



Setia
eGreenLiving



Smart Home
System



Solar Switch
Ready



Rainwater
Harvesting System



EV Port Ready



Box 366

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

Setia

2-STOREY SEMI-DETACHED
AND BUNGALOW HOMES

Developer Name: Bandar Kinrara • Phase 7A7C, Double Storey Semi Detached and Double Storey Detached • Company Name : Penuhahan 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 • Developer's License No: 4924/10-2028/1226(A) • Expiry Date: 22/10/2023 – 21/10/2028 • Advertising Permit No: 4924-79/12-2025/1294(N)-(L) • Validity Period: 06/12/2023 – 05/12/2025 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MB51/BGN.BP4.600-1/10/4/26(20) • Expected Date of Completion: December 2025 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: Type A 18 Units (40' x 115') • Selling Price: Min. RM3,341,000.00 - Max. RM3,867,000.00 • Type B 18 Units (40' X 115') • Selling Price: Min. RM3,300,000.00 - Max. RM3,833,000.00 • Number of Units : Type C 1 Units (65' x 115') • Selling Price : RM4,205,000.00 • Discount 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT



Purposefully designed with clean architectural lines, the result is expansive interior and exterior spaces that allow a seamless flow of quiet energy throughout the house.

Space and textures are elevated within sweeping double-volume ceilings while flooding air and light into every room. Anggun Villa is the purest essence of simplicity and style coming together to turn modern living into an artform of refined living.



THE ART of LIVING WELL

SIMPLICITY.
THE ULTIMATE
FORM OF
SOPHISTICATION.

*Embark on a refined journey
where simplicity converges with
sophisticated living at Anggun Villa.*

Our homes are true sanctuaries of quiet elegance. With lot sizes of 40' x 115', each residence is adorned with luxurious and spacious ambiance. Anggun Villa's semi-detached and bungalow homes are the epitome of understated luxury.

TYPE B

TYPE A

*The semi-detached façade, featuring two unique designs,
creates a warm and inviting atmosphere.*



EXPERIENCE THE ESSENCE of EXCLUSIVITY

With only 37 exclusive units, residents of Anggun Villa form a close-knit community that celebrates life's special moments together.

Low-density, secure and private, a perfect escape from everything in your very own paradise in a prestigious address.

TYPE C





A SEAMLESS BLEND
of ELEGANCE AND TASTE.

Clean lines, light-filled spaces and clever use of natural materials come together for a classy yet understated luxury living experience.

*Unwind in your private haven,
Anggun Villa's architecture
opens each unit out into
resplendent gardens.*

Water features, exotic plants
and trees create a sensory
experience that nourishes
mind, soothes the body and
calms the soul. This is not just
a home; it's a sanctuary where
you can reconnect with your
family and yourself.



SAVOUR
THE CALM

*Located in the heart of Bandar Kinrara,
Anggun Villa offers a private, serene retreat
where you are surrounded by lush landscapes
and thoughtfully designed open spaces.*

STEP INTO
YOUR PERSONAL
OASIS



MASTERFULLY PLANNED



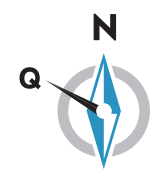
Legend:

- | | | |
|--------------------------|--|------------------|
| 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 |



SITE PLAN

- Type A
- Type A(M)
- Type B
- Type B(M)
- Type C



DOUBLE-STOREY
SEMI-DETACHED

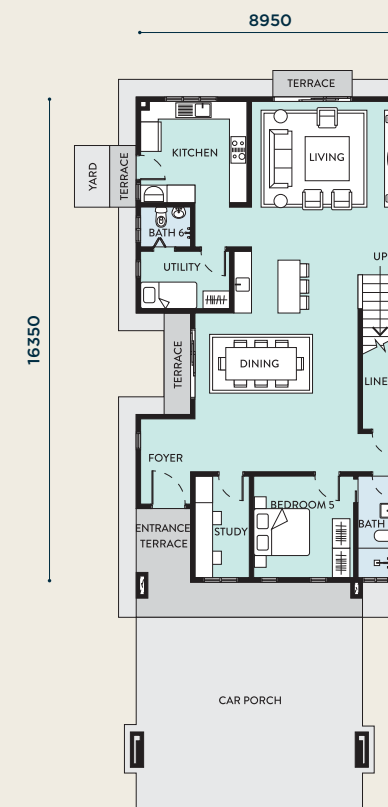
LOT SIZE
40' x 115'

LAND AREA
4,599 -
7,198 sqft

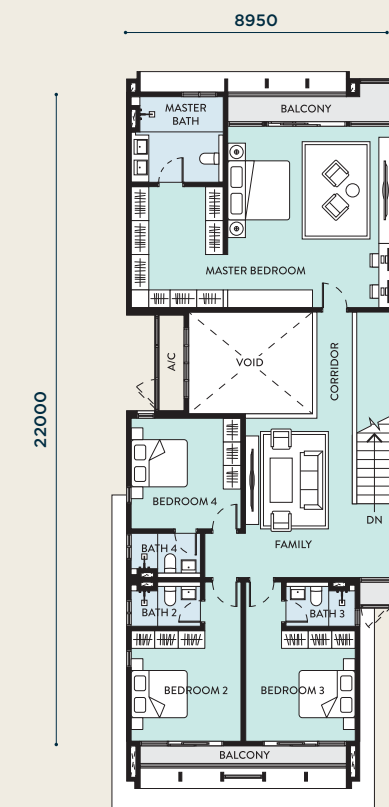
BUILT-UP AREA
4,088 -
4,124 sqft

Low ipsum

SEMI-D | TYPE A

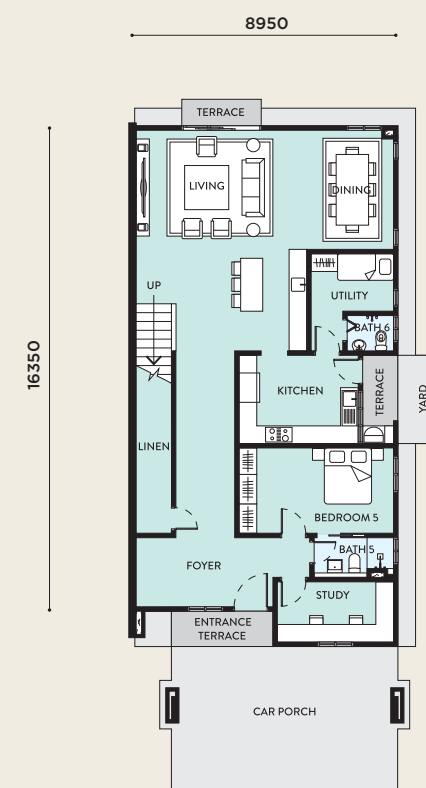


Ground Floor

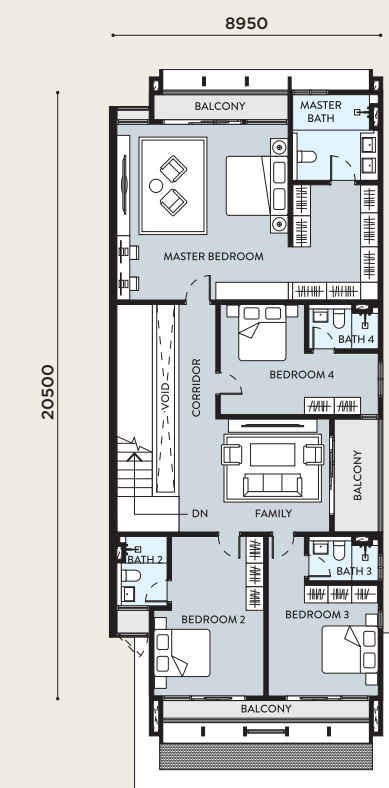


First Floor

SEMI-D | TYPE B



Ground Floor



First Floor

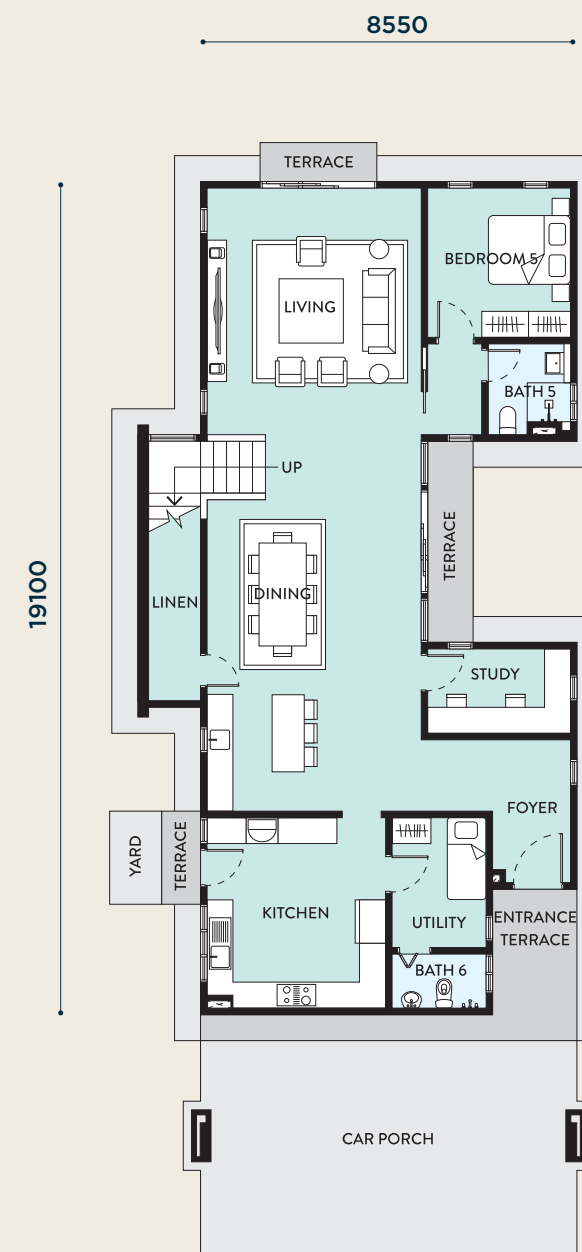
DOUBLE-STOREY
BUNGALOW

LOT SIZE
65' x 115'

