

*Astana*  
Residence @ Precinct 8

# STATE-OF-THE-ART RESIDENCE

EMPHASIZING NATURE'S CHARMS

## A LIFESTYLE OF PRIDE AND PRIVILEGE

Experience the satisfaction of living in Putrajaya, a tranquil rising world-class metropolitan with beautiful lake views and nature escapes. The well-balanced inner-city surrounding provides a perfect setting for family bonding.



*Actual vista of Putrajaya Lake*



## BREATHTAKING ACTIVITIES AND FESTIVALS

Putrajaya residents stand to take part in variety of recreations like sailing, windsurfing and horse riding here. Spectacular international events such as the Hot Air Balloon Fiesta, Red Bull Air Race, Dragon Boat Festival and Putrajaya International Fireworks Competition are perfect for families.

Putrajaya International Hot Air Balloon Fiesta



Putrajaya International Fireworks Competition



Equestrian Park Putrajaya



International Sailing Week



Red Bull Air Race World Championship Putrajaya 2014



## EXCLUSIVITY BEGINS WITH AN AESTHETIC WELCOME

A beautiful collection of 2 1/2 - 3 1/2-storey Boutique Villas set stunningly in a secured and charming enclave by the Putrajaya Lake. Overlooking amazing blue and green panoramas, a poetry-like life is waiting to be discovered.







## GARDEN LIVING IN A CLASS OF ITS OWN

Set amidst tropical blooms, indulge in the enchanting greenery that plays host to a medley of singing birds and rustling leaves. Offering glorious lake view and capturing the best of greens surroundings, these characters define an impeccable garden and lakeside living.







## SATISFYING URBAN LIVING EXPERIENCE

Take pleasure in the many resident-exclusive facilities at the Recreational Centre, designed with a distinctive sheltered rooftop podium. The cantilevered 25-metre infinity pool with Putrajaya Lake as its backdrop serves as the perfect spot for total relaxation. The wading pool, gymnasium, function room, children's indoor play area and outdoor playground offer plenty opportunities for social interaction.





## A LIFESTYLE BEYOND EXPECTATIONS

The uppermost level makes social gathering easy and elegant. The guest suites, social lounge as well as the garden are placed together on the top floor, forming an excellent entertainment space. Spending time on the rooftop is enjoyable, especially when it overlooks spectacular lake views.







Dining Hall - Type B1



Living Hall - Type B1

## A SYMPHONY OF STYLE & PRESTIGE

With high ceiling and generous built-ups ranging from 5,348 sf to 6,456 sf, living space indulgence is now possible. Skylight streams through the 3-meter glass windows and doors, highlighting the interior openness. Open-plan layout integrates the living, dining halls and dry kitchen, creating impression of a vast space. A private lift completes the flawless abode.



## SAVOUR THE PERFECT MOMENTS

The grand master bedroom, along with other comfortable bedrooms ensure lots of restful nights. Furthermore, luxurious ensuite bathrooms provide relaxation with a touch of class. Unwind and immerse yourself in the perfect experience.



Master Bedroom - Type B1



Master Bathroom - Type A





TYPE  
*A*

2 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 6,456 sf  
LAND AREA : 4,416 sf (min) - 6,758 sf (max)

24 UNITS





TYPE  
*A*



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE	Reinforced Concrete			
ROOF COVERING	RC Slab/Artificial Turfing			
WALL	Brickwall			
FINISHES	GROUND FLOOR	FLOOR	WALL	CEILING
	Car Porch	Tiles/Washed Aggregate	Plaster & Paint	Composite Panel Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Entrance Foyer/Gallery/Lift Lobby	Tiles	Plaster & Paint	Plaster Ceiling
	Living/Dining/Dry Kitchen	Tiles	Plaster & Paint	Plaster Ceiling
	DB	Tiles	Plaster & Paint	Plaster Ceiling
	Maid's Bath	Tiles	Tiles	Plaster Ceiling
	Maid's Room/Dry Yard	Tiles	Plaster & Paint	Plaster Ceiling
	Wet Kitchen	Tiles	Tiles	Plaster Ceiling
	Garden Store	Cement Render	Plaster & Paint	Skim Coat & Paint
	Staircase	Solid Timber	Plaster & Paint	-
	Store (Under Staircase)	Tiles	Plaster & Paint	Skim Coat & Paint
	Feature Pond	Tiles	Tiles/Plaster & Paint	Plaster Ceiling
	Powder Room	Tiles	Tiles	Plaster Ceiling
	A/C	Washed Aggregate	Plaster & Paint	Skim Coat & Paint
	Service Yard	Washed Aggregate	Plaster & Paint	-

