



CRAFTED FOR GENERATIONS,
CHERISHED FOR A LIFETIME

An aerial photograph of a modern residential development. In the foreground, a wide, dark asphalt road with white dashed lane markings curves through the scene. To the left of the road, a series of light-colored concrete terraces or walkways are visible, with a few people walking. The middle ground is filled with lush green trees and a dense residential area with various house styles. In the background, a city skyline is visible under a clear blue sky with some light clouds. The overall scene is bright and sunny, suggesting a clear day.

EXCLUSIVE PANAROMIC VISTAS

Legasi Villa is a home built with long-term purpose. Designed for families who look ahead—across generations—it offers not just space and comfort, but the structure to grow into. From its multi-functional layouts to future-ready features like lift provisions and EV charging, every detail reflects thoughtfulness.

With only 18 exclusive homes, this development is rare by design. More than a property, it's a legacy in the making—where celebrations, traditions, and milestones find a lasting home. It's not just a place to live. It's where your family's future finds firm ground.

THE ESSENCE OF HOME

Legasi Villa is a magnificent 3-storey semi-detached home in the heart of Bandar Kinrara, a mature and thriving township that has grown into one of the area's most coveted addresses. As the crowning piece of the celebrated Legacy series, this final phase represents the pinnacle of thoughtful multi-generational living.

Live within reach of what matters to you the most, that simply being the warm embrace and cherished moments that come from the perfect family home.



WELL-CRAFTED SEMI-D MODERN HOME

In a world that never stops moving, Legasi Villa offers the gift of true privacy and space to breathe. Set in an exclusive freehold low-density development, children can always play freely in the spacious gardens, grandparents can always find their quiet corner for reflection, and parents can always live without boundaries.

It's a home with the freedom to live fully, now on your own terms.





A SHARED SPACE FOR THE IMPORTANT ONES

Legasi Villa is made with an open-concept, allowing for conversations to seamlessly flow and connect between the different areas just as they should. With three stories of purposeful design to ensure that every generation has their perfect space; accessible ground-floor living for grandparents, vibrant family areas for daily life and private retreats upstairs for rest and reflection.

It's a home that lets your family thrive, now beautifully connected to the whole.



DESIGNED FOR PRESTIGE IN EVERY PERSPECTIVE

Perched on elevated terrain and designed with expansive window frames, Legasi Villa captures natural sunlight like no other home can. Let your morning coffee be bathed in sunrise and afternoon reading sessions kissed by the gentle rays. These generous windows also frame the lush landscaping, mature trees and thoughtfully designed gardens that change with the seasons.

It's a home that feels lively and vibrant, now a part of your family's daily joy.



