



The Simplicity Of Wholesome Living



RECIPE TO HAPPINESS



NATURE



TECHNOLOGY



COMFORT



WORK



PLAY

A HOME INSPIRED
BY TROPICAL
SCANDINAVIAN
DESIGNS



Taking a cue from the happiest countries, D'SINI Residences is an interpretation of a complete and well-balanced life amidst privacy yet having a sense of community.

Grounded in Scandinavian design principles, this high-rise in Setia Alam exudes timeless style, is built for functionality, and considers sustainability for future generations.

Come home and experience life like you're in the world's top 3 happiest nations*.

**World Happiness Report, 2017-2022*



LOCATION MAP

THE NEIGHBOURHOOD

 10 EDUCATION CENTRES & ACADEMY	APPX. TRAVEL DISTANCE
IDRISSI Intenational School	3.0 KM
Setia Badminton Academy	3.1 KM
SJK(C) Pin Hwa 1 Chinese School	3.3 KM
Tenby Private International School	5.3 KM
SK Setia Alam	5.3 KM
SMK Setia Alam	5.5 KM
UiTM Puncak Perdana Campus	8.9 KM
REAL International & Private School	11.0 KM
Maz International School	11.0 KM
UiTM Shah Alam	12.0 KM

 8 RECREATION & EVENT FACILITIES	APPX. TRAVEL DISTANCE
Urban Park @ Setia Taipan	2.0 KM
Setia Wetlands	2.3 KM
Setia City Convention Centre	2.4 KM
Setia Alam Central Park	4.2 KM
Monterez Golf & Country Club	12.6 KM
Shah Alam National Botanical Park	14.0 KM
Shah Alam Stadium	18.5 KM
Sultan Abdul Aziz Shah Golf & Country Club	18.5 KM

 9 SHOPPING CENTRES	APPX. TRAVEL DISTANCE
Setia City Mall	2.3 KM
LOTUS'S Setia Alam	5.0 KM
Jaya Grocer	7.5 KM
Klang Parade	10.7 KM
I-City Mall	14.0 KM
AEON Mall Bukit Raja	14.4 KM
GIANT Hypermarket Shah Alam	16.2 KM
AEON Mall Shah Alam	18.0 KM
LOTUS'S Shah Alam	18.3 KM

 3 HEALTHCARE FACILITIES	APPX. TRAVEL DISTANCE
National Institutes of Health (NIH)	3.6 KM
Columbia Asia Hospital - Klang	7.0 KM
KPJ Klang Specialist Hospital	13.0 KM



LOW DENSITY

1-ACRE OF NATURE'S HAVEN

SEAMLESS HOME AUTOMATION



Embrace the lifestyle living with a holistic approach where everything is truly "Di Sini".

TENURE	LAND AREA		
FREEHOLD	3.59 ACRES		
TOTAL LEVELS			
BLOCK A 35 LEVELS	BLOCK B 33 LEVELS		
TOTAL UNITS			
BLOCK A 259 UNITS	BLOCK B 241 UNITS		
UNIT TYPE SIZES IN SQ.FT.			
4 TYPES			
560	926	990	1,227





Artist's Impression Only.

THE HYGGE LOUNGE

D'SINI RESIDENCES WELCOME HOME

The Hygge Lounge of D'Sini Residences provides ample space to comfortably hang about or simply sit back and unwind. Undoubtedly a true welcoming for you and your guests.



Artist's Impression Only.

LIFT LOBBY

CONTACTLESS REGISTRATION

Moving from manual registration, residents can now register their visitors via an app, ensuring less waiting time and better security.



FACILITIES & AMENITIES

NURTURING ENERGIES

Nothing like unwinding by the stream and captivating nature’s beauty at Insta-worthy spots. Or get inspired by reading your favorite author at the Hammock Garden?

The best part is getting all these hygge experiences daily within your doorsteps.

Embrace the harmonious life and be invigorated by nature’s energy. **1-acre green facilities** space is designed as an everyday spot for relaxation and an open space to gather and escape the daily grind – while still remaining connected at the Wi-Fi ready deck.



