



PAVONIA

WORLDWIDE

@ Bukit Bandaraya, Shah Alam



2-STOREY TERRACE HOMES

SETTING THE RIGHT ATMOSPHERE



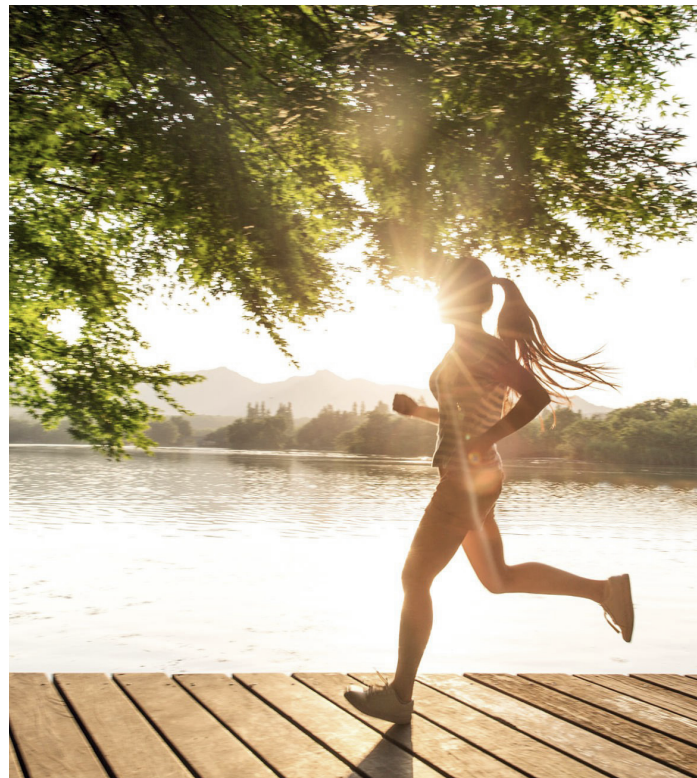
**BUILDING COMMUNITY,
STRENGTHENING FAMILIES,
EMBRACE UNITY.**

Designing spaces that are timeless and practical,
allowing for customization and personalization
while fostering a sense of belonging in a safe and
secure environment.



BUKIT BANDARAYA, THE PLACE MADE FOR LIFE

Blending vibrant activities with expansive living areas, Bukit Bandaraya is the ideal backdrop for embracing life. Enhanced by lush surroundings and a thoughtfully designed landscape, it caters to diverse lifestyles and age groups. Located in a pristine environment with green areas in Shah Alam City Centre and near National Botanic Garden Shah Alam, it offers a secure haven within this well-established community.