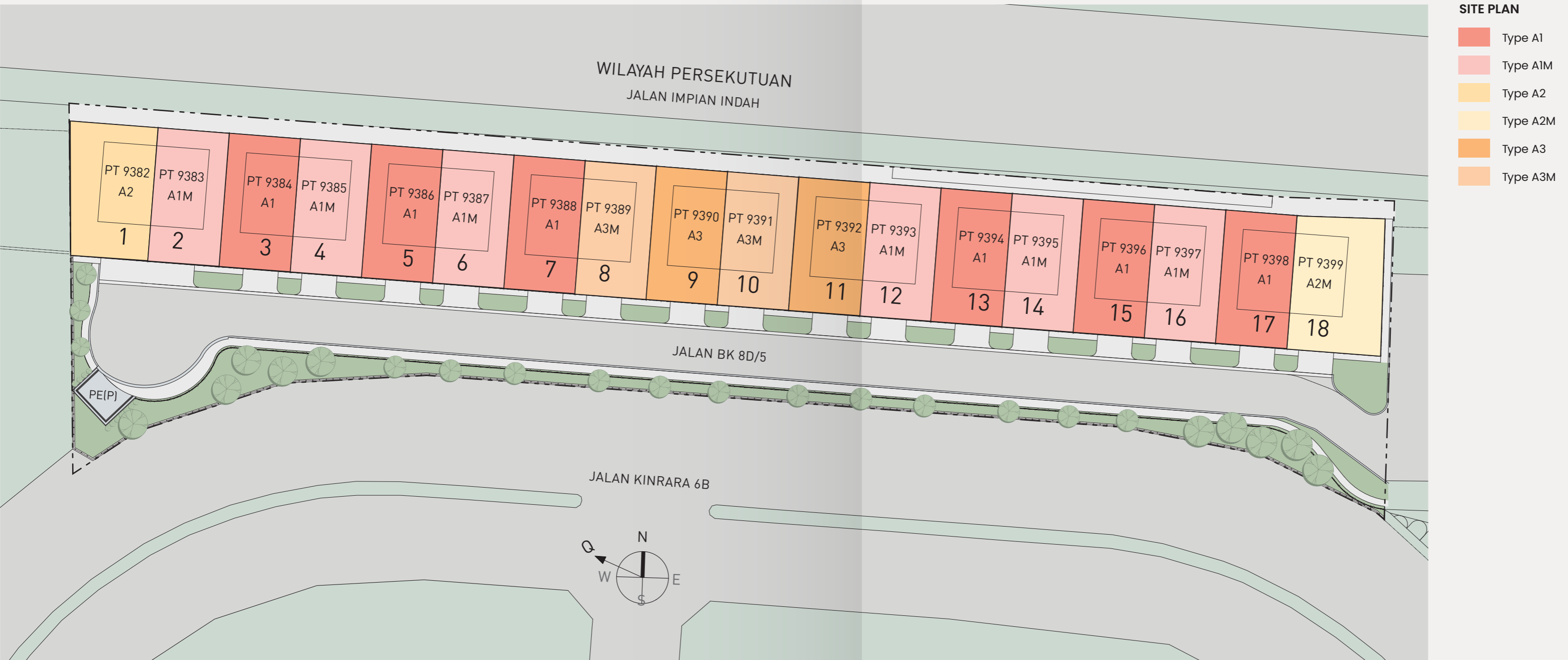
AN ETHERAL BALANCE BETWEEN OUTSIDE & INSIDE



Legasi Villa's interiors are designed to create natural connections between family members while ensuring everyone still has their own comfortable space. The open-concept living areas encourage togetherness and conversation, with spaces that adapt to daily routines, celebrations or quiet moments, all wrapped in the comfort that makes a house truly feel like home.

It's a home that feels both elegant and effortlessly lived-in, now waiting to become your family's legacy.

LIVE BEAUTIFULLY IN KINRARA'S MOST EXCLUSIVE ADDRESS



Legasi Villa's master-planned community has been thoughtfully designed with your family's lifestyle in mind. Wide tree-lined streets and generous plot sizes ensure privacy between neighbours, with each home still sitting comfortably within its own generous sanctuaries.

It's a community where quality craftsmanship and thoughtful planning come together to create an address, now truly feeling like home.

ABOVE THE URBAN CANOPY

Rising across three thoughtfully composed levels, the units unfold across 3,522 square feet with five bedrooms and six bathrooms that give every generation their space. An elevated positioning captures panoramic vistas from dawn to dusk, culminating in more room to breathe, space to gather and freedom to grow.



TYPE A

40' X 75' | 3,522 SQ.FT.

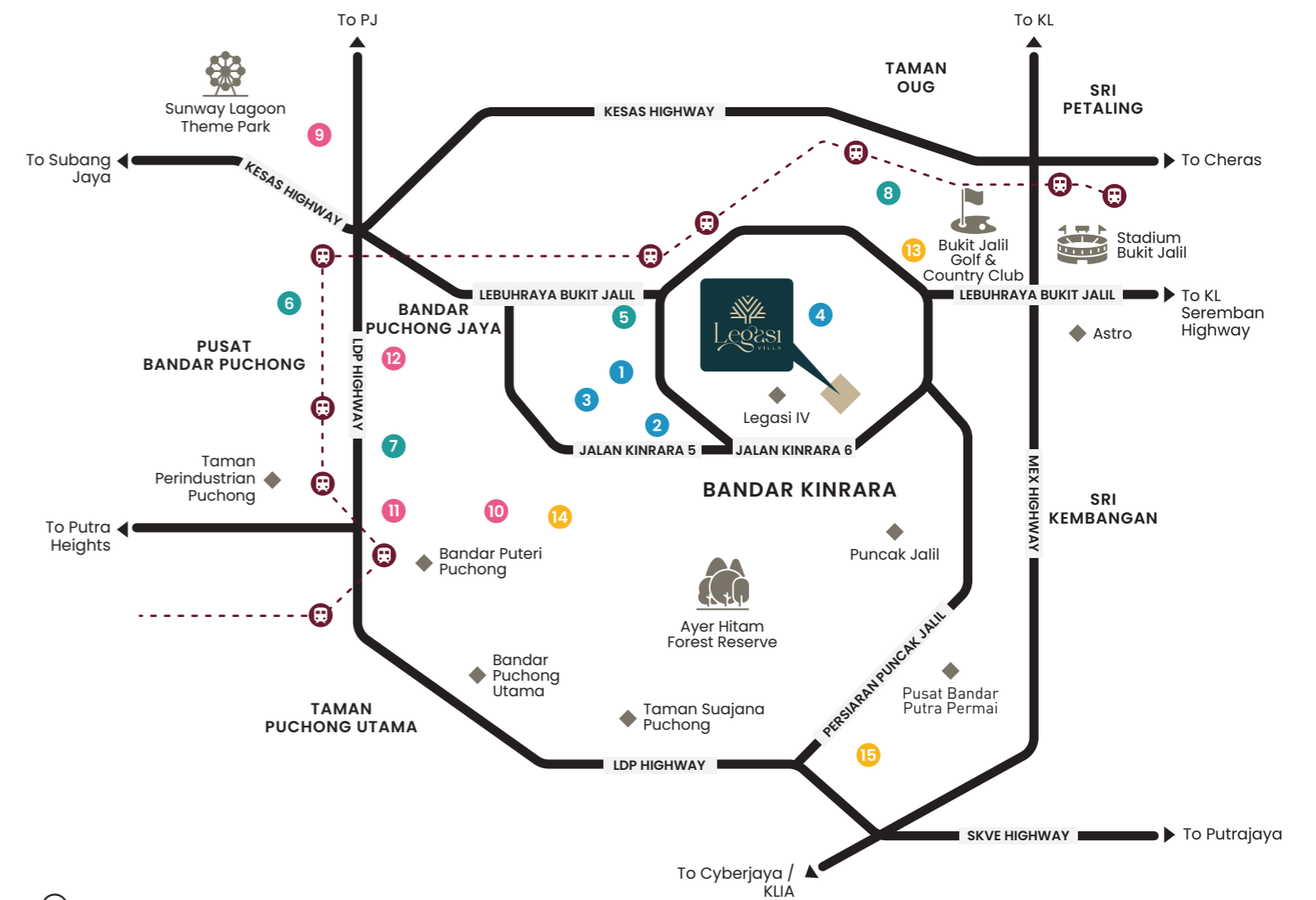
5 BEDROOMS | 6 BATHROOMS



SPECIFICATION

(a) Structure	: Reinforced Concrete																																											
(b) Wall	: Clay Bricks / Cement Bricks																																											
(c) Roofing Covering	: Clay Roof / Glass Roof / Reinforced Concrete Flat Roof																																											
(d) Roofing Framing	: Light Weight Steel Trusses / MS Framing / Reinforced Concrete Slab																																											
(e) Ceiling	: Skim Coat & Paint : Plaster Ceiling & Paint : Cement Board & Paint																																											
(f) Window	: Aluminium Frame Casement : Aluminium Frame Fixed Glass : Aluminium Frame Top Hung : Aluminium Frame Sliding																																											
(g) Door	: Entrance / Foyer : Timber Door : Living, Master Bedroom : Aluminium Frame Sliding Door : Dining : Aluminium Frame Folding Door : Master Bedroom, Bedroom 2, Bedroom 3, Guestroom : Timber Door : Rumpus : Timber Door : Master Bath, Bath 1, Bath 2, Bath 3, Bath 4, Bath 5, Powder Room : Timber Door : Family Area, Patio : Aluminium Swing Door : Kitchen / Yard : Timber Door : Utility : Timber Door : Store, Linen : Timber Louvres Door : Suction Tank Room, Yard (A1, A2) : Grille Door																																											
(h) Ironmongery	: Provided																																											
(i) Wall Finishes	: Master Bath, Bath 1, Bath 2, Bath 3, Bath 4, Bath 5, Powder Room : Tiles Up to Ceiling Height : Kitchen : Tiles Up to Ceiling Height : Internal : Plaster & Paint : External : Plaster & Paint																																											
(j) Floor Finishes	: Car Porch & Driveway : Tiles : Entrance, Veranda : Tiles : Guestroom, Foyer : Tiles : Store, Linen : Tiles : Staircase : Tiles : Living & Dining : Tiles : Terrace, Balcony 1 & 2, Balcony 3 (A3, A3M) : Tiles : Kitchen / Yard : Tiles : Utility : Tiles : Staircase : Engineered Timber Flooring : Master Bedroom, Bedroom 2, Bedroom 3 : Engineered Timber Flooring : Family Area : Engineered Timber Flooring : Master Bath, Bath 1, Bath 2, Bath 3, Bath 4, Bath 5, Powder Room : Tiles : AC 1, AC 2, R.C Flat Roof, Suction Tank Area : Cement Render																																											
(k) Sanitary & Plumbing Fittings	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">TYPE</th> </tr> <tr> <th>A1/A1M</th> <th>A2/A2M</th> <th>A3/A3M</th> </tr> </thead> <tbody> <tr> <td>: Kitchen Sink</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Water Closet</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>: Wash Basin</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>: Bath Tub</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Shower</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>: Hand Bidet</td> <td>6</td> <td>6</td> <td>6</td> </tr> <tr> <td>: Toilet Roll</td> <td>7</td> <td>7</td> <td>7</td> </tr> <tr> <td>: Soap Holder</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>: Bib Tap</td> <td>7</td> <td>7</td> <td>6</td> </tr> </tbody> </table>		TYPE			A1/A1M	A2/A2M	A3/A3M	: Kitchen Sink	1	1	1	: Water Closet	7	7	7	: Wash Basin	7	7	7	: Bath Tub	1	1	1	: Shower	7	7	7	: Hand Bidet	6	6	6	: Toilet Roll	7	7	7	: Soap Holder	1	1	1	: Bib Tap	7	7	6
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(m) Internal Telecommunication Trunking and Cabling	: Provided																																											
(n) Fencing	: Provided																																											
(o) Turfing	: Provided																																											
(p) Gas Piping	: Not provided																																											

ACCESSIBILITY & CONNECTIVITY



BANDAR KINRARA WELCOME CENTRE

LRT SRI PETALING LINE (Sentul Timur - Putra Heights)



Education

- 1 SMK Bandar Kinrara Seksyen 4
- 2 Brainy Bunch Bandar Kinrara
- 3 Windsor International Academy
- 4 Tzu Chi International School Kuala Lumpur

Supermarket

- 5 Giant Hypermarket Bandar Kinrara
- 6 IOI Mall Puchong
- 7 Setia Walk Mall
- 8 Pavilion Bukit Jalil

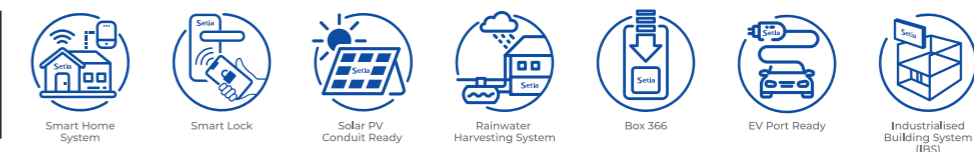
Medical

- 9 Sunway Medical Centre
- 10 Columbia Asia Hospital Puchong
- 11 KPCC Puchong Specialist Center
- 12 Puchong Specialist Clinic

Recreational Area

- 13 Bukit Jalil Recreational Park
- 14 Wawasan Hill Trail
- 15 Farm In The City

Setia eGreenLiving



Bandar Kinrara Welcome Centre

Eight Kinrara – Ground Floor, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Darul Ehsan.
T: 03 8082 9525 E: bandarkinrara@spsetia.com W: www.spsetia.com/bandarkinrara



Development Name: Bandar Kinrara • Phase 8A1A 3 Storey Semi Detached • Developer 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: 4924-83/10-2027/0851(N)-(L) • Validity Period: 15/10/2025 - 14/10/2027 • Approving Authority: Majlis Bandaraya Subang Jaya • Building Plan Approval No: MBSJ.BGN.BP4.600-1/10/4/36(19) • Expected Date of Completion: October 2027 • Land Encumbrances (if any): Nil • Tenure of Land: Freehold • Restrictions in Interest (if any): Nil • Number of Units: 18 Units (40' x 75') • Selling Price: Min. RM3,075,000.00 - Max. RM3,327,000.00 • Discount: 7% for Bumiputra.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT