

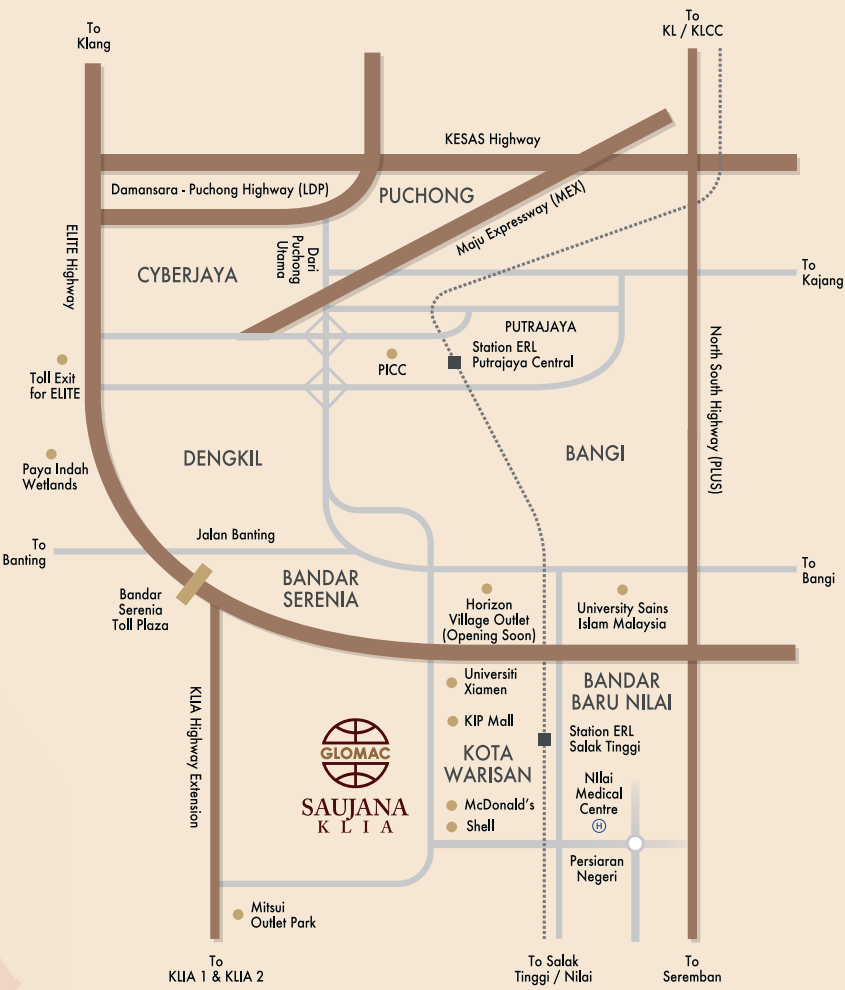
Specifications

Structure	Reinforced Concrete Framework	
Wall	Masonry / Reinforced Concrete	
Roof	Concrete Roof Tiles / Flat Roof	
Ceiling	Skim Coat / Plasterboard Ceiling	
Window	Aluminium Frame Window with Glass	
Doors	Entrance Door	: Timber Door
	Others	: Plywood Flush Door/ Aluminium Frame
		Sliding Door With Glass
Locks	Provided	
Floor Finishes	Driveway, Car Porch	: Concrete Broom Finish
	Living, Dining, Family Area	: Tiles
	Bedroom 1, Bedroom 2,	
	Bedroom 3, Master Bedroom,	
	Kitchen, All Bathrooms	
	Stairs	
	Refuse Compartment	: Tiles
	Water Meter Compartment,	: Cement Render
	Yard, Apron, Others	
Wall Finishes	External	: Plaster & Paint
	Internal	: Plaster & Paint
	Kitchen	: 1500mm High Wall Tiles
	All Baths	: Wall Tiles Up to Ceiling Height

Sanitary	Provided	
Installations		
Gate / Fencing	Others Front Gate	: Mild Steel Gate
	Others	: Security Fencing
Others	Refuse Compartment, Water Meter Compartment & Letter Box	

	END/CORNER LOT	INTERMEDIATE LOT
Lighting Point	21 Nos	20 Nos
13A Power Point	13 Nos.	13 Nos.
Aircond Power Point	2 Nos	2 Nos
Water Heater Point	1 Nos.	1 Nos.
Autogate Point	1 Nos.	1 Nos.
Bell Point	1 Nos.	1 Nos.
Data Point	1 Nos.	1 Nos.
Fan Point	7 Nos.	7 Nos.
Distribution Board	1 Nos.	1 Nos.
Fibre Wall Socket	1 Nos.	1 Nos

- **Strategic Location**
Located in the Heart of Saujana KLIA.
Offering easy access and ultimate comfort.
- **Exclusive Living**
Modern design with a cozy and comfortable layout.
- **Seamless Connectivity**
Close to major highways (ELITE, MEX, PLUS), KLIA, and key cities.
- **Convenient Amenities**
Schools, shopping malls, hospitals, and lifestyle hubs all within reach.



ALLAMANDA
SAUJANA KLIA

Your Private Escape, Perfectly Connected

Developer:
MAGICAL STERLING SDN BHD.
HQ: Level 15, Menara Glomac,
Glomac Damansara, 60000 Kuala Lumpur, Malaysia
T +603 7723 9000 F +603 7729 9000

Sales Gallery:
Galeri Jualan Saujana KLIA
No 2, Jalan Saujana KLIA 1/B, Taman Saujana KLIA,
43900 Sepang, Selangor, Malaysia.
 Glomac Saujana KLIA

03-5030 0532
property.glomac.com.my



Tranquil Living with Everything Within Reach



Lot Size
20' x 60'



4 Bedrooms
3 Bathrooms



Community
Spaces



3km
to ERL



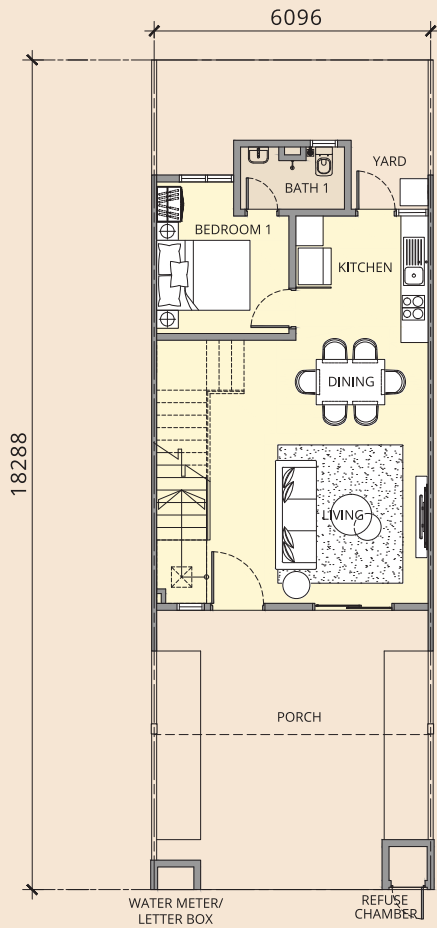
Access to
Major Highway

Nestled in a peaceful, well-planned township, Saujana KLIA offers a quiet neighborhood with modern amenities at your doorstep. These contemporary double-storey terrace homes are designed for comfort, featuring warm interiors and inviting spaces perfect for relaxing and unwinding in a close-knit community. Enjoy effortless connectivity via major highways (ELITE, MEX, PLUS) and easy access to KLIA, schools, shopping, and healthcare. Here, tranquility and convenience come together, creating the perfect home for you and your family.

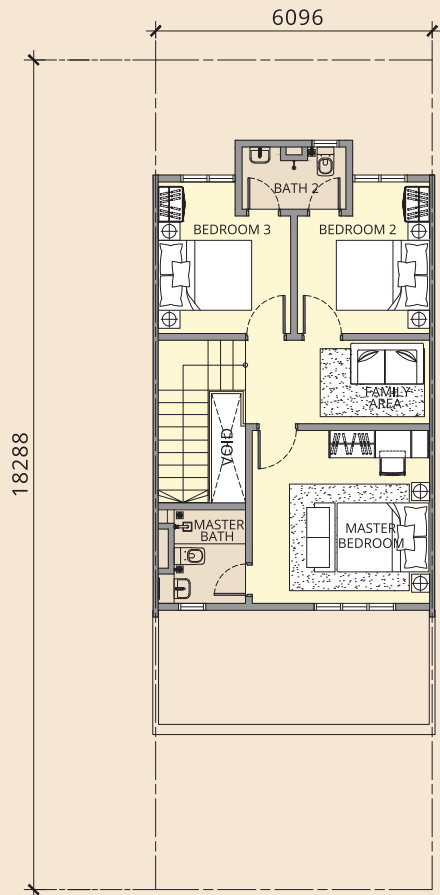


Floor Plan

- Land Size
20' x 60'
- Built-up
1,555 sq.ft.
- 4 Bedrooms
- 3 Bathrooms



Ground Floor



First Floor

Site Plan

