

TYPE A | 24' X 100'

**A reflection of Nordic elegance**

Experience your own unique island paradise in the city at D' Island Residence, an exclusive residential development with a little something for everyone. Nautilus, our latest range of deluxe 3-storey Superlink homes, conveys a distinctly Nordic touch by reflecting the elegant simplicity of a modern lifestyle inspired by nature. Visit us and indulge in the best of island-living right in the heart of Klang Valley.



Artist's Impression



BEDROOM | Artist's Impression

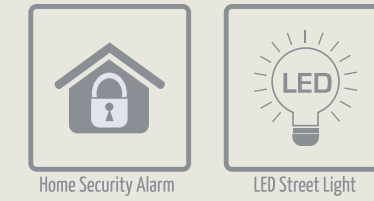


<b>Structure</b>	Reinforced Concrete Framework						
<b>Wall</b>	Clay Brick / Cement Sand Brick						
<b>Roof Cover</b>	Metal Deck / RC Roof						
<b>Roof Structure</b>	Steel Truss						
<b>Ceiling</b>	Skim Coat / Plasterboard Ceiling						
<b>Window</b>	Powder Coated Aluminum Frame Tinted Glass						
	[A1, A2, A2a, A2b, A3, A4, A5] Powder Coated Aluminum Louvers						
<b>Door</b>	Main Entrance	Timber Frame with Selected Veneer Timber Solid Door					
	Others	Metal Frame Timber Flush Door Powder Coated Aluminum Frame Sliding Glass Door					
<b>Locks</b>	Quality Lock set						
<b>Floor Finish</b>	Car Porch	Concrete Imprint					
	Entrance	Porcelain Tiles					
	Living Room	Porcelain Tiles					
	Dining Room	Porcelain Tiles					
	Dry Kitchen	Porcelain Tiles					
	Wet Kitchen	Porcelain Tiles					
	Utility	Ceramic Tiles					
	Store	Ceramic Tiles					
	Bedrooms	Engineered Timber Flooring					
	Master Bath	Porcelain Tiles					
	Bath & Powder Room	Porcelain Tiles					
	Maid's Bath	Ceramic Tiles					
	Family Area / Lounge / Study	Engineered Timber Flooring					
	Terrace	Ceramic Tiles					
	Balcony	Ceramic Tiles					
	Staircase	Engineered Timber Flooring					
	Roof Garden (A4, A5) Pavilion	Cement Render Ceramic Tiles					
<b>Wall Finish</b>	Master Bath	Ceramic Tiles					
	Bathroom & Powder Room	Porcelain Tiles					
	Maid's Bath	Ceramic Tiles					
	Dry Kitchen	Porcelain Tiles					
	Wet Kitchen	Plaster & Point Porcelain Tiles					
	Internal	Plaster & Point					
	External	Emulsion Point Weather-shield Point					
<b>Sanitary Ware</b>	Type A5						
	Water Closet	7 units 8 units					
	Basin	8 units 9 units					
	Shower Head	6 units 7 units					
	Bath Tub	1 unit 1 unit					
	Kitchen Sink	2 units 2 units					
<b>Electrical and Telephone Installation</b>	Type A1	Type A4	Type A5	Type A 2a A2b, A3	Type B1	Type B2, B3	
	Lighting Point	47 nos.	50 nos.	53 nos.	49 nos.	45 nos.	48 nos.
	Calling Fan Point	10 nos.	10 nos.	11 nos.	10 nos.	10 nos.	10 nos.
	Power Point	44 nos.	44 nos.	47 nos.	44 nos.	42 nos.	42 nos.
	Air-Condition Point	9 nos.	9 nos.	10 nos.	9 nos.	9 nos.	9 nos.
	Television Point	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.	3 nos.
	Door Bell Point	1 nos.	1 nos.	1 nos.	1 nos.	1 nos.	1 nos.
	Data Point	7 nos.	7 nos.	8 nos.	7 nos.	7 nos.	7 nos.
<b>Fence</b>	Low Brickwork						
<b>Extra Feature</b>	Lift	1 unit					
	Rain Water Harvesting System (Type A4, A5) Pavilion	1 unit					

**Notable features within every home\*\***

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

*Terms and condition supply\*\**



**Type A1 | 24' X 100'**

Built up : 4,791 sqft (Gross)  
: 4,242 sqft (Nett)



**Type B1 | 24' X 80'**

Built up : 4,246 sqft (Gross)  
: 3,417 sqft (Nett)





Living Room | Artist's Impression

**Shopping Mall**

- 1 - Sunway Pyramid Shopping Mall
- 2 - Summit Shopping Mall
- 3 - IOI Mall
- 4 - Tesco Hypermarket Puchong
- 5 - Giant Hypermarket Bandar Puteh
- 6 - Carrefour Hypermarket Puchong
- 7 - Giant Hypermarket Kinrara
- 8 - AEON Taman Equine Shopping Centre

**Hotel**

- 1 - Sunway Resort Hotel & Spa
- 2 - Summit Hotel Subang USJ
- 3 - Shangri-la Putrajaya
- 4 - Cyberview Lodge Resort & Spa

**Tourism Attraction**

- 1 - Sunway Lagoon Theme Park
- 2 - Putra Bridge
- 3 - Putra Mosque
- 4 - Botanical Garden
- 5 - Putra Square
- 6 - Agriculture Heritage Park

**Education**

- 1 - Fairview International School
- 2 - Monash University
- 3 - Sunway University College
- 4 - Taylor's University Lakeside Campus
- 5 - Segi College
- 6 - Binary University College
- 7 - Limkokwing University of Creative Technology
- 8 - Universiti Multimedia Malaysia
- 9 - RIMA College

**Medical Centre**

- 1 - Sunway Medical Centre
- 2 - KPMC Puchong Medical Centre
- 3 - Columbia Asia Hospital
- 4 - Hospital Putrajaya
- 5 - Sime Darby Medical Centre

011-1233 0877 | 011-1233 0899

[www.d-island.com.my](http://www.d-island.com.my)

ANOTHER PROJECT BY



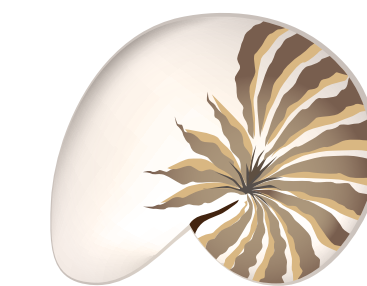
林木生集团有限公司  
**LBS BINA GROUP BERHAD** 518482-H  
 PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS

[WWW.LBS.COM.MY](http://WWW.LBS.COM.MY)

HQ  
 PLAZA SERI SETIA, LEVEL 1-4  
 NO.1 JALAN SS9/2, 47300 PETALING JAYA  
 SELANGOR DARUL EHSAN, MALAYSIA  
 T +603 7877 7333 F +603 7877 7111

Developer: Astana Modal (M) Sdn Bhd (604360-H) (A Member of LBS Bina Group Bhd) • Developer's License No.: 11482-0/12-2014/1530 • Validity Period: 08-12-2011 - 07-12-2014 • Advertising & Sales Permit No.: 11482-5/2637/2012/121 • Validity Period: 09-12-2011 to 08-12-2012 • Approving Authority: Majlis Perbandaran Sepang • Building Plan Ref. No.: MP-SPG 9/D/441/11(15)  
 • Land Tenure: Leasehold 99 years (expiry date: 6 Oct 2108) • Land Encumbrances: Dianggunan Nasional Berhad • Expected Date of Completion: December 2013 • 3 Storey Superlink 24' x 90' • Total Units: 20 • Price: RM 2,114,900.00 (min) - RM 2,315,900 (max) • 3 Storey Superlink 24' x 100' • Total Units: 95 • Price: RM 2,319,900.00 (min) - RM 3,385,900 (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 approximate. 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.



NAUTILUS