

Andana @ 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



@ D'ALPINIA
Andana

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.



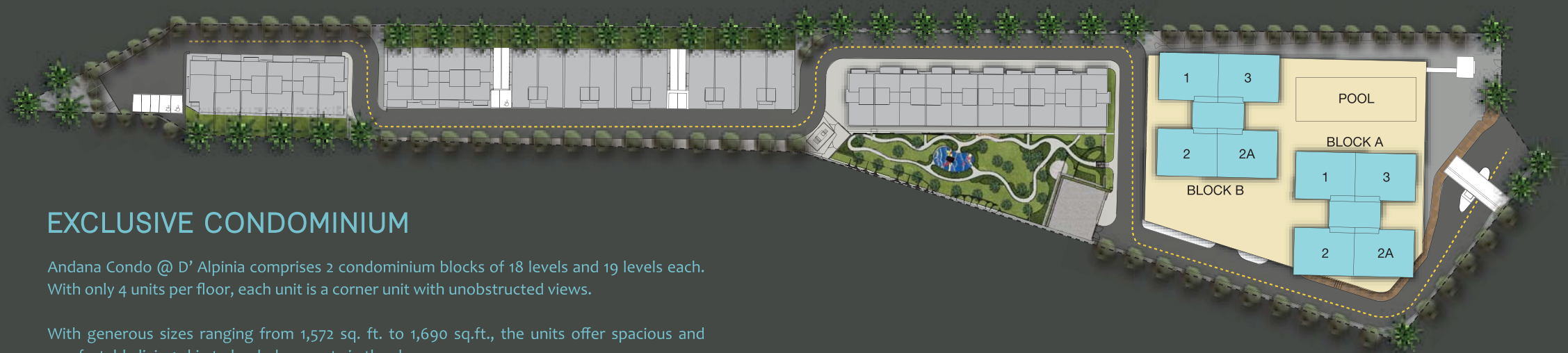
artist's impression



Facilities



- 1 Swimming Pool
- 2 Jacuzzi
- 3 Dipping Pool
- 4 Kids Pool
- 5 Pool Deck
- 6 Gymnasium
- 7 Laundrette
- 8 Convenience 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.

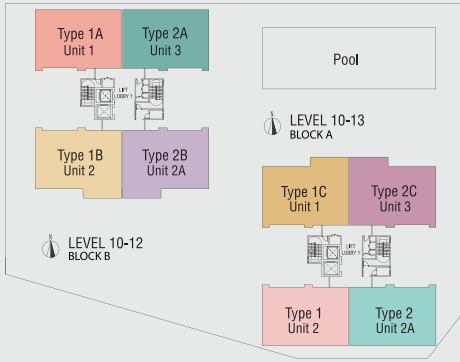
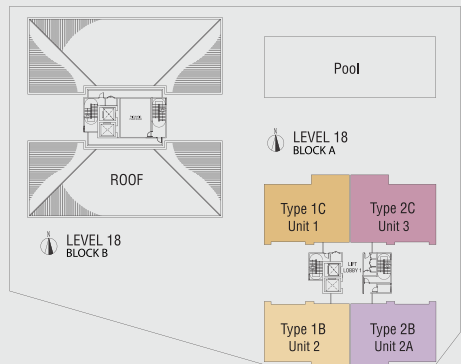
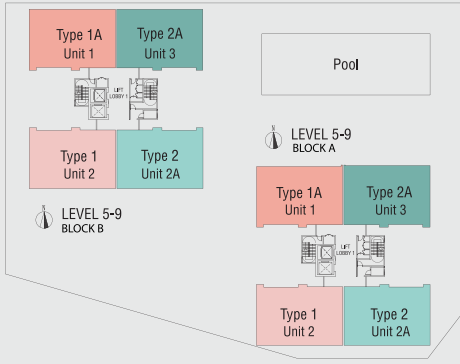
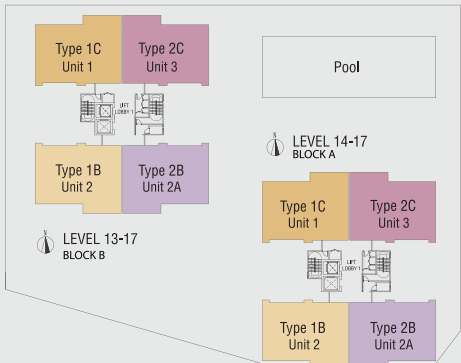
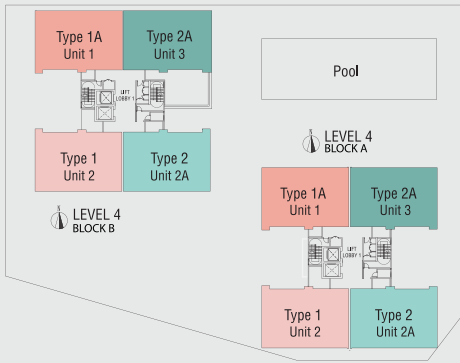
With generous sizes ranging from 1,572 sq. ft. to 1,690 sq.ft., the units offer spacious and comfortable living akin to landed property in the sky.



artist's impression



living area



Andana @ D'Alpinia
FLOOR LAYOUT

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

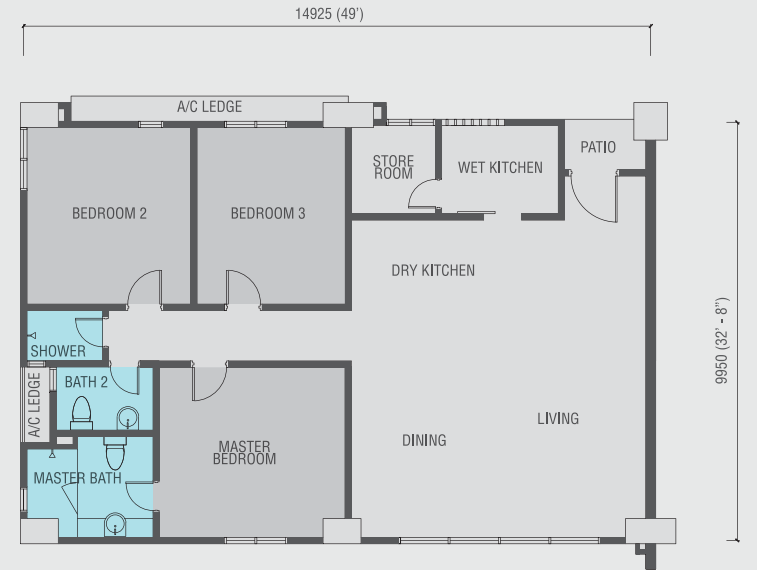
UNIT IDENTIFICATION PLAN

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 1	A-13-2A TYPE 2	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 1	A-12-2A TYPE 2	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 1	A-11-2A TYPE 2	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 1	A-10-2A TYPE 2	A-10-3 TYPE 2C	B-9-1 TYPE 1A	B-9-2 TYPE 1	B-9-2A TYPE 2	B-9-3 TYPE 2A
9	A-9-1 TYPE 1A	A-9-2 TYPE 1	A-9-2A TYPE 2	A-9-3 TYPE 2A	B-8-1 TYPE 1A	B-8-2 TYPE 1	B-8-2A TYPE 2	B-8-3 TYPE 2A
8	A-8-1 TYPE 1A	A-8-2 TYPE 1	A-8-2A TYPE 2	A-8-3 TYPE 2A	B-7-1 TYPE 1A	B-7-2 TYPE 1	B-7-2A TYPE 2	B-7-3 TYPE 2A
7	A-7-1 TYPE 1A	A-7-2 TYPE 1	A-7-2A TYPE 2	A-7-3 TYPE 2A	B-6-1 TYPE 1A	B-6-2 TYPE 1	B-6-2A TYPE 2	B-6-3 TYPE 2A
6	A-6-1 TYPE 1A	A-6-2 TYPE 1	A-6-2A TYPE 2	A-6-3 TYPE 2A	B-5-1 TYPE 1A	B-5-2 TYPE 1	B-5-2A TYPE 2	B-5-3 TYPE 2A
5	A-5-1 TYPE 1A	A-5-2 TYPE 1	A-5-2A TYPE 2	A-5-3 TYPE 2A	B-4-1 TYPE 1A	B-4-2 TYPE 1	B-4-2A TYPE 2	B-4-3 TYPE 2A
4	A-4-1 TYPE 1A	A-4-2 TYPE 1	A-4-2A TYPE 2	A-4-3 TYPE 2A				
3	LAUNDRY, CONVENIENT SHOP, CAFE & MANAGEMENT OFFICE							
2	PARKING							
1	PARKING							
G	PARKING							

TYPE

1

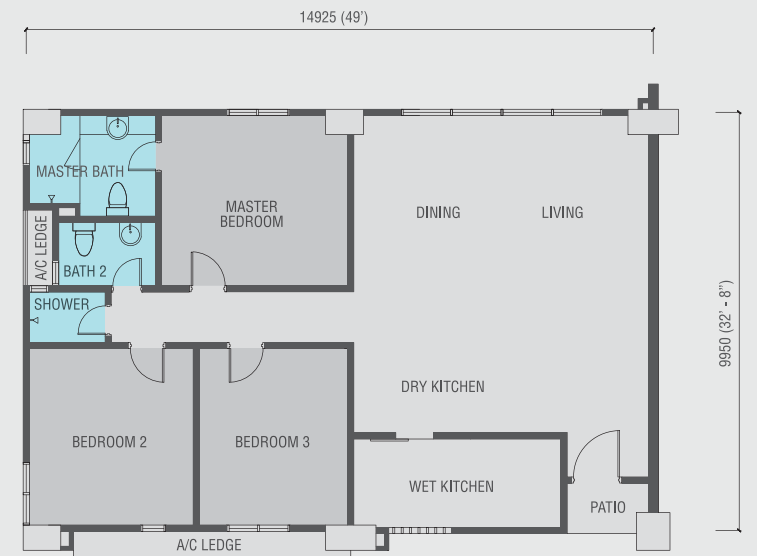
3 Bedrooms
2 Bathrooms
1 Store Room
1,572 sq. ft.



TYPE

1A

3 Bedrooms
2 Bathrooms
1,572 sq. ft.



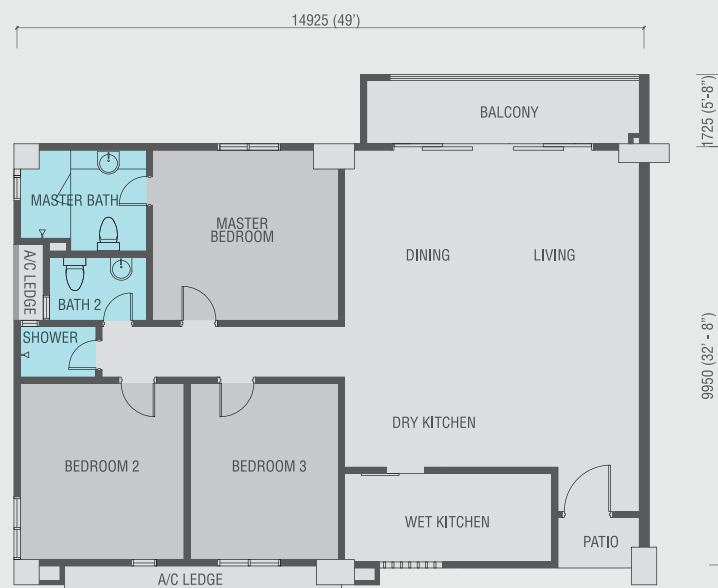
TYPE 1B

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



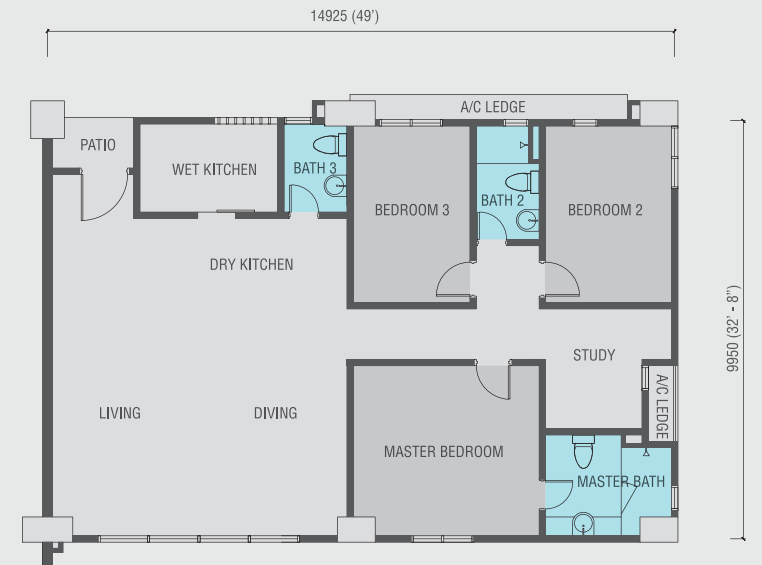
TYPE 1C

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



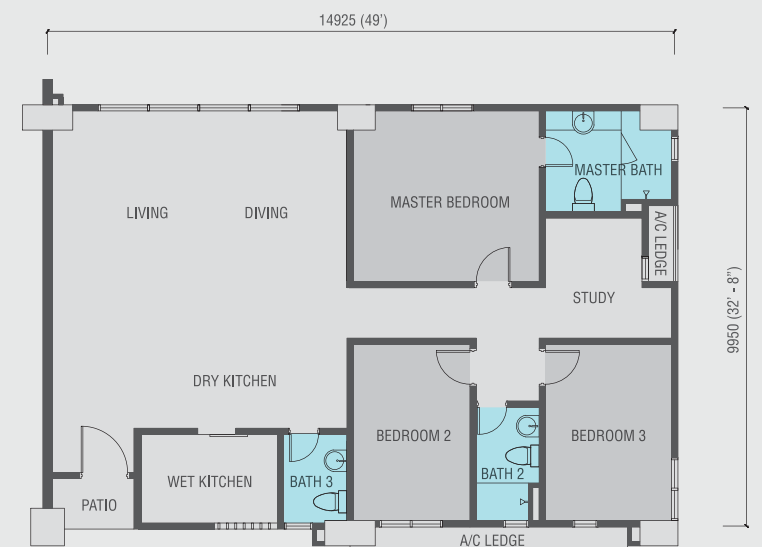
TYPE 2

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



TYPE 2A

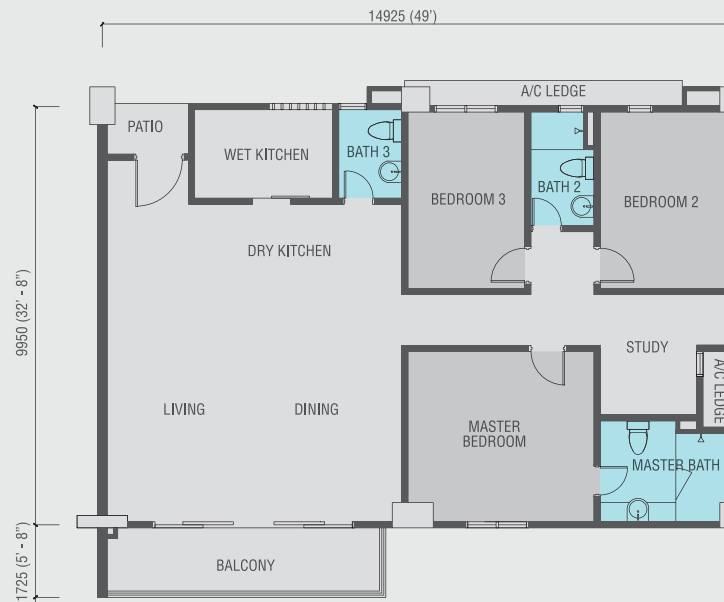
3 Bedrooms
3 Bathrooms
1 Study Area
1,572 sq. ft.



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.



Andana @ D'ALPINIA
— EXCLUSIVE CONDO —

SPECIFICATIONS

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Andana

@ D'ALPINIA

GARDEN VILLA

Andana @ D'Alpinia

SITE PLAN

- ASCENDING GARDEN VILLA
- DESCENDING GARDEN VILLA

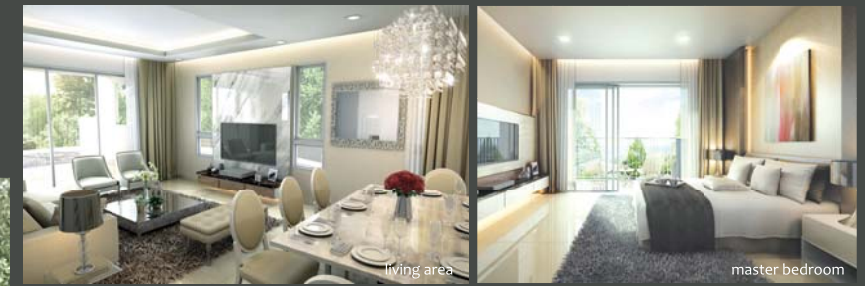


GARDEN VILLA

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

— INTERMEDIATE UNIT —



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 —



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		Ascending Intermediate / End Lot Villas	Descending Intermediate / End Lot Villas
		Ascending Villas Unit No. 30	
Lighting Point		42 nos	46 nos
Ceiling Fan Point		6 nos	6 nos
Air - Conditioning Point		7 nos	7 nos
SMATV Point		4 nos	4 nos
DATA Point		6 nos	6 nos
Telephone Point		4 nos	4 nos
Power Point		46 nos	48 nos
Water Heater Point		5 nos	5 nos
Door Bell Point		1 no	1 no
ELEC Distribution Board		2 nos	2 nos

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



GPS Coordinate: N 2.58.48, E 101.38.49



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 spanning 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.

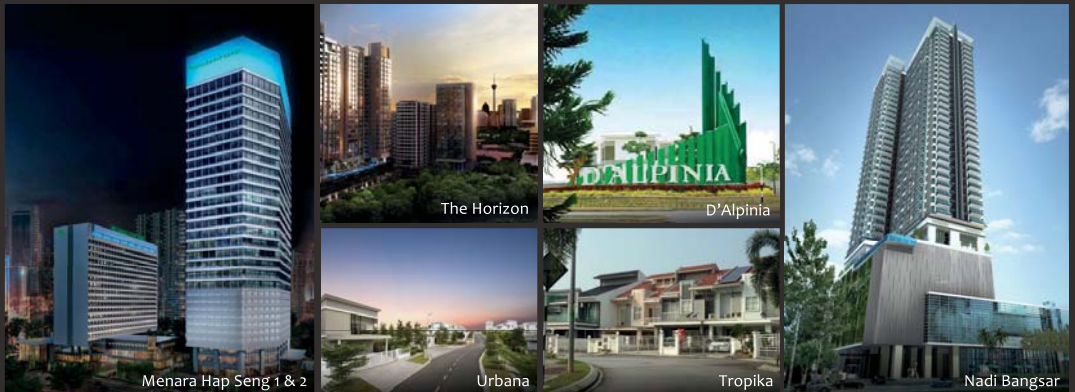


Persatuan Arkitek Malaysia (PAM) 2009 Award in the Industrial Building Category for Hap Seng Star's Mercedes-Benz Autohaus Service Centre in Kinrara.

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



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.