

# LIVE THE HIGH LIFE!



**HIJAUAN**  
SELAYANG

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PHASE 2A

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**Welcome to KL North's only  
exclusive hilltop enclave.  
Phase 2A is now open for sale.**

Lifestyle homes on high ground.  
Be the limited few to experience natural  
breeze daily in a tranquil ambience!

ACTUAL VIEW AT HIJAUAN SELAYANG  
OVERLOOKING KL SKYLINE

# REFRESHING ON THE OUTSIDE



LET THE NATURAL BREEZE  
FLOW INTO YOUR HOME

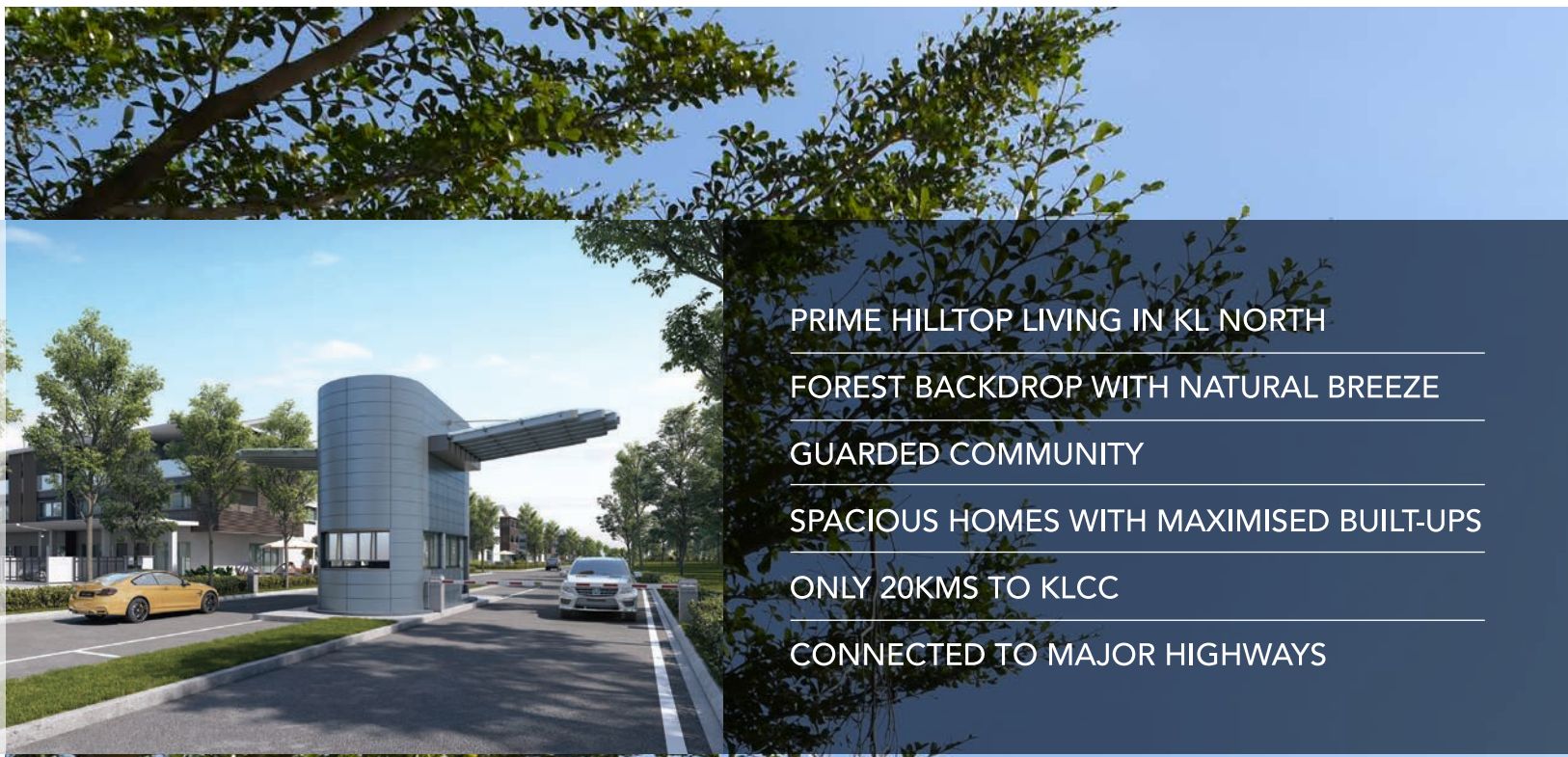


# INVIGORATING ON THE INSIDE

A STUNNING AND  
PRACTICAL INTERIOR



COZY AND SPACIOUS  
BEDROOMS



PRIME HILLTOP LIVING IN KL NORTH  
 FOREST BACKDROP WITH NATURAL BREEZE  
 GUARDED COMMUNITY  
 SPACIOUS HOMES WITH MAXIMISED BUILT-UPS  
 ONLY 20KMS TO KLCC  
 CONNECTED TO MAJOR HIGHWAYS



**TYPE A** 20' x 70' (Built-up: 3,274sf)



**SPECIFICATIONS (TYPE A)**

<b>Structure</b>	Reinforced Concrete Frame	<b>Floor Finishes</b>	Living & Dining: Porcelain Tiles Kitchen, Yard, Baths And Utility: Ceramic Tiles First Floor Hall, Second Floor Hall and Bedrooms: Laminated Floor Board Carporch & Driveway: Ceramic Tiles Others: Cement Render
<b>Wall</b>	Cement Sand Bricks	<b>Sanitary and Plumbing Fittings</b>	5 Nos Pedestal Water Closet 5 Nos Wash Basin 5 Nos Shower Rose 1 No Aluminum Sink
<b>Roofing Covering</b>	Concrete Roof Tiles	<b>Electrical Installation</b>	32 Nos Lighting Point 27 Nos 13Amp Socket Point 6 Nos Ceiling Fan Point 5 Nos Air-Con Point 2 No Telephone Point 2 Nos TV Point 1 No Astro PVR Point 1 No Door Bell Point 1 No Auto Gate Point 1 No Solar Heater Point
<b>Roofing Framing</b>	Metal Frame	<b>Internal Telephone Trunking &amp; Cabling</b>	NIL
<b>Ceiling</b>	Skim Coat Plaster Ceiling Asbestos Free Ceiling Sheets	<b>Fencing</b>	Brickwall / Galvanized Fence
<b>Windows</b>	Aluminium Frame Windows	<b>Turfing</b>	NIL
<b>Doors</b>	Ground Floor: Aluminium Frame Sliding Door Main Door: Timber Door Others: Flush Plywood Door	<b>Gas Piping</b>	NIL
<b>Locks</b>	Main Door and Bedrooms: Cylindrical Locksets	<b>Miscellaneous</b>	3 Phase Incoming Supply
<b>Wall Finishes</b>	External Walls: Cement Plaster With Paint Internal Walls: Cement Plaster With Paint Kitchen: Ceramic Wall Tiles to 1500mm High Bath 1,2,3,4 & 5: Ceramic Wall Tiles to Ceiling High		



**HIJAUAN**  
SELAYANG



HIJAUAN SELAYANG SALES GALLERY

GPS: 3.270123,101.661166

## METROGEN

Xceptional Homes. Outstanding Value. Always.

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Project manager: METROGEN SDN BHD (389106-H) • Developer: Wadah Berkas Sdn Bhd (461590-U) • Address: 5th Floor, Bangunan Palm Grove, No. 14, Jalan Glenmarie (Persiaran Kerjaya), Section 11, 40150 Shah Alam, Selangor • Developer's license: 19220-2/03-2023/0246(U) • Validity period: 18/03/2021 to 17/03/2023 • Advertising permit: 19220-2/03-2023/0246(P) • Validity period: 18/03/2021 to 17/03/2023 • Approving Authority: Majlis Perbandaran Selayang • Building Plan Approval No.: MPS.2/21/371/889/OSCS.01/B/P/12/A • Tenure: Leasehold 99 years expiring on 15 September 2107 • Encumbrances: Nil • Expected date of completion: April 2023 • Total unit: Type A - 82 units, Type B - 123 units • Selling price: (Type A) RM1,700,000 - RM2,514,800, (Type B) RM1,800,000 - RM2,956,800 • Restriction-in-interest: This land can only be transferred, pledged or charged upon the approval by the relevant state authorities • 7% discount for Bumiputera \*Terms and conditions apply

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