

Resident Clubhouse
Landscaped Spaces



UNWIND
WITH JOY AND
TOTAL EASE

Spend a quiet evening by the beautiful ponds, jog or even go fishing. Relax with a book, or improve your stamina with a few laps in the infinity pool. As night falls, feel safe and sound as the secured surroundings take on a mesmerising ambience with landscape lighting.

Integrated Living Gated & Guarded

- Clubhouse with an infinity pool overlooking serene ponds
- Ponds with aquatic life, yoga deck and picnic facilities
- 1.2km-long jogging track
- Fully equipped gymnasium
- Multipurpose hall
- Children's playground
- Lounge area
- 24 hours CCTV surveillance and
- anti-climb perimeter fencing



DISCOVER BRILLIANT WAYS TO LIVE YOUR DREAM

A unique opportunity to live in a quiet and safe neighbourhood surrounded by greenery, and yet, within easy reach of the city centre. Chaseni connects you to the rest of the Klang Valley via major expressways including the North-South Expressway and SILK Expressway. Putrajaya and Cyberjaya are within a stone's throw away.



018-282 1199
www.lambaiaandua.com

Layaran Pintas Sdn Bhd

Level 22-2, Menara 1MK, Komplek 1 Mont Kiara,
No 1, Jalan Kiara Mont Kiara, 50480 Kuala Lumpur.
Tel: 03-6211 1328

Lambaian Dua Sales Gallery

Jalan Lambaian,
43000 Kajang, Selangor Darul Ehsan.

Developed by Layaran Pintas Sdn Bhd | Developer License: 19444-3/03-2023/029053 | Advertising & Sales Permit: 19444-3/03-2023/029053 | Validity Period: 01/04/2021 - 31/03/2023 | Land Tenure: Freehold | Encumbrance: R-4 Bank Berhad | Approval Authority: Majlis Perbandaran Kajang | Building Plan Referral No: MPK/PPV/5/2017 | Expected Date Of Completion: June 2024 | Type: Chaseni (Double Storey Terrace Houses) 47 units | Selling Price: RM194,250.00 - RM244,500.00 | THIS ADVERTISEMENT IS APPROVED BY PASTAN PERIJAKAN NECAAB.



Well-planned
Serene Neighbourhood



HILLSIDE LIVING
ARTISTIC
DWELLING

A haven perched upon a vantage point overlooking everything else, Chaseni is designed to bring together elements of nature within the 60-acre tranquil township.

The serene ponds are a captivating sight of beautiful flora and fauna, while the lush pocket gardens are full of distinct characters, subtly connecting the neighbours and soothing the senses.

Tranquil Ponds
Lush Greenery



WELCOMING
YOU HOME



Chaseni
LAMBAIAN DUA

2 STOREY
TERRACE RESIDENCES

FREEHOLD

2 Storey Terrace Residence

22' x 80'
Built-up area: 2,231 sq. ft. - 2,322 sq. ft.
4+1 Rooms | 4 Bathrooms



DOUBLE FRONTAGE ADVANTAGE

Featuring a unique dual-frontage which offers view of the gardens and the Clubhouse from the master bedroom located at the back of the house. The south-facing back lane flows in plenty of natural light onto the balcony and into the spacious master bedroom.



2 Storey Terrace Residence

22' x 80'
Built-up area: 2,198 sq. ft. - 2,284 sq. ft.
4+1 Rooms | 4 Bathrooms



A HOME FOR
EVERY BRIGHT
FUTURE

Chaseni is the perfect canvas to express your personal taste while indulging in a family-centric lifestyle. Suitable for multi-generational living, every unit has a practical layout that is flexible enough to accommodate your family's changing needs.



TYPE RT2A

Ground Floor



First Floor



TYPE RT2B

Ground Floor

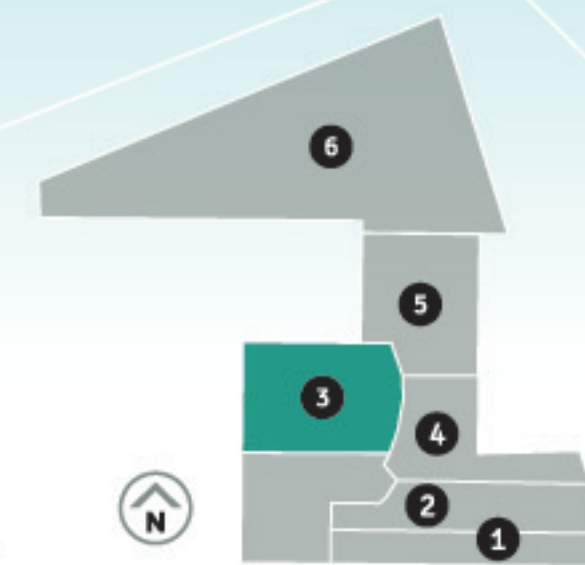


First Floor



Site Plan

- 1 **Aries**
Town Villas
- 2 **Brevia**
2 Storey Residential Terraces
- 3 **Chaseni**
2 Storey Residential Terraces
- 4 **Decca**
Semi D & Residential Bungalows
- 5 **Eriny**
3 Storey Residential Terraces
- 6 **Future Development**
Commercial Units, High Rise Units



The Specifications

STRUCTURE

WALL

ROOF COVERING

ROOF FRAMING

CEILING

WINDOWS

DOORS

IRONMONGERY

WALL FINISHES

Kitchen

Bathrooms

Others

Reinforced Concrete

Masonry

Roof Tiles

Metal Truss

Slim Coat / Plaster Ceiling

Alumnum Glass Windows

Decorative Doors

Quality Locksets

1500mm High Tiles

Tiles up to Ceiling Height

Paint

FLOOR FINISHES

Living Room

Dining

Kitchen

Guest Bedroom

Bathrooms

Family Area

Master Bedroom

Bedroom 1

Bedroom 2

Staircase

Others

Tiles

Tiles

Tiles

Tiles

Tiles

Tiles

Tiles

Tiles

Tiles

Cement Render

ELECTRICAL INSTALLATION

Lighting Point

Ceiling Fan Point

Air Conditioner Point

Switch Socket Point

Water Heater Point

TV Point

Fiber Wall Socket

Doorbell Point

Intermediate Unit & End Unit

RT2A

RT2B

22 nos.

20 nos.

7 nos.

7 nos.

4 nos.

4 nos.

12 nos.

11 nos.

4 nos.

4 nos.

1 no.

1 no.

1 no.

1 no.

Corner Unit

RT2A

RT2B

23 nos.

21 nos.

7 nos.

7 nos.

4 nos.

4 nos.

12 nos.

11 nos.

4 nos.

4 nos.

1 no.

1 no.

1 no.

1 no.

SANITARY & PLUMBING FITTINGS

Water Closet

Wash Basin

Shower Head

Kitchen Sink

4 nos.

4 nos.

4 nos.

1 nos.

MISCELLANEOUS

Rubbish Compartment / Letter Box / Meter Compartment

Brickwall Fencing / Turfing