

TWO-STOREY SEMI-DETACHED HOMES

Located in the prestigious Anggun Villa III is crafted for



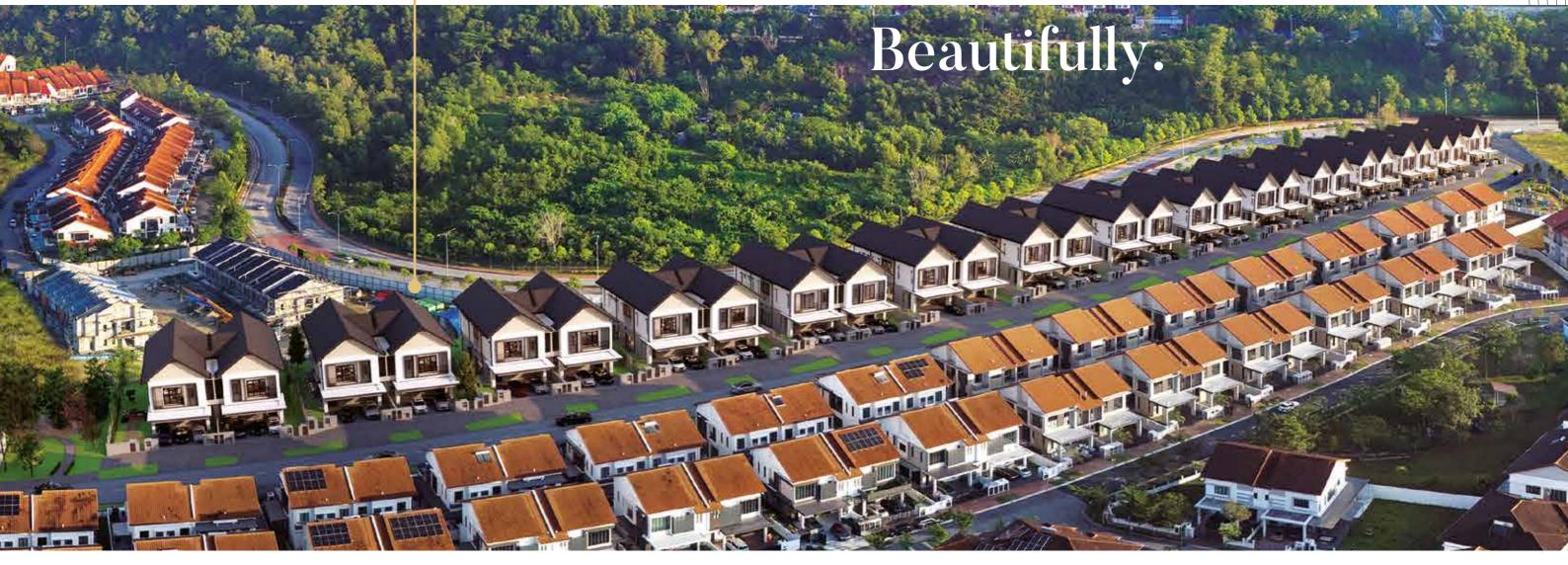
A new Residential Oasis of Exclusivity

Step into a world where contemporary

Anggun Villa III features 30 meticulously



Space to live, breathe and unwind.



At Anggun Villa III, every day feels like a getaway where the serene surroundings invite moments of reflection and leisure. Here, nature and urban living are perfectly balanced, creating a unique environment that fosters both relaxation and connection.



The Luxury of Space

The residences at Anggun Villa III are generously sized, with floor plans between 3,200 and 3,800 square feet, offering multiple living and dining areas that extend seamlessly into private gardens. The perfect balance between indoor and outdoor living is achieved, allowing you to entertain guests, relax with family, or simply bathe in the tranquility of your personal retreat.



Luxury takes center stage. From the moment you enter, you are greeted by homes that exude timeless beauty, with every detail thoughtfully considered to enhance your daily living. Expansive double volume living spaces, generous natural light, and serene private gardens elevate your lifestyle to new heights. Here, nature and urban living are perfectly balanced, creating a unique environment that fosters both relaxation and connection.

Crafted for Luxury and Comfort

Elegant Architecture Meets Modern Design

Anggun Villa III homes boast sleek, modern facades characterized by clean lines, expansive windows, and a timeless blend of natural stone and wood finishes. High ceilings, generous room sizes, and thoughtfully placed windows allow for a flood of natural light, creating a bright, open, and welcoming atmosphere in every home.

YPE

LOT SIZE 40' X 100' LAND AREA 4,058 - 5,368 sqft BUILT-UP AREA 3,951 sqft





LOT SIZE 40' X 100' LAND AREA 4,110 - 6,078 sqft BUILT-UP AREA
3,951 sqft



GROUND FLOOR

Floor Plans

Master Plan





Type A Type A(M)

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7,0

87.9300 RD

ANBK812

19301 27

\$7.9302 22

ET COSOTA

PL BBOR DR

PT 9305 25

\$7.9306 PF

PT 9301

ST 9000 10

PT-9309-

A Well-Designed Masterplan for Blissful Living

LRT Line

The masterplan of Anggun Villa III reflects a commitment to community living and exclusivity. With only 30 homes thoughtfully arranged around green spaces, privacy and tranquility are paramount. The nearby amenities enhance the allure of this prime location, while the careful planning of roads and communal areas promotes a strong sense of community and connection among residents.

Site Plan





Wall

Roof Coverin

Roof Covering			: Concrete Roof Tiles
Roof Framing			: Light Weight Steel 1
Ceiling			: Plaster & Paint / S
Windows		: Aluminium Frame (: Aluminium Frame T : Aluminum Frame S : Aluminum Frame F	
Doors	: Entrance Terrace : Study : Master Bedroom, Bedroo : Master Bath, Bath 2, 3, 4 : Utility : Linen : Living : Dining : Master Bedroom & Bedro : Bath 6	& 5	: Timber Door : Timber Door : Timber Door : Timber Door : Timber Door : Timber Louvered D : Aluminium Frame : Aluminium Frame : Aluminium Frame
Ironmongery			: Provided
Wall Finishes	: Bathrooms : Kitchen : Internal & External Wall		: Ceiling Height Tiles : 5ft Height Tiles / Pl : Plaster & Paint
Floor Finishes	 : Car Porch : Entrance Terrace : Foyer, Living, Dining & Ki : Bedroom 5 : Study Room : Utility : Terrace : Linen (Ground Floor) : Master Bath, Bath 2, 3, 4 : Rubbish Compartment : Gallery : Master Bedroom, Bedroot : Staircase : Linen (First Floor) : Balcony 	,5&6	: Concrete Imprint : Tiles : Engineered Timber : Tiles
	т	/pe A /A(M)	
Sanitary & Plumbing Fittings	: Kitchen Sink : Water Closet : Bathtub : Wash Basin : Shower Rose : Hand Bidet	2 7 1 8 6 7	
	: Toilet Roll Holder : Bib Tap	7 3	
Electrical Installation		7	
	: Bib Tap : Lighting Point : Power Point : Fan Point : TV Point : Telephone Point : Data Point : Auto Gate Point	7 3 54 35 7	
Installation	: Bib Tap : Lighting Point : Power Point : Fan Point : TV Point : Telephone Point : Data Point : Auto Gate Point : Bell Point : Air Conditioning Point : Water Heater Point	7 3 54 35 7 2 1 2 1 2 1 1 7 5 Provided	: Provided
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: Cement Sand Brick / Clay Brick (Partywall)

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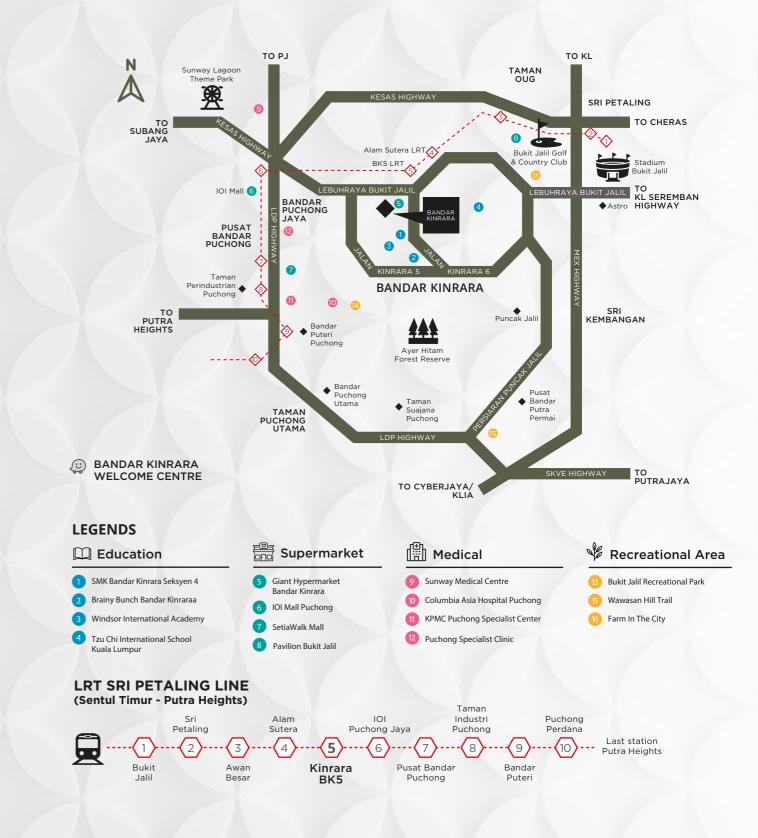
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ass Sliding Door ass Sliding Door ass Sliding Door ding Door

aster & Paint

Prime Location, Unrivalled Convenience

Situated in the heart of Bandar Kinrara, Puchong, Anggun Villa III enjoys unparalleled connectivity to the best of what the region has to offer. Just minutes away from leading shopping destinations such as IOI Mall and Pavilion Bukit Jalil, top-tier schools, and the Kinrara BK5 LRT station, Anggun Villa III places everything you need within easy reach. This prestigious address offers more than just a home—it provides a lifestyle that combines urban convenience with serene suburban living. Whether you're commuting to work or enjoying a leisurely weekend, everything is at your doorstep.

















Bandar Kinrara Welcome Centre

Eight Kinrara, Ground Floor, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. T +603 8082 9525 E bandarkinrara@spsetia.com W www.spsetia.com/bandarkinrara

Developer Name Bandar Kinnara, Puchong - Phase 7A7A, Double Storey Semi Detached - Company Name - Perumahan Kinnara Berhad (1200100029305 Pi). Developer Address: Bandar Kinnara Wetcome Centre, Eight Kinnara-Block B, Jaha BKA/1, Bander Kinnara, Subala C, Bandar Kinnara, Berhad (1200100029305 Pi). Developer Address: Bandar Kinnara Wetcome Centre, Eight Kinnara-Block B, Jaha BKA/1, Bander Kinnara, Subala C, Bandar Kinnara, Subala C, Bandar Kinnara, Subala D, Bandar Kinnara, Subala D,