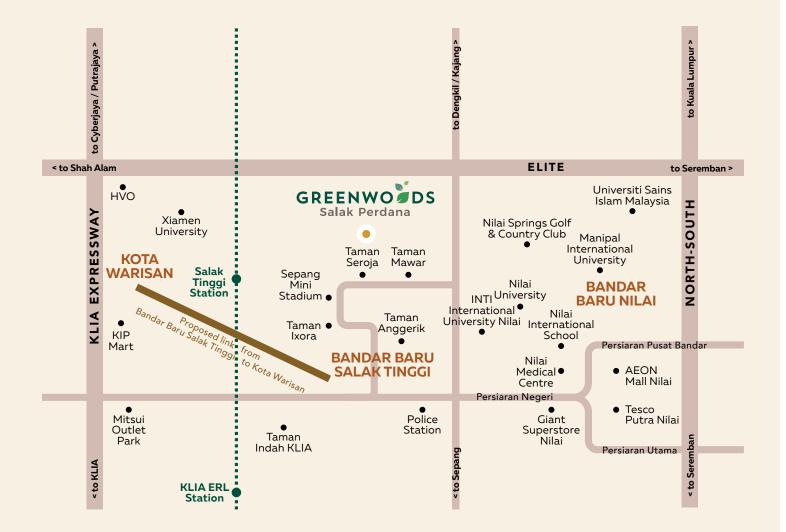




Accessibility and Conveniences





Highway & Public Transportation

ERL Salak Tinggi Station ELITE Highway North South Expressway KLIA Expressway KLIA

Supermarkets & Malls

Tesco Putra Nilai	8.4km
Giant Superstore Nilai	8.8km
AEON Mall Nilai	8.8km
9 Avenue	8.8km
MesaMall	10.6km
KIP Mart	11.5km
Mitsui Premium Outlet	14.3km

Education Institutions

SK KLIA	2km
Smart Reader Kids Sepang	2.8km
SMK Bandar Baru Salak Tinggi	3km
UniKL MIAT	4km
INTI International University Nilai	7.5km
Nilai International School	9.6km
Manipal International University	10.6km
Universiti Sains Islam Malaysia	12.7km

Nearby Towns/Cities

Bandar Baru Salak Tinggi	5.7km
Nilai	6.8km
Kota Warisan	13.7km
Dengkil	16km
Bandar Seri Putra	17.2km
Bandar Baru Bangi	21.4km
Cyberjaya	22.3km
Putrajaya	23km

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ERL - KLIA Express and KLIA Transit







An Easy Commute For All

Get in and out of Greenwoods effortlessly.

Accessible via 3 major highways, Greenwoods is strategically placed where its residents get to fully enjoy the settings of a well-established neighbourhood, with the benefits of modern conveniences.

For those in the community that don't drive, moving around is also made much easier with the Salak Tinggi ERL Station close by.





Development Information

Freehold

Land Tenure

Landed

Individual Title

237

Acres

Development Components

96 Residences

Double Storey Terrace Houses (20' x 70')

Greenwoods Keranji

Double Storey Terrace Houses (20' x 65')

Greenwoods Keranji 2

Double Storey Terrace Houses (20' x 70')

Greenwoods Belian

Double Storey Shop Offices (20' x 70')

Greenwoods Cendana

Double Storey Terrace Houses (20' x 65') **LAUNCHING SOON**

01 / DEVELOPMENT INFORMATION / O6 /

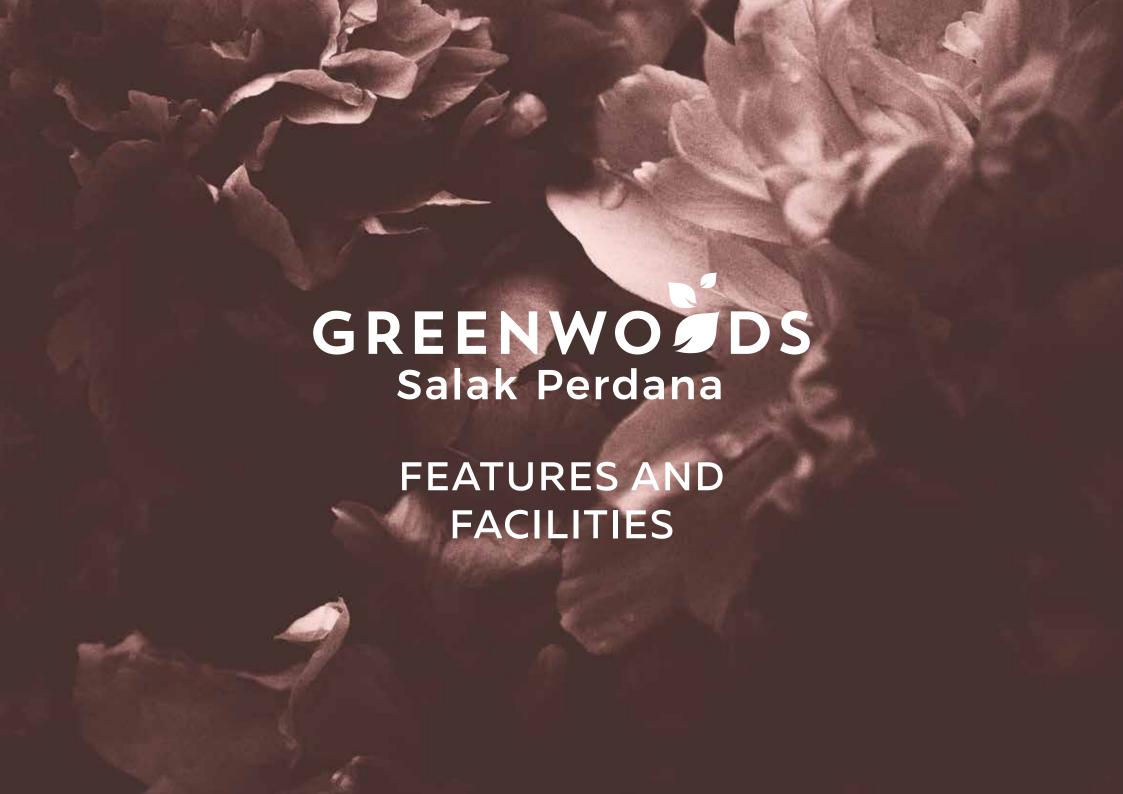
Master Layout Plan





- 1 Greenwoods Belian
- 2 Community Pocket Farm and Discovery Playground
- 96 Residences
- 4 Greenwoods Keranji
- Greenwoods Keranji 2
- 6 Greenwoods Cendana
- Primary School
- 8 Secondary School
- 9 Rumah Selangorku
- 10 Future Development
- Mosque
- Multipurpose Hall
- Recreational Pond
- 14 Hill Park
 - Jogging Track, Biking Trail, Recreational Park, Hiking Trail, Observation Deck, Amphitheatre

01 / DEVELOPMENT INFORMATION / 07 /







Outdoor Facilities

- · An **observation deck** with elevated wooden boardwalk for breathtaking views.
- · Forested hill park with a hiking trail for exclusive residential use.
- · Amphitheatre in the forest for dramatic entertainment amidst nature.

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Community Pocket Farm & Discovery Playground

- Community pocket farm for residents to grow their own produce.
- Kids discovery playground to play and learn in a fun way.

02 / FEATURES AND FACILITIES / / 10 /





Recreational Pond

- The perfect setting with a beautiful landscape and calm waters that are sure to soothe the soul.
- Spacious pathway for jogging, cycling or peaceful family walks together.

02 / FEATURES AND FACILITIES / / 11 /





Current Business Operation













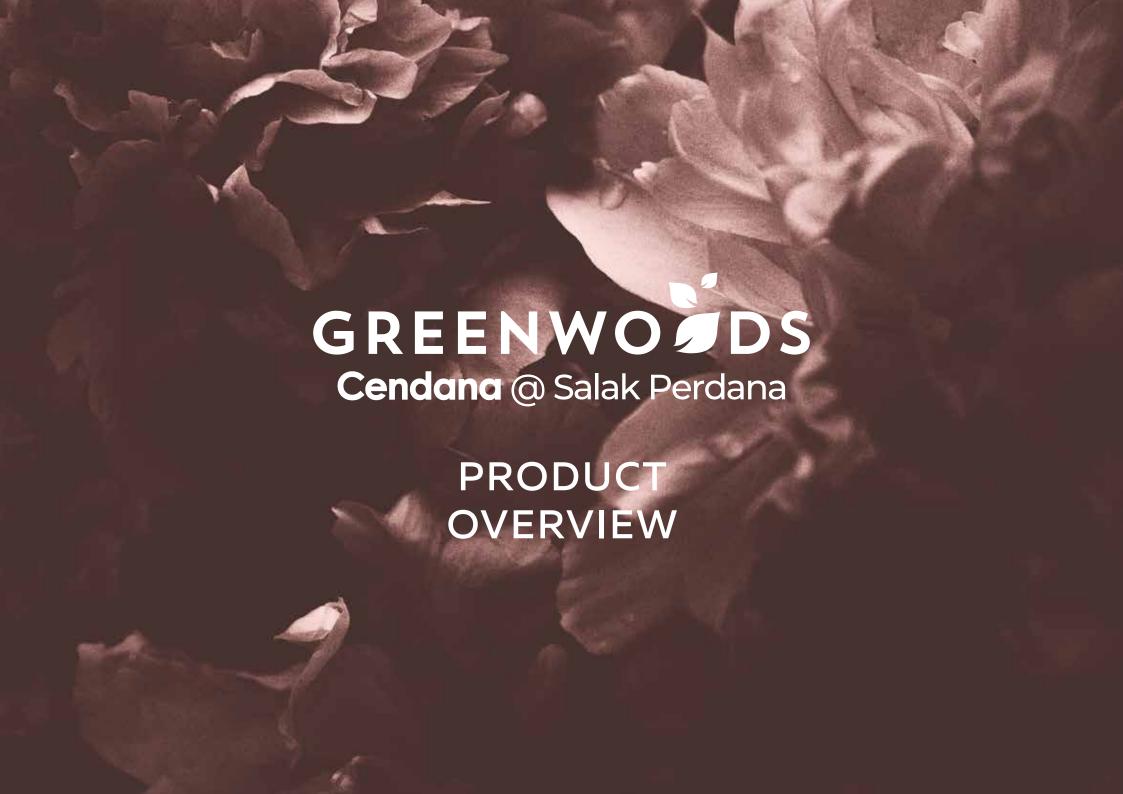






Community Retail Hub

- · Greenwoods Belian is a commercial enclave within the development itself.
- · A variety of outlets provide additional ease for the daily conveniences of the residents.
- · A place for the community to hang out, have a meal and buy their daily necessities without having to leave the neighbourhood.







Key Facts About Greenwoods Cendana

Freehold

Double Storey Terrace House (20' x 65')

25 Acres

Total 237 Units

3 / PRODUCT OVERVIEW /14 /

Site Plan





Total 237 Units

Intermediate

Type A (door on the left)

Type A1 (door on the right)

Land size : 20' x 65' Built up : 1,773 sq.ft.

End

Type B (door on the left)

Type B1 (door on the right)

Land size : 25' x 65' Built up : 1,773 sq.ft.

Corner

Type C (door on the right)

Type C1 (door on the left)

Land size : 43' x 65' Built up : 2,026 sq.ft.

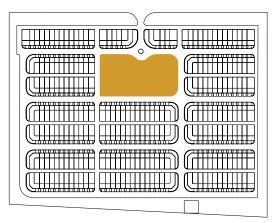
O3 / PRODUCT OVERVIEW / 15 /

Central Park @ Greenwoods Cendana





- Green Terraces
- 2 Elderly Friendly Fitness Corner
- 3 Playscape Children Playpark
- 4 Cendana Pavilion
- 5 Leisure Trails / Jogging Track
- 6 Kick-about Field
- 7 Basketball Court



Greenwoods Cendana Site Plan

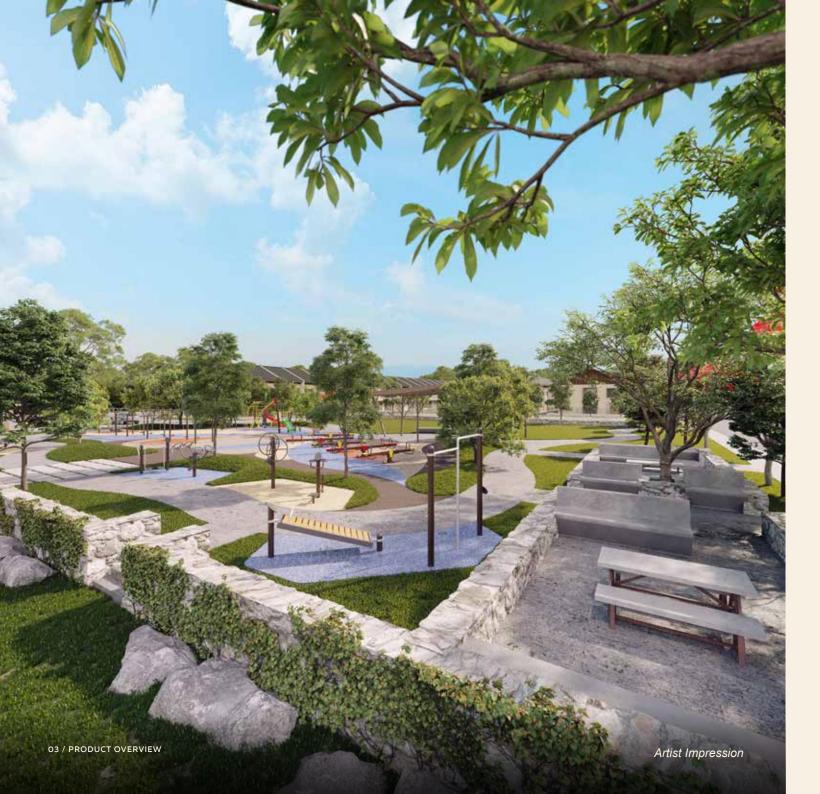
03 / PRODUCT OVERVIEW / 16 / 16 /





A Soothing Welcome

Feel at ease the moment you arrive at the lush main entrance of this warm and welcoming neighbourhood.





Exclusive Community Spaces

Residents of this exclusive neighbourhood also get to enjoy a recreational park that is inspired by the gentle beauty of a butterfly's wings. Relax together, play together or just simply enjoy the refreshing outdoor settings within the compound itself.

Central Park @ Greenwoods Cendana

- · Playscape Children Playpark
- · Basketball Court
- Picnic Corners
- · Leisure Trails / Jogging Track
- · Elderly Friendly Fitness Corner





Open Contemporary Spaces

A place for every generation. Greenwoods Cendana offers great family spaces with practical modern layouts.

Get a little more with the open concept corner units where your garden space is the perfect blend of luxury and nature.



TYPE A
TYPICAL FLOOR PLAN

Intermediate Unit

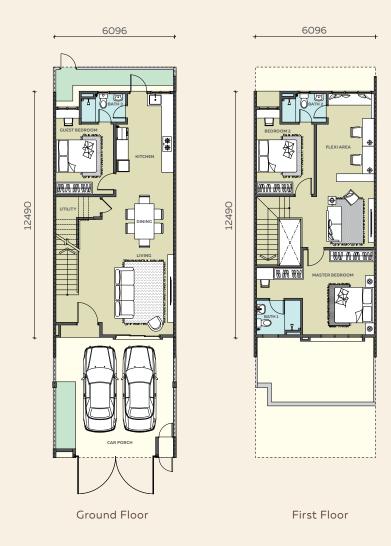


3 + 1 Bedrooms & 3 Bathrooms

Built-up

Land Size : 20' x 65

1,773 sq.ft.





TYPE B
TYPICAL FLOOR PLAN

End Unit

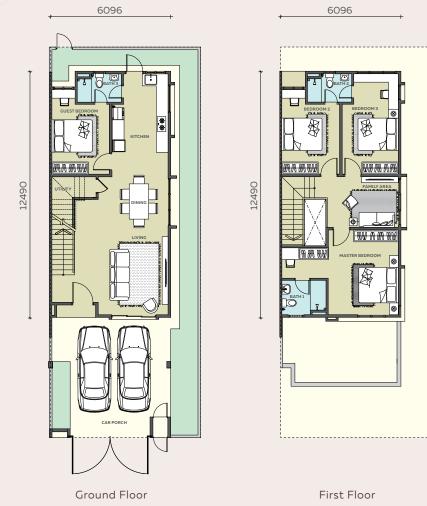


4 Bedrooms & 3 Bathrooms

Built-up

Land Size $: 25' \times 65'$

1,773 sq.ft.



03 / PRODUCT OVERVIEW / 21 /



TYPE C
TYPICAL FLOOR PLAN

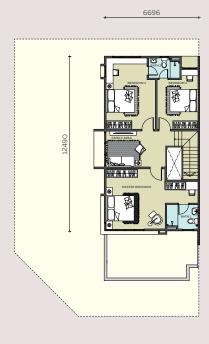
Corner Unit



TERRACE DOMOCON

TERRACE DOMOCON

CAN PROCED



4 Bedrooms & 3 Bathrooms

Built-up

Land Size : 43' x 65'

2,026 sq.ft.

Ground Floor First Floor

03 / PRODUCT OVERVIEW / 22 /



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EVERYTHING THAT PARAMOUNT PROPERTY DOES IS BACKED BY ITS COMMITMENT TO BUILD WITH ITS CUSTOMERS IN MIND.

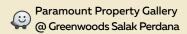
By engaging with its customers for feedback and keeping up with property trends, Paramount Property delivers functional and practical products that meet customers' expectations.

Today, Paramount Property is an award-winning developer with a diverse portfolio comprising townships as well as residential, commercial, retail, educational, industrial and integrated developments. It has a reputation of being the *people's developer*, with a track record of close to four decades for building enduring addresses in the Klang Valley, Sungain Petani and now in Penang.

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