

# ANGGUN KIRANA

## ALAM NUSANTARA

Layari Laman Web Rumah Anggun Kirana



# ONLINE PERIENCE

Anda boleh mengakses kandungan brosur ini dengan klik  pada gambar

ENTICING SIMPLICITY

# Virtual Tour

Rumah Anggun  
Kirana







# ANGGUN KIRANA

ALAM NUSANTARA

FREEHOLD

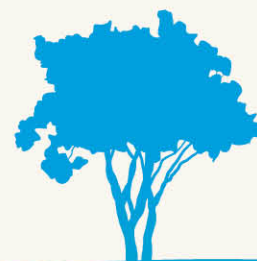
## EXCLUSIVE LIVING FOR MODERN FAMILIES

Introducing all four phases of residential development in Alam Nusantara, Setia Alam, Anggun Kirana with 50 exclusive freehold units of 3-storey spacious link homes.

Each home provides a warm, modern contemporary living experience and exceptional comfort for the residents. Complemented by the charming architecture of the development, the spacious layout feature of Anggun Kirana prioritizes natural daylight within the residential to create a bright, refreshing space that nurtures your everyday living.

**Pendaftaran**

Rumah Anggun  
Kirana



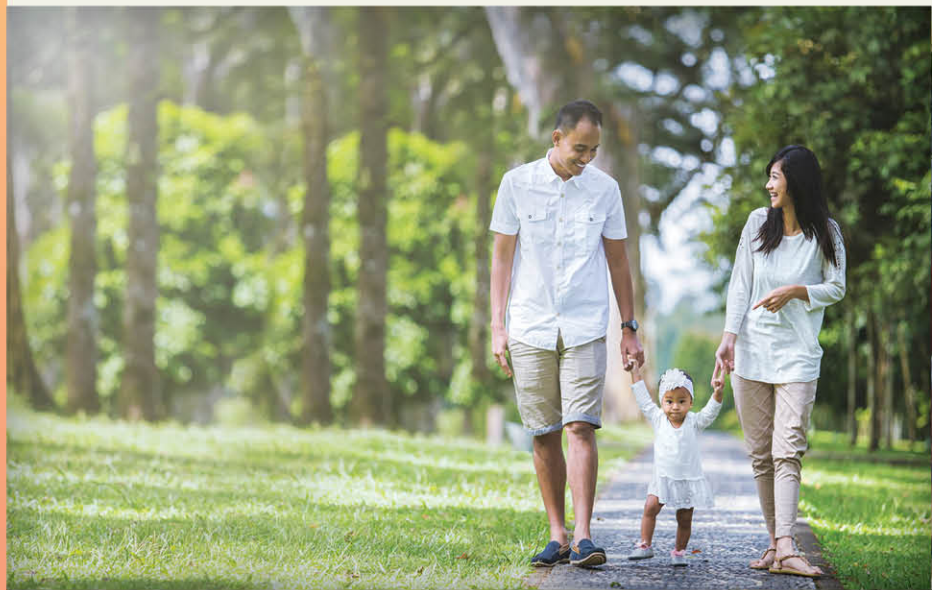
# STUNNING ARCHITECTURE WITH A DISTINCTIVE CHARM

## Galeri

Rumah Anggun  
Kirana



With a built-up area from 4,238sf to 5,330sf ideal for growing families to reside within, each unit represents a distinctive quality living that benefits your modern lifestyle. A perfect abode for the whole family to live harmoniously under one roof, you will not miss this great opportunity to build heartwarming moments and memories that bring smiles for years to come.

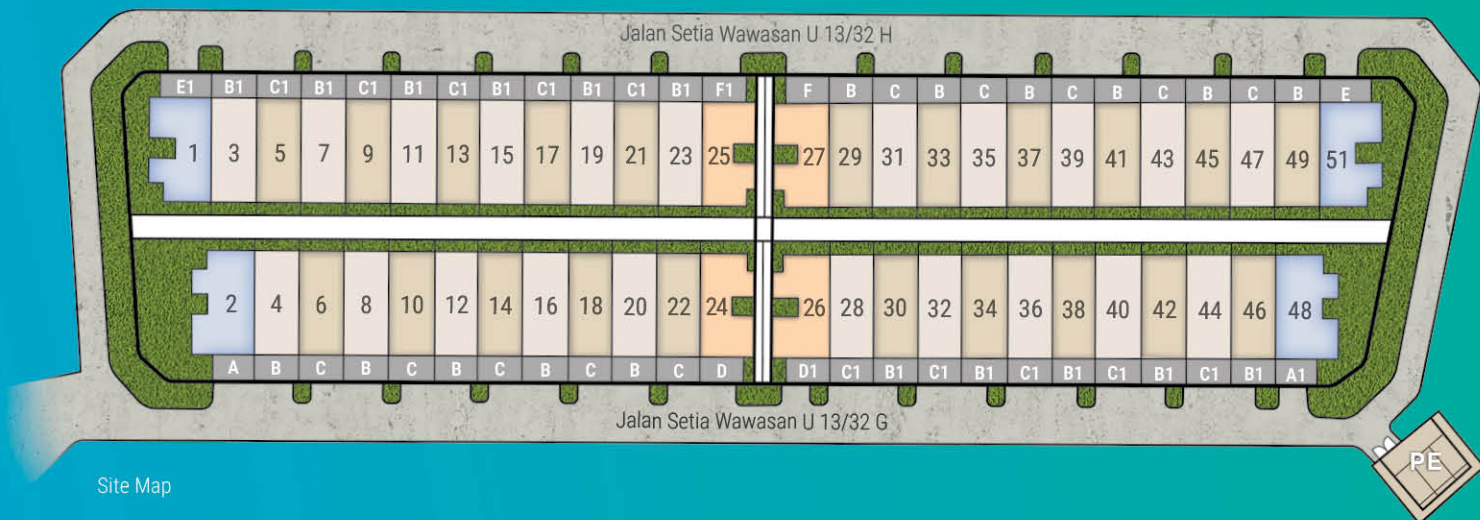


## NEIGHBOURING GREENERY

Bask in the tranquility of greenery and natural environment that co-exist in harmony with the concept of a greener lifestyle at Anggun Kirana. The seamless landscaping feature within the residential bridges the connection between the residents and nature, where the outdoors are never far from your doorstep.







**Tonton Video  
Pelancaran**  
Rumah Anggun  
Kirana



## HALLMARK OF ANGGUN KIRANA

50 freehold units of 3-storey superlink homes with a built-up area from 4,238 to 5,330 sqft.

Modern contemporary design with spacious layout.

Located within the vibrant township of Setia Alam.

Close to modern conveniences (behind Setia City Mall)

Accessibility via NKVE-Setia Alam link and Jalan Kapar-Meru.

## REVEL IN VARIETY

Live closer to the central of modern convenience that surrounds your exclusive residence. Allow your senses be enthralled by a widespread if leisure and entertainment delights that inspire your weekend outings. You are only a stone throw's away from urban essentials.



FLOOR PLAN  
**CORNER UNIT**

LOT NUMBER 2



GROUND FLOOR

TYPE A • BLOCK A  
28' x 90'

6 Bedrooms  
7 Bathrooms  
Courtyard & Lift





1ST FLOOR



2ND FLOOR

FLOOR PLAN  
INTERMEDIATE UNIT

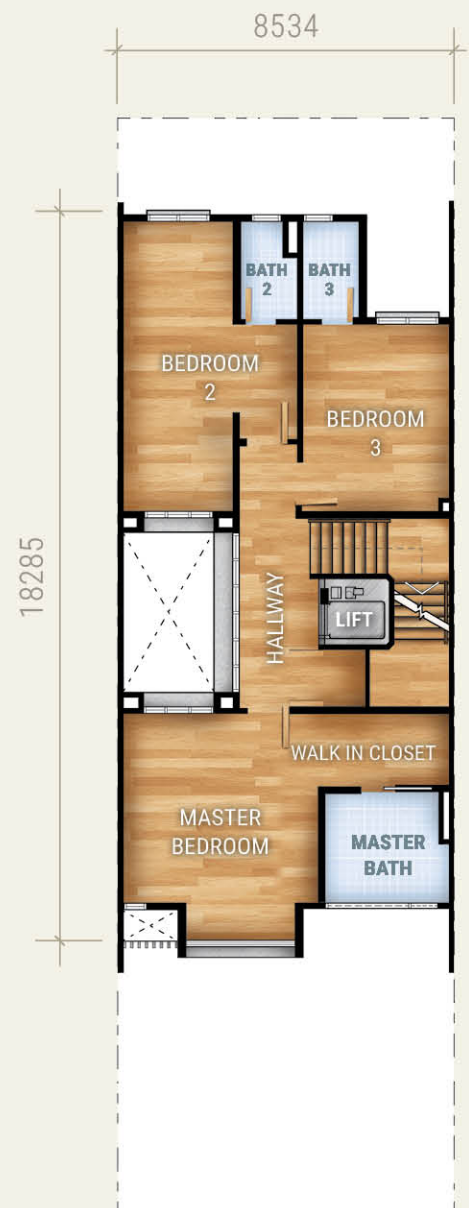
LOT NUMBER 5, 9, 13, 17, 21, 28, 32, 36, 40 & 44