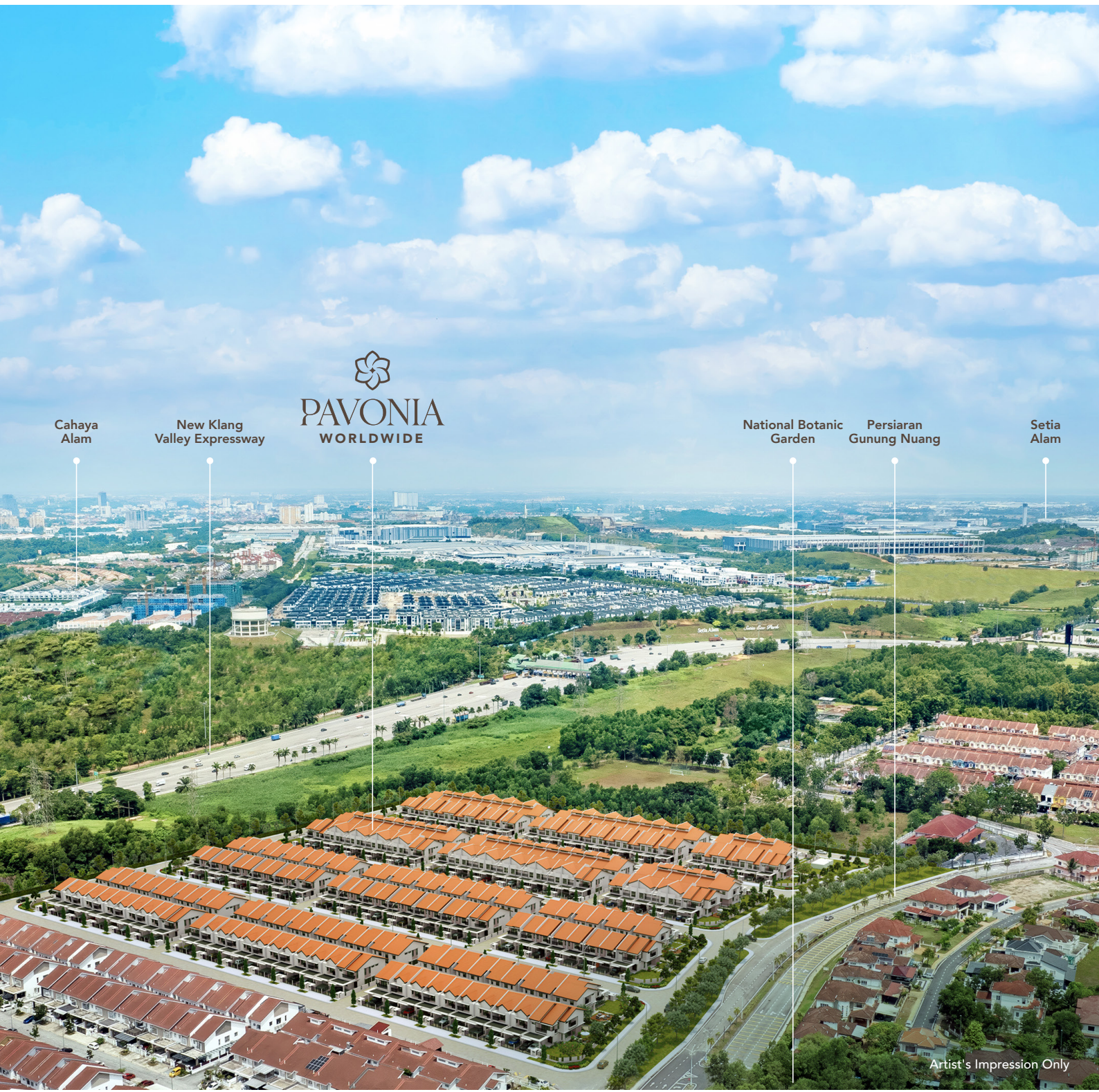
MILLENNIAL LIFESTYLE, CRAFTED

An atmosphere of everything you love in a home, where every aspect of space, social interaction, and sensory experience is purposefully crafted for a better living experience. Discover a millennial lifestyle in the heart of Bukit Bandaraya.



A STEP UP IN LIVING WELL

Elevate your lifestyle at Pavonia, where nature's finest offerings meet flexible spaces and an unparalleled sense of community. Thoughtful planning has created wonderful, forever homes designed for contented living.



Cahaya Alam

New Klang Valley Expressway


PAVONIA
WORLDWIDE

National Botanic Garden

Persiaran Gunung Nuang

Setia Alam

A MAJESTIC INVITATION

Designed with modern architecture as its inspiration and set on elevated ground, this low-density development offers a fresh perspective with its stylish contemporary homes, all within a lush tropical setting.



Artist's Impression Only



Flexible
Space



Limited to
only 126 units



Land area :
1,475sf - 4,080sf



Built-up area :
1,866sf - 2,115sf



Artist's Impression Only

TAILORED HOMES FOR MODERN LIVING, INSIDE AND OUT

Pavonia offers a harmonious living environment that blends natural tranquility with modern vibrancy, ensuring a strong sense of belonging, connection, and security.



Artist's Impression Only



Nestled Within A
Matured Township



2km to Taman Negara
Botani Shah Alam



Sustainable
Environment



Modern
Living



Artist's Impression Only

SIMPLE YET INSPIRING CO-SPACE

Breathe in the crisp morning air and feel the gentle breeze in your spacious open-plan living area. With generous living space, this home provides the perfect setting for your growing family to flourish.





Spacious &
Open Plan Layout



Ventilation &
Natural Sunlight



Convertible With
More Living Space



TYPE A / A1

INTERMEDIATE UNIT

Land Size: 20' X 74'

