



TEKAT MAJU SDN. BHD. (800122-H)

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SHOW GALLERY :

No.21, Jalan Elemen 2, Vila Elemen, Kelab Golf Sultan Abdul Aziz Shah, Sec 13, 40100 Shah Alam, Selangor Darul Ehsan
Tel : +6012 677 4184

Developer License No : 12399-2/06-2017/02083(L) • Validity Period : 20/06/2016 - 19/06/2017 • Advertising & Sales Permit No : 12399-2/06-2017/02083(P) • Validity Period : 20/06/2016 - 19/06/2017 • Land Tenure: Leasehold 99 years (Expiring 29 Mei 2102) • Approval Authority : Majlis Bandaraya Shah Alam • Building Plan Approval No : MBSA/BGN/BB/600-1(PS)/SEK/13/0161-2013 • Expected Completion Date : Dec 2017 • Encumbrances : OCB Bank (Malaysia) Bhd • Type of Property : Type A : 3.5 Storey Bungalow (50 X 90) Total Unsold Unit: 8 unit, Selling Price: RM 4,928,800.00 (Min) - RM5,153,800.00 (Max) • Type B : 3.5-Storey Bungalow (50 X 90) Total Unsold Unit: 9 unit, Selling Price: RM 4,738,800.00 (Min) - RM5,088,800.00 (Max) • Type C : 2.5-Storey Bungalow (70 X 85) Total Unsold Unit: 4 unit, Selling Price: RM 5,578,800.00 (Min) - RM5,918,300.00 (Max) • Type D : 2-Storey Bungalow (50 X 90) Total Unsold Unit: 3 unit, Selling Price: RM 3,288,800.00 (Min) - RM4,118,800.00 (Max) • Type E : 2-Storey Bungalow (50 X 90) Total Unsold Unit: 1 unit, Selling Price: RM 3,308,800.00 • Semi D : 3-Storey Bungalow (40 X 80) Total Unsold Unit: 7 unit, Selling Price: RM 2,898,800.00 (Min) - RM3,548,800.00 (Max) • 7% Discount for Bumiputera. Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. All illustrations and pictures are artist's impressions only. The items are subject to variations, modifications, and substitutions as may be recommended by the Company's consultants and/or relevant Approving Authorities

Vila
ELEMEN

@ SAASGCC
RESIDENTIAL • SHAH ALAM
— 270° GOLF VIEW —



**BEST PROJECT
DEVELOPER 2015**
TEKAT MAJU



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PEOPLE'S CHOICE AWARDS
**BEST LUXURY LANDED
DEVELOPMENT**
VILA ELEMEN



A NEW CHAPTER IN GOLF RESORT LIVING

The Vila Elemen at SAASGCC, Shah Alam

A prestigious residence within the most celebrated golf course,
right next to the royal palace ...



THE GOLF GREEN LIVING CONCEPT

Nestled in the middle of golf course vicinity, Vila Elemen housing development consists of 30 units of bungalow and 24 units of semi-detached villa. It aims to create an exclusive and luxury architecture that reflects a contemporary and unique lifestyle with a 270-degree golf course view.





A GOLFING PARADISE AT YOUR DOORSTEP

You no longer need to spend unnecessary time travelling to your favourite golf course, beating traffic congestion just to play golf, and you can even invite your friends and business associates to play golf at anytime you desire, as the golf course is just within the vicinity of your villa @ SAASGCC golf club, an invitation that will be too tempting to be turned down by any golf enthusiast.

A pleasurable golfing experience of international standard, the Kelab Golf Sultan Abdul Aziz Shah (SAASGCC), was designed by 5 times British Open Champion, PETER THOMPSON. The course fully utilises the terrain's natural undulations and and lake, where over 3,000 trees and shrubs were planted in the formation of an exceptional, attractive and challenging USGA approved championship layout.

The 27-hole SAASGCC golf course is one of the most promising golf courses in Malaysia and one of the most preferred night-golfing session golf courses in South East Asia. It provides a golfing paradise at the doorstep for people living within the immediate proximity.





SHARING A PRESTIGIOUS LOCATION WITH THE ROYAL ADDRESS

Vila Elemen is located in the vicinity of the Royal House and within close proximity to the other two Royal Palaces. The GREEN lodge that belongs to the Sultan Abdul Aziz Shah family sits just next to Vila Elemen. The other two palaces, namely the Istana Bukit Kayangan, the second official palace of Sultan of Selangor, and Istana Shah Alam in southern Klang, the royal town of the state of Selangor, Malaysia. Sharing such a prestigious location has provided Vila Elemen with a competitive advantage in terms of property value for its prime location.





A FUSION OF ARTISTIC & MODERNISTIC ARCHITECTURE

The stylish yet contemporary architectural design of Vila Elemen focuses on capturing the essence of its natural surrounding with a low density development of 6 units per acre.

Design on a natural cascading platform, each villa provides an individual 270-degree panoramic view of the golf course. To express the individuality of each type of villa, these villas are adorned with their own unique feature such as a private pool, private rooftop garden, private basement car park, private lift and a private deck.

ELEGANT & SPACIOUS DESIGN WITH TOP QUALITY FINISHING

With prestigious architects and well-known Interior Designers, the Bungalows and Semi-Detached Villas are contemporarily designed to blend practicality with style and comfort.

The villa features sophisticated interior layout and excellent modern façade, coupled with tasteful fittings and fixtures, offering you a perfect standard of living.



SECURITY

GATED & GUARDED LIVING WITH USER-FRIENDLY SMART HOME SYSTEM

For strict security, Vila Elemen is equipped with many tiers of security system such as 24-hour security guard and CCTV surveillance and free Wi-Fi hot spot which allows you to intercom the security personnel from your villa to the guard house, providing you a flexible way of communication.

With the state-of-the-art technology, the villa is also fitted with smart home system that offers basic control to lighting fitting and air-conditioner. Furthermore, you can easily upgrade the system to gain access to the alarm system and entertainment system, allowing you to experience the living comfort of Vila Elemen.

What's more, with enable of the smart home system in Vila Elemen enables you to control to all the features at anytime and anywhere, via a handheld device such as computer or smart phone, offering an extraordinary convenience and secured lifestyle.





STAY, PLAY, RELAX AND HAVE IT YOUR WAY!

Vila Elemen is surrounded with lush greenery, providing a delightful kaleidoscope of tropical flora and fauna. Such golf panoramic view offers its residents the tranquillity amidst the busy town of Shah Alam, taking away the hustles and bustles of daily metropolitan lifestyle.

With a designer landscape area such as the special jogging track within the Vila Elemen Community or the recreation walk on external SAASGCC vicinity, it certainly offers a great escapade to nature, providing the residents the absolute serenity.



EXCLUSIVE VIP CHAUFFEURING SERVICE

To cater for your urgent travelling needs which may occasionally arise such as travelling to the nearest amenities or to the airport while your family member or personal driver is unable to accommodate your travelling schedule, Vila Elemen provides you with an exclusive chauffeuring service.

This private chauffeuring service helps residents of Vila Elemen to travel within 15km radius outside of SAASGCC. With such convenience, you can save time and cost on public transport. Booking can be made anytime and anywhere within the designated route, allowing you to experience the luxurious lifestyle of Vila Elemen.





SQUASH



BADMINTON



GYM



TENNIS



WIDE-RANGING CLUB FACILITIES

With a membership that comes with the villa, your family members can enjoy the exclusive privileges of the wide-ranging club facilities including sporting era such as swimming pool, gymnasium, squash, tennis court, table tennis and so forth. Let them enjoy themselves in various sports activities available at SAASGCC clubhouse while you indulge in a game of golf with your friends or business associates.

What's more, younger children can enjoy a fun-filled playtime in the children playground. Let the chutes, ladders, climbers and slides keep them entertained while you are enjoying your golf session. It is certainly an ideal place and a good way to spend a relaxing weekend.



MEDICAL FACILITIES



EDUCATION
CONVENIENCE



WELL-PLANNED AMENITIES FOR CONVENIENCE

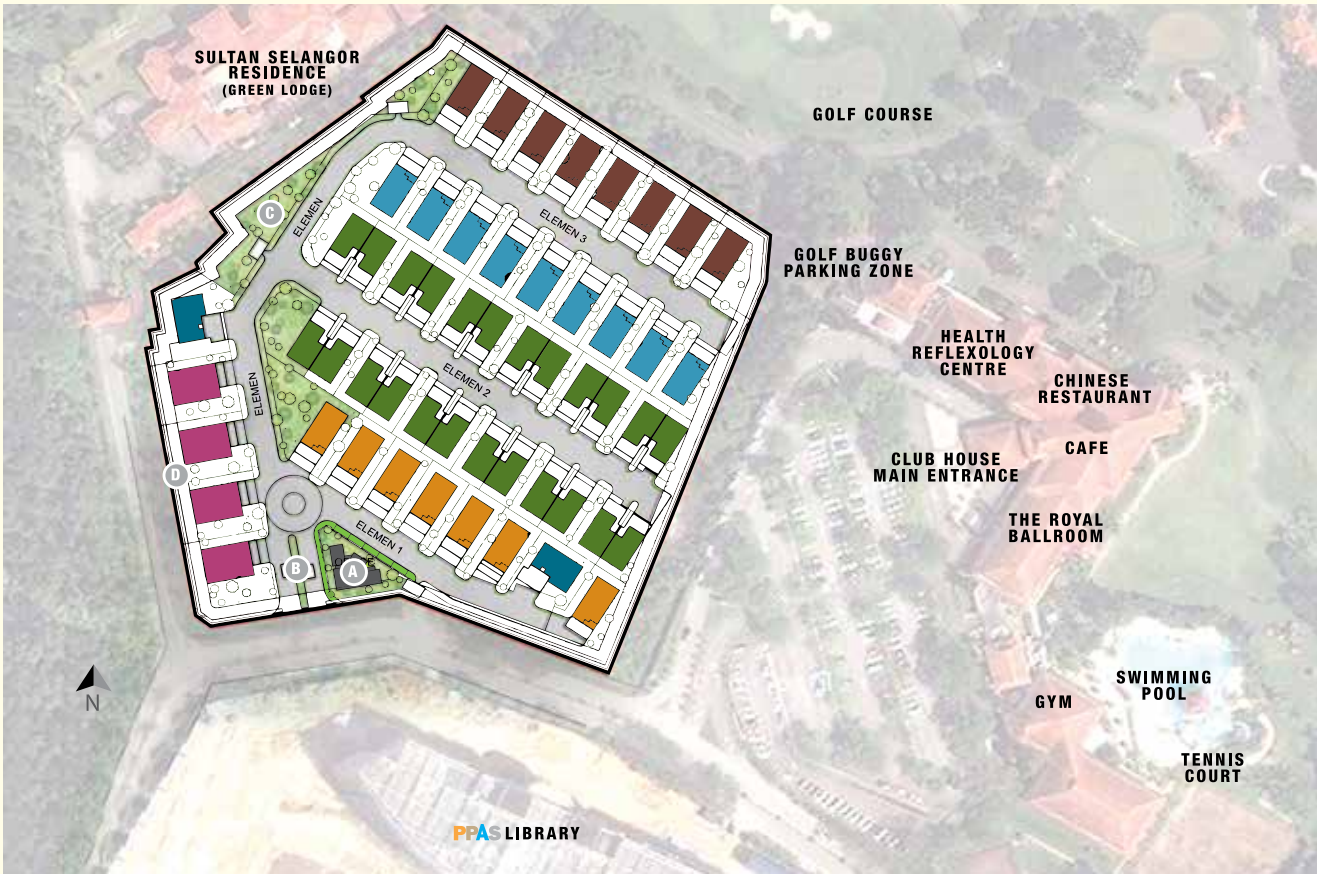
Besides the gorgeous piece of golf course scenery, Vila Elemen is strategically located within the reach of well-planned amenities such as F&B outlets, Shopping Mall, Commercial Business Square, Hypermarket, Education Centres, International School, University Campus, Recreational Park, Outdoor Sports Centre and so forth, making life simpler and more convenient.











The smart infrastructure such as main roads and major highways connectivity and future MRT 3 light rail link to the area, provide residents of Vila Elemen with various transport options, enabling them to reach their designated destination in a much faster and convenient way.

LOCATION MAP



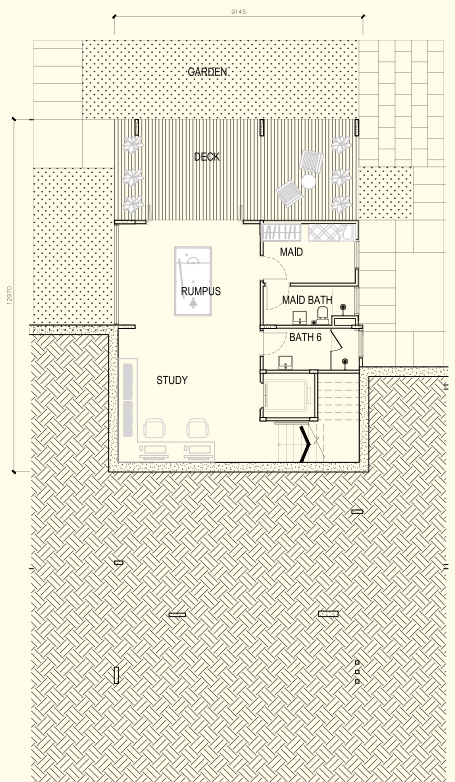
THE MASTER PLAN



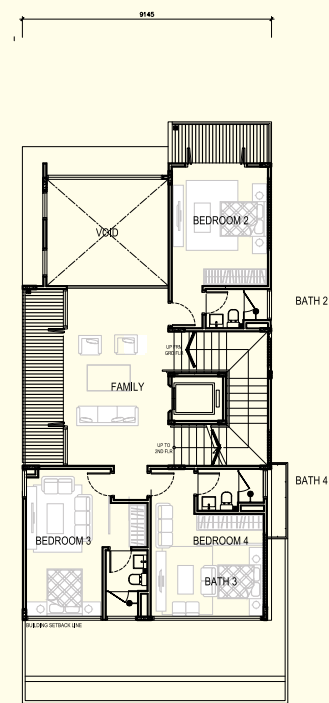
- | | | | |
|---|--------------------------------|---|--------------------------------------|
|  | TYPE A - 3 1/2 Storey Bungalow |  | TYPE F & F1 - 3 Storey Semi-Detached |
|  | TYPE B - 3 1/2 Storey Bungalow |  | Management Office |
|  | TYPE C - 2 1/2 Storey Bungalow |  | Security Room |
|  | TYPE D - 2 Storey Bungalow |  | Playground |
|  | TYPE E - 2 Storey Bungalow |  | Jogging Track & Recreational Park |

TYPE A
3 1/2 STOREY BUNGALOW

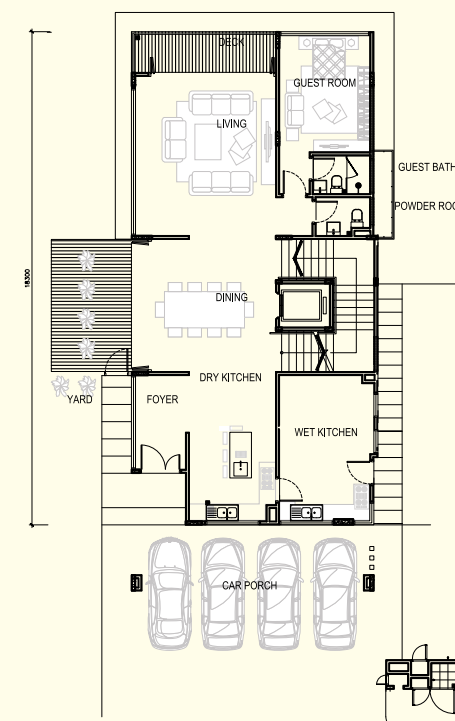
Lot Size : 4,500 sq. ft.
Built-up Area : 6,100 sq. ft.
7+1 Rooms / 3 Living Rooms / 8 Baths



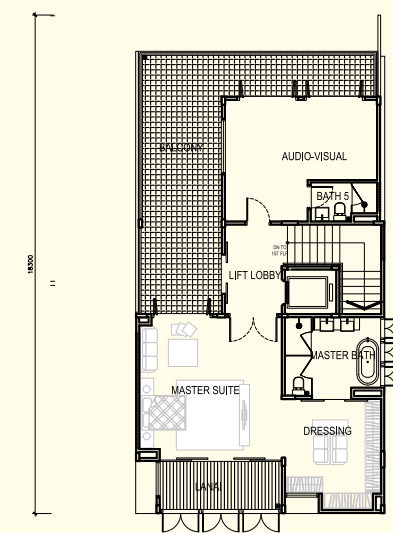
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

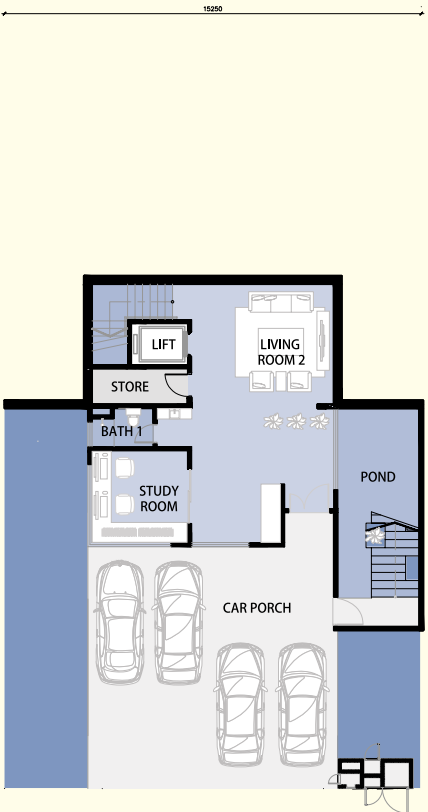


SECOND FLOOR PLAN

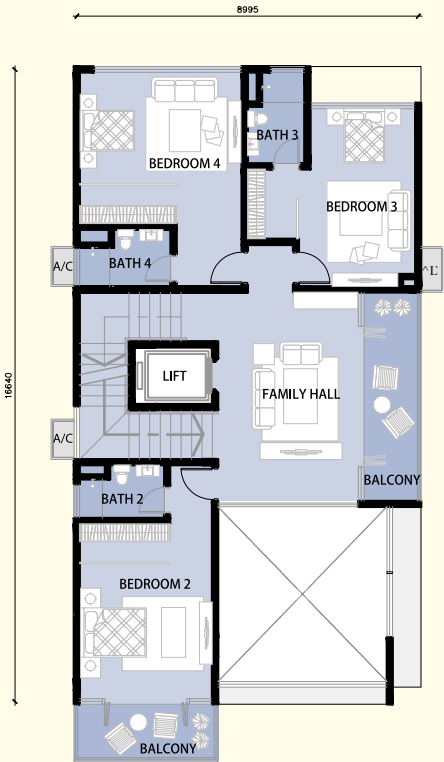
TYPE B

3 1/2 STOREY BUNGALOW

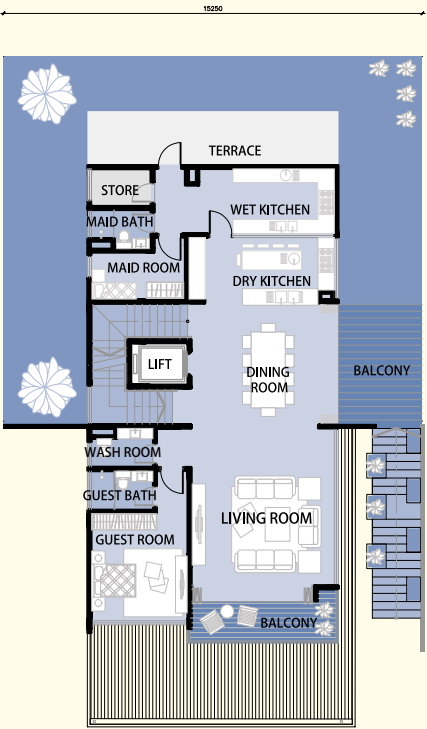
Lot Size : 4,500 sq. ft.
Built-up Area : 5,900 sq. ft.
7+1 Rooms / 3 Living Rooms / 8 Baths



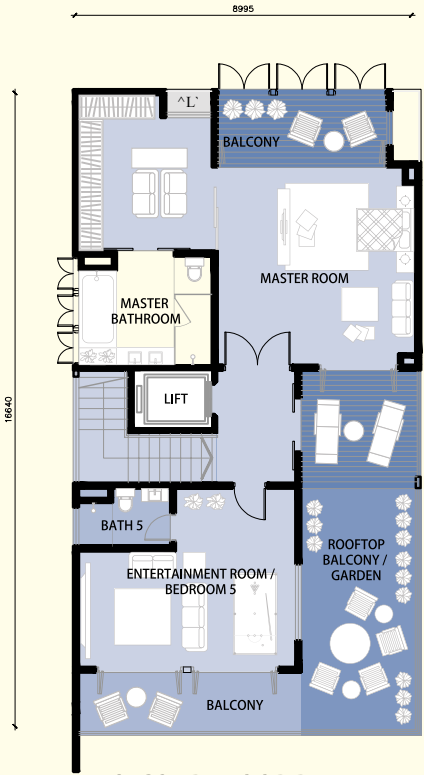
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

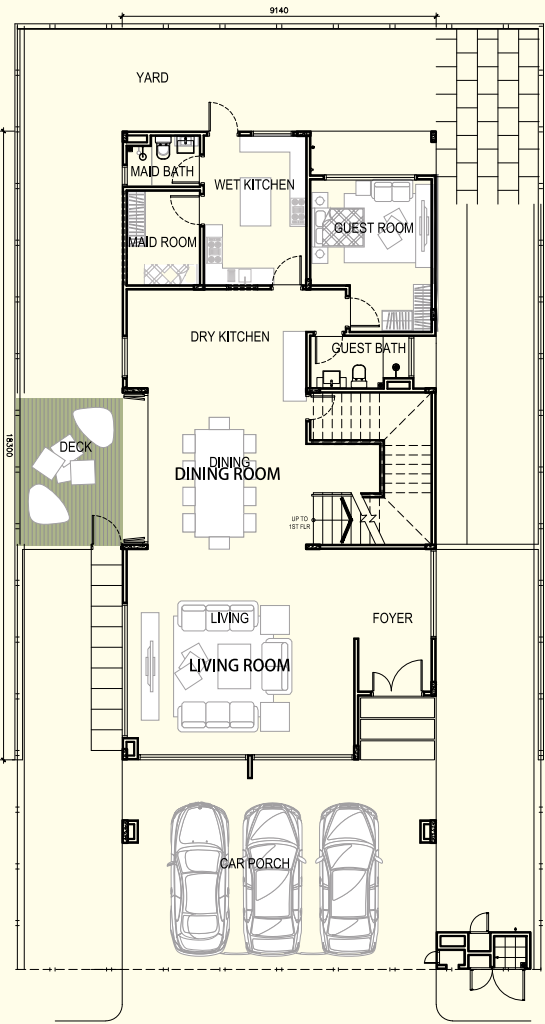


SECOND FLOOR PLAN

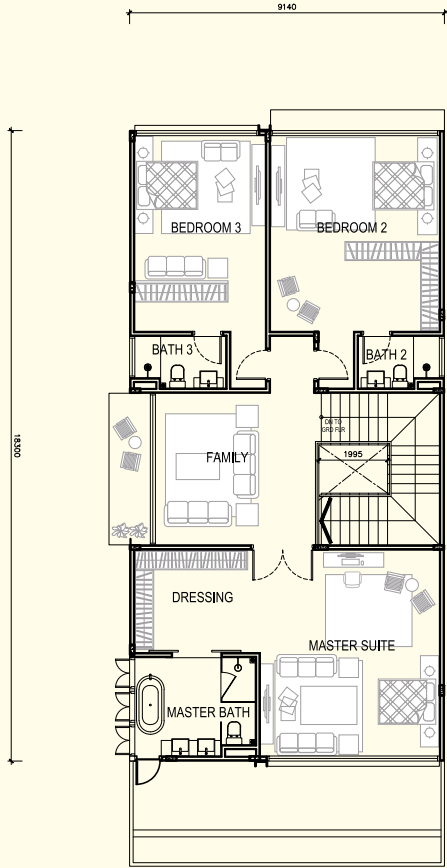
TYPE D

2 STOREY BUNGALOW

Lot Size : 4,500 sq. ft.
Built-up Area : 3,800 sq. ft.
4+1 Rooms / 2 Living Rooms / 5 Baths



GROUND FLOOR PLAN

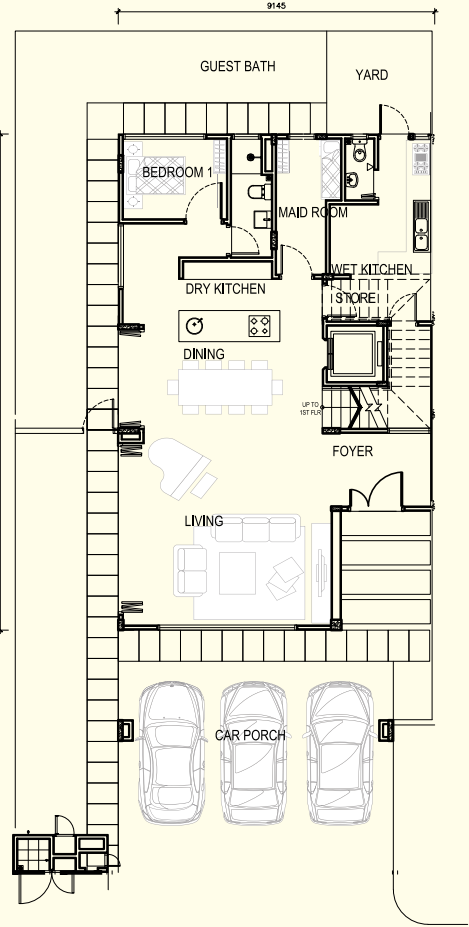


FIRST FLOOR PLAN

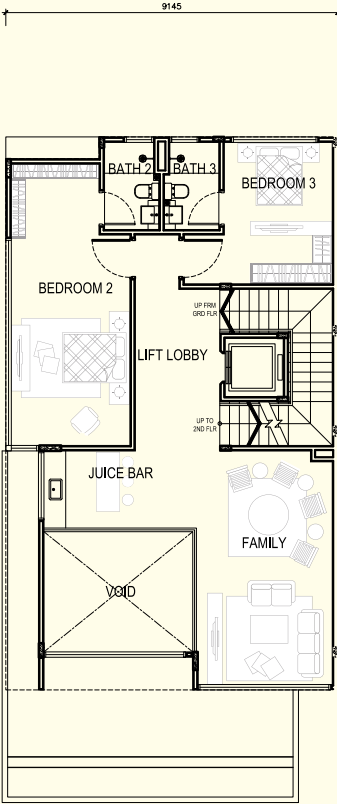
TYPE F

3 STOREY SEMI - DETACHED

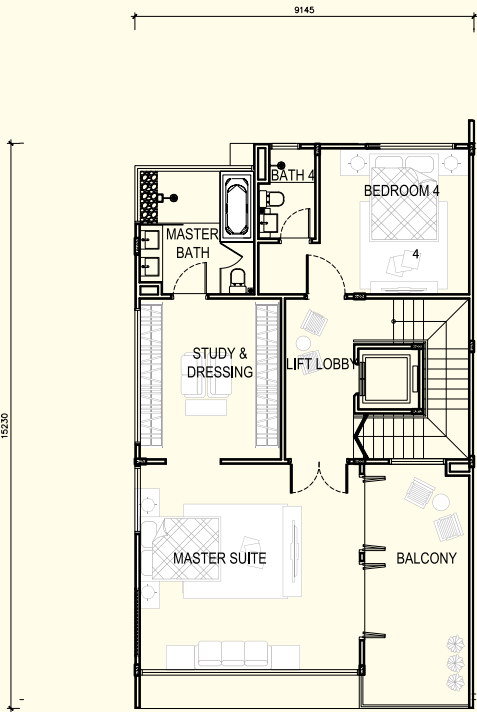
Lot Size : 3,200 sq. ft.
Built-up Area : 4,192 sq. ft.
5+1 Rooms / 2 Living Rooms / 6 Baths



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SPECIFICATION

TYPE A, B, C, D, E, 2, 2 1/2, 3 1/2 STOREY BUNGALOW


ITEM	SPECIFICATIONS	FINISHES
Structure	Reinforced Concrete Framework	
Wall	Brick Wall	
Roof	R.C Flat Roof / Metal Deck Roof	
Ceiling	Skim Coat / Plaster Board (Where Applicable)	
Windows	Powder Coated Aluminum Framed Windows with Glass	
Door	Main Entrance Master Bedrooms / Other Bedrooms Others	Solid Timber Door Timber Flush Door Powder-coated Aluminium Frame Sliding / Folding Door
Ironmongery	Quality Locksets	
Wall finishes	General Master Bathroom Typical Bathroom	Plaster and paint Marble Porcelain / Ceramic Tiles to full height
Floor finishes	Living, Dining, Dry Kitchen, Master Bath Wet Kitchen, Typical and Maid Bathroom Master Bedroom, Bedrooms, Corridor, Family Hall Terrace (where applicable) Store Room (where applicable)	Marble / Plaster & Paint Porcelain Tiles Timber flooring Porcelain Tiles Porcelain Tiles
Sanitary and Plumbing Fittings	Master Bathroom	1 water closet 2 washbasins with tap 1 shower head 1 bidet 1 long bath with tap
	Typical Bathroom	1 washbasin with tap 1 water closet 1 shower head 1 bidet
	Maid Bathroom	1 washbasin with tap 1 water closet 1 shower head 1 tap
Standard Features	Hot and Cold Water System	Supply to all showers for all bathrooms and basins, except maid & wet kitchen.
	Rain Water Harvesting System	Harvesting System for Garden (External Only)
	Smart Home System	Basic Smart Home Features to Control Lighting and Air Conditioning
	Voice Intercom System	2-Way Audio Communication Intercom to Guard House
	Private Home Lift Swimming / Lap Pool	Except for Type D/E Type C only

SPECIFICATION

TYPE F 3 STOREY SEMI-DETACHED

ITEM	SPECIFICATIONS	FINISHES
Structure	Reinforced Concrete Framework	
Wall	Brick Wall	
Roof	Reinforced Concrete Flat Roof / Metal Deck Roof	
Ceiling	Skim Coat / Plaster Board (Where Applicable)	
Windows	Powder Coated Aluminum Framed Windows with Glass	
Door	Main Entrance Master Bedrooms / Other Bedrooms Others	Solid Timber Door Timber Flush Door Powder-coated Aluminium Frame Sliding / Folding Door
Ironmongery	Quality Locksets	
Wall finishes	General Master Bathroom Typical Bathroom	Plaster and Paint Porcelain / Ceramic Tiles to full height Porcelain / Ceramic Tiles to full height
Floor finishes	Living, Dining, Dry Kitchen, Master Bath Wet Kitchen, Typical and Maid Bathroom Master Bedroom, Bedrooms, Corridor, Family Hall Terrace (where applicable) Store Room (where applicable)	Porcelain Tiles / Plaster & paint Porcelain Tiles Timber flooring Porcelain Tiles Porcelain Tiles
Sanitary and Plumbing Fittings	Master Bathroom	1 water closet 2 washbasins with tap 1 shower head 1 bidet 1 long bath with tap
	Typical Bathroom	1 washbasin with tap 1 water closet 1 shower head 1 bidet
	Maid Bathroom	1 washbasin with tap 1 water closet 1 shower head 1 tap
Standard Features	Hot and Cold Water System	Supply to all showers for all bathrooms and basins, except maid & wet kitchen.
	Rain Water Harvesting System	Harvesting System for Garden (External Only)
	Smart Home System	Basic Smart Home Features to Control Lighting and Air Conditioning
	Voice Intercom System	2 Way Audio Communication Intercom to Guard House
	Private Home Lift Swimming / Lap Pool	Except for Type D/E Type C only



A photograph of a golf course at sunset. A white golf ball sits on a green, with a hole visible in the foreground. The background features a line of trees and a sky with warm, orange and yellow clouds.

**DISCOVER THE PARAMOUNT OF
GOLF RESORT LIVING, YOUR ACCESS
TO A PERFECT LIVING!**