GROUND  
FLOOR



1<sup>ST</sup>  
FLOOR



2<sup>ND</sup>  
FLOOR

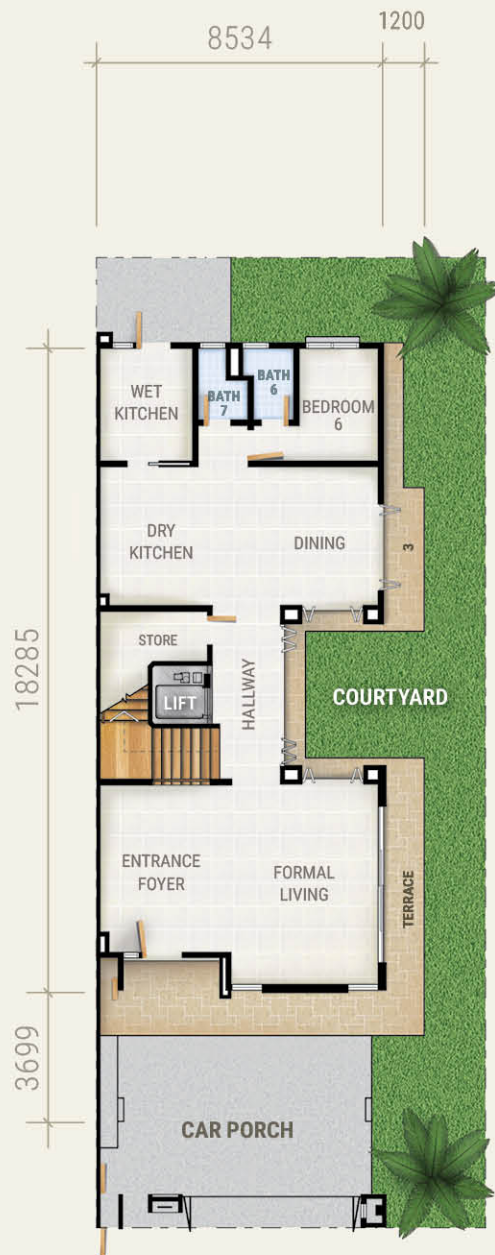
TYPE C1 • BLOCK B & D  
28' x 90'

6 Bedrooms  
7 Bathrooms  
Courtyard & Lift



# FLOOR PLAN END UNIT

LOT NUMBER 24



GROUND  
FLOOR



1<sup>ST</sup>  
FLOOR



2<sup>ND</sup>  
FLOOR

TYPED • BLOCK B  
28' x 90'

6 Bedrooms  
7 Bathrooms  
Courtyard & Lift

## BUILDING SPECIFICATION

|                          |                                                                                               |                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>STRUCTURE</b>         |                                                                                               | Reinforced concrete structure                                           |
| <b>WALLS</b>             |                                                                                               | Brickwall                                                               |
| <b>ROOFING</b>           |                                                                                               | Metal Roofing                                                           |
| <b>CEILING</b>           | Formal living, Entrance Foyer, Dry Kitchen, Family Lounge, all bedroom, all bathroom          | Plasterboard                                                            |
|                          | Dining, Store, Wet Kitchen, Staircase, Car Porch, Balcony                                     | Skim Coat & Painting                                                    |
|                          | Terrace                                                                                       | Plasterboard/Skim Coat and Paint                                        |
| <b>WINDOW</b>            |                                                                                               | Powder Coated Aluminium Frame Casement Window/Aluminium Glass           |
| <b>DOOR</b>              | Entrance Foyer                                                                                | Solid Timber Door                                                       |
|                          | Formal Living                                                                                 | Aluminium Frame Glass Sliding Door & Aluminium Frame Glass Folding Door |
|                          | Dining                                                                                        | Aluminium Frame Glass Folding Door                                      |
|                          | Family Lounge (for Type A, A1, C, C1, E, E1, F & F1 only)                                     | Aluminium Frame Glass Sliding Door                                      |
|                          | Wet Kitchen                                                                                   | Solid Timber Door & Timber Sliding Door                                 |
|                          | All Bedroom                                                                                   | Timber Flush Door                                                       |
|                          | Master Bedroom (for Type A, A1, C, C1, E, E1, F & F1)                                         | Timber Flush Door                                                       |
|                          | Master Bedroom (for Type B, B1, D & D1)                                                       | Timber Flush Door & Aluminium Frame Glass Sliding Door                  |
|                          | Bathrooms                                                                                     | Timber Flush Door                                                       |
|                          | Master Bathroom                                                                               | Sliding Door                                                            |
|                          | Store                                                                                         | Timber Louvres Door                                                     |
| <b>IRONMONGERIES</b>     |                                                                                               | General Quality Lock Set                                                |
| <b>FLOOR FINISHES</b>    | Car Porch, Terrace, Balcony, Yard, Store & Wet Kitchen                                        | Homogenous Tiles                                                        |
|                          | Formal Living, Dining, Entrance Foyer, Dry Kitchen, All Bathrooms                             | Porcelain Tiles                                                         |
|                          | All Bedrooms, Family Lounge & Staircase                                                       | Laminated Timber                                                        |
| <b>WALL FINISHES</b>     | Entrance Foyer, Formal Living, Dining, Family Lounge, Staircase, All Bedroom, Store & Balcony | Skim Coat & Paint                                                       |
|                          | Dry Kitchen, Wet Kitchen, All Bathrooms                                                       | Porcelain Tiles                                                         |
| <b>SANITARY FITTINGS</b> |                                                                                               | General Kitchen Sink, Wash Basin, Jacuzzi Shower & Water Closet         |

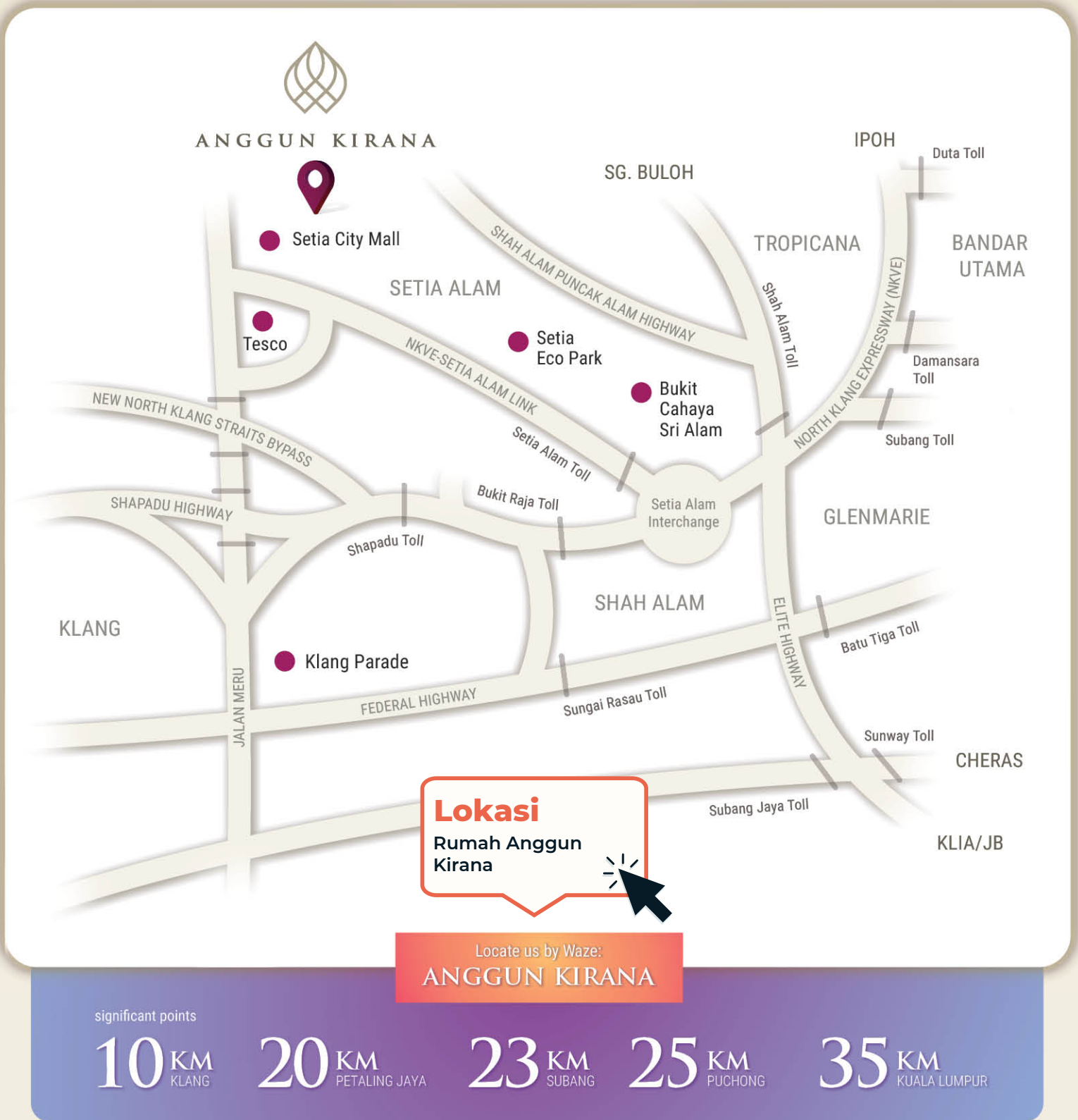
## ELECTRICAL FITTINGS

| HOUSE TYPE                            | A, A1, E & E1 | B, B1, C & C1 | B, B1, C & C1 |
|---------------------------------------|---------------|---------------|---------------|
| Ceiling Lighting Point                | 64            | 60            | 65            |
| Wall Lighting Point                   | 9             | 3             | 5             |
| Power Point (13 amp)                  | 35            | 34            | 34            |
| Power Point (15 amp)                  | 2             | 2             | 2             |
| Ceiling Fan Point                     | 8             | 8             | 8             |
| TV Point (for ASTRO)                  | 1             | 1             | 1             |
| Air-Conditioning Power Pint (15 amp)  | 10            | 10            | 10            |
| Door Bell Point                       | 3             | 3             | 3             |
| Lightning Point for Maingate          | 2             | 2             | 2             |
| Fiber Wall Socket (for Internet/IPTV) | 2             | 2             | 2             |
| Autogate Point                        | 1             | 1             | 1             |
| Telephone Point                       | 4             | 4             | 4             |
| Security System, Solar Panel System   | -             | -             | -             |
| Home Lift System                      | -             | -             | -             |



# ANGGUN KIRANA

LOCATION MAP



PKNS a multi-award winning developer awarded by



In Praise of  
**International Business Review**  
AWARDS 2009



Malaysian Reserve  
**editors choice 12**  
Property Awards

WINNER OF THE PRESTIGIOUS  
BCI ASIA TOP 10 PROPERTY  
DEVELOPERS AWARD  
2 YEARS RUNNING



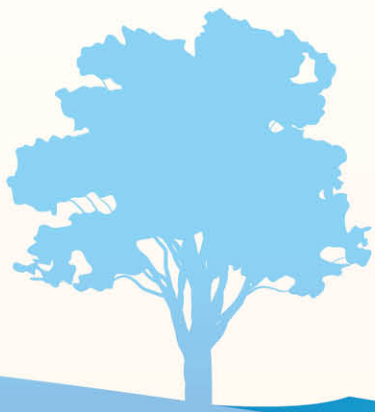
FOR FURTHER INFORMATION, KINDLY CONTACT US AT  
012-236 1154 • 013-391 7634 • 018-243 6285 • 017-672 4923 • 013-250 4380 • 012-659 5515

Another Prestigious Development By



**PKNS**

[www.pkns-property.com](http://www.pkns-property.com)



**SELANGOR STATE DEVELOPMENT CORPORATION**

Northern Region Sales Division, 2nd Floor, Kompleks PKNS Shah Alam, Selangor Darul Ehsan • Tel: +603 - 5519 2211