Built-up Area: 1,866 sqft



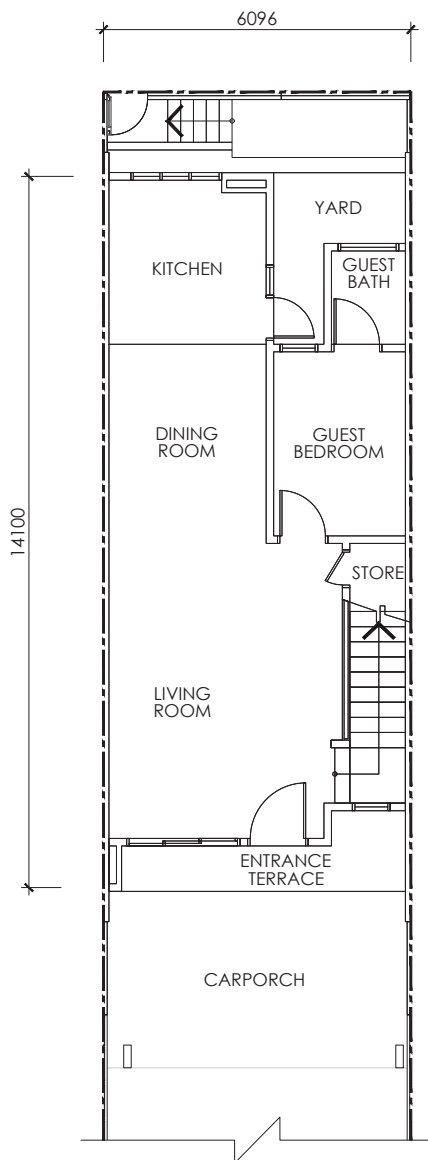
4 Bedrooms



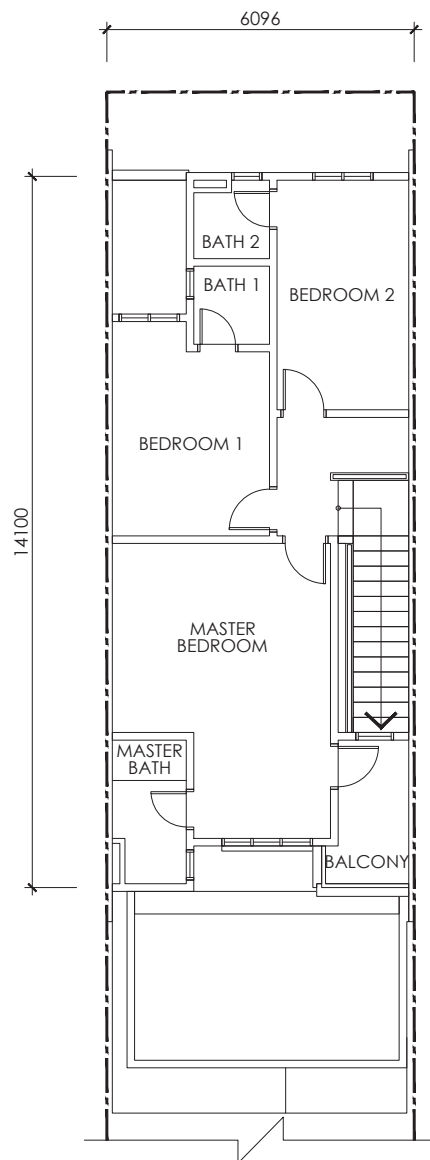
4 Bathrooms



Designed for couples / young family who are ready to take on the adventure of life: trendy finished, compact but comfortable spaces.



GROUND FLOOR



FIRST FLOOR

TYPE B / BI

INTERMEDIATE UNIT

Land Size: 20' X 74'

