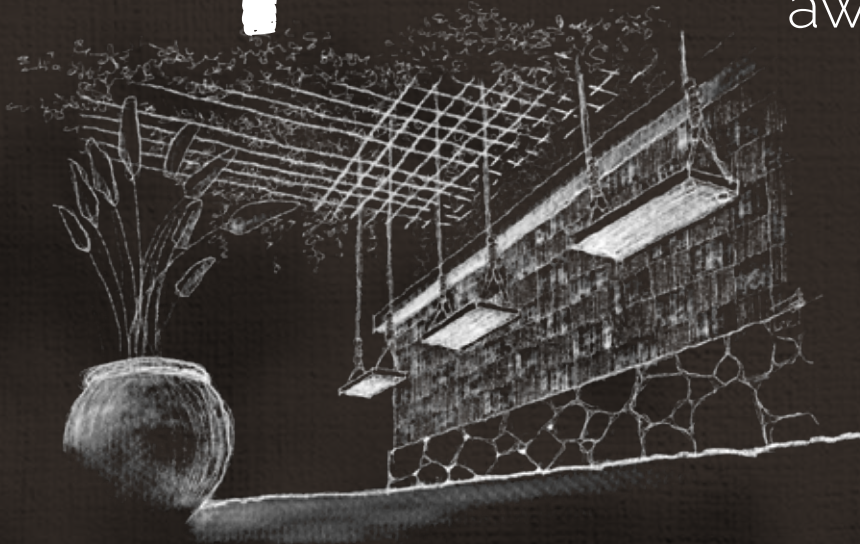


DALIAN  
RESIDENCY





A uniquely tropical  
**experience**  
awaits



**A new chapter in the DIAN story**

DIAN Residency made a lasting impression with a creatively-conceived living concept that stood out in Shah Alam, offering unparalleled connectivity and ample amenities for modern, urban living.

Now the experience is taken further, blending contemporary conveniences with artistic Balinese architecture and detailed designs. Balance, harmony, beauty and serenity take centerstage as we bring you yet another DIAN exclusive.

Welcome to

**DIAN**  
RESIDENCY





*Bottom: Area view of DIAN Residency and Shah Alam*



Experience

**Bali**

right at home  
in Shah Alam

Step into a uniquely tranquil Balinese inspired living environment that's elegant and harmonious, without leaving the practicality of city living. Residency DIAN II is surrounded by convenient amenities to complement urban lifestyles, with universities, shopping malls and even the famed Shah Alam Stadium all within a mere 3km radius.

Its strategic location within Section U1, a well-established residential zone in Shah Alam, makes Residency DIAN II attractive to both new homeowners and savvy investors. It also features a convenient accessway to Jalan Subang and the Guthrie Corridor Expressway, leading to unprecedented levels of connectivity.







Indulge in stunning

**details**





Right from the start, the entrance and guard house make a grand statement with a Balinese pitched roof design, setting the tone for the experience that awaits within.



*Left: Residency DIAN II building facade. Top: Guard house entrance*

At Residency DIAN II, you'll see touches of Balinese elegance, beautifully blended into the architecture.







*Top: Welcoming drop-off area. Bottom: Open lounge*



The drop off zone features a central walkway over a relaxing water feature, leading you to the majestic double volume open lounge. Adding to the artistic mood, the side walls of the lift lobby feature ventilated blocks that draw in sunlight and shadows.





*Top: Central walkway and drop-off area. Bottom left to right: Lift lobby and mail room.*



Even the residential tower features Balinese inspired tiles on its corridors, adding a warm colour tone to the generous walkways.





*Top: Gym Room Bottom left to right: Multipurpose hall, yoga room and changing room.*







*Top: Reading room*


Intricate Balinese architecture, both native and contemporary, also blend harmoniously to create elaborate wall and ceiling patterns.











Unwind in the company  
of picturesque

# greens

Residency DIAN II presents an intricate canvas of natural flora to create an environment that's relaxing, intriguing, exotic and unmistakably Bali.

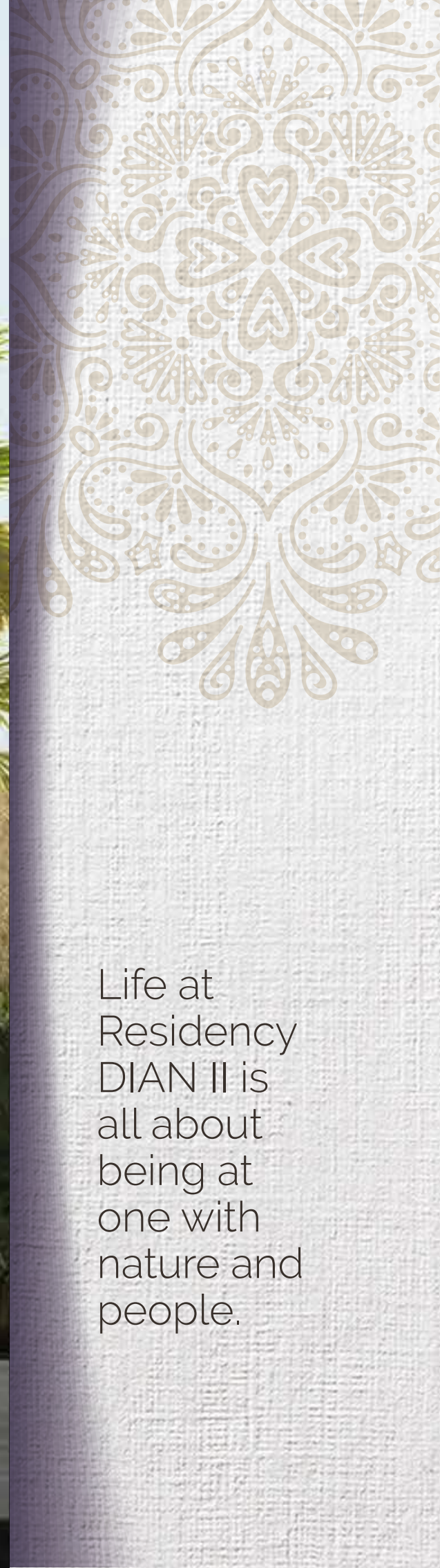


The lift lobby on the facilities deck leads to an extensive avenue filled on both sides with the lush and sweet scent of blossoming frangipani, palm trees and the calming sounds of a landscaped eco-pond.





*Podium avenue walkway leading to gym room.*

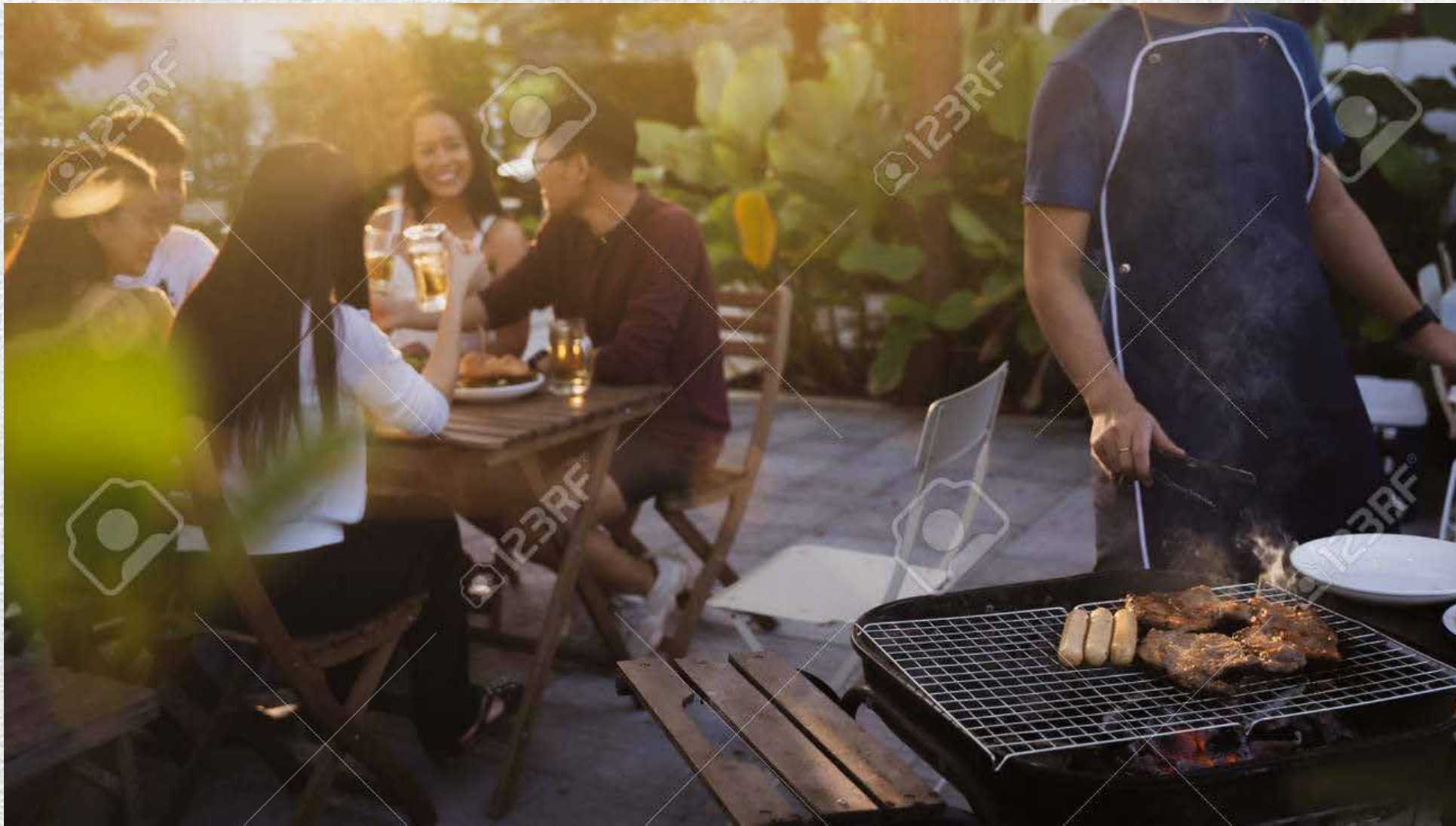


Life at  
Residency  
DIAN II is  
all about  
being at  
one with  
nature and  
people.





Here, you can catch up on conversations in the cosy alang-alang-roofed gazebo by the wading pool, walk the open leisure lawn, enjoy the company of delicate flowers at the nature grove or take in the complex details of the stately Candi Bentar, an iconic Balinese split gateway.



Every opportunity is taken to create spaces where family and friends can spend quality time together. An open concept lounge space makes a perfect spot for small gatherings like these. Even dinner sessions can be set up with ease as there is a dedicated BBQ station with a stone textured countertop.





Elaborate designs that reflect nature is also clearly visible at the kids' corner, featuring a multitude of games, challenges and creative playground equipment to keep the young ones thrilled for hours.



Set within an elegantly landscaped environment, it makes a pleasant hangout space for even for adults.

*From top to bottom: BBQ corner, children's playground and multipurpose hall.*









Dip into the  
**heart**  
of a contemporary  
Balinese experience

*Left: Podium overview*



The facilities deck on level 8 is a tropical paradise, complete with a variety of shady, mature plants on a sprawling sundeck offering magnificent vistas.



*Top: Wading pool*

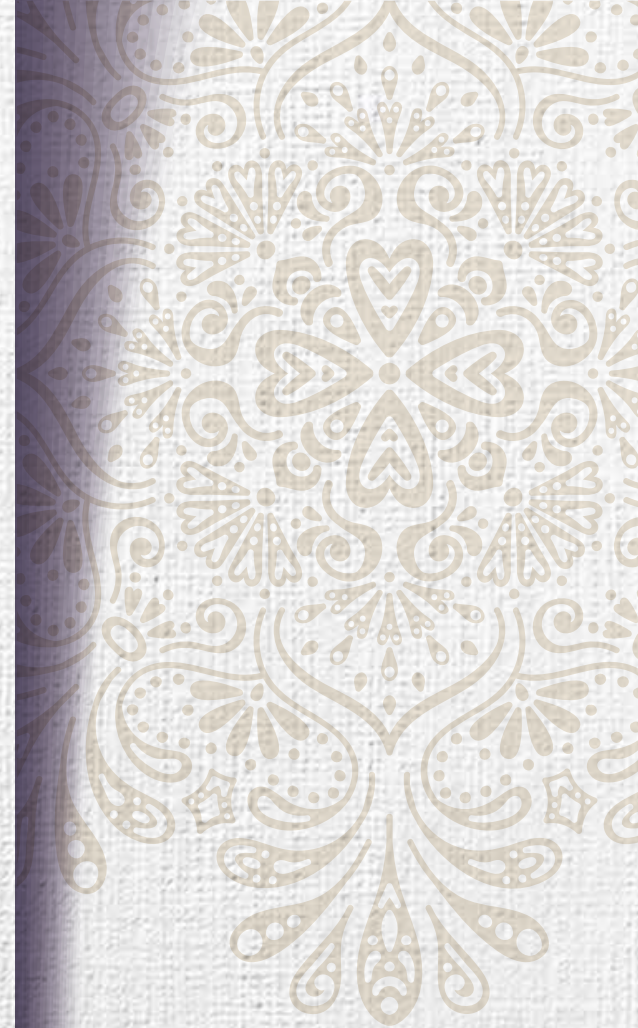




*From top to bottom:  
Swimming pool and sunken lounge.*

Within this imaginative environment, you'll find the amenities designed to foster togetherness.

The swimming pool features an innovative sunken lounge that makes a perfect spot to de-stress and relax.





*Bottom: Sunken lounge facing gym room.*



A prominent feature at the facilities deck is the elevated gym, with a majestic traditional pitched roof. It redefines 'natural fitness' with large windows to bring in ample sunlight. The high ceiling and interior lighting features add to the elegance of the interior space.



And when you're done, head on to the tranquil spa lounge right under the gym, featuring tropical touches such as lattice structures and lush ferns.



*Top: Spa pool beneath gym room.*





# plans

Live with the  
elements







# Landscape

Ground Floor

- a. Drop-off Lobby
- b. Walking Deck
- c. Garden







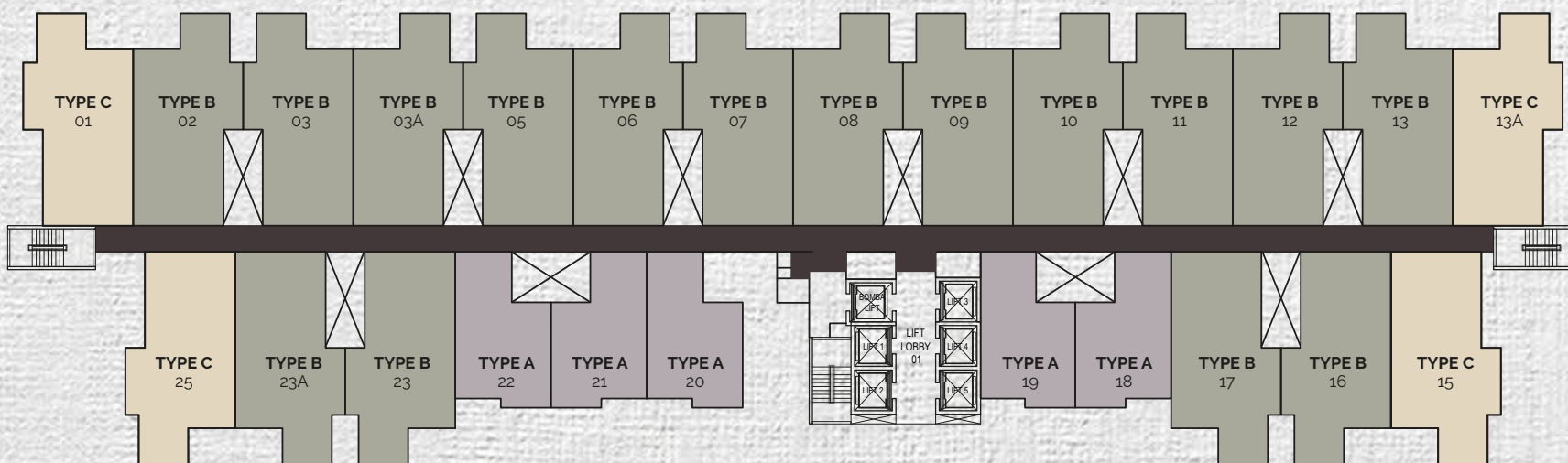
Level 8 Deck  
**Facilities**

- a. Water Feature
- b. Sunken Lounge
- c. Swimming Pool
- d. Pool Deck
- e. Jacuzzi
- f. Garden
- g. Outdoor Bar
- h. BBQ Pavilion
- i. Resting Hut
- j. Wading Pool
- k. Children's Playground
- l. Landscape Sculpture
- m. Lawn
- n. Outdoor Shower
- o. Reflexology Corner
- p. Multipurpose Hall
- q. Reading Room
- r. Changing Room
- s. Gym Room



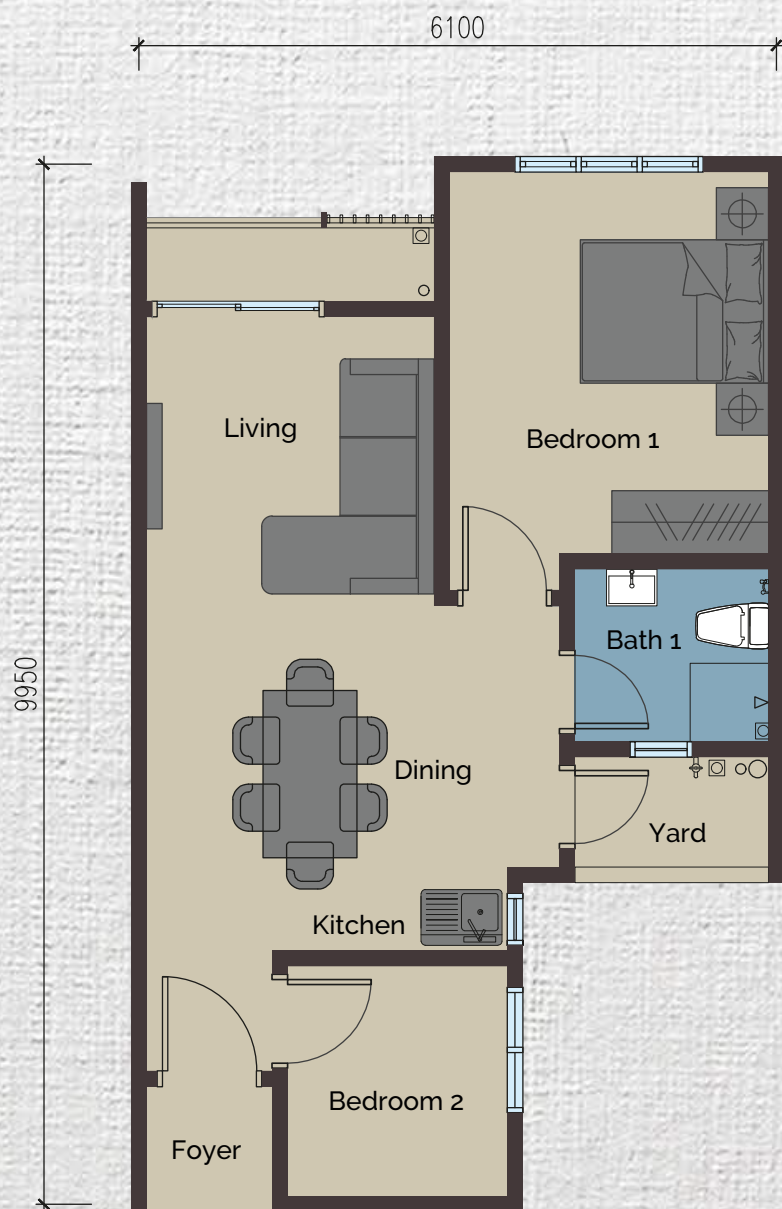


# Typical Storey Plan



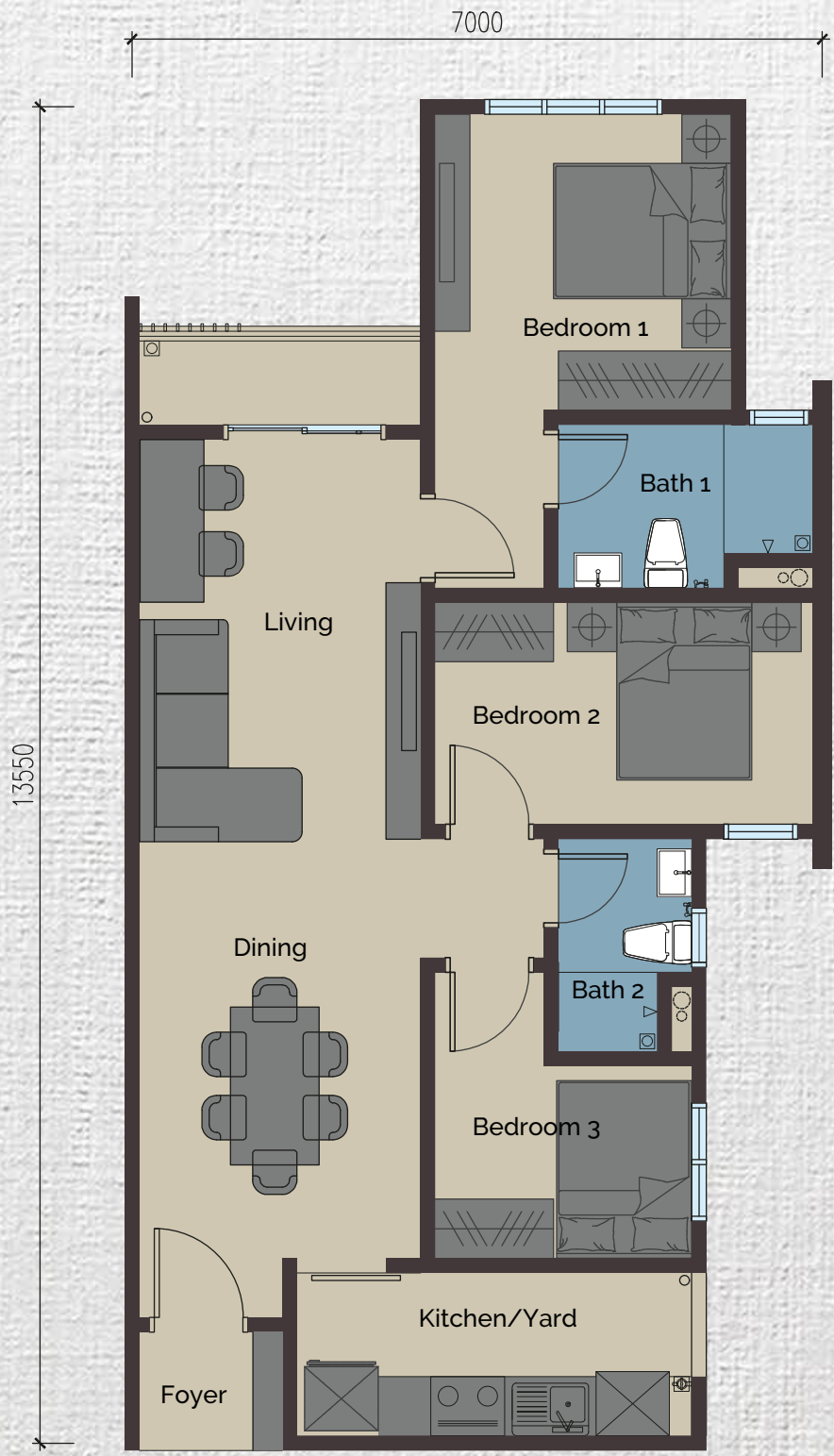


550 sq. ft.  
**Type A**  
2 Bedrooms



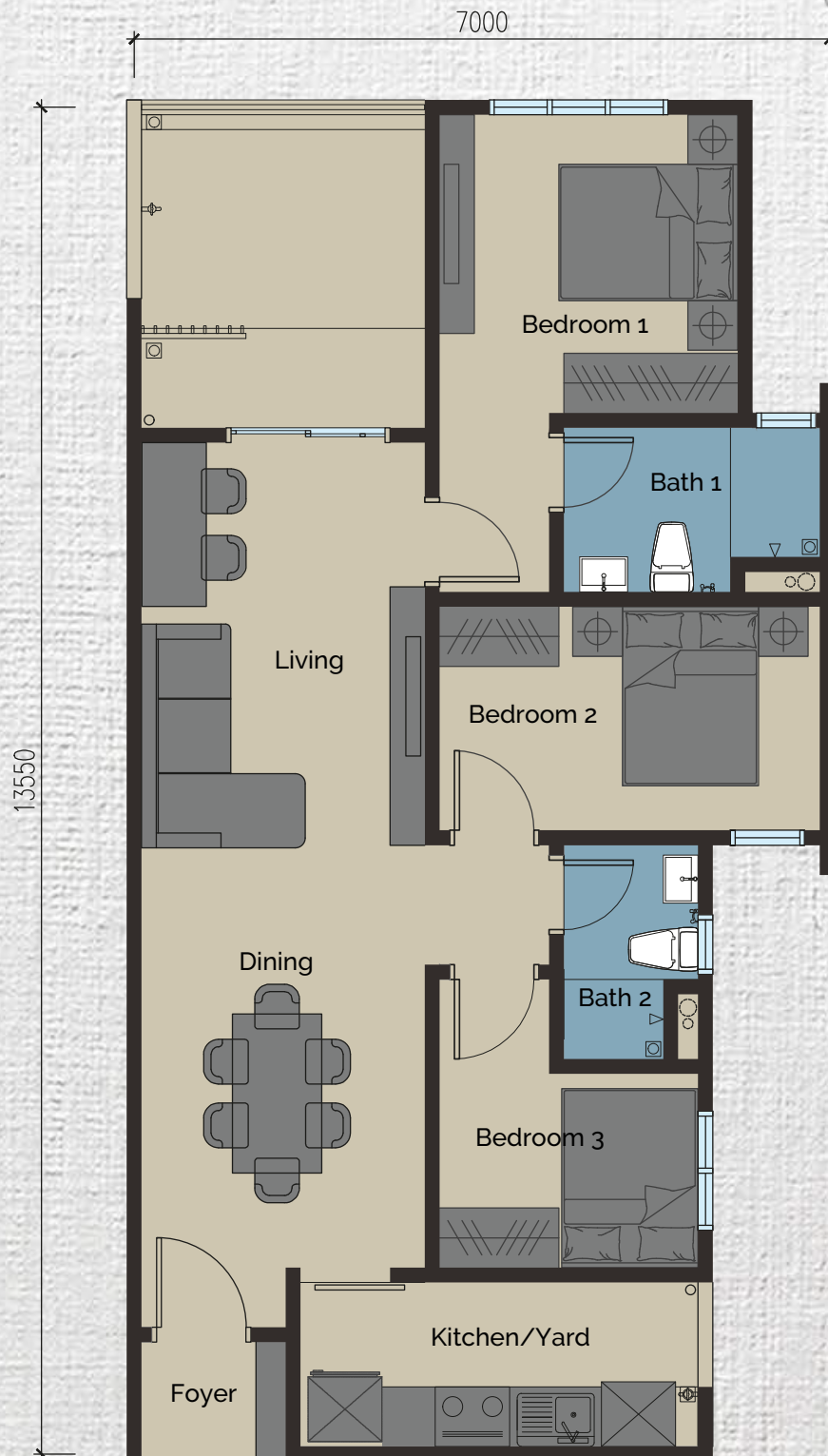


834 sq. ft.  
**Type B**  
3 Bedrooms





909 sq. ft.  
**Type B/G**  
3 Bedrooms



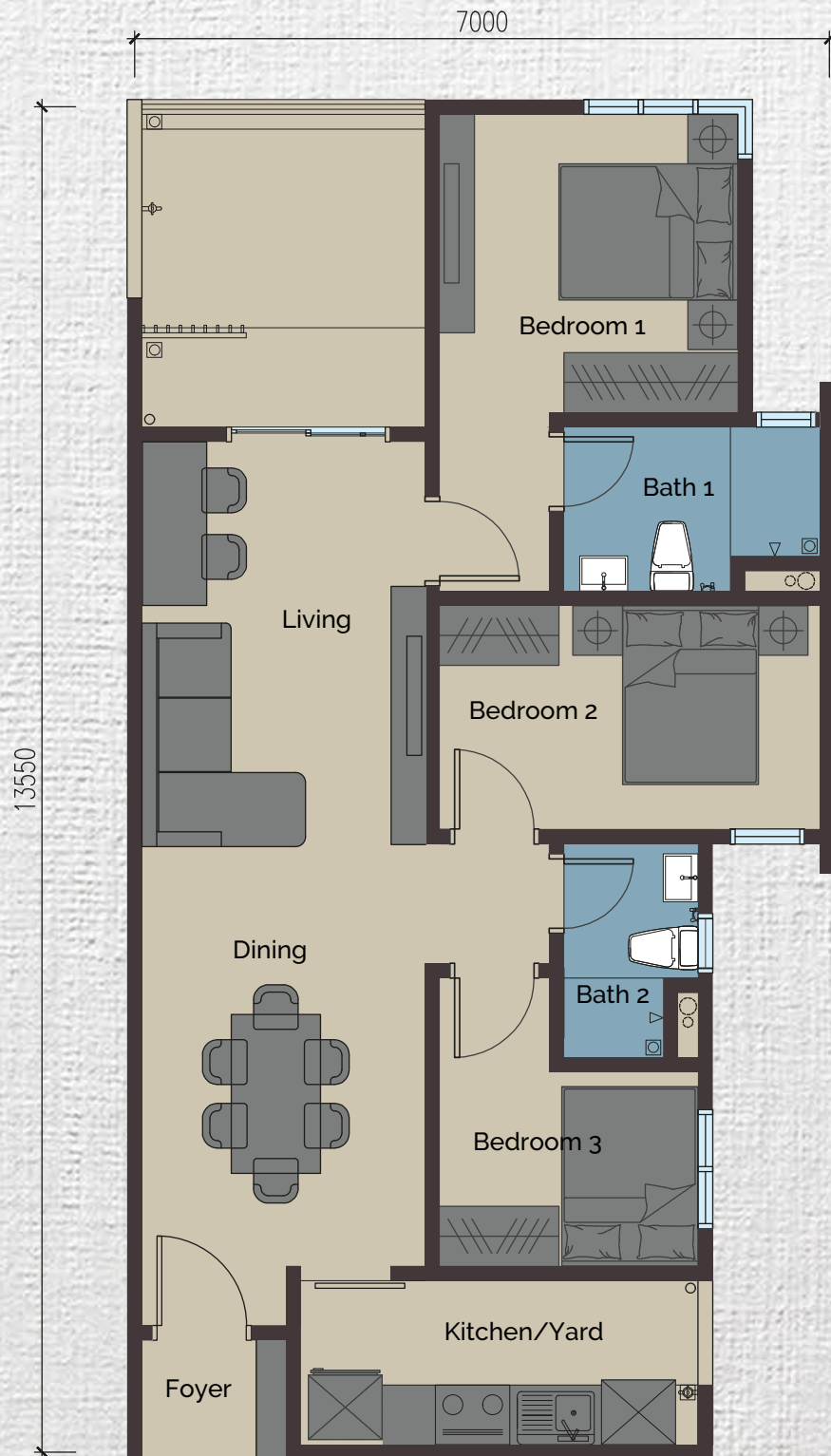


834 sq. ft.  
**Type C**  
3 Bedrooms



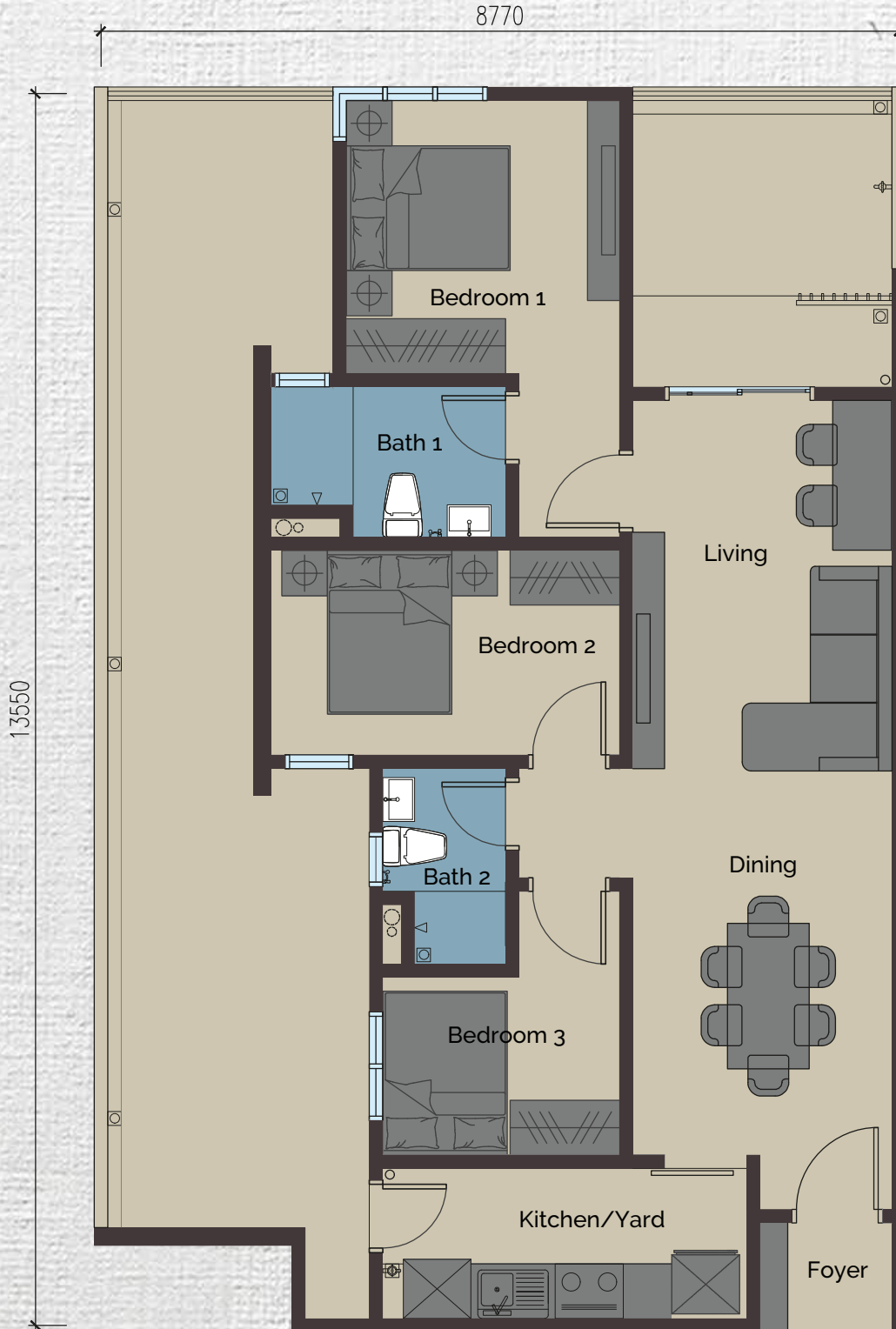


909 sq. ft.  
**Type C/G1**  
3 Bedrooms





1,257 sq. ft.  
**Type C/G2**  
3 Bedrooms





# Details

That Count

**STRUCTURE** : Reinforced Concrete

**WALL** : Masonry / Concrete Wall

**ROOF** : Reinforced Concrete Flat Roof

**CEILING** : Plaster Ceiling / Skim Coat

**WINDOWS** : Aluminium Framed Window

## DOORS

- Main Entrance : Fire Rated Timber Door

- Others : Timber Flush Door /  
Aluminium Framed Glass Door  
(Where Applicable)

**IRONMONGERY** : Quality Lockset

## WALL FINISHES

- Living / Dining : Skim Coat / Plaster And Paint

- Kitchen : Tiles up to 1500mm Height  
(One Side Only)

- Yard : Skim Coat / Plaster And Paint

- All Bathrooms : Tiles up to Ceiling Height

## FLOOR FINISHES

- Living / Dining : Laminated Timber Flooring

- All Bedrooms : Laminated Timber Flooring

- Kitchen : Laminated Timber Flooring

- All Bathrooms : Quality Tiles

- Yard : Quality Tiles

- Foyer : Quality Tiles

- A/C Ledge : Quality Tiles

- Terrace : Quality Tiles  
(Where Applicable)

## SANITARY WARES AND FITTINGS

| TYPE             | A | C/C1 | C1/G |
|------------------|---|------|------|
| Water closet     | 1 | 2    | 2    |
| Wash Basin       | 1 | 2    | 2    |
| Basin Tap        | 1 | 2    | 2    |
| Hand Bidet       | 1 | 2    | 2    |
| Bib Tap          | 1 | 1    | 2    |
| Kitchen Sink     | 1 | 1    | 1    |
| Kitchen Sink Tap | 1 | 1    | 1    |
| Shower Head      | 1 | 2    | 2    |

## ELECTRICAL INSTALLATION

| TYPE                             | A  | C/C1 | C1/G |
|----------------------------------|----|------|------|
| Lighting Point                   | 10 | 14   | 16   |
| Ceiling Fan Point                | 3  | 4    | 4    |
| Door Bell Wiring Point           | 1  | 1    | 1    |
| 13A Switch Socket Outlet         | 11 | 14   | 15   |
| Water Heater Point               | 1  | 2    | 2    |
| Air Conditioning<br>Wiring Point | 3  | 4    | 4    |
| Fibre Wall Socket                | 1  | 1    | 1    |
| SMATV Point                      | 1  | 2    | 2    |
| Distribution Board               | 1  | 1    | 1    |

## MISCELLANEOUS

NOTE: All items mentioned above are subject to validation, modification and substitution as may be recommended by MOA Architects Sdn. Bhd. and/or the relevant approving authorities.



# Details

That Count

**STRUCTURE** : Reinforced Concrete

**WALL** : Masonry / Concrete Wall

**ROOF** : Reinforced Concrete Flat Roof

**CEILING** : Plaster Ceiling / Skim Coat

**WINDOWS** : Aluminium Framed Window

## DOORS

- Main Entrance : Fire Rated Timber Door
- Others : Timber Flush Door /  
Aluminium Framed Glass Door  
(Where Applicable)

**IRONMONGERY** : Quality Lockset

## WALL FINISHES

- Living / Dining : Skim Coat / Plaster And Paint
- Kitchen / Yard : Tiles up to 1500mm Height  
(One Side Only)
- All Bathrooms : Tiles up to Ceiling Height

## SANITARY WARES AND FITTINGS

| TYPE             | B | B/G |
|------------------|---|-----|
| Water closet     | 2 | 2   |
| Wash Basin       | 2 | 2   |
| Basin Tap        | 2 | 2   |
| Hand Bidet       | 2 | 2   |
| Bib Tap          | 1 | 2   |
| Kitchen Sink     | 1 | 1   |
| Kitchen Sink Tap | 1 | 1   |
| Shower Head      | 2 | 2   |

## MISCELLANEOUS

NOTE: All items mentioned above are subject to validation, modification and substitution as may be recommended by MOA Architects Sdn. Bhd. and/or the relevant approving authorities.

## FLOOR FINISHES

- Living / Dining : Laminated Timber Flooring
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- All Bathrooms : Quality Tiles
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- Foyer : Quality Tiles
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- Terrace : Quality Tiles  
(Where Applicable)

## ELECTRICAL INSTALLATION

| TYPE                             | B  | B/G |
|----------------------------------|----|-----|
| Lighting Point                   | 11 | 13  |
| Ceiling Fan Point                | 4  | 4   |
| Door Bell Wiring Point           | 1  | 1   |
| 13A Switch Socket Outlet         | 13 | 14  |
| Water Heater Point               | 2  | 2   |
| Air Conditioning<br>Wiring Point | 4  | 4   |
| Fibre Wall Socket                | 1  | 1   |
| SMATV Point                      | 1  | 1   |
| Distribution Board               | 1  | 1   |





*Gym room at sunset.*



# DALIAN

RESIDENCY

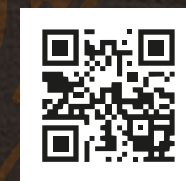


CREATING  
PERFECTION  
THROUGH  
INNOVATION

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**Developer License:** 14377-1/06-2018/0411(L) **Validity:** 03/06/2016 - 02/06/2018 **Advertising & Sales Permit:** 14377-1/06-2018/0411(P) **Validity Period:** 03/06/2016 - 02/06/2018  
**Developer:** Berkeley Heights Development Sdn Bhd **Land Tenure:** Freehold **Encumbrance:** Bank of China **Approval Authority:** Majlis Perbandaran Nilai **Building Plan Referral No:** MPN. 431/2039/2015/4(9) **Expected Date Of Completion:** Julai 2018  
**Type:** Rumah Teres Dua Tingkat (jenis 1A): 79 unit, RM 514,560 (min) - RM 717,840 (max) Rumah Teres Dua Tingkat (jenis 1B): 58 unit, RM 567,600 (min) - RM 756,360 (max) 10% Bumiputra discount 30% Reserved for Bumiputra

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