FINISHES	FIRST FLOOR	FLOOR	WALL	CEILING
	Family Area/Lift Lobby/Gallery	Solid Timber	Plaster & Paint	Plaster Ceiling
	Master Bedroom & Dressing	Solid Timber	Plaster & Paint	Plaster Ceiling
	DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Ensuite Bath	Tiles/Marble	Tiles/Marble	Plaster Ceiling
	Balconies	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Bedrooms	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bathrooms	Tiles	Tiles	Plaster Ceiling

FINISHES	SECOND FLOOR	FLOOR	WALL	CEILING
	Guest Bedroom	Solid Timber	Plaster & Paint	Plaster Ceiling
	Guest Bath	Tiles	Tiles	Plaster Ceiling
	M&E Service Room	Cement Render	Plaster & Paint	Skim Coat & Paint
	Garden Terrace	Artificial Turfing	-	Composite Panel Ceiling
	A/C 1	Cement Render	-	Composite Panel Ceiling
	A/C 2	Tiles	-	Composite Panel Ceiling
	B.B.Q. Area	Tiles	-	-

WINDOW	Aluminium Frame Window			
DOOR FRAME	Aluminium/Timber Frame			
DOOR	Living/Master Bedroom/Entertainment Lounge/Bedroom 2	Glass Sliding Door		
	Main Entrance Door	Decorative Solid Timber Door		
	Bedrooms/Bathrooms/Wet Kitchen/Powder Room/Maid's Room/Dry Yard (Internal)	Solid Core Timber Door		
	Guest Bedroom	Timber Sliding Door		
	Store (Under Staircase)/DB	Timber Louvered Door		
	Garden Store	Aluminium Louvered Door		
	Dry Yard (External)	Aluminium Grilled Door		

SANITARY WARES & FITTINGS	SECOND FLOOR	FLOOR	ELECTRICAL INSTALLATION	Light Point	80 Nos
	Pedestal Water Closet	7 Nos		Fan Point	9 Nos
	Wash Hand Basin	8 Nos		Power Point	52 Nos
	Toilet Paper Roll Holder	7 Nos		Water Heater Point	1 No
	Hand Bidet	7 Nos		Air-Cond Point	9 Nos
	Shower Rose	6 Nos		SAT/TV Point	4 Nos
	Bath Tub	1 No		Telephone Point	3 Nos
	Tap	13 Nos		Door Bell Point	1 No
	Kitchen Sink	2 Nos			



TYPE  
*B1*

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 5,752 sf  
LAND AREA : 3,505 sf (min) - 3,717 sf (max)

6 UNITS





# TYPE B1



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE	Reinforced Concrete			
ROOF COVERING	RC Slab/Artificial Turfing			
WALL	Brickwall			
FINISHES	LOWER GROUND FLOOR	FLOOR	WALL	CEILING
	Staircase	Solid Timber	Plaster & Paint	-
	Store	Tiles	Plaster & Paint	Skim Coat & Paint
	Maid's Toilet	Tiles	Tiles	Plaster Ceiling
	Maid's Room/Dry Yard	Tiles	Plaster & Paint	Plaster Ceiling
	Guest Bath 1	Tiles	Tiles	Plaster Ceiling
	Informal Living/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	Terrace	Washed Aggregate	Plaster & Paint	Skim Coat & Paint
	Service Yard	Washed Aggregate	Plaster & Paint	-
	A/C	Cement Render	Plaster & Paint	-
	Garden Store	Cement Render	Plaster & Paint	Skim Coat & Paint
FINISHES	GROUND FLOOR	FLOOR	WALL	CEILING
	Car Porch	Tiles/Washed Aggregate	Plaster & Paint	Composite Panel Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Powder Room	Tiles	Tiles	Plaster Ceiling
	Wet Kitchen	Tiles	Tiles	Plaster Ceiling
	Living/Dining/Dry Kitchen/Lift Lobby	Tiles	Plaster & Paint	Plaster Ceiling
	Balcony 1	Washed Aggregate	-	Plaster Ceiling
	Entrance Foyer/DB	Tiles	Plaster & Paint	Plaster Ceiling
	A/C	Cement Render	Plaster & Paint	-
FINISHES	FIRST FLOOR	FLOOR	WALL	CEILING
	Family Area/Lift Lobby/DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Master Bedroom & Dressing	Solid Timber	Plaster & Paint	Plaster Ceiling
	Ensuite Bath	Tiles/Marble	Tiles/Marble	Plaster Ceiling/Glass Slight
	Balconies	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Bedrooms	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bathrooms	Tiles	Tiles	Plaster Ceiling

FINISHES	SECOND FLOOR	FLOOR	WALL	CEILING	
	Staircase	Solid Timber	Plaster & Paint	-	
	Entertainment Lounge	Solid Timber	Plaster & Paint	Plaster Ceiling	
	Guest Bath 2	Tiles	Tiles	Plaster Ceiling	
	Garden Terrace	Artificial Turfing	-	Composite Panel Ceiling	
	A/C	Cement Render	Plaster & Paint	-	
	B.B.Q Area	Tiles	Plaster & Paint	-	
	M&E Service Room	Cement Render	Plaster & Paint	Skim Coat & Paint	
WINDOW	Aluminium Frame Window				
DOOR FRAME	Aluminium/Timber Frame				
DOOR	Living/Informal Living/Master Bedroom/Entertainment Lounge/ Bedroom 3		Glass Sliding Door		
	Main Entrance Door		Decorative Solid Timber Door		
	Bedrooms/Bathrooms/Powder Room/Maid's Room/Dry Yard (Internal)		Solid Core Timber Door		
	Ensuite Bath		Timber Sliding Door		
	Store (Under Staircase)/DB		Timber Louvered Door		
	Garden Store		Aluminium Louvered Door		
	Dry Yard (External)		Aluminium Grille Door		
	Wet Kitchen		Glass Door and Solid Core Timber Door		
SANITARY WARES & FITTINGS	Pedestal Water Closet	7 Nos	ELECTRICAL INSTALLATION	Light Point	85 Nos
	Wash Hand Basin	8 Nos		Fan Point	8 Nos
	Toilet Paper Roll Holder	7 Nos		Power Point	47 Nos
	Hand Bidet	7 Nos		Water Heater Point	1 No
	Shower Rose	6 Nos		Air-Cond Point	8 Nos
	Bath Tub	1 No		SAT/TV Point	5 Nos
	Tap	13 Nos		Telephone Point	3 Nos
	Kitchen Sink	2 Nos		Door Bell Point	1 No



TYPE  
*B2*

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 5,763 sf  
LAND AREA : 3,360 sf (min) - 3,727 sf (max)

10 UNITS





# TYPE B2



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE	Reinforced Concrete			
ROOF COVERING	RC Slab/Artificial Turfing			
WALL	Brickwall			
FINISHES	LOWER GROUND FLOOR	FLOOR	WALL	CEILING
	Car Porch	Tiles/Washed Aggregate	Plaster & Paint	Composite Panel Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Entrance Foyer/Informal Lounge	Solid Timber	Plaster & Paint	Plaster Ceiling
	DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Garden Store	Cement Render	Plaster & Paint	Skim Coat & Paint
	Staircase	Solid Timber	Plaster & Paint	-
	Store	Tiles	Plaster & Paint	Skim Coat & Paint
	Maid's Room	Tiles	Plaster & Paint	Plaster Ceiling
	Dry Yard	Tiles	Plaster & Paint	Plaster Ceiling
	Guest Bath/Maid's Bath	Tiles	Tiles	Plaster Ceiling
	A/C	Cement Render	Plaster & Paint	-
	Service Yard	Washed Aggregate	Plaster & Paint	-
FINISHES	GROUND FLOOR	FLOOR	WALL	CEILING
	Living/Dining/Dry Kitchen	Tiles	Plaster & Paint	Plaster Ceiling
	Powder Room	Tiles	Tiles	Plaster Ceiling
	Wet Kitchen	Tiles	Tiles	Plaster Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Lift Lobby	Tiles	Plaster & Paint	Plaster Ceiling
	DB	Tiles	Plaster & Paint	Plaster Ceiling
	A/C	Washed Aggregate	Plaster & Paint	Skim Coat & Paint
	Balcony	Washed Aggregate/Tiles	Plaster & Paint	Plaster Ceiling
FINISHES	FIRST FLOOR	FLOOR	WALL	CEILING
	Family Area/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	Master Bedroom & Dressing	Solid Timber	Plaster & Paint	Plaster Ceiling

	Ensuite Bath	Tiles/Marble	Tiles/Marble	Plaster Ceiling/Glass Skylight
	DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bedrooms	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bathrooms	Tiles	Tiles	Plaster Ceiling
FINISHES	SECOND FLOOR	FLOOR	WALL	CEILING
	Entertainment Lounge	Solid Timber	Plaster & Paint	Plaster Ceiling
	Guest Bath	Tiles	Tiles	Plaster Ceiling
	M&E Service Room	Cement Render	Plaster & Paint	Skim Coat & Paint
	B.B.Q Area	-	-	-
	Garden Terrace	Artificial Turfing	-	Composite Panel Ceiling
	A/C	Cement Render	-	-
WINDOW	Aluminium Frame Window			
DOOR FRAME	Aluminium/Timber Frame			
DOOR	Living/Entertainment Lounge/Informal Lounge	Glass Sliding Door		
	Main Entrance Door	Decorative Solid Timber Door		
	Other Bedrooms/Wet Kitchen/Bathrooms/Powder Room/Maid's Room/Dry Yard (Internal)	Solid Core Timber Door		
	Ensuite Bath	Timber Sliding Door		
	Store (Under Staircase)/DB	Timber Louvered Door		
	Garden Store	Aluminium Louvered Door		
	Dry Yard (External)	Aluminium Grille Door		
SANITARY WARES & FITTINGS	Pedestal Water Closet	7 Nos	ELECTRICAL INSTALLATION	Light Point
	Wash Hand Basin	8 Nos		Fan Point
	Toilet Paper Roll Holder	7 Nos		Power Point
	Hand Bidet	7 Nos		Water Heater Point
	Shower Rose	6 Nos		Air-Cond Point
	Bath Tub	1 No		SAT/TV Point
	Tap	13 Nos		Telephone Point
	Kitchen Sink	2 Nos		Door Bell Point
				1 No



TYPE  
*B3*

3 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 5,348 sf  
LAND AREA : 3,654 sf (min) - 6,588 sf (max)

16 UNITS





TYPE  
**B3**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE	Reinforced Concrete			
ROOF COVERING	RC Slab/Artificial Turfing			
WALL	Brickwall			
FINISHES	GROUND FLOOR	FLOOR	WALL	CEILING
	Car Porch	Tiles/Washed Aggregate	Plaster & Paint	Composite Panel Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Entrance Foyer/Lift Lobby/Gallery	Tiles	Plaster & Paint	Plaster Ceiling
	Staircase	Solid Timber	Plaster & Paint	-
	Wet Kitchen	Tiles	Tiles	Plaster Ceiling
	Garden Store	Cement Render	Plaster & Paint	Skim Coat & Paint
	Powder Room	Tiles	Tiles	Plaster Ceiling
	Living/Dining/Dry Kitchen	Tiles	Plaster & Paint	Plaster Ceiling
	Terrace/A/C	Washed Aggregate	Plaster & Paint	Skim Coat & Paint
	Staircase At Wet Kitchen	Tiles	Plaster & Paint	Plaster Ceiling
	Service Yard	Washed Aggregate	Plaster & Paint	-
	Store	Tiles	Plaster & Paint	Skim Coat & Paint
FINISHES	FIRST FLOOR	FLOOR	WALL	CEILING
	Family Area/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bedrooms	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bathrooms	Tiles	Tiles	Plaster Ceiling
	DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Maid's Bath	Tiles	Tiles	Plaster Ceiling
	Maid's Room/Dry Yard	Tiles	Plaster & Paint	Plaster Ceiling
	A/C	Cement Render	Plaster & Paint	Skim Coat & Paint

FINISHES	SECOND FLOOR	FLOOR	WALL	CEILING
	Master Bedroom & Dressing	Solid Timber	Plaster & Paint	Plaster Ceiling/Glass Skylight
	Ensuite Bath	Tiles/Marble	Tiles/Marble	Plaster Ceiling
	Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bedroom 5	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bath 5	Tiles	Tiles	Plaster Ceiling
	Balconies	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	A/C	Cement Render	Plaster & Paint	Skim Coat & Paint
FINISHES	M&E FLOOR	FLOOR	WALL	CEILING
	M&E Room	Cement Render	Plaster & Paint	Skim Coat & Paint
WINDOW	Aluminium Frame Window			
DOOR FRAME	Aluminium/Timber Frame			
DOOR	Living/Master Bedroom/Bedroom 5/Dining		Glass Sliding Door	
	Main Entrance Door		Decorative Solid Timber Door	
	Other Bedrooms/Bathrooms/Powder Room/Maid's Room/Dry Yard (Internal)/Wet Kitchen		Solid Core Timber Door	
	Ensuite Bath		Timber Sliding Door	
	Store (Under Staircase)/DB		Timber Louvered Door	
	Garden Store		Aluminium Louvered Door	
SANITARY WARES & FITTINGS	Pedestal Water Closet	7 Nos	ELECTRICAL INSTALLATION	Light Point 74 Nos
	Wash Hand Basin	8 Nos		Fan Point 9 Nos
	Toilet Paper Roll Holder	7 Nos		Power Point 49 Nos
	Hand Bidet	7 Nos		Water Heater Point 1 No
	Shower Rose	6 Nos		Air-Cond Point 9 Nos
	Bath Tub	1 No		SAT/TV Point 4 Nos
	Tap	13 Nos		Telephone Point 3 Nos
	Kitchen Sink	2 Nos		Door Bell Point 1 No



TYPE  
C

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 6,096 sf  
LAND AREA : 4,678 sf

1 UNIT





TYPE

C



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE	Reinforced Concrete			
ROOF COVERING	RC Slab/Artificial Turfing			
WALL	Brickwall			
FINISHES	LOWER GROUND FLOOR	FLOOR	WALL	CEILING
	Staircase	Solid Timber	Plaster & Paint	-
	Store	Tiles	Plaster & Paint	Skim Coat & Paint
	Guest Bath	Tiles	Tiles	Plaster Ceiling
	Guest Bedroom/Lounge/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	Terrace & A/C	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Utility/Dry Yard	Tiles	Plaster & Paint	Plaster Ceiling
	Maid's Bath	Tiles	Tiles	Plaster Ceiling
	Maid's Room	Tiles	Plaster & Paint	Plaster Ceiling
	A/C & Garden Store	Cement Render	Plaster & Paint	Skim Coat & Paint
	Service Yard	Washed Aggregate	Plaster & Paint	-
FINISHES	GROUND FLOOR	FLOOR	WALL	CEILING
	Car Porch	Tiles/Washed Aggregate	Plaster & Paint	Composite Panel Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Entrance Foyer/Lift Lobby/DB	Plaster & Paint	Plaster & Paint	Plaster Ceiling
	Powder Room	Tiles	Tiles	Plaster Ceiling
	Living/Dining/Dry Kitchen	Tiles	Plaster & Paint	Plaster Ceiling
	Wet Kitchen	Tiles	Tiles	Plaster Ceiling
	DB	Tiles	Plaster & Paint	Plaster Ceiling
FINISHES	FIRST FLOOR	FLOOR	WALL	CEILING
	Family Area/Lift Lobby/DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Master Bedroom & Dressing	Solid Timber	Plaster & Paint	Plaster Ceiling
	Ensuite Bath	Tiles/Marble	Tiles/Marble	Plaster Ceiling
	Balcony	Washed Aggregate	Plaster & Paint	Skim Coat & Paint
	Bedrooms	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bathrooms	Tiles	Tiles	Plaster Ceiling

FINISHES	SECOND FLOOR	FLOOR	WALL	CEILING
	Entertainment Lounge/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	M&E Service Room	Cement Render	Plaster & Paint	Skim Coat & Paint
	Bath 4	Tiles	Tiles	Plaster Ceiling
	B.B.Q Area/A/C	Tiles	Plaster & Paint	-
	Garden Terrace	Artificial Turfing	-	Composite Panel Ceiling
WINDOW	Aluminium Frame Window			
DOOR FRAME	Aluminium/Timber Frame			
DOOR	Living/Master Bedroom/		Glass Sliding Door	
	Entertainment Lounge/Guest Lounge			
	Main Entrance Door		Decorative Solid Timber Door	
	Other Bedrooms/Wet Kitchen/		Solid Core Timber Door	
	Bathrooms/Powder Room/Maid's Room/			
	Utility (Internal)			
	Store (Under Staircase)/DB		Timber Louvered Door	
	Garden Store		Aluminium Louvered Door	
	Utility (External)		Aluminium Grille Door	
SANITARY WARES & FITTINGS	Pedestal Water Closet	7 Nos	ELECTRICAL INSTALLATION	Light Point
	Wash Hand Basin	8 Nos		Fan Point
	Toilet Paper Roll Holder	7 Nos		Power Point
	Hand Bidet	7 Nos		Water Heater Point
	Shower Rose	6 Nos		Air-Cond Point
	Bath Tub	1 No		SAT/TV Point
	Tap	13 Nos		Telephone Point
	Kitchen Sink	2 Nos		Door Bell Point
				80 Nos
				8 Nos
				47 Nos
				1 No
				8 Nos
				5 Nos
				3 Nos
				1 No



TYPE  
*C1*

3 1/2 - STOREY SEMI-D

5 BEDROOMS + 1 MAID'S ROOM  
6 BATHROOMS + 1 POWDER ROOM  
INDIVIDUAL LIFT

BUILT-UP : 6,082 sf  
LAND AREA : 5,177 sf

1 UNIT





# TYPE C1



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STRUCTURE	Reinforced Concrete			
ROOF COVERING	RC Slab/Artificial Turfing			
WALL	Brickwall			
FINISHES	LOWER GROUND FLOOR	FLOOR	WALL	CEILING
	Staircase	Solid Timber	Plaster & Paint	-
	Store	Tiles	Plaster & Paint	Skim Coat & Paint
	Guest Bath	Tiles	Tiles	Plaster Ceiling
	Guest Bedroom/Lounge/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling
	Terrace	Washed Aggregate	-	Plaster Ceiling
	Utility/Dry Yard	Tiles	Plaster & Paint	Plaster Ceiling
	Maid's Bath	Tiles	Tiles	Plaster Ceiling
	Maid's Room	Tiles	Plaster & Paint	Plaster Ceiling
	A/C/Garden Store	Cement Render	Plaster & Paint	Skim Coat & Paint
	Service Yard	Washed Aggregate	Plaster & Paint	-
FINISHES	GROUND FLOOR	FLOOR	WALL	CEILING
	Car Porch	Tiles/Washed Aggregate	Plaster & Paint	Composite Panel Ceiling
	Entrance Terrace	Washed Aggregate	Plaster & Paint	Plaster Ceiling
	Entrance Foyer/Lift Lobby/DB	Plaster & Paint	Plaster & Paint	Plaster Ceiling
	Powder Room	Tiles	Tiles	Plaster Ceiling
	Living/Dining/Dry Kitchen	Tiles	Plaster & Paint	Plaster Ceiling
	Wet Kitchen	Tiles	Tiles	Plaster Ceiling
	Balcony	Washed Aggregate	Plaster & Paint	Plaster Ceiling
FINISHES	FIRST FLOOR	FLOOR	WALL	CEILING
	Family Area/Lift Lobby/DB	Solid Timber	Plaster & Paint	Plaster Ceiling
	Master Bedroom & Dressing	Solid Timber	Plaster & Paint	Plaster Ceiling
	Ensuite Bath	Tiles/Marble	Tiles/Marble	Plaster Ceiling
	Balcony	Washed Aggregate	Plaster & Paint	Skim Coat & Paint
	Bedrooms	Solid Timber	Plaster & Paint	Plaster Ceiling
	Bathrooms	Tiles	Tiles	Plaster Ceiling

FINISHES	SECOND FLOOR	FLOOR	WALL	CEILING	
	Entertainment Lounge/Lift Lobby	Solid Timber	Plaster & Paint	Plaster Ceiling	
	M&E Service Room	Cement Render	Plaster & Paint	Skim Coat & Paint	
	Bath 4	Tiles	Tiles	Plaster Ceiling	
	B B Q Area/A/C	Tiles	Plaster & Paint	-	
	Garden Terrace	Artificialturfing	-	Composite Panel Ceiling	
WINDOW	Aluminium Frame Window				
DOOR FRAME	Aluminium/Timber Frame				
DOOR	Living/Dining/Master Bedroom/Entertainment Lounge/Guest Lounge		Glass Sliding Door		
	Main Entrance Door		Decorative Solid Timber Door		
	Other Bedrooms/Wet Kitchen/Bathrooms/Powder Room/Maid's Room/Utility (Internal)		Solid Core Timber Door		
	Ensuite Bath		Solid Core Timber Door		
	Store (Under Staircase)/DB		Timber Louvered Door		
	Garden Store		Aluminium Louvered Door		
	Utility (External)		Aluminum Grille Door		
SANITARY WARES & FITTINGS	Pedestal Water Closet	7 Nos	ELECTRICAL INSTALLATION	Light Point	81 Nos
	Wash Hand Basin	8 Nos		Fan Point	8 Nos
	Toilet Paper Roll Holder	7 Nos		Power Point	47 Nos
	Hand Bidet	7 Nos		Water Heater Point	1 No
	Shower Rose	6 Nos		Air-Cond Point	8 Nos
	Bath Tub	1 No		SAT/TV Point	5 Nos
	Tap	13 Nos		Telephone Point	3 Nos
	Kitchen Sink	2 Nos		Door Bell Point	1 No





*Astana*  
Residence @ Precinct 1

## HEART-STIRRING LAKEFRONT INDULGENCE

Soak in spectacular view of the uninterrupted lake vista which showcases the charming surroundings of Putrajaya Lake. While the green park blossoms with nature's most beautiful gifts, feel the gentle breeze brushing your skin. Breathe in the crisp cool air and relax with every exhalation.





JALAN P8E

Walking Path

LINEAR PARK

Walking Path

PUTRAJAYA LAKE

LINEAR PARK

### SITE PLAN

- ① COURTYARD ENTRANCE
- ② CLUBHOUSE
- ③ INFINITY SWIMMING POOL
- ④ WADING POOL
- ⑤ GREEN WALKWAY
- TYPE A - 2 1/2-STORY
- TYPE B1 - 3 1/2-STORY
- TYPE B2 - 3 1/2-STORY
- TYPE B3 - 3-STORY
- TYPE C - 3 1/2-STORY
- TYPE C1 - 3 1/2-STORY



# WORLD-CLASS URBAN FACILITIES & AMENITIES

Boasting world-class infrastructure and beautiful architecture, Putrajaya offers an ideal place to live, work and play. This model garden city is further enhanced with a wide range of amenities, including corporate offices, commercial centres, a convention centre, banks, a lake club, hospitals and many more.

- |   |   |
|---|---|
| 1 Taman Wetlands  | 11 Prime Minister's Residence                       |
| 2 Nexus International School                            | 12 Taman Saujana Hijau                              |
| 3 Alamanda Shopping Centre & The Everly Putrajaya Hotel | 13 Masjid Tuanku Mizan Zainal Abidin                |
| 4 Moroccan Pavilion Putrajaya                           | 14 Taman Equestrian Putrajaya                       |
| 5 Putrajaya Shangri-La Hotel                            | 15 Putrajaya International Convention Centre (PICC) |
| 6 Prime Minister's Office                               | 16 Heriot-Watt University Malaysia                  |
| 7 Putra Mosque  | 17 Pullman Putrajaya Lakeside Hotel                 |
| 8 Menara PjH  | 18 Marina Putrajaya                                 |
| 9 Ayer@8 Waterfront Alfresco Dining & Commercial Hub    | 19 Challenge Park Putrajaya                         |
| 10 Putrajaya Lake Club                                  | 20 Watersport Complex, Putrajaya                    |



Alamanda Shopping Centre



Nexus International School



The Everly Putrajaya Hotel



Prime Minister's Office



Menara PjH



Pullman Putrajaya Lakeside Hotel



Masjid Tuanku Mizan Zainal Abidin



Putra Mosque & Putrajaya Lake Club



Moroccan Pavilion Putrajaya



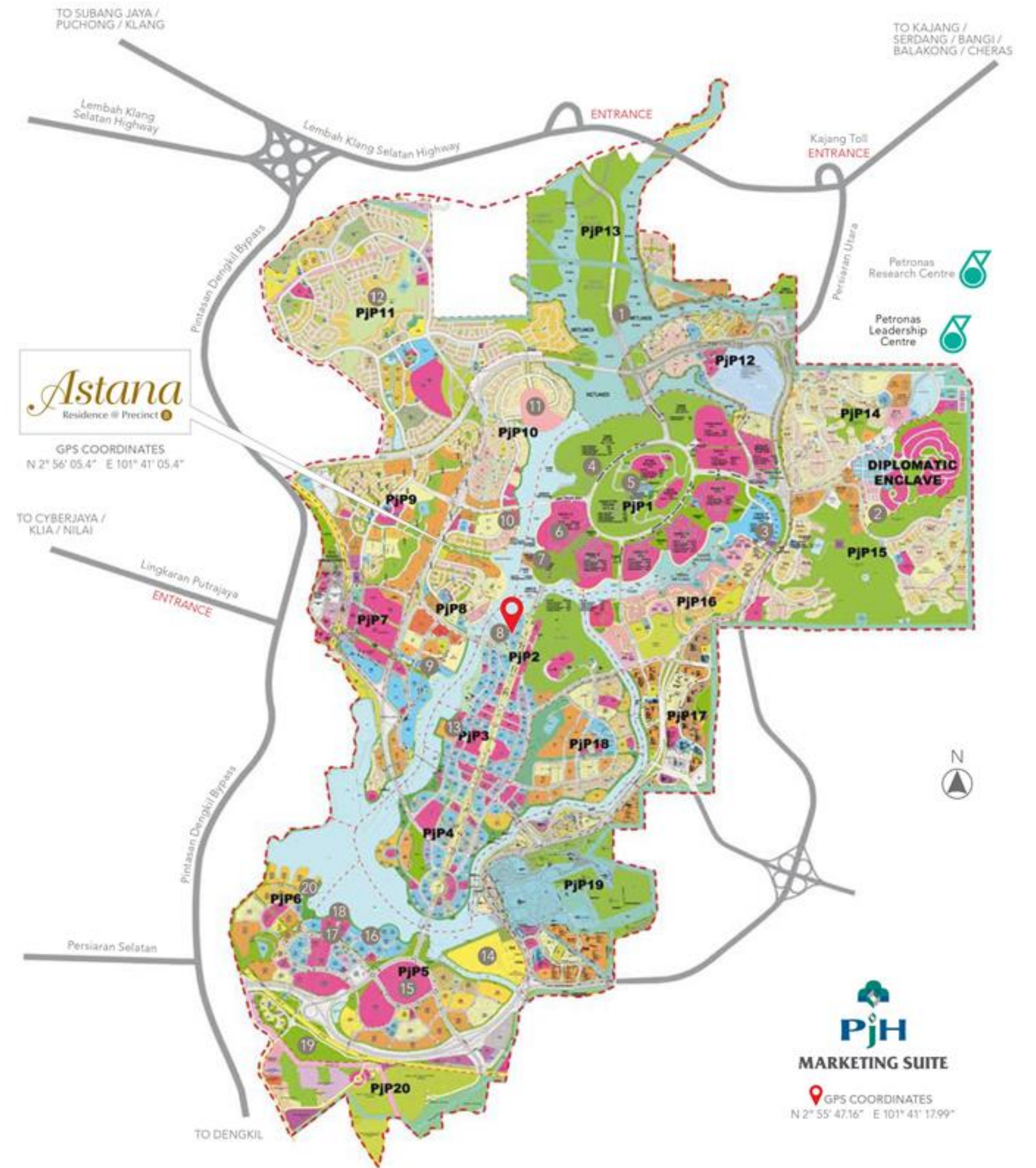
Taman Wetlands



PICC



Heriot-Watt University Malaysia



**PjH**  
MARKETING SUITE  
GPS COORDINATES  
N 2° 55' 47.16\"/>



## HALLMARK OF DISTINGUISHED EXCELLENCE

Incorporated in 1995, Putrajaya Holdings Sdn Bhd is backed by Petroliaam Nasional Berhad (PETRONAS), the National Heritage Fund and Khazanah Nasional Berhad, and the master developer of the entire Putrajaya city, the largest urban development project in the country. A winner of the prestigious FIABCI award and many other cityscape awards, the developer is renowned for its exemplary projects that exude elements of prestige, sustainability, innovation, aesthetics and harmony.



PUTRAJAYA . A LIFE LIKE NO OTHER

Telephone: +603-8888 6633 Fax: +603-8881 0320 Website: [www.pjh.com.my](http://www.pjh.com.my)  
Address: Marketing Suite, Menara PJH, No. 2 Jalan Tun Abdul Razak, Precinct 2, 62100 PUTRAJAYA.



• Developer's License No.: 7479-37/05-2017/0453/L • Validity Period: 25/05/2015 - 25/05/2017 • Advertising & Sales Permit No.: 7479-37/05-2017/0453/PP • Validity Period: 25/05/2015 - 25/05/2017 • Developer: Putrajaya Homes Sdn. Bhd. • Approving For Building Plan: Perbadanan Putrajaya • Building Plans Reference No.: P19/P19/19/01/18 to 19/18 • Tenure of Land: Freehold • Land Encumbrance: None • Development Name: Adiana Residence • Expected Date of Completion: May 2017 • Type A: 2 1/2 - Storey Semi-D Selling Price: RM4,211,000 (Max) - RM5,096,000 (Max) No. of Units: 24 • Type B1: 3 1/2 - Storey Semi-D Selling Price: RM5,870,000 (Max) - RM6,845,000 (Max) No. of Units: 6 • Type B2: 3 1/2 - Storey Semi-D Selling Price: RM3,059,000 (Max) - RM3,760,000 (Max) No. of Units: 10 • Type B3: 3 - Storey Semi-D Selling Price: RM3,337,000 (Max) - RM3,889,000 (Max) No. of Units: 10 • Type C: 3 1/2 - Storey Semi-D Selling Price: RM4,17,000 No. of Units: 1 • Type C1: 3 1/2 - Storey Semi-D Selling Price: RM4,269,000 No. of Units: 1 • Bonus/Discount: 10%