Built-up Area: 1,868 sqft



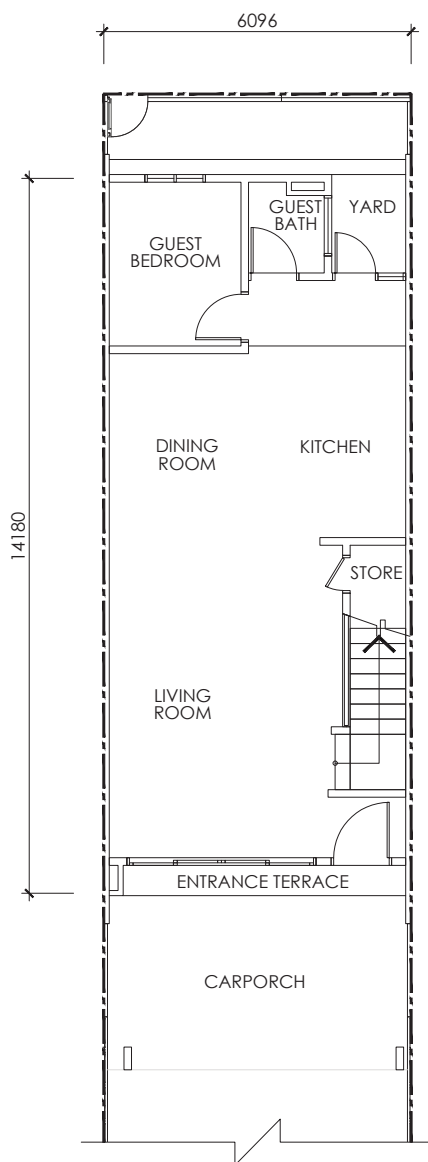
4 Bedrooms



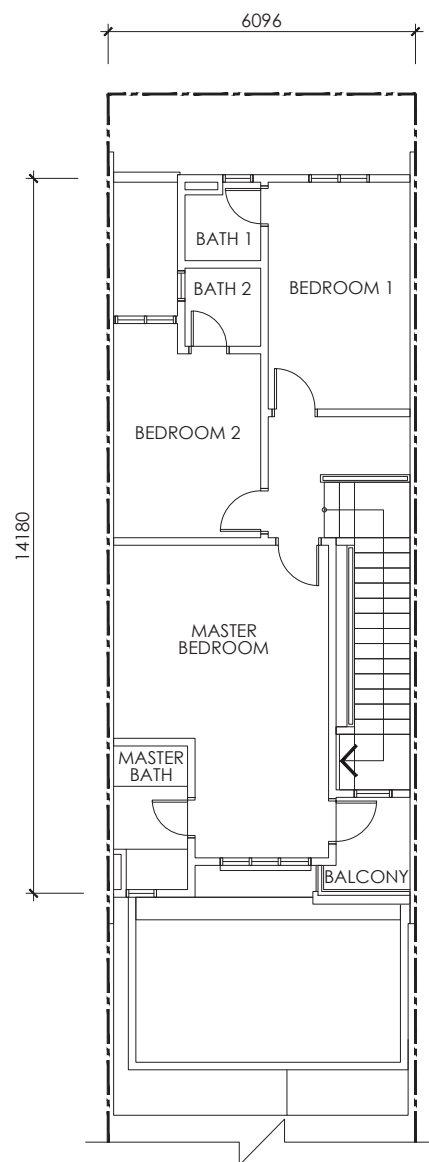
4 Bathrooms



Layouts with wide open spaces and abundant sunlight shining through the wide windows help facilitate the growth of the family activities.



GROUND FLOOR



FIRST FLOOR

TYPE C / C1

END UNIT

Land Area: 1,851 sqft

Built-up Area: 1,941 sqft



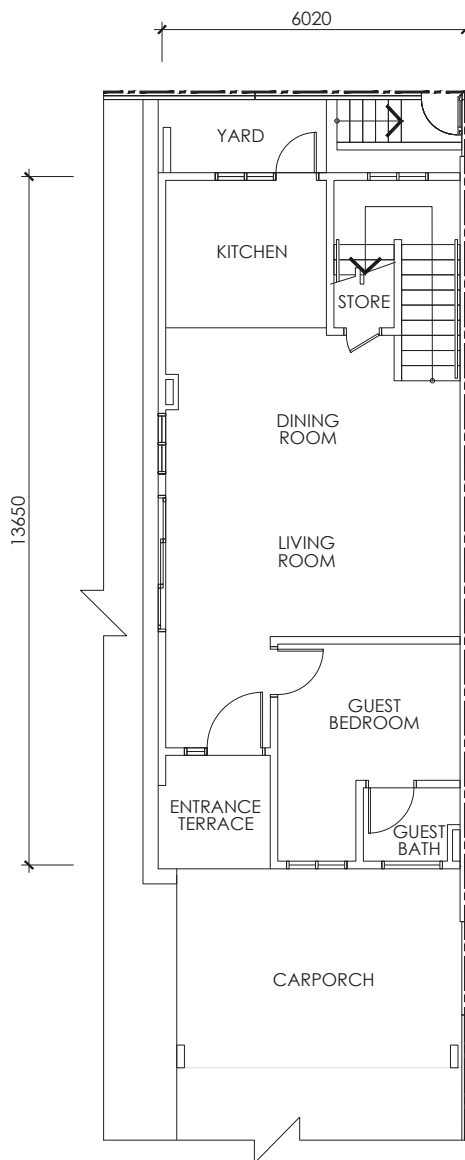
4 Bedrooms



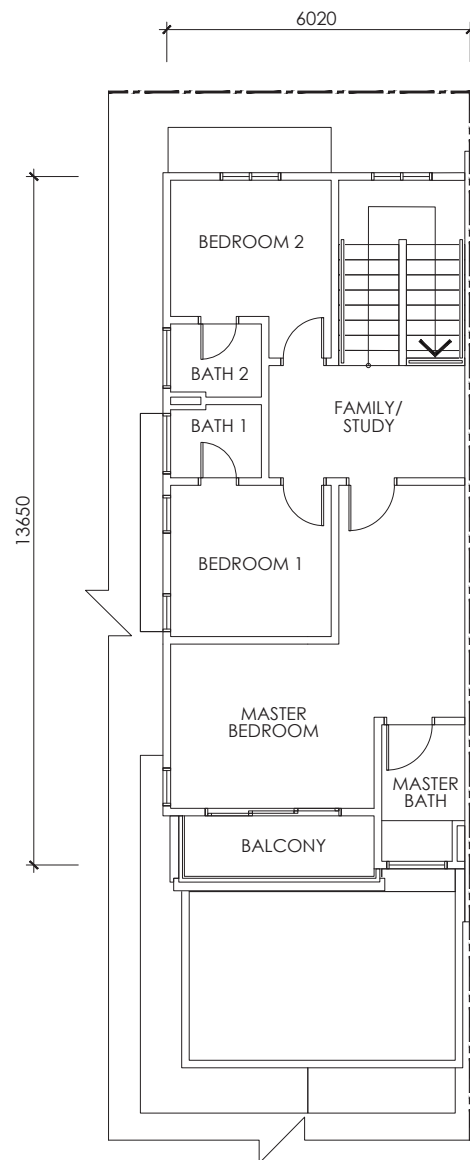
4 Bathrooms



Practical open layout that flows from the entrance to a large living room, maximising the space to grow with a kid or two.



