunan Worldwide, where the fundamental principles of Environment, Social, and Governance (ESG) are seamlessly woven into the fabric of our township. Our commitment to sustainability is showcased through the use of eco-friendly and renewable materials in construction, ensuring a reduced environmental impact and a greener future.

Imagine leisurely walks through lush green spaces, tranquil lakes, and meticulously designed recreational parks. These features not only elevate your lifestyle but also contribute to the overall wellbeing of our vibrant community. At Daunan Worldwide, we're not just shaping a better future for our residents – we're creating an enduring legacy that resonates with all.

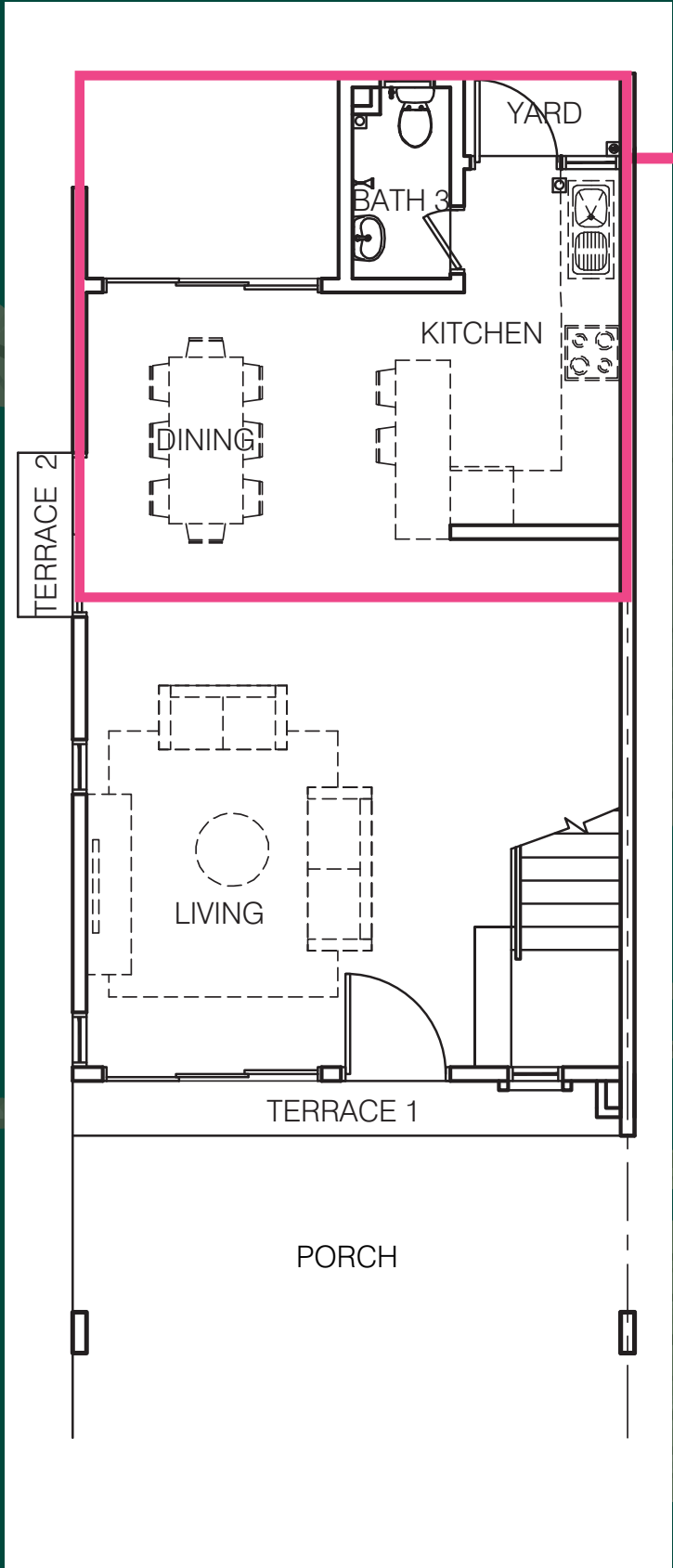




# Such a Practical Layout for the Modern Family



Open-plan layout designed for a modern family lifestyle



A dining and kitchen area that opens onto the backyard, creating an ideal space for family leisure and relaxation (Type B)

## Distinctive Highlights



Embrace the freedom of our open-plan concept, allowing you to tailor spaces to your unique creativity and style.



