



# PAVONIA

## WORLDWIDE

@ Bukit Bandaraya, Shah Alam



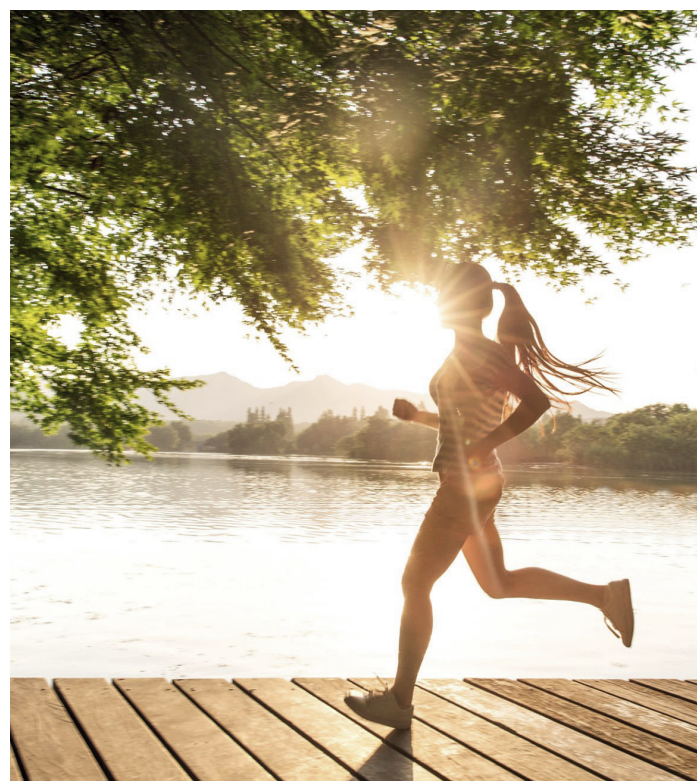
**2-STOREY TERRACE HOMES**

SETTING THE RIGHT ATMOSPHERE



# 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.



# 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.



Nestled Within A  
Matured Township



1km to Taman Negara  
Botani Shah Alam



Sustainable  
Environment



Modern  
Living



Flexible  
Space



Limited to  
only 126 units



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



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



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only

# 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



# FLOOR PLANS

## TYPE A / A1 INTERMEDIATE UNIT

Land Size: 20' X 74'

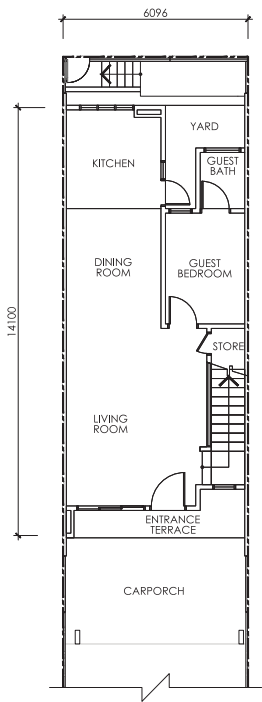
Built-up Area: 1,866 sqft



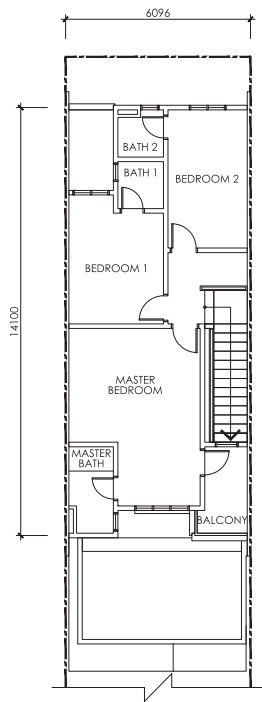
4 Bedrooms



4 Bathrooms



GROUND FLOOR



FIRST FLOOR

## TYPE B / B1 INTERMEDIATE UNIT

Land Size: 20' X 74'

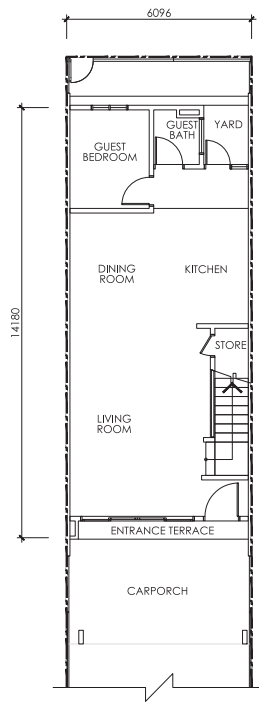
Built-up Area: 1,868 sqft



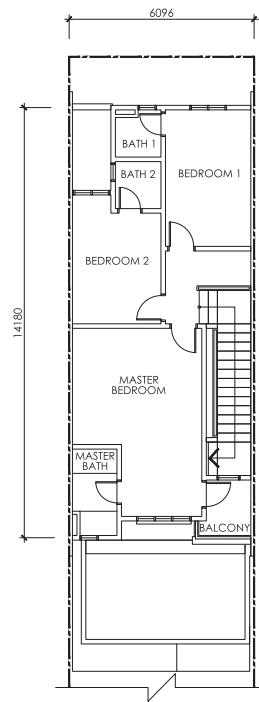
4 Bedrooms



4 Bathrooms



GROUND FLOOR



FIRST FLOOR

## TYPE C / C1 END UNIT

Land Area: 1,851 sqft

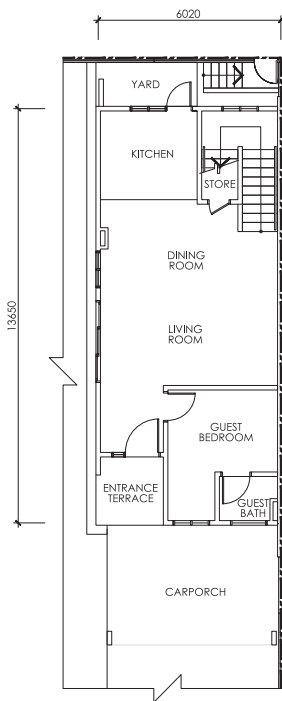
Built-up Area: 1,941 sqft



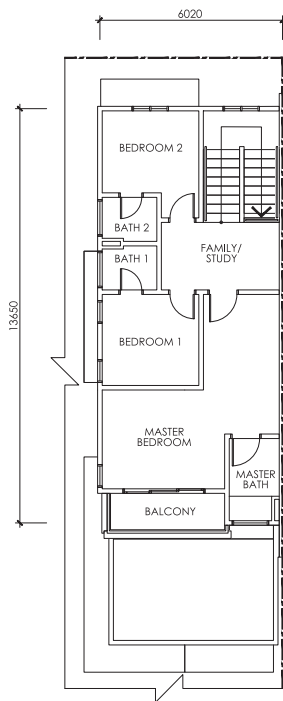
4 Bedrooms



4 Bathrooms



GROUND FLOOR



FIRST FLOOR

## TYPE D / D1 CORNER UNIT

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

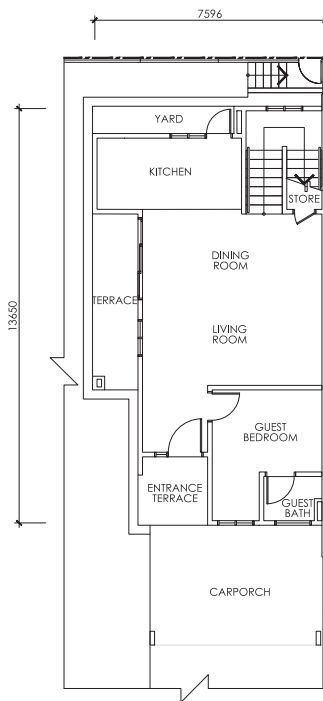
Built-up Area: 2,115 sqft



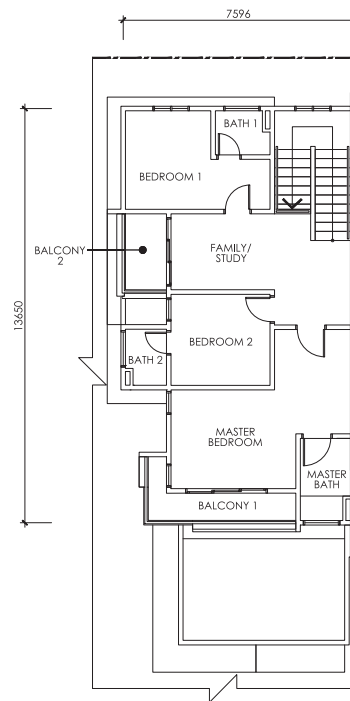
4 Bedrooms



4 Bathrooms



GROUND FLOOR



FIRST FLOOR

# SPECIFICATIONS

|                                                         |                                                                  |                                           |                                                     |             |             |             |
|---------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------|-------------|-------------|-------------|
| (A) STRUCTURE                                           | • Reinforced Concrete                                            | (J) FLOOR FINISHES                        |                                                     |             |             |             |
| (B) WALL                                                | • Brickwall                                                      | Living Room                               | • Tiles                                             |             |             |             |
| (C) ROOF COVERING                                       | • Roof Tiles / Metal Deck / Flat Concrete Roof                   | Dining Room                               | • Tiles                                             |             |             |             |
|                                                         |                                                                  | Kitchen                                   | • Tiles                                             |             |             |             |
|                                                         |                                                                  | Yard                                      | • Tiles                                             |             |             |             |
|                                                         |                                                                  | Guest Bedroom                             | • Tiles                                             |             |             |             |
|                                                         |                                                                  | Staircases                                | • Tiles                                             |             |             |             |
| (D) ROOF FRAMING                                        | • Lightweight Steel Trusses                                      | Terraces                                  | • Tiles                                             |             |             |             |
| (E) CEILING                                             | • Plaster Ceiling / Skim Coat                                    | Family / Study                            | • Laminated Timber                                  |             |             |             |
|                                                         |                                                                  | Master Bedroom / Bedrooms                 | • Laminated Timber                                  |             |             |             |
| (F) WINDOWS                                             | • Aluminium Framed Casement / Top Hung / Louvered / Fixed Window | Master Bathroom / Bathrooms               | • Tiles                                             |             |             |             |
|                                                         |                                                                  | Balcony                                   | • Tiles                                             |             |             |             |
|                                                         |                                                                  | Car Porch                                 | • Concrete Imprint                                  |             |             |             |
|                                                         |                                                                  | Store                                     | • Cement Render                                     |             |             |             |
|                                                         |                                                                  |                                           |                                                     |             |             |             |
| (G) DOORS<br>Main Door<br>Other Doors                   | • Timber Door<br>• Timber Door / Aluminium Framed Glass Door     | (K) SANITARY & PLUMBING FITTINGS          |                                                     |             |             |             |
|                                                         |                                                                  | • Sanitary Wares & Fittings               |                                                     |             |             |             |
| (H) IRONMONGERY                                         | • Locksets with Accessories                                      | (L) ELECTRICAL INSTALLATION               | 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           |
| (I) WALL FINISHES<br><br>Kitchen<br>Bathrooms<br>Others | • Tiles Up To 1500mm Height<br>• Tiles<br>• Plaster & Paint      | 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 | • Concealed                                         |             |             |             |
|                                                         |                                                                  | (O) FENCING                               | • Metal Fencing With Brickwall / Chain Link Fencing |             |             |             |
|                                                         |                                                                  | (P) TURFING                               | • Grass                                             |             |             |             |

## 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



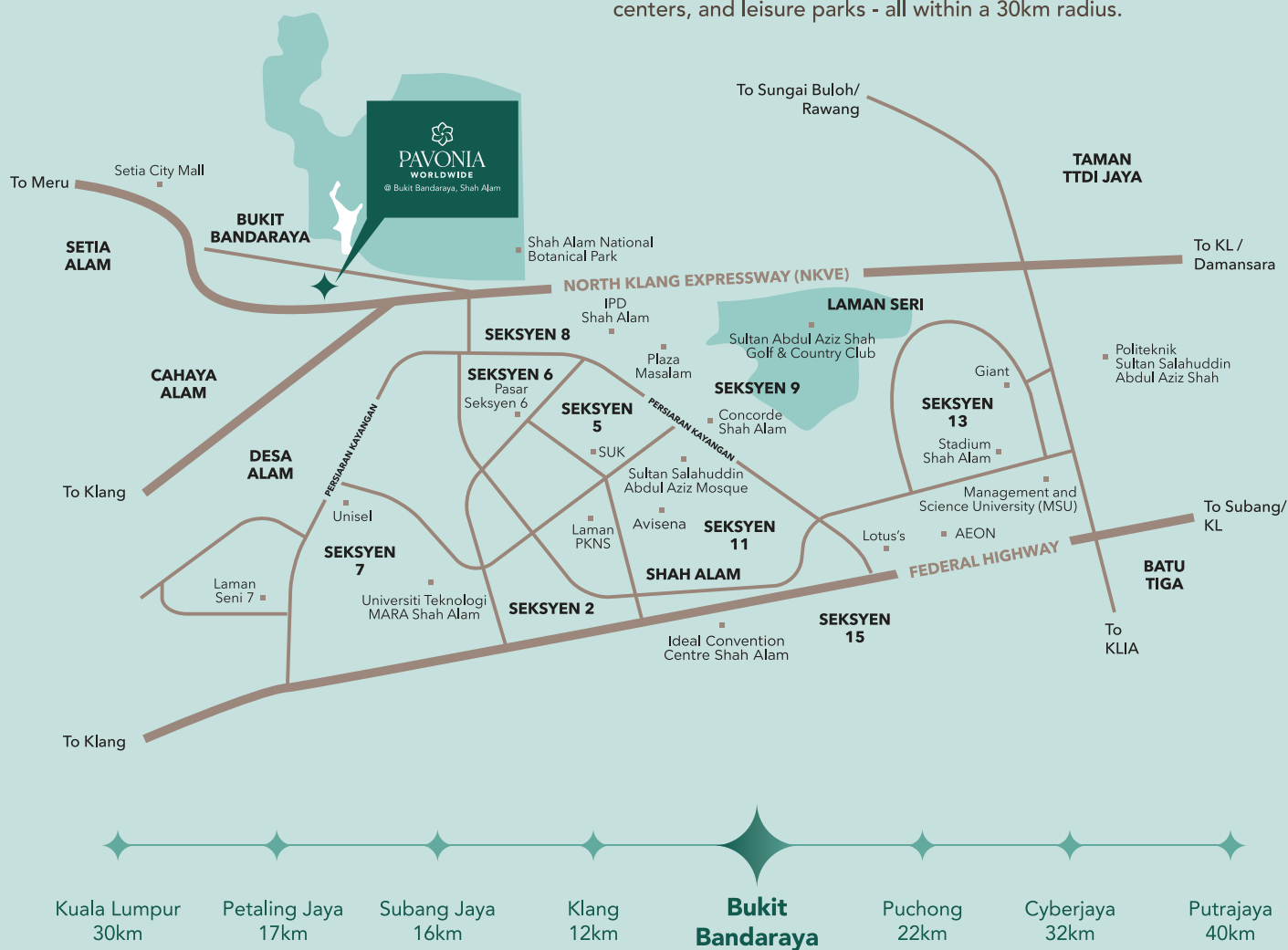
Ventilation & Natural Sunlight



Convertible With More Living Space

# 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       | 12.8 km |

## 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 |



Worldwide Holdings Berhad (6430-F)  
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.