



LAYARAN
PINTAS

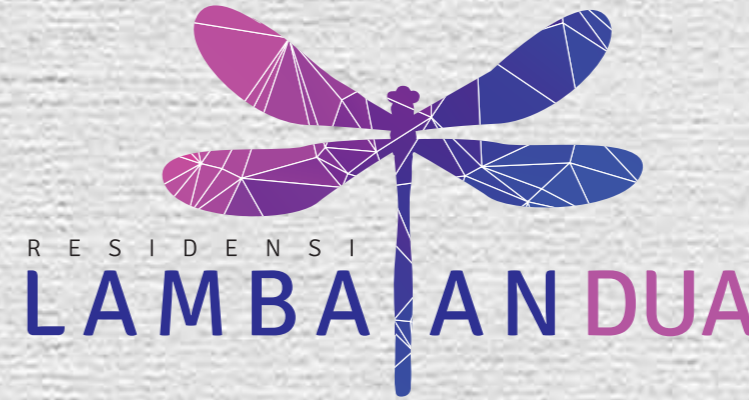
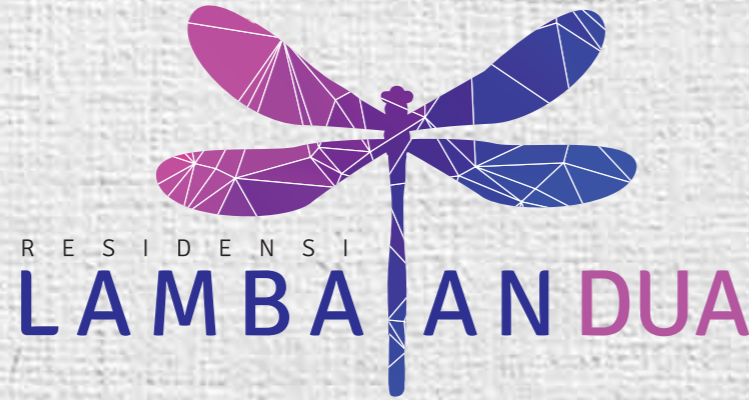
Layaran Pintas Sdn Bhd

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Komplex 1 Mont Kiara,
No 1, Jalan Kiara Mont Kiara,
50480 Kuala Lumpur.
T 03-6211 1328

Lambaian Dua Sales Gallery

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35-G, Jalan 8/35,
Seri Bangi Sekyen 8,
43650 Bandar Baru Bangi,
Selangor.
T 018 282 1199

www.lambaiandua.com



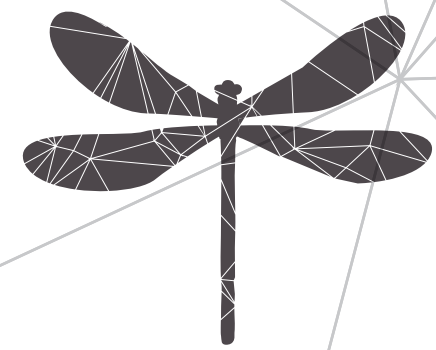
Developer: Layaran Pintas Sdn Bhd **Developer License:**
19444-1/06-2020/0567 (L) **Validity:** 28/06/2018-27/06/2020
Advertising & Sales Permit: 19444-1/06-2020/0567 (P)
Validity Period: 28/06/2018-27/06/2020 **Land Tenure:**
Freehold **Encumbrance:** RHB Bank Berhad **Approval**
Authority: Majlis Perbandaran Kajang **Building Plan**
Referral No: MPKJ.1/P/15/2017 **Expected Date Of**
Completion: April 2021 **Type:** Aries (Town Villas) - 80 Units
RM503,800.00 – RM626,780.00 Brevia (Double Storey
Terrace Houses) – 68 units RM734,800.00 – RM1,095,380.00

WELCOMING YOU HOME

WELCOMING YOU HOME

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Imagine the freedom...



... to move as freely as you please, skimming over glassy surface of turquoise lakes, or floating from one beautiful flower to another.

The dragonfly represents the true spirit of carefree living that you can experience at Residensi Lambaian Dua.

It is also a symbol of the unparalleled attention given to preservation and maintenance of natural ecosystems within the sprawling 60-acre niche development.

Join us on a journey over the following pages. You'll find Residensi Lambaian Dua to be more than just a home you desire;

**it can be an experience
you've always wanted to savour.**

Welcome to Residensi Lambaian Dua

- Exclusive gated & guarded residences set on one of the highest points in Bangi.
- Serene ponds , home to a multitude of aquatic flora and fauna
- Easy access to and from the city
- Excellent connectivity: 10 mins to Putrajaya, 6 mins to Bandar Kajang, 20 mins to KLIA, 36 mins to KLCC.





A premium, modern enclave

Modern arches paint a picture of serenity, giving a hint of forward-thinking designs and contemporary architecture that extends across the entire development.

The entrance structure and arches afford impressive views of the Clubhouse, making it the focal point as you drive into Residensi Lambaian Dua.

Once in, you'll be greeted by elegant ponds on both sides of the entrance, intended to put you at absolute ease.

[Residents can take comfort in knowing that no compromises are made on security at Residensi Lambaian Dua. Peace of mind comes courtesy of 24-hour guarded security and anti-climb fencing]

Celebrate the beauty of nature



Imagine a picnic in the gazebo by the ponds with family and friends, in the company of beautiful daisies, dainty butterflies and the orange hues of the setting sun.

The large, serene ponds at Residensi Lambaian Dua are also homes to an array of fascinating aquatic life. Here, you can indulge in a spot of fishing, jog on the 1.2km-long track, enjoy yoga on the deck, sweat out at the outdoor gym.

[Residensi Lambaian Dua features a collection of gardens, in strategic spots around the entire development.]





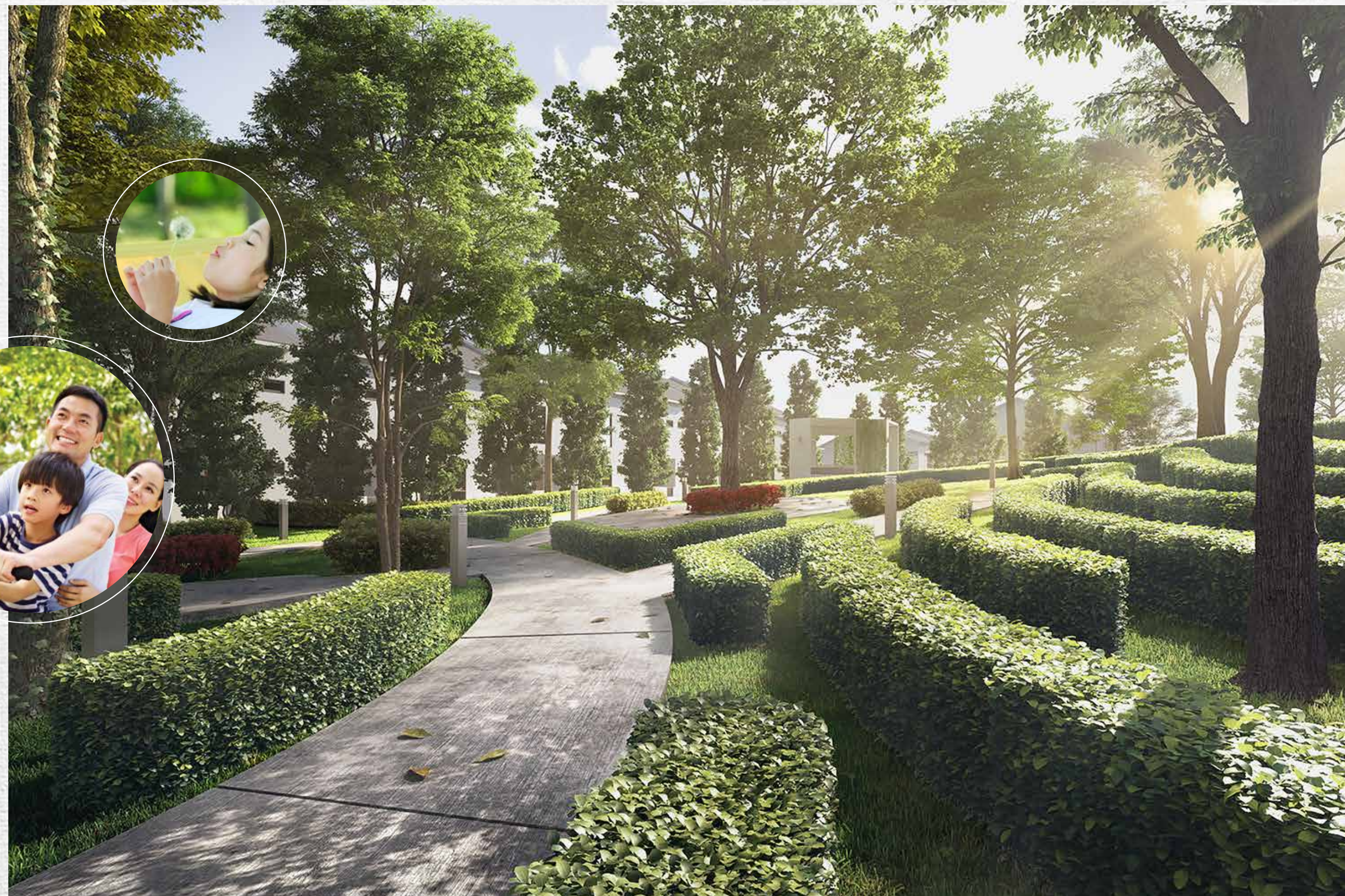
Here, families become communities

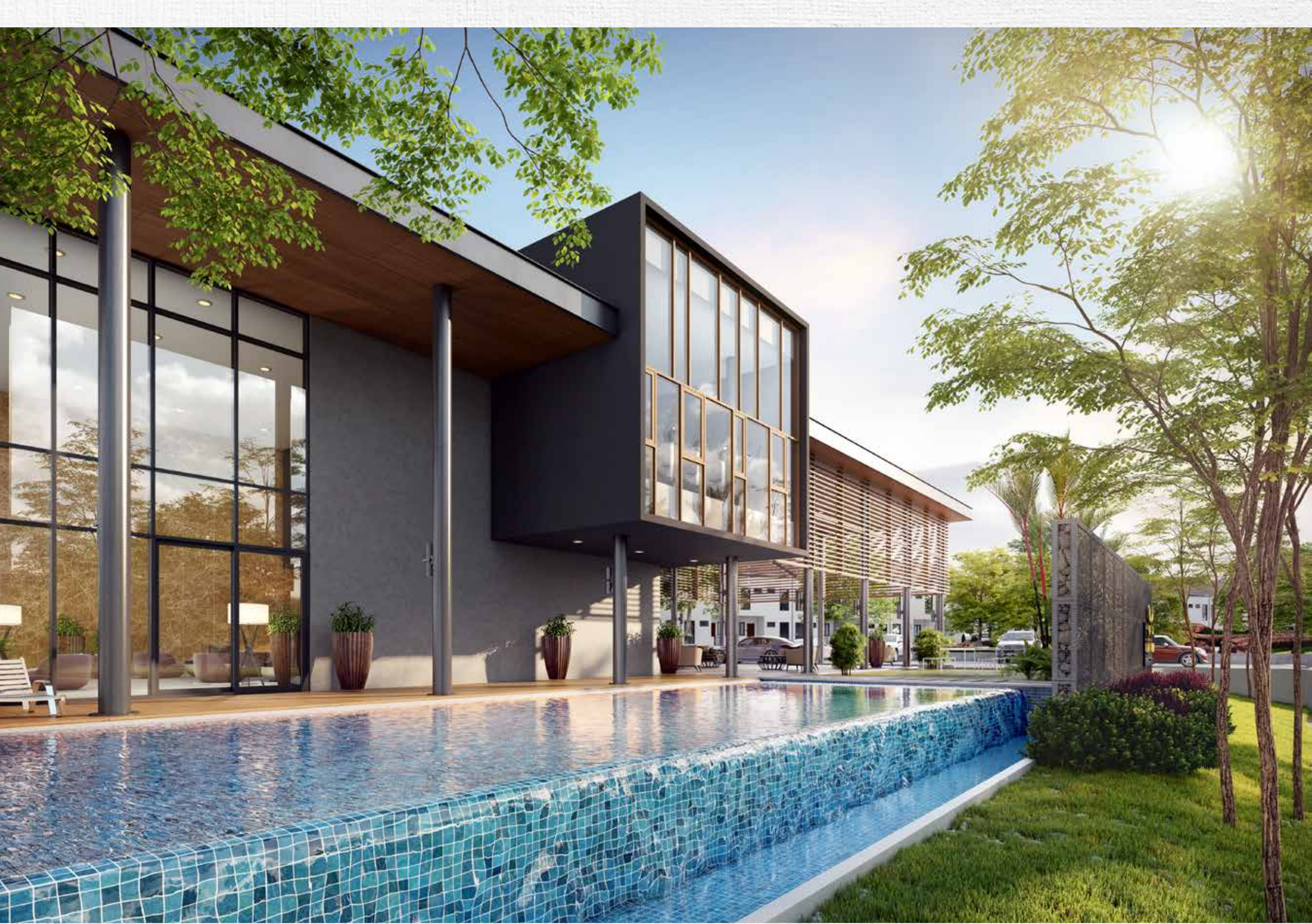
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Every attention is given to cultivate and nurture a higher quality of living. This means creating an environment where people can interact and spend time together with plenty of opportunities for gatherings and group activities.

Residensi Lambaian Dua is an ideal place to raise families. The young ones will grow up with a sense of belonging and a healthy respect for the environment. Meanwhile, adults can enjoy simple pleasures of shared activities, such as long walks under tree-lined paths or even family cookouts.

[The open concept designs, low fencing walls and amenities that encourage interaction are some of the many ways you can enjoy the company of neighbours and friends here – creating a more enriching living experience]





Indulgent, contemporary living

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The Clubhouse is among the key attractions at Residensi Lambaian Dua. Here you can take a dip in the infinity pool, overlooking the serene ponds or hit the gym for an intense workout. Practical as it is elegant, the clubhouse also features a multipurpose hall and a lounge where you can relax or entertain guests.

[The Clubhouse is positioned strategically for the convenience of all residents. Here you will even find an e-car charging station readily available]



Aries Town Villas

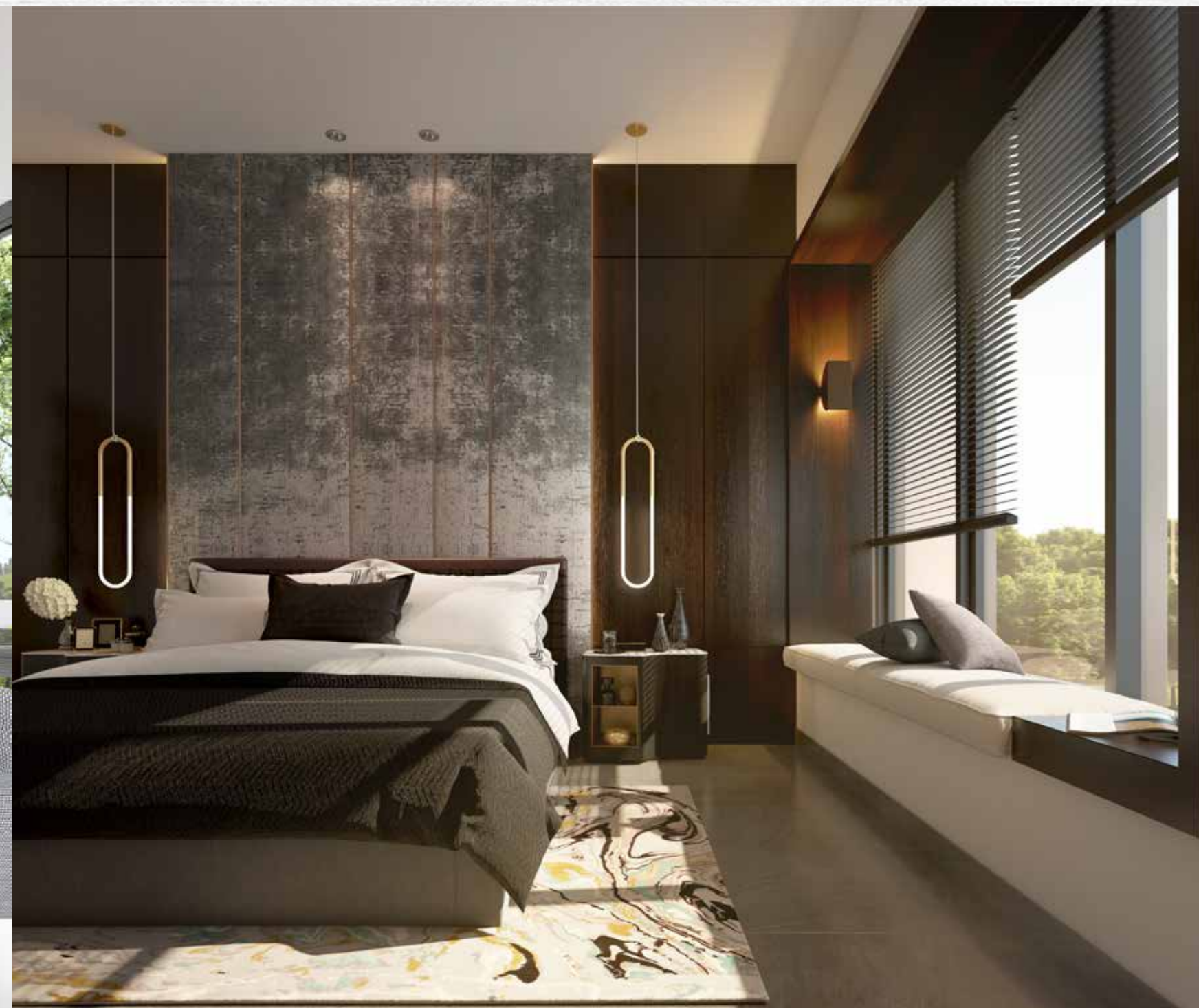
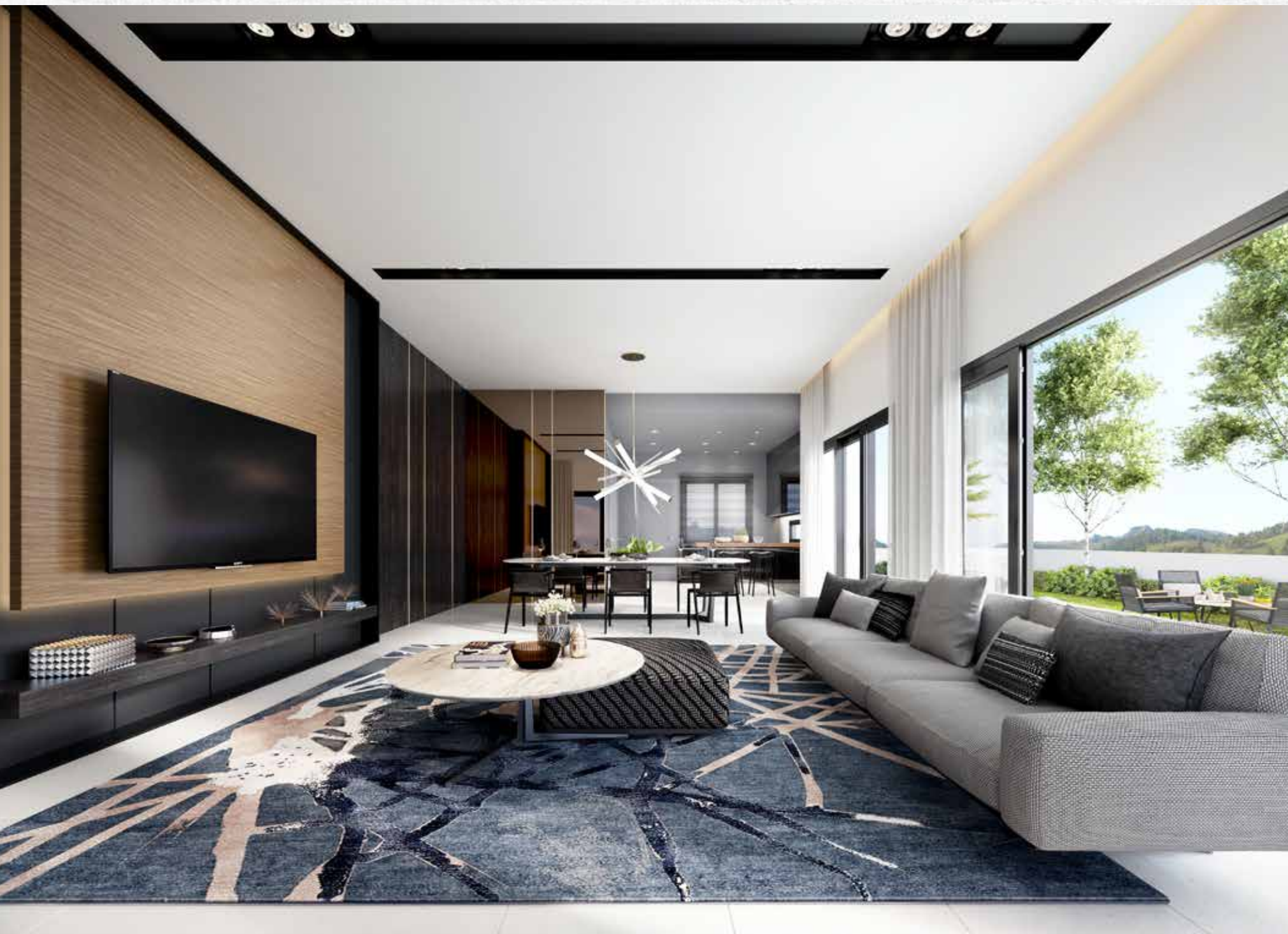
Town Villas come with courtyards for natural lighting and ventilation, offering a unique contrast to the thoughtfully modern touches and contemporary layouts. Enjoy breathtaking views from the comfort of the spacious balconies.

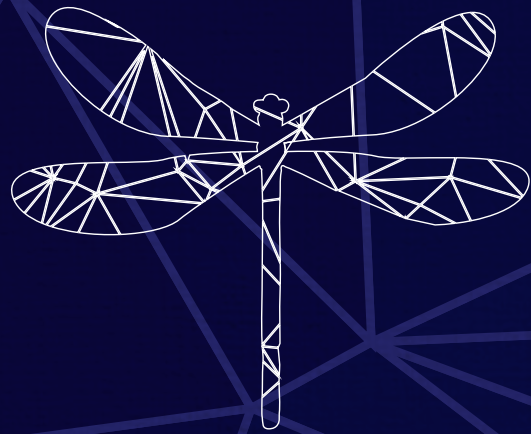


Brevia Terraces

Every phase of the development has unique offerings for the residents. The terraces come with high ceilings and capacious rooms to create a unique impression of space.

Here, comfort, elegance and style coexist with practical living ideas - such as the cosy bay window seating.

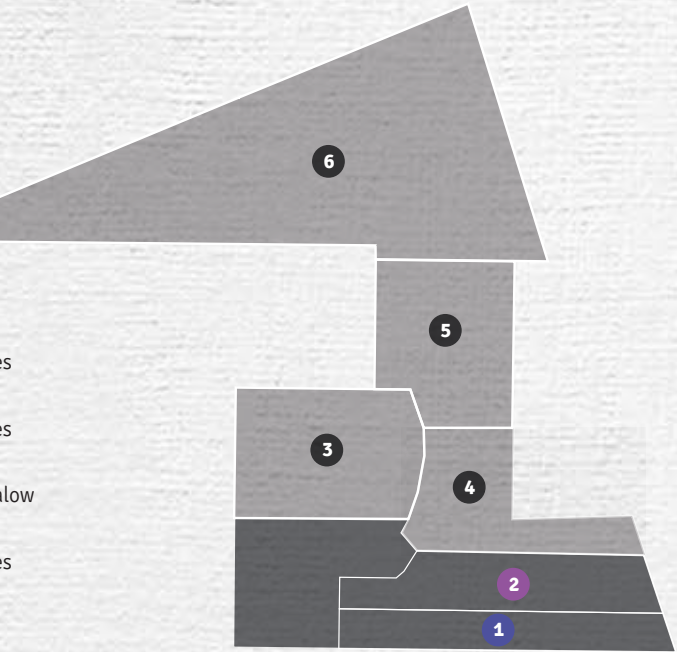




Fact Sheets

Master Plan

- 1 **ARIES**
Town Villas
- 2 **BREVIA**
2 Storey Residential Terraces
- 3 **CHASENI**
2 Storey Residential Terraces
- 4 **DECCA**
Semi D & Residential Bungalow
- 5 **ERINYS**
3 Storey Residential Terraces
- 6 **FUTURE DEVELOPMENT**
Commercial Units
High Rise Units




Site Plan

- A **ARIES**
- B **BREVIA**
- C **GUARDHOUSE**
- D **LAKE**
- E **CLUBHOUSE**
- F **YOGA DECK**
- G **CHILDREN PLAYGROUND**
- H **GARDEN**



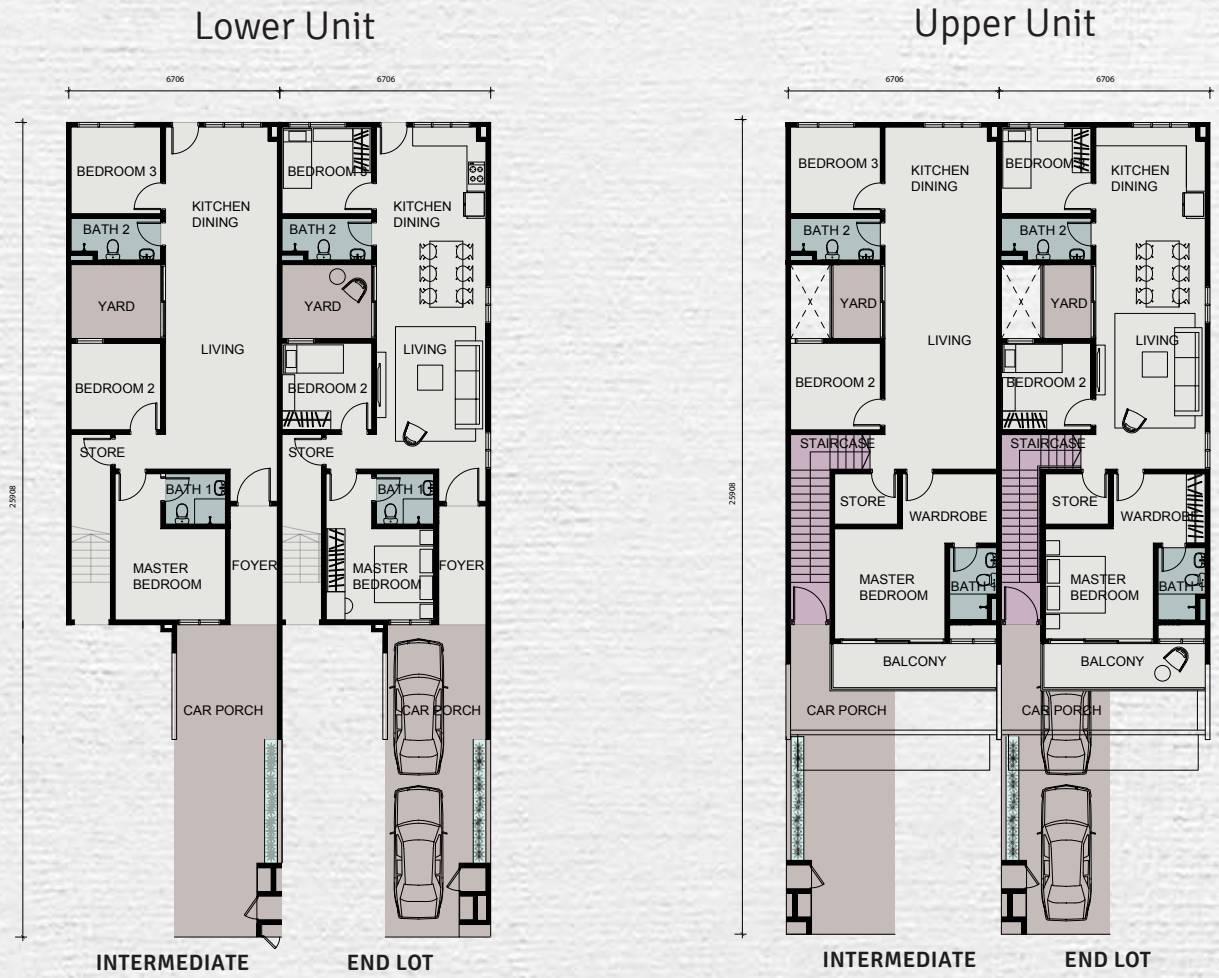




Aries
LAMBAIANDUA

TOWN VILLA
22' x 85'
Built-up area
Lower Unit: 1,283 sq ft - 1,288 sq ft
Upper Unit: 1,418 sq ft
3+1 Rooms | 2 Bathrooms

The Floor Plans



Large car porches, up to 33ft long, as well as fully extended backyards further complement the sense of 'openness' one can experience here.

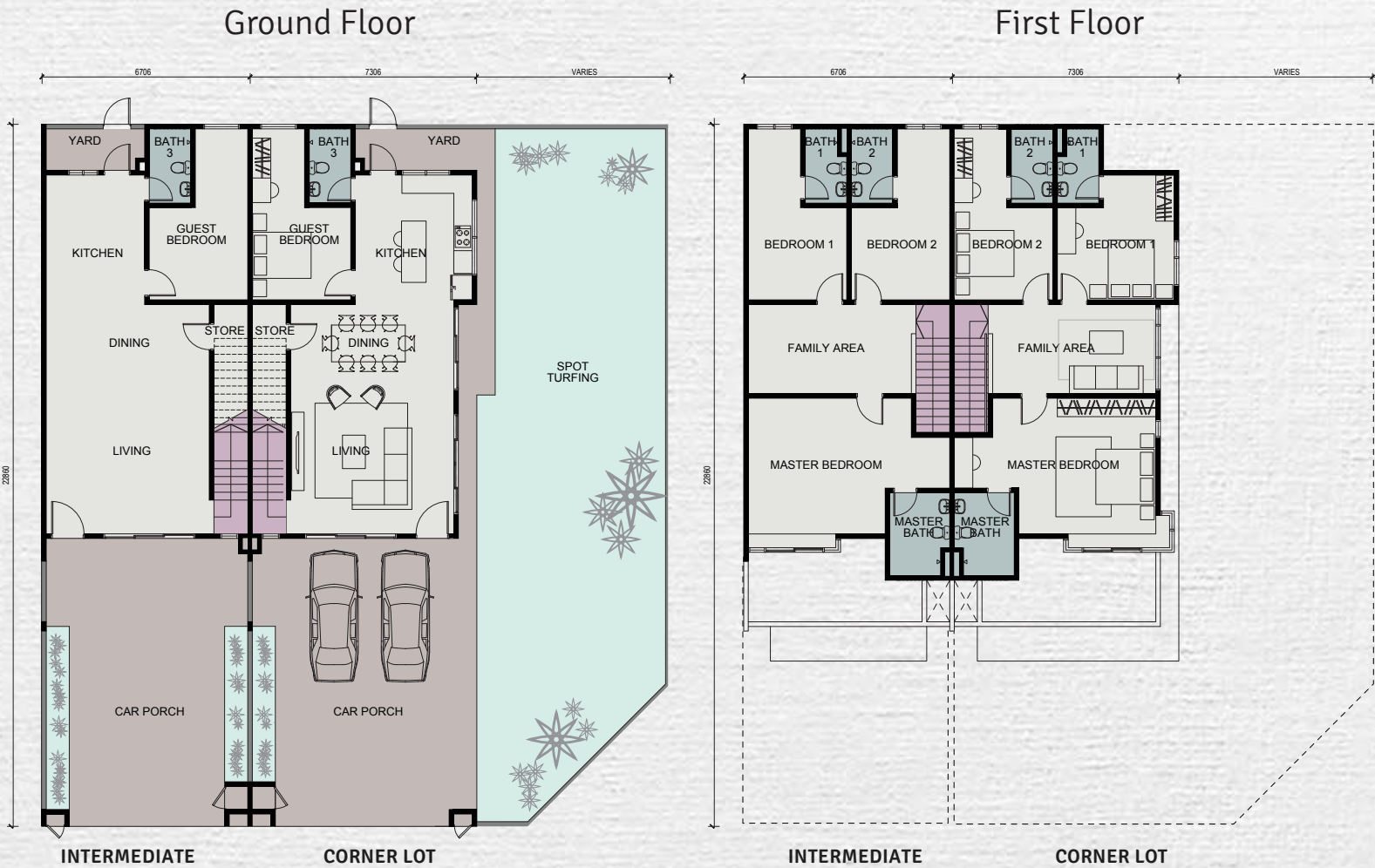




TERRACE HOUSE
22' x 75'
Built-up area : 2266 sq ft - 2331 sq ft
4+1 Rooms | 4 Bathrooms

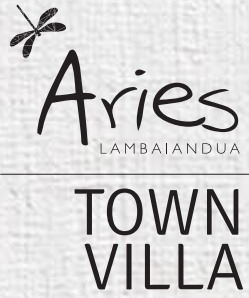
Distance between fronting houses are generous, affording safe access for vehicles, ample space for joggers and cyclists as well as privacy for homeowners.

The Floor Plans



The Specifications

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STRUCTURE	Reinforced Concrete	
WALL	Masonry	
ROOF COVERING	Roof Tiles	
ROOF FRAMING	Metal Truss	
CEILING	Skim Coat/Plaster Ceiling	
WINDOWS	Aluminum Glass Windows	
DOORS	Decorative Doors	
IRONMONGERY	Quality Locksets	
WALL FINISHES		
Kitchen	1500mm High Ceramic Tiles	
Bathrooms	Ceramic Tiles up to Ceiling Height	
Others	Paint	
FLOOR FINISHES		
Lower Unit:		
- Foyer	Tiles	
- Living Room	Tiles	
- Kitchen/ Dining	Tiles	
- Master Bedroom	Tiles	
- Bedroom 2	Tiles	
- Bedroom 3	Tiles	
- Bathrooms	Tiles	
- Others	Cement Render	
Upper Unit:		
- Living Room	Tiles	
- Kitchen/ Dining	Tiles	
- Master Bedroom	Tiles	
- Bedroom 2	Tiles	
- Bedroom 3	Tiles	
- Bathrooms	Tiles	
- Balcony	Tiles	
- Staircase	Tiles	
- Others	Cement Render	
SANITARY & PLUMBING FITTINGS		
Water Closet	2 nos	
Wash Basin	2 nos	
Shower Head	2 nos	
Kitchen Sink	1 nos	
ELECTRICAL INSTALLATION	Lower Unit	Upper Unit
- Lighting Point	12 nos	15 nos
- Ceiling Fan Point	4 nos	4 nos
- Air Conditioner Point	2 nos	2 nos
- Switch Socket Point	10 nos	10 nos
- Water Heater Point	2 nos	2 nos
- TV Point	1 no	1 no
- Fiber Wall Socket	1 no	1 no
- Doorbell Point	1 no	1 no
MISCELLANEOUS	Rubbish Compartment/ Letter Box/ Meter Compartment Brickwall Fencing Turfing	

The Specifications

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STRUCTURE	Reinforced Concrete	
WALL	Masonry	
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IRONMONGERY	Quality Locksets	
WALL FINISHES		
Kitchen	1500mm High Ceramic Tiles	
Bathrooms	Ceramic Tiles up to Ceiling Height	
Others	Paint	
FLOOR FINISHES		
- Living Room	Tiles	
- Dining	Tiles	
- Kitchen	Tiles	
- Guest Bedroom	Tiles	
- Bathrooms	Tiles	
- Family Area	Tiles	
- Master Bedroom	Tiles	
- Bedroom 1	Tiles	
- Bedroom 2	Tiles	
- Staircase	Tiles	
- Others	Cement Render	
SANITARY & PLUMBING FITTINGS		
Water Closet	4 nos	
Wash Basin	4 nos	
Shower Head	4 nos	
Kitchen Sink	1 nos	
ELECTRICAL INSTALLATION	Intermediate Unit & End Unit	Corner Unit
- Lighting Point	20 nos	21 nos
- Ceiling Fan Point	7 nos	7 nos
- Air Conditioner Point	4 nos	4 nos
- Switch Socket Point	12 nos	12 nos
- Water Heater Point	4 nos	4 nos
- TV Point	1 no	1 no
- Fiber Wall Socket	1 no	1 no
- Doorbell Point	1 no	1 no
MISCELLANEOUS	Rubbish Compartment/ Letter Box/ Meter Compartment Brickwall Fencing Turfing	

The Location Map

GPS Coordinates:
2.93305°N,
101.80421°E



It begins the moment you step in...