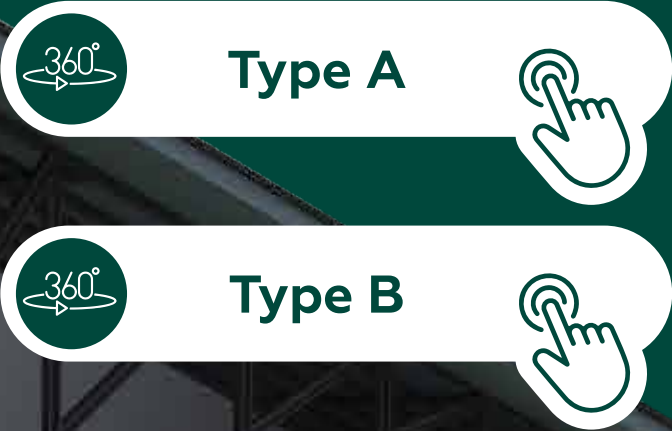
Revel in well-ventilated, light-filled bedrooms, courtesy of generous, expansive windows.



Enjoy sprawling backyards that invite recreational activities like cooking, gardening, and more.



Savour the convenience of a covered parking space.



Side Elevation Type A



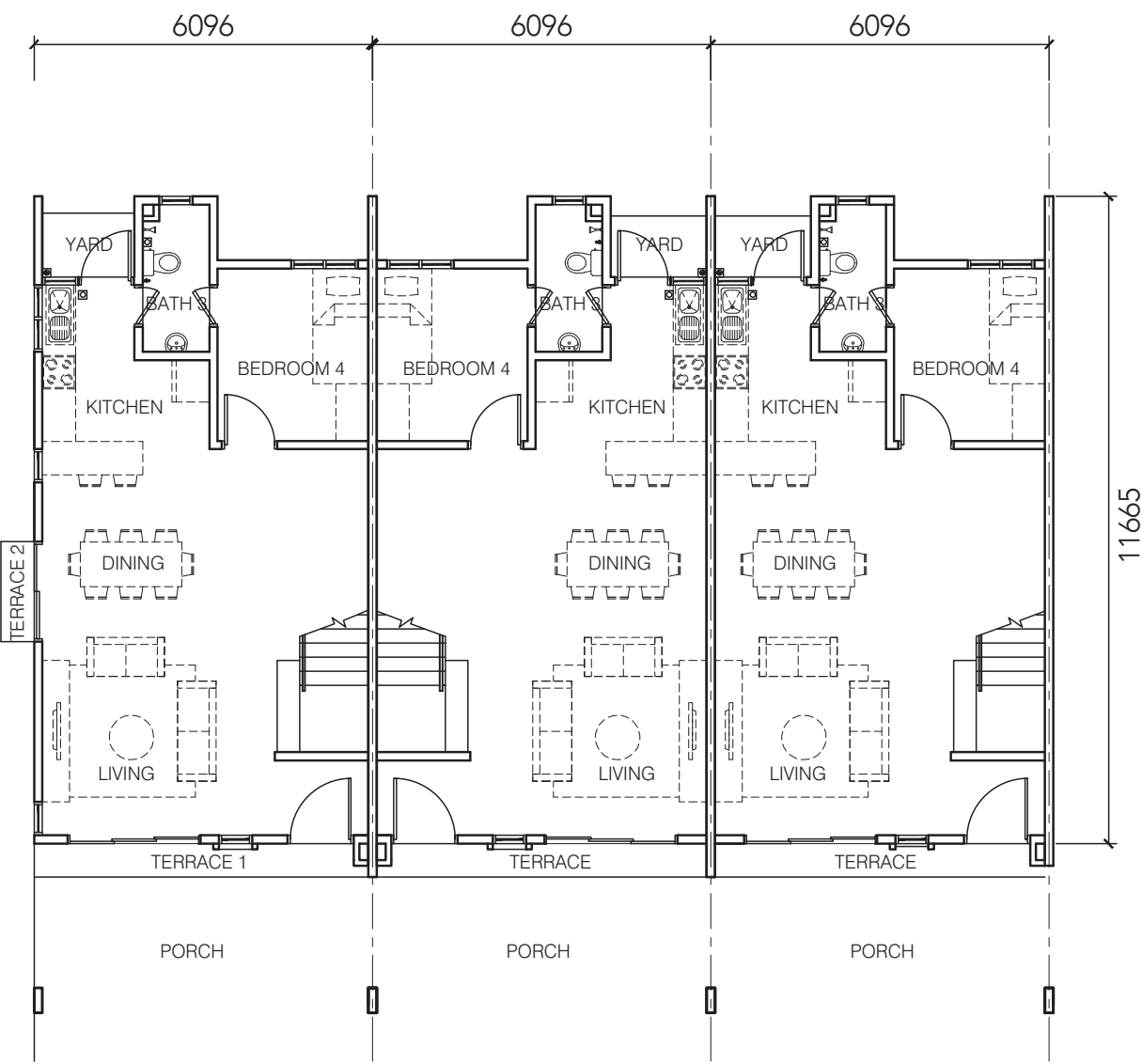


# Type A

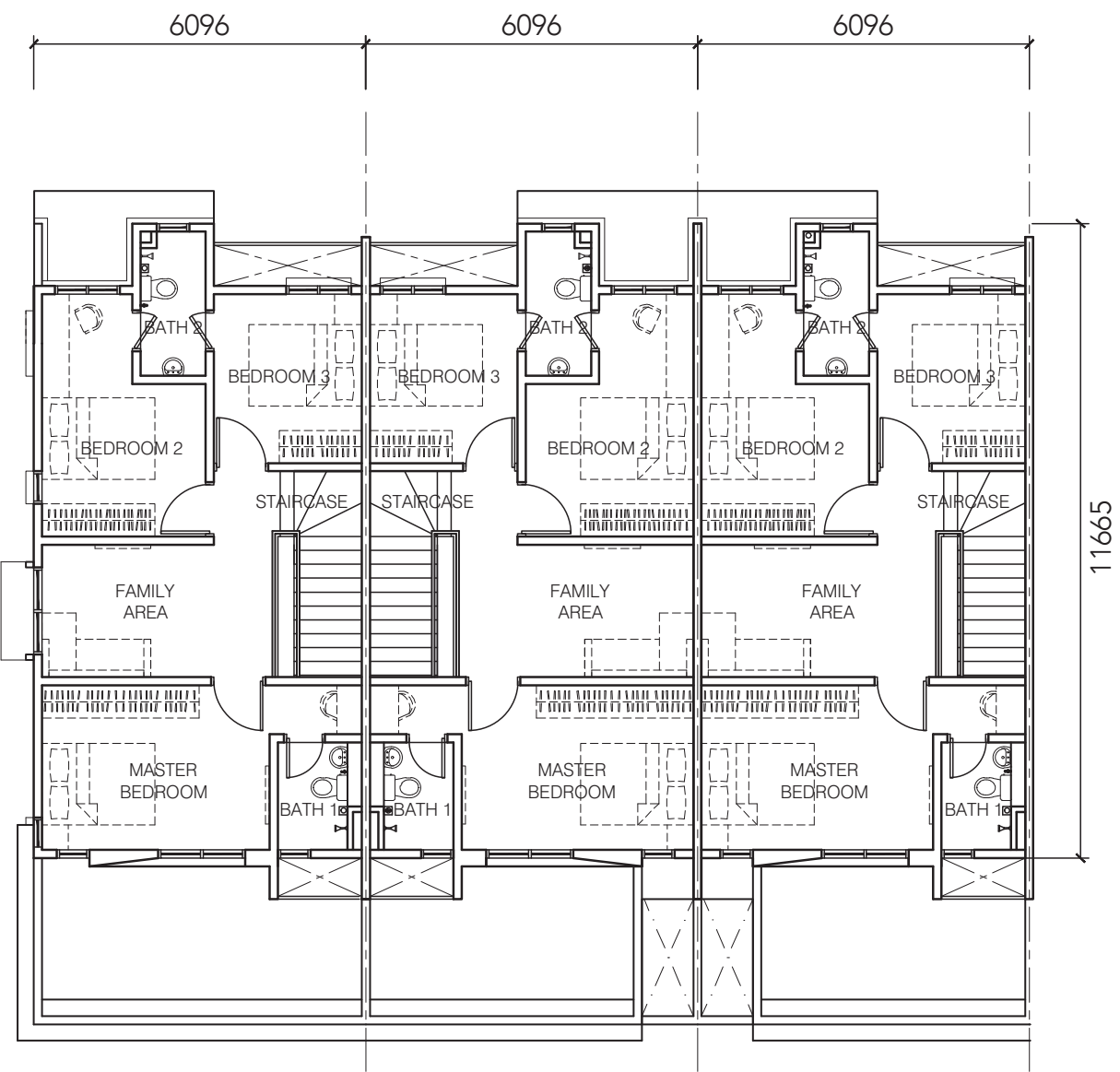
1,496 - 1,535 sqft  
4 Bedrooms | 3 Bathrooms

 View it on YouTube 

## Floor Plan



Ground Floor



First Floor

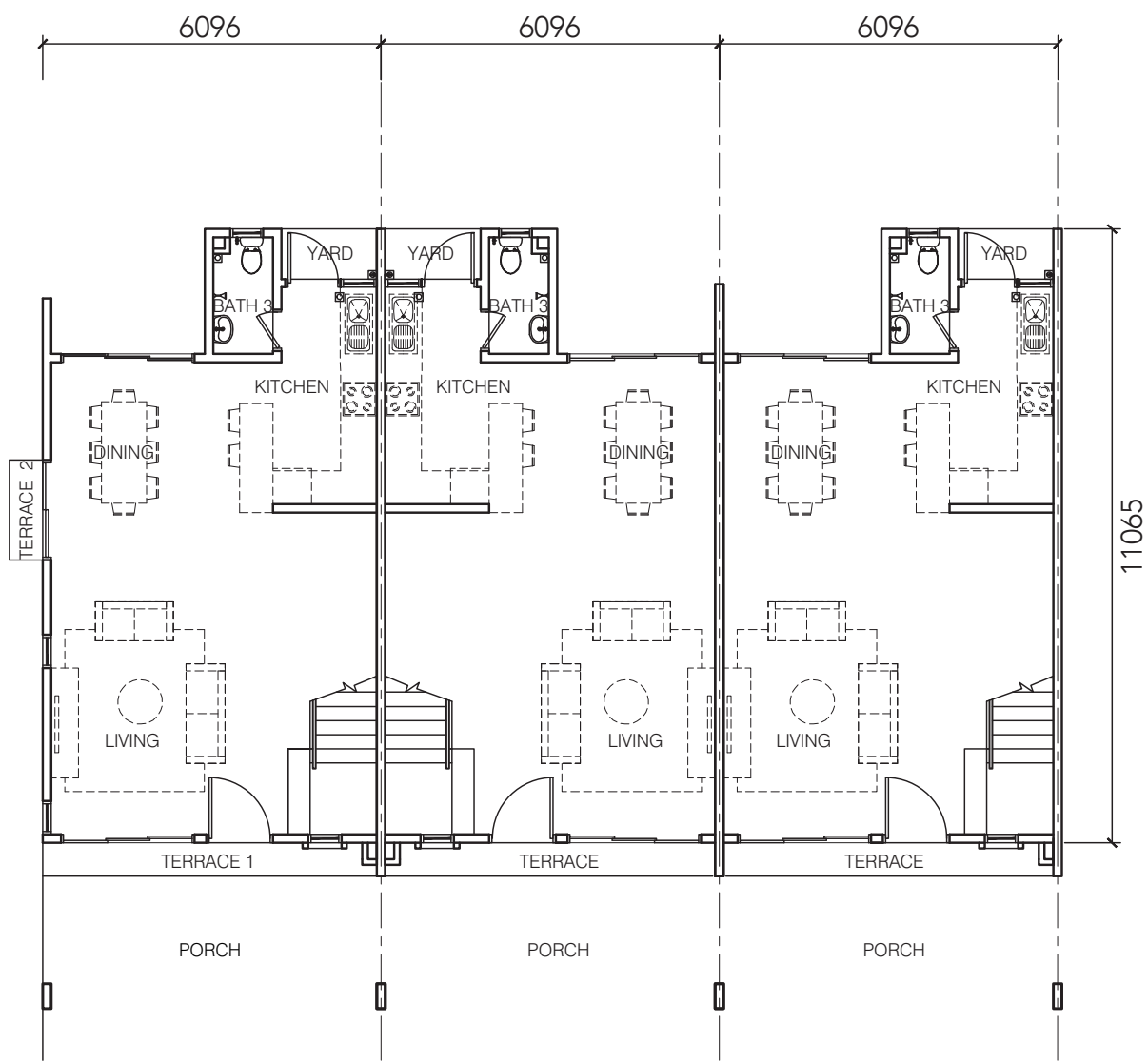


# Type B

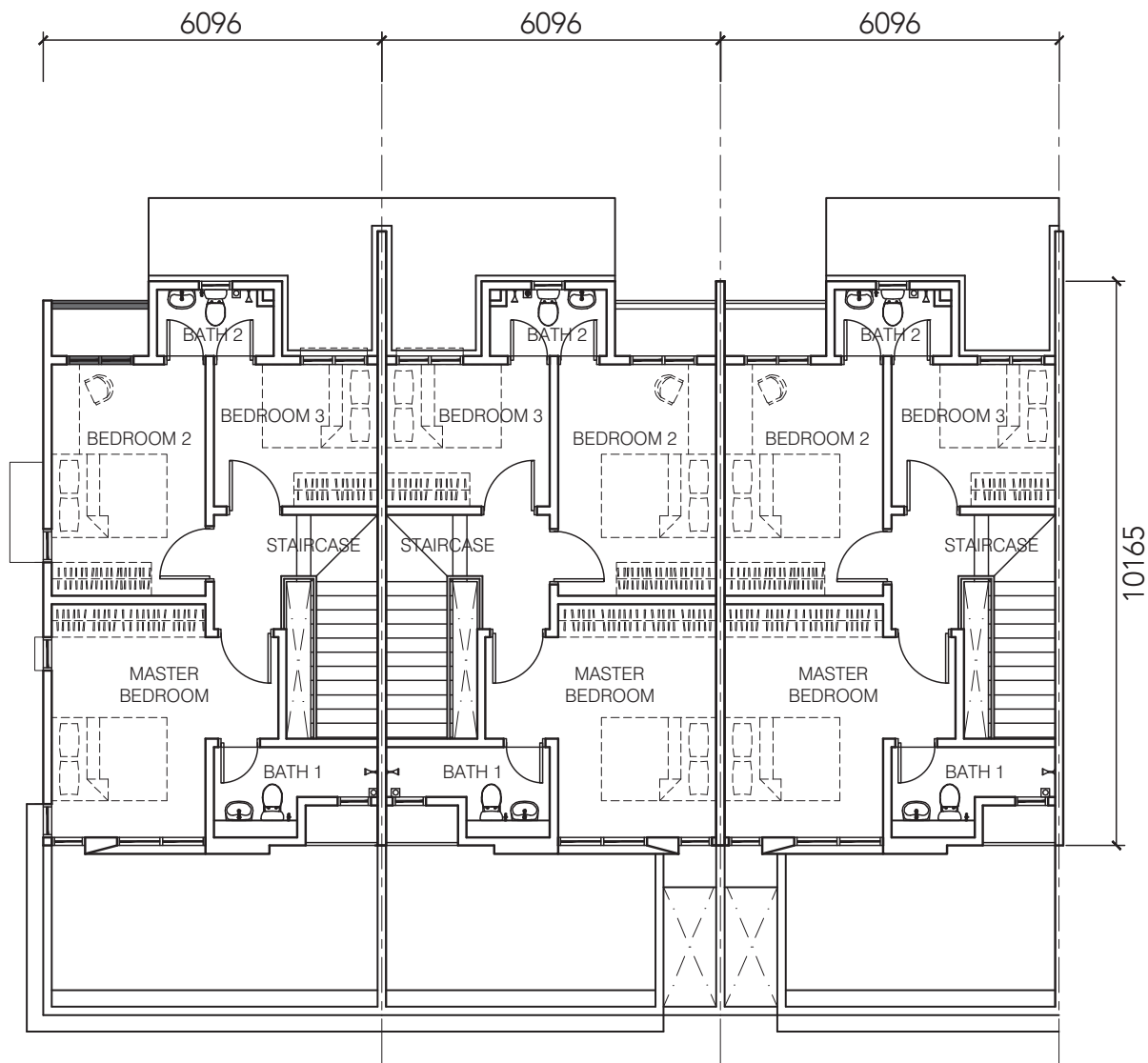
1,414 - 1,453 sqft  
3 Bedrooms | 3 Bathrooms



## Floor Plan



Ground Floor



First Floor



# Specifications

- STRUCTURE

WALL

ROOF COVERING

CEILING

WINDOWS

DOORS

IRONMONGERY

WALL FINISHES

FLOOR FINISHES
- Reinforced concrete frame

- Brickwall

- Concrete roof tiles / Metal Roof

- Steel truss

- Skim coat / Plaster Board / Cemboard

- Aluminium framed casement window

- Aluminium sliding window

- Aluminium framed top hung window

- Aluminium framed fixed glass panel

- Main Entrance : Timber door

- Others : Aluminium frame sliding door

: Flush door

- Provided

- External & Internal Walls : Cement Plaster with paint finish

- Bathrooms : Tiles up to selected height

- Kitchen : Tiles up to selected height

- Driveway / Car Porch / Car Park : Concrete Imprint

- Terrace : Tiles

- Living / Dining : Tiles

- Bedroom (Ground Floor) : Tiles

- Bedrooms (1st Floor)

Family Area : Laminated

timber flooring

- Kitchen : Tiles

- Bathrooms : Tiles

- Staircase : Laminated

timber flooring

/ Plaster and paint

- Yard : Cement render

## ELECTRICAL INSTALLATION

- Light points
- Fan point
- 13A power point
- 15A power point
- TV outlets
- Water heater points
- Air-cond point
- Door bell point
- Data/Internet point

| TYPE A |     |       |
|--------|-----|-------|
| CORNER | END | INTER |
| 22     | 22  | 21    |
| 7      | 7   | 7     |
| 19     | 19  | 19    |
| 1      | 1   | 1     |
| 2      | 2   | 2     |
| 2      | 2   | 2     |
| 2      | 2   | 2     |
| 1      | 1   | 1     |
| 1      | 1   | 1     |

- Light points
- Fan point
- 13A power point
- 15A power point
- TV outlets
- Water heater points
- Air-cond point
- Door bell point
- Data/Internet point

| TYPE B |     |       |
|--------|-----|-------|
| CORNER | END | INTER |
| 18     | 18  | 17    |
| 5      | 5   | 5     |
| 15     | 15  | 15    |
| 1      | 1   | 1     |
| 1      | 1   | 1     |
| 2      | 2   | 2     |
| 2      | 2   | 2     |
| 1      | 1   | 1     |
| 1      | 1   | 1     |

## A Well-planned Neighbourhood Surrounded by Beautiful Green Spaces and Urban Farms

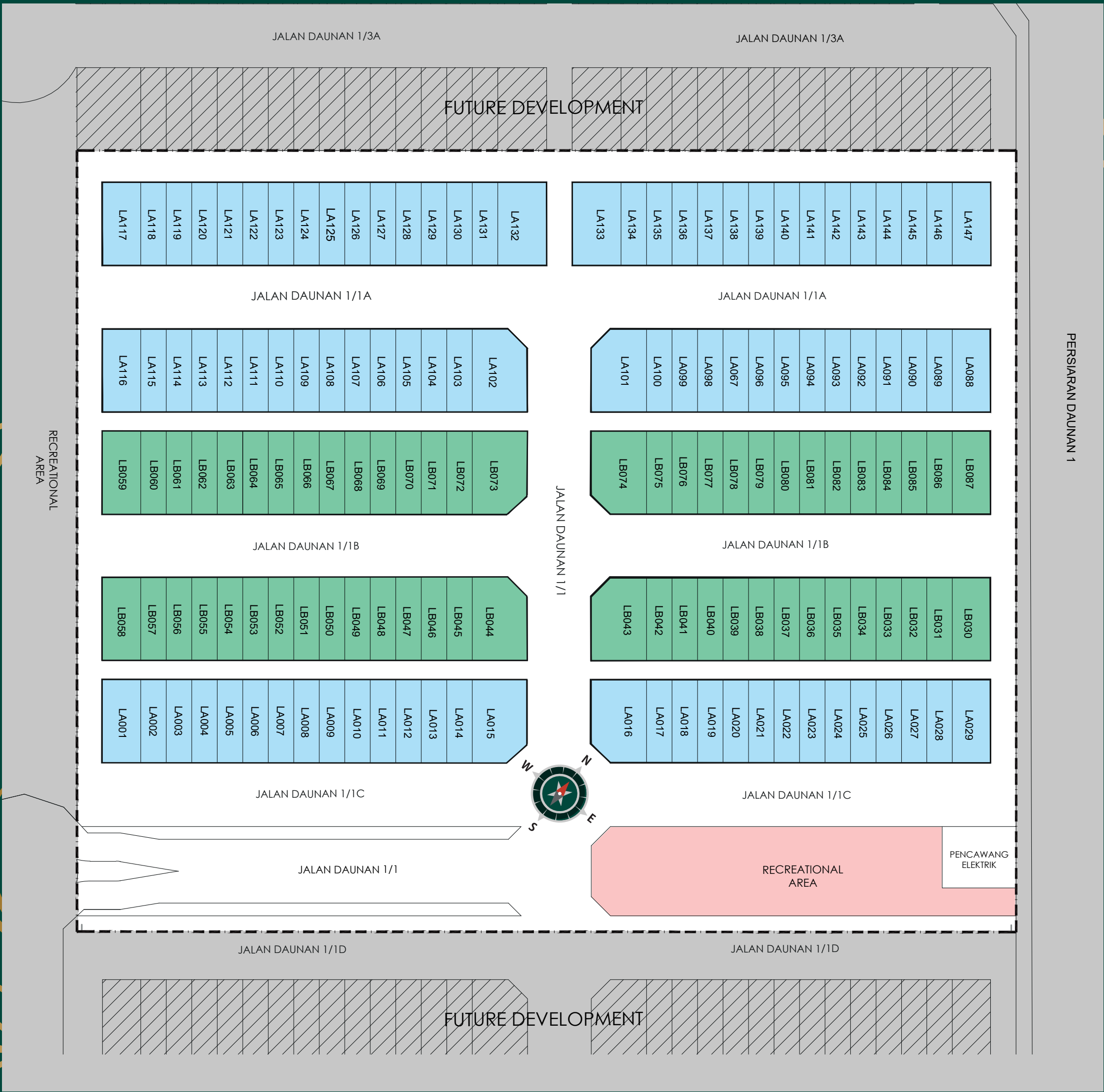




# LEMUNI

## DAUNAN

Total Units **147 Units** | Total Land Area **10.35 Acres**



### Legend

 **Type A**  
89 Units

 **Type B**  
58 Units





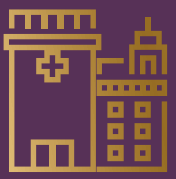
# Highly Accessible Location

Via major highways LATAR, GCE, PLUS & DASH



## A Bright Start for Your Children's Future

Your children's education needs are conveniently located, from primary schools (S.K & S.M.K Puncak Alam) to the higher-learning institution (UiTM Puncak Alam)



