



# LATANIA

SEMI-DETACHED & BUNGALOW HOMES

WHERE URBAN LUXURY  
MEETS HOME LIVING



THE TOWNSHIP

THE UNITS

SPECIFICATIONS



THE TOWNSHIP

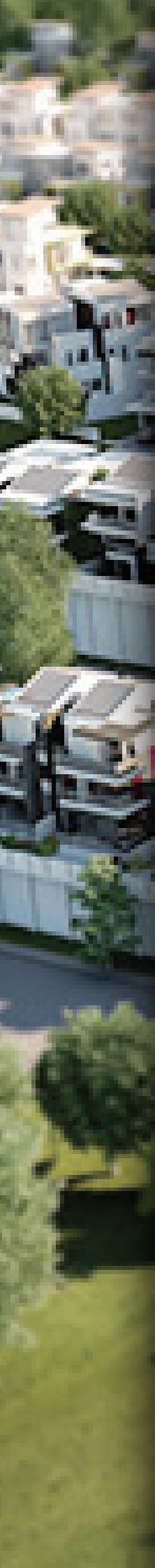
THE UNITS

SPECIFICATIONS

# BUILT FOR OPULENT LIVING

Nestled in Twin Palms Sungai Long, an upcoming urban luxury township giving you the vibes of a holiday in the city. With a spacious and cozy environment, each home incorporates contemporary designs complimenting the natural ambience. Breathe in the tranquility of a spectacular atmosphere; you will get to experience the full exquisiteness of peace and serenity creating your very own sanctuary in Latania Semi-D.





## THE ORINOCO CLUBHOUSE

Enjoy the exclusive access to the residents-only Orinoco Clubhouse situated on a hillside with a stunning view of the valley beyond. Luxuriate in the panoramic view while taking a dip in the infinity pool or working out in the commodious gymnasium. With a vast range of facilities offerings, bringing your family together for a quality time as you enjoy the serenity of the surroundings.

## FACILITIES

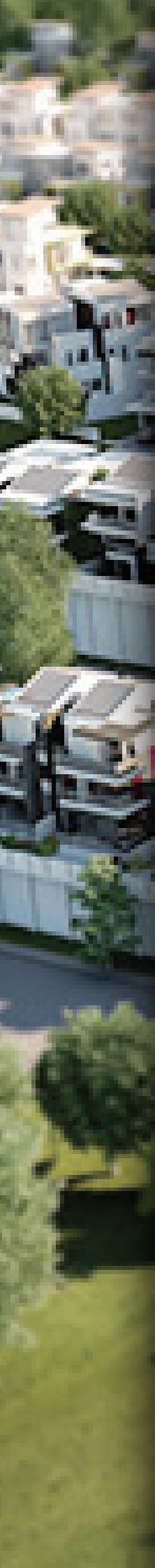
- Infinity pool with Children's Wading Pool
- Poolside Cafe
- Gymnasium
- Playground
- Sauna, Jacuzzi & Steam Room
- Multipurpose Hall with Badminton, Table Tennis & Basketball court

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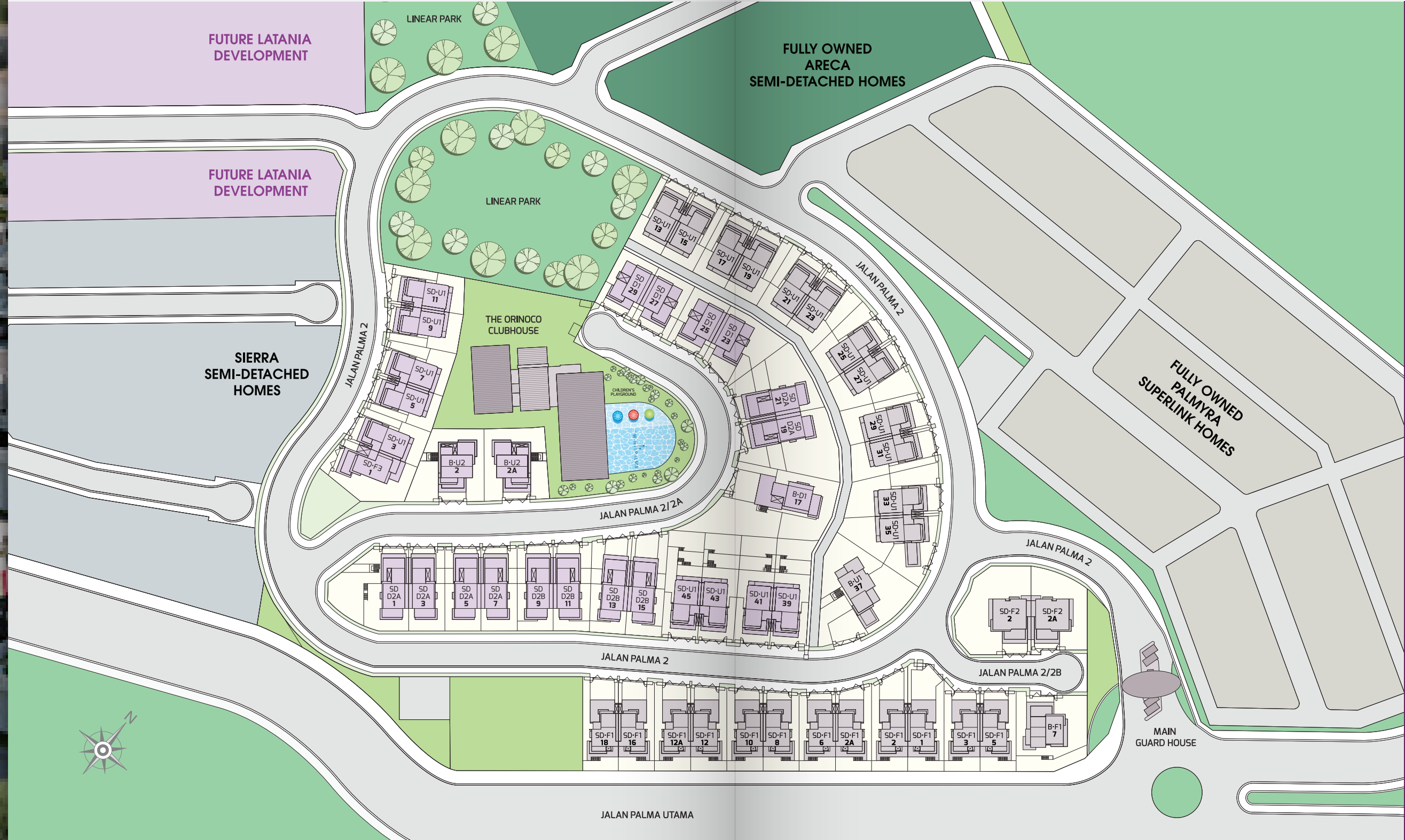
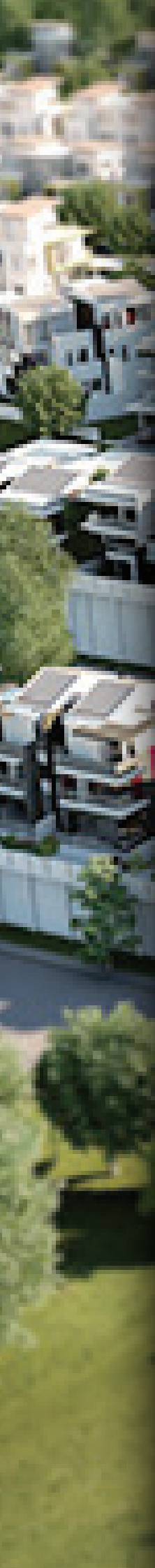
## A LUXURIOUS URBAN LIVING AWAY FROM THE CITY

Set in Palma East, a part of the premier Twin Palms Sungai Long development extending across 126 acres of mountainous landscape is the Latania Semi-D. Situated along the SILK Highway, Twin Palms Sungai Long is minutes away from The Mines Shopping Complex and a 20 minutes drive down to KL City Centre. With its natural boulevard leading up to the residence of various community allowing residents to enjoy the quiet drive through an extensive landscape.

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WHERE MEMORIES  
ARE CREATED

Latania Semi-D, an exclusive township providing you your very own privacy in every unit that comes with a name for itself. A luxury amidst a natural surrounding.

THE TOWNSHIP

THE UNITS

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TYPE

# SD-D1

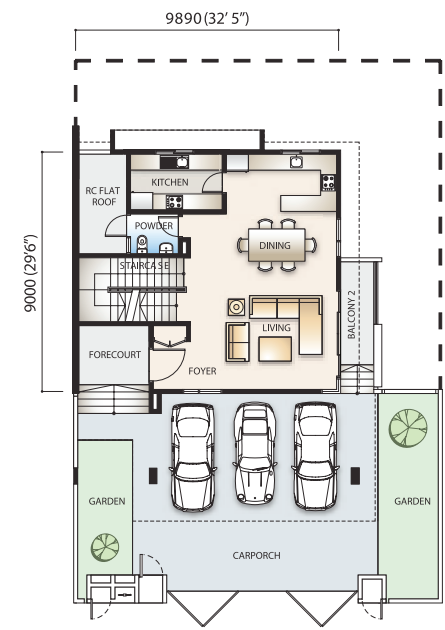
A New Height of Luxury Meets Desire

BUILT  
UP 3613  
SQ. FT.

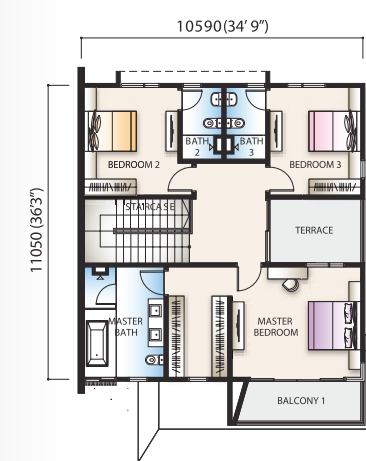
LAND  
SIZE  
FROM 3010  
SQ. FT.



LOWER GROUND FLOOR



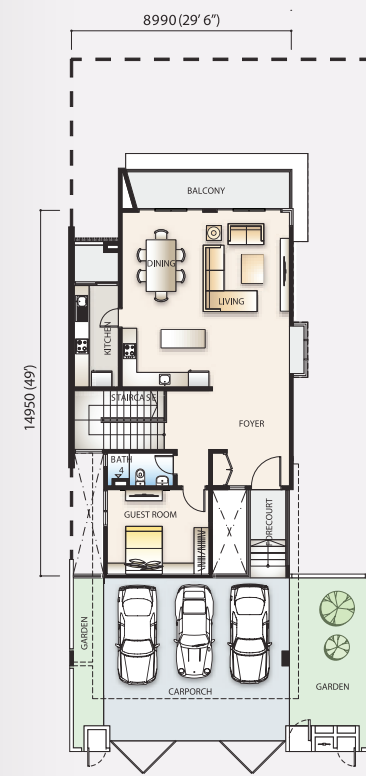
GROUND FLOOR



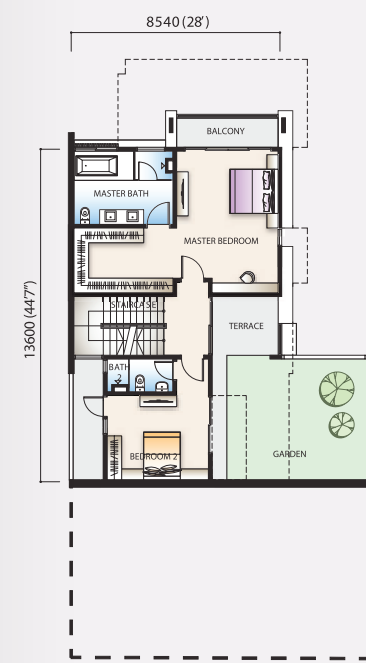
FIRST FLOOR







GROUND FLOOR



LOWER FIRST FLOOR



LOWER SECOND FLOOR

BUILT UP 3829 SQ. FT.

LAND SIZE FROM 3718 SQ. FT.

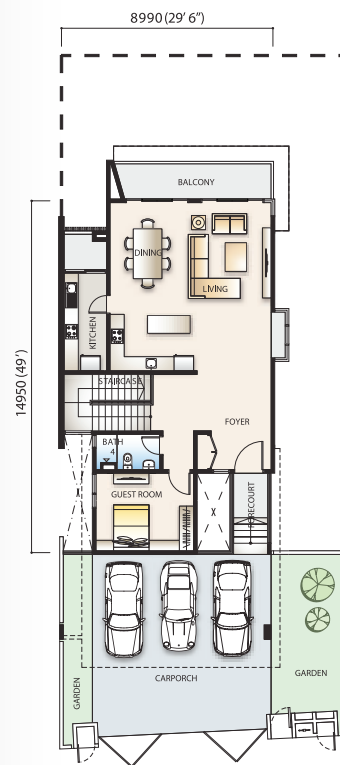
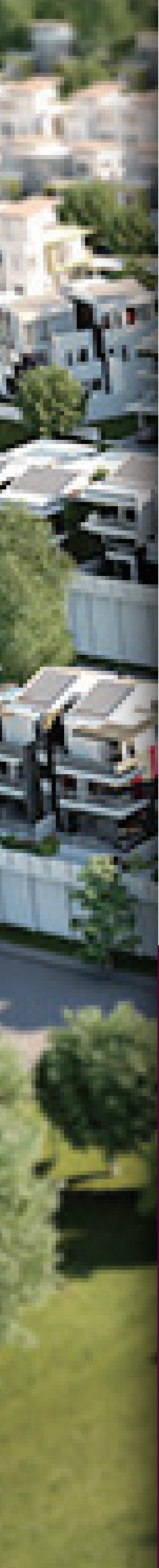
TYPE

# SD-D2A

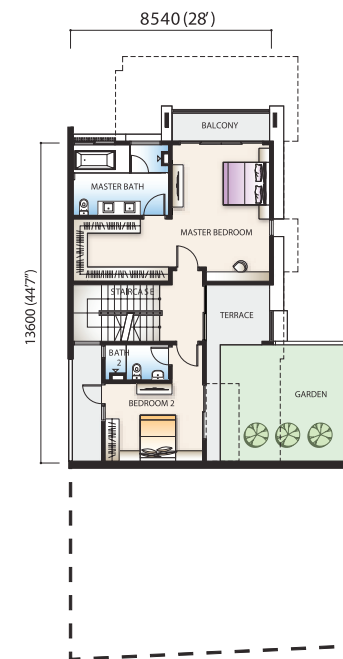
A Vacation You Call Home



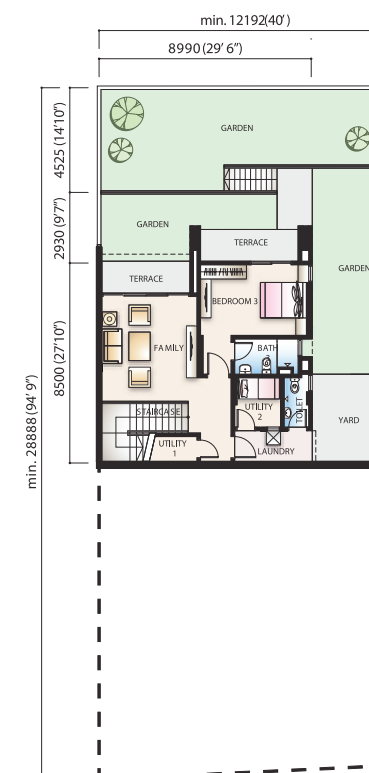




GROUND FLOOR



LOWER FIRST FLOOR



LOWER SECOND FLOOR

THE UNITS

SPECIFICATIONS

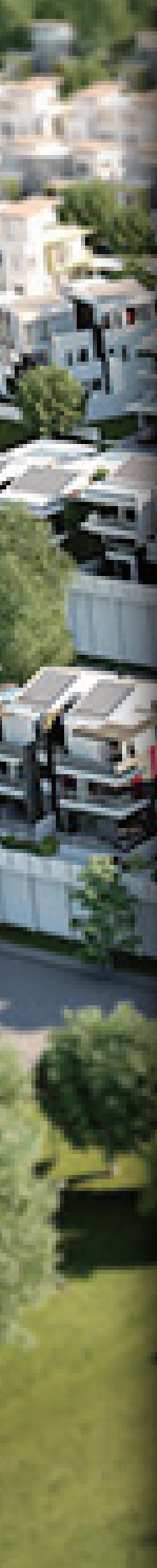
TYPE  
**SD-D2B**

BUILT UP 3829 SQ. FT.  
LAND SIZE FROM 3829 SQ. FT.

An Elevated Lifestyle of Comfort Living







TYPE

# SD-U1

Self Immerse in an Innovative Dimension



BUILT  
UP 3423  
SQ. FT.

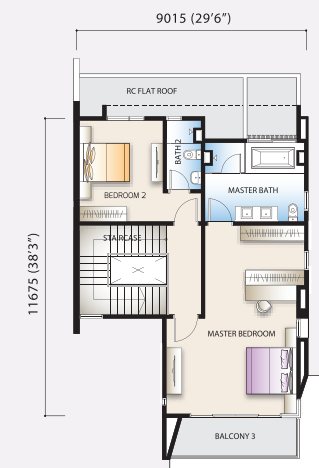
LAND  
SIZE  
FROM 4764  
SQ. FT.



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



THE UNITS

SPECIFICATIONS

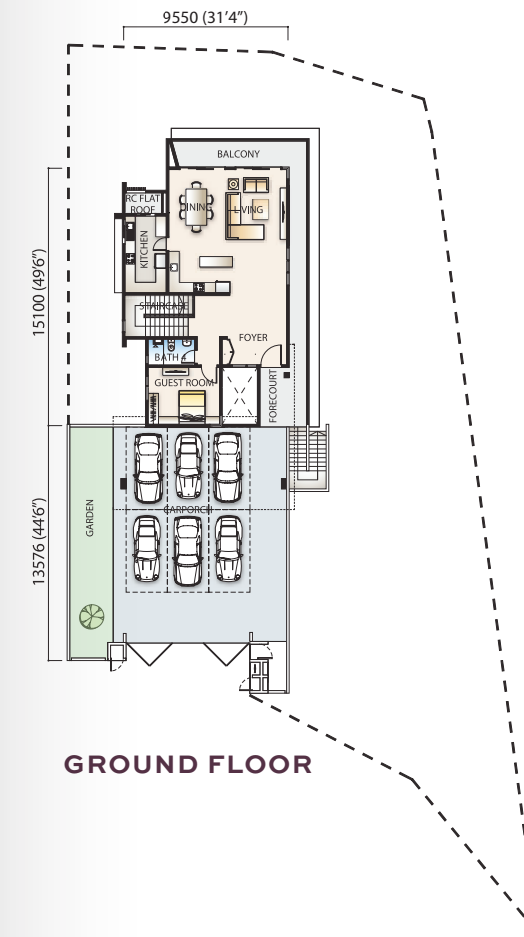




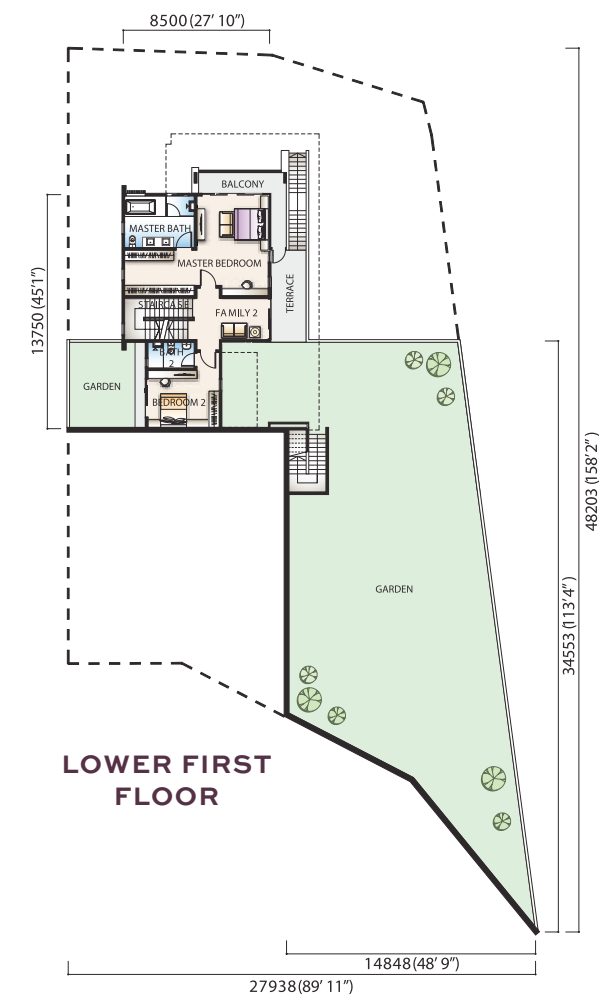
TYPE

B-D1

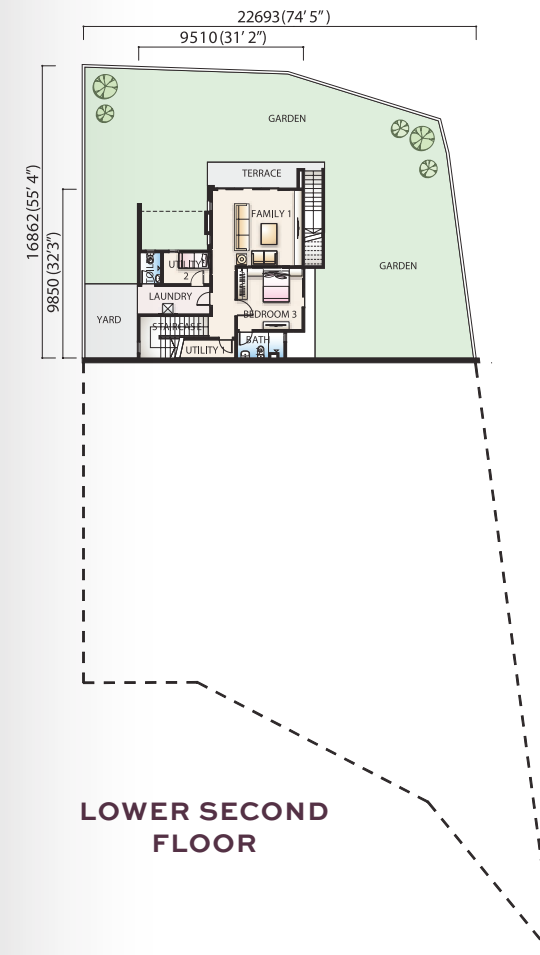
Self Immerse in an  
Innovative Dimension



GROUND FLOOR



LOWER FIRST FLOOR



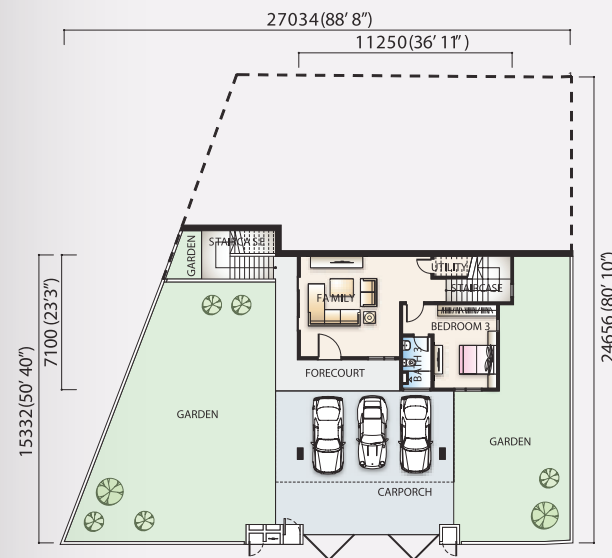
LOWER SECOND FLOOR

BUILT  
UP 4112  
SQ. FT.

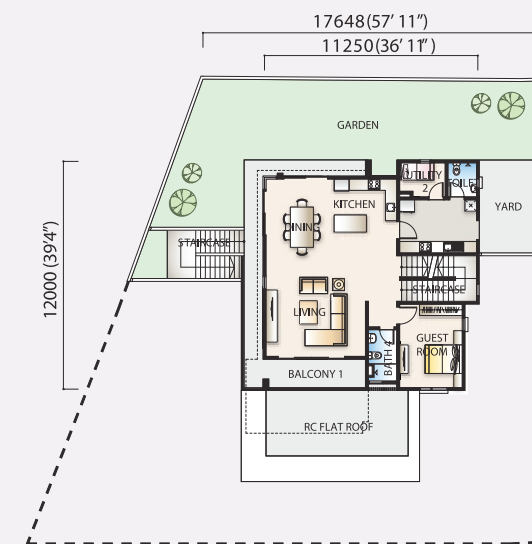
LAND  
SIZE  
FROM 9798  
SQ. FT.



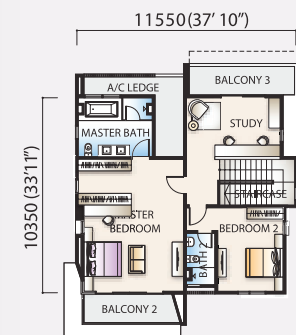




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYPE

B-U2

An Urbanize Chateau for a Perfect Living

BUILT  
UP 4233  
SQ. FT.

LAND  
SIZE  
FROM 5871  
SQ. FT.



# SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework	
WALL	Clay Brick & Plaster	
ROOF COVERING	Concrete Roof Tiles & Reinforced Concrete	
ROOF FRAMING	Metal Roof Truss	
FLOOR FINISHES	Living & Dining	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Master Bedroom	Solid Timber Flooring
	Bedroom 2 (TYPE SD-U1, SD-D1, B-D1, B-U2)	Solid Timber Flooring
	Bedroom 2 (TYPE SD-D2A, SD-D2B)	Porcelain Tiles
	Bedroom 3 (TYPE SD-U1, B-D1, B-U2)	Porcelain Tiles
	Bedroom 3 (TYPE SD-D1, SD-D2A, SD-D2B)	Solid Timber Flooring
	Guest Bedroom	Porcelain Tiles
	Entertainment Room (TYPE B-D1)	Porcelain Tiles
	Family (TYPE SD-U1, SD-D1, SD-D2A, SD-D2B)	Porcelain Tiles
	Family (TYPE B-D1)	Solid Timber Flooring
	Family 1 (TYPE B-U2)	Porcelain Tiles
	Family 2 (TYPE B-U2)	Solid Timber Flooring
	Master Bath	Porcelain Tiles
	Bathrooms (Bath 2, 3, 4)	Porcelain Tiles
	Powder Room (TYPE SD-D1)	Porcelain Tiles
	Toilet	Porcelain Tiles
	Utility 1	Porcelain Tiles
	Utility 2	Porcelain Tiles
	Staircase	Solid Timber Flooring
WALL FINISHES	Forecourt	Porcelain Tiles
	Car Porch	Porcelain Tiles
	Laundry (TYPE SD-D1, SD-D2A, SD-D2B, B-D1)	Porcelain Tiles
	Terrace / Balcony / Yard	Porcelain Tiles
	Roof Terrace (TYPE SD-U1, SD-D1, SD-D2A, SD-D2B)	Porcelain Tiles
	External Wall	Plaster & Paint
	Internal Wall	Plaster & Paint
	Master Bath	Porcelain Tiles
	Bathrooms (Bath 2, 3, 4)	Porcelain Tiles
	Powder Room (TYPE SD-D1)	Porcelain Tiles
	Kitchen	Porcelain Tiles
	Toilet	Porcelain Tiles
CEILING	Skim Coat & Plaster Board	
DOORS	Main Entrance	Timber Doors
	Others	Timber Flush Doors
		Timber Louvre Doors
		Powder-coated Aluminium Frame Glass Doors
WINDOWS	Powder-Coated Aluminium Frame Glass Windows	
RAILINGS	Glass Railing	
	Brick Wall	

IRONMONGERY		Quality Locksets					
SANITARY	SANITARY FITTINGS	SD-U1	SD-D1	SD-D2A	SD-D2B	B-D1	B-U2
INSTALLATION	Bath Tub	1 no	1 no	1 no	1 no	1 no	1 no
	Bath Tub Mixer Set	1 no	1 no	1 no	1 no	1 no	1 no
	Sink	1 no	1 no	1 no	1 no	1 no	1 no
	Wash Basin	6 nos	7 nos	6 nos	6 nos	6 nos	6 nos
	Water Closet	5 nos	6 nos	5 nos	5 nos	5 nos	5 nos
	Toilet Roll Holder	5 nos	6 nos	5 nos	5 nos	5 nos	5 nos
	Shower Set	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
	Shower Rose	1 no	1 no	1 no	1 no	1 no	1 no
	Hand Bidet	4 nos	5 nos	4 nos	4 nos	4 nos	4 nos
	Bib Tap	1 no	1 no	1 no	1 no	1 no	1 no
	Basin Tap	6 nos	7 nos	6 nos	6 nos	6 nos	6 nos
	Kitchen Tap	1 no	1 no	1 no	1 no	1 no	1 no
	Laundry Tap	1 no	1 no	1 no	1 no	1 no	1 no
	Garden Tap	4 nos	4 nos	4 nos	4 nos	4 nos	4 nos
GATES	Metal Gate						
FENCING	Masonry Brick & Plaster						
MISCELLANEOUS	Refuse Compartment						
	Letter Box						
ELECTRICAL	ELECTRICAL SPECIFICATION	SD-D1	SD-D1	SD-D2A	SD-D2A	B-D1	B-U2
INSTALLATION	Lighting Point	49	56	62	62	71	59
	Gate Light Point	2	2	2	2	2	2
	Fan Point	7	7	7	7	8	8
	Air-Cond Point	7	7	7	7	8	8
	Door Bell Point	1	1	1	1	1	1
	Door Chime Point	2	2	2	2	2	2
	13A Switch Socket Outlet	26	26	27	27	33	32
	13A Switch Socket Outlet (With Weatherproof Cover)	1	1	1	1	1	1
	SMATV Outlet	3	3	3	3	3	3
	Telephone/Data Outlet	3	3	3	3	7	7
	15A Switch Socket Outlet (Cooking Outlet)	2	2	2	2	2	2
	13A Switch Socket Outlet (Booster Pump)	1	1	1	1	1	1
	Solar Hot Water Heater Point	1	1	1	1	1	1
	13A Weather-Proof Switch Socket Outlet	3	3	3	3	6	6
	Auto Gate Panel Point	1	1	1	1	1	1
	Electrical Distribution Board	2	2	2	2	2	2
	Three Phase Incoming	1	1	1	1	1	1
	Security Alarm Cabling	1 lot	1 lot	1 lot	1 lot	1 lot	1 lot

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.



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FABULOUS RANGE SDN BHD (657944-V)

**SALES OFFICE @ THE ORINOCO CLUBHOUSE**

Twin Palms Sungai Long, No 6 Jalan Palma 2/2A, Taman Bukit Palma, 43000 Kajang, Selangor Darul Ehsan

**Sales Office: 03-8740 6888 / 012-788 6685 • Mon - Sun 10am to 5pm**

**GPS Coordinates 3°01'47.52"N 101°48' 24.10"E**

**[www.twinpalms.com.my](http://www.twinpalms.com.my)**

Developer License No: 10443-10/03-2021/0208(L) • AP No: 10443-10/03-2021/0208 (P) • Validity: 08/03/2019 - 07/03/2021 • Approval Authority: Majlis Perbandaran Kajang  
Building Approval No: MPKj. 6/P/4/2014 • Land Encumbrances: Nil. • Tenure of Land: Freehold • Type of Homes: 3-storey Semi-D and Bungalow Houses • Total Units: 21  
Expected Date of Completion: May 2021 • Min Selling Price: RM 2,150,000 • Max Selling Price: RM 3,744,000. • Bumiputra Discount: 7%.

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