

LATANIA II

SEMI-DETACHED HOMES

LUXURY HOMES REDEFINED





RESORT-LIKE LIFESTYLE

Each home seamlessly incorporates contemporary designs with its breathtaking surroundings, creating a tranquil haven imbued with natural luxury. Lodged in Twin Palms Sungai Long, Latania II will allow you to embrace a lifestyle of serenity as you experience the stunning atmosphere with peace of mind.

THE ORINOCO CLUBHOUSE

Residents enjoy exclusive access to the residents-only Orinoco Clubhouse perched on a hillside with a captivating view of the valley beyond. Indulge in the panoramic scenery while swimming in the infinity pool or exercising in the spacious gymnasium. The sauna, steam room, and jacuzzi will offer you a rejuvenating experience as your children enjoy themselves in the playground or the wading pool.

FACILITIES

Infinity pool with Children's Wading Pool

Poolside Cafe

Gymnasium

Playground

Sauna, Jacuzzi & Steam Room

Multipurpose Hall with Badminton, Table Tennis
& Basketball court





MASTERPLAN



LATANIA II

The Latania II semi-detached homes are nestled in Palma West, part of the premier Twin Palms Sungai Long development spanning over 128 acres of undulating countryside. Flanking the SILK Highway, Twin Palms Sungai Long is mere minutes from The Mines and just 20 minutes from KLCC. Majestic tree-lined boulevards lead up to beautifully laid-out enclaves of spacious Superlinks, Semi-detached villas and sprawling bungalows that allow residents to enjoy the serenity with each drive through.





JOIN THE ELITE IN A SOUGHT-AFTER SIGNATURE ADDRESS

Latania II, an exclusive township where every unit comes with a name for itself. Your individualised sanctuary will allow you to bathe in the lap of luxury and privacy.



TYPE
F1



THE UNITS

TYPE F1



BUILT UP **3,438** SQ.FT

LAND SIZE FROM **3,000** SQ.FT
(Approx. 80ft x 40ft)

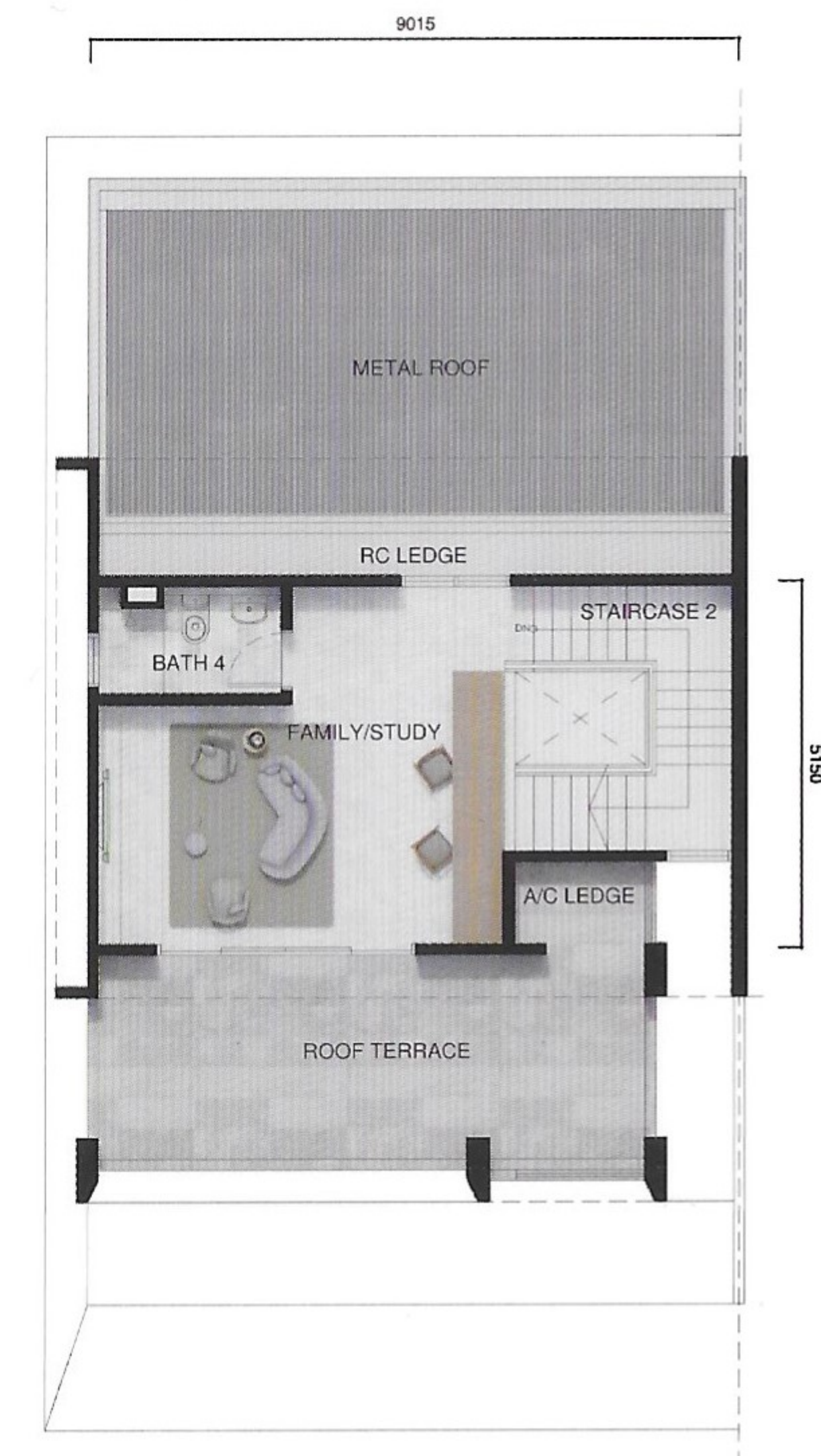
A Safehaven
of Tranquillity



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE F3



BUILT UP 3,636 SQ.FT

LAND SIZE
FROM 4,696 SQ.FT
(Approx. 88.5ft x 40ft)

An Opulent Incarnation
of Open Living.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE U1



BUILT UP **3,417** SQ.FT

LAND SIZE
FROM **3,168** SQ.FT
(Approx. 80ft x 40ft)

A Repose of Comfort.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

Structure

Reinforced Concrete Frame Work

Wall

Clay Brick with Plaster

Roofing covering

Concrete Roof Tiles, Reinforced Concrete Roof, Metal Deck Roof

Roof framing

Metal Roof Trusses, Reinforced Concrete Roof

Ceiling

Skim Coat & Paint, Plaster Ceiling

Windows

Aluminium Framed Glass Window

Doors

Entrance

Timber Door

Others

Timber Flush Door, Timber Flush Door with Louvres,
Aluminium Framed Glass Sliding Door

Ironmongery

Locksets

Wall finishes

Kitchen

Selected Wall Tiles

Master Bathroom, Bathrooms

Selected Wall Tiles

Toilet

Selected Wall Tiles

Other Walls

Plaster & Paint

Floor finishes

Car Porch

Selected Tiles

Forecourt

Selected Tiles

Foyer, Living, Dining, Guest Bedroom

Selected Tiles

Kitchen, Yard

Selected Tiles

Utility, Toilet

Selected Tiles

Staircase

Timber Strips

Family (Type U1)

Selected Tiles

Family / Study

Timber Strips

Corridor

Timber Strips

Master Bedroom, Bedroom 2, Bedroom 3

Timber Strips

Bedroom 3 (Type U1)

Selected Tiles

Master Bathroom, Bathrooms

Selected Tiles

Roof Terrace / Balcony

Selected Tiles

SPECIFICATIONS

Sanitary and plumbing fittings

	TYPE F1	TYPE F3	TYPE U1
Kitchen Sink	1 no	1 no	1 no
Water Closet	6 nos	5 nos	5 nos
Basin	7 nos	6 nos	6 nos
Shower Set	6 nos	5 nos	5 nos

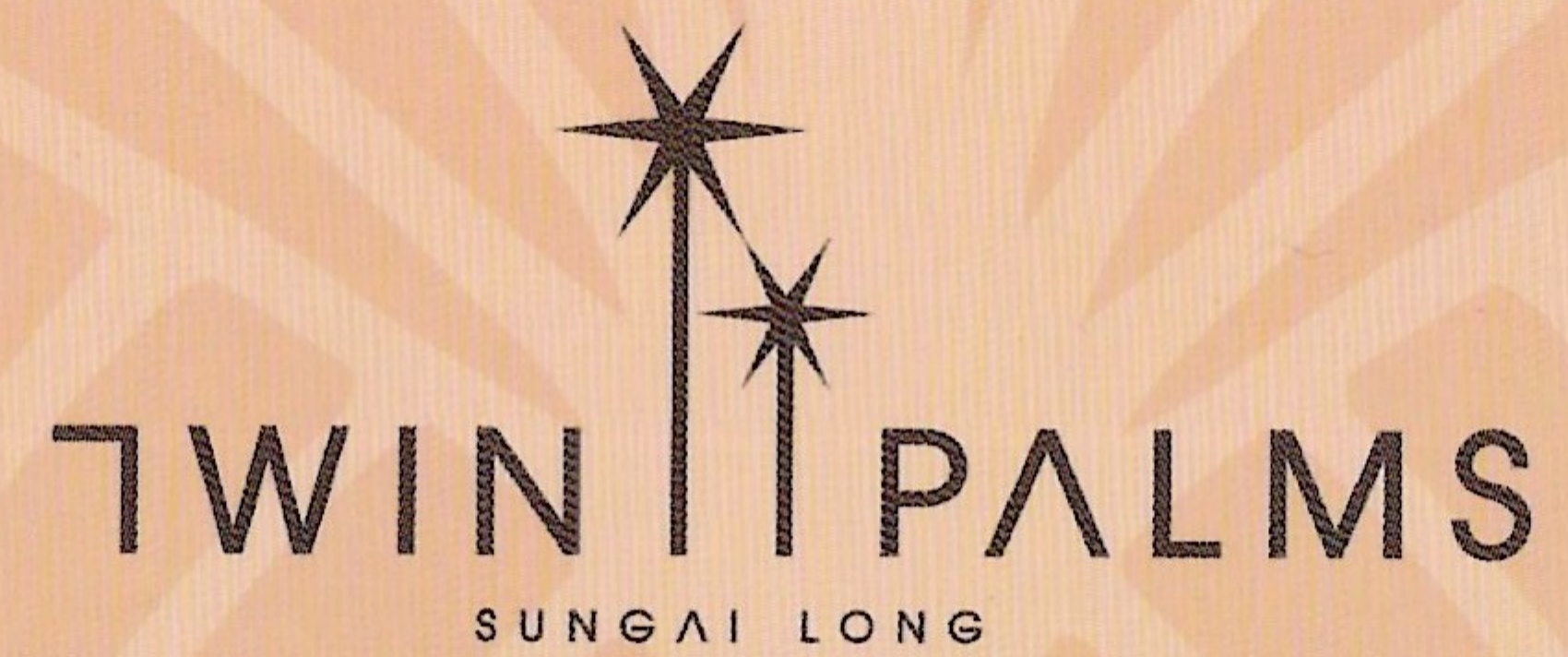
Electrical Installation

	TYPE F1	TYPE F3	TYPE U1
Lighting Point	44 nos	44 nos	47 nos
13A Switch Socket Outlet	27 nos	27 nos	31 nos
Ceiling Fan Point with Hook	8 nos	8 nos	8 nos
Air-Cond Point	7 nos	7 nos	7 nos
Hob Point	2 nos	2 nos	2 nos
Hood Point	2 nos	2 nos	2 nos
Door Bell Point	1 no	1 no	1 no
STV Point	4 nos	4 nos	4 nos
Fibre Wall Socket	1 no	1 no	1 no
Data point	5 nos	6 nos	6 nos
Autogate point	1 no	1 no	1 no
Weatherproof Isolator	3 nos	3 nos	3 nos
13A Switch Socket Outlet with Weatherproof Cover	3 nos	3 nos	3 nos
Solar Water Heater Point	1 no	1 no	1 no
Electrical Distribution Board	2 nos	2 nos	2 nos

The brand, colour, and model of all materials (such as timber, tiles, etc), fittings, equipment and finishes are subject to the architect(s) and/or engineer(s) and/or developer's selection and discretion as well as based on the market availability and natural characteristic of the product. The above specifications are subject to alterations without notification at the discretion of the developer, as recommended by our architect(s) and/or engineer(s) and/or at the requests of approving authorities.

WARRANTIES

Where warranties are given by the manufacturer(s) and/or contractor(s) and/or supplier(s) of any of the equipment and/or appliances installed by the developer, the developer shall assign to the purchaser such warranties at the time of handing over of vacant possession.



Live your Dream

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