

Andara @ D'ALPINIA
PUCHONG SOUTH

CONDOMINIUM

GARDEN VILLA

Space, Value & Livability



An Exclusive AND Low Density SANCTUARY

Set within 4.68 acres of prime land in Puchong South, and built on a higher elevation, the Andana @ D'Alpinia offers tranquil living within a serene park while complemented by vibrant city views.

Built with affordability and spaciousness as two of its key unique factors, the development offers a low-density high-rise condominium and a low-rise spacious garden villa set within a tropical lifestyle concept with a hint of Balinese aesthetic, in a secure and exclusive environment.

The Andana @ D'Alpinia offers:
Andana Condo @ D'Alpinia | Andana Villa @ D'Alpinia

4.68 ACRES GATED & GUARDED ENVIRONMENT

116 CONDOMINIUM UNITS

30 GARDEN VILLAS

UNRIVALLED LIVABILITY



Tranquil Living

Designed to complement the fast-paced lifestyle of today's discerning city dwellers, the Andana@D'Alpinia's concept stemmed from the understanding that everyone needs a warm refuge from the hustle and bustle of the city life.

The development, set within a serene park, infused by the natural surroundings in a secure and exclusive environment, is complemented by tropical Balinese lifestyle concept, exuding a calm and relaxing atmosphere of a holiday destination while furthering the tranquillity of the development.





Peace of mind

----- SECURITY SYSTEM

Andana@D'Alpinia features a comprehensive security system which includes:

- Access points with surveillance camera/CCTV covering strategic areas
- Proximity access cards at the guard house and lift lobby
- Alarm system in each of the Andana Garden Villas
- Intercom to Guardhouse
- 24-hour security patrols



THE ALLURE OF
Modern Comfort

Developed as an urban sanctuary away from the hustle and bustle of the city, the Andana @ D'Alpinia boasts a full range of facilities at the recreation level above the condominium podium block.



artist's impression



Facilities



- 1 Swimming Pool
- 2 Jacuzzi
- 3 Dipping Pool
- 4 Kids Pool
- 5 Pool Deck
- 6 Gymnasium
- 7 Laundrette
- 8 Conveniece Shop
- 9 Changing Room
- 10 Kids Playground
- 11 Cafe
- 12 Cafe Terrace
- 13 Multipurpose Hall
- 14 Prayer Room
- 15 Foot Path & Garden Playground

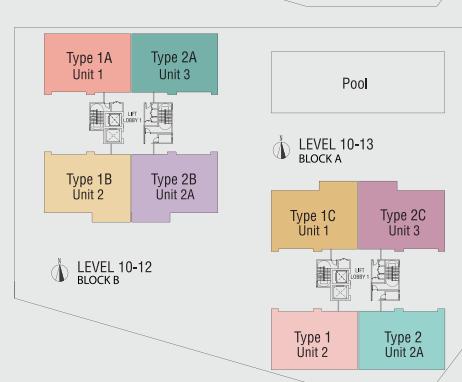
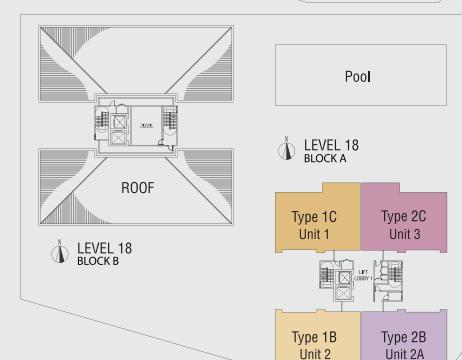
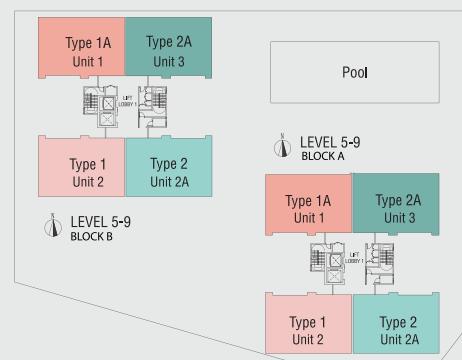
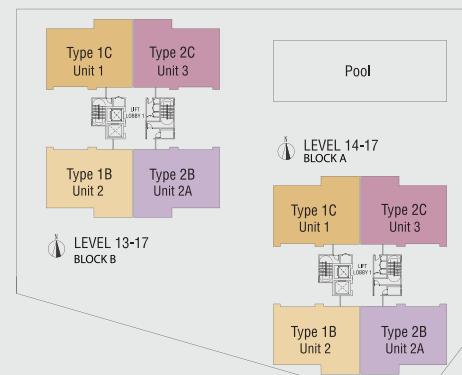
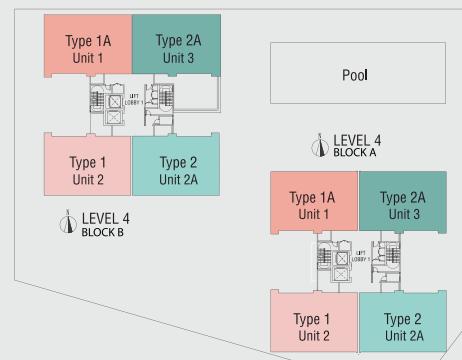


EXCLUSIVE CONDOMINIUM

Andana Condo @ D' Alpinia comprises 2 condominium blocks of 18 levels and 19 levels each. With only 4 units per floor, each unit is a corner unit with unobstructed views.

With generous sizes ranging from 1,572 sq. ft. to 1,690 sq.ft., the units offer spacious and comfortable living akin to landed property in the sky.





N
Andana @ D'Alpinia
FLOOR LAYOUT

- TYPE 1 ■ TYPE 2
- TYPE 1A ■ TYPE 2A
- TYPE 1B ■ TYPE 2B
- TYPE 1C ■ TYPE 2C

UNIT IDENTIFICATION PLAN

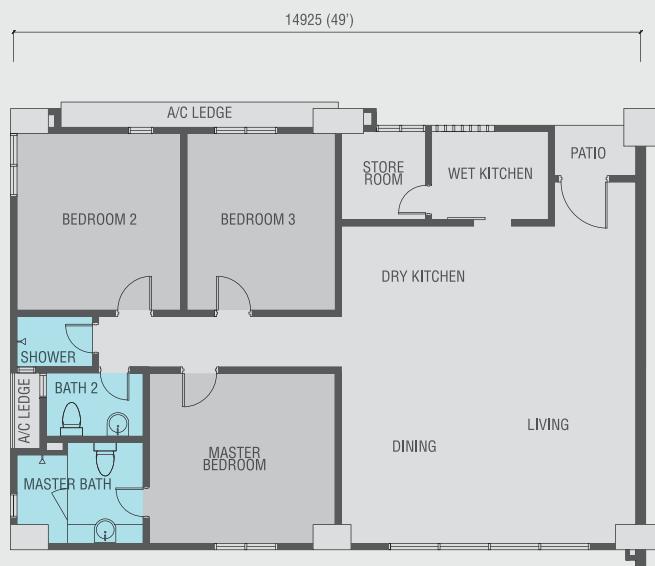
BLOCK A					BLOCK B									
VIEW	POOL/UPM	GREENERY	GREENERY	POOL/UPM	UPM	GREENERY	GREENERY	UPM						
LEVEL	NORTH	SOUTH	SOUTH	NORTH	NORTH	SOUTH	SOUTH	NORTH						
18	A-18-1 TYPE 1C	A-18-2 TYPE 1B	A-18-2A TYPE 2B	A-18-3 TYPE 2C	B-17-1 TYPE 1C	B-17-2 TYPE 1B	B-17-2A TYPE 2B	B-17-3 TYPE 2C						
17	A-17-1 TYPE 1C	A-17-2 TYPE 1B	A-17-2A TYPE 2B	A-17-3 TYPE 2C	B-16-1 TYPE 1C	B-16-2 TYPE 1B	B-16-2A TYPE 2B	B-16-3 TYPE 2C						
16	A-16-1 TYPE 1C	A-16-2 TYPE 1B	A-16-2A TYPE 2B	A-16-3 TYPE 2C	B-15-1 TYPE 1C	B-15-2 TYPE 1B	B-15-2A TYPE 2B	B-15-3 TYPE 2C						
15	A-15-1 TYPE 1C	A-15-2 TYPE 1B	A-15-2A TYPE 2B	A-15-3 TYPE 2C	B-14-1 TYPE 1C	B-14-2 TYPE 1B	B-14-2A TYPE 2B	B-14-3 TYPE 2C						
14	A-14-1 TYPE 1C	A-14-2 TYPE 1B	A-14-2A TYPE 2B	A-14-3 TYPE 2C	B-13-1 TYPE 1C	B-13-2 TYPE 1B	B-13-2A TYPE 2B	B-13-3 TYPE 2C						
13	A-13-1 TYPE 1C	A-13-2 TYPE 1B	A-13-2A TYPE 2B	A-13-3 TYPE 2C	B-12-1 TYPE 1A	B-12-2 TYPE 1B	B-12-2A TYPE 2B	B-12-3 TYPE 2A						
12	A-12-1 TYPE 1C	A-12-2 TYPE 1B	A-12-2A TYPE 2B	A-12-3 TYPE 2C	B-11-1 TYPE 1A	B-11-2 TYPE 1B	B-11-2A TYPE 2B	B-11-3 TYPE 2A						
11	A-11-1 TYPE 1C	A-11-2 TYPE 1B	A-11-2A TYPE 2B	A-11-3 TYPE 2C	B-10-1 TYPE 1A	B-10-2 TYPE 1B	B-10-2A TYPE 2B	B-10-3 TYPE 2A						
10	A-10-1 TYPE 1C	A-10-2 TYPE 1B	A-10-2A TYPE 2B	A-10-3 TYPE 2C	B-9-1 TYPE 1A	B-9-2 TYPE 1A	B-9-2A TYPE 2A	B-9-3 TYPE 2A						
9	A-9-1 TYPE 1A	A-9-2 TYPE 1B	A-9-2A TYPE 2B	A-9-3 TYPE 2A	B-8-1 TYPE 1A	B-8-2 TYPE 1A	B-8-2A TYPE 2B	B-8-3 TYPE 2A						
8	A-8-1 TYPE 1A	A-8-2 TYPE 1B	A-8-2A TYPE 2B	A-8-3 TYPE 2A	B-7-1 TYPE 1A	B-7-2 TYPE 1A	B-7-2A TYPE 2B	B-7-3 TYPE 2A						
7	A-7-1 TYPE 1A	A-7-2 TYPE 1B	A-7-2A TYPE 2B	A-7-3 TYPE 2A	B-6-1 TYPE 1A	B-6-2 TYPE 1A	B-6-2A TYPE 2B	B-6-3 TYPE 2A						
6	A-6-1 TYPE 1A	A-6-2 TYPE 1B	A-6-2A TYPE 2B	A-6-3 TYPE 2A	B-5-1 TYPE 1A	B-5-2 TYPE 1A	B-5-2A TYPE 2B	B-5-3 TYPE 2A						
5	A-5-1 TYPE 1A	A-5-2 TYPE 1B	A-5-2A TYPE 2B	A-5-3 TYPE 2A	B-4-1 TYPE 1A	B-4-2 TYPE 1A	B-4-2A TYPE 2B	B-4-3 TYPE 2A						
4	A-4-1 TYPE 1A	A-4-2 TYPE 1B	A-4-2A TYPE 2B	A-4-3 TYPE 2A	LAUNDRY, CONVENIENT SHOP, CAFE & MANAGEMENT OFFICE									
3	PARKING													
2	PARKING													
1	PARKING													
G	PARKING													

TYPE

1

3 Bedrooms
2 Bathrooms
1 Store Room

1,572 sq. ft.

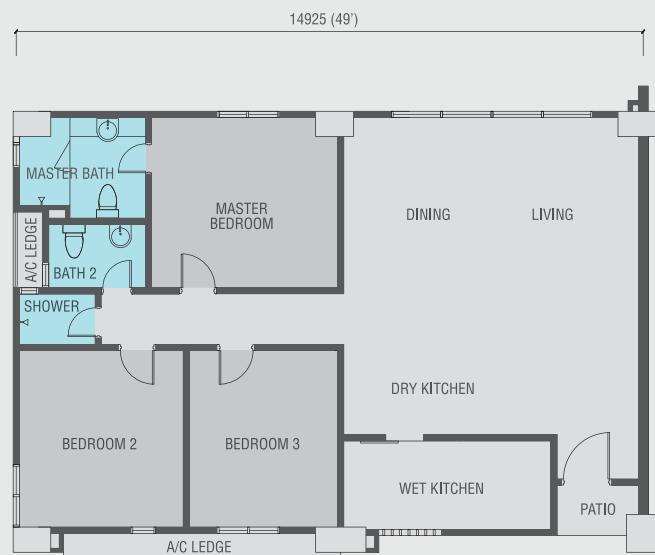


TYPE

1A

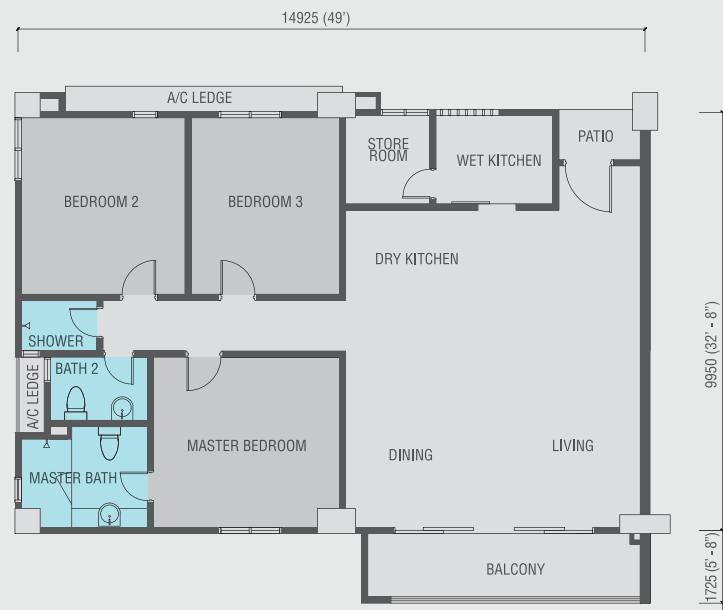
3 Bedrooms
2 Bathrooms

1,572 sq. ft.



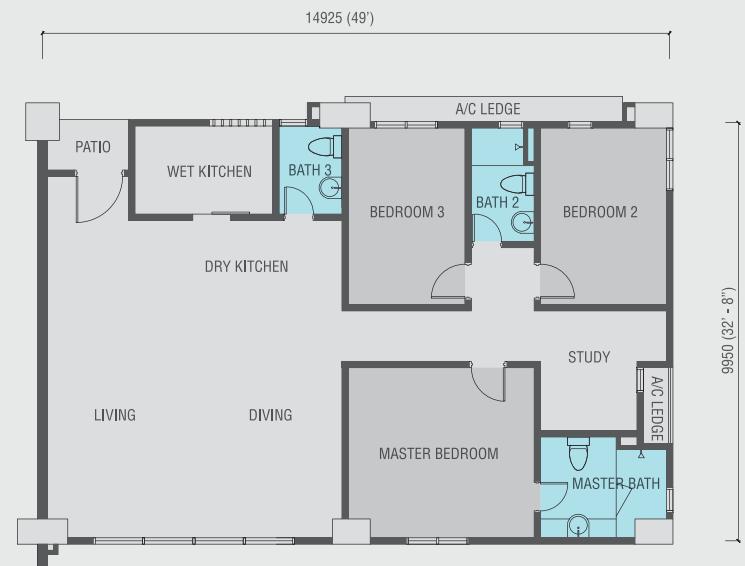
TYPE 1B

3 Bedrooms
2 Bathrooms
1 Store Room
1 Balcony
1,690 sq. ft.



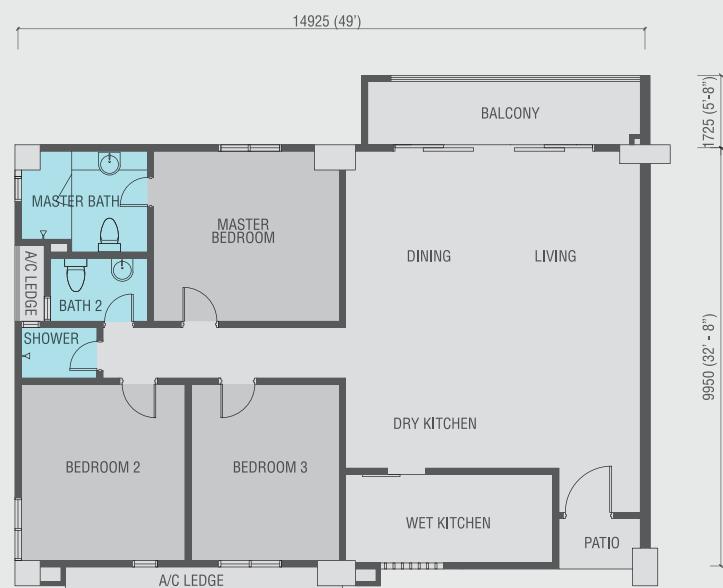
TYPE 2

3 Bedrooms
3 Bathrooms
1 Study Area
1,572 sq. ft.



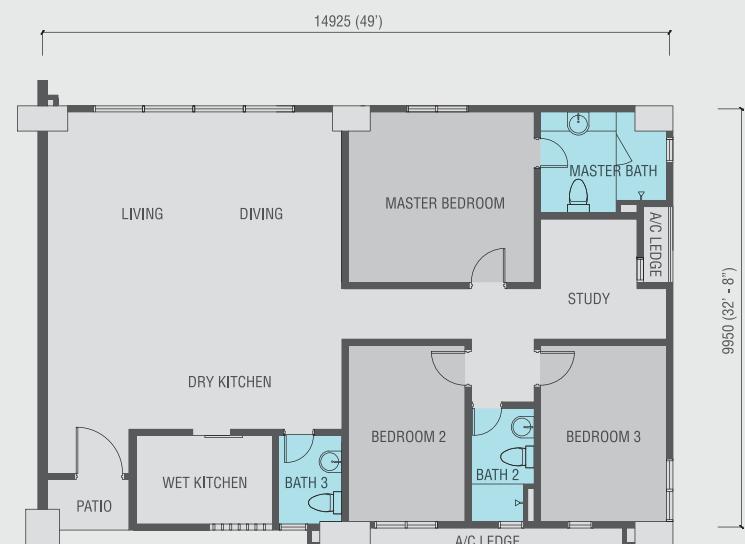
TYPE 1C

3 Bedrooms
2 Bathrooms
1 Balcony
1,690 sq. ft.



TYPE 2A

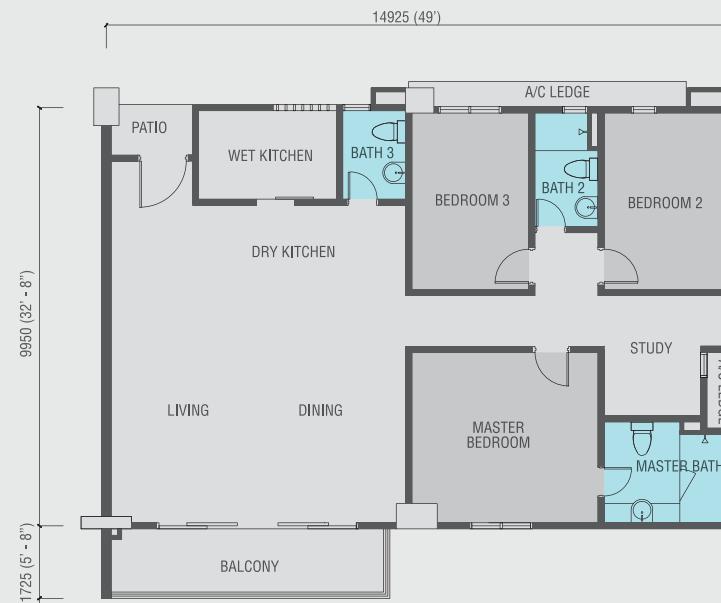
3 Bedrooms
3 Bathrooms
1 Study Area
1,572 sq. ft.



TYPE 2B

3 Bedrooms
3 Bathrooms
1 Study Area
1 Balcony

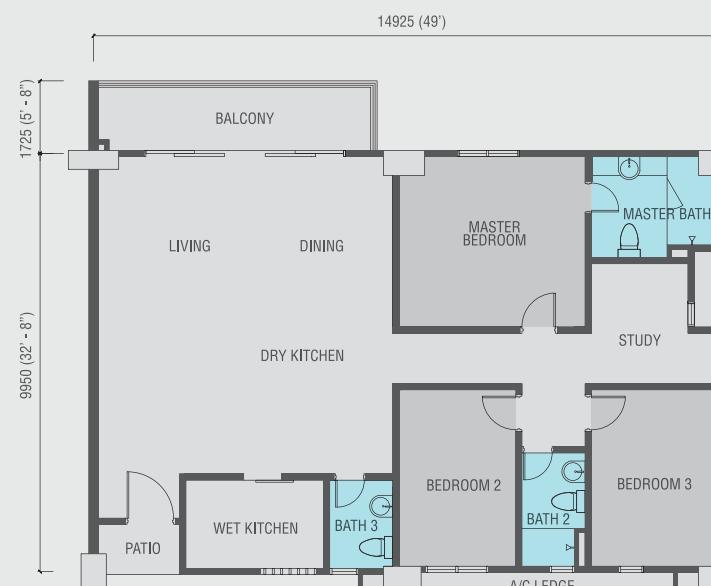
1,690 sq. ft.



TYPE 2C

3 Bedrooms
3 Bathrooms
1 Study Area
1 Balcony

1,690 sq. ft.



SPECIFICATIONS

ASCENDING GARDEN VILLA
DESCENDING GARDEN VILLA



GARDEN VILLA

The garden villa maximises in capturing the essence of its natural surroundings with a low-density development of 31 units per acre.

Comprising 30 units of “ascending” and “descending” villas, the Andana villa is designed to align from East to West within the gated and guarded compound. The unique feature of the villas is that each individual unit will have a private garden at the rear of the unit.

Terrace or “lanai” will be orientated in such a manner that one can fully enjoy the openness of the private garden and views towards the scenic Northern and Southern horizons.



GARDEN VILLA TYPE
ASCENDING

2 Master Bedrooms + 2 Bedrooms
4 Bathrooms + 1 Powder Room
2 Balconies
1 Study Area
1 Store Room

1 Utility Room
1 Private Garden
1 Car Porch
1 Lanai Area

BUILT-UP AREA
2,568 sq. ft.
LOT SIZE
24' X 60'*

* Varies according to land size

GARDEN VILLA TYPE
DESCENDING

1 Master Bedroom + 2 Bedrooms
1 Games / Guest / Multi-function Room
4 Bathrooms + 1 Powder Room
1 Balcony
1 Study Area
1 Store Room

1 Maid's Room
1 Private Garden
1 Open Terrace
1 Car Porch
1 Lanai Area

BUILT-UP AREA
2,740 sq. ft.
LOT SIZE
24' X 75'

— INTERMEDIATE UNIT —



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

— INTERMEDIATE UNIT —



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

GREAT Accessibility

SPECIFICATIONS

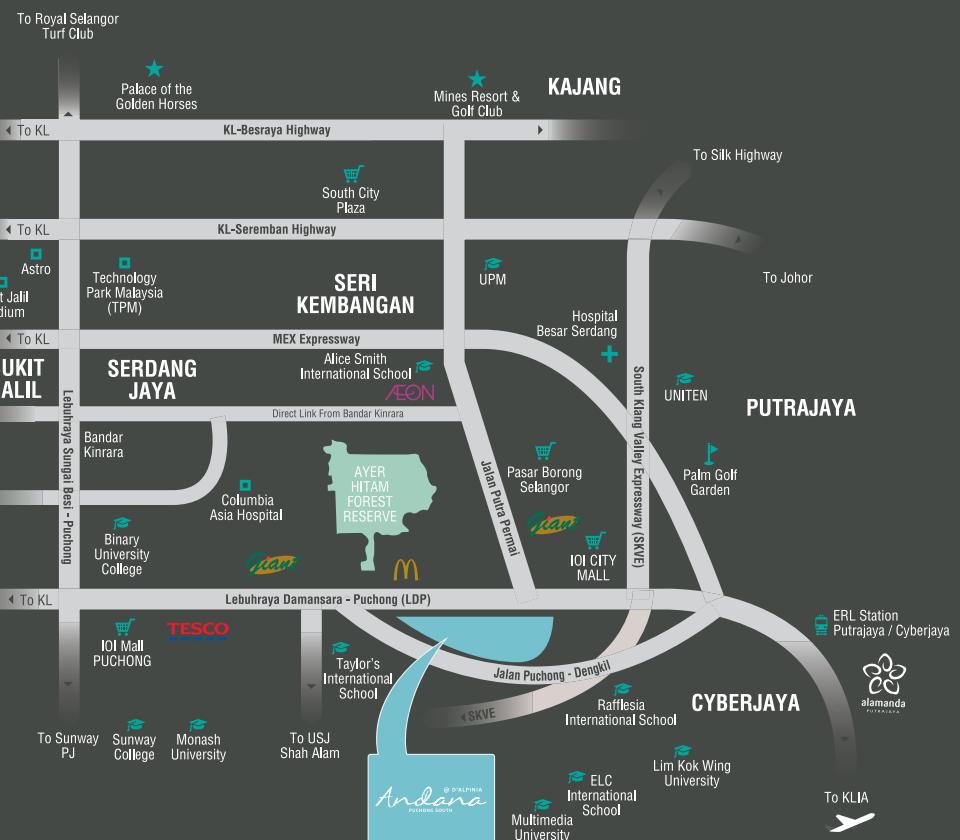
STRUCTURE	Reinforced Concrete Framework																																																							
WALL	Plaster and Paint Clay Brick Wall																																																							
ROOFING	Metal Roof / Reinforced Concrete Slab																																																							
ROOF FRAMING	Truss System																																																							
CEILING																																																								
Bathrooms	Plaster Board Ceiling																																																							
Balcony	Weatherproof Plaster Board																																																							
Other Areas	Skim Coat																																																							
WINDOWS																																																								
	Aluminium Frame Windows																																																							
	Aluminium Frame Glass Sliding Doors																																																							
DOORS																																																								
	Timber Door																																																							
	Aluminium Framed Glass Sliding Door																																																							
IRONMONGERY	Quality Lockset and Accessories																																																							
FLOOR FINISHES																																																								
Living & Dining	MML Porcelain Tiles																																																							
Dry / Wet Kitchen	MML Porcelain Tiles																																																							
Bathrooms	MML Porcelain Tiles																																																							
Yard	MML Porcelain Tiles																																																							
Utility	MML Porcelain Tiles																																																							
Balcony / Lanai	MML Porcelain Tiles																																																							
Car Porch	MML Porcelain Tiles																																																							
Bedrooms	MML Porcelain Tiles																																																							
Staircase	MML Porcelain Tiles																																																							
Others	Cement Render																																																							
WALL FINISHES																																																								
Dry / Wet Kitchen	MML Porcelain & Ceramic Tiles																																																							
Bathrooms	MML Porcelain & Ceramic Tiles																																																							
Others	Plaster and Paint																																																							
SANITARY	Premtex Sanitary Wares and Fittings																																																							
MECHANICAL AND ELECTRICAL INSTALLATION	<table border="1"> <thead> <tr> <th></th> <th>Ascending Intermediate / End Lot Villas</th> <th>Descending Intermediate / End Lot Villas</th> <th>Ascending Villas</th> <th>Unit No. 30</th> </tr> </thead> <tbody> <tr> <td>Lighting Point</td> <td>42 nos</td> <td>46 nos</td> <td>48 nos</td> <td></td> </tr> <tr> <td>Ceiling Fan Point</td> <td>6 nos</td> <td>6 nos</td> <td>9 nos</td> <td></td> </tr> <tr> <td>Air - Conditioning Point</td> <td>7 nos</td> <td>7 nos</td> <td>10 nos</td> <td></td> </tr> <tr> <td>SMATV Point</td> <td>4 nos</td> <td>4 nos</td> <td>5 nos</td> <td></td> </tr> <tr> <td>DATA Point</td> <td>6 nos</td> <td>6 nos</td> <td>9 nos</td> <td></td> </tr> <tr> <td>Telephone Point</td> <td>4 nos</td> <td>4 nos</td> <td>5 nos</td> <td></td> </tr> <tr> <td>Power Point</td> <td>46 nos</td> <td>48 nos</td> <td>55 nos</td> <td></td> </tr> <tr> <td>Water Heater Point</td> <td>5 nos</td> <td>5 nos</td> <td>7 nos</td> <td></td> </tr> <tr> <td>Door Bell Point</td> <td>1 no</td> <td>1 no</td> <td>1 no</td> <td></td> </tr> <tr> <td>ELEC Distribution Board</td> <td>2 nos</td> <td>2 nos</td> <td>2 nos</td> <td></td> </tr> </tbody> </table>		Ascending Intermediate / End Lot Villas	Descending Intermediate / End Lot Villas	Ascending Villas	Unit No. 30	Lighting Point	42 nos	46 nos	48 nos		Ceiling Fan Point	6 nos	6 nos	9 nos		Air - Conditioning Point	7 nos	7 nos	10 nos		SMATV Point	4 nos	4 nos	5 nos		DATA Point	6 nos	6 nos	9 nos		Telephone Point	4 nos	4 nos	5 nos		Power Point	46 nos	48 nos	55 nos		Water Heater Point	5 nos	5 nos	7 nos		Door Bell Point	1 no	1 no	1 no		ELEC Distribution Board	2 nos	2 nos	2 nos	
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Andana@D'Alpinia is a lifestyle development that offers a comfortable and spacious home within a 30-minute drive from the heart of Kuala Lumpur.

It is strategically linked to the LDP with access to major highways serving the Klang Valley. This includes the NKVE, MEX, KESAS, KL-Putrajaya Link and the newly extended SKVE, making Andana @ D'Alpinia a convenient abode for its residents.

Distance from Andana D'Alpinia to major locations:

Cyberjaya	9km	Subang Jaya	16km
IOI City Mall	9km	USJ	18km
ERL Station (Putrajaya/Cyberjaya)	10km	Bandar Sunway	17km
IOI Mall Puchong	12km	Petaling Jaya	20km
Putrajaya	12km	KL City Center	28km
Bukit Jalil	15km	KLIA	35km





Hap Seng Land

With an unbeatable track record of 35 years in property development, Hap Seng Consolidated Berhad prides itself with delivering quality homes. Being one of the leading property developers in Sabah, the group expanded its footprints into the Klang Valley since 2004 with property products spawning across bungalows, semi-detached houses, link houses, villas, cluster homes and service residences.

Heralded by its recent success in D'Alpinia township development, The Horizon Residences at Jalan Tun Razak, the NADI Bangsar Service Residence and Menara Hap Seng 2, the group is poised to further expand its property development portfolio in the Klang Valley.



Persatuan Arkitak Malaysia (PAM) 2009 Award in the Industrial Building Category for Hap Seng Star's Mercedes-Benz Autohaus Service Centre in Kinrara.

FIABCI Malaysia Property Awards 2008 in the Specialised Project Category and Industrial Development Category for Hap Seng Star Sdn Bhd's Mercedes-Benz

FIABCI Malaysia Property Awards 2009 for Office Development for Menara Hap Seng

PROVEN TRACK RECORD ON QUALITY PROJECTS



Menara Hap Seng 1 & 2

The Horizon

D'Alpinia

Nadi Bangsar

For Further Information, Please Call Us At

03-8958 0880

www.hapsengland.com

Developer



Hap Seng Land Development (Puchong) Sdn Bhd (336785-W)

Office

19th Floor, Menara Hap Seng, Letter Box No. 81, Jalan P. Ramlee, 50250 Kuala Lumpur

Sales Gallery

D'Alpinia Sales Gallery, No.7, Jalan D'Alpinia 10, Taman D'Alpinia, 47120 Puchong Selangor

Email

info@hapsengland.com

Developer: Hap Seng Land Development (Puchong) Sdn Bhd (336785-W) • Developer License No: 13154-1/08 - 2015/0512 (L) • Validity Period: 24/08/2013 - 23/08/2015
 • Advertising & Permit No: 13154-1/08 - 2015/0512 (P) • Validity Period: 24/08/2013 - 23/08/2015 • Approving Authority: Majlis Perbandaran Sepang • Building Plan Reference No: MP.SPG.9/D/375/10 (40) • Expected Date of Completion: September 2016 • Land Tenure: Leasehold (Expiring on 06/05/2111) • Land Encumbrances: NIL • Condominium, Total Units: 116 units • Price: RM680,980.00 (Min) - RM767,496.00 (Max) • Villa, Total units: 30 units • Price: RM1,048,210.00 (Min) - RM1,329,466.00 (Max) • Discount 7% for Bumiputra • Restriction Of Interest: This land cannot be transferred, charged, or pawned without prior consent from the State Authority.

While every reasonable care has been taken during preparation of the marketing material, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representation of fact. All information and specifications are current at time of print and are subject to changes as may be required and cannot form part of an offer or contract. All plans are subject to amendments approved by the relevant authorities. Rendering and illustrations are artist's impressions and cannot be regarded as representation of fact.