GROUND FLOOR



FIRST FLOOR

TYPE D/D1

CORNER UNIT

Land Area: 3,617 sqft - 4,080 sqft

Built-up Area: 2,115 sqft



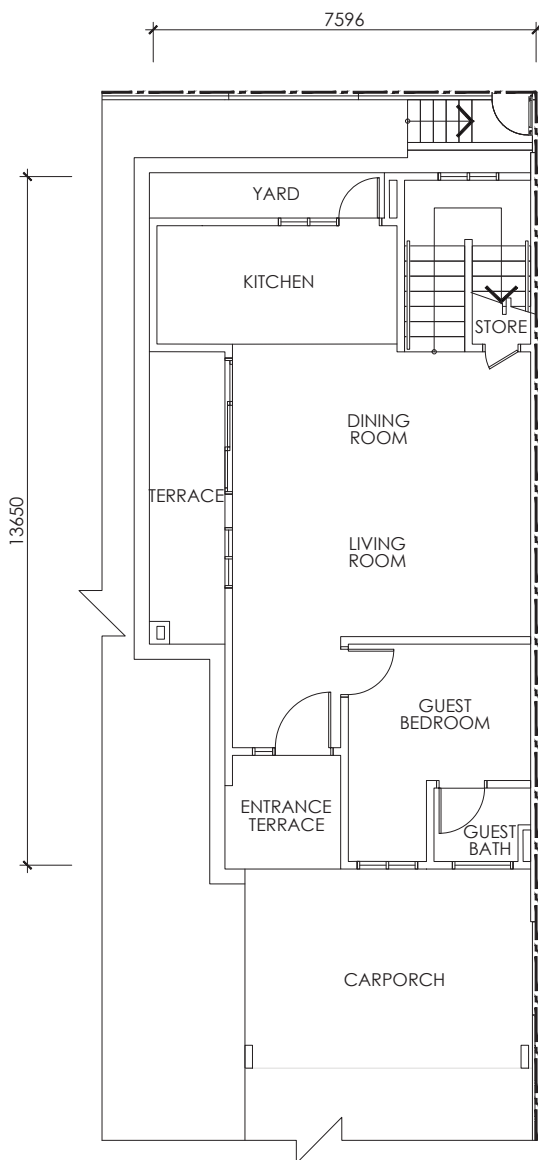
4 Bedrooms



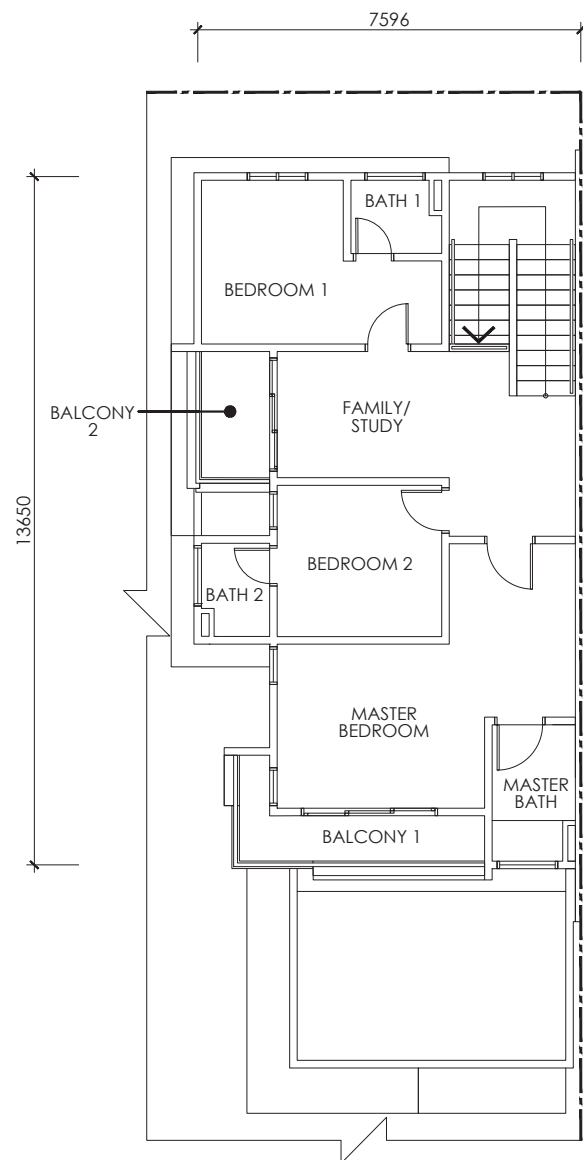
4 Bathrooms



Space is ample so everyone has their own freedom to thrive, all while enjoying the comforts of close family bonds.



