

FREEHOLD

A Township Development By:



**IOI PROPERTIES**

**the lifestyle  
INFLUENCER**

# AYDEN

3-Storey Townhouse

IOI CLASSIC

The Refined Charm Of  
Modernity

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AYDEN • Type Of Property: 3-Storey Townhouse • Developer's License No. & Advertising Permit No: 14118-3/12-2019/01089 • Validity Period: 19/12/2017 – 18/12/2019 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan No: MP/SPG 600-3/4/72 • Expected Date of Completion: October 2019 • Land Tenure: Freehold • Land Encumbrances: Nil • Total Units: 344 units • Price: RM534,800 (Min) – RM664,800 (Max) • The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. All illustrations are artist's impressions only. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held responsible for any variations. For avoidance of doubt, please refer to the Sale and Purchase Agreement. Copyright IOI Properties Group Bhd. All rights reserved. All materials, content and forms contained herein are the intellectual property of IOI Properties Group Bhd and may not be copied, reproduced, distributed or displayed without IOI Properties Group Bhd's express written permission.

**Warisan Puteri**  
@ Sepang



# Refined & Elegant In Every Sense



Paradise of Persia (Artist's impression only)

Inspired by the Silk Road, the township of Warisan Puteri @ Sepang features wide arterial roads and themed heritage streets that will make you feel as though you are on a journey in a different, exotic land, every time.

Here, the 3-storey townhouses of Ayden infuse the fast-growing township with a new lifestyle experience of modern township living, creating an enclave rich with lively semi-private community spaces and convenient parking accommodating the needs of homeowners with visitors.



Artist's impression only



Artist's impression only

## Enchanting Spaces Tastefully Combined

Each unit in this townhouse enclave occupies one and a half floors and features separate driveways, while exuding a charming minimalist design. From the indoors to the outdoors, every detail has an unmistakable air of comfort and quality. A refinement that appeals to those with a taste for a classy yet modern home.

- Lot size: 24' x 70'
- Gross built-up from 1,851 sq. ft. (Lower unit) or 2,142 sq. ft. (Upper unit)
- Contemporary design
- 3 bedrooms with attached bathrooms
- Large windows for optimum ventilation and natural lighting
- Private balcony for lower units
- Rooftop garden for upper units





Landscaped community park (Artist's impression only)



Spacious internal roads (Artist's impression only)

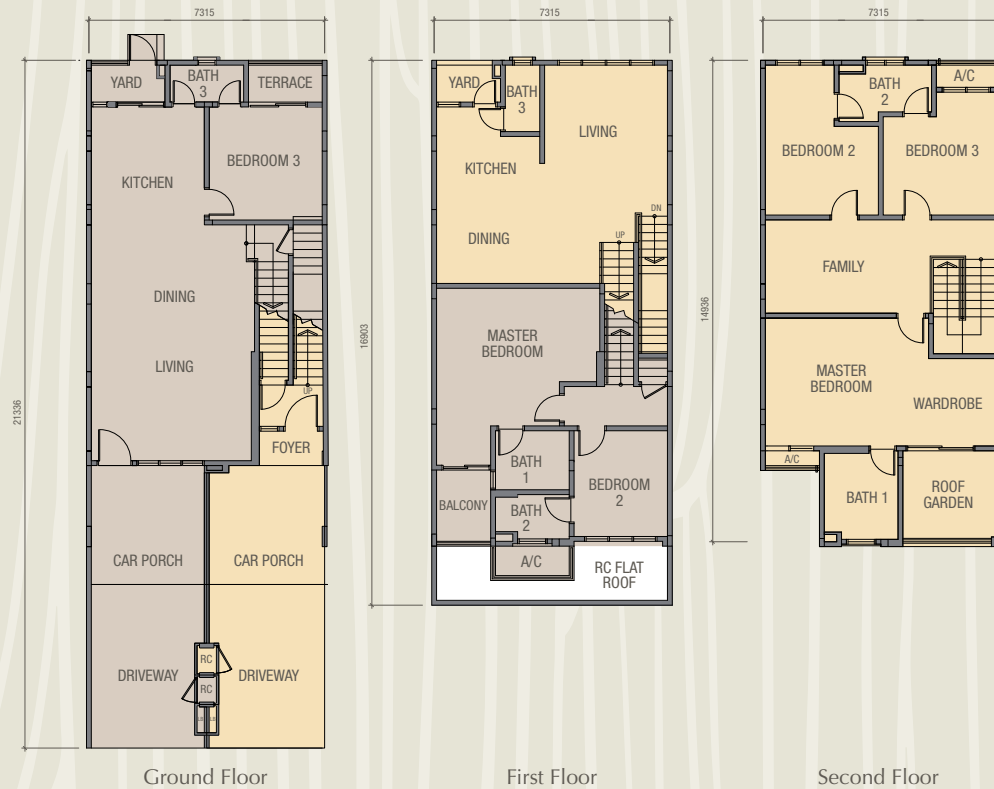
# Green. Secure. Spacious.

Lush green parks, linear gardens and wide, open spaces promote community interaction and create a lush and verdant environment which makes for a most welcoming ambience in this neighbourhood. Coupled with stylish and well-designed homes and security features that assure total peace-of-mind, it's a great combination for a modern family life.

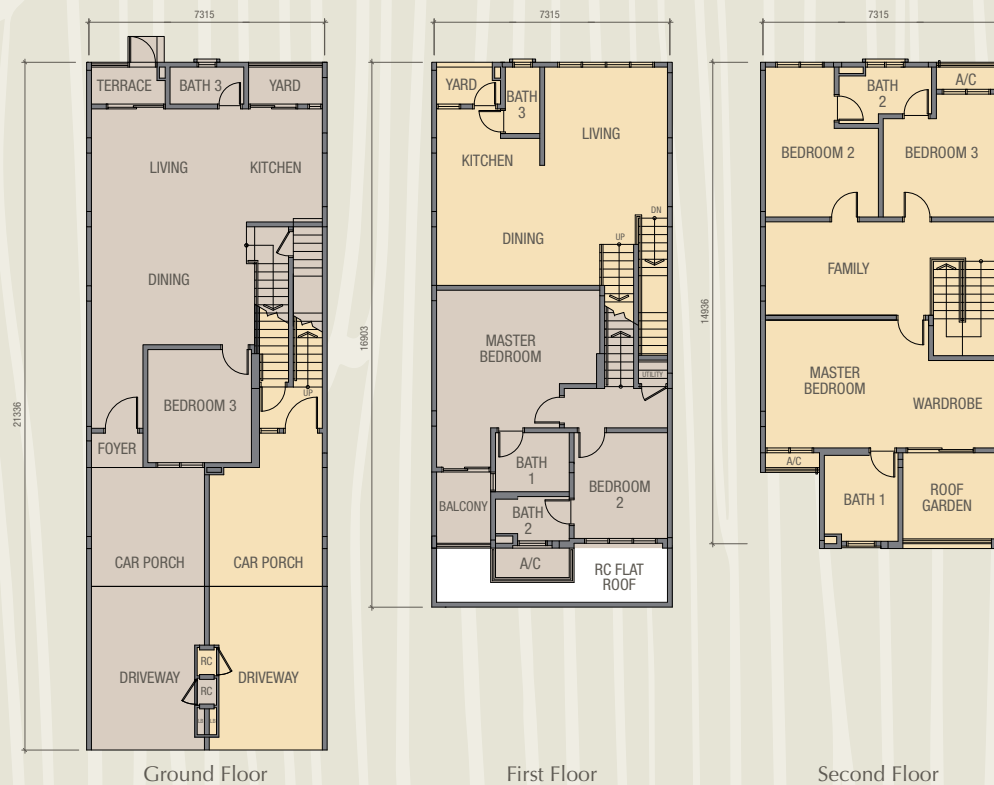
- 50' internal roads
- Alluring Paradise of Persia streetscape
- Multipurpose hall for residents' exclusive use
- Gated community
- Dedicated guardhouse
- Perimeter fencing
- Controlled single entry & exit point



Type  
A



Type  
B



<b>STRUCTURE</b>	: Reinforced concrete
<b>WALL</b>	: Clay / cement sand bricks
<b>ROOFING COVERING</b>	: Metal roof / R.C. flat roof
<b>ROOF FRAMING</b>	: G.I. roof trusses
<b>CEILING</b>	: Plaster ceiling / skim coat
<b>WINDOWS</b>	: Casement / sliding / fixed louver / fixed glass
<b>DOORS</b>	: Timber door / louvered door / sliding door / hollow core door
<b>IRONMONGERY</b>	: Selected quality lockset
<b>WALL FINISHES</b>	: Selected tiles / plaster & paint
<b>FLOOR FINISHES</b>	: Selected tiles / selected timber laminated flooring / concrete imprint / cement render

<b>SANITARY AND PLUMBING FITTINGS</b>	: Wash basin / sitting WC / shower rose / kitchen sink
<b>ELECTRICAL INSTALLATION</b>	: Lighting point / switch socket point / A/C point / ceiling fan point / SMATV / telephone point / heater point
<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>	: Provided

Note: "/" denotes "or" or "and/or"

# Where Access Is Central

Strategically situated in the township of Sepang, Warisan Puteri @ Sepang flaunts excellent accessibility, owing to its location near the junction to an established network of highways.

Warisan Puteri @ Sepang also boasts proximity to a variety of premier amenities and attractions such as the Kuala Lumpur International Airport (KLIA) and the Sepang F1 Circuit, as well as conveniences in the neighbouring cities of Putrajaya and Cyberjaya.

- Close to Xiamen University, Mitsui Outlet Park and the proposed Horizon Village Outlets (HVO)
- The nearby Salak Tinggi ERL station provides added connectivity



- 1 MEX
- 2 LDP
- 3 SKVE Highway
- 4 SILK Highway
- 5 Elite Highway
- 6 Putrajaya-Cyberjaya Expressway
- 7 North-South Highway

- 8 KLIA Expressway
- 9 Jalan Bangi-Dengkil
- 10 Jalan Dengkil-Banting
- 11 Nilai-KLIA Expressway