



# AVALON

AT USJ HEIGHTS





## Further enhance your lifestyle with 9 home designs.

Imagine yourself in a lush and beautiful highland, surrounded by magnificent views of the greenery. The air is serene, with only the sound of swaying grass caused by the gentle breeze. Avalon was built with a Scottish feel to it. These magnificent bungalows were built to capture the same kind of atmosphere with its beautiful and verdant community. Enhanced by beautiful gardens and a plethora of lush greeneries, it is the perfect place for peace and privacy, away from the stress of everyday life.

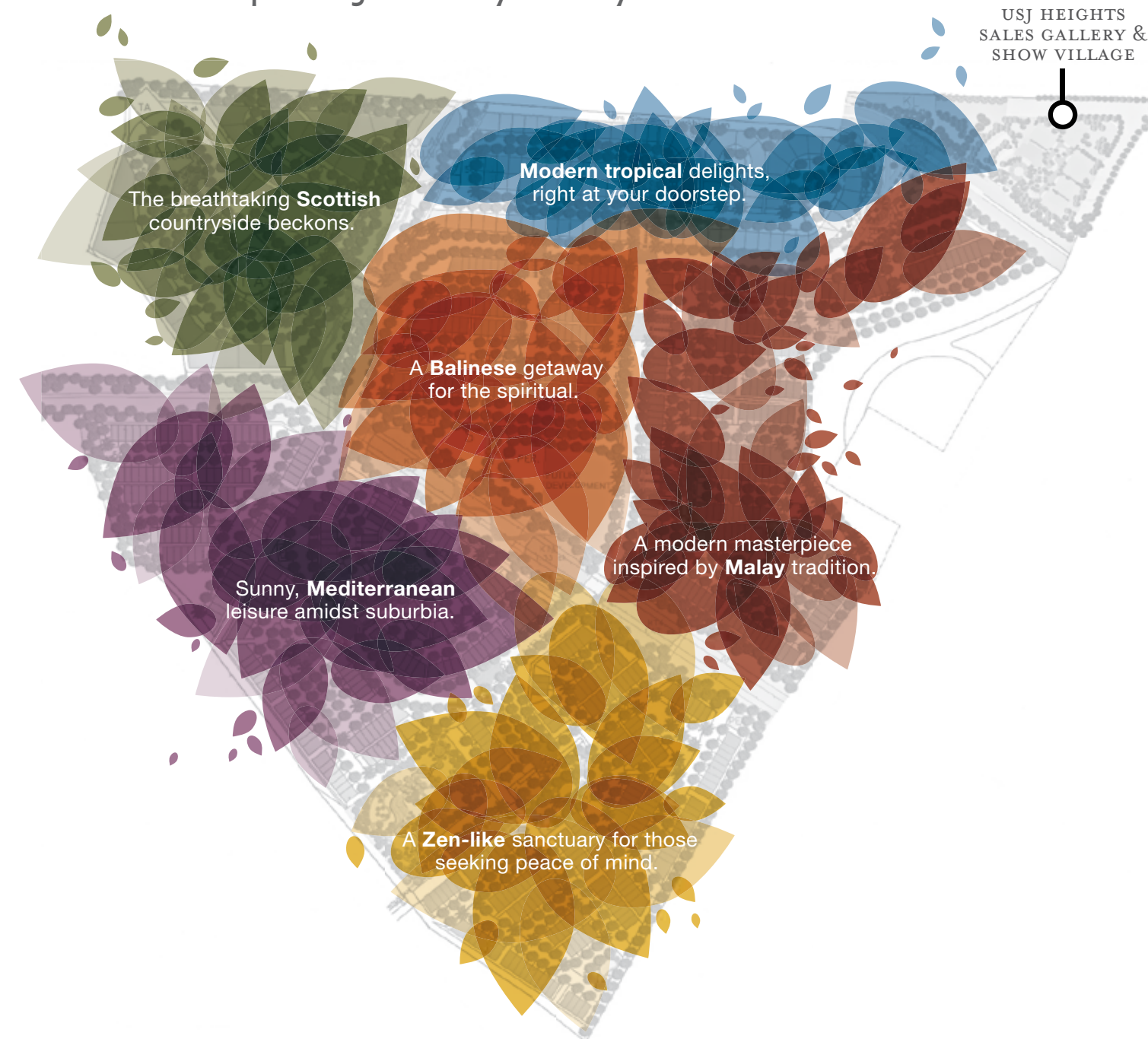
So, are you ready for a better life?

### KEY FEATURES:

- Freehold homes nestled in a low density neighbourhood
- Generous master bedroom equipped with built-in elevator in selected units
- All bedrooms are en-suite
- Aircond units in all bedrooms
- Green tinted windows to reduce heat
- Dual entrance for all types
- Home security system
- Automatic gate system
- Solar hot water & water filtering system



The 6 privileged lifestyles for your selection are:



## USJ Heights. Subang Jaya's final parcel of prime, freehold land.

Avalon is situated in one of 6 special garden-themed neighbourhoods as well as being the final piece of the puzzle that makes up USJ Heights.

A development placed on what could be the most sought-after piece of prime land in Subang Jaya, USJ Heights offers excellent security features for your peace of mind.

A short distance from Subang Jaya, Shah Alam, Puchong and KLIA, USJ Heights is also a short distance away from a network of thoroughfares leading to popular destinations in the Klang Valley.

Peace of Mind at USJ Heights

- Perimeter fencing
- Telephone entry system (intercom)
- Central monitoring system at guard house
- Built-in alarm system with panic button in every home



## TYPE A

These family homes were designed for two families in mind, perfect for those who prefer living with their siblings, in-laws or parents. The home consists of separate private quarters but share common facilities such as the living room, kitchen and bathrooms.

### FEATURES:

- Central internal open courtyards and central open courtyards
- Double volume for indoor courtyards and central open courtyard
- Outdoor living area ideal for entertaining guests
- 'Hotel Suite' designed for spacious Master bedroom comes with walk-in wardrobe and separate TV/library area overlooking internal courtyard gardens
- Lift for easy access







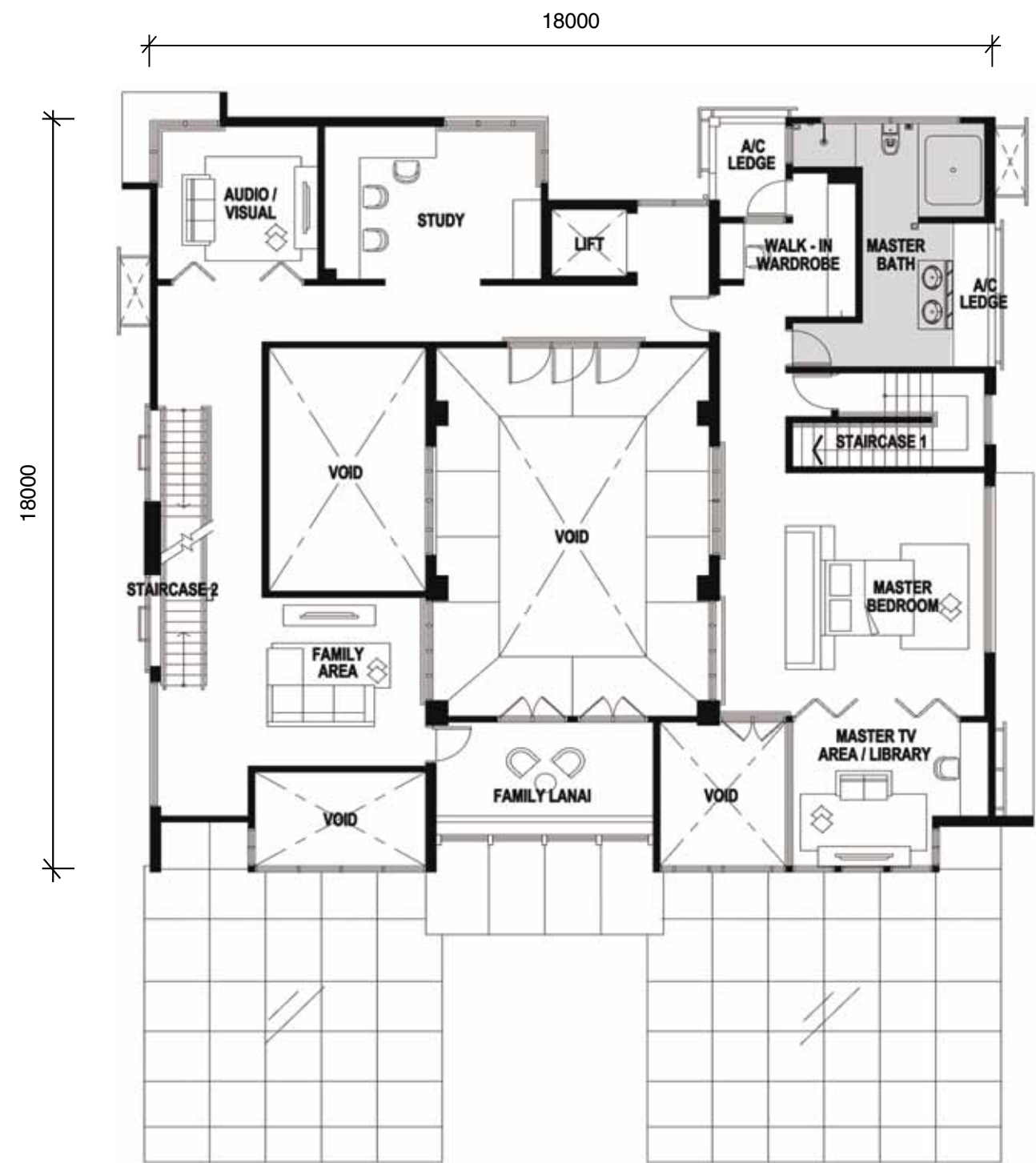
Luxurious and spacious Master bedrooms.

**TYPE A**

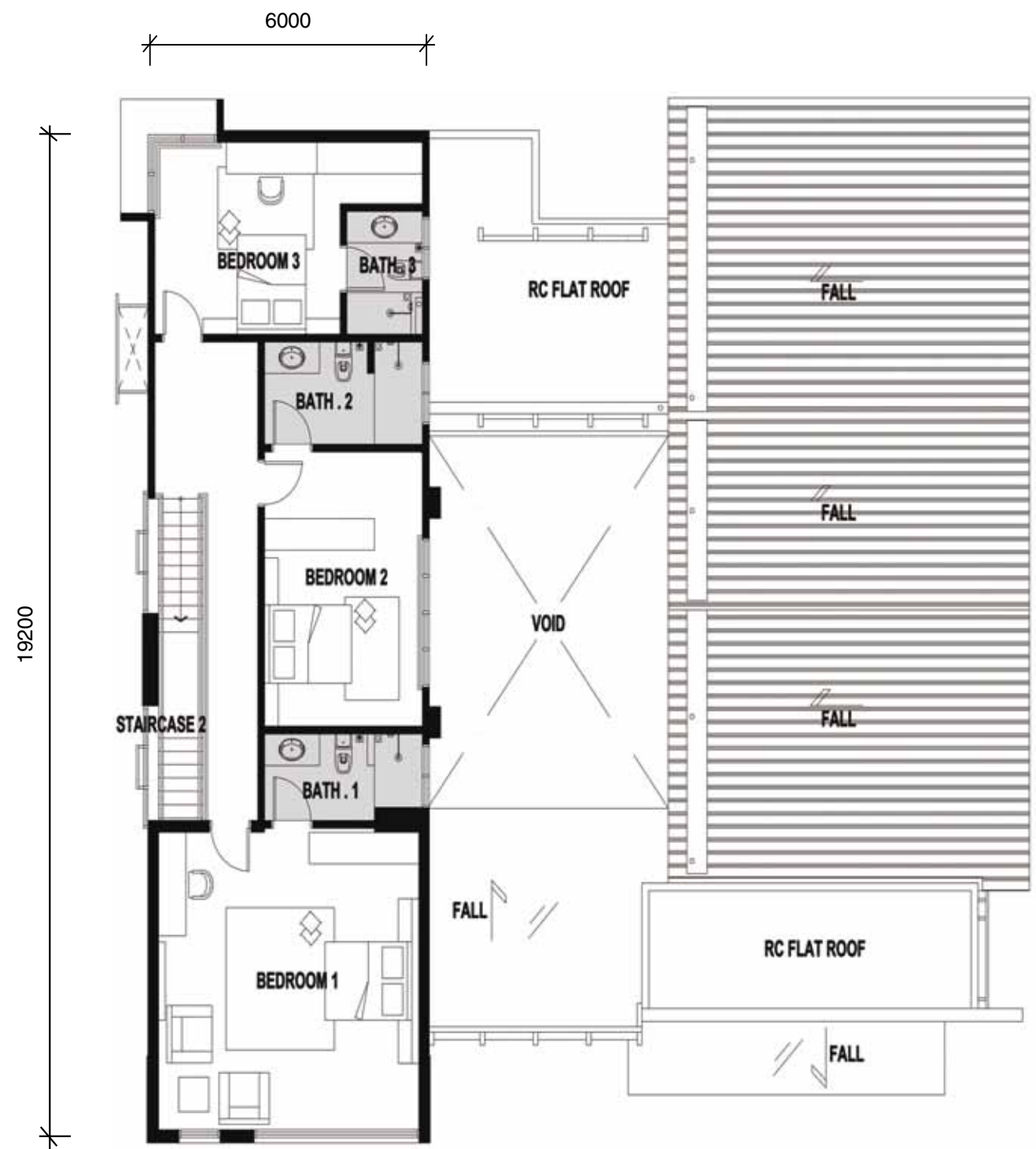
Built-up area approx:  
7,645 sq ft  
Land area from:  
8,138 sq ft



Ground Floor



First Floor



Second Floor



## TYPE B

These family homes were designed for two families in mind, perfect for those who prefer living with their siblings, in-laws or parents. The home consists of separate private quarters but share common facilities such as the living room, kitchen and bathrooms.

### FEATURES:

- Central internal open courtyards and central open courtyards
- Double volume for indoor courtyards and central open courtyard
- Outdoor living area ideal for entertaining guests
- 'Hotel Suite' designed for spacious Master bedroom comes with walk-in wardrobe and separate TV/library area overlooking internal courtyard gardens
- Lift for easy access
- Outdoor pond





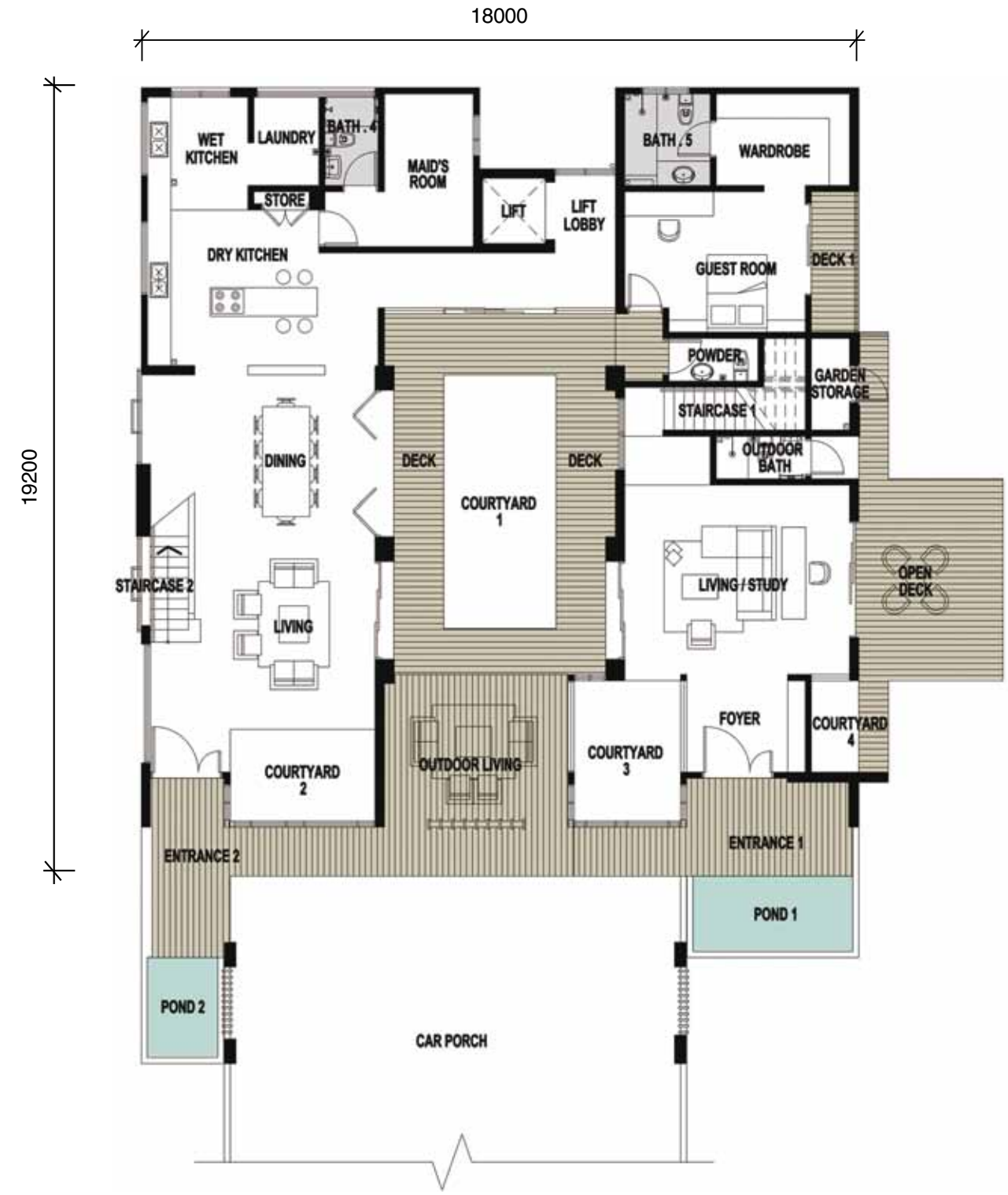
**TYPE B**

Built-up area approx:

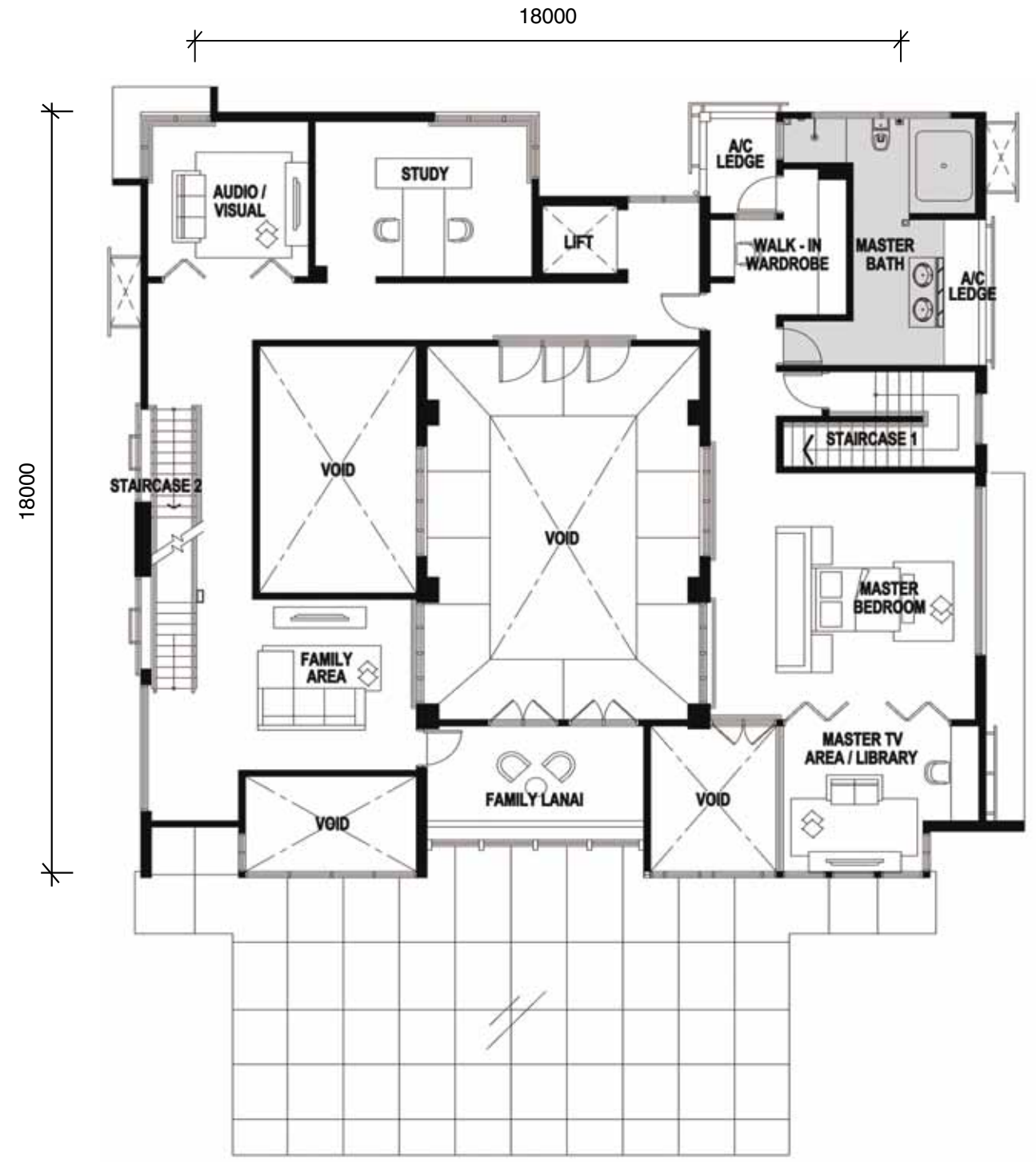
7,542 sq ft

Land area from:

