



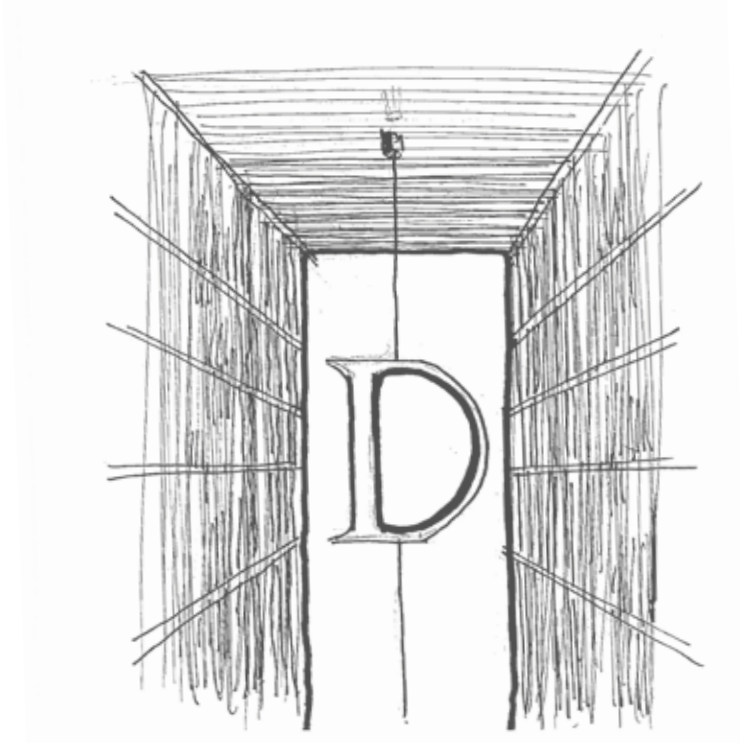
DIAN  
RESIDENCY



EXPERIENCE

THE LIGHTNESS OF

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.

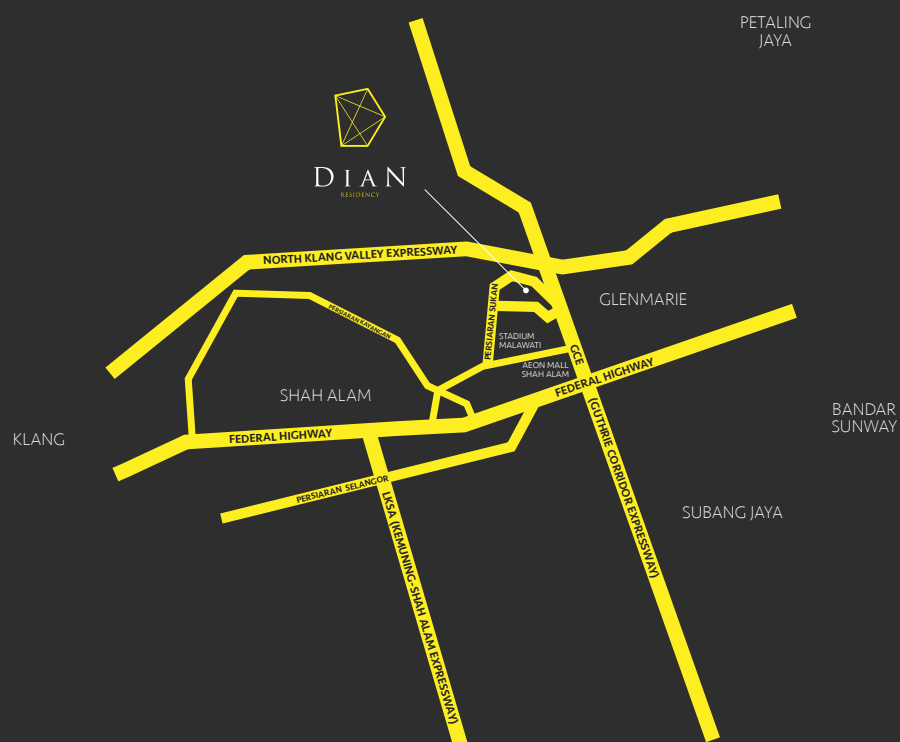
LOCATION  AT THE CENTRE OF IT ALL



# A RADIANT NEW MILESTONE IN SHAH ALAM

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.





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

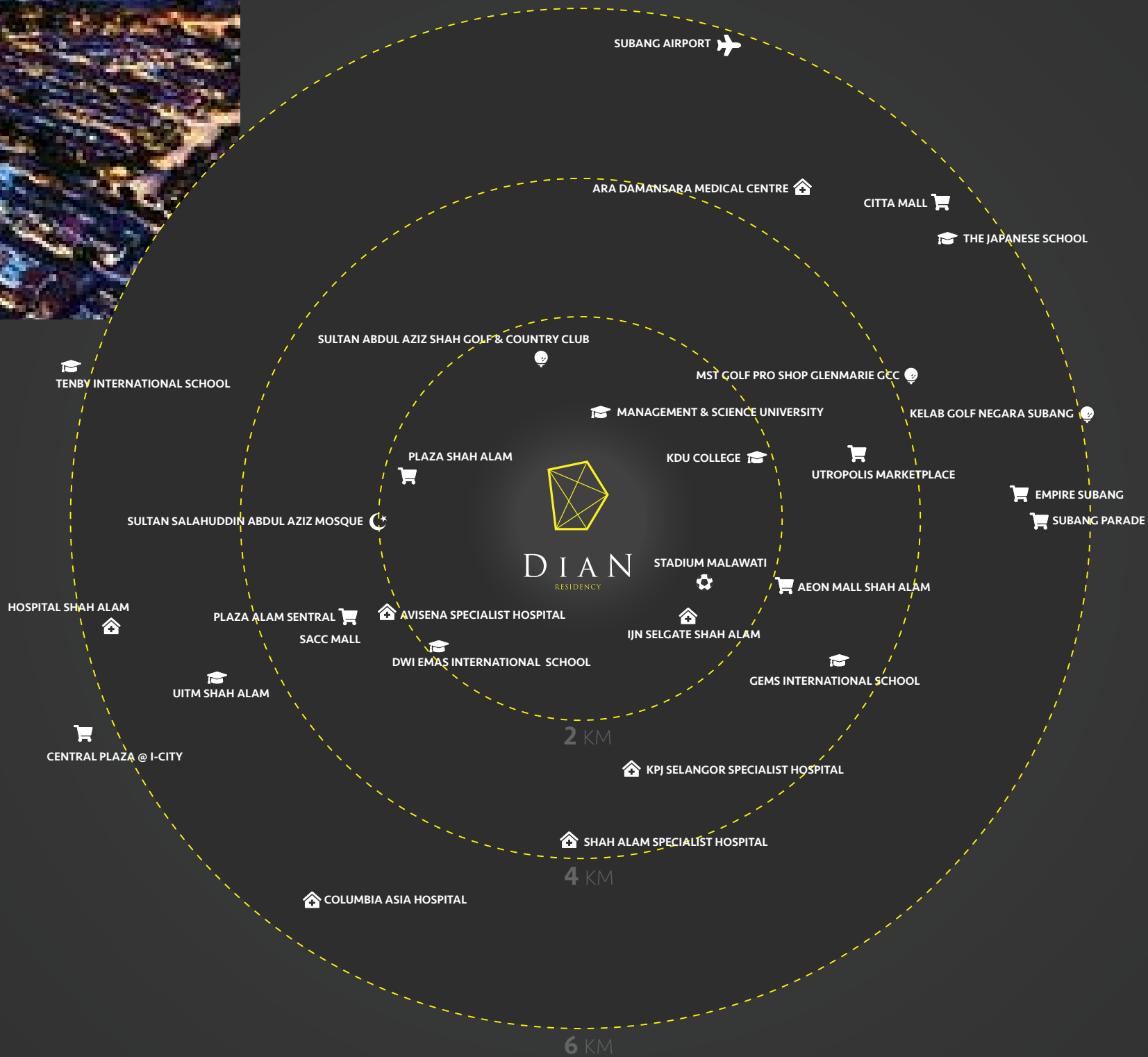
4.3 km to Batu Tiga KTM station and within close proximity to the ongoing LRT 3 project

CLOSE PROXIMITY TO LANDMARKS

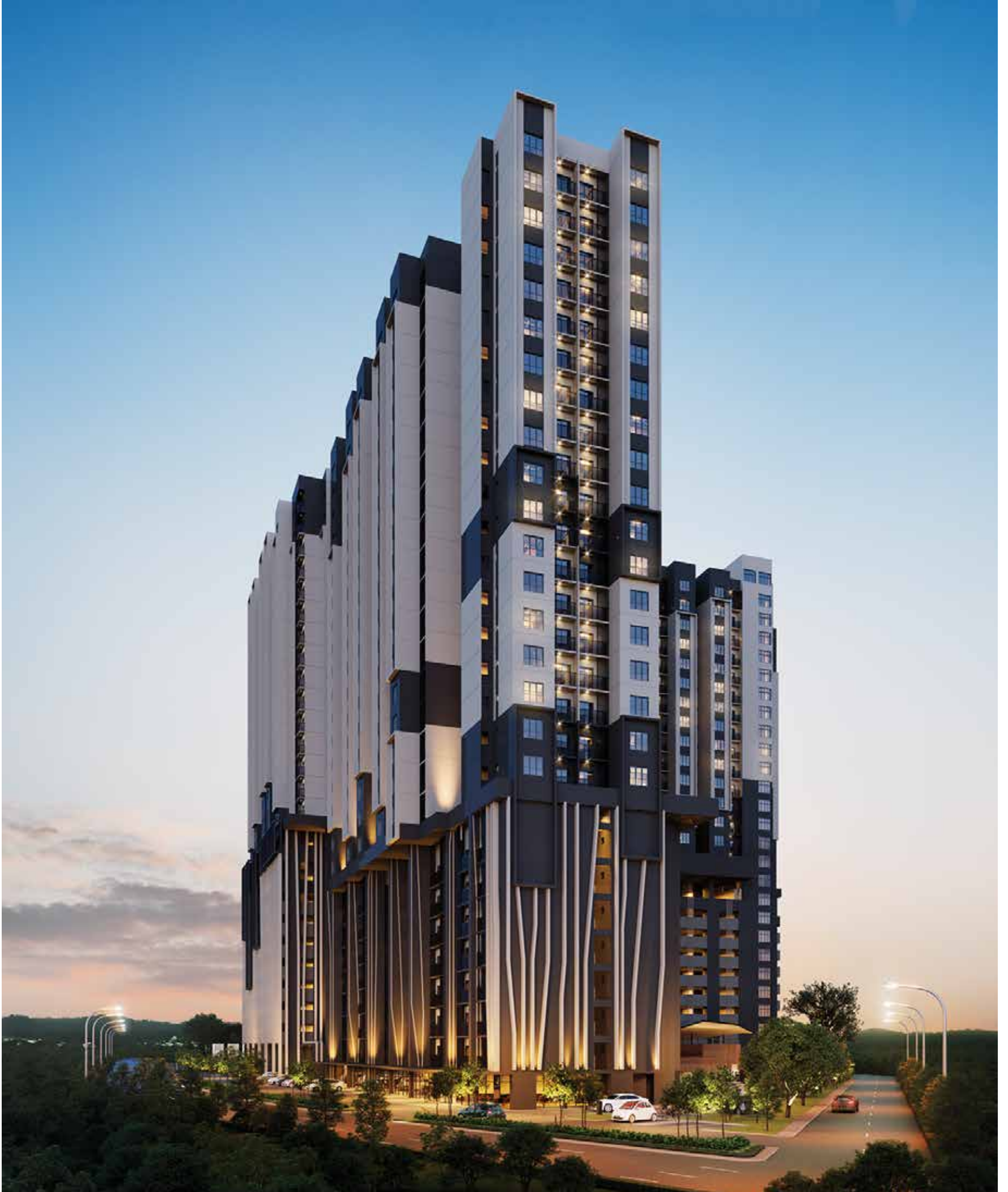
Within walking distance to Stadium Shah Alam (1.1km) and Aeon Mall Shah Alam (2km)

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 walkway leading to this meticulously planned play zone is a work of art with beautifully elevated pathways, accommodating tree and slide accesses. There are plenty of opportunities for fun and adventures.*

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.

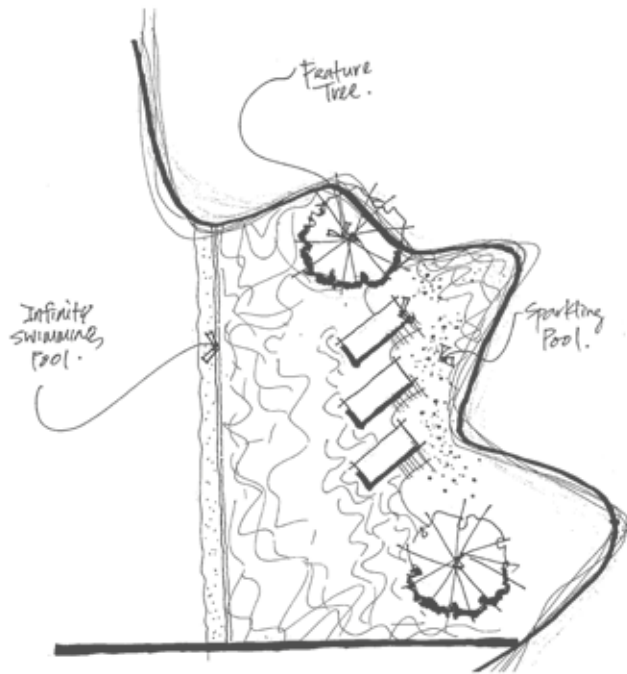
MEANWHILE ON LEVEL 11, RESIDENTS CAN INDULGE IN FITNESS AND ABSOLUTE RELAXATION AT THE GYM, YOGA DECK OR BY THE POOL, IN THE COMFORT OF ELEGANTLY - DESIGNED CABANAS.

*The vibrant Thematic Playground serves as an outdoor entertainment zone that doubles as a communal space.*





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.



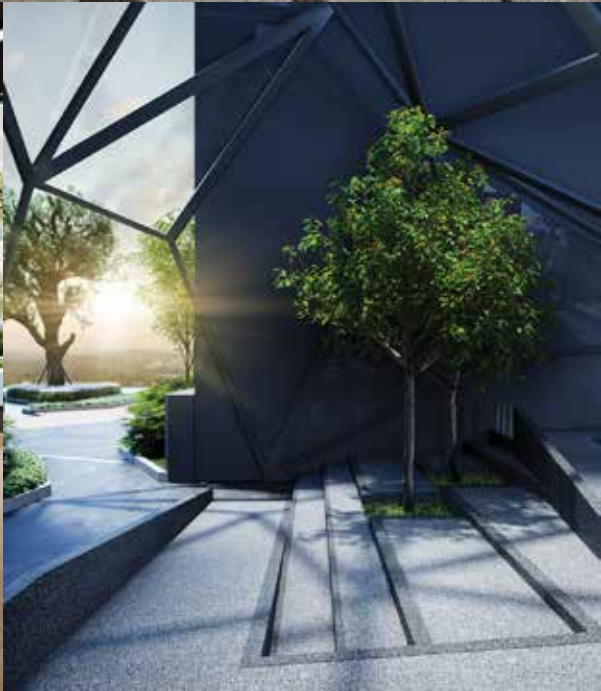
*The exclusive Level 11 features a sparkling pool as well as a Jacuzzi and cascading water feature – all of which will set you in a mood to rejuvenate.*

*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.*

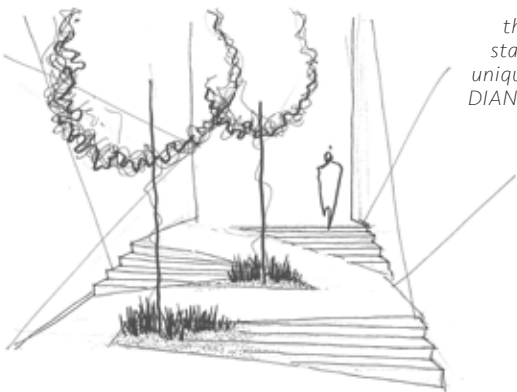




The spacious Banquet hall is tastefully decked in the DIAN signature style and provides a grand venue for events like weddings and parties.



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, affording 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.



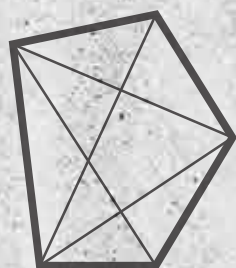
BEAUTIFULLY  
CRAFTED  
SPACES





*Efficient use of space meets style, comfort and sophistication.*





DIAN  
RESIDENCY

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

Acapella Suite Hotel



Persiaran Sukan





Acapella Suite Hotel

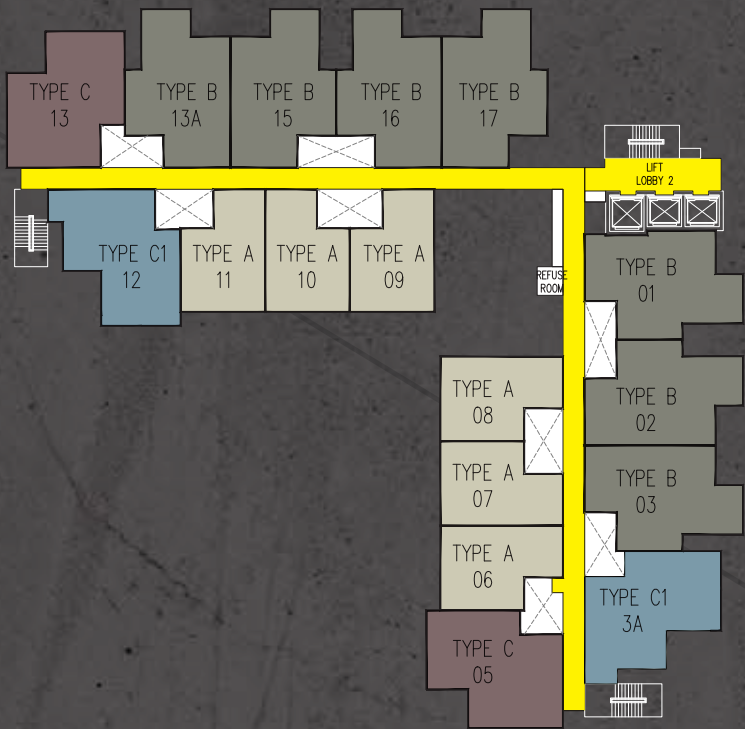


Persiaran Sukan

LEVEL 11 FACILITIES DECK

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

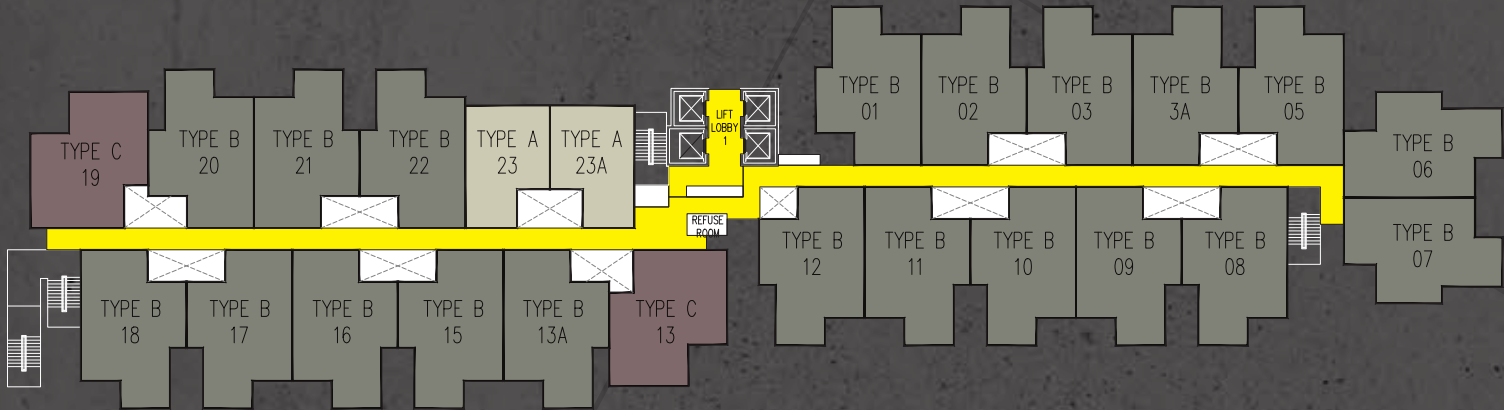




TYPICAL STOREY

Legend

- TYPE A
- TYPE B
- TYPE C
- TYPE C1

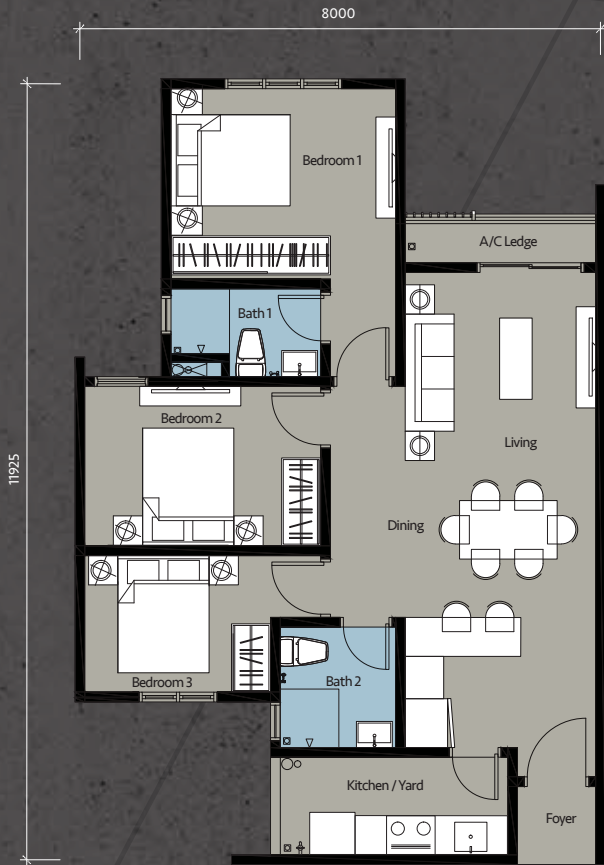




INTUITIVELY  
DESIGNED  
SPACES



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** : Reinforced Concrete
- WALL** : Masonry / Concrete Wall
- ROOF** : Reinforced Concrete Flat Roof
- CEILING** : Plaster Ceiling / Skim Coat
- WINDOWS** : Aluminium Framed Window
- DOORS**
  - Main Entrance : Fire Rated Timber Door
  - Others : Timber Flush Door / Aluminium Framed Glass Door *(Where Applicable)*
- IRONMONGERY** : Quality Lockset
- 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

**SANITARY WARES AND FITTINGS**

TYPE	A	C/C1	C1/G
Water closet	1	2	2
Wash Basin	1	2	2
Basin Tap	1	2	2
Hand Bidet	1	2	2
Bib Tap	1	1	2
Kitchen Sink	1	1	1
Kitchen Sink Tap	1	1	1
Shower Head	1	2	2

**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.

- 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**

TYPE	A	C/C1	C1/G
Lighting Point	10	14	16
Ceiling Fan Point	3	4	4
Door Bell Wiring Point	1	1	1
13A Switch Socket Outlet	11	14	15
Water Heater Point	1	2	2
Air Conditioning Wiring Point	3	4	4
Fibre Wall Socket	1	1	1
SMATV Point	1	2	2
Distribution Board	1	1	1



- STRUCTURE** : Reinforced Concrete
- WALL** : Masonry / Concrete Wall
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- IRONMONGERY** : Quality Lockset

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

**SANITARY WARES AND FITTINGS**

TYPE	B	B/G
Water closet	2	2
Wash Basin	2	2
Basin Tap	2	2
Hand Bidet	2	2
Bib Tap	1	2
Kitchen Sink	1	1
Kitchen Sink Tap	1	1
Shower Head	2	2

**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.

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

**ELECTRICAL INSTALLATION**

TYPE	B	B/G
Lighting Point	11	13
Ceiling Fan Point	4	4
Door Bell Wiring Point	1	1
13A Switch Socket Outlet	13	14
Water Heater Point	2	2
Air Conditioning Wiring Point	4	4
Fibre Wall Socket	1	1
SMATV Point	1	1
Distribution Board	1	1





# DIAN

RESIDENCY



CREATING  
PERFECTION  
THROUGH  
INNOVATION

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**Developer License:** 14377-1/06-2018/0411(L) **Validity:** 03/06/2016 - 02/06/2018 **Advertising & Sales Permit:** 14377-1/06-2018/0411(P)  
**Validity Period:** 03/06/2016 - 02/06/2018 **Developer:** Berkeley Heights Development Sdn Bhd **Land Tenure:** Freehold **Encumbrance:** Bank of  
China **Approval Authority:** Majlis Perbandaran Nilai **Building Plan Referral No:** MPN. 431/2039/2015/4(9) **Expected Date Of Completion:**  
Julai 2018 **Type:** Rumah Teres Dua Tingkat (jenis 1A): 79 unit, RM 514,560 (min) - RM 717,840 (max) Rumah Teres Dua Tingkat (jenis 1B): 58  
unit, RM 567,600 (min) - RM 756,360 (max) 10% Bumiputra discount 30% Reserved for Bumiputra

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