ARAWANI

Linked Semi-D • Semi-D • Bungalow

bandar Puteri Bangi



Entrance

Artist's Impression only

Modern Elegance Meets Nature's Luxury

In the heart of Bandar Puteri Bangi, the symphonious nature blends with refined residences in harmony, exclusively at ARAWANI. This exclusive freehold township offers an impressive glimpse into modern living in urban vibrancy and natural elegance with surrounding green landscapes — all intrinsically crafted to elevate your lifestyle and overall well-being. ARAWANI is truly your ultimate destination for luxurious living.



Playground

Artist's Impression only

Made to Complete Your Lifestyle Needs

Every unit in ARAWANI entitles you the access to two nearby parks – ecoOasis Parkland and GEO Park. Enjoy your outdoor fun in serene surroundings as ARAWANI brings you to the life you desire.

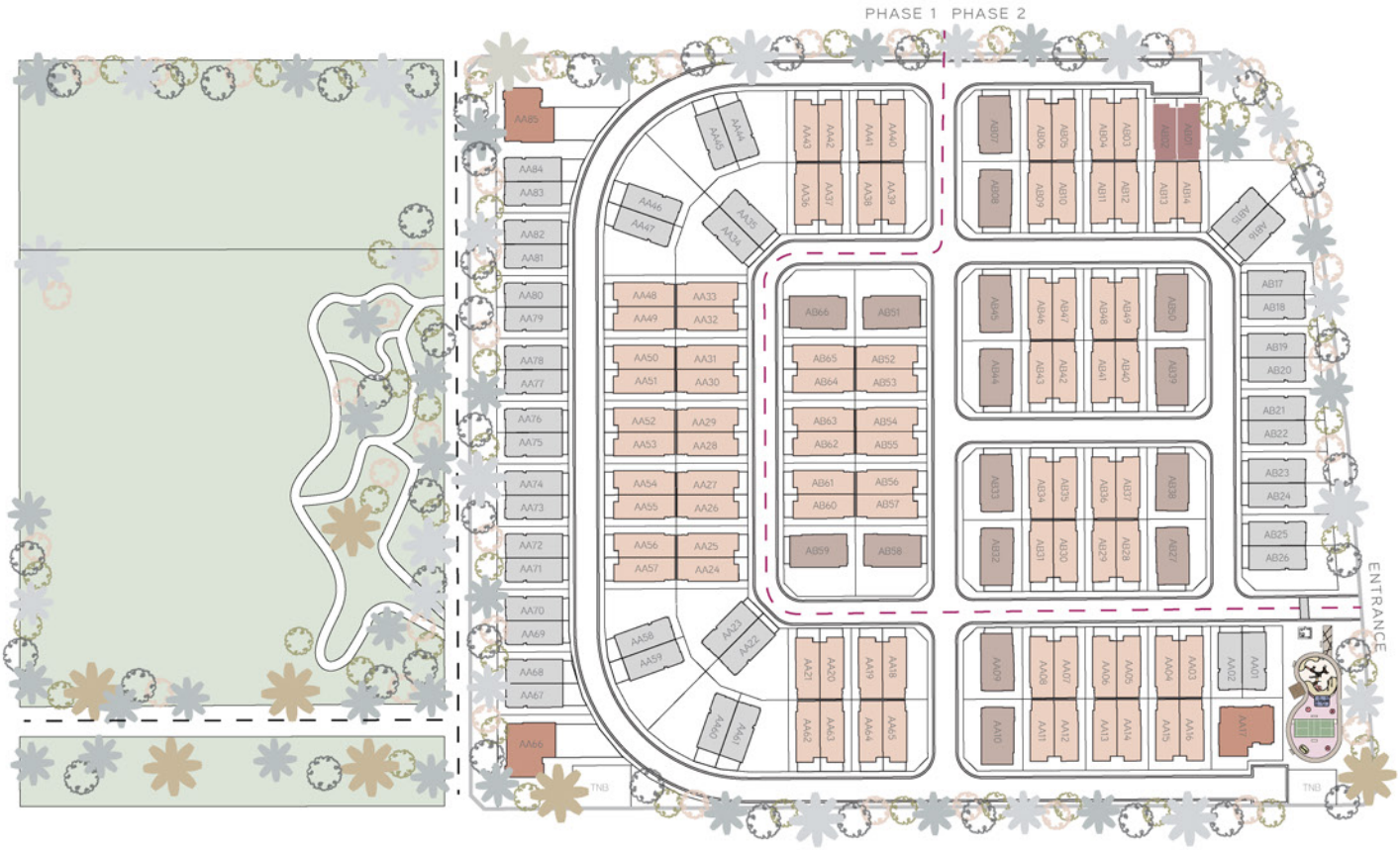




Site Plan

By prioritising your comfort and lifestyle, this residence is specially crafted with low density for a serene environment. From every unit to each facility, the residence empowers harmonious living and healthy lifestyles with convenient facilities that are thoughtfully designed to provide you with a sense of community and well-being.

ARAWANI



18 Acres
Abundant space for family recreation, be it indoor entertainment or outdoor leisure.

8 Units per acre
Big in space yet low in density. Privacy and freedom are the key drivers to redefining the living experience.

Total of 151 Units
Foster meaningful bonds and expand social circle with the community through an entertaining array of recreational activities.

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LINKED SEMI-D 35' x 70'	TYPE A
LINKED SEMI-D 35' x 80'	TYPE B
SEMI-D 35' x 80'	TYPE C
BUNGALOW 65' x 80'	TYPE D
BUNGALOW 75' x 80'	TYPE E

MODERN MEETS ELEGANCE

Your Home Of Modern Luxuries

Low in density but high in privacy, the luxurious abodes at ARAWANI welcome you to spacious and elegant living. Every home, ranging from 2,957 sqft to 3,740 sqft including a minimum 10-foot courtyard, is provided with state-of-the-art facilities to take your sophisticated living up a notch, exclusively at ARAWANI.

Parcel Drop Box
Enjoy the privilege of having a parcel box dedicated specifically to your valuable deliveries. No more risk of parcel theft.

Digital Lockset
No more tangled keys or rusty locks – coming home is now smoother and safer with the innovative lock system.

Alarm System
Level up your home security with a password-activated alarm system.

Rainwater Harvesting System
Conserve water and reduce water bills. The system collects, stores and purifies rainwater for gardening or cleaning use.

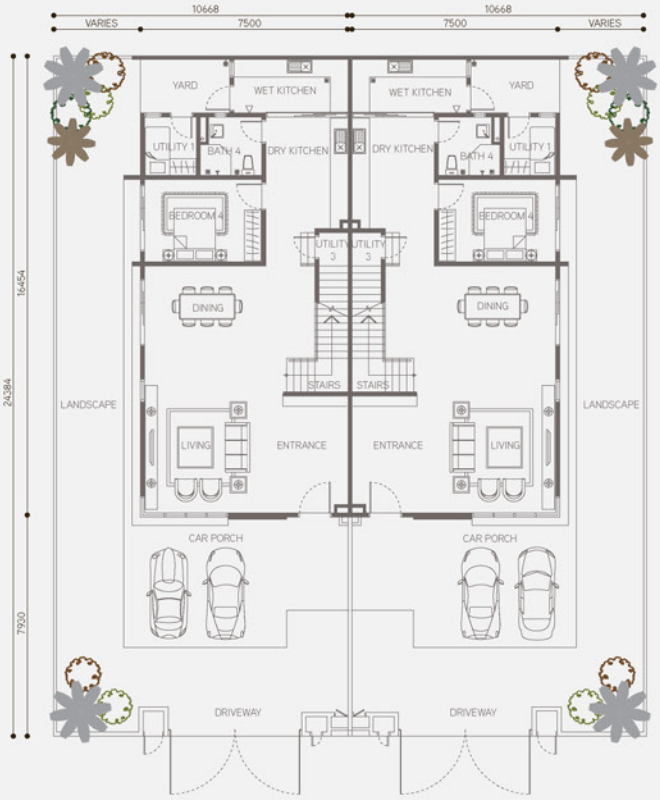
Solar Water Heater
Enjoy a warm water shower while saving significantly on electricity bills. Very minimal maintenance is required.

RFID-Powered Access
Seamless, secure and convenient access to the residential area with RFID technology. Come back home or head out with complete peace of mind.

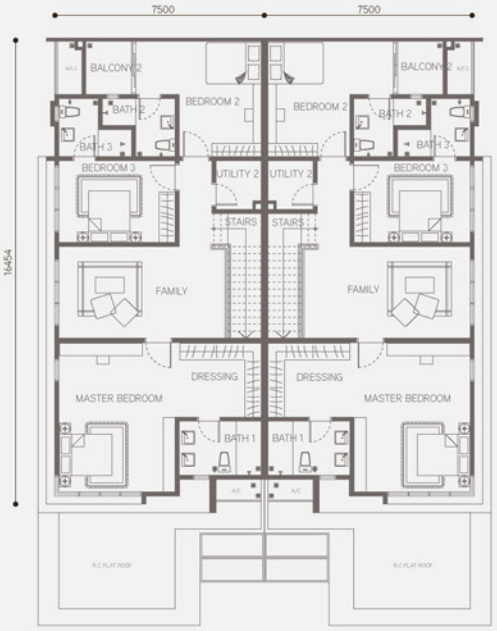


TYPE B **LINKED SEMI-D**

Land size	Built-up	Bedrooms	Baths
35'x 80'	3,243sq.ft	4+1	4



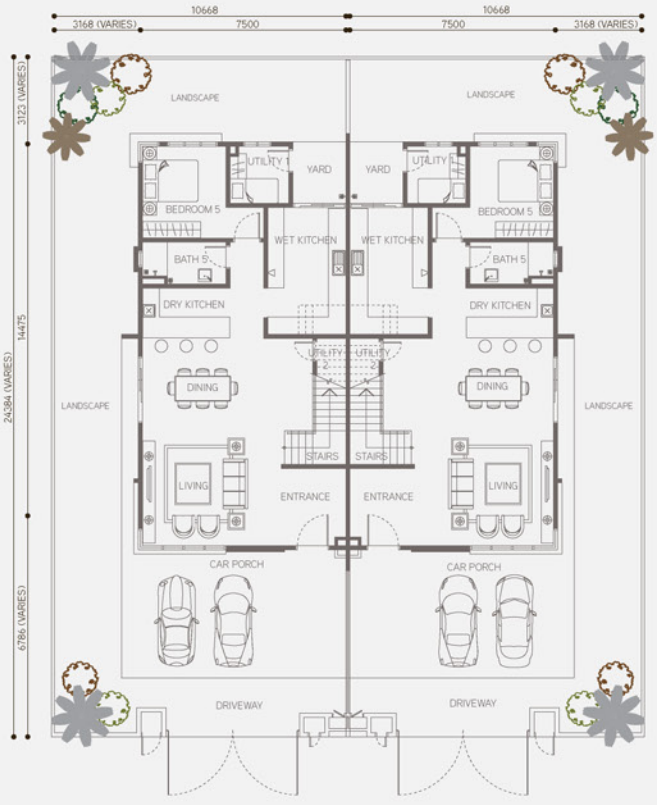
Ground Floor



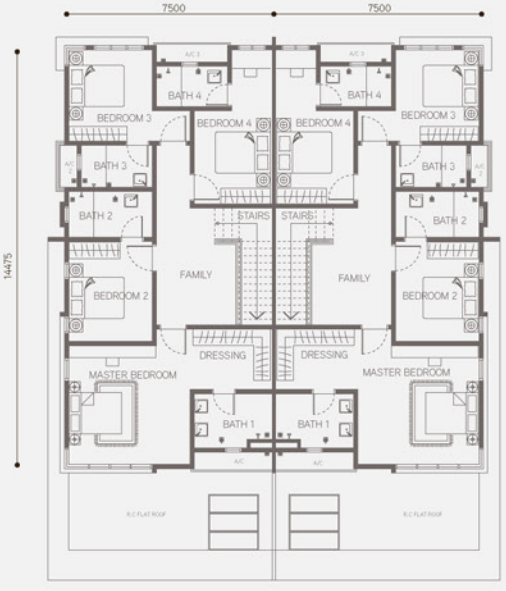
First Floor

TYPE C **SEMI-D**

Land size	Built-up	Bedrooms	Baths
35'x 80'	2,957sq.ft	5+1	5



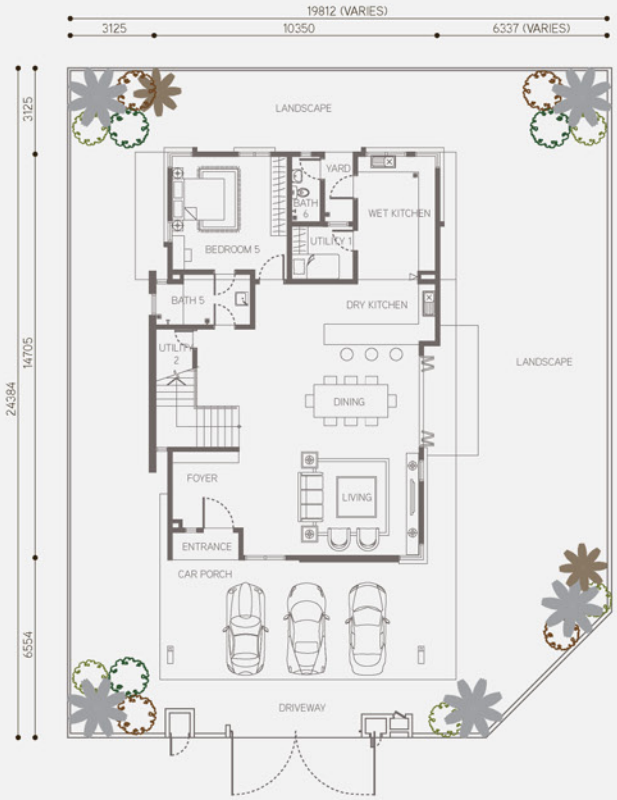
Ground Floor



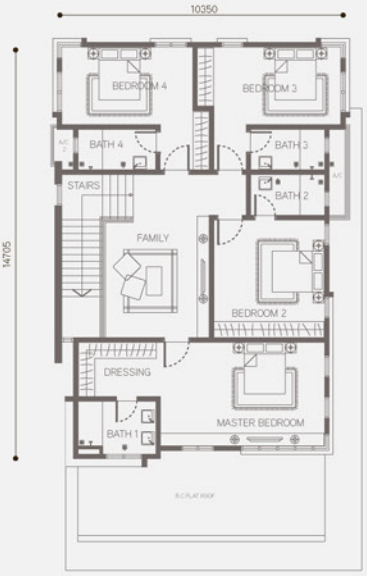
First Floor

TYPE D **BUNGALOW**

Land size	Built-up	Bedrooms	Baths
65'x 80'	**3,740sq.ft**	**5+1**	**6**



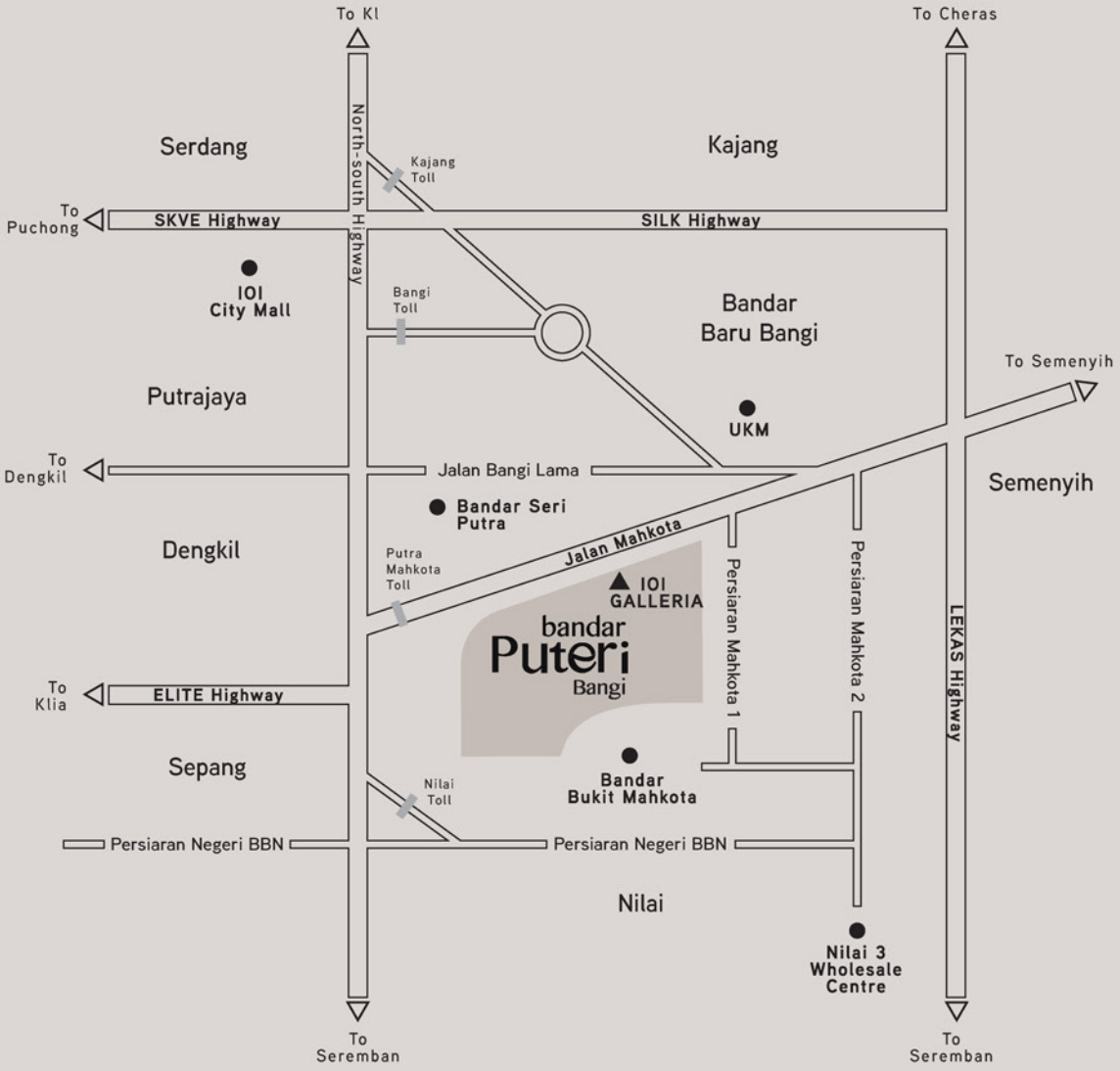
Ground Floor



First Floor



Artist's Impression only



Conveniently accessible

Nestled in the pristine and sought-after locale of Bandar Puteri Bangi, ARAWANI graces an environment where convenience meets elegance. Set in close proximity to a plethora of modern amenities, including esteemed tertiary education institutes, upscale shopping malls, reputable health institutions, and other daily essentials, ARAWANI ensures that all your lifestyle needs are effortlessly accessible.

2 km - Bandar Bukit Mahkota
7 km - Nilai 3 Wholesale Centre
11 km - Semenyih
12 km - UKM
21 km - IOI City Mall
22 km - Putrajaya

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Knowledge Vision Sdn Bhd 201201043101 (1027577-P)
IOI Galleria @ Bangi, No.1 Laman Puteri 2,
Bandar Puteri Bangi, 43000, Kajang, Selangor DE.

bandar Puteri Bangi

IOI PROPERTIES
Trusted.

Arawani • Type of Property: 2 Storey Bungalows, Semi-D Homes and Cluster Homes • Developer License No: 13501/02-2028/0462(A) • Validity Period: 07/02/2023 – 06/02/2028 • Advertising Sales and Permit No.: 13501-7/11-2025/1266(N)-(L) • Validity Period: 24/11/2023 – 23/11/2025 • Authority Approving Building Plan: Majlis Perbandaran Kajang • Building Plan No: MPKJ 2/P/3/2023 • Expected Date of Completion: Dec 2025 • Land Tenure: Freehold • Land Encumbrances: NIL • Total units: 151 units • Price: Bungalows: RM2,912,400 (Min) – RM4,245,600 (Max), Semi-D Homes: RM1,767,600 (Min) – RM2,235,600 (Max), Cluster Homes: RM1,752,000 (Min) – RM2,120,400 (Max) • 7% discount for Bumiputera • All information contained herein including the measurements and illustrations are subject to the amendments without notification 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. THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. THE APPROVED PROJECT INFORMATION AND ADVERTISEMENT MAY BE VERIFIED AT PORTAL TEDUH.KPKT.GOV.MY