GROUND FLOOR



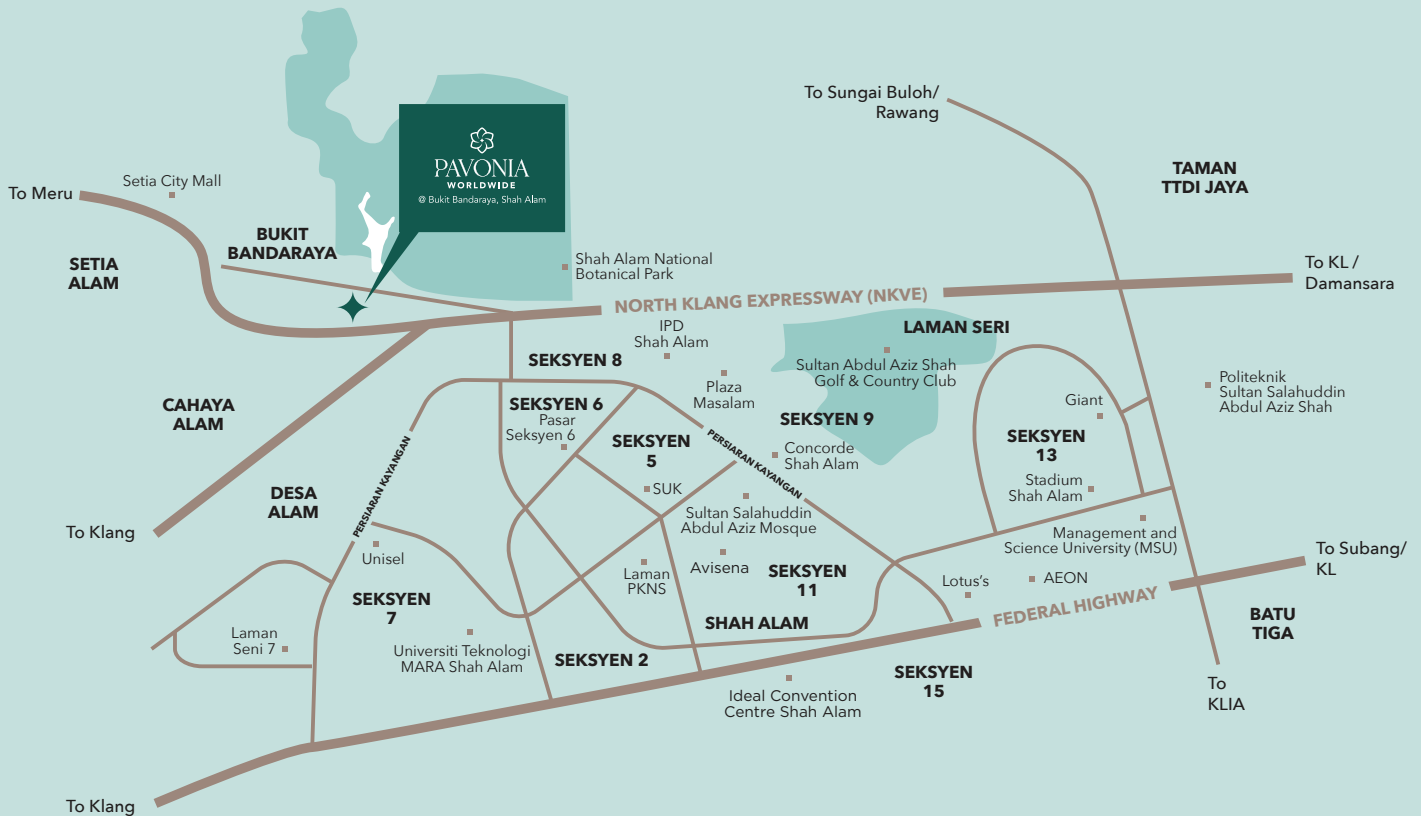
FIRST FLOOR

SPECIFICATIONS

| (A) STRUCTURE | <ul style="list-style-type: none"> Reinforced Concrete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-------------|-------------|-------------|-------------|-------------|----------------------------|----|----|----|----|--------------------------|----|----|----|----|--------------------------|---|---|---|---|----------------|---|---|---|---|--------------------|---|---|---|---|--------------------|---|---|---|---|----------|---|---|---|---|-------------------|---|---|---|---|-----------------|---|---|---|---|-----------------|---|---|---|---|
| (B) WALL | <ul style="list-style-type: none"> Brickwall | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (C) ROOF COVERING | <ul style="list-style-type: none"> Roof Tiles / Metal Deck / Flat Concrete Roof | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (D) ROOF FRAMING | <ul style="list-style-type: none"> Lightweight Steel Trusses | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (E) CEILING | <ul style="list-style-type: none"> Plaster Ceiling / Skim Coat | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (F) WINDOWS | <ul style="list-style-type: none"> Aluminium Framed Casement / Top Hung / Louvered / Fixed Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (G) DOORS Main Door Other Doors | <ul style="list-style-type: none"> Timber Door Timber Door / Aluminium Framed Glass Door | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (H) IRONMONGERY | <ul style="list-style-type: none"> Locksets with Accessories | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (I) WALL FINISHES Kitchen Bathrooms Others | <ul style="list-style-type: none"> Tiles Up To 1500mm Height Tiles Plaster & Paint | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (J) FLOOR FINISHES | <ul style="list-style-type: none"> Living Room Dining Room Kitchen Yard Guest Bedroom Staircases Terraces Family / Study Master Bedroom / Bedrooms Master Bathroom / Bathrooms Balcony Car Porch Store <ul style="list-style-type: none"> Tiles Tiles Tiles Tiles Tiles Tiles Tiles Laminated Timber Laminated Timber Tiles Tiles Concrete Imprint Cement Render | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (K) SANITARY & PLUMBING FITTINGS | <ul style="list-style-type: none"> Sanitary Wares & Fittings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (L) ELECTRICAL INSTALLATION | <table border="1"> <thead> <tr> <th></th> <th>TYPE A / A1</th> <th>TYPE B / B1</th> <th>TYPE C / C1</th> <th>TYPE D / D1</th> </tr> </thead> <tbody> <tr> <td>Ceiling / Wall Light Point</td> <td>27</td> <td>28</td> <td>28</td> <td>30</td> </tr> <tr> <td>13A Switch Socket Outlet</td> <td>16</td> <td>17</td> <td>20</td> <td>21</td> </tr> <tr> <td>Ceiling / Wall Fan Point</td> <td>6</td> <td>6</td> <td>7</td> <td>7</td> </tr> <tr> <td>Air Cond Point</td> <td>4</td> <td>4</td> <td>4</td> <td>4</td> </tr> <tr> <td>Water Heater Point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Booster Pump Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>TV Point</td> <td>2</td> <td>2</td> <td>2</td> <td>3</td> </tr> <tr> <td>Fibre Wall Socket</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Auto Gate Point</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Door Bell Point</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table> | | TYPE A / A1 | TYPE B / B1 | TYPE C / C1 | TYPE D / D1 | Ceiling / Wall Light Point | 27 | 28 | 28 | 30 | 13A Switch Socket Outlet | 16 | 17 | 20 | 21 | Ceiling / Wall Fan Point | 6 | 6 | 7 | 7 | Air Cond Point | 4 | 4 | 4 | 4 | Water Heater Point | 2 | 2 | 2 | 2 | Booster Pump Point | 1 | 1 | 1 | 1 | TV Point | 2 | 2 | 2 | 3 | Fibre Wall Socket | 1 | 1 | 1 | 1 | Auto Gate Point | 2 | 2 | 2 | 2 | Door Bell Point | 1 | 1 | 1 | 1 |
| | TYPE A / A1 | TYPE B / B1 | TYPE C / C1 | TYPE D / D1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling / Wall Light Point | 27 | 28 | 28 | 30 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13A Switch Socket Outlet | 16 | 17 | 20 | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling / Wall Fan Point | 6 | 6 | 7 | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Air Cond Point | 4 | 4 | 4 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Heater Point | 2 | 2 | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Booster Pump Point | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TV Point | 2 | 2 | 2 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fibre Wall Socket | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto Gate Point | 2 | 2 | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Door Bell Point | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (N) INTERNAL TELEPHONE TRUNKING & CABLING | <ul style="list-style-type: none"> Concealed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (O) FENCING | <ul style="list-style-type: none"> Metal Fencing With Brickwall / Chain Link Fencing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (P) TURFING | <ul style="list-style-type: none"> Grass | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