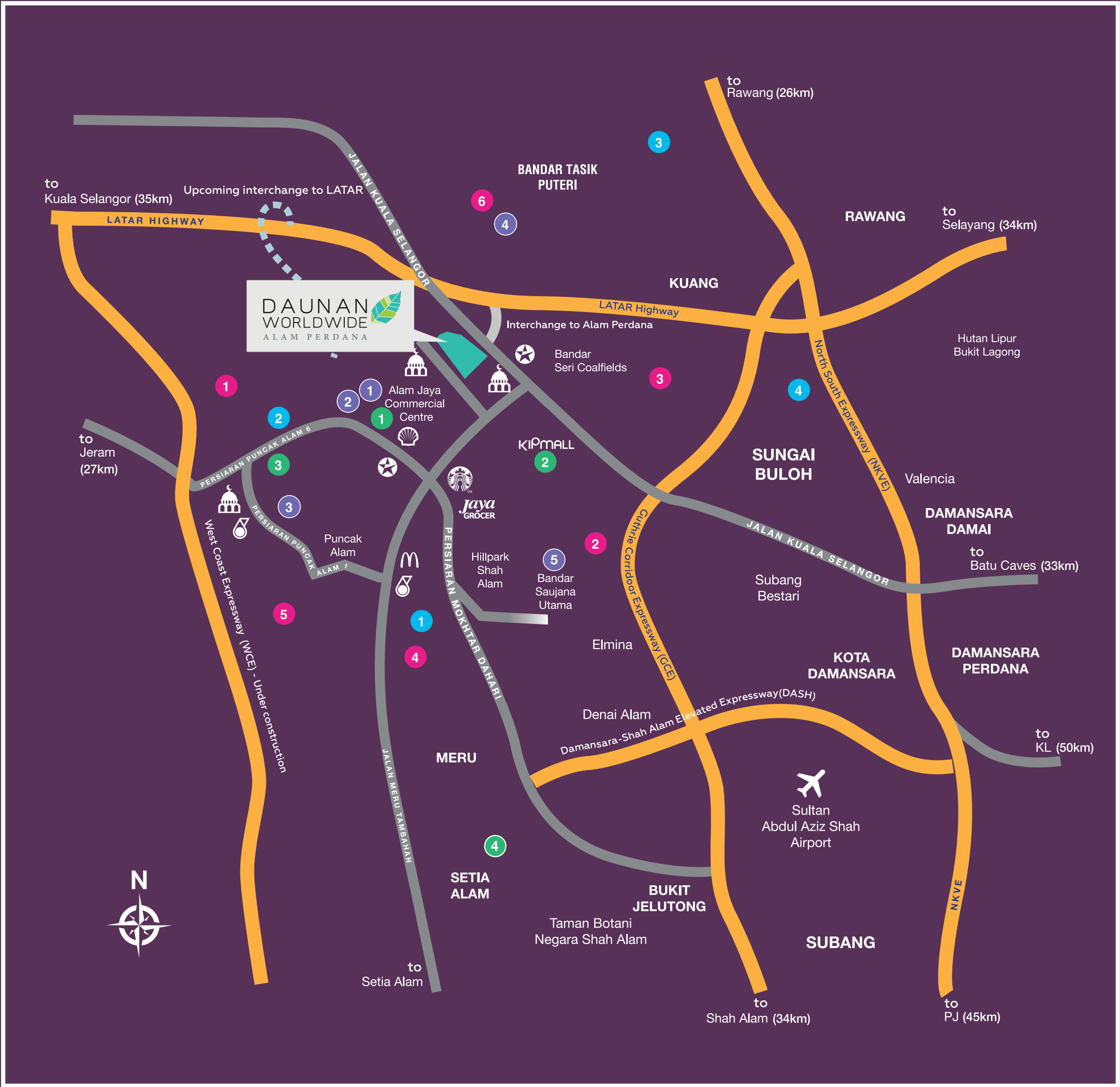
## Having a Peace of Mind Matters

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



## Essentials & Recreational for Your Daily Needs

Hypermarkets, grocery stores, banks, and various other commercial developments are just a short drive away



**Daunan Worldwide Gallery**

**Visit our website**  
daunanworldwide.com.my

### MEDICAL CENTRES

|   |                         |        |
|---|-------------------------|--------|
| 1 | Hospital UiTM           | -5.5km |
| 2 | Klinik 1Malaysia        | -10km  |
| 3 | Selgate Rawang Hospital | -20km  |
| 4 | Sungai Buloh Hospital   | -32km  |

### EDUCATION

|   |                                  |        |
|---|----------------------------------|--------|
| 1 | SMK Puncak Alam 3                | -5km   |
| 2 | SMK Saujana Utama                | -5km   |
| 3 | Wesley Methodist Svhoool         | -5.5km |
| 4 | UiTM                             | -5.5km |
| 5 | Sekolah Kebangsaan Puncak Alam 2 | -7km   |
| 6 | SMK Bandar Tasik Puteri          | -11km  |

### SHOPPING & LEISURE

|   |                 |        |
|---|-----------------|--------|
| 1 | ECONSAVE        | -2km   |
| 2 | KIP Mall        | -6.5km |
| 3 | Lotus's (TESCO) | -5km   |
| 4 | Setia City Mall | -19km  |
| 5 | Jaya Grocer     | -5.6km |

### BANKS & INSTITUTIONS

|   |               |        |
|---|---------------|--------|
| 1 | UOB Bank      | -2km   |
| 2 | OCBC Bank     | -2km   |
| 3 | Bank Muamalat | -5km   |
| 4 | Bank Rakyat   | -5.5km |
| 5 | Bank Islam    | -11km  |

### Another Prestigious Development by



Worldwide Property Mangement Sdn. Bhd. (419800-K)  
Mercu Worldwide, No. 7, Persiaran Sukan, Laman Seri Business Park,  
Seksyen 13, 40100 Shah Alam, Selangor

03 9212 3079

worldwideproperty.com.my

WHB Property



Lemuni, Daunan Worldwide • Worldwide Property Management Sdn. Bhd. (419800-K) • Mercu Worldwide, Laman Seri Business Park, No.7, Persiaran Sukan, Seksyen 13, 40100 Shah Alam, Selangor • Tel +603 55262525 • No. Lesen Pemaju: 19727/11-2028/1348(R) • Tempoh Sah : 13/11/2023-12/11/2028 • No. Permit Iklan dan Jualan: 19727-3/01-2026/0089(N)-(L)• Tempoh Sah : 30/01/2024-29/01/2026 • Diluluskan oleh Majlis Perbandaran Kuala Selangor Bil(23) dIm.MPKS 200.11/280/4/12/2022-08 • Hak Milik: Pajakan 9 Tahun (15/2/2111) • Tarikh Dijangka Siap: September 2025 • Bebanan: Ada • Sekatan-sekatan Kepentingan: Tanah ini boleh dipindah milik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri • Jenis: Teres 2 Tingkat • Jumlah Unit: 147 • Harga Min :RM710, 700.00 - Harga Max. RM953, 350.00

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA