



ANDIRA *park*

FREEHOLD
GATED & GUARDED
2 & 3-STOREY LINK VILLAS



MODERN LIVING
Private Enclave. Tranquil Gardens. Healthy Outdoors.

BUKIT PUCHONG
A TOWNSHIP BY AYER



COSMOPOLITAN WITH EXCEPTIONAL COMMUNITY AND CLIMATE

Live within a close-knit community, surrounded by a variety of outdoor amenities for a healthy lifestyle.

- ⊗ Multipurpose sports court
- ⊗ Outdoor fitness equipment
- ⊗ Jogging path
- ⊗ Picnic lawn
- ⊗ BBQ area
- ⊗ Children's playground
- ⊗ Multipurpose room



CONTEMPORARY AND A TOUCH OF CLASS

The environment at Andira Park is unlike any other, with amazing surroundings and easy access to the outdoors. It's modern living, created exclusively to match your lifestyle.

With only 140 homes, Andira Park is an exclusive enclave within a lush landscaped environment that offers privacy and security for your family.

Every 2 & 3-storey home comes with its own facade, a separate entrance, private driveway and parking.

As a resident, you'll enjoy complete peace of mind knowing your family and home are safe - through the Bukit Puchong community app.



Bukit Puchong App



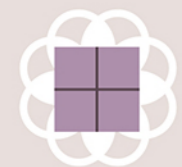
Low Density



Landscaped Linear Park



Jogging Path



Functional Layout



Community Zone



Gated & Guarded



Matured Township





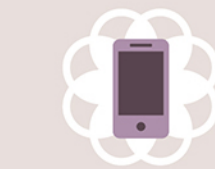
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FLOOR PLANS



Ground Floor

First Floor

BACK TO BACK ARCHITECTURE



Ground Floor

First Floor

Second Floor

A

2-STOREY LINK VILLAS
20' x 56' | 1,583 sq. ft.
4 bedrooms, 3 bathrooms

B

3-STOREY LINK VILLAS
20' x 47' | 1,789 sq. ft.
4 bedrooms, 4 bathrooms



SPECIFICATIONS

Structure	Reinforced Concrete Frame	
Wall	Brickwall Generally	
Roofing Covering	Reinforced Concrete Roof / Metal Deck Roof / Glass Roof	
Roof Framing	Metal Truss / Reinforced Concrete Frame	
Ceiling	Skim Coat / Plaster Ceiling / Cemboard	
Windows	Aluminium Frame Glass Window	
Doors	Entrance	Quality Timber Door
	Other Doors	Quality Timber Door / Aluminium Frame Glass Door
	Balcony	Aluminium Frame Glass Door
Wall Finishes	Powder / Bathroom / Kitchen	Plaster & Paint / Tile
	Others	Plaster & Paint
Floor Finishes	Living / Dining / Kitchen / Bathroom / Balcony / Car Porch	Tile
	Bedroom / Staircase	Timber Floor / Tile
	Others	Cement Screed
Sanitary Fittings	Bathroom	Water Closet, Basin, Shower Rose, Tap

Description	Type					
	A	A1	B	B1	C	C1
Light Point	18	20	23	25	27	32
Fan Point	4	5	5	6	6	7
13A Switch Socket	16	18	17	19	19	21
A/C Point	5	5	5	5	5	6
Water Heater Point	3	3	4	4	5	6
Fiber Wall Switch	1	1	1	1	1	1
TV Point	1	2	1	2	2	2

ACCESSIBILITY

Enjoy easy access to Andira Park through major highways such as Damansara Puchong Expressway (LDP), North-South Expressway Central Link, South Klang Valley Expressway (SKVE), Elite Highway and KESAS Highway.

Andira Park sits within the locality of several notable amenities such as Tesco Extra Bukit Puchong, AEON BiG Puchong, Taylor's International School Puchong, SJK(C) Sin Ming and more.



- | | | |
|---|------------------------------------|--|
| 1 SJK(C) Sin Ming (Chinese School) | 5 SJK(C) Han Ming (Chinese School) | 9 Sunway Pyramid Shopping Mall |
| 2 Tesco Extra Bukit Puchong | 6 SetiaWalk Commercial Hub | 10 Taylor's Lakeside University Campus |
| 3 Taylor's International School Puchong | 7 IOI Mall Puchong | 11 IOI City Mall |
| 4 AEON BiG Puchong | 8 Monash University Malaysia | |



BUKIT HITAM DEVELOPMENT SDN BHD (203394-W)
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SALES GALLERY OPEN DAILY
 Mon – Fri : 8.30am – 5.30pm,
 Sat & Sun : 10.00am – 6.00pm



www.facebook.com/ayerhldg



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Developer's License No.: 6533-16/07-2019/0507(L). Validity Period: 14/7/2017 – 13/7/2019. Advertising & Sales Permit No.: 6533-16/07-2019/0507(P). Validity Period: 14/7/2017 – 13/7/2019. Approving Authority: Majlis Perbandaran Sepang. Building Plan No.: MPSPG 600/34/4/71. Expected Date of Completion: Oct 2020. Land Tenure: Freehold. Restriction in Interest: Nil. Land Encumbrances: Free From Encumbrances. Total No. of Units: 140. 2-Storey Link Villas Type A - Total: 66 Units. Selling Price: RM799,173 (Min) – RM1,100,845 (Max). 3-Storey Link Villas Type B - Total: 69 Units. Selling Price: RM913,255 (Min) – RM1,335,782 (Max). 3-Storey Link Villas Type C - Total: 5 Units. Selling Price: RM1,198,970 (Min) – RM1,663,800 (Max). Discount 7% for Bumiputera.

All art renderings and photographs contained in this brochure are artist's impression only. The developer reserves the right to modify any parts of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.