STAY CONNECTED TO EVERYTHING

Come home to Pavonia, where you're always close to everything. Located in Bukit Bandaraya, enjoy easy access to major landmarks like Stadium Shah Alam and Setia City Mall, as well as numerous convenient destinations such as shopping malls, schools, medical centers, and leisure parks - all within a 30km radius.



EDUCATION

| | |
|--|---------|
| Unisel | 5.1 km |
| Universiti Teknologi MARA Shah Alam | 5.8 km |
| Management and Science University (MSU) | 9.2 km |
| Politeknik Sultan Salahuddin Abdul Aziz Shah | 11.0 km |

HEALTHCARE

| | |
|----------------------------------|--------|
| Shah Alam Hospital | 4.2 km |
| Avisena Specialist Hospital | 6.7 km |
| MSU Medical Centre | 9.0 km |
| KPJ Selangor Specialist Hospital | 9.6 km |
| Subang Jaya Medical Centre | 12.8km |

RECREATION

| | |
|--|---------|
| Shah Alam National Botanical Park | 2.4 km |
| Taman Tasik Shah Alam | 5.8 km |
| Sultan Abdul Aziz Shah Golf & Country Club | 10.3 km |

SHOPPING

| | |
|---------------------|---------|
| Plaza Shah Alam | 5.6 km |
| Lotus's Shah Alam | 7.1 km |
| i-City | 7.9 km |
| AEON Mall Shah Alam | 8.3 km |
| Setia City Mall | 14.5 km |

BE PART OF THE HOLISTIC COMMUNITY

Experience truly modern and sustainable living in Bukit Bandaraya,
where nature's finest offerings are complemented by modern
amenities and an unparalleled sense of community.

LEGENDS

- TYPE A / A1
- TYPE C / C1
- Future Development
- TYPE B / B1
- TYPE D / D1
- House Number



Worldwide Holdings Berhad (8430-P)
Mercu Worldwide, No. 7, Persiaran Sukan,
Laman Seri Business Park,
Seksyen 13, 40100 Shah Alam, Selangor.

03-9212 0414
worldwideproperty.com.my
f i YouTube WORLDWIDE PROPERTY



Developer: Puncak Bandaraya Sdn. Bhd. • Developer's License No.: 30863/09-2029/0206(N) • Validity Period: 24/09/2024 – 23/09/2029 • Advertising & Sales Permit No.: 30863-1/11-2026/1046(N)-L • Validity Period: 19/11/2024 – 18/11/2026 • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan Reference No.: MBSA.BGN.600-3/4/57 • Expected Completion Date: October 2026 • Land Tenure: Leasehold • Expiry Date: 10/07/2110 • Type of Building: 2-story terrace • Total No. of Units: 126 Unit • Selling Price: RM1,058,200 – RM1,620,300.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.