

ALMYRA RESIDENCE

Serviced Apartment

LIGHT. WATER. SPACE.

bandar
Puteri
@ Bangi
FREEHOLD

CLOSE YOUR EYES

Imagine the sunlight warming your skin one moment, the breeze cooling it the next. Feel your soul resonating to the rhythm of flowing waters, the sweet aroma of nature reconnecting with your spirit.





IMAGINE NO MORE.

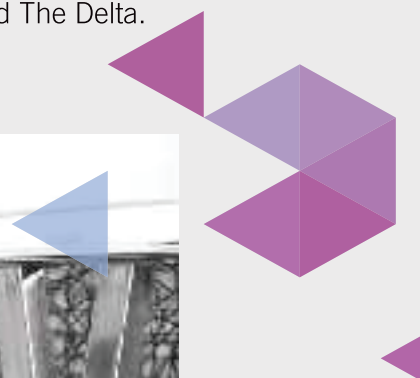




WELCOME TO THE 'HANGING GARDENS' OF ALMYRA

Almyra is inspired by the fabled Hanging Gardens of Babylon, said to be the most beautiful man-made gardens ever created. Experience an exquisite lifestyle tapestry knitted with natural light, emerald waters and pristine spaces.

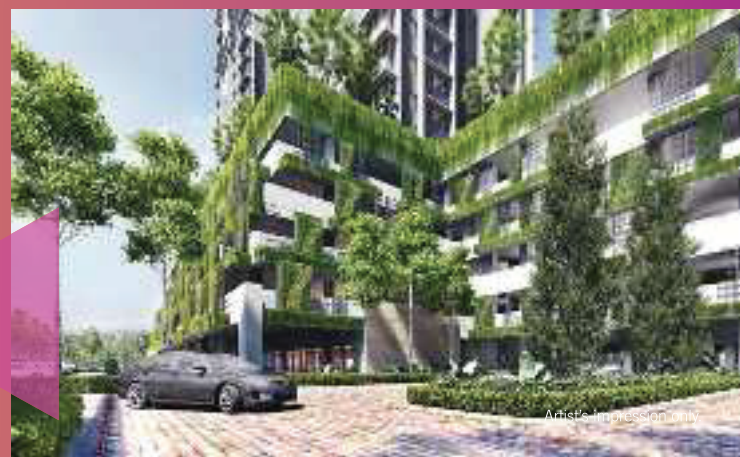
A FREEHOLD jewel in the sun, Almyra's majestic splendour is fully revealed in its luxuriant landscaped deck with three distinct spheres: The Cascades, The Garden and The Delta.





THE CASCADES: Monument to the Almyra kingdom

Your arrival is heralded by a grand entrance that welcomes you with five tiers of ascending terraces, layered slopes and cascading creepers. No wonder you feel like royalty coming home to his majestic palace.



THE GARDEN: Do nothing or everything, the choice is yours

This dedicated green haven is both a family funland or adventureland. Explore the mound garden, hammock alcove and a host of recreational facilities for you to conserve calories or pump adrenaline.





THE DELTA: The action station for your mind, body and soul

More than just another ho-hum facility deck, The Delta can be an avenue for mentally stimulating discourses, lung bursting workouts, or a quiet retreat to soothe the soul.



Artist's impression only.

Facilities Plan

- 1 Guard House
- 2 Pool Deck
- 3 Swimming Pool
- 4 Spa Pool
- 5 Wading Pool
- 6 Water Play
- 7 Gym Room
- 8 Changing Room
- 9 Multi-Purpose Hall
- 10 BBQ Area
- 11 Multi-Purpose Court
- 12 Children's Playground
- 13 Hammocks
- 14 Cabanas





A KALEIDOSCOPE OF INDULGENCE

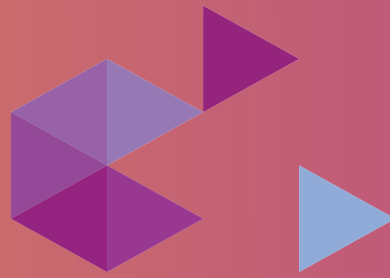
Your journey into the plentiful life begins with ever-flowing choices of indulgences. An oasis for the mind, body and soul to recharge, replenish and renew itself, here you will find a range of top-notch facilities and recreational areas, all thoughtfully put together for your enjoyment. Be it a quiet spot to recollect your thoughts, a gathering place for a cherished few, or a pit stop to invigorate your senses, there's always an abundance of life's simple luxuries to relish.







Artist's impression only.



INNER BEAUTY THAT EMPOWERS

Almyra empowers you with the freedom to express your lifestyle preference, and liberating your senses to experience a lifestyle beyond your expectations.



Artist's impression only.



SERENE ENVIRONMENT WITH ASSURED PRIVACY

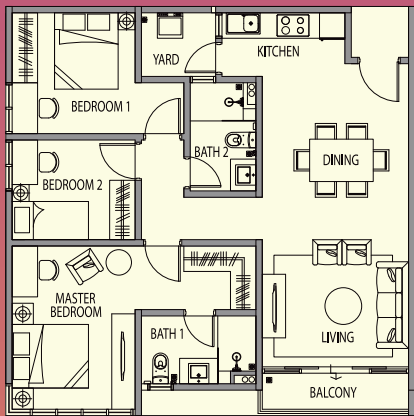
The comprehensive multi-tier security system ensures your uninterrupted privacy and peace of mind.

FLOOR PLANS

Type A

3 rooms, 2 baths | 969 sq. ft.

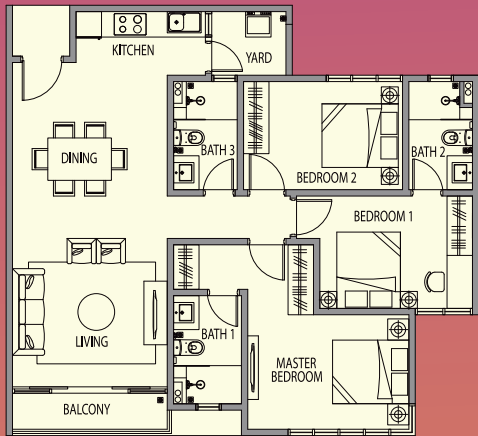
Step up to a new level of cosiness and spaciousness.



Type B

3 rooms, 3 baths | 1,055 sq. ft.

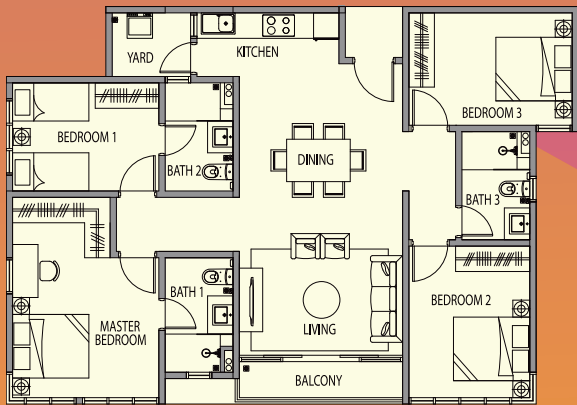
Redefines form, function and style for contemporary living.



Type C

4 rooms, 3 baths | 1,217 sq. ft.

Indulge in luxury that awakens a sense of unhurried calm subtle sophistication.



STRUCTURE	:	Reinforced Concrete
WALL	:	Brick Wall / RC Wall
ROOF MATERIAL	:	Concrete Slab
CEILING	:	Skin Coat, Gypsum Plaster Board (Upper Unit Only)
WINDOWS	:	Aluminium Frame with Glass
DOORS	:	Fire Rated Door Plywood Flush Door Sliding Glass Door with Fixed Glass Panel
WALL FINISHES	:	Internal & External Wall - Plaster & Paint Kitchen - 5' Height Wall Tiles All Bathrooms - Ceiling Height Wall Tiles
FLOOR FINISHES	:	Living / Dining - Porcelain Tiles All Bedrooms - Porcelain Tiles All Bathrooms - Porcelain Tiles Kitchen - Porcelain Tiles Balcony - Porcelain Tiles Yard - Ceramic Tiles

ELECTRICAL INSTALLATION:	Type A	Type B	Type C
Lighting Point	16 nos.	15 nos.	16 nos.
Power Point	15 nos.	15 nos.	17 nos.
Air Cond Point	3 nos.	4 nos.	5 nos.
Ceiling Fan Point	3 nos.	4 nos.	5 nos.
Telephone Point	1 no.	1 no.	1 no.
Doorbell Point	1 no.	1 no.	1 no.
Water Heater Point	2 nos.	3 nos.	3 nos.
SMATV	1 no.	1 no.	1 no.
SANITARY INSTALLATION:			
Wash Basin	2 nos.	3 nos.	3 nos.
Sitting WC	2 nos.	3 nos.	3 nos.
Shower Rose	2 nos.	3 nos.	3 nos.
Kitchen Sink	1 no.	1 no.	1 no.



GPS Coordinates :
2.882974,101.791037

Closer Than You Think

Bandar Puteri Bangi is strategically located within the New Growth Corridor of KL South. At your doorstep are lifestyle expressions that enhance your quality of life. You will also enjoy direct access to all major destinations in the Klang Valley via the North-South Highway.

IOI Resort City	25 km
UKM	15 km
KL City Centre	40 km
Bangi Komuter Station	4.5 km
KLIA	36 km
Cyberjaya	26.7 km
Putrajaya	30 km



Call us : 03-8912 3333 • Wynce Bong 016-380 0948
www.ioiproperties.com.my/puteribangi

A Township Development By:



IOI PROPERTIES

Developer

KNOWLEDGE VISION SDN. BHD. (1027577-P)
(A Subsidiary Company of IOI Properties Group Bhd)

Marketing & Sales Office

IOI GALLERIA @ BANGI

1, Laman Puteri 2, Bandar Puteri Bangi, 43000 Kajang, Selangor.

Tel: 03-8912 3333 Fax: 03-8912 3388 E-mail: puteribangi@ioigroup.com



Almyra • Type : Phase 7B1 Service Apartments • Developer Licence : 13501-2/10-2016/0100303 • Validity Period : 3/10/2014 - 2/10/2016 • Advertising & Sales Permit : 13501-2/10-2016/0100303 • Validity Period : 3/10/2014 - 2/10/2016 • Approving Authority : Majlis Perbandaran Kajang • Reference No. : MPKJ 2/P/84/2013 • Tenure of Land : Freehold • Land Encumbrances : Nil • Restriction in Interest : Nil • No of Units : 660 • Selling Price : (Min) RM360,800 (Max) RM707,800 • Expected Date of Completion : Nov 2017 • Bump-up Discount : 7% Discount • All information contained herein including the measurements and illustrations are subject to amendments without notifications as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All illustrations are artist's impression only.