



Damansara Idaman is an elite gated enclave meticulously designed to meet your need for a luxurious, contemporary tropical lifestyle.

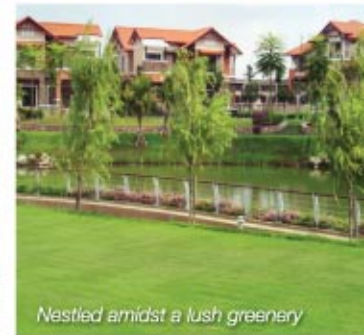
Situated on a sprawling 40-acre land, Damansara Idaman is poised to become one of the most prestigious addresses in Damansara.



Smart Home Security System



24-hour security



Nestled amidst a lush greenery

- Freehold
- Low density (*only 136 Garden Bungalows*)
- Close to public amenities including schools, medical centre and shopping malls
- Easily accessible via well-connected highways
- 3 green zones with parks, lakes and jogging tracks
- Winner of the Garden Sanctuary Award and Residential Park Award (2007)



Luxury, peace
and tranquility



Shaded walking trails,
parks and lakes adorn the
blossoming landscape

FLOOR LAYOUT



GROUND FLOOR PLAN



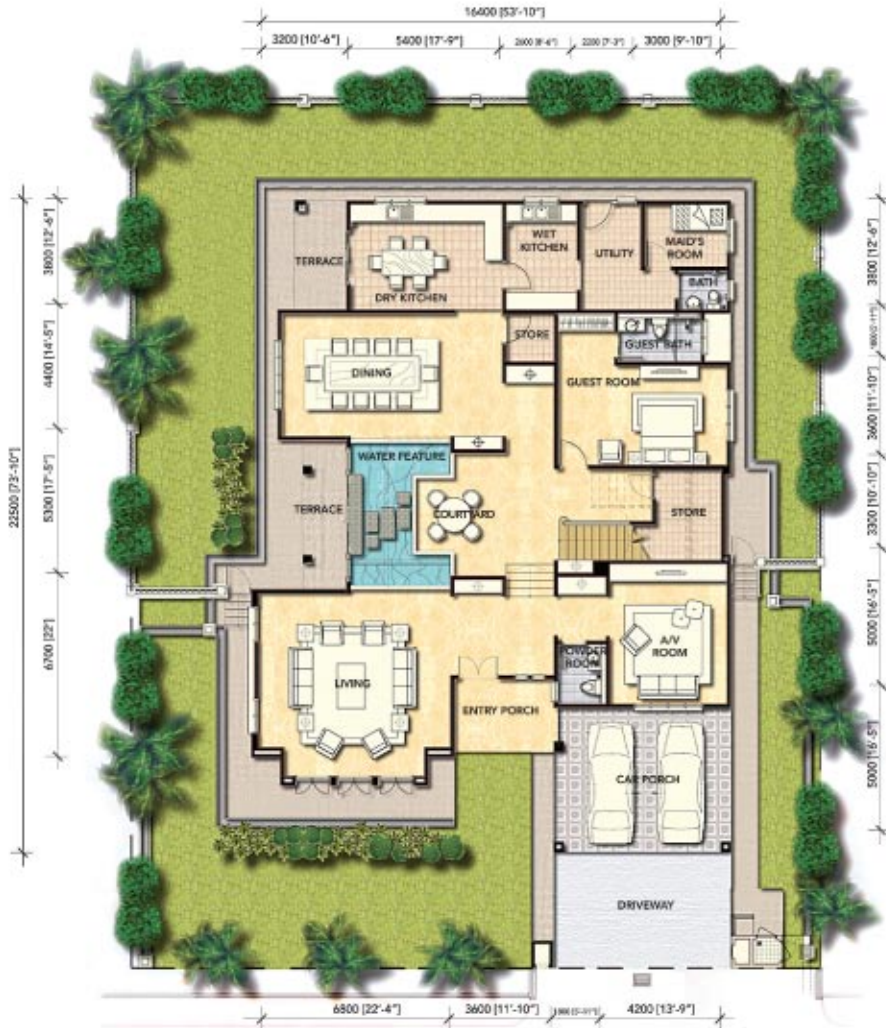
FIRST FLOOR PLAN

DANUBE TYPE A1
 DOUBLE STOREY GARDEN BUNGALOW
 FLOOR AREA : 6,123.2 sq. ft.

The internal courtyard with a water feature is positioned near the living room to create a leisurely ambience for entertaining guests.

The dining room/home office open out to the courtyard, and the master bedroom comes with a luxury-size bathroom and walk-in closet.

FLOOR LAYOUT



GROUND FLOOR PLAN



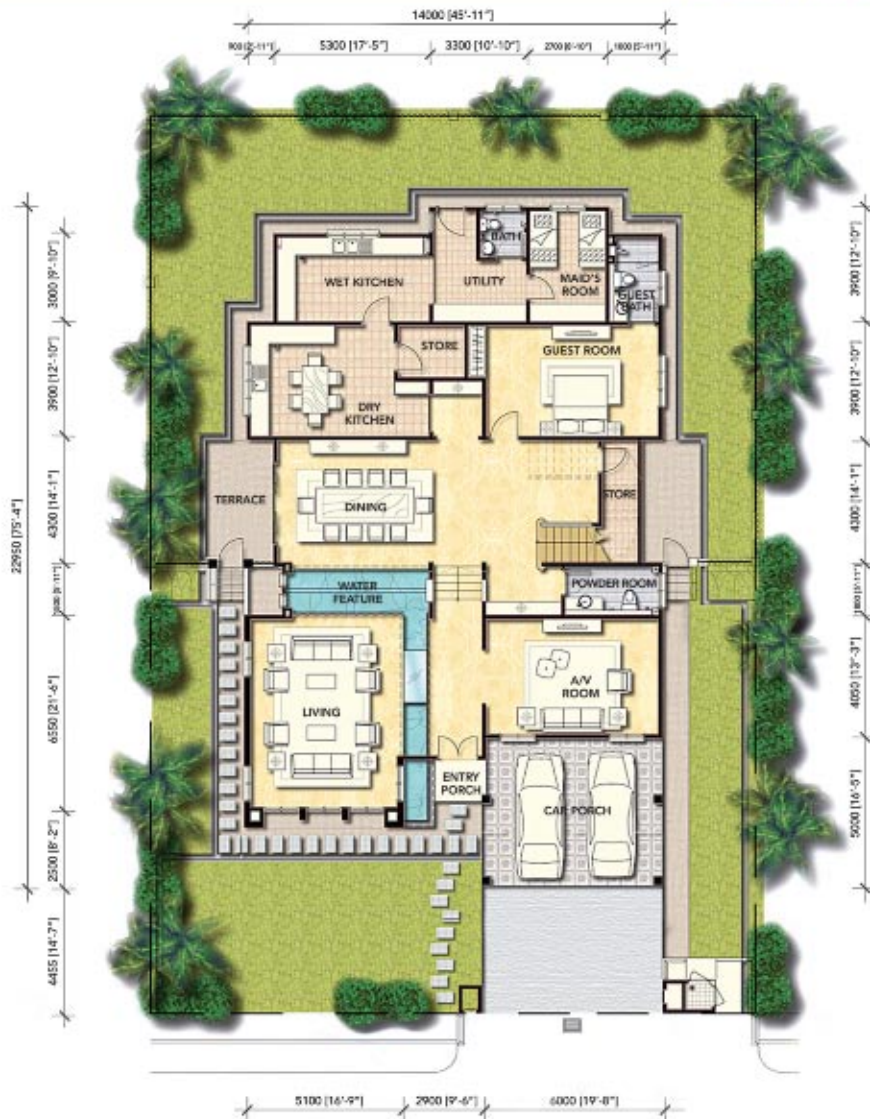
FIRST FLOOR PLAN

MADEIRA TYPE B1
DOUBLE STOREY GARDEN BUNGALOW
 FLOOR AREA : 6,082 sq. ft.

The internal double-volume courtyard with a water feature gives a resort feel to the house an air of spaciousness.

The master bedroom/family living area overlooks the courtyard and water feature.

FLOOR LAYOUT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

RHINE TYPE C1
DOUBLE STOREY GARDEN BUNGALOW
FLOOR AREA : 5,435 sq. ft.

The double-volume living room is separated from the rest with a reverse L-shaped water feature to create a spacious environment for entertaining guests.

The extra-large dining room opens out to the private terrace garden for after-dinner relaxation.

FLOOR LAYOUT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TIGRIS TYPE D2
DOUBLE STOREY GARDEN BUNGALOW
FLOOR AREA : 5,540 sq. ft.

The extra-wide frontage and the double-volume living room create an air of grandeur.

A timber walkway over the water feature lends a touch of class, and a spacious wardrobe cum study room is attached to the master bedroom.



Neighbours the well-established Tropicana Golf and Country Resort, Ara Damansara and Bandar Utama

Accessible from Kuala Lumpur, Petaling Jaya and Shah Alam via well-connected highways

Close to shopping and entertainment centres, business and commercial centres, schools, sports facilities and public transportation



SPECIFICATIONS

Structure	<ul style="list-style-type: none"> Reinforced concrete structural frames
Walls	<ul style="list-style-type: none"> Clay bricks
Roof	<ul style="list-style-type: none"> Tiles - Clay roof tiles / reinforced concrete flat roof
Ceiling	<ul style="list-style-type: none"> Skim coat / Fibrous plaster
Floor finishes	<ul style="list-style-type: none"> Driveway, Carporch - Concrete Imprint Entrance - Homogenous tiles Living, Dining, A/V room - Marble Guest room, Family living - Timber strip Dry & Wet Kitchen, Utility - Homogenous tiles Maid's room - Ceramic tiles Master bedroom, Bedroom 2, 3, 4 - Timber strip Master bath, Guest Bath, Powder room - Marble Bathroom 2, 3, 4 - Homogenous tiles Water feature, A/C ledge - Cement render
Internal wall finishes	<ul style="list-style-type: none"> Living, Dining, A/V room - Plaster with emulsion paint All bedrooms - Plaster with emulsion paint Dry & Wet Kitchen - Full height ceramic tiles Master bath, Guest Bath, Powder room - Full height marble Bathroom 2, 3, 4 - Full height homogenous tiles Maid's bathroom - 2400mm high ceramic tiles Other internal wall - Plaster with emulsion paint
External wall finishes	<ul style="list-style-type: none"> Plaster with acrylic weather paint Sandstone cladding at selected areas
Staircase	<ul style="list-style-type: none"> Reinforced concrete
Staircase finishes	<ul style="list-style-type: none"> Solid timber strips
Doors	<ul style="list-style-type: none"> Main entrance - Decorative solid timber door Rooms - Decorative solid timber door Wet kitchen, Maid's room - Timber flushed door Toilets - Water proof timber flushed door Store - Timber louvres Utility - Water proof timber flushed door Service door - Powder coated ms door Sliding - uPVC frame Garden door - Galvanised frame with cement plank Other areas - uPVC framed door and fixed panels
Windows	<ul style="list-style-type: none"> uPVC frame casement window and fixed panels
Locks & Ironmongery	<ul style="list-style-type: none"> All areas - Quality lockset and ironmongery
Ancillary items	<ul style="list-style-type: none"> Built-in letter box with refuse & services compartment
Fencing	<ul style="list-style-type: none"> 1.5m high cement plank and brick fencing at side and rear boundary
Turfing	<ul style="list-style-type: none"> Within compound
Sanitary Installations :	<ul style="list-style-type: none"> Basin and Tap (1) • Long Bath and Mixer (1) • Water Closet (7) • Basin and Mixer (7) • Shower Mixer (5) • Handspray (7) • Soap Holder (6) Toilet Paper Holder (7) • Double Bowl Single Drainer Stainless Steel Sink and Mixer (1) • Single Bowl Single Drainer Stainless Steel Sink and Mixer (1) • Hose Bib Tap (3) • Bib Tap (1) • Shower Rose (1)
Electrical Installations :	<ul style="list-style-type: none"> Lighting point (89) • Gate lighting point (2) • Ceiling fan point (10) • Door bell point (1) • Under water lighting point and fitting (4) • 13A power point (49) • 13A weather proof power point (1) • 15A power point (1) • Air-conditioning point (9) • Automatic gate power point (1) • Hair dryer - shaver point (1) • TV point (8) • Telephone point (7) • Data point (5) • Intercom point (1) • Centralised heater point (1)
Extra Features :	<ul style="list-style-type: none"> Security Alarm System • Home Automation System • Booster Pump • Cold Water Filter • Astro Cabling • Air-conditioning Point with Refrigerant and Condenser Piping for Living, Dining, Master Bedroom, Guest Bedroom & Bedrooms • Tempered Glass Shower Screen for Master Bathroom, Guest Bathroom & Bathroom 2,3,4 • Gas Piping (Centralised System) • Pump & Filtration System for Water Feature • Power Point for Generator Set • Centralised Vacuum System

All illustrations, information, facilities and specifications described are subject to change at the developer's absolute discretion without prior notice.



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Developer's License No. : 9149-1/12-2008/1460 • Validity Period : 22/12/2003 – 21/12/2008 • Advertising & Sales Permit No. : 9149-1/2216/2008(01) • Validity Period : 19/1/2007 – 18/1/2008 • Approving Authority : Majlis Bandaraya Petaling Jaya • Building Plan Ref. No. : MPP/J/530/S/P10/318/2005 • Tenure Of Land : Freehold • Land Encumbrances : Nil • Total No. Of Units : 36 units • Date Of Completion : August 2007 • Min. Price : RM3,182,500* • Max. Price : RM4,341,800* (*7% Discount For Bumiputras)

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