HYGGE

[HUE-GAH] DANISH

The wholesome experience of enjoying life’s simple pleasures. Family. Home. Comfort.

LEVEL 7 | COURTYARD

- | | | | |
|---------------------|-------------------------|------------------------|---|
| 01 Infinity Pool | 06 Children Play Stream | 11 Pavillion | 16 Gymnasium (upper floor) |
| 02 Shallow Pool | 07 Serene Stream | 12 Barbeque Area | 17 Changing / Laundry Rooms (lower floor) |
| 03 Sunken Lounge | 08 Eco Stream | 13 Children Playground | 18 Multi-purpose Hall |
| 04 Pool Deck | 09 Hammock Garden | 14 Zen Garden | 19 Surau |
| 05 Water Playground | 10 Fitness Path | 15 Co-working Space | |

GROUND FLOOR

- | | |
|----------------|-----------------------|
| A Drop-off | D The Hygge Lounge |
| B Open Plaza | E Multi-purpose Court |
| C Fruit Garden | F Commercial Shops |





Artist's Impression Only.



Rejuvenate and dip your toes into the Serene Stream to feel the cool water, enjoy the view and breaths of fresh air by the Eco Stream, or have splashing fun with your little ones at the Children Play Stream.



SUNKEN LOUNGE

The Insta-worthy Sunken Lounge is a wonderful alternative to the indoors as small groups can gather over food and drinks.



INFINITY POOL DECK

TOASTS FOR THE TIMES
IN PICTURES AND RHYMES

JOHN WILLIAM SARGENT



Artist's Impression Only.

GYMNASIUM

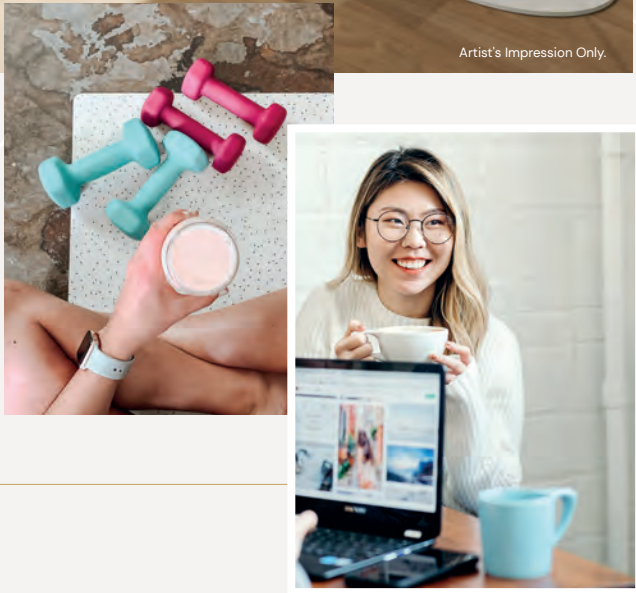
Equipped with a range of fitness equipment and overlooking the Serene Stream, here's the best place for getting a variety of workouts without having to spend extra time going elsewhere.



Artist's Impression Only.

CO-WORKING SPACE

Best of both worlds when you can work-from-home, and even have a little change of environment, this is truly living up to the idea of work-life integration.



WORK, LOVE AND PLAY
ARE THE GREAT BALANCE
OF A MAN'S BEING

ORISON SWETT MARDEN



LIVING SPACES

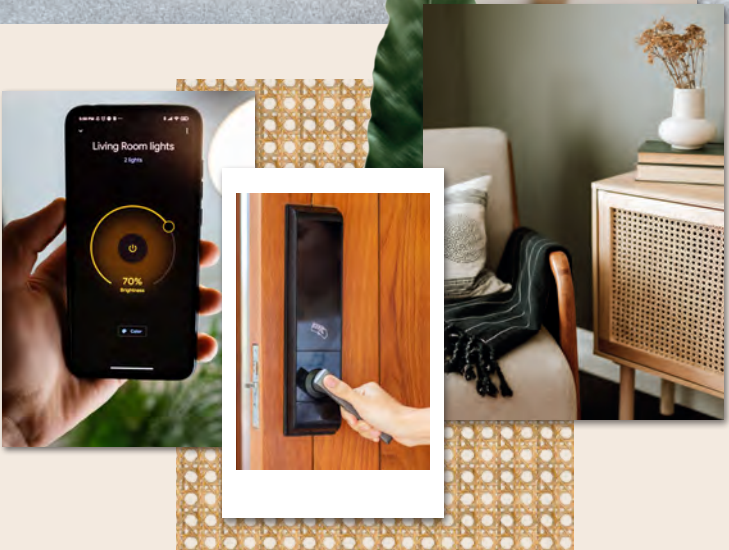
SIMPLICITY +
TECHNOLOGY

An exceptional feeling of light and liveability flows throughout our homes that embraces minimalism and focuses on functionality and practicality. With the Smart technology features that blend in seamlessly, your cosy home is created to be in line with modern society's interest in energy savings and convenience.

SMART MIRROR

DIGITAL DOOR LOCK

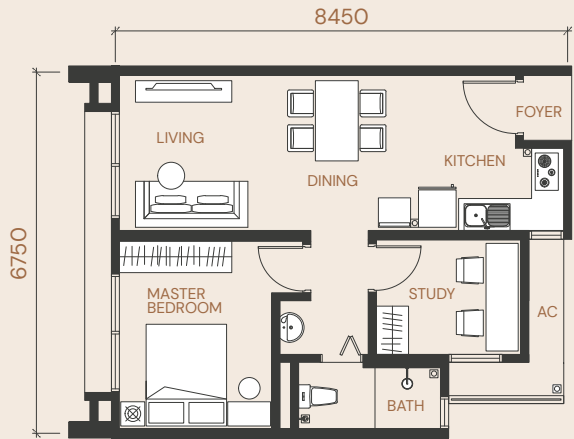
SMART HOME SOLUTION



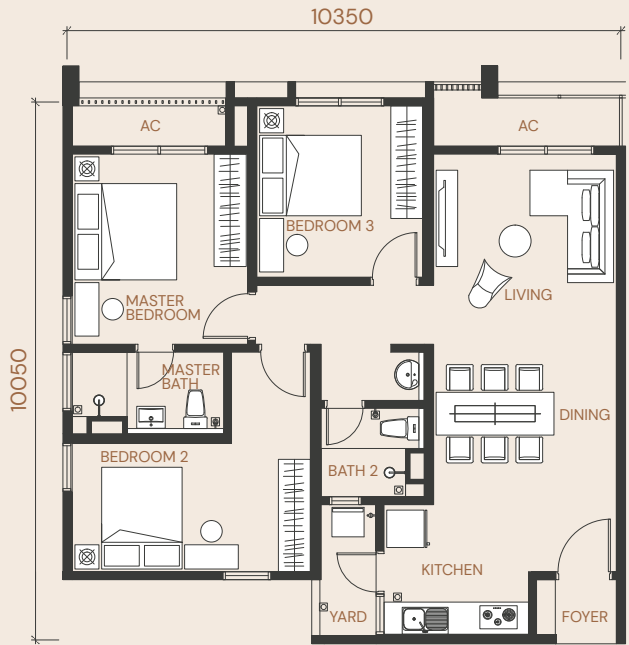
UNIT & LAYOUT PLANS

UNIQUE PLANS

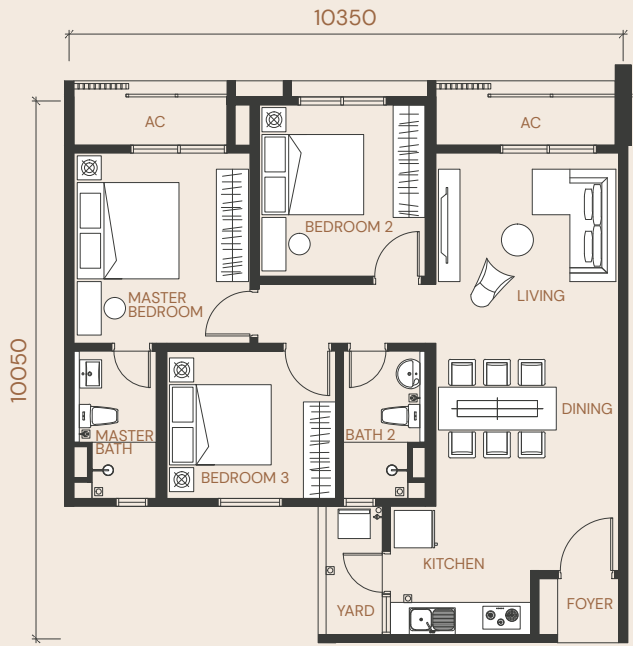
FOR EVERY NEEDS



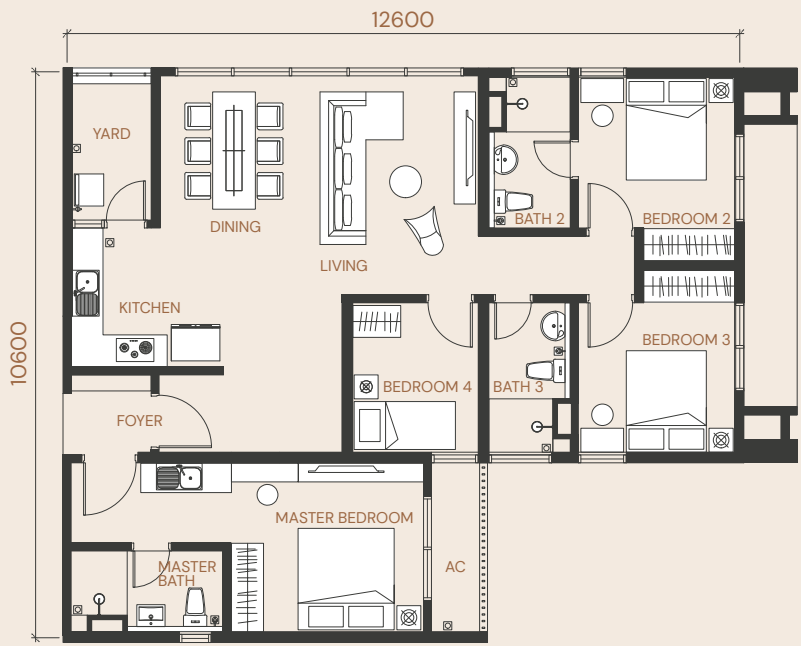
LAYOUT TYPE		SIZE	
TYPE A		560 SQ.FT.	
BEDROOM	BATHROOM	CAR PARK	
1 + 1	1	2	
LEVEL PLAN			



LAYOUT TYPE		SIZE	
TYPE B		926 SQ.FT.	
BEDROOM	BATHROOM	CAR PARK	
3	2	2 - 4	
LEVEL PLAN			



LAYOUT TYPE		SIZE	
TYPE C		990 SQ.FT.	
BEDROOM	BATHROOM	CAR PARK	
3	2	2 - 4	
LEVEL PLAN			



LAYOUT TYPE		SIZE	
TYPE D		1,227 SQ.FT.	
BEDROOM	BATHROOM	CAR PARK	
4	3	4	
LEVEL PLAN			

ATTENTION TO DETAIL

SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALL	Reinforced Concrete Wall/Brick Wall				
ROOF	Reinforced Concrete Roof/Metal Deck Roof				
CEILING	Generally Skim Coat & Paint Plaster Ceiling & Paint, to where applicable				
WINDOWS	Aluminium Frame Glass Windows				
DOORS	Main Entrance	Fire Rated Door			
	Others	Timber Flushed Door			
		Folding Door (Type A only)			
		Aluminium Frame Glass Sliding Door (Type A1, B6, B7, B8, B9, C4, C6 & D1 only), to where applicable			
		Aluminium Frame Louvre Door (Type C5 only), to where applicable			
IRONMONGERY	Quality Locksets & Accessories				
WALL FINISHES	External Wall	Plaster & Paint/Skim Coat & Paint			
	Internal Wall	Plaster & Paint/Skim Coat & Paint			
	Kitchen	Tiles Up to 1500MM Height			
	Bathrooms	Tiles Up to Ceiling Height			
FLOOR FINISHES	Living/Dining	Tiles	Bathrooms	Tiles	
	Entrance Foyer	Tiles	Terrace	Tiles, to where applicable	
	Bedrooms	Tiles	Yard	Tiles, to where applicable	
	Kitchen	Tiles	A/C Ledge	Cement Sand Screed Tiles (Type B6, B7, B8, B9, C4, C6 & D1 only)	
SANITARY WARES AND FITTINGS		A / A1	B-B9	C-C6	D / D1
Water Closet		1	2	2	3
Wash Basin		1	2	2	3
Basin Tap		1	2	2	3
Shower Head		1	2	2	3
Paper Holder		1	2	2	3
Kitchen Sink & Tap		1	1	1	2
ELECTRICAL INSTALLATION		A / A1	B-B9	C-C6	D / D1
Lighting Point		9	12	12	15
Fan Point c/w Hook & Wiring		3	4	4	5
13A Switch Socket Outlet		13	17	17	21
A/C Point (exclude refrigerant point)		0	4	4	5
Water Heater Point		1	2	2	3
Fiber Wall Socket (FWS)		1	1	1	1
SMATV Outlet		1	1	1	1
Electrical Distribution Box		1	1	1	2
Door Bell Point		1	1	1	1

All items mentioned above are subjected to variations, modifications and substitution as may be recommended by the Architect and / or the approving authorities.



GOLDENLAND
(298367-A)

Great Care in All We Do

Beginning humbly in 1982, our company started out in the timber industry under the name of Tanah Emas Telupid Sdn. Bhd. Four years later, we reinvested as a plantation company. With rapid success and exponential growth, the company listed on the second board of Bursa Malaysia in 1996 under the name of Tanah Emas Corporation Berhad and eventually we were listed on the Main Board of Bursa Malaysia as GOLDENLAND Berhad in 2009.

Today, after 37 amazing years of success in the plantation arena, GOLDENLAND continues to expand into new frontiers with the same G.R.E.A.T values.

- G – Growth Continuity
- R – Real Commitment
- E – Efficient and Effective
- A – Act with Integrity
- T – Team Work

These have been at the heart of the company for over three decades. Moving into the property industry is simply a natural progression for Goldenland, and an opportunity to bring our same dedication to care and nurturement to a larger segment of the community.



SELANGOR
D'SINI RESIDENCES



PENANG
GOLDEN GATEWAY



SANDAKAN
MID TOWN



SABAH
PUTATAN

www.d-sini.com



GOLDENLAND
(298367-A)

Great Care in All We Do

DEVELOPED BY

SPECTRUM 88 SDN. BHD. (729874-M)
A wholly owned subsidiary by Golden Land Berhad


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SALES GALLERY

No. 76, Jalan Setia Perdana BB U13/BB,
Bandar Setia Alam, Seksyen U13,
40170, Shah Alam, Selangor.

WAZE

 D'SINI Residences Sales Gallery

CALL FOR MORE INFORMATION

+6016 823 9980

• Nama Pemaju: Spectrum 88 Sdn Bhd • No. Lesen Pemaju: 19493/09-2027/0693 (A) • Tempoh Sah Dari: 19/9/2022 – 18/09/2027 • No. Permit Iklan dan Jualan: 19493-1/09-2023/0538 (R)-(S) • Tempoh Sah Dari: 19/09/2022-18/09/2023 • Nama Pihak Berkuasa: Majlis Bandaraya Shah Alam
• No. Kelulusan Pelan Bangunan: MBSA/BGN/B3/600-2(PB)/SEK/U13/0027-2022 • Hakmilik Tanah: Pegangan Bebas • Gadaian Tanah: RHB Bank Berhad • Tarikh Projek Dijangka Siap: September 2026 • Harga Jualan Terendah: RM270,000 • Harga Jualan Tertinggi: RM1,246,560
• Bumi Diskaun: 7% • Jumlah Unit: Blok A: 259 Unit, Blok B: 241 Unit • Binaan: Jenis A (560 KPS), Jenis B (926 KPS), Jenis C (990 KPS), Jenis D (1227 KPS).

KLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA