CONTEMPORARY LIVING

THE LIGHTNESS OF

EXPERIENCE

CONTEMPORARY LIVING
LET IT SHINE

A RARE GEM IS SET TO SHIMMER IN THE HEART OF SHAH ALAM.

WELCOME TO DIAN, AN EXCEPTIONAL RESIDENTIAL CONCEPT THAT TAKES CONTEMPORARY LIVING TO BRAND NEW HEIGHTS, BUILT TO THE EXACTING STANDARDS AND FINE QUALITY THAT CPI IS KNOWN FOR.

DIAN means ‘light’.

It represents hope, warmth, joy and the courage to stand out as a beacon of inspiration. These values are expressed internally via trending designs, modern interiors and smart conveniences, perfect for those seeking much needed respite from their fast paced lifestyles. Externally, the signature style of the brand is clearly evident in the distinctively terraced façade, inspired by the geometric form of the DIAN logo.
A GREAT LOCATION MAKES ALL THE DIFFERENCE.

The 3.1-acre DIAN residential development is located within Section 13 of Shah Alam, a prime location that is within close proximity to popular landmarks such as Stadium Shah Alam and Malawati as well as Subang and Glenmarie.

A RADIANT NEW MILESTONE IN SHAH ALAM

LOCATION AT THE CENTRE OF IT ALL
Within a mere 5 kilometre radius, residents can enjoy quick and easy access to 3 international schools, 3 renowned universities, 4 acclaimed golf courses and a choice of 8 vibrant shopping malls. With these conveniences nearby, DIAN is set to be a highly desirable address for true urbanites.

**EASY ACCESS TO PUBLIC TRANSPORTATION**
4.3 km to Batu Tiga KTM station and within close proximity to the ongoing LRT 3 project

**CLOSE PROXIMITY TO LANDMARKS**
Within walking distance to Stadium Shah Alam (1.1km) and Aeon Mall Shah Alam (2km)

**SURROUNDING SCHOOLS AND UNIVERSITIES WITHIN 2 KM RADIUS:**
Management & Science University, KDU College and SK Seksyen 13
DESIGNED FOR WHOLESOME LIVING

DIAN PRESENTS A COMPLETE ARRAY OF THOUGHTFUL FACILITIES AND CONVENIENCES EXPECTED OF A CONTEMPORARY RESIDENTIAL DEVELOPMENT AND IT ALSO COMES WITH PLEASANT SURPRISES THAT TAKE LEISURE, COMFORT AND RECREATION TO NEW STANDARDS.

Featuring DIAN’s signature linear style, the entrance statement has a commanding presence and reflects an uncompromising attention to details.
THE AMENITIES AT DIAN ARE MADE AVAILABLE ACROSS 2 LEVELS, ALLOWING AMPLE SPACE AND FREEDOM FOR RESIDENTS TO MOVE ABOUT AND EXPLORE. THE GROUND LEVEL ACCOMMODATES A THEMATIC PLAYGROUND AND AN ELEVATED WALKWAY AMIDST TREE TOPS.

MEANWHILE ON LEVEL 11, RESIDENTS CAN INDULGE IN FITNESS AND ABSOLUTE RELAXATION AT THE GYM, YOGA DECK OR BY THE POOL, IN THE COMFORT OF ELEGANTLY - DESIGNED CABANAS.
Geometric shapes and linear patterns blend to create a sophisticated signature style that’s apparent throughout the tastefully landscaped vista, along walkways and on the facilities deck. This unique yet charming visual identity also extends out to the building exterior, visible in the innovatively terraced facade.

The exclusive Level 11 features a sparkling pool as well as a jacuzzi and cascading water feature – all of which will set you in a mood to rejuvenate.

A row of private poolside cabanas serve as signature features here, carefully crafted to mirror the linear design style used on the main DIAN signage, a commanding feature at the entrance.
The spacious Banquet hall is tastefully decked in the DIAN signature style and provides a grand venue for events like weddings and parties.

The gym commands a mesmerizing view overlooking elegant water features and green landscapes.

Practical, yet highly artistic, the Stramp - a combination of stairs and ramps is one of many unique features that demonstrate DIAN's daring approach to design.
BBQ area is set up within a very relaxing environment, offering inspiring views.
Dian’s thoughtfully planned living spaces are exceedingly efficient yet sophisticated, with an attention to high quality and absolute comfort.

In addition, the needs of modern urban families are also carefully considered with the inclusion of a wide yard that can serve as an extended wet kitchen.

Yet another interesting feature awaiting buyers are the highly desirable dual-key options, particularly ideal for those seeking to establish a home office or to simply ensure comfort for larger families.
Efficient use of space meets style, comfort and sophistication.
THE PLANS
GROUND FLOOR LANDSCAPE

1. Entrance Statement
2. Perimeter Landscape
3. Feature Driveway (Drop-off/Entrance Pavement)
4. Elevated Deck
5. Play Area
   i. Rope Playground
   ii. Mound Playground
   iii. Netting Playground
LEVEL 11 FACILITIES DECK

1. Swimming Pool  
2. Pool Cabana  
3. Sparkling Pool  
4. Jacuzzi  
5. Feature Tree  
6. Resting Area  
7. Courtyard Entrance  
8. Stramp  
9. BBQ Area  
10. Wading Pool  
11. Water Feature  
12. Playground  
13. Resting POD  
14. Gym  
15. Multipurpose Hall  
16. Reading Room  
17. Outdoor Shower  
18. Yoga Room
THE PLANS

TYPICAL STOREY

Legend

- TYPE A
- TYPE B
- TYPE C
- TYPE C1
THE PLANS

INTUITIVELY DESIGNED SPACES

TYPICAL TYPE A LAYOUT
550 SF | 3 BEDROOMS

TYPICAL TYPE B LAYOUT
810 SF | 3 BEDROOMS

TYPICAL TYPE C LAYOUT
810 SF | 3 BEDROOMS

TYPICAL TYPE C1 LAYOUT
810 SF | 3 BEDROOMS
**DETAILS THAT COUNT**

**STRUCTURE**
- **WALL**: Masonry / Concrete Wall
  - **ROOF**: Reinforced Concrete Flat Roof
  - **CEILING**: Plaster Ceiling / Skim Coat
  - **WINDOWS**: Aluminium Framed Window

**FLOOR FINISHES**
- **Living / Dining**: Laminated Timber Flooring
  - **All Bedrooms**: Laminated Timber Flooring
  - **Kitchen**: Laminated Timber Flooring
  - **All Bathrooms**: Quality Tiles
  - **Yard**: Quality Tiles
  - **Foyer**: Quality Tiles
  - **A/C Ledge**: Quality Tiles
  - **Terrace**: Quality Tiles (Where Applicable)

**ELECTRICAL INSTALLATION**

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**WALL FINISHES**
- **Living / Dining**: Skim Coat / Plaster And Paint
  - **Kitchen**: Tiles up to 1500mm Height (One Side Only)
  - **Yard**: Skim Coat / Plaster And Paint
  - **All Bathrooms**: Tiles up to Ceiling Height

**IRONMONGERY**
- **Quality Lockset**

**DOORS**
- **Main Entrance**: Fire Rated Timber Door
  - **Others**: Timber Flush Door / Aluminium Framed Glass Door (Where Applicable)

**MISCELLANEOUS**

**NOTE**: All items mentioned above are subject to validation, modification and substitution as may be recommended by MOA Architects Sdn. Bhd. and/or the relevant approving authorities.
THE SPECIFICATIONS

FLOOR FINISHES
- Living / Dining: Laminated Timber Flooring
- All Bedrooms: Laminated Timber Flooring
- All Bathrooms: Quality Tiles
- Kitchen / Yard: Quality Tiles
- Foyer: Quality Tiles
- A/C Ledge: Quality Tiles
- Terrace: Quality Tiles (Where Applicable)

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