



t
two



Anggun
VILLA

2 STOREY AND 3 STOREY
SEMI-DETACHED HOMES



Welcome

TO

ANGGUN VILLA
II

Live at the one address that says it all.
Introducing Anggun Villa II.

Discover the pinnacle of opulent living at Anggun Villa II. Located in the coveted Bandar Kinrara, these semi-detached homes offer an unmatched blend of luxury and tranquility.

Rethinking the concept of modern homes, Anggun Villa II offers distinctive spatial designs and configurations that keeps spaces airy and cool to help you wake up every day to fresh air, gentle rays of sunshine, and a comforting sense of tranquillity.

The perfect curated comfort home welcomes you.

Grand

LIVING
SPACES

Luxuriate in comfort. A sense of practical luxury where the spacious living rooms flows into the dining room, creating an integrated, seamless environment where people, a perfectly crafted interior and large windows bathes the home with natural air and light, making every moment at home truly extraordinary.



ANGGUN
VILLA
II

Sensa tional BUILDING ARCHITECTURE

The architectural design of Anggun Villa II is a harmonious blend of symmetry and individuality. Creating a semi-detached home that's harmoniously connected, yet distinctively differentiated by design. A beautiful balance of harmony and unique individuality.



Tranquil SANCTUARY

Escape to your private haven. Each home is designed to extend into beautifully landscaped gardens. This tranquil sanctuary offers a beautiful Lanai space that offers a peaceful retreat where you can unwind and reconnect with nature, providing a perfect balance to your busy lifestyle.



Beautiful ESCAPE

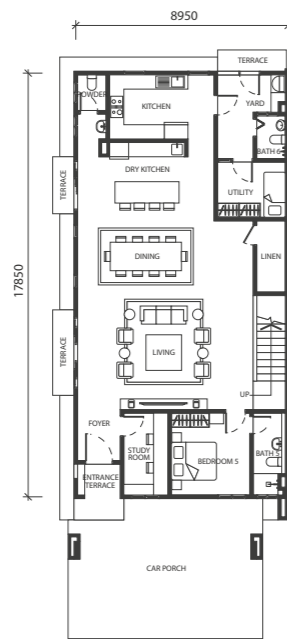
Naturally integrated spaces are the hallmarks of Anggun Villa II. Openable screens at the master bedroom and family area create a visual bridge between the outside and the inside. The spacious master bedroom boasts a generous en-suite bathroom, with his & her wash basins, and a large walk-in wardrobe. Unobstructed panoramic views through large windows makes every gaze a truly magnificent sight.



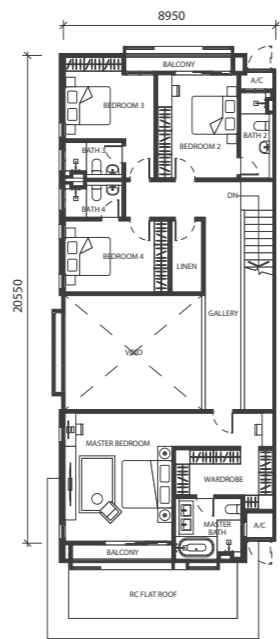


type **A**

LOT SIZE
40' X 125'
LAND AREA
4,994 - 5,980 sq. ft.
BUILT-UP AREA
3,951 sq. ft.



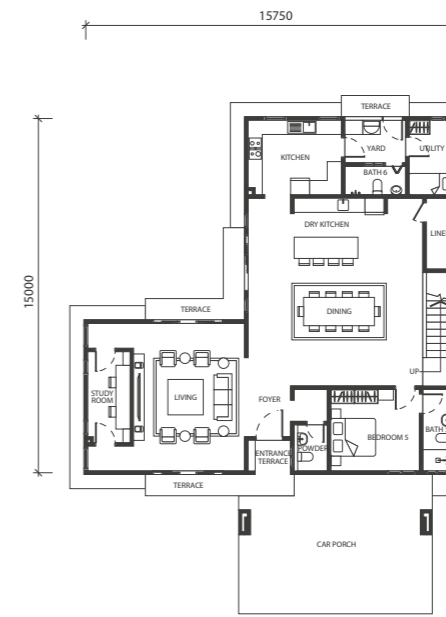
GROUND FLOOR



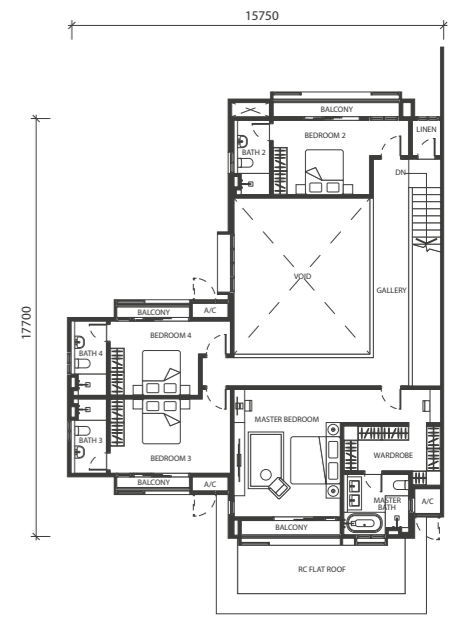
FIRST FLOOR

type **A1**

LOT SIZE
40' X 125'
LAND AREA
6,950 sq. ft.
BUILT-UP AREA
4,337 sq. ft.



GROUND FLOOR



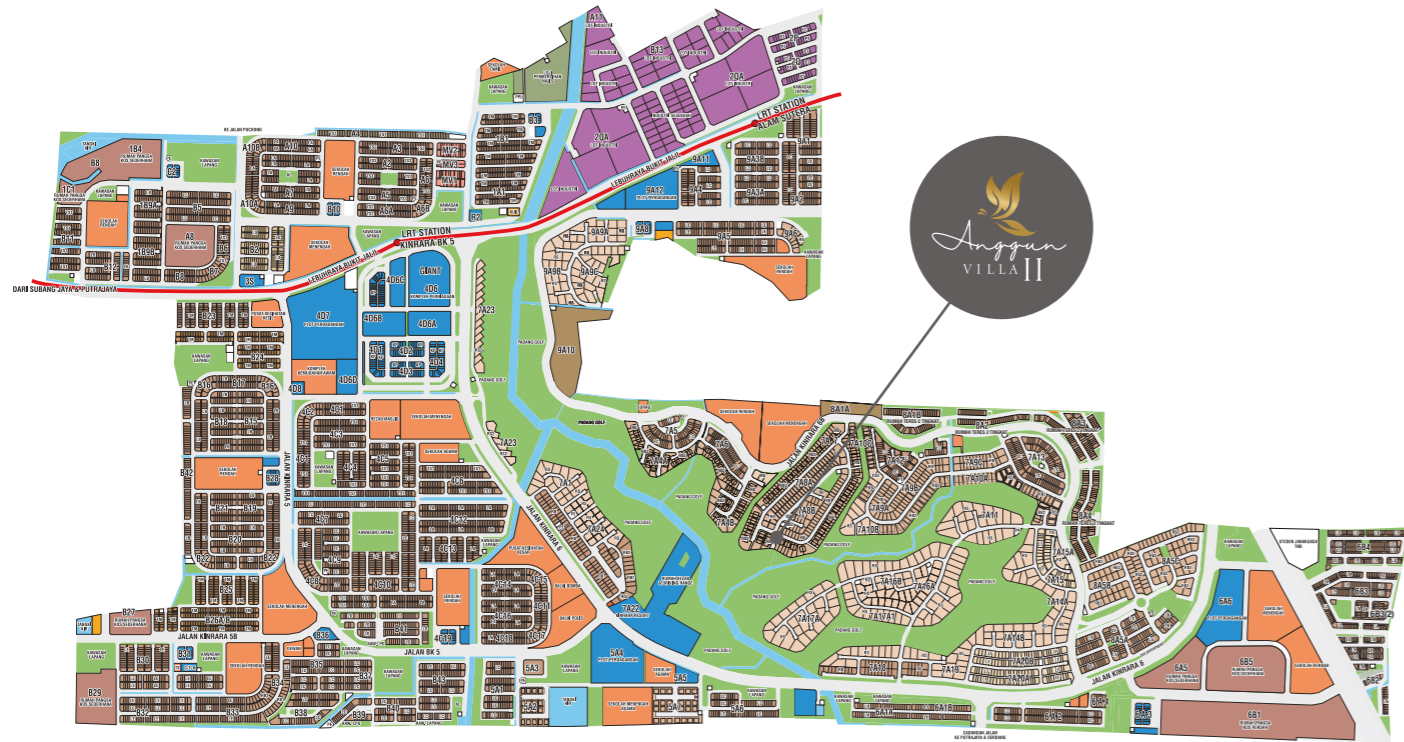
FIRST FLOOR



Site plan



Master plan



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		

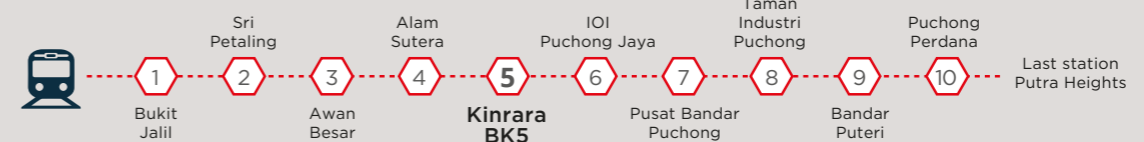
Location map



LEGENDS

Education	Supermarket	Medical	Recreational Area
<ul style="list-style-type: none"> 1 SMK Bandar Kinrara Seksyen 4 2 Brainy Bunch Bandar Kinrara 3 Windsor International Academy 4 Tzu Chi International School Kuala Lumpur 	<ul style="list-style-type: none"> 5 Giant Hypermarket Bandar Kinrara 6 IOI Mall Puchong 7 SetiaWalk Mall 8 Pavilion Bukit Jalil 	<ul style="list-style-type: none"> 9 Sunway Medical Centre 10 Columbia Asia Hospital Puchong 11 KPCC Puchong Specialist Center 12 Puchong Specialist Clinic 	<ul style="list-style-type: none"> 13 Bukit Jalil Recreational Park 15 Wawasan Hill Trail 16 Farm In The City

LRT SRI PETALING LINE (Sentul Timur - Putra Heights)



Setia eGreenLiving



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Setia

Developer Name: Bandar Kinrara - Phase 7A7B, Double Storey Semi Detached and Three Storey Semi Detached - Company Name: Perumahan Kinrara Berhad (192001000029) (305-PJ) - Developer Address: Bandar Kinrara Welcome Centre, Eight Kinrara-Block B, Jalan BK5A/1, Bandar Kinrara, 47180 Puchong, Selangor. Tel: 03-8082 9525 - Developer's License No: 4924/10-2026/1226(A) - Expiry Date: 22/10/2023 - 21/10/2028 - Advertising Permit No: 4924-81/06-2026/0538(N)-IL - Validity Period: 20/06/2024 - 19/06/2026 - Approving Authority: Majlis Bandaraya Subang Jaya - Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/28/161 - Expected Date of Completion: May 2026 - Land Encumbrances (if any): Nil - Tenure of Land: Freehold - Restrictions in Interest (if any): Nil - Number of Units: Type A 12 Units (40' x 125') - Selling Price: Min. RM3,338,000.00 - Max. RM4,054,000.00 - Number of Units: Type B 16 Units (40' x 80') - Selling Price: Min. RM3,428,000.00 - Max. RM4,485,000.00 - Discount: 7% for Bumiputera.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT



BANDAR
KINRARA
THE BEST OF CITY
AND SUBURBAN LIVING