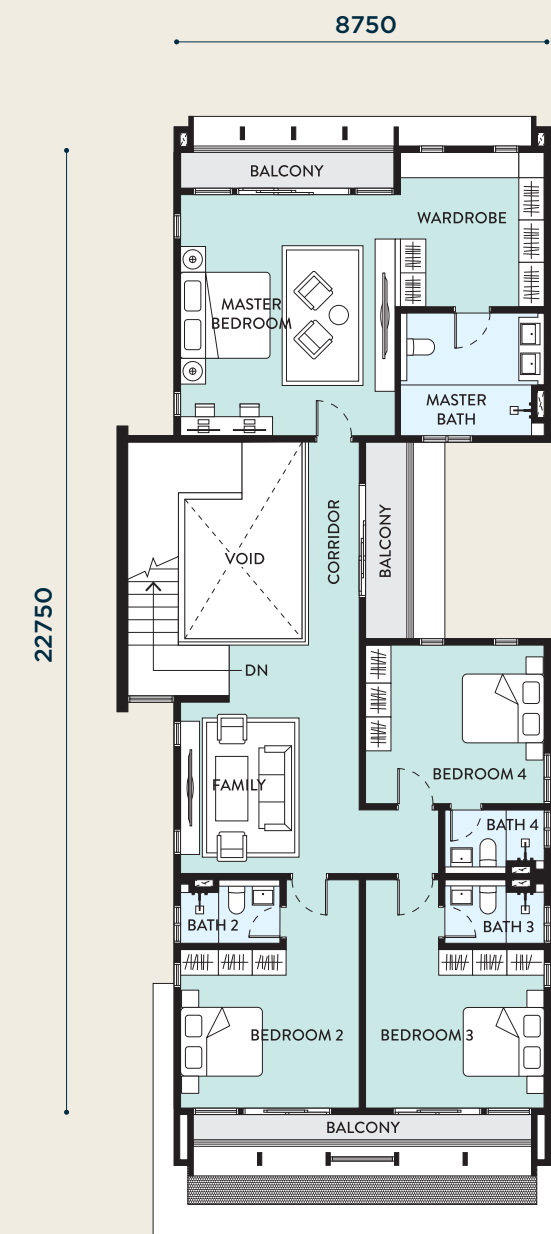
LAND AREA
7,477 sqft

BUILT-UP AREA
4,270 sqft

BUNGALOW | TYPE C



Ground Floor



First Floor

SPECIFICATIONS

Structure		: Reinforced Concrete		
Wall		: Cement Sand Brick / Clay Brick (Partywall)		
Roof Covering		: Concrete Roof Tiles / RC Flat Roof		
Roof Framing		: Light Weight Steel Trusses		
Ceiling		: Plaster Ceiling / Skim Coat		
Windows		: Aluminium Frame Casement : Aluminium Frame Top Hung : Aluminum Frame Fixed Glass		
Doors	: Entrance Terrace	: Timber Door		
	: Study	: Timber Door		
	: Master Bedroom, Bedroom 2, 3, 4 & 5	: Timber Door		
	: Master Bath, Bath 2, 3, 4 & 5	: Timber Door		
	: Utility	: Timber Door		
	: Bath 5 (Type A & B only)	: Timber Sliding Door		
	: Linen	: Timber Louvered Door		
	: Living	: Aluminium Frame Glass Sliding Door		
	: Dining (Type A & C only)	: Aluminium Frame Glass Sliding Door		
	: Master Bedroom, Bedroom 2 & 3	: Aluminium Frame Glass Sliding Door		
	: Family (Type B) & Corridor (Type C)	: Aluminium Frame Glass Sliding Door		
	: Bath 6	: Aluminium Frame Folding Door		
Ironmongery		: Provided		
Wall Finishes	: Bathrooms	: Ceiling Height Tiles		
	: Kitchen	: 5ft Height Tiles / Plaster & Paint		
	: Internal & External Wall	: Plaster & Paint		
Floor Finishes	: Car Porch	: Concrete Imprint		
	: Entrance Terrace	: Tiles		
	: Foyer, Living, Dining & Kitchen	: Tiles		
	: Bedroom 5	: Tiles		
	: Study	: Tiles		
	: Utility	: Tiles		
	: Terrace	: Tiles		
	: Linen	: Tiles		
	: Master Bath, Bath 2, 3, 4, 5 & 6	: Tiles		
	: Rubbish Compartment	: Tiles		
	: Family & Corridor	: Timber Flooring		
	: Master Bedroom, Bedroom 2, 3 & 4	: Timber Flooring		
