

NOVA
saujana

Saujana
an address that defines you





Glenmarie

Saujana Villa

Amaya Saujana

Saujana Golf & Country Club

Japanese School of Kuala Lumpur

To Subang Airport

Peremba Square

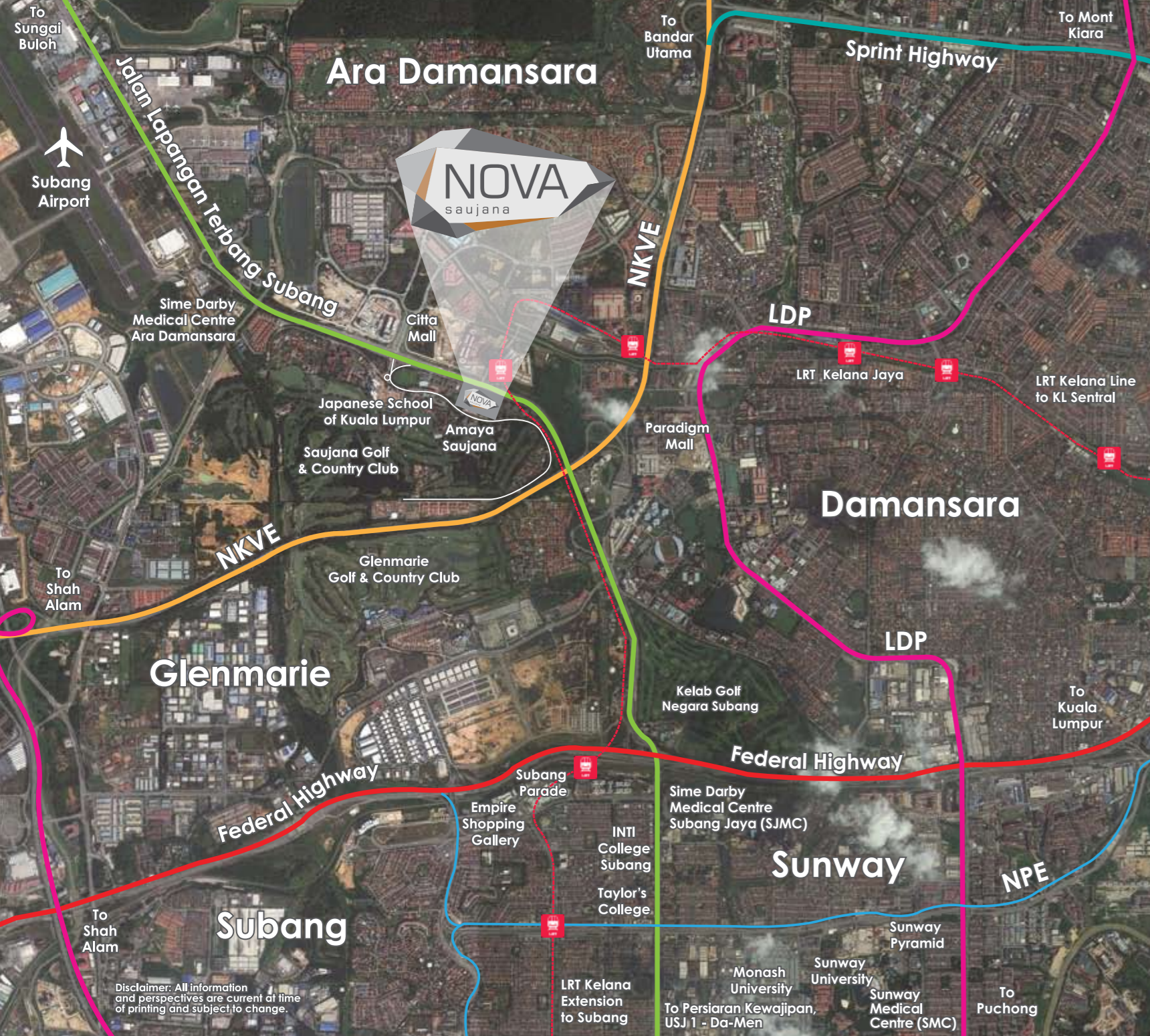
Jalan Lapangan Terbang Subang

NOVA
saujana

PLACE YOURSELF IN THE HEART OF SAUJANA SUBANG

Rising from the heart of a highly sought-after address, a unique collection of 386 freehold lifestyle serviced residences. Unveiling Nova Saujana.

This new iconic landmark of Saujana Subang has direct access to a generous collection of amenities, highways and most definitely, a luxurious lifestyle. Turning a new page in the standards of the exquisite, Nova Saujana is waiting to show you the finest in urban living.



GREAT CONNECTIVITY

Nova Saujana is connected to a well-established network of highways, expressways and city roads. Travelling to work or taking a short trip outstation during the weekend is going to be a breeze.

- Federal Highway | New Pantai Expressway (NPE) |
- New Klang Valley Expressway (NKVE) | KESAS Highway |
- North-South Expressway Central Link (ELITE) | SPRINT Highway |
- Damansara-Puchong Highway (LDP) | Subang Airport |
- Jalan Lapangan Terbang Subang | Future LRT hubs

Site's GPS coordinates
3.108729, 101.581982

MODERN AMENITIES WITHIN REACH

Never will you need to travel far and wide to find your fancy. Be it shopping, playing or simply learning, the best in local and international amenities are so much closer now.

- Leisure/Golf Clubs** | Saujana Golf & Country Club |
- Glenmarie Golf & Country Club | Kelab Golf Negara Subang |
- Tropicana Golf & Country Club | Kuala Lumpur Golf & Country Club
- Shopping** | Citta Mall | Empire Shopping Gallery |
- Subang Parade | Sunway Pyramid | Paradigm Mall |
- 1 Utama Shopping Centre | IKEA

- Education** | Japanese School of KL | Monash University |
- Sunway University College | Taylor's University College |
- INTI College | APIIT Smart School | Metropolitan College
- World-Class Services** | The Saujana Kuala Lumpur Hotel |
- Grand Dorsett Subang | Holiday Villa | Sunway Resort Hotel & Spa |
- Holiday Inn Glenmarie
- Healthcare** | Sime Darby Medical Centre Ara Damansara |
- Sime Darby Medical Centre Subang Jaya | Sunway Medical Centre (SMC)



UPTOWN DINING, WITHOUT THE HUSTLE AND BUSTLE

Claim the privilege of being among the first to enjoy the exclusivity of the city's celebrated dining circle at Nova Saujana. It's a complete selection of F&B at your convenience, by Pavilion Shopping Centres Sdn Bhd.

Whenever you feel the urge to snack or splurge, dine or do a little home-marketing in style – you'll be pleased that a collection of fine retail is just minutes away from home.

Restaurants & Cafes | Deli & Convenience Store |
Beauty Services | Bakery | Gift & Floral Shop





A RESORT RETREAT SETTING

Find peace and relaxation, even without leaving home. The Recreational Deck at Level 5 is fitted with a full range of facilities specially tailored for a celebration of health and fitness.

Infinity Swimming Pool | Wading & Splash Pools | Residents' Lounge | Gymnasium | Sauna | Yoga Pavilion | Multi Purpose Hall | BBQ Area | Children's Play Area | Library | Nursery | Games Court | Concierge | 24 Hours' Security



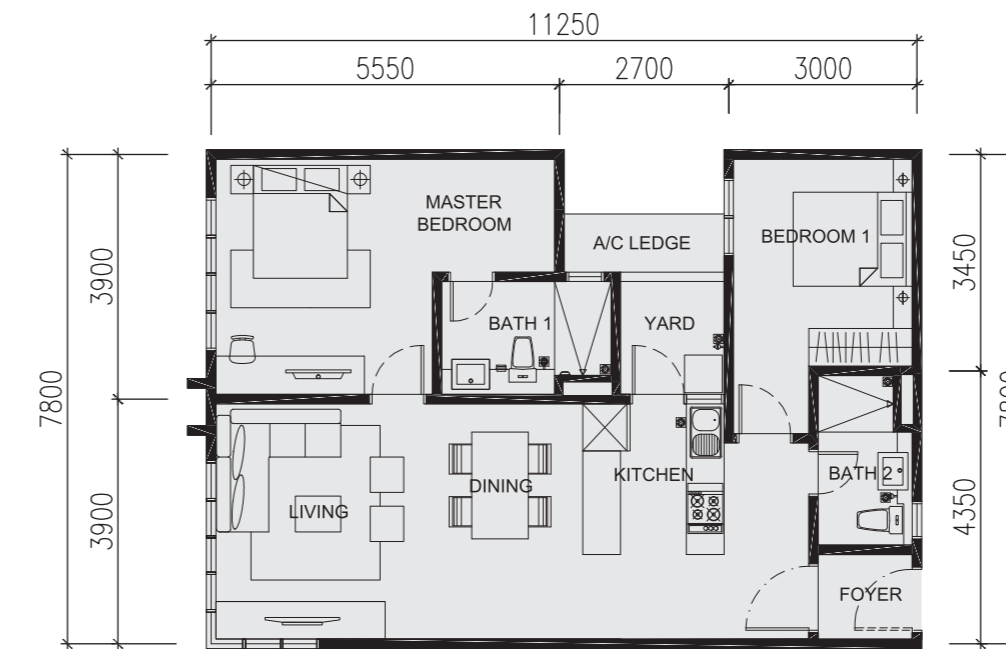
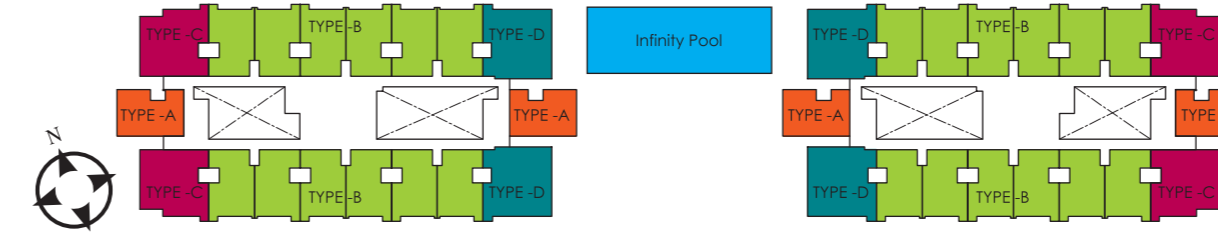


SPECIALLY DESIGNED FOR TRUE LUXURIOUS LIVING

All 386 Lifestyle Serviced Residences in Nova Saujana are meticulously planned to fit distinctive living styles, yet flexible enough for changing lifestyle needs.

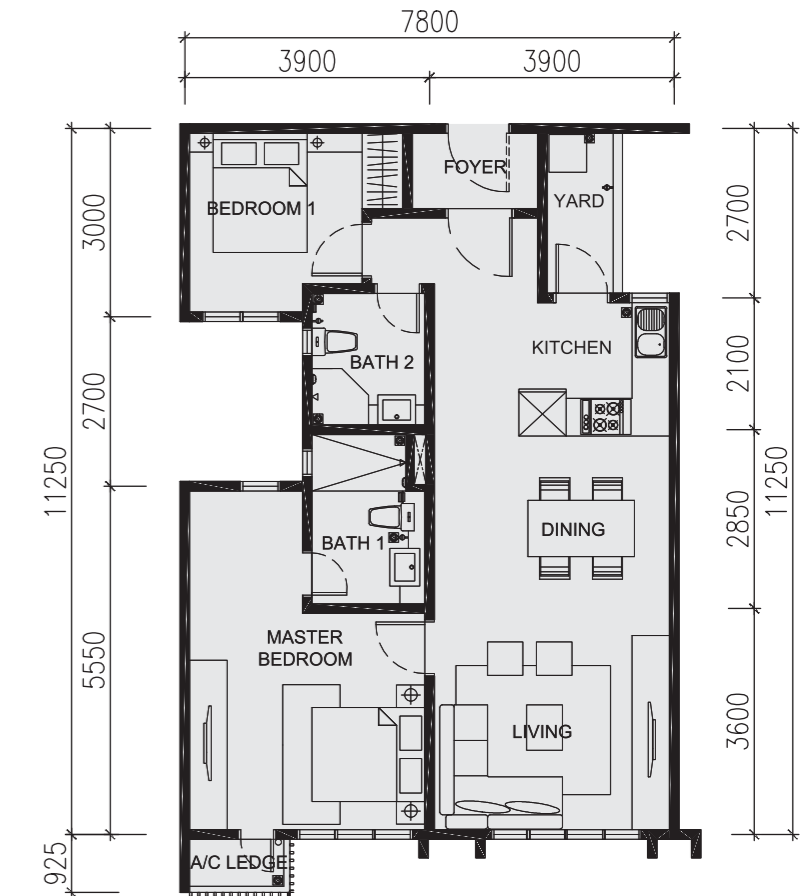
Each lifestyle residence comes with high quality finishes and boasts fitted kitchen.

FLOOR PLANS | 2-bedroom units



TYPE A 2 Bedrooms, 890 sq ft

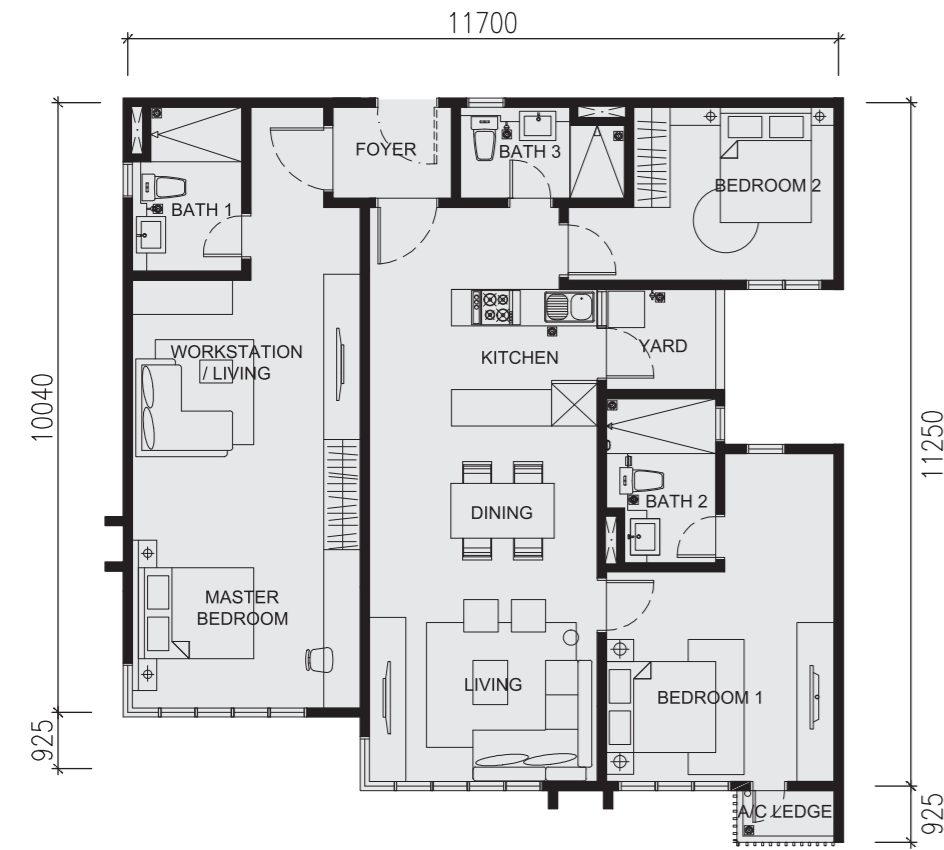
Detached units, the ultimate in privacy and luxury living



TYPE B 2 Bedrooms, 855 sq ft

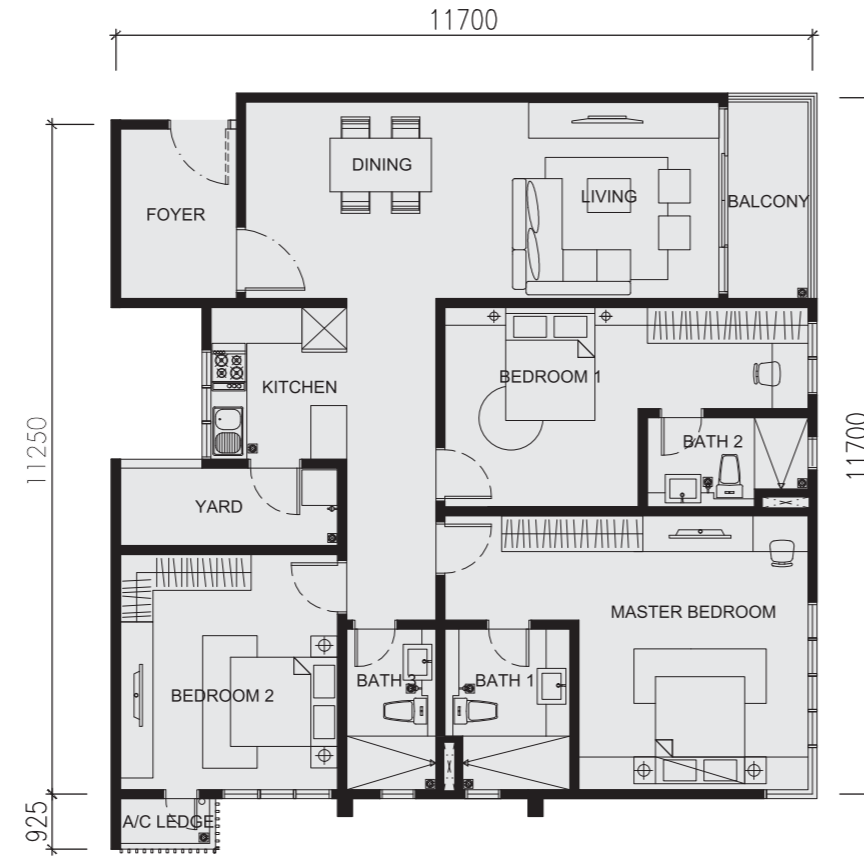
Cozy 2-bedroom units that are perfect for young families or career-minded individuals

FLOOR PLANS | 3-bedroom units



TYPE C 3 Bedrooms, 1312 sq ft

Special corner units with Dual-Key Entrances for those who wish to keep personal and work spaces separate, or simply to share living quarters but without sacrificing on privacy



TYPE D 3 Bedrooms, 1419 sq ft

Spacious 3-bedroom corner units suitable for growing or extended families

SPECIFICATIONS

STRUCTURE

Reinforced concrete

WALL

Brickwall / reinforced concrete wall

ROOF

Reinforced concrete roof

CEILING

Fibrous plaster ceiling / skim coat

KITCHEN

Quality kitchen cabinet

FLOOR FINISHES

Lift lobby	Quality tiles
Living / dining	Quality tiles
Kitchen	Quality tiles
Bedrooms	Laminated flooring
Bathrooms	Quality tiles
Balcony	Quality tiles
Utility	Quality tiles
Yard	Quality tiles
A/C ledge	Cement sand screed

WALL FINISHES

Kitchen	1500mm high quality tiles
Bathrooms	Quality tiles up to ceiling height
Internal walls	Emulsion paint
External walls	Weather shield paint

DOORS

Main entrance	Solid door
Others	Timber flush door

WINDOWS

Aluminium framed glass windows in powder coated finish

SANITARY WARES & FITTINGS

Apartment	Type A	Type B	Type C	Type D
Water closet	2	2	3	3
Shower screen	2	2	3	3
Shower head	2	2	3	3
Vanity top	2	2	3	3
Basin tap	2	2	3	3
Paper roll holder	2	2	3	3
Kitchen sink tap	1	1	1	1
Bid tap	3	3	4	4

IRONMONGERY

Quality locksets & accessories

ELECTRICAL INSTALLATION	Type A	Type B	Type C	Type D
Lighting point	11	11	15	16
Power point	14	14	21	18
Cooker point (oven and kitchen hob)	2	2	2	2
Air conditioning split unit with point	3	3	4	4
Water heater point with unit	1	1	2	1
Water heater point only	1	1	1	2
Telephone point	1	1	2	1
Intercom point	1	1	1	1
SMATV point	2	2	3	2
Door bell point	1	1	1	1
Ceiling fan point	3	3	6	5



Malton Berhad Group is a growing property developer with nearly 20 years' track record in residential and commercial developments. The Group has established a growing reputation for both quality and prestige, and is the brainchild behind some of the most successful development projects in the country.

Property development include Amaya Saujana, Pearl Villas, The Grove, LiVillas, V Square @ PJ City Centre and project management for one of the world's best shopping malls, Pavilion Kuala Lumpur.

In its quest to deliver consistent excellence in property development and management, Malton Berhad Group is constantly innovating and evolving, in tune with the ever-changing lifestyle landscape.

The information contained in the brochure is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in providing the contained. The developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

Developer's License: 10410-4/09-2017/1201. Validity: 05-09-2012 - 04-09-2017. Advertising & Sales Permit: 10410-4/341/2014(02). Validity: 05-02-2013 - 04-02-2014. Approving Authority: Majlis Bandaraya Shah Alam. Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK.U2/0250-2012. Land Tenure: Freehold. Type of Property: Service Apartment. Total Units: 386, Block A - 193 Units (11 Floors) and Block B - 193 Units (11 Floors). Selling Price: (min) RM1,060,000 - (max) RM1,863,000. Bumiputra Discount: 7%. Land Encumbrances: Bangkok Bank Berhad. Expected Date of Completion: Feb 2016.

Developed by **MALTON** Khuan Choo Development Sdn. Bhd. (Co. No. 290878-V) | Call or register for more info.

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Sales gallery address **Block E, 1-2, Peremba Square, Saujana Resort, Section U2, 40150 Shah Alam.** | Tel **+603 7622 8288** | Fax **+603 7831 6645** | Sales Gallery's GPS coordinates **3.108137, 101.582478**