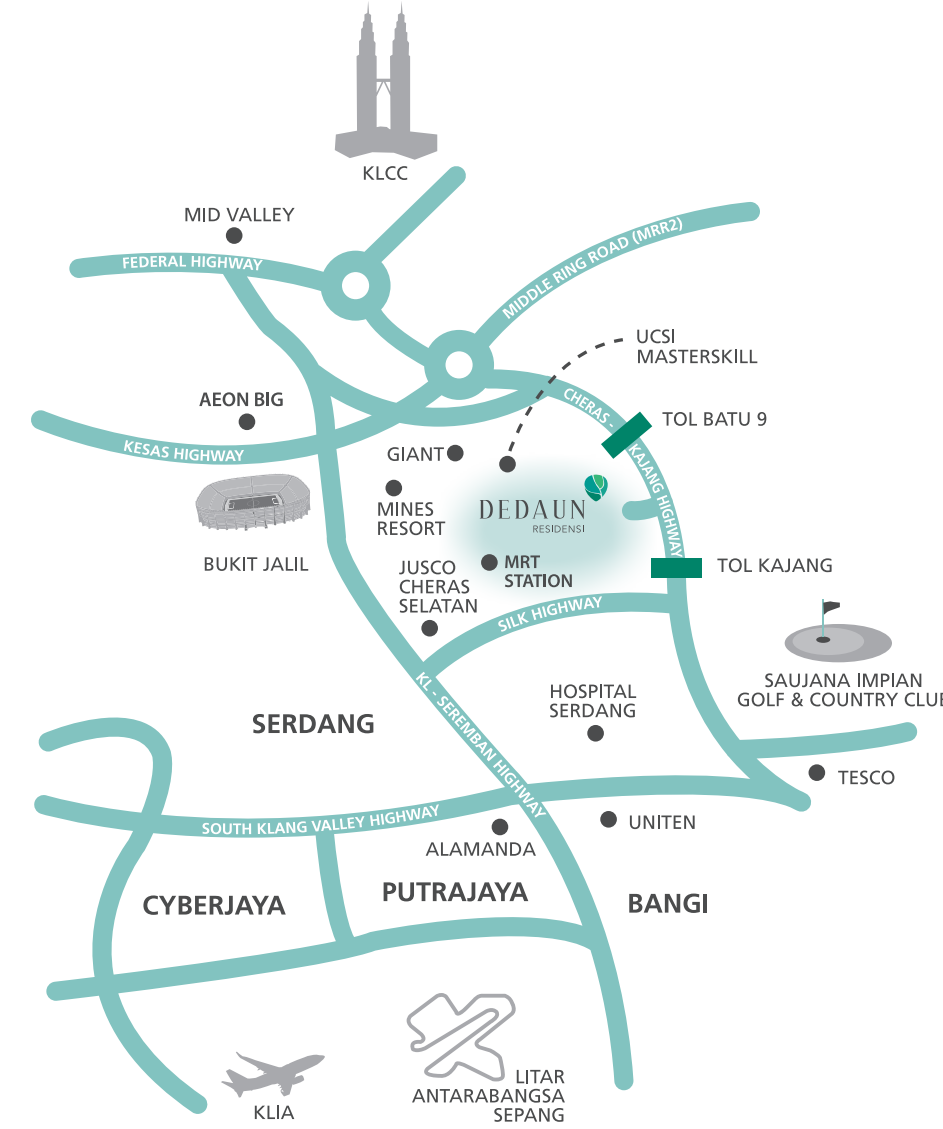




EMBRACE *Life*



DEDAUN RESIDENSI

BANDAR TUN HUSSEIN ONN



THEMATIC DESIGNS

A LIFESTYLE OF INFINITE POSSIBILITIES



AN *infinity*
OF LIFE'S FINEST MOMENTS
BECKONS YOUR ARRIVAL

EXPERIENCE immeasurable

SENSE OF BELONGING,
LEISURE AND SERENITY

Amidst a luscious green landscape spread across 5.6 acres of elevated land, Dedaun Residensi is designed to be the retreat that you have always dreamt of, both indoors and outdoors.