	: Staircase	: Timber Flooring		
	: Balcony	: Tiles		
Sanitary & Plumbing Fittings		TYPE A	TYPE B	TYPE C
	- Kitchen Sink	2	2	2
	- Water Closet	6	6	6
	- Wash Basin	7	7	7
	- Shower Rose	6	6	6
	- Hand Bidet	6	6	6
	- Toilet Roll Holder	6	6	6
	- Bib Tap	3	3	3
Electrical Installation	- Lighting Point	49	50	53
	- Power Point	31	32	33
	- Fan Point	9	9	8
	- TV Point	3	3	3
	- Telephone Point	1	1	1
	- Data Point	3	3	3
	- Auto Gate Point	1	1	1
	- Bell Point	1	1	1
	- Air Conditioning Point	7	7	7
	- Water Heater Point	5	5	5
	- Booster Pump	: Provided		
Internal Telecommunication Trunking & Cabling		: Provided		
Fencing		: Provided		
Turfing		: Provided		
Gas Piping		: Not Provided		



A FOCUS on CONNECTIVITY

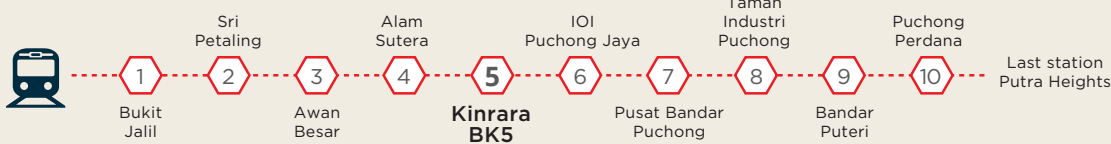
Minutes away from everyday conveniences like shops, schools and hospitals via major highways and roads. Excellent connectivity makes travel to KL City Centre, Petaling Jaya and KLIA a breeze. Anggun Villa is the perfect luxury sanctuary to call home for any lifestyle.



LEGENDS

Education	Supermarket	Medical	Recreational Area
1 SMK Bandar Kinrara Seksyen 4	5 Giant Hypermarket Bandar Kinrara	9 Sunway Medical Centre	13 Bukit Jalil Recreational Park
2 Brainy Bunch Bandar Kinrara	6 IOI Mall Puchong	10 Columbia Asia Hospital Puchong	14 Wawasan Hill Trail
3 Windsor International Academy	7 SetiaWalk Mall	11 KPMC Puchong Specialist Center	15 Farm In The City
4 Tzu Chi International School Kuala Lumpur	8 Pavilion Bukit Jalil	12 Puchong Specialist Clinic	

LRT SRI PETALING LINE (Sentul Timur - Putra Heights)



Luxury living, simply refined.