



Anggun  
VILLA



**TWO-STOREY SEMI-DETACHED HOMES**



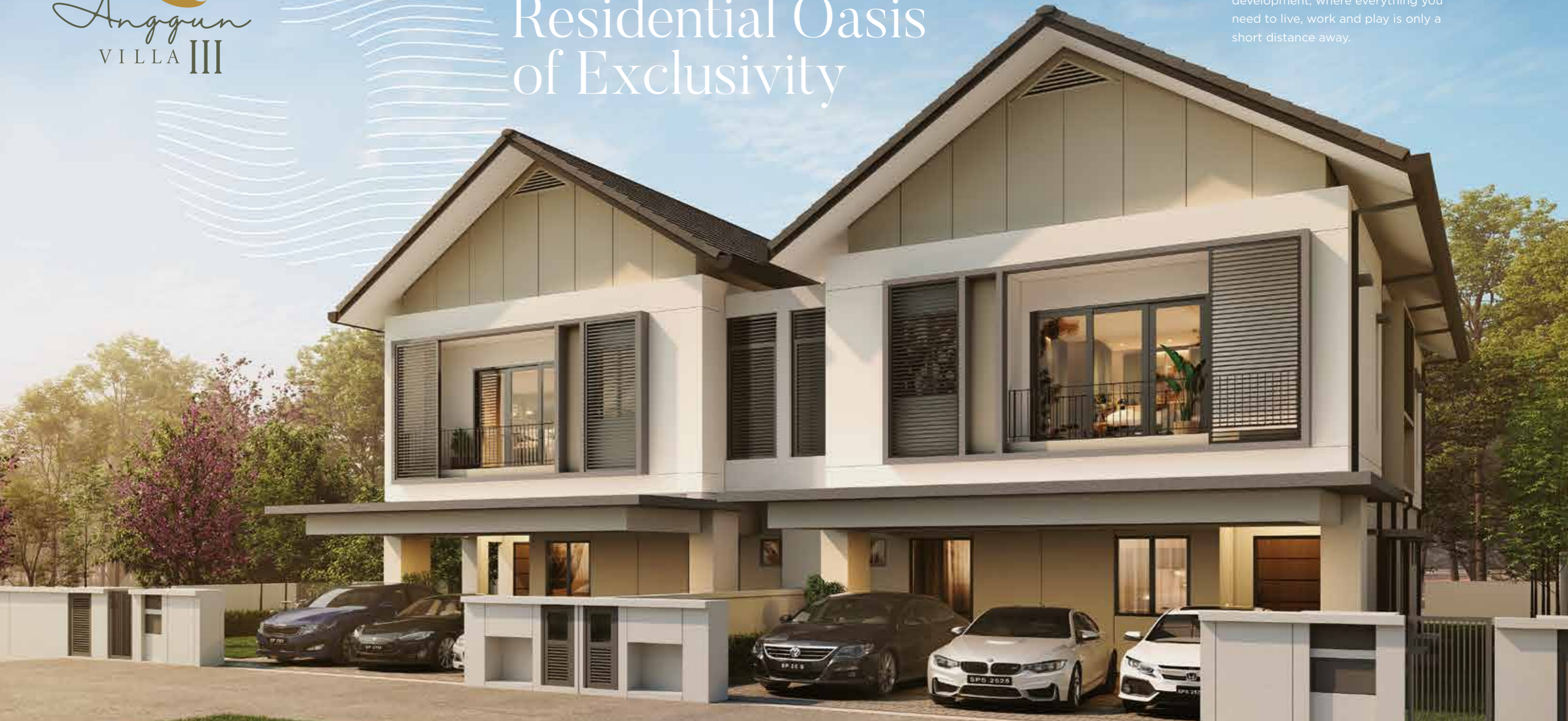
# A new Residential Oasis of Exclusivity

Located in the prestigious enclave of Bandar Kinrara, Anggun Villa III is crafted for those who cherish privacy, security and a true sense of belonging.

Step into a world where contemporary sophistication meets the tranquility.

Anggun Villa III features 30 meticulously designed semi-detached homes, perfect for those seeking a crafted experience and an elevated lifestyle in harmony with their surroundings.

Anggun Villa III is the newest neighbourhood in Kinrara's sustainable development, where everything you need to live, work and play is only a short distance away.





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.

Space to live,  
breathe and  
unwind.

Beautifully.





# 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.



# Crafted for Luxury and Comfort

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.

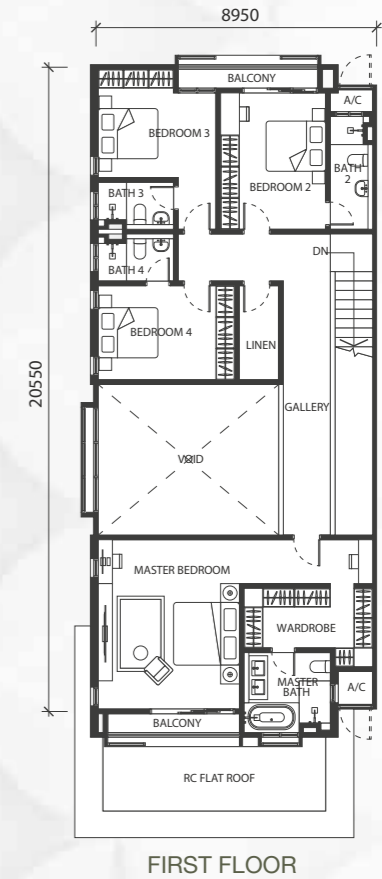
# Elegant Architecture Meets Modern Design

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.



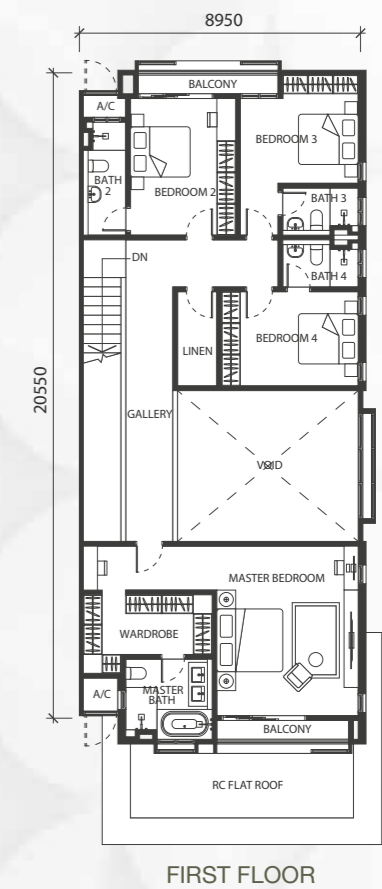
## TYPE A

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



## TYPE A(M)

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





**Legend:**

- |                          |  |                  |
|--------------------------|--|------------------|
| Road                     | Cluster                                  | Retention Pond   |
| Bungalow / Bungalow Lots | Apartment                                | Commercial       |
| Semi Detached            | Low / Low Medium / Medium Cost Apartment | Public Amenities |
| Terrace                  | Green Area                               | Industrial       |
|                          |  | LRT Line         |

# A Well-Designed Masterplan for Blissful Living

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.









**Setia**  
**eGreenLiving**



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**Setia**

Developer Name: Bandar Kinrara, Puchong • Phase 7A7A, Double Storey Semi Detached • Company Name : Perumahan Kinrara Berhad-(192001000029(305-P)) • Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara-Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 • Email : bandarkinrara@spsetia.com • Developer's License No: 4924/10-2028/1226(A) • Expiry Date: 22/10/2023 – 21/10/2028 • Advertising Permit No: 4924-82/10-2026/0947(N)-(L) • Validity Period: 19/10/2024 – 18/10/2026 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/27(12) • Expected Date of Completion: October 2026 • Land Encumbrances : Nil • Tenure of Land: Freehold • Restrictions in Interest (if any) : Nil • Number of Units: Type A 30 Units (40' x 100') • Selling Price: Min. RM3,380,000.00 • Max. RM3,898,000.00 • Discount: 7% for Bumiputra.

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