

A central graphic consisting of a dark grey square with a thin orange border. Inside the square, the text "HIJAUAN ENKLAF" is written in a gold, serif font. Below the main title, the tagline "THE NEXT OF LUXURY AWAITS" is written in a smaller, gold, sans-serif font.

HIJAUAN
ENKLAF

THE NEXT OF LUXURY AWAITS

SETIA ALAM

www.pkns-property.com

HIJAUAN ENKLAF

((FREEHOLD))

3-STOREY SEMI DETACHED HOME

DISTINCTIVE CHARACTERS IN SUBLIME ELEGANCE

3-STOREY SEMI DETACHED HOME

10 RESIDENCE BUILD WITH LAVISH FINISHING

A classic and timeless elegance embedded in stylish, modern designs, the complementing pacifying hues in your surrounding creates charming atmosphere for dwellers of this home. The architecture of the residence with classic to contemporary as highlighted by the different elements that build this residence. Incorporating the open space concept into the design, the various threshold creating distinction between conventional and modern, the expansive spaces are some of the distinctive features of this home.





3-STOREY SEMI DETACHED HOME

PROPERTY DETAIL

ADDRESS

Jalan Setia Perdana U13/30A,
Seksyen U13 Alam Nusantara,
40170 Shah Alam, Selangor Darul Ehsan.

TOTAL UNITS
10 units

BUILD UP FROM
5,202 sq ft

TENURE
Freehold

LAND TITLE
Residential

SECURITY ELEMENTS
Guard and Gated Area

PRICE STARTING FROM
RM3,200,000*

*Price before discount

WIDE WINDOWS FOR ENHANCED NATURAL LIGHTING • PREMIUM FINISHING • PRIVATE LIFT • SWIMMING POOL

FLOOR PLAN

SEMI DETACHED
NO. 32, 34, 36 & 38.

GROUND FLOOR

- ① Living Room
- ② Dining Room
- ③ Powder Room
- ④ Dry Kitchen
- ⑤ Wet Kitchen
- ⑥ Bathroom 6
- ⑦ Small Bedroom
- ⑧ Car Park Area
- ⑨ Lift
- ⑩ Store

FIRST FLOOR

- ① Deck
- ② Swimming Pool
- ③ Flexible /Family Area
- ④ Guest Room
- ⑤ Bathroom 5
- ⑥ Master Bedroom with Walk-in Wardrobe
- ⑦ Master Bathroom
- ⑧ Balcony
- ⑨ Lift

SECOND FLOOR

- ① Study Area
- ② Bedroom & Bathroom 2
- ③ Bedroom & Bathroom 3
- ④ Bedroom & Bathroom 4
- ⑤ Family Area
- ⑥ Balcony
- ⑦ A/C
- ⑧ Lift



FLOOR PLAN

SEMI DETACHED
NO. 40, 42, 44, 46, 48 & 50.

LOWER GROUND FLOOR

- ① Guest Room with Bathroom
- ② Small Room with Bathroom
- ③ Laundry
- ④ Patio
- ⑤ Store
- ⑥ Lift
- ⑦ Terrace

GROUND FLOOR

- ① Living Room
- ② Dining Room
- ③ Powder Room
- ④ Dry Kitchen
- ⑤ Wet Kitchen
- ⑥ Lift
- ⑦ Car Park Area



Lower Ground Floor



Ground Floor

FLOOR PLAN

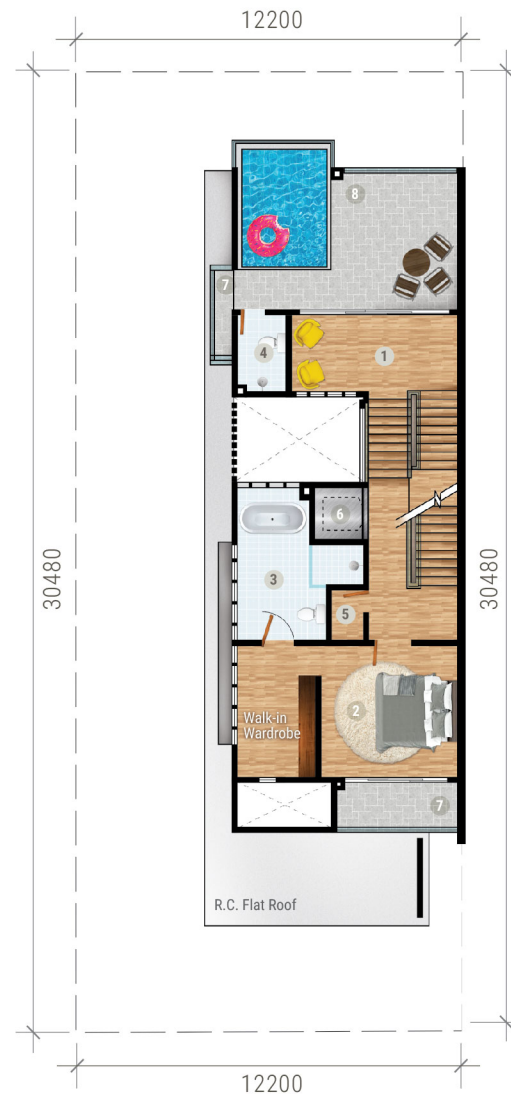
SEMI DETACHED
NO. 40, 42, 44, 46, 48 & 50.

FIRST FLOOR

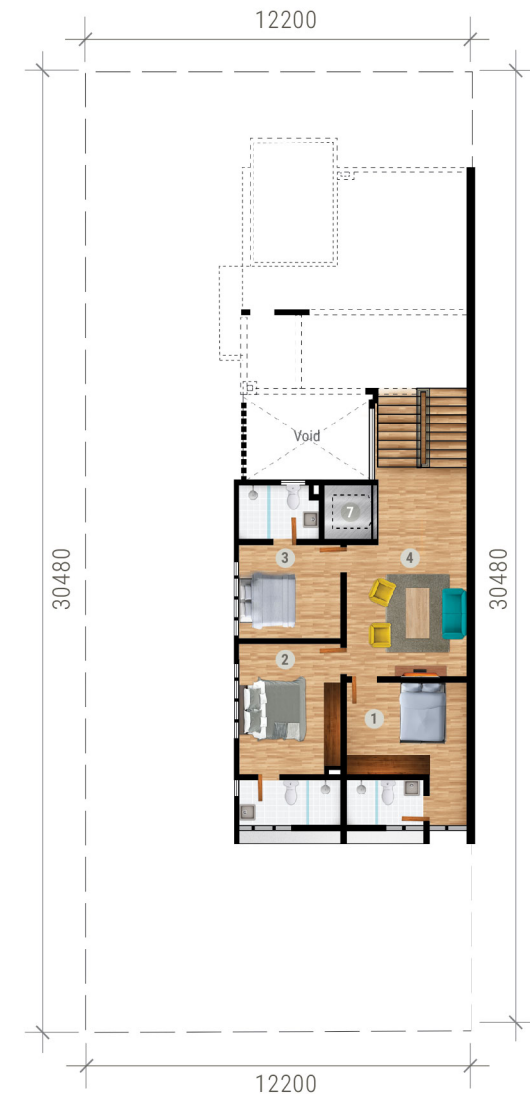
- ① Flexible Space
- ② Master Bedroom with Walk-in Wardrobe
- ③ Master Bathroom
- ④ Bathroom 4
- ⑤ Linen Room
- ⑥ Lift
- ⑦ Balcony
- ⑧ Deck & Swimming Pool

GROUND FLOOR

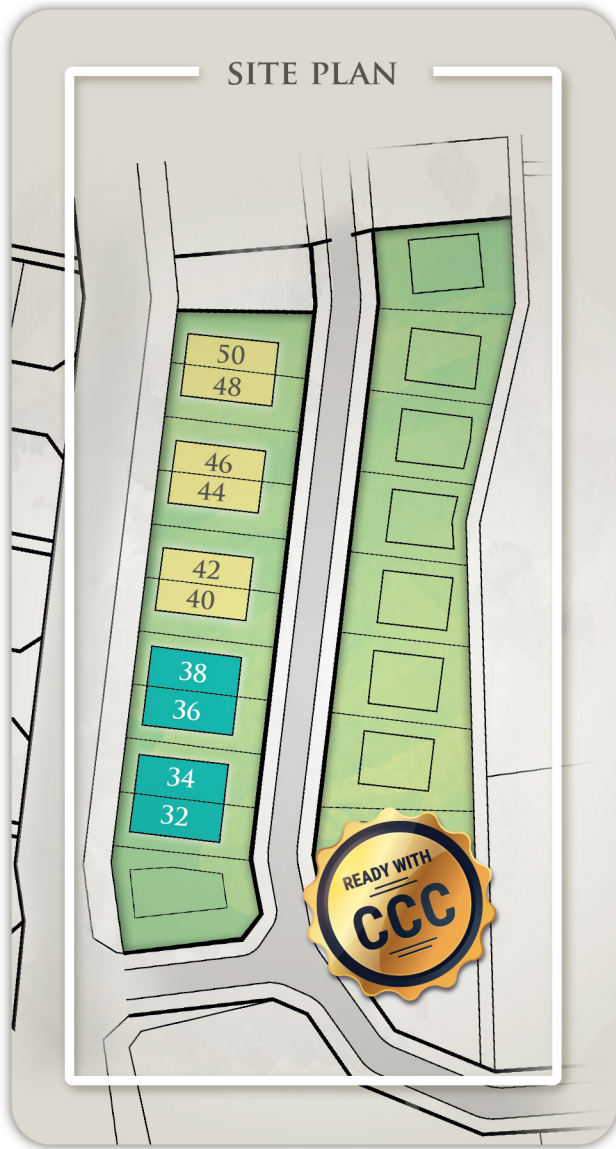
- ① Bedroom & Bathroom 1
- ② Bedroom & Bathroom 2
- ③ Bedroom & Bathroom 3
- ④ Family Area
- ⑤ Lift



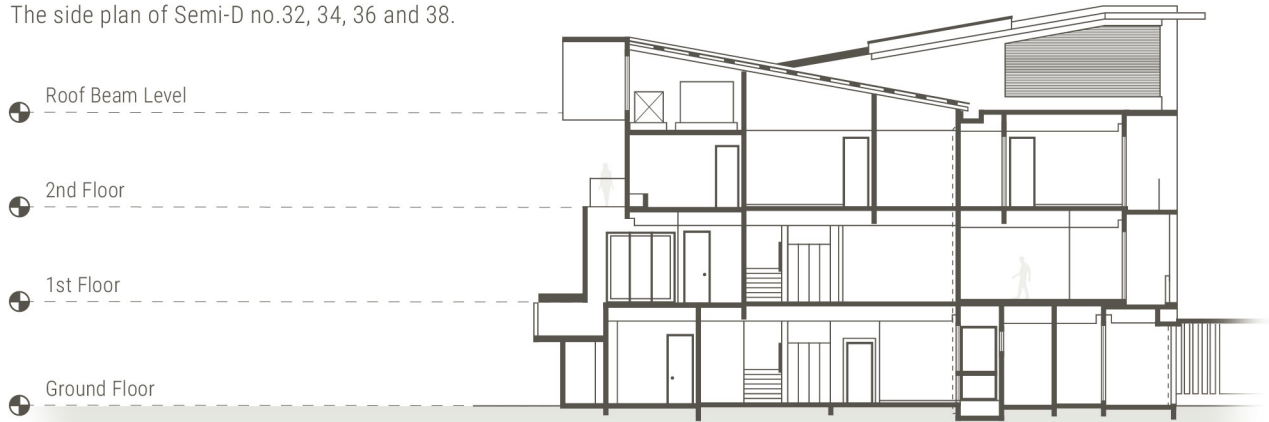
First Floor



Second Floor



The side plan of Semi-D no.32, 34, 36 and 38.



The side plan of Semi-D no.42, 44, 46, 48 and 50.



All the information are subjected to changes by the related Local Authorities and to whichever that considered best by the Developer and the professional consultants.

HIJAUAN ENKLAF

((FREEHOLD))



GPS coordinates: 3.115937, 101.467788

 **waze** HIJAUAN ENKLAF