



DAMARAN

THE GRAND RESORT ENCLAVE

TROPICAL GETAWAY RIGHT AT HOME



Damaran is a blissful tropical enclave conceived as a resort home sanctuary, providing residents with an elevated living experience in our tropical landscapes.

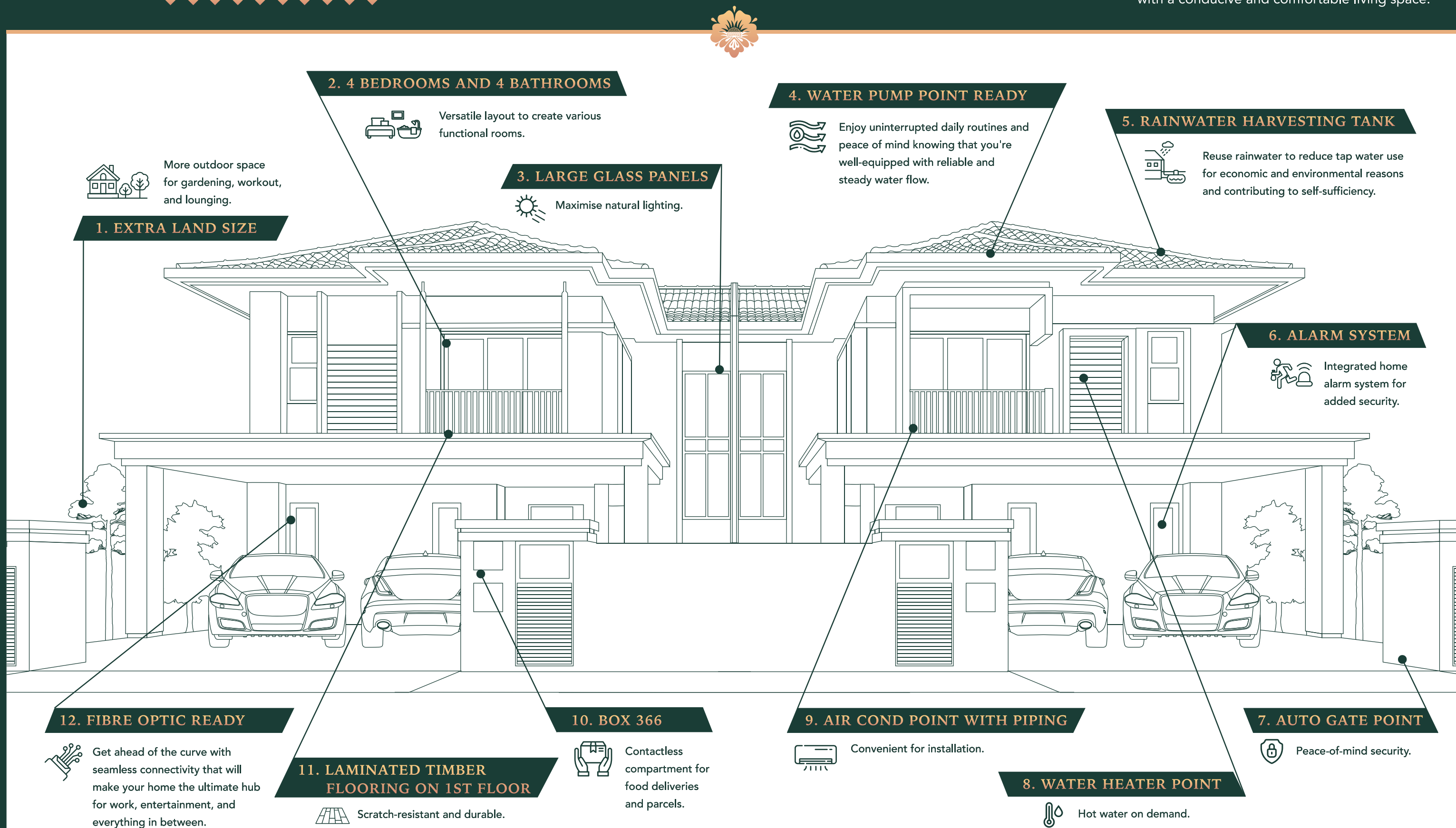
Inspired by the charm of Balinese design and the elegance of colonial aesthetics, Damaran homes boast spacious interiors and elaborate outdoor spaces designed with facilities for quiet reflection and active pursuits.

Come forth and discover what it is like to live each day in resort bliss.



12 FUNCTIONAL SPACES AND FEATURES

Damaran homes are more than just resort residences; they are designed with sustainability and safety in mind to provide residents with a conducive and comfortable living space.



TYPE A

4 Bedrooms & 4 Bathrooms
Built-up area: 2,426 sq.ft.
Land size: 50' x 80'

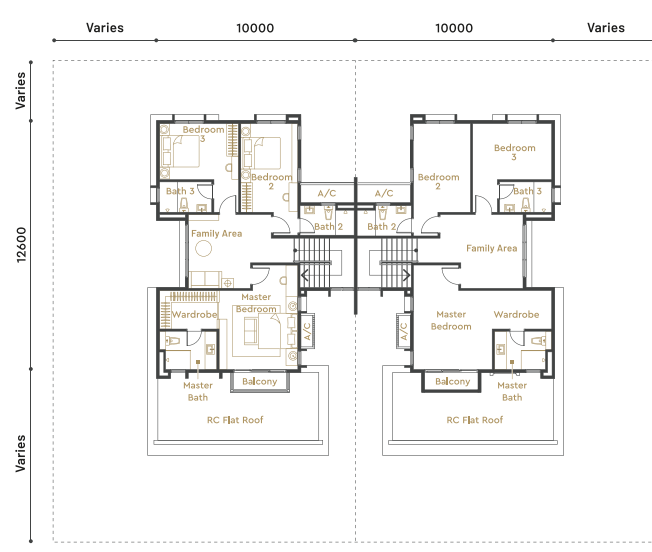


TYPE B

4 Bedrooms & 4 Bathrooms
Built-up area: 2,285 sq.ft.
Land size: 40' x 80'



Ground Floor



First Floor



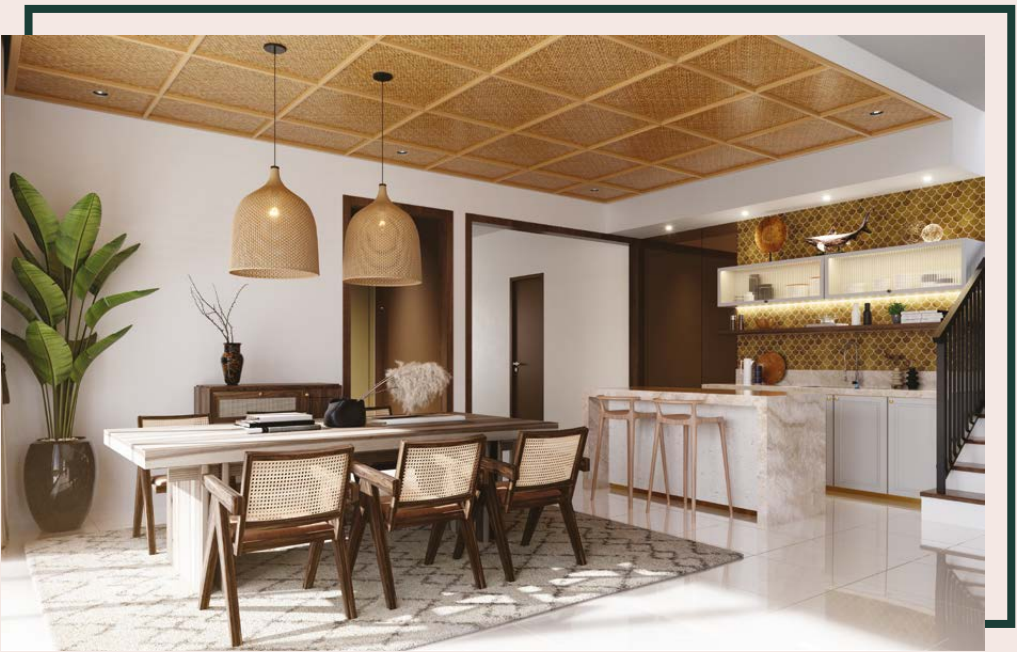
Ground Floor



First Floor

TYPE G

4+1 Bedrooms & 4 Bathrooms
Built-up area: 2,505 sq.ft.
Land size: 50' x 80'



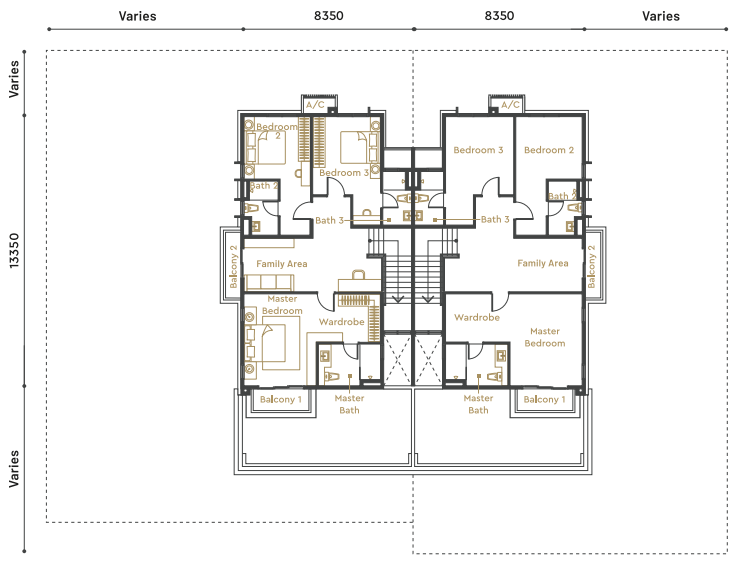
MODERN BALINESE
DESIGN



From the wooden accents to the neutral shades and unique louvers, these residences are a modern definition of a tropical-inspired living.



Ground Floor



First Floor

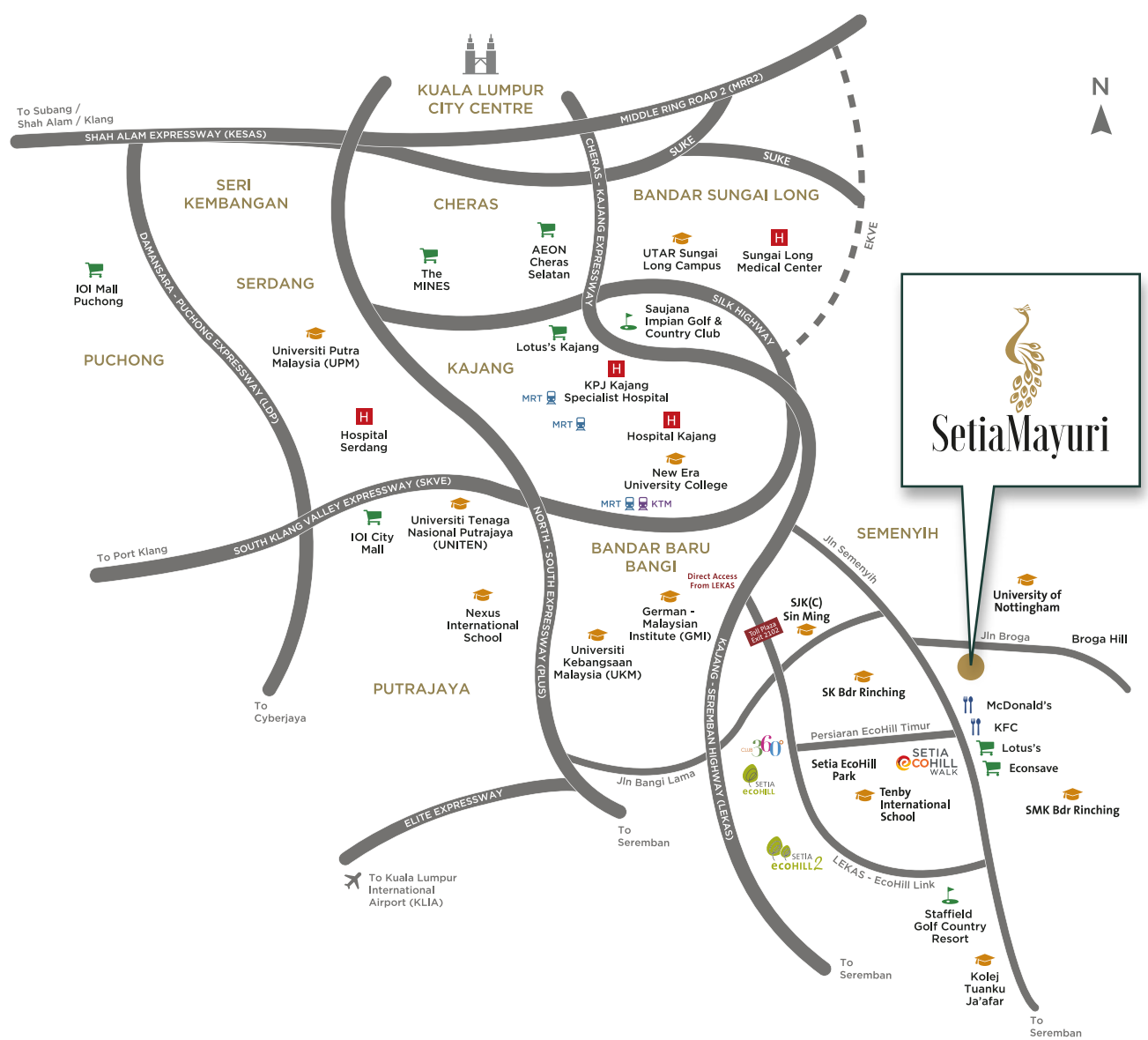


SITE PLAN



STRATEGIC AND THRIVING LOCATION

Discover the alluring enchantment of Setia Mayuri through the convenience of major highways, Cheras-Kajang Expressway, SKVE (through SILK Highway) and LEKAS.



SPECIFICATIONS

Structure	- Reinforced Concrete					
Wall	- Brickwall / Precast Concrete Panel Wall					
Roofing Material	- Clay Roof Tile / Reinforced Concrete Slab					
Roof Framing	- Metal Truss					
Ceiling	- Skim Coat / Plaster Ceiling					
Windows	- Aluminium Framed Glass Window					
Doors	- Main Entrance	- Timber Door				
	- Others	- Aluminium Framed Glass Sliding Door / Timber Flush Door / Aluminium Louvre Door / Timber Louvre Door				
Ironmongery	- Provided					
Type A & B	Type G					
Wall Finishes	Wall Finishes					
Kitchen	- 1500mm High Ceramic Tiles	Wet Kitchen	- 1500mm High Ceramic Tiles			
Master Bath	- Porcelain Tiles to Ceiling Height	Master Bath	- Porcelain Tiles to Ceiling Height			
Bath 2 / Bath 3 / Bath 4	- Ceramic Tiles to Ceiling Height	Bath 1 / Bath 2 / Bath 3	- Ceramic Tiles to Ceiling Height			
Others	- Plaster and Paint to Ceiling Height	Others	- Plaster and Paint to Ceiling Height			
Floor Finishes	Floor Finishes					
Foyer / Living / Dining / Kitchen	- Porcelain Tiles	Foyer / Living / Dining /				
Utility	- Ceramic Tiles	Wet Kitchen / Dry Kitchen	- Porcelain Tiles			
Master Bedroom / Bedroom 2 / Bedroom 3	- Laminated Timber Floor	Utility 1 / Utility 2	- Ceramic Tiles			
Bedroom 4 (Type B / B1 only)	- Porcelain Tiles	Yard	- Porcelain Tiles			
Guestroom (Type A / A1 only)	- Porcelain Tiles	Master Bedroom / Bedroom 2 / Bedroom 3	- Laminated Timber Floor			
Master Bath	- Porcelain Tiles	Guestroom	- Porcelain Tiles			
Bath 2 / Bath 3 / Bath 4	- Ceramic Tiles	Master Bath	- Porcelain Tiles			
Apron / Terrace	- Porcelain Tiles	Bath 1 / Bath 2 / Bath 3	- Ceramic Tiles			
Car Porch	- Porcelain Tiles	Apron / Terrace	- Porcelain Tiles			
Staircase	- Laminated Timber Floor	Car Porch	- Porcelain Tiles			
Family Area	- Laminated Timber Floor	Staircase	- Laminated Timber Floor			
Balcony (Type A / A1 only)	- Porcelain Tiles	Family Area	- Laminated Timber Floor			
Others	- Cement Render	Balcony 1 / Balcony 2	- Porcelain Tiles			
		Others	- Cement Render			
Sanitary & Plumbing Fittings	- Type A & A1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink - Type B & B1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink - Type G & G1 : 4 WCs / 4 Wash Basins / 4 Showers / 1 Kitchen Sink					
	Type A	Type A1	Type B	Type B1	Type G	Type G1
Electrical Installations						
Power Point	24	24	24	24	25	25
Lighting Point	32	32	31	31	33	33
Air-conditioning Point	5	5	5	5	5	5
Fan Point	7	7	7	7	7	7
TV Point	2	2	2	2	2	2
Gate Light Point	2	2	2	2	2	2
Water Heater Point	4	4	4	4	4	4
Water Pump Point	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1
Auto Gate Point	1	1	1	1	1	1
Internal Telecommunication Trunking and Cabling						
Fibre Wall Socket	1	1	1	1	1	1
Fencing	- Fencing with Gate, Refuse Chamber, Delivery Compartment and Letter Box					
Turfing	- Provided					

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DEVELOPER



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Setia

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Damaran Jenis A & B (26 units) - No. Lesen Pemaju: 19740/03 - 2024/0213 (A) | Tempoh Sah: 15/03/2022 - 14/03/2024 | Permit Bilan dan Jualan: 19740-6/03-2025/0249 (N-L) | Tempoh Sah: 09/03/2023 - 08/03/2025 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: Nil | Pengusaha Kebenaran: Majlis Perbandaran Kajang (MPKJ) | No. Rujukan Pelan Bangunan: MPKJ 2/9/20/2022 | Jangka Siap: Mac 2025 | Jumlah Unit: Jenis A: 18 unit; Jenis B: 8 unit | Keluasan Binaan: Jenis A: 2,426 kpi; Jenis B: 2,285 kpi | Harga Minima: RM 1,370,000 | Harga Maksima: RM 1,665,000 | Jenis Hartanah: Rumah Berkembar 2 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputera: 7%
Damaran Jenis G (8 units) - No. Lesen Pemaju: 19740/03 - 2024/0213 (A) | Tempoh Sah: 15/03/2022 - 14/03/2024 | Permit Iklan dan Jualan: 19740-5/03-2025/0248 (N-L) | Tempoh Sah: 09/03/2023 - 08/03/2025 | Jenis Hakmilik Tanah: Pegangan Bebas | Bebanan Tanah: Nil | Pengusaha Kebenaran: Majlis Perbandaran Kajang (MPKJ) | No. Rujukan Pelan Bangunan: MPKJ 2/9/17/2022 | Jangka Siap: Mac 2025 | Jumlah Unit: Jenis G: 8 unit | Keluasan Binaan: Jenis G: 2,505 kpi | Harga Minima: RM 1,475,000 | Harga Maksima: RM 1,617,000 | Jenis Hartanah: Rumah Berkembar 2 Tingkat | Sekatan-sekatan Kepentingan: Tiada | Diskaun bagi Bumiputera: 7%
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA