



14-feet high of relaxing spaciousness where natural light and breeze flow freely.



Make your home where
**WIND AND WATER FREELY FLOW &
MEMORIES FOREVER ECHO**

2 STOREY SEMI-DETACHED
40' x 80'

At D' Island Residence, we believe in creating the right settings for a home, so that you can create lasting memories for your loved ones. Which is why, all our homes are privately tucked away on an alluring island where cool breeze blows and clear blue waters flows.



- Security** : Efficient Security Personnel | 3-tiered Security | Security Alarm System | Intercom System
- Sustainability** : Rainwater Harvesting System | LED Street Lighting
- Community** : Community Retail Center | Clubhouse
- Amenities** : Lakeside Gazebo | Jogging Path | Children Playground



Measuring a generous 40ft x 80ft, with a lofty 14-feet ceiling and nestled within the idyllic D' Island Residence where gentle breeze blows over the cool and calm waters of a landscaped lake, the gorgeous and capacious Corallia semi-detached homes provide all the right settings in which lasting memories are created.



SPECIFICATION

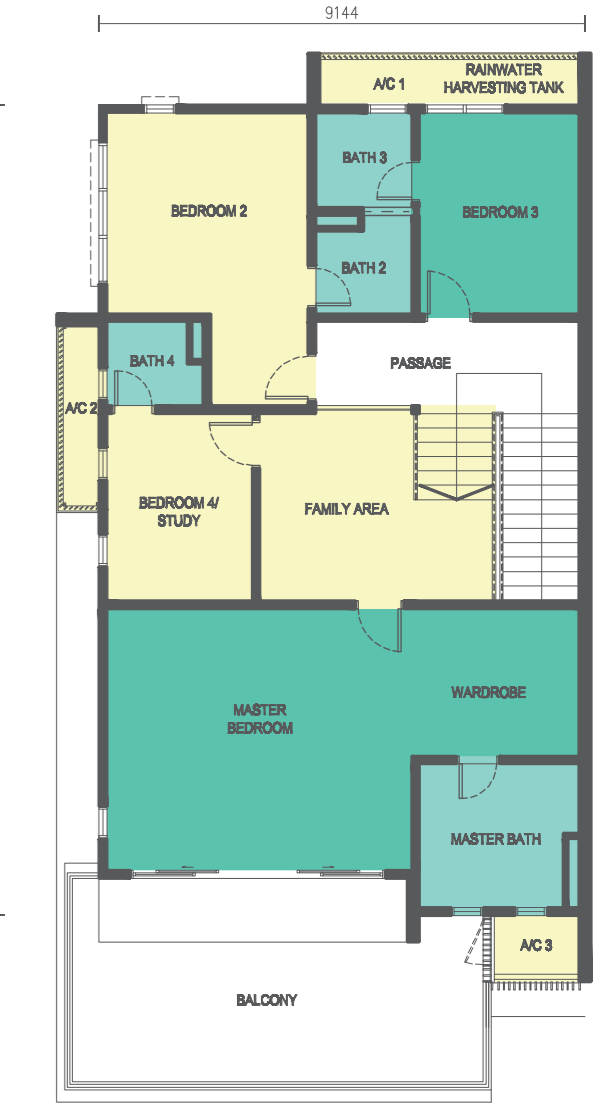
Structure	: Reinforced Concrete Framework
Wall	: Clay Brick / Cement Sand Brick
Roofing	: Metal Deck / Reinforced Concrete Roof
Ceiling	: Plaster Board Ceiling / Skim Coat
Window	: Powder Coated Aluminium Frame Glass Window / Powder Coated Aluminium Louvered Panel
Doors	: Sliding Door / Flush Door
Locks	: Quality Lock Set
Fence	: Low Brickwall with Plaster with Paint
Wall Finish	
External	: Cement Plaster with Weather-Shield Paint
Internal	: Cement Plaster with Emulsion Paint
Kitchen	: Ceiling Height Tiles
Master Bath 2, 3, 4 & 5	: Ceiling Height Tiles
Maid's Bath	: Ceiling Height Tiles
Floor Finish	
Car Porch & Driveway	: Concrete Imprint
Foyer, Living & Dining	: Porcelain Tiles
Dry & Wet Kitchen	: Porcelain Tiles
Guest Bedroom	: Porcelain Tiles
Maid's Bath	: Ceramic Tiles
Utility & Store	: Ceramic Tiles
Balcony & Terrace 2	: Porcelain Tiles
Family Area	: Porcelain Tiles
Master Bedroom, 2, 3 & 4	: Porcelain Tiles
Master Bath, 2, 3, 4 & 5	: Porcelain Tiles
Staircase & Passage	: Porcelain Tiles
Apron, Service Yard & Other	: Cement Render
Sanitary Ware	
Hand Wash Basin	: 6 Nos
Shower Rose	: 6 Nos
Water Closet with Tap	: 6 Nos
Kitchen Sink	: 2 Nos
Hose Tap	: 5 Nos
Electrical Installation	
Distribution Board	: 2 Nos
Light Point	: 47 Nos
Power Point	: 34 Nos
Ceiling Fan Point	: 8 Nos
Telephone Point	: 2 Nos
TV Point	: 2 Nos
Air-Conditioner Point	: 8 Nos
Water Heater Point	: 5 Nos
Doorbell Point	: 1 No
Data Point	: 4 Nos

FLOOR PLAN
GROSS BUILT-UP : 3,968 sqft

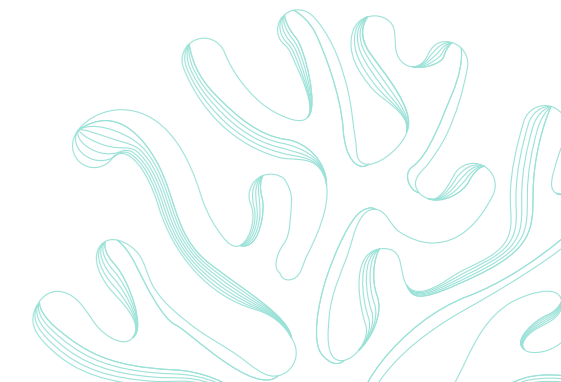
2 STOREY SEMI-DETACHED CORALLIA PHASE 3



GROUND FLOOR



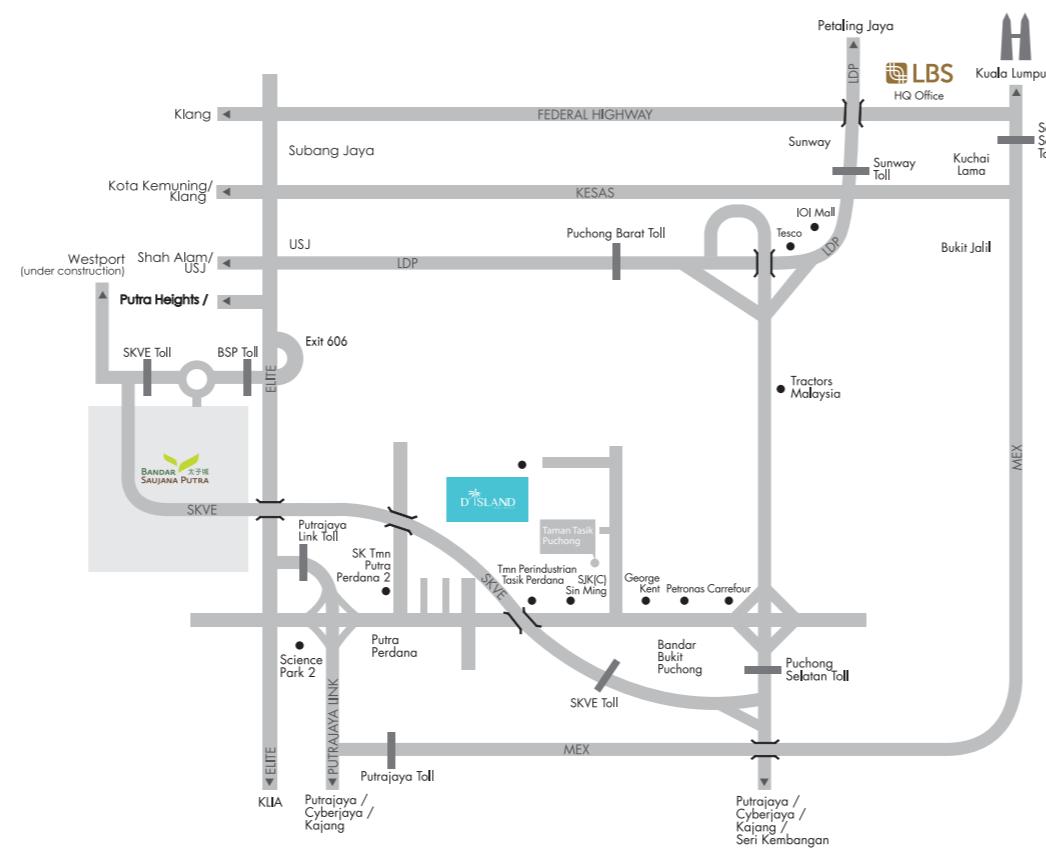
FIRST FLOOR





Artist's Impression

LOCATION MAP



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1700-81-8998
www.d-island.com.my

GPS coordinate: N02°57.752' / E101°36.449'

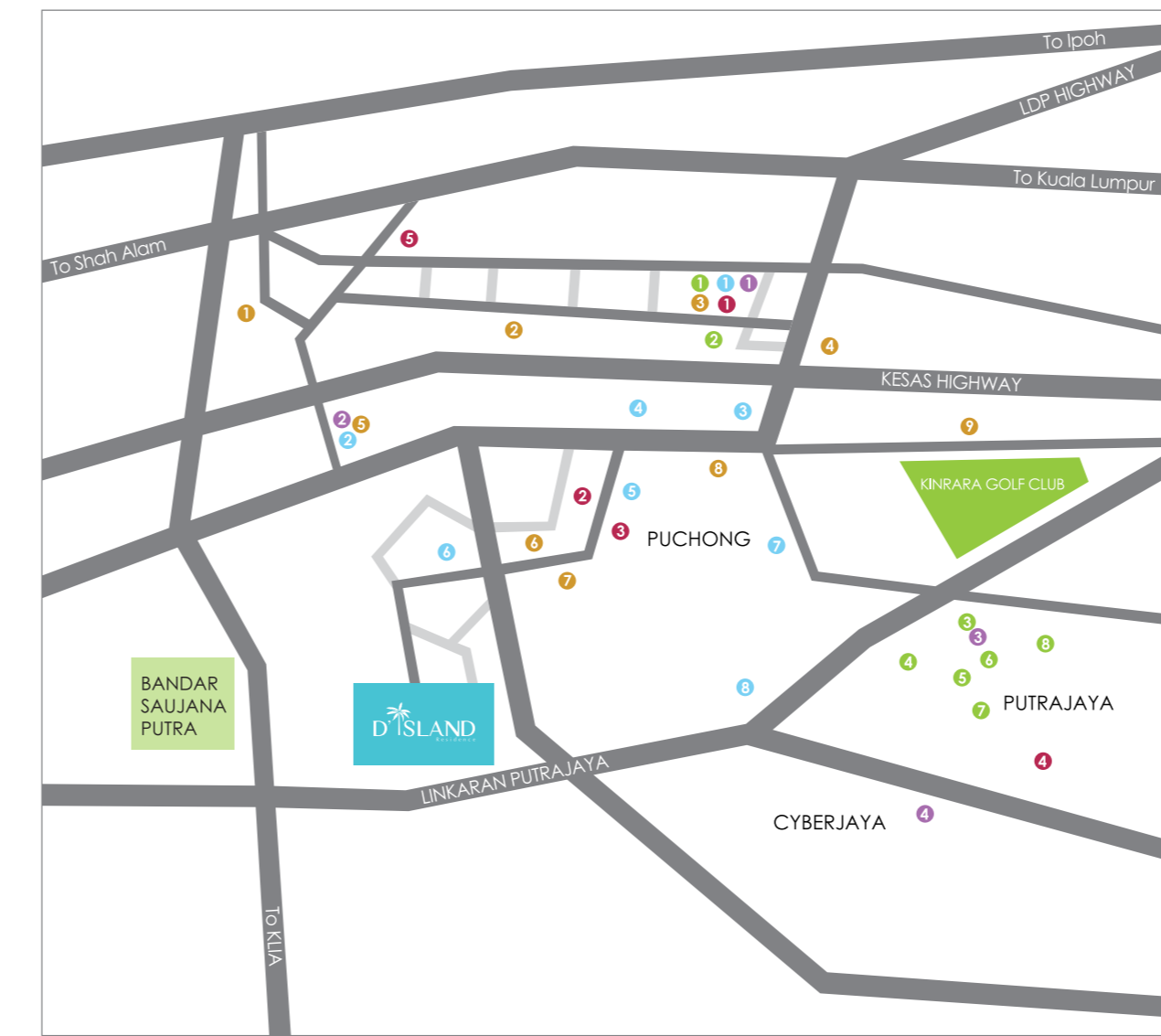


Scan to view map

LBS BINA GROUP BERHAD (114424) PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS HQ PLAZA SERI SETIA, LEVEL 14 NO.1 JALAN SS9/2, 47300 PETALING JAYA SELANGOR DARUL EHSAN, MALAYSIA

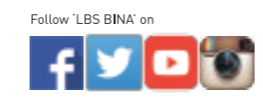
Developer: Astana Modal [M] Sdn Bhd [604360-H] (A member of LBS Bina Group Bhd) • Developer's License No.: 11482-2/06-2016/01929[L] • Validity Period: 30/06/2015 – 29/06/2016 • Advertising & Sales Permit No.: 11482-2/06-2016/01929[P] • Validity Period: 30/06/2015 – 29/06/2016 • Approving Authority: Majlis Perbandaran Sepang • Building Plan Ref. No.: MP.SP.G.9/D/512/10 JLD3 • Land Tenure: Leasehold 99 years (expiry date: 6 Oct 2108) • Land Encumbrances: NIL • Expected Date of Completion: August 2017 • Total Units: 300 • Price: RM 2,224,900 [min] – RM 2,525,900 [max] Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority.

Whilst every reasonable care and effort has been taken, all measurements and specification are appropriate. All plans, specification and information contained herein may be subject to change as may be required by the Authorities / Engineer / Architect and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. *all 3D visuals are artist's impressions only. **Terms & Conditions apply.



- | | | |
|---|--|--|
