

DIAMOND  
CITY

SAPPHIRE  
RESIDENCE

# Town Villa

DISCOVER WATERFRONT LIVING  
AMIDST NATURE

UPPER | LOWER



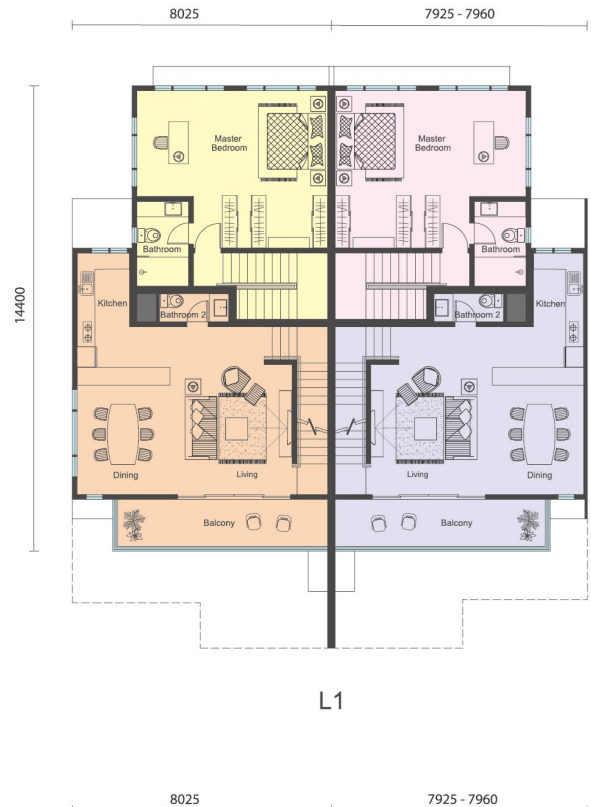
- FREEHOLD -

# Town Villa

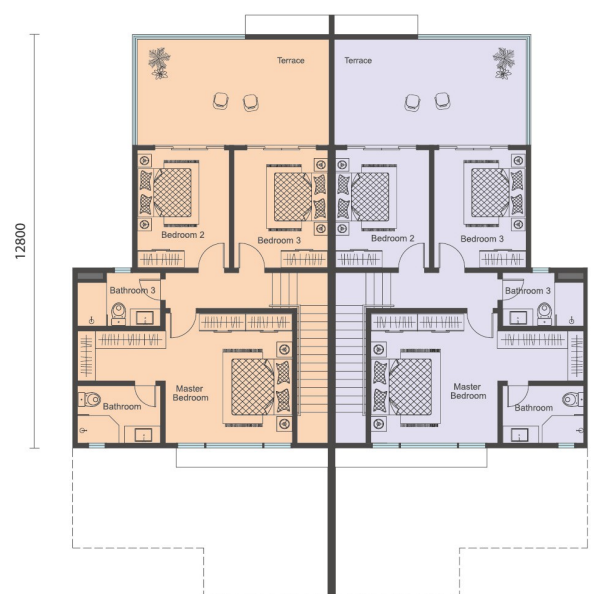
3 Bedrooms 2-3 Bathrooms | 26' x 75'



GL



L1



L2

Corner Upper Unit    Corner Lower Unit

Lower Unit

Main Parcel :	Accessories Parcel :
Corner : 1467-1473 sq.ft	Corner : 796-1460 sq.ft
Intermediate : 1471 sq.ft	Intermediate : 607 sq.ft

Upper Unit

Main Parcel :	Accessories Parcel :
Corner : 1384-1393 sq.ft	Corner : 661 sq.ft
Intermediate : 1390 sq.ft	Intermediate : 661 sq.ft

Sapphire Residence



# Town Villa

UPPER | LOWER



- Terrace
- Town Villa
- Premium Bungalow
- Waterfront Bungalow



## Specification

STRUCTURE	Reinforced Concrete Framework	
ROOF COVERING	Metal Deck Roof/ Reinforced Concrete Roof	
WALL	Brick & Plaster	
CEILING	Plaster Board/ Skim Coat	
DOORS	Main Entrance: H.W. Decorative Panel Door Others: Flush Door/ Louvres Door/ Aluminum Frame Door	
IRONMONGERY	Lockset	
FLOOR FINISHES	Living/ Dining: Tiles Kitchen: Tiles Master Bedroom : Laminated Flooring Bedroom 2 & 3 : Tiles (Lower) Bedroom 2 & 3 : Laminated Flooring (Upper) Bathrooms: Tiles	Balcony: Tiles Staircase: Laminated Flooring/Tiles (Lower) Staircase: Laminated Flooring/Tiles (Upper) Utility: Cement Render Yard: Tiles Car Porch/ Driveway: Concrete Imprint
WALL FINISHES	Internal Wall: Plaster & Paint External Wall: Plaster & Paint Wet Kitchen: Tiles up to 1.5m height and plaster & paint Bathrooms: Tiles	



## STRATEGIC ACCESSIBILITY

- ELITE (North-South Expressway Central Link)
- SILK (Kajang Dispersal Link Expressway)
- SUKE (Sungai Besi-Ulu Kelang Elevated Expressway)
- LEKAS (Kajang-Seremban Highway)
- CKE (Cheras-Kajang Expressway)
- EKVE (East Klang Valley Expressway)

## NEIGHBOURHOOD COMMERCIAL AREA

- McDonalds 4.7km
- Lotus Semenyih 4.8km
- Starbucks 4.8km
- Econsave Semenyih 3.3km
- Eco Hill Walk 5.3km
- Vista Valley 4.5km

## EDUCATION HUB

- The University of Nottingham
- Tenby International School
- SJK(C) Ton Fah

## HEALTHCARE & WELLNESS DISTRICT

- More than 50 clinics & pharmacy around

Diamond City Sapphire Residence  
Terrace · Town Villa · Bungalow

Country Garden Diamond City  
cgdiamondcity.com.my

**012-273-4990**



\* No. Lesen Pemaju: 13170/10-2027/1037(A) • Tempoh Sah: 18/10/2022-17/10/2027 • No. Permit Pengiklanan & Jualan: 13170-7/07-2028/0611(N)-(S) • Tempoh Sah: 25/07/2025-24/07/2028 • Pihak Berkuasa Melulus: Majlis Perbandaran Kajang • No. Kelulusan Polan Bangunan: Btl (21)DLM.MP/KJ.2/P/12/2022 • Nama Pemajuan Perumahan: SAPPHIRE RESIDENCE • Nama Pemaju: Mayland Venue Sdn Bhd (565022.D) • Pegangan Tanah: Pegangan Milikan Bebas • Bebanan Tanah: Public Bank Berhad • Tarikh Jangka Siap: Mei 2027 • Jumlah Unit: 449 unit Rumah Teres: Jumlah unit 136, Harga RM 981,997.00(min)-RM 1,079,688.00 (maks) Rumah Bandar: Jumlah unit 220, Harga RM 657,988.00(min)-RM 783,688.00(maks) Rumah Sebesuahan: Jumlah unit 93, Harga RM 1,825,888.00 (min)-RM 2,504,688.00 (maks) Diskaun Bumiputera: 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA  
MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY