

EXQUISITE LIVING BY THE NATURE

# Ara Saujana

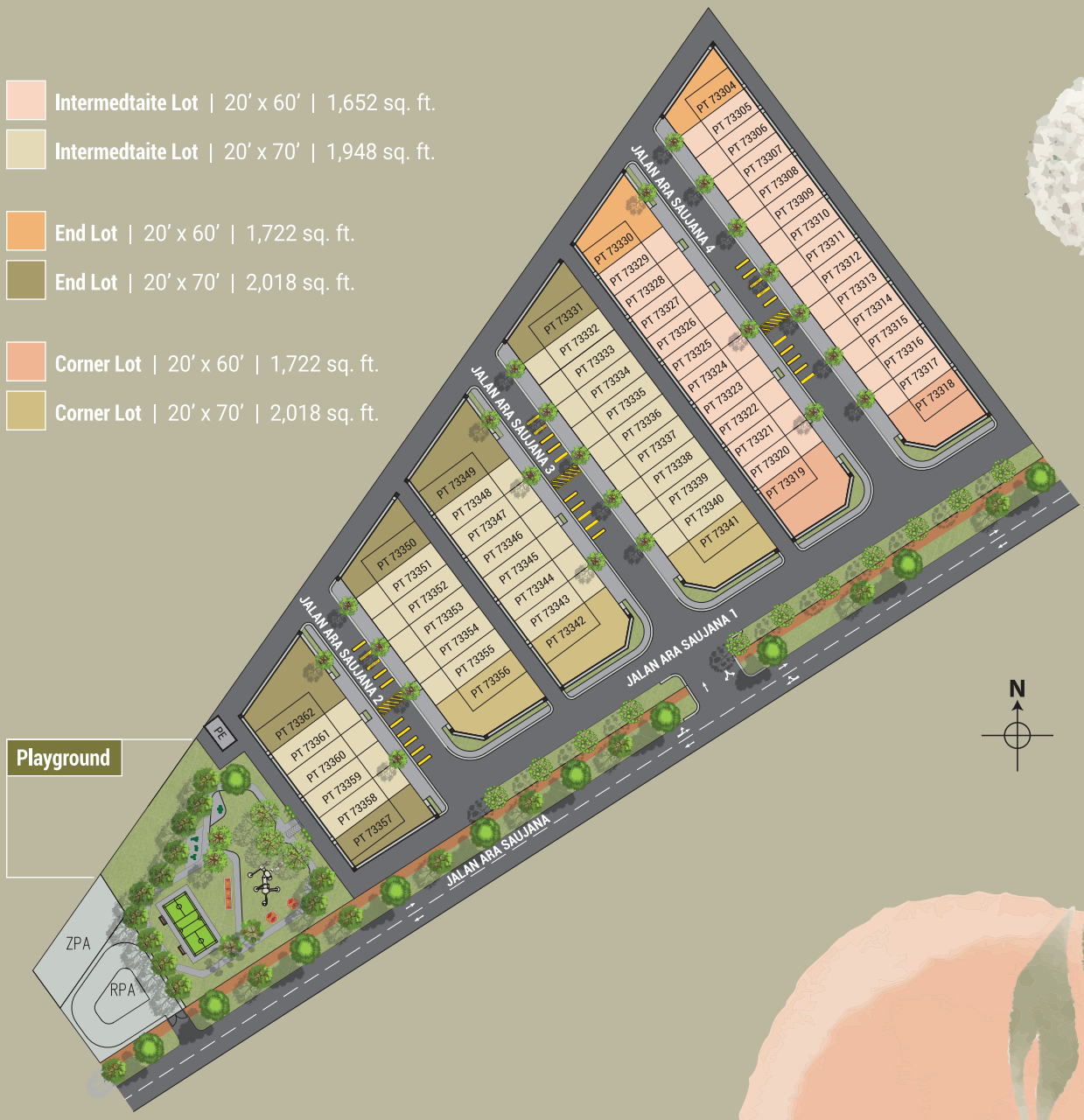
## A harmonious symphony billowing in Taman Ara Saujana

Hua Yang, the nation's leading property developers in the affordable homes segment, presents its latest modern and contemporary home - Taman Ara Saujana.

Situated on 4.8 acres of freehold land and is compelling low-density collection of 59 double-storey homes. Drawing inspiration from the delicate dandelion, these homes are built to inspire the community to live a carefree life surrounded by lush nature and community-centric spaces, filled with leisure and recreational ideas.



- Intermedaite Lot | 20' x 60' | 1,652 sq. ft.
- Intermedaite Lot | 20' x 70' | 1,948 sq. ft.
- End Lot | 20' x 60' | 1,722 sq. ft.
- End Lot | 20' x 70' | 2,018 sq. ft.
- Corner Lot | 20' x 60' | 1,722 sq. ft.
- Corner Lot | 20' x 70' | 2,018 sq. ft.



- ACCESSIBILITY**
- Maju Expressway (MEX)
  - Damansara-Puchong Expressway (LDP)
  - South Klang Valley Expressway (SKVE)
  - Kajang Dispersal Link Expressway (SILK)
  - North-South Expressway Central Link (ELITE)
  - Jalan Kajang-Dengkil
  - Persiaran Selatan Putrajaya
  - Pintasan Dengkil Bypass

- PUBLIC TRANSPORTATION**
- Bangi KTM Station – 9km
  - UKM KTM Station – 11km
  - Salak Tinggi ERL Station (KLIA Transit) – 15km
  - Nilai KTM Station – 20km

- EDUCATION**
- Sepang Vocational College – 1km
  - University College Of Aviation Malaysia (UniCAM) – 4km
  - UniKL MIAT – 7km
  - UNITEN – 11km
  - Xiamen University Malaysia – 14km
  - INTI International University – 14km
  - Nilai International School – 17km
  - Manipal International University – 18km
  - Universiti Sains Islam Malaysia – 21km
  - Primary and Secondary Schools
- HEALTHCARE**
- Hospital Putrajaya – 14km
  - Hospital Serdang – 14km
  - Aurelius Hospital Nilai – 16km

- LEISURE & ENTERTAINMENT**
- Alamanda Shopping Centre – 8km
  - IOI City Mall – 13km
  - KIP Mall – 13km
  - Giant Supermarket Nilai – 18km
  - Lotus' Putra Nilai – 18km
  - Aeon Mall Nilai – 18km
  - Mitsui Outlet Park – 21km
- RECREATIONAL & AMENITIES**
- Bukit Unggul Country Club – 4km
  - Anjung Floria – 10km
  - Bangi Golf Club – 11km
  - Stadium Bandar Baru Salak Tinggi – 12km
  - Putrajaya Lake Recreation Centre (PLRC) – 13km
  - Nilai Springs Golf & Country Club – 17km



**DEVELOPER:**  
**SUNNY MODE SDN. BHD.** (821430-W)  
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Taman Ara Saujana - Developer: Sunny Mode Sdn Bhd (821430-W) - Address: C-21, Jalan Medan Selayang 1, Medan Selayang, 68100 Batu Caves, Selangor Darul Ehsan - Tel: 03-6188 4488 - Property Type: 2-Storey Terrace House - Developer's License No. 30510/11-2026/0285(N) - Validity: 01/11/2023 - 02/11/2028 - Advertising Permit No. 30510-1/01-2026/0107(N)-L - Validity: 01/02/2024 - 31/01/2025 - Authority Approving Building Plan: Majlis Perbandaran Sepang - Building Plan Reference No.: MPSP/BN/6200-26/24/35/1/0 - Land Encumbrance: United Overseas Bank (Malaysia) Berhad - Land Tenure: Freehold - Restriction of Interest: Nil - Expected Date of Completion: January 2026 - Total Units: 59 units - Selling Price: RM785,000.00 (Min) - RM1,200,000.00 (Max).

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.**

All information, terms and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visual renditions, illustrations and presentation of interiors, furniture and fittings, layout, landscaping, roads, access, elevations, scale models, show units and/or development are artist's impressions/renders only and are subject to change, variation, modification and substitutions without notification as may be required by the relevant approving authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the views, developer and managers cannot be held liable for variations.





**Multigeneration Living**  
Each unit comes with 4 bedrooms, balcony, family area, spacious layout and car porch that accommodates up to 2 cars parked side-by-side comfortably.



**Excellent Connectivity & Accessibility**  
Easily accessible via major highways and roads. Adjacent to leisure entertainment, healthcare, education, recreational amenities and public transportation.



**Modern & Contemporary Home**  
Low density freehold homes surrounded by nature greenery, cool and fresh air to ensure peace of mind.



**Guarded Community**  
A safe community living with perimeter fencing.

## SPECIFICATIONS

|                              |                                                                       |                                               |                                     |                                    |                                     |
|------------------------------|-----------------------------------------------------------------------|-----------------------------------------------|-------------------------------------|------------------------------------|-------------------------------------|
| STRUCTURE                    | Reinforced Concrete                                                   |                                               |                                     |                                    |                                     |
| WALL                         | Brick Wall                                                            |                                               |                                     |                                    |                                     |
| ROOF COVERING                | R.C. Flat Roof / Metal Deck Roof                                      |                                               |                                     |                                    |                                     |
| ROOF FRAMING                 | Reinforced Concrete / Metal Frame                                     |                                               |                                     |                                    |                                     |
| CEILING                      | Skim Coat / Plaster Ceiling                                           |                                               |                                     |                                    |                                     |
| WINDOW                       | Aluminium Framed Glass Window                                         |                                               |                                     |                                    |                                     |
| DOORS                        | MDF Flush Door / MDF Louvre Door / Aluminium Frame Sliding Glass Door |                                               |                                     |                                    |                                     |
| IRONMONGERY                  | Quality Locksets                                                      |                                               |                                     |                                    |                                     |
| FLOOR FINISHES               | Foyer/ Living/ Dining/ Kitchen/ Family                                | : Tiles                                       |                                     |                                    |                                     |
|                              | Staircase                                                             | : Tiles                                       |                                     |                                    |                                     |
|                              | Master Bedroom, Bedroom 2, 3 & 4                                      | : Tiles                                       |                                     |                                    |                                     |
|                              | Bath 1, 2, 3 & 4                                                      | : Tiles                                       |                                     |                                    |                                     |
|                              | Balcony 1 & 2                                                         | : Tiles                                       |                                     |                                    |                                     |
|                              | Utility                                                               | : Cement Render                               |                                     |                                    |                                     |
|                              | Yard                                                                  | : Cement Render                               |                                     |                                    |                                     |
|                              | Car porch / Drive way                                                 | : Concrete Imprint / Cement Render            |                                     |                                    |                                     |
| WALL FINISHES                | Other Area                                                            | : Cement Render                               |                                     |                                    |                                     |
|                              | Bath                                                                  | : Tiles up to full height                     |                                     |                                    |                                     |
|                              | Kitchen                                                               | : Tiles up to 1.5m height / Plaster and Paint |                                     |                                    |                                     |
|                              | Internal Wall                                                         | : Plaster and Paint                           |                                     |                                    |                                     |
|                              | External Wall                                                         | : Plaster and Paint                           |                                     |                                    |                                     |
| SANITARY & PLUMBING FITTINGS | Water Closet                                                          | 20' X 60' (Intermediate)<br>3 nos.            | 20' X 60' (Corner)<br>3 nos.        | 20' X 70' (Intermediate)<br>4 nos. | 20' X 70' (Corner)<br>4 nos.        |
|                              | Shower Head                                                           | 3 nos.                                        | 3 nos.                              | 4 nos.                             | 4 nos.                              |
|                              | Basin                                                                 | 3 nos.                                        | 3 nos.                              | 4 nos.                             | 4 nos.                              |
|                              | Toilet Paper Holder                                                   | 3 nos.                                        | 3 nos.                              | 4 nos.                             | 4 nos.                              |
|                              | Aluminium Sink                                                        | 1 no.                                         | 1 no.                               | 1 no.                              | 1 no.                               |
|                              | Water Tap                                                             | 6 nos.                                        | 6 nos.                              | 7 nos.                             | 7 nos.                              |
|                              | 13A Plug Point                                                        | 15 nos.                                       | 15 nos.                             | 15 nos.                            | 15 nos.                             |
| ELECTRICAL INSTALLATION      | Lighting Point                                                        | 23 nos.                                       | 25 nos.                             | 25 nos.                            | 27 nos.                             |
|                              | Wall Lighting Point                                                   | 2 nos.                                        | 2 nos.                              | 2 nos.                             | 2 nos.                              |
|                              | Fan Point                                                             | 5 nos.                                        | 5 nos.                              | 5 nos.                             | 5 nos.                              |
|                              | Air Conditioning Point                                                | 5 nos.                                        | 5 nos.                              | 5 nos.                             | 5 nos.                              |
|                              | Heater Point                                                          | 2 nos.                                        | 2 nos.                              | 3 nos.                             | 3 nos.                              |
|                              | Fiber Wall Socket                                                     | 1 no.                                         | 1 no.                               | 1 no.                              | 1 no.                               |
|                              | TV Outlet                                                             | 1 no.                                         | 1 no.                               | 1 no.                              | 1 no.                               |
|                              | Electrical Distribution Board                                         | 1 no.                                         | 1 no.                               | 1 no.                              | 1 no.                               |
|                              | Door Bell Point                                                       | 1 no.                                         | 1 no.                               | 1 no.                              | 1 no.                               |
|                              | Auto Gate Point                                                       | 1 no.                                         | 1 no.                               | 1 no.                              | 1 no.                               |
| OTHER                        | Fencing                                                               | : Mild Steel Fencing on Brickwall / Brickwall |                                     |                                    |                                     |
|                              | Refuse Chamber                                                        | : With Letter Box                             |                                     |                                    |                                     |
|                              | Gate                                                                  | : Mild Steel Gate                             |                                     |                                    |                                     |
|                              | Turfing                                                               | 20' X 60' (Intermediate)<br>-                 | 20' X 60' (Corner)<br>Grass Turfing | 20' X 70' (Intermediate)<br>-      | 20' X 70' (Corner)<br>Grass Turfing |

### 2-Storey Terrace House

20' x 60'

Built-up Area: 1,652 sq. ft.

4 Bedrooms | 3 Bathrooms



Artist's Impression only



Artist's Impression only

### 2-Storey Terrace House

20' x 70'

Built-up Area: 1,948 sq. ft.

4 Bedrooms | 4 Bathrooms