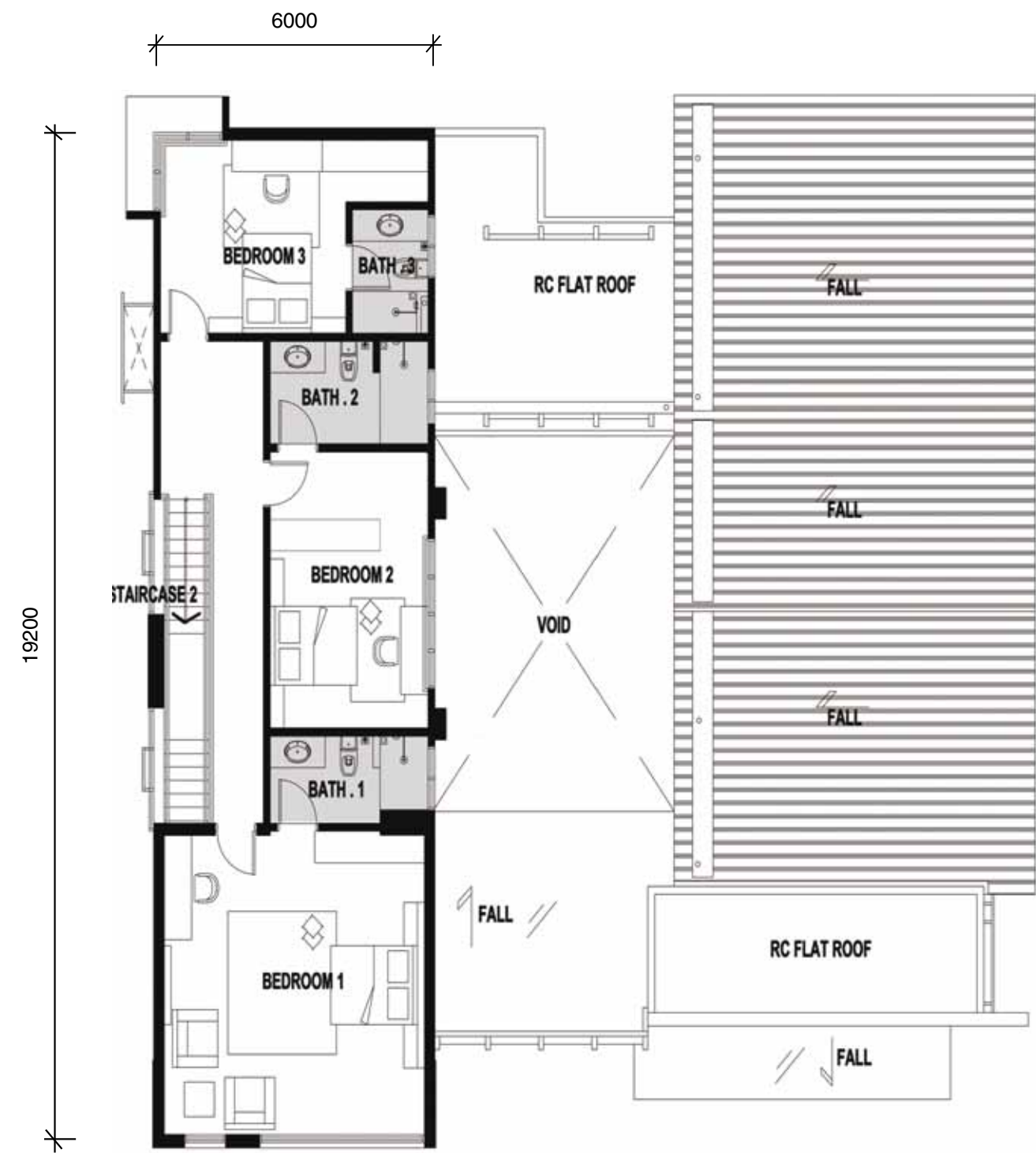
7,987 sq ft



Ground Floor



First Floor



Second Floor



Exquisite and spacious living room.



## TYPE C

The twin homes are ideal for close-knit family or siblings who like having their own privacy. The twin homes are connected together but both families have access to their own private quarters and facilities such as the living room, bedrooms, bathrooms and family area.

### FEATURES:

- Central dry and wet kitchen
- Separate living area to cater to 2 families
- 2 wings separated by 2 indoor courtyards
- Double volume central dining and indoor courtyard
- Covered open sky dining area
- Family area overlooking indoor courtyard and central dining area
- 'Hotel Suite' design for spacious master bedroom comes with walk-in wardrobe and lanai with 3 openings on 3 sides allowing for good cross ventilation.



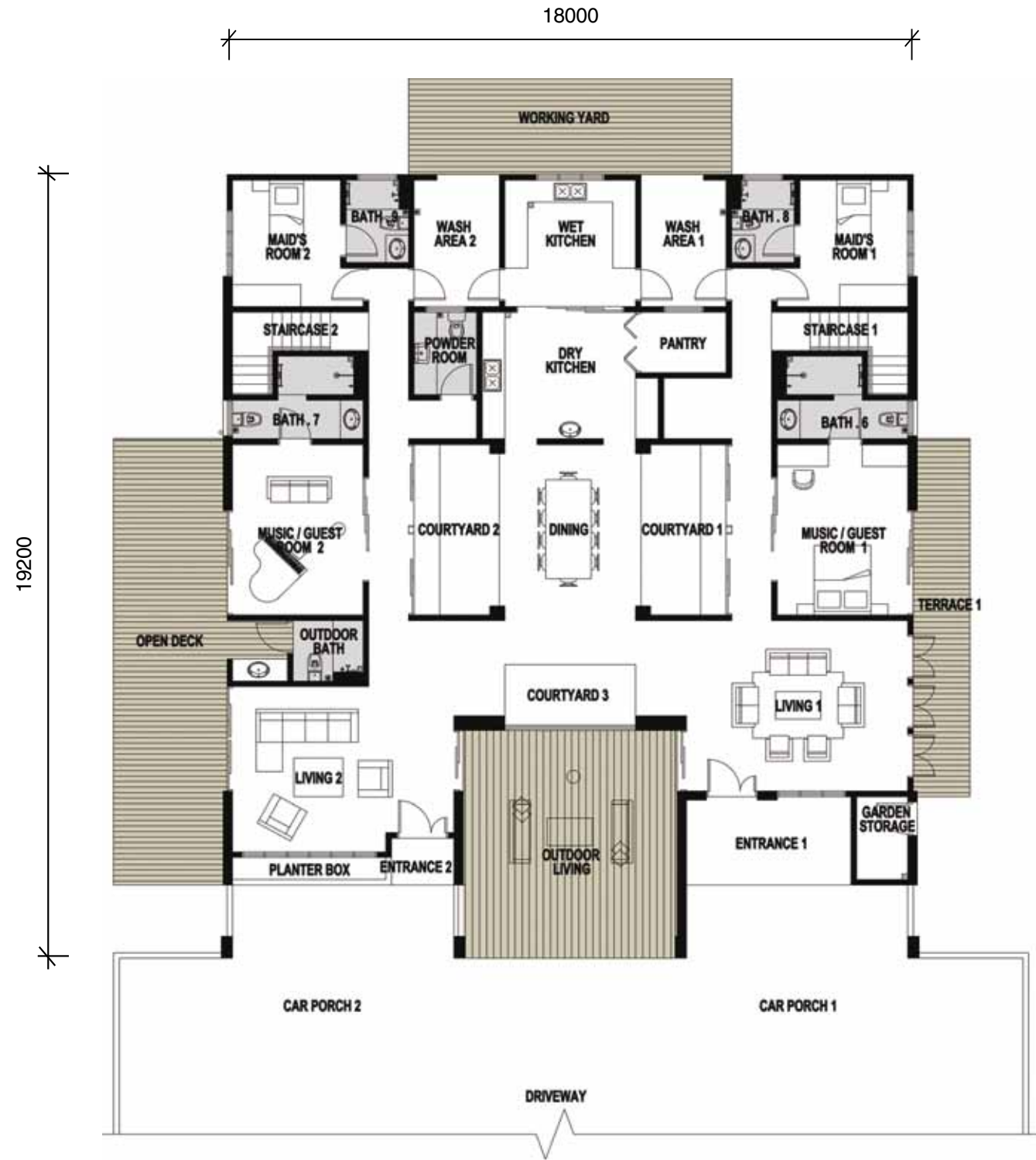




Elegant outdoor living. Perfect for entertaining or relaxation.

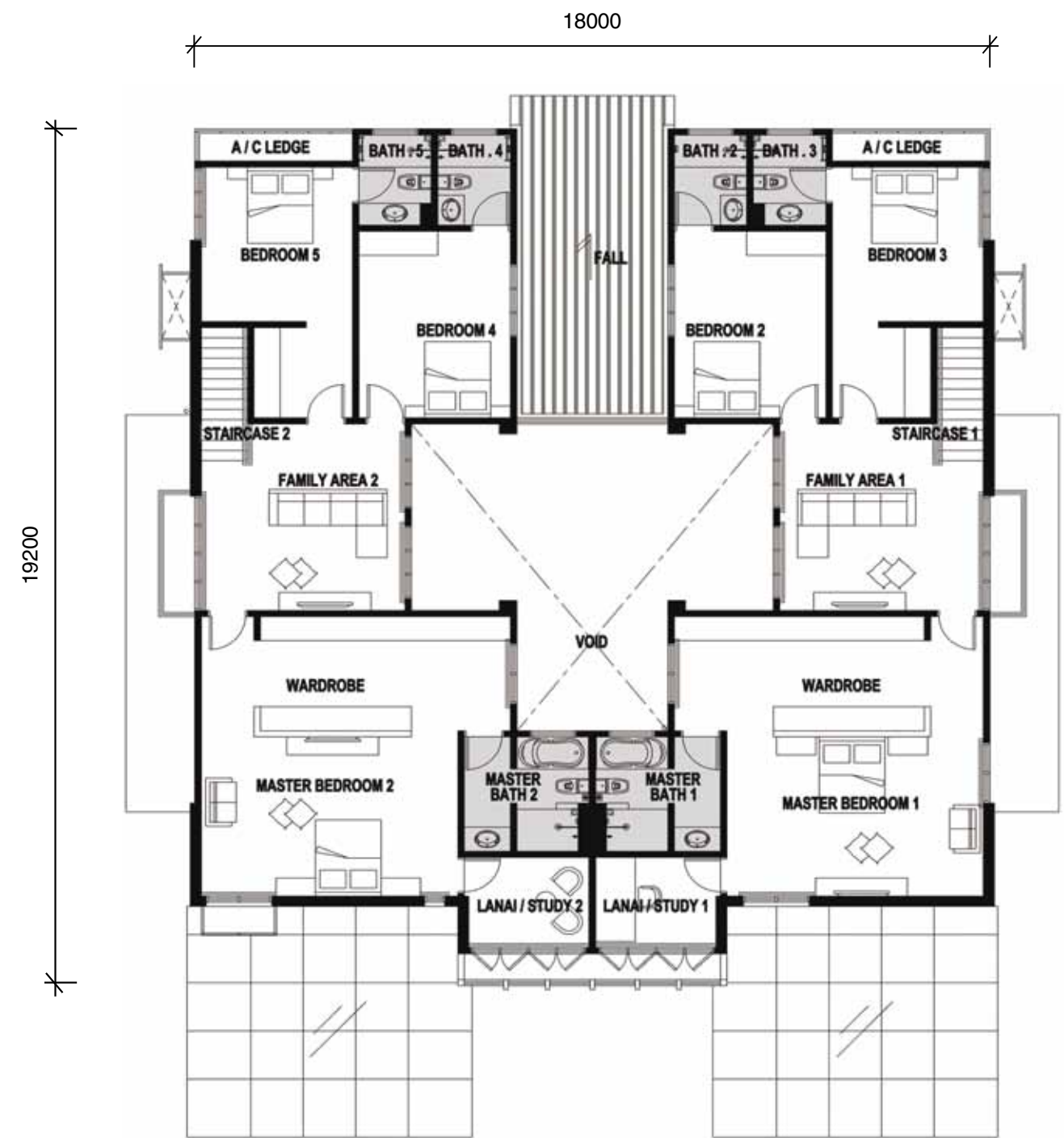
**TYPE C**

Built-up area approx:  
7,367 sq ft  
Land area from:  
8,094 sq ft



Ground Floor





First Floor



Dine in style in a majestic dining room.



## TYPE D

The twin homes are ideal for close-knit family or siblings who like having their own privacy. The twin homes are connected together but both families have access to their own private quarters and facilities such as the living room, bedrooms, bathrooms and family area.

### FEATURES:

- Central dry and wet kitchen
- Separate living area to cater for 2 families
- 2 wings separated by 2 indoor courtyards
- Double volume central dining and indoor courtyard
- Covered open sky dining area
- Family area overlooking indoor courtyard and central dining area
- 'Hotel Suite' design for spacious master bedroom comes with walk-in wardrobe and lanai with 3 openings on 3 sides allowing for good cross ventilation.





**TYPE D**

Built-up area approx:

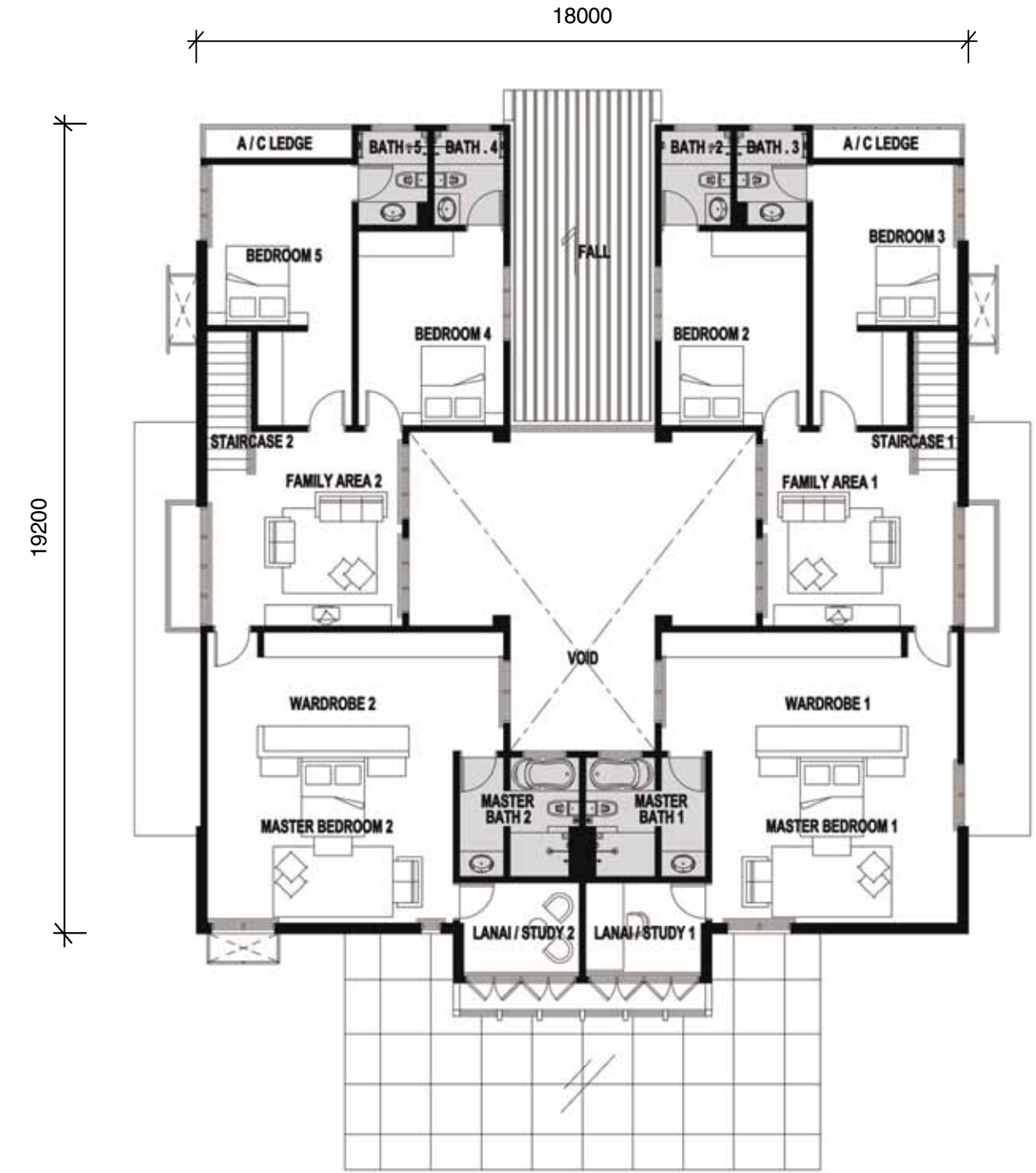
7,162 sq ft

Land area from:

8,041 sq ft



Ground Floor



First Floor

## TYPE E

These elegant homes come equipped with your very own garage, capable of accommodating up to 4 cars. The home also features dual entrances for your convenience, one at the front and another through the garage.

### FEATURES:

- Open dining and dry kitchen with island counter
- Living and dining area separated by a swimming pool to allow good natural cross ventilation
- Jacuzzi attached to swimming pool area
- Large guest room with private deck and garden view
- Generous master bedroom with study area and 2 balconies overlooking swimming pool
- Water feature inside of the house
- Masterbath with roof garden
- Lift for easy access



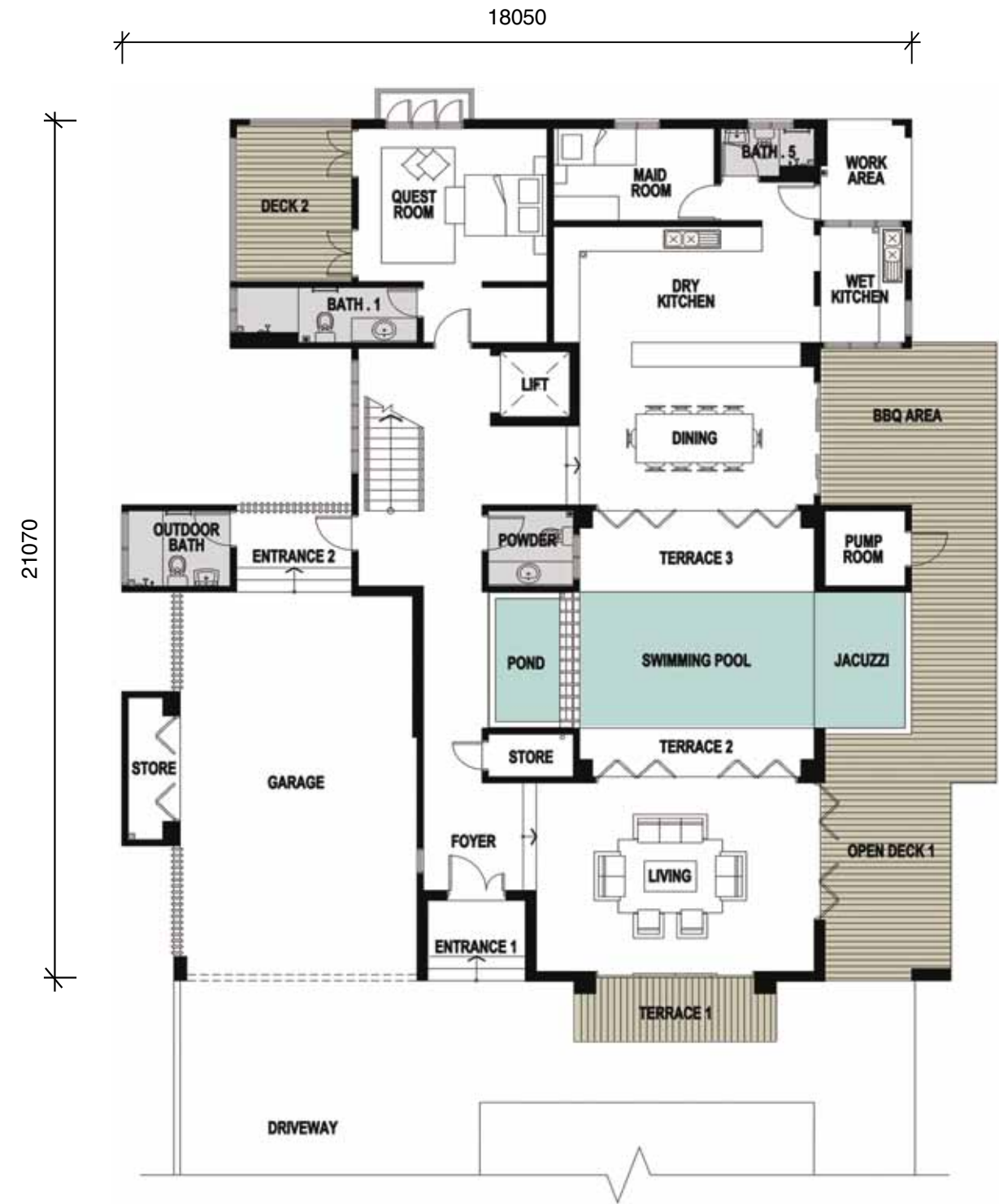




Relax in a stylish and grand living room.

**TYPE E**

Built-up area approx:  
5,479 sq ft  
Land area from:  
7,998 sq ft



Ground Floor





First Floor





## TYPE F

A home with a magnificent water feature built around the house. The house also comes with beautifully designed terraces, allowing for exquisite open living and dining experiences, thus creating/allowing for good natural air flow and cross ventilation

### FEATURES:

- Separate common study room facing the back garden
- Large dining area with a family deck
- Breakfast area that opens up to the back garden and outdoor deck
- Spacious master bedroom with wardrobe and two balconies overlooking the garden.





**TYPE F**

Built-up area approx:

5,618 sq ft

Land area from:

7,793 sq ft



Ground Floor



First Floor



## TYPE G

A beautiful garden lounge home that is surrounded by glass walls and a beautiful garden landscape.

### FEATURES:

- Dual entrances, one leading to the living room and the other from the car porch to the garden lounge
- Large terrace and water feature
- Open living, dining and dry kitchen area
- A master bedroom with a walk-in wardrobe and a study corner
- A garden in the Master bedroom



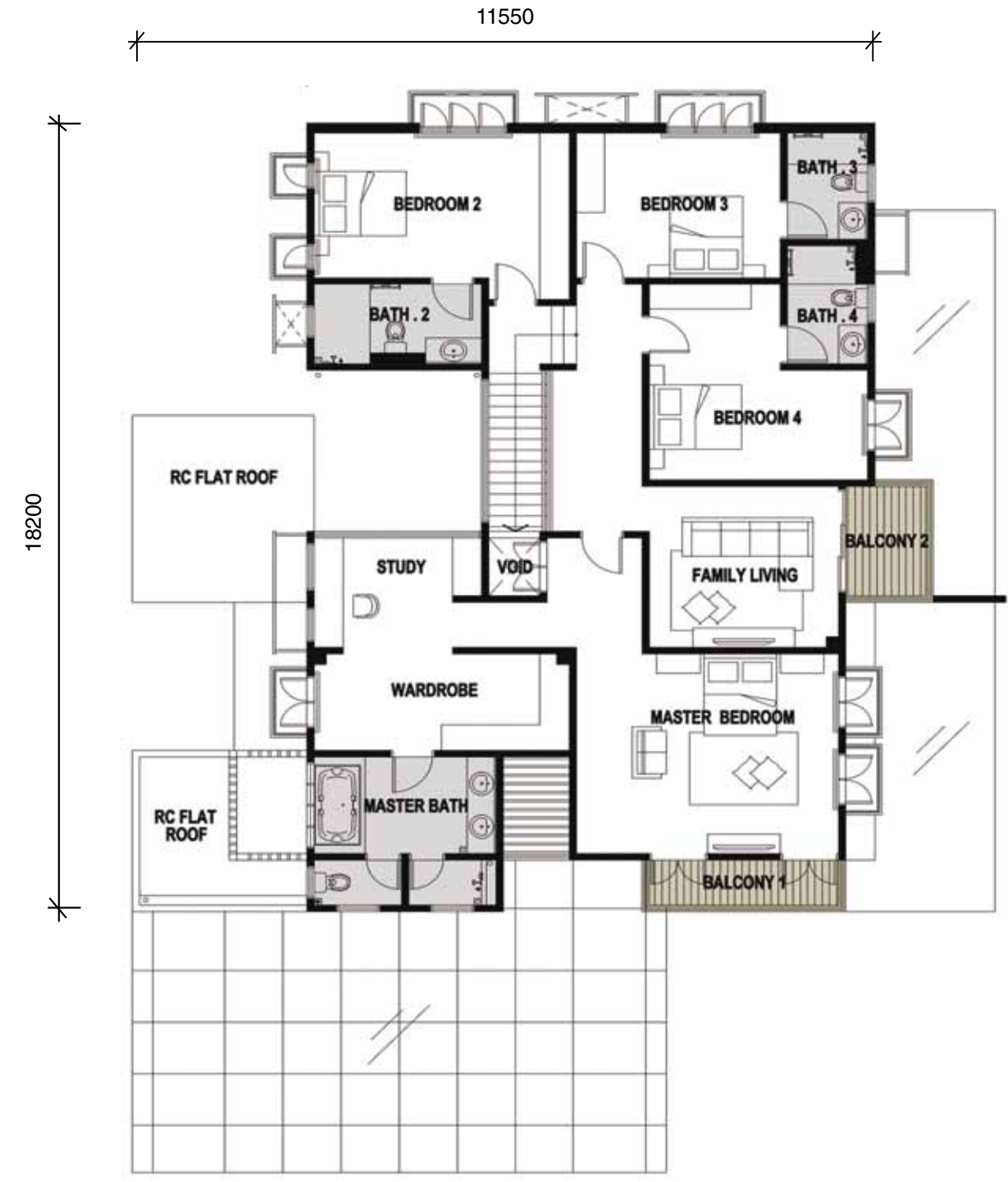


**TYPE G**

Built-up area approx:  
5,203 sq ft  
Land area from:  
8,105 sq ft



Ground Floor



First Floor



## TYPE H

A home that features a unique open plan concept, where the living, dining and wet kitchen are open to allow for flexibility. This allows for a soothing lifestyle with plenty of good natural airflow and cross ventilation

### FEATURES:

- A main entrance and a car porch entrance
- Long terrace connecting dining and living area
- A garden and swimming pool and attached jacuzzi
- Master bedroom with a separate study area and a walk-in wardrobe
- Lift for easy access





**TYPE H**

Built-up area approx:

5,316 sq ft

Land area from:

8,127 sq ft





## TYPE J

A home that features a unique open plan concept, where the living, dining and wet kitchen are open to allow for flexibility. This allows for a soothing lifestyle with plenty of good natural airflow and cross ventilation

### FEATURES:

- A main entrance and a car porch entrance
- Long terrace connecting dining and living areas
- A garden and swimming pool and attached jacuzzi
- Master bedroom with a separate study area and a walk-in wardrobe
- Lift for easy access





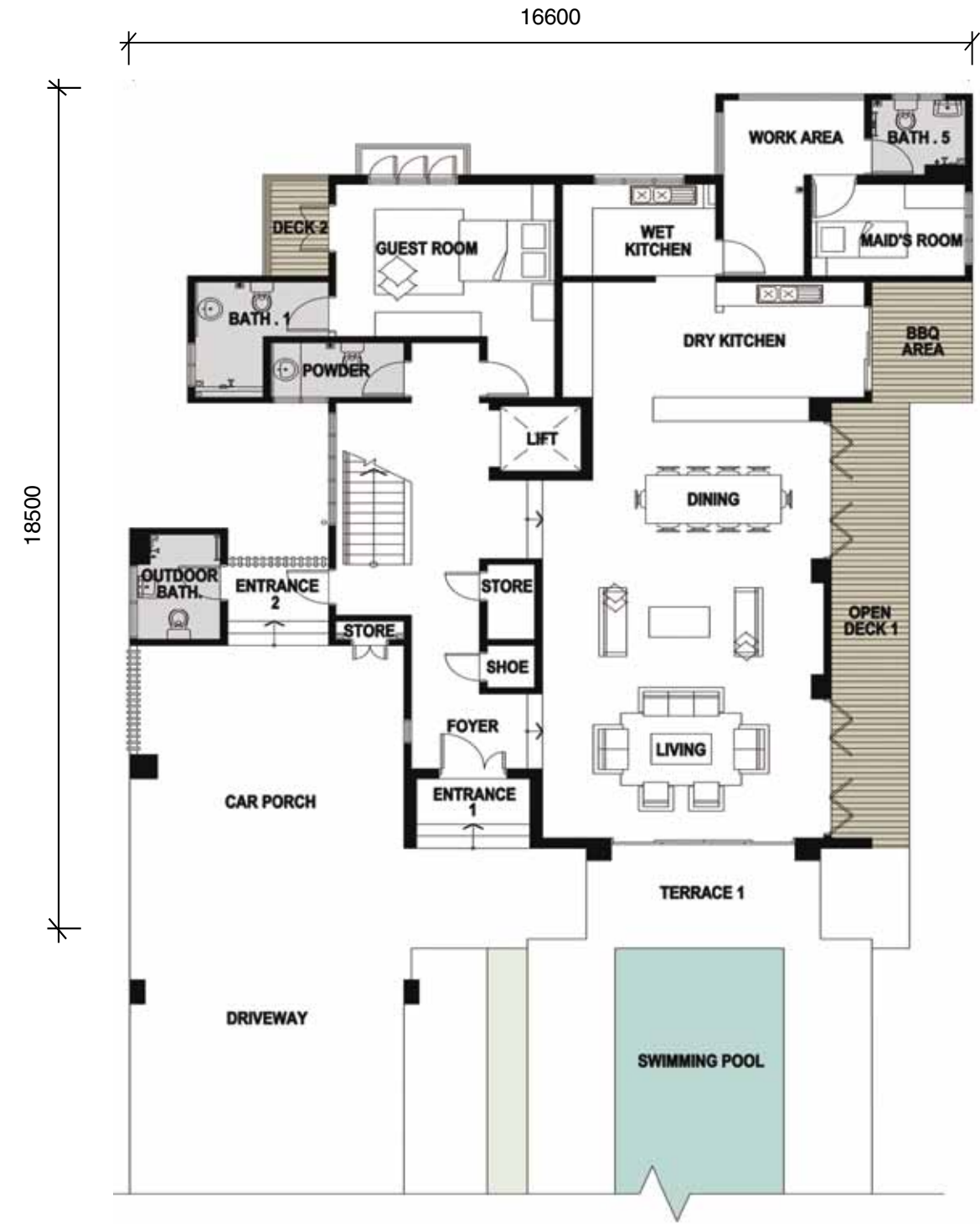
**TYPE J**

Built-up area approx:

5,039 sq ft

Land area:

9,440 sq ft



Ground Floor



First Floor



## Specifications

STRUCTURE	Reinforced concrete
WALL	Clay bricks
ROOF COVERING	Metal Deck roof RC Flat roof Glass roof (Type A, B, C, D, E & G)
ROOF FRAMING	Lightweight steel structure
CEILING	Plaster ceiling with cornices Asbestos free ceiling sheets at roof eaves Skim coating to exposed soffits
WINDOWS	Powder Coated Aluminium frame casement window Powder Coated Aluminium frame top hung window Powder Coated Aluminium frame corner window Frameless fixed tempered glass window
DOORS	Solid Engineered Core Door with fixed glass Engineered core door with fixed glass and top hung window above Engineered core door with fixed glass Timber louvred door (Linen / Store) Powder Coated aluminium frame with fixed glass and top hung window above (Type F) Powder Coated aluminium frame with fixed glass Powder Coated aluminium frame sliding door Frameless glass door (Master bath / bedroom's toilet)
IRONMONGERY	Quality Locksets
WALL FINISHES	
External Walls	Quality Exterior Paint
External feature wall	Granite stone cladding (Type A & B) Natural fibre cement plank (Type C & D) Composite panel aluminium cladding (Type E, H & J) Spray granite (Type F & G)
Internal Walls	Quality Internal Paint
Internal feature wall	Natural stone finishes / Colored glass (Type A & B) Natural stone finishes (Type C, D, E, H & J) Sandstone finishes (Type F) Colored Glass (Type G)

FLOOR FINISHES	
Ground Floor	
Car Porch / Driveway / Car Porch	Concrete Imprint
Wing Entrance & Deck	Timber Decking
Outdoor Living	Timber Decking
Open Deck	Timber Decking
Foyer / Living Study	Porcelain Tiles
Dining Area	Porcelain Tiles
Dry Kitchen	Porcelain Tiles
Wet Kitchen	Porcelain Tiles
Laundry	Porcelain Tiles
Maid Room	Porcelain Tiles
Lift Lobby	Timber Decking
Guest / Wardrobe	Porcelain Tiles
Garden Storage	Ceramic Tiles
First & Second Floor	
Family	Engineered Timber Flooring
Family Lanai	Engineered Timber Flooring
Audio / Visual	Engineered Timber Flooring
Study	Engineered Timber Flooring
Master Bedroom	Engineered Timber Flooring
TV Area	Engineered Timber Flooring
Library	Engineered Timber Flooring
Wardrobe	Engineered Timber Flooring
Other Bedrooms	Engineered Timber Flooring
Bathroom	
Master Bath	Homogeneous Tiles, Pebble Wash
Other Bathrooms	Homogeneous Tiles
Bathroom (Maid Room)	Homogeneous Tiles
Bathroom (Guest Room)	Homogeneous Tiles / Pebble Wash
Powder Room	Homogeneous Tiles
Outdoor Bath	Homogeneous Tiles

## Sanitary Installation

TYPE	Master Bath	Other Bath	Bath (maid)	Bath (guest)	Powder Room	Outdoor Bath
Full Height Wall Tiles	✓	✓	✓	✓	✓	✓
WC	✓	✓	✓	✓	✓	✓
Wash Basin	✓	✓	✓	✓	✓	✓
Shower Rose	✓	✓	✓	✓	-	✓
Soap Holder	✓	✓	✓	✓	-	✓
Toilet Roll Holder	✓	✓	✓	✓	✓	✓
Towel Rail	✓	✓	✓	✓	-	✓
Wall Mounted Mirror	✓	✓	✓	✓	✓	✓
Hand Bidet	✓	✓	✓	✓	✓	✓
Bath Tub	✓	-	-	-	-	-

## Electrical Installation

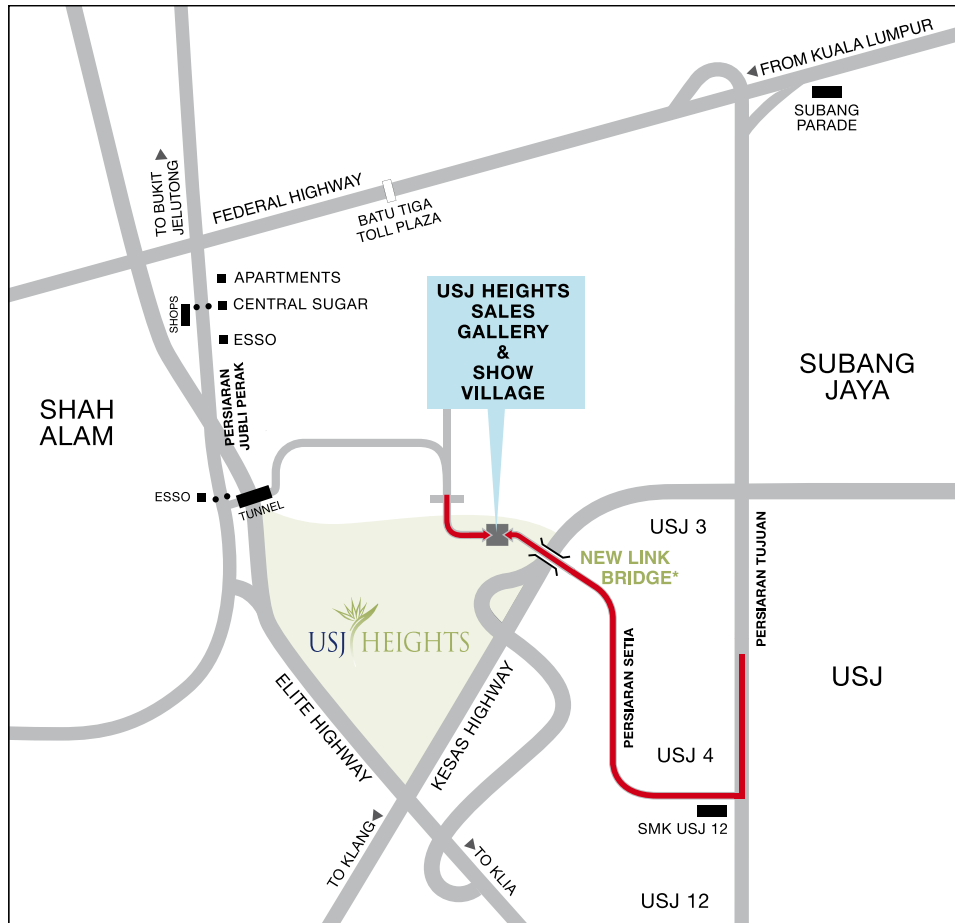
TYPE	A	B	C	D	E	F	G	H	J
Lighting Points	158	172	187	189	163	158	142	132	128
Fan Points	16	17	19	17	10	11	11	10	12
13A Switch Socket Outlet	52	50	47	47	43	43	45	43	43
15A Switch Socket Outlet	2	2	2	2	2	2	2	2	2
TV/Astro Outlets	4	4	3	3	3	3	3	3	3
Gate Bell points	2	2	2	2	2	2	2	2	2
Gate Light units	2	2	2	2	2	2	2	2	2
Data Points	8	8	8	8	6	6	7	6	7

## Internal Telephone Trunking And Cabling

TYPE	A	B	C	D	E	F	G	H	J
Telephone Points	4	4	3	3	3	3	3	3	3

FENCING	Mild steel gate MS flat bar fencing with brickwall	MISCELLANEOUS	Solar hot water system Water filtering system Rainwater harvesting system Approved water storage tank Air-conditioner units in all bedrooms
MISCELLANEOUS	Home security system Automatic gate system 3-phase wiring		





**USJ Heights Sales Gallery**  
 Jalan USJ Heights 1/1A, USJ Heights,  
 47610 Subang Jaya, Selangor Darul Ehsan.  
 Tel: 03-5638 3600

Open daily from 9.30am – 6.30pm (including Public Holidays)

All illustrations are artist's impression only. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing this information, it cannot form part of an offer or contract.

No. of Units: 31 units • Type: 2 & 3 Storey Bungalow • Expected date of completion: August 2013 • Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's License No.: 3927-112/04-2014/445 • Validity: 12/04/2011-11/04/2014 • Advertising & Sales Permit No.: 3927-112/758-2012(04) • Validity: 14/04/2011-13/04/2012 • Appropriate Authority which Approves the Building Plans: Majlis Perbandaran Subang Jaya • Reference No.: MPSJ/BGN/KW/A-9/25A(40) • Developed by: Sime Darby USJ Development Sdn Bhd (formerly known as Sime UEP Development Sdn Bhd) (Co. No. 56669-W), Level 10, Block G, No. 2, Jln PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Selling Price: RM3,200,000 (min.)–RM5,714,000 (max.) • 7% Discount (Quota applies)



# Site Plan Avalon



3 storey homes

**TYPE A**  
Built-up area approx:  
7,645 sq ft

**TYPE B**  
Built-up area approx:  
7,542 sq ft

2 storey homes

**TYPE C**  
Built-up area approx:  
7,367 sq ft

**TYPE D**  
Built-up area approx:  
7,162 sq ft

**TYPE E**  
Built-up area approx:  
5,479 sq ft

**TYPE F**  
Built-up area approx:  
5,618 sq ft

**TYPE G**  
Built-up area approx:  
5,203 sq ft

**TYPE H**  
Built-up area approx:  
5,316 sq ft

**TYPE J**  
Built-up area approx:  
5,039 sq ft



  
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