| <p>Shopping Mall</p> <ul style="list-style-type: none"> 1 - Sunway Pyramid Shopping Mall 2 - Summit Shopping Mall 3 - IOI Mall 4 - Tesco Hypermarket Puchong 5 - Giant Hypermarket Bandar Puteri 6 - Carrefour Hypermarket Puchong 7 - Giant Hypermarket Kinrara 8 - AEON Taman Equine Shopping Centre | <p>Education</p> <ul style="list-style-type: none"> 1 - Fairview International School 2 - Monash University 3 - Sunway University College 4 - Taylor's University Lakeside Campus 5 - SEGI College 6 - Binaray University College 7 - Limkokwing University of Creative Technology 8 - Universiti Multimedia Malaysia 9 - RIMA College | <p>Tourism Attraction</p> <ul style="list-style-type: none"> 1 - Sunway Lagoon Theme Park 2 - Putra Bridge 3 - Putra Mosque 4 - Botanical Garden 5 - Putra Square 6 - Agriculture Heritage Park |
| <p>Hotel</p> <ul style="list-style-type: none"> 1 - Sunway Resort Hotel & Spa 2 - Summit Hotel Subang USJ 3 - Shangri-la Putrajaya 4 - Cyberview Lodge Resort & Spa | <p>Medical Centre</p> <ul style="list-style-type: none"> 1 - Sunway Medical Centre 2 - KPMC Puchong Medical Centre 3 - Columbia Asia Hospital 4 - Hospital Putrajaya 5 - Sime Darby Medical Centre | |

- 19 km to Putrajaya
- 16 km to USJ / Subang Jaya
- 25 km to Mid Valley
- 35 km to KLCC



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PHASE 3