



CITY CHARMS WITH GREEN SPLENDOUR

3-Storey Terrace House

RESIDENTIAL MASTERPIECE WITH LUSH GREENERY



Welcome to **Desiran Bayu**.

Desiran Bayu is located in a highly strategic location in the heart of KL city centre. By design, it is surrounded by lush greenery that includes two linear parks. Every house faces a well-manicured linear park that is merely a few feet away from the front gate. This is indeed a rare opportunity for you to own such an exclusive landed property within close proximity to KLCC, with incredibly large 'open spaces' of about an acre.

With only 70 units of 3-storey terrace houses, **Desiran Bayu** is a low-density address where exclusivity, tranquility and the sought-after convenience of city living blend in perfect harmony.



70	From	3,213	sq.ft.
Limited Units Only		Sizeable Built-up Area	

Low Density Enclave



Homecoming Is A Joy With Picturesque Driveways



Enchantingly Private

Quality Lifestyle Begins At Home

You can feel the refreshing breeze from the park and keep tabs on the kids whilst they play there – all from the comforts of your home.

With wide and scenic driveways leading to your home, every homecoming is invariably a joy.

You will also enjoy a greater sense of privacy, as the linear parks 'shield' your home beautifully; avoiding direct view from the houses on the opposite side.



A Park For Every Home

SITE PLAN





Generations Of Joy

Great For Family Gatherings

Having a sizeable built-up area is a real delight. Just imagine, having an exquisite home where three generations of your family can live in style and comfort.

Family gatherings and having guests over will certainly be a fun-filled experience.





Delightfully Spacious

Maximise Your Living Space

6

Rooms

2

Master
Suites

3

Bedrooms
With En-Suite Bathrooms



Floor Plans

56	Intermediate Units	3,213 sq.ft.
Built-up Area		
10	End Units	3,265 sq.ft.
Built-up Area		
4	Corner Units	



1ST FLOOR



2ND FLOOR

Location Map



Actual Site Photo

Modern Conveniences Within Easy Reach

A Prime Location Of Choice

Surrounded by matured neighbourhoods, **Desiran Bayu** sits on a very established location within the Klang Valley. It is accessible via several major roads and highways, namely DUKE, MRR2 and AKLEH. Modern conveniences are undoubtedly within easy reach.

Its proximity to KL city centre makes it a sought-after residential location in the capital.



Shopping / F&B



Education



Medical

Specifications

Structure	:	Reinforced Concrete Structure
Wall/Partition	:	Masonry Wall
Roof	:	Reinforced Concrete Slab & Metal Deck
Ceiling	:	Skim Coat Finish with Emulsion Paint Plaster Ceiling & Paint
Window	:	Aluminium Frame Glass Window
Door	:	Main Entrance <ul style="list-style-type: none">- Solid Timber Door Others <ul style="list-style-type: none">- Timber Flush Door, Aluminium Frame Sliding Glass Door
Lock	:	Quality Locksets
Floor Finishes	:	Living, Dining & Dry Kitchen <ul style="list-style-type: none">- Tiles Finish Master Bedrooms & Bedrooms <ul style="list-style-type: none">- Timber Flooring Utility Rooms <ul style="list-style-type: none">- Tiles Finish Family Area <ul style="list-style-type: none">- Timber Flooring Stairs <ul style="list-style-type: none">- Timber Flooring Bathroom <ul style="list-style-type: none">- Tiles Finish Car Porch <ul style="list-style-type: none">- Concrete Imprint Other Areas <ul style="list-style-type: none">- Cement Screed
Wall Finishes	:	Internal Wall <ul style="list-style-type: none">- Plaster & Paint External Wall <ul style="list-style-type: none">- Plaster & Paint Wet Kitchen <ul style="list-style-type: none">- Ceiling Height Tiles Finish Bathrooms <ul style="list-style-type: none">- Ceiling Height Tiles Finish

Sanitary Fittings		Item	Description	Type	
				Corner / End	Intermediate
SANITARY FITTINGS	1	Wash Basin		6	6
	2	Sitting Water Closet		6	6
	3	Shower Head		6	6
	4	Kitchen Sink		1	1

Electrical Points		Item	Description	Type	
				Corner / End	Intermediate
ELECTRICAL POINTS	1	SSO Point		38	37
	2	STV Point		4	4
	3	IPTV Point		4	4
	4	Telephone Point		3	3
	5	Lighting Point		42	41
	6	Ceiling Fan Point		8	8
	7	AC Point		8	8

*SSO point = 38 (excluding water heater point)

AWARDS & RECOGNITION

2010

TIJANI 2 NORTH

Malaysia Landscape Architecture Awards



2011

THE WHARF

Asia Pacific Property Awards

Highly Commended
Mixed-use Development (Malaysia)



6 CEYLON

Asia Pacific Property Awards

Best Residential Renovation /
Redevelopment (Malaysia)

Best Residential Renovation /
Redevelopment (Asia Pacific)



2013

BCI ASIA AWARDS 2013



TOP 10 DEVELOPER



COMING UP SOON

KOTA KINABALU

Residential
Signal Hill, Kota Kinabalu, Sabah



THE WHARF SHOPPING MALL

Retail
The Wharf, Puchong, Selangor



PETALING JAYA

Commercial / Retail
Jalan Semangat, Petaling Jaya, Selangor



KOTA BHARU

Residential / Commercial
Kota Bharu, Kelantan



STAR RESIDENCES

Joint Venture Development
Jalan Mayang, Kuala Lumpur



ONGOING

TWY

Residential
Mont Kiara, Kuala Lumpur



DESIRAN BAYU

Residential / Build-then-Sell
Wangsa Maju, Kuala Lumpur



TIJANI UKAY

Residential
Ukay Perdana, Ampang, Selangor



ELEVIA RESIDENCES

Residential
Taman Tasik Prima, Puchong, Selangor



THE WHARF RESIDENCE

Residential
The Wharf, Puchong, Selangor



COMPLETED

ARATA

Bukit Tunku, Kuala Lumpur
Completed in 2014



SURIN

Tanjung Bungah, Pulau Pinang
Completed in 2014



SUMMER HOMES

Taman Tasik Prima, Puchong, Selangor
Completed in 2014



6 CEYLON

Jalan Ceylon, Kuala Lumpur
Completed in 2014



BIZWALK & FLEXI SUITES

The Wharf, Puchong, Selangor
Completed in 2013



TIJANI 2 NORTH

Bukit Tunku, Kuala Lumpur
Completed in 2009



TIJANI 2 SOUTH

Bukit Tunku, Kuala Lumpur
Completed in 2007





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Symphony
Life

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