It's truly a unique abode for you to make new memories or host your soiree in the comfort of your home. Everything that matters to you is right here at Dedaun Residensi.

Unlimited access

TO A WEALTH OF CONVENIENCES

Located in one of the Klang Valley's most thriving towns, Dedaun Residensi @ Bandar Tun Hussein Onn is surrounded by a comprehensive variety of educational, medical, commercial and public infrastructure facilities.

Connected to 5 major highways including:
SILK Expressway, KL-Seremban Highway and Cheras-Kajang Highway

0111 722 6116 udaproperty.com.my

UDA LAND SDN BHD (161741-H) Tingkat 2, 14 Jalan Suarasa 8/4, Bandar Tun Hussein Onn, 43200, Cheras, Selangor Darul Ehsan. Tel No: (603) 9074 6188. No. Faks: (603) 9074 6188. Lesen Pemaju Perumahan: 10013109-2024-099926A. Sahn Dari 01/01/2020 - 30/09/2028. Permit Iklan Jualan 1001312104-2026/0425/No.SI. Sahn Dari: 07/04/2023 - 06/04/2026. Jenis Pegangan Tanah: Pajakan Kekal. Perihal Kediaman. Pangapuri. Jumlah Unit: 341. Harga Jualan RM394,800.00 (M) - RM907,200.00 (Maka). Tarikh Dijangka Siap: Januari 2024. Pihak Berkuasa Tempatan: Majlis perbandaran kajang (MPKJ). No Kelulusan Pelan Bangunan : (24)dlm.MPKJ.6/P/26/2020. Tempat Letak Keneta: 2 Unit. Diskaun Bumiputera: 7%. Bebanan (Siddiqi) Tanah: Tiada. Sekatan Kepentingan: Tiada.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

- 400 M STROLLING TRACK
- 0.5-ACRE RECREATIONAL PARK
- 2.9KM TO BTHO MRT STATION
- EV CHARGING BAYS
- VIEWS OF KL CITY OR LAKEPARK

- 37 STOREYS 341 UNITS
- 4-TIERED SECURITY
- BUA: 850 & 1,160 SQ. FT.
- RETAIL CONVENIENCES





leaves-inspired

DESIGNS TO INVIGORATE THE SENSES

The first residences in BTHO with a blend of eight unique themes that inspire the architectural designs on the common areas, as well as entrance foyer and kitchen of every unit.

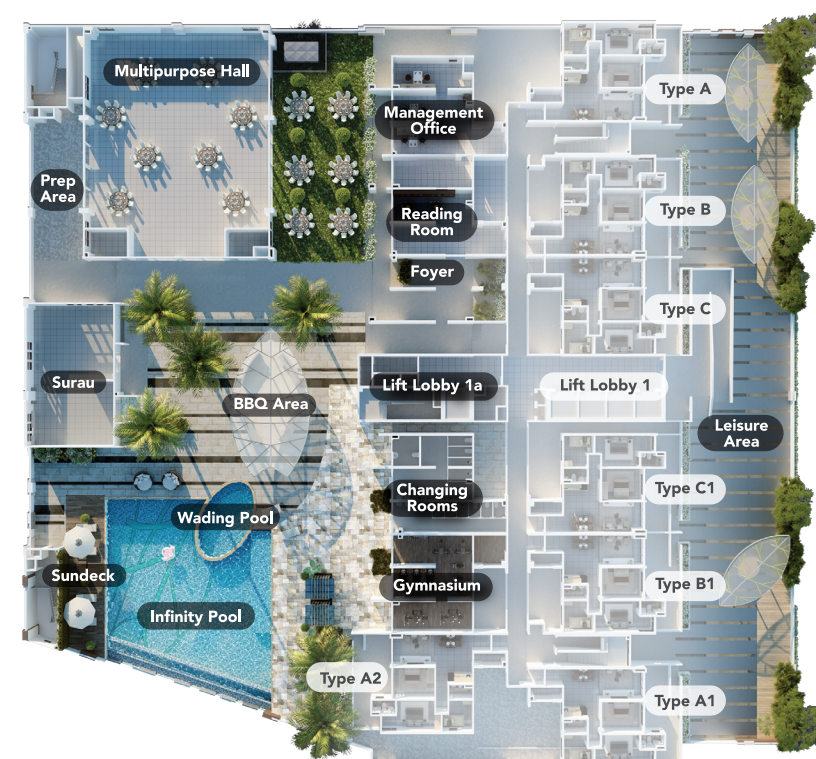


Set to become an iconic high-rise residences in BTHO, Dedaun Residensi is strategically located to offer the most astounding views from every perspective, from the lush surrounding landscapes to the distant rolling hills that open up to a striking cityscape of Kuala Lumpur.



YOUR vertical community

WHERE EVERYTHING YOU NEED IS JUST A LIFT RIDE AWAY



Discover amazing breaths of sustainable features implemented across the entire sanctuary. Whether it is to rejuvenate your body or simply recreate with loved ones, Dedaun Residensi offers top-notch facilities ideal for the modern family.

Infinity pool

Wading pool

Gymnasium

Changing rooms

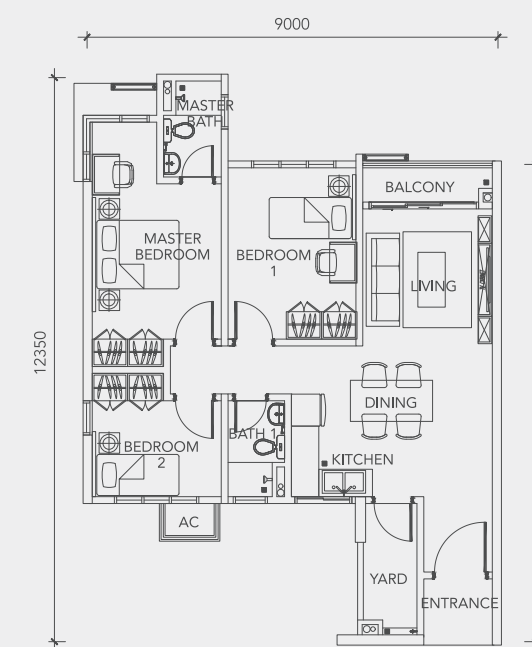
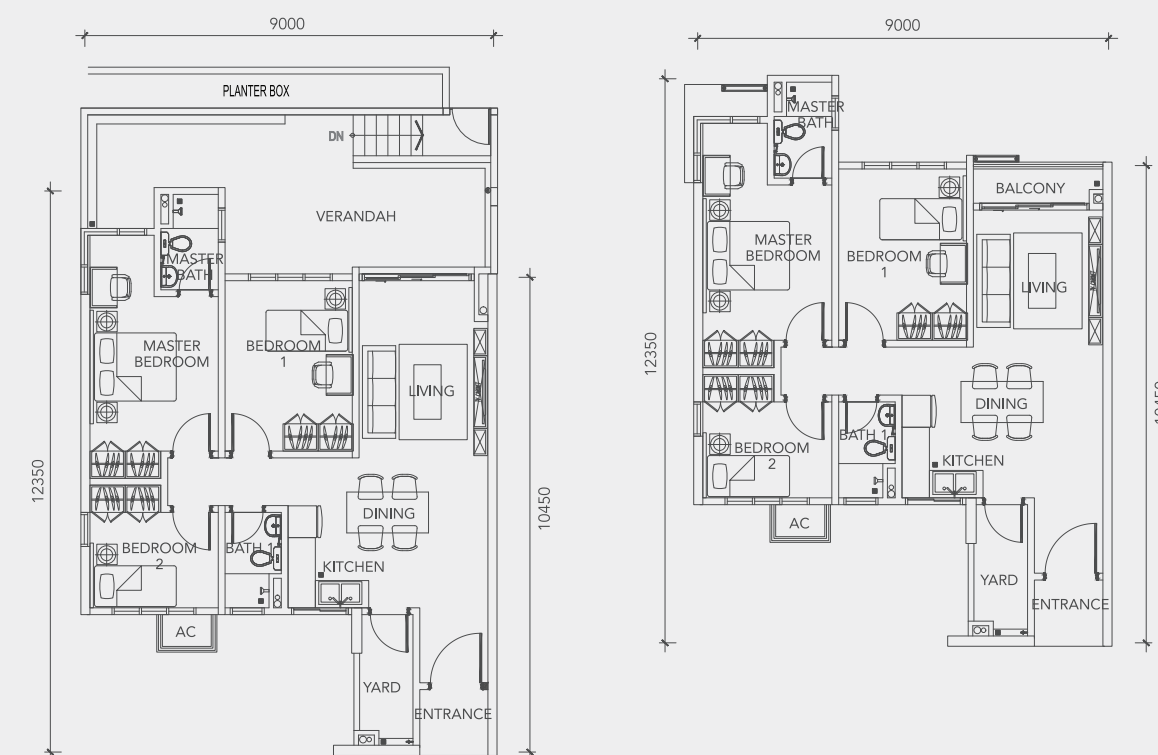
BBQ area

Multipurpose hall

Thematic recreational spaces

Surau

Retail lots



Specifications

- Structure** : Reinforced Concrete
- Wall** : Lightweight Concrete Block
- Roof Finishes** : RC Slab Flat Roof
- Roof Structure** : RC Slab Flat Roof
- Ceiling** : Skim Coat and Paint
Plaster Ceiling and Paint
- Windows** : Powder Coated Aluminium Frame Casement
Powder Coated Aluminium Frame Fixed
Powder Coated Aluminium Frame Top Hung

- Doors**
- Main Door : Solid Core Fire Door
- Living & Dining : Aluminium Frame Sliding Door
- Bedrooms & Toilets : Flush Door
- Yard : Flush Door

- Ironmongery** : Quality Ironmongeries

- Wall Finishes**
- Kitchen : Tiles
- Toilet : Tiles
- Interior & Exterior : Plaster & Paint

- Floor Finishes**
- Terrace & Balcony : Tiles
- Living & Dining : Tiles
- Master Bedroom, Bedroom 1 & 2 : Tiles
- Kitchen : Tiles
- Staircase : Tiles
- Toilet : Tiles

- Sanitary and Plumbing Fittings**
- Water Closet : 2 Nos.
- Basin : 2 Nos.
- Basin Pillar Tap : 2 Nos.
- Hand Bidet : 2 Nos.
- Toilet Paper Holder : 2 Nos.
- Kitchen Sink : 1 No.

- | Electrical Installation | Unit Level 8 | Unit Levels 9 - 36 |
|---------------------------------|--------------|--------------------|
| Ceiling Lighting Point | 14 Nos. | 14 Nos. |
| Wall Bracket Lighting Point | 3 Nos. | 1 Nos. |
| Ceiling Fan Point | 4 Nos. | 4 Nos. |
| Wall Fan Point | 1 No. | 1 No. |
| 13A 3 Pin Switch Socket Outlet | 13 Nos. | 13 Nos. |
| 15A 3 Pin Switch Socket Outlet | 3 Nos. | 3 Nos. |
| TV Outlet (w/o switch) | 1 No. | 1 No. |
| Water Heater Point (w/o switch) | 2 Nos. | 2 Nos. |
| Fibre Wall Socket | 1 No. | 1 No. |
| Consumer Unit | 1 No. | 1 No. |
| Switch Center | 1 No. | 1 No. |
| Water Heater Switch | 2 Nos. | 2 Nos. |
| Door Bell Point (w/o switch) | 1 No. | 1 No. |

Floor Plans