



THE BEST OF *Bangi*.

Lambaian Dua offers peaceful living in the cosy town of Bangi. This residential enclave is sheltered from the bustling city, but close enough to enjoy a fulfilling urban lifestyle.

- 9KM TO BANDAR KAJANG
- 17KM TO PUTRAJAYA
- 36KM TO KLIA
- 40KM TO KLCC

- Commuter Line
- MRT Line
- Proposed Putrajaya-Bangi Expressway (PBE) Interchange
- Proposed East Coast Rail Link (ECRL)

NIKMATI KEHIDUPAN D•A•M•A•I



- Delightful Community
- Appealing Nature
- Myriad Amenities
- Active Facilities
- Inspiring Lifestyle



LAYARAN PINTAS SDN BHD
 Level 22-2, Menara 1MK, Kompleks 1 Mont Kiara,
 No 1, Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur.
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018 282 1199
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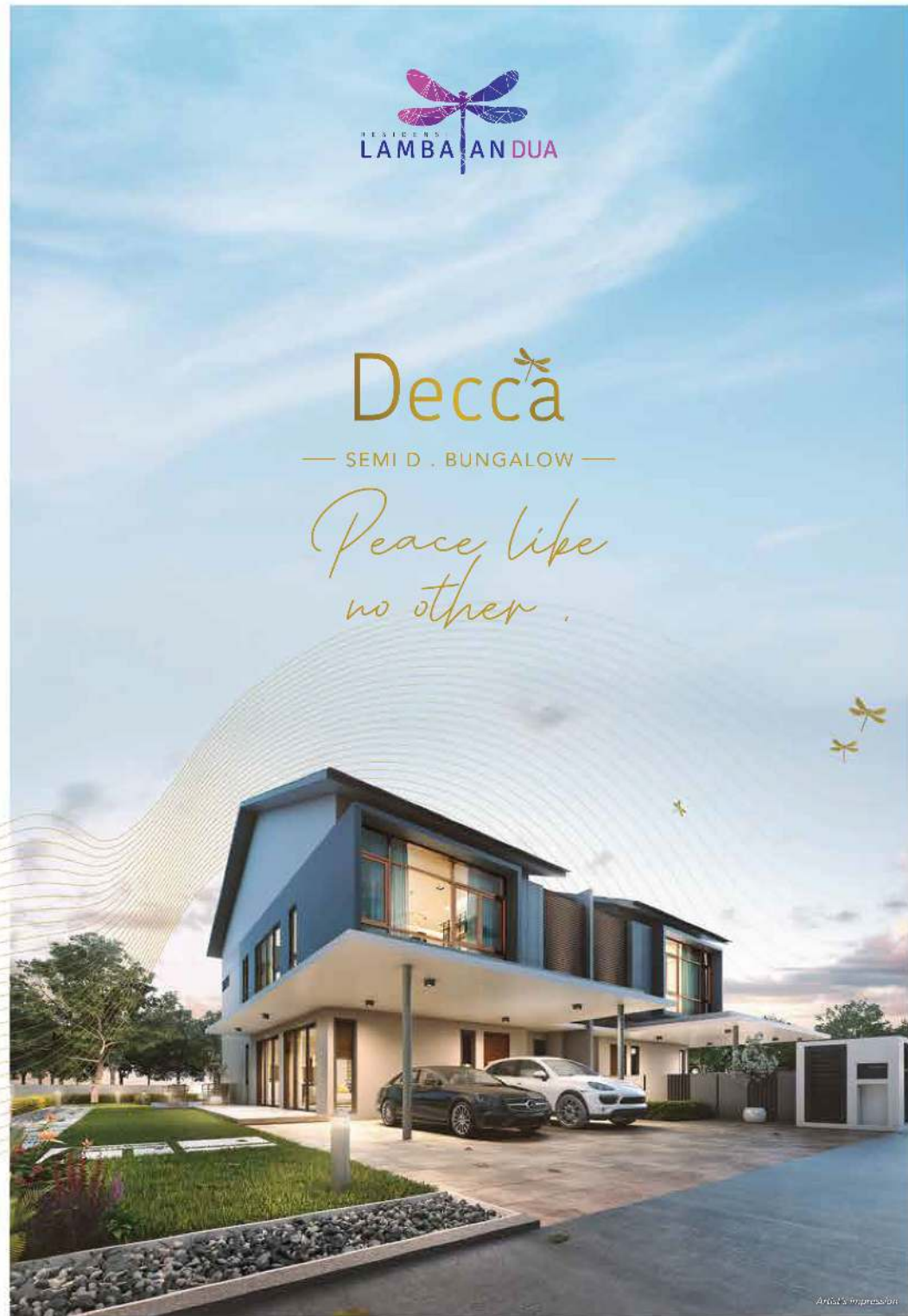
Pemaju: Layan Pintas Sdn Bhd No. Lesen Pemaju: 19444-2/29-2021/08480/1
 Sah dari: 26/09/2019 - 25/09/2021 Permit Iklan dan Jualan: 19444-2/09-2021/08480/1 Sah dari: 26/09/2019 - 25/09/2021 **Pegangan Tanah:** Bebas Habsan **Tanah:** HRI Bank Heriad Pihak Berkuasa Tempatan Yang Meluluskan: Majlis Perbandaran Kajang No. Rujukan Kelulusan Pelan Bangunan: MPKJ.1/P/15/2017 Tarikh Dijangka Siap: Oktober 2022 Jenis: Decca (Rumah Dekember Dua Tingkat) - 34 Unit RM 1,547,210.00 - RM 1,961,670.00 dan (Rumah sebahua Dua Tingkat) - 2 unit RM 1,915,670.00 - RM 2,145,670.00
 IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA



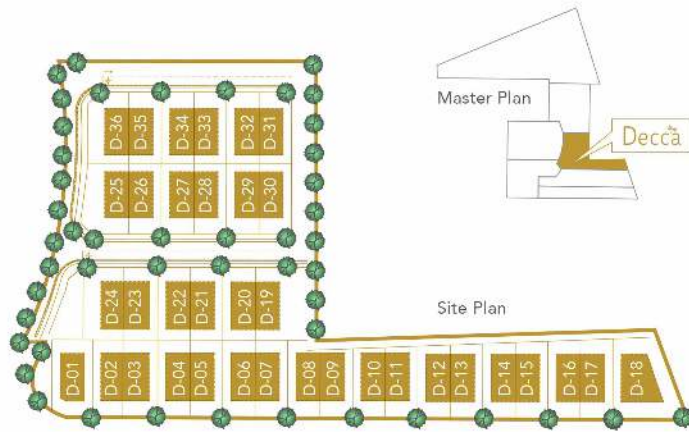
Decca

— SEMI D . BUNGALOW —

*Peace, life
 no other.*



Artist's impression



ARCHITECTS
OF *Grandeur*

Land Area
40' x 81.5' - 95.9'
34 units SEMI-D | 2 units BUNGALOW

TRUE SENSE OF SERENITY

Generous dimensions meet avant-garde styling at Decca – where more space means more freedom. Contemporary architecture elevates this sentiment further with thoughtful touches like high ceilings and large bay windows.

- 
gated & guarded neighbourhood
- 
integrated community living
- 
life backdropped by nature
- 
exclusive resident clubhouse

SEMI-D
FLOOR PLAN

Built-up Area
3,510 sq.ft. | 4+1 Bedrooms | 5+1 Bathrooms



YOUR
RESTFUL
GETAWAY



STRUCTURE		FLOOR FINISHES		SANITARY & PLUMBING FITTINGS	
WALL	Reinforced Concrete	Ground Floor:		Water Closet	5 nos
ROOF COVERING	Masonry	Living	Tiles	Wash Basin	5 nos
ROOF FRAMING	Roof Tiles	Dining	Tiles	Shower Head	5 nos
CEILING	Metal Truss	Kitchen	Tiles	Kitchen Sink	1 no
WINDOWS	Skim Coat/Plaster Ceiling	Guest Room	Tiles	ELECTRICAL INSTALLATIONS	
DOORS	Aluminium Glass Windows	Bedrooms	Tiles	Lighting Point	31 nos
IRONMONGERY	Decorative Doors	Car Porch	Concrete Imprint	Ceiling Fan Point	7 nos
WALL FINISHES	Quality Locksets	Others	Tiles	Air Conditioner Point	6 nos
Kitchen	1500mm High Porcelain Tiles	First Floor:		Switch Socket Point	15 nos
Bathrooms	Porcelain Tiles up to Ceiling Height	Master Bedroom	Tiles	Water Heater Point	4 nos
Others	Paint	Bedroom 1	Tiles	TV Point	1 no
		Bedroom 2	Tiles	Fiber Wall Socket	1 no
		Family	Tiles	Doorbell Point	1 no
		Bathrooms	Tiles	MISCELLANEOUS	
		Staircase	Tiles	Rubbish Compartment/ Letter Box/ Meter Compartment	
		Others	Tiles	Brickwall & Steel Fencing	
				Turfing	

SPECIFICATIONS