EXQUISITE LIVING BY THE NATURE

Ara Saujana

ACCESSIBILITY *and* AMENITIES

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

Huayang
Your dreams, made affordable®

DEVELOPER:
SUNNY MODE SDN. BHD. (821430-W)
C-21, Jalan Medan Selayang 1, Medan Selayang,
68100 Batu Caves, Selangor Darul Ehsan
T 03-6188 4488 **F** 03-6188 4487 **E** kl@huayang.com.my

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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.: 30610/11-2028/0285(N) • Validity: 03/11/2023 - 02/11/2028 • Advertising Permit No.: 30610-1/01-2026/0107(N)-(L) • Validity: 01/02/2024 – 31/01/2026 • Authority Approving Building Plan: Majlis Perbandaran Sepang • Building Plan Reference No.: MPSEPANG,600-34/3/635 (10) • Land Encumbrances: 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, items and/or products herein contained and/or displayed, including but not limited to measurement, features, materials, specifications, brands, colours, plans, drawings, images, pictures, visuals renditions, illustrations and presentation of interiors, furniture and fittings layout, landscapes, roads, access, lifestyle, scale models, show units and/or development are artist's impressions/renderings for illustration purposes only and are subject to change, variation, modifications and substitutions without notifications 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 owner, developer and managers cannot be held liable for variations.

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.

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.

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

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

Guarded Community
A safe community living with perimeter fencing.

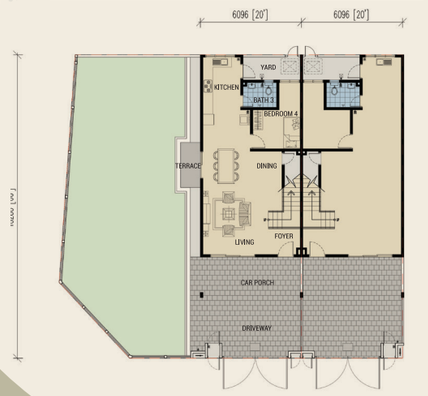
2-Storey Terrace House

20' x 60'

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

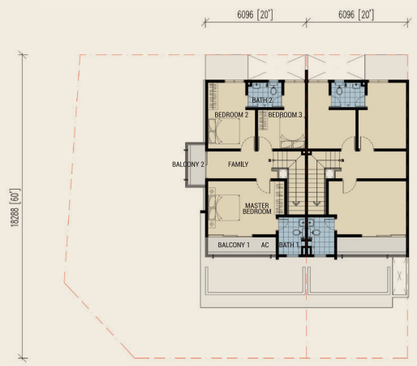
4 Bedrooms | 3 Bathrooms

CORNER / END UNIT | INTERMEDIATE UNIT



Ground Floor

CORNER / END UNIT | INTERMEDIATE UNIT



First Floor

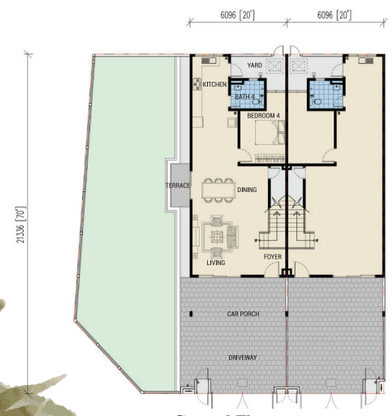
2-Storey Terrace House

20' x 70'

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

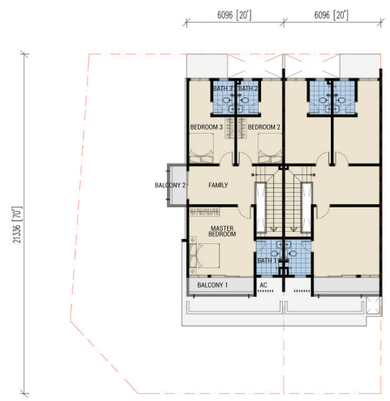
4 Bedrooms | 4 Bathrooms

CORNER / END UNIT | INTERMEDIATE UNIT



Ground Floor

CORNER / END UNIT | INTERMEDIATE UNIT



First Floor