



damau

PUCHONG

Queenie +6018-322 1234

Urban Living by the Water



Queenie +6018-322 1234



At Danau Puchong, comfort is having the best of metropolitan living at your doorstep, the calm of green surroundings, and the serenity of a stunning lake view as your backdrop.

Situated close to the thriving commercial heart of Puchong, a host of modern conveniences offer the peak of contemporary living. And yet, home is an instant escape from the pace of the city, within the tranquillity of a lush atmosphere and the embrace of the cool waterside breeze.





Hammock Garden

The lure of verdant spaces sets the tone for a more meaningful quality of life. Nature is an ever-present part of your living environment. Cosy green nooks promise warm and intimate moments with loved ones, while open green spaces inspire energetic outdoor activities and countless opportunities for memories to be made.

Brought to you by the creators of the award-winning Lake Edge development in Puchong, expect an enhanced lifestyle within the appeal of nature-centric surroundings.





Infinity-edge Pool

Danau Puchong entices you to partake in a remarkable lifestyle that is often reserved for the privileged few.

Take a refreshing dip in the infinity-edge pool as you enjoy a picturesque view of the neighbouring sun-glistened lake and a panorama of the surrounding skyline. Make leisurely strolls along verdant walkways a part of your daily routine, or simply enjoy the calm of green surroundings in quiet nooks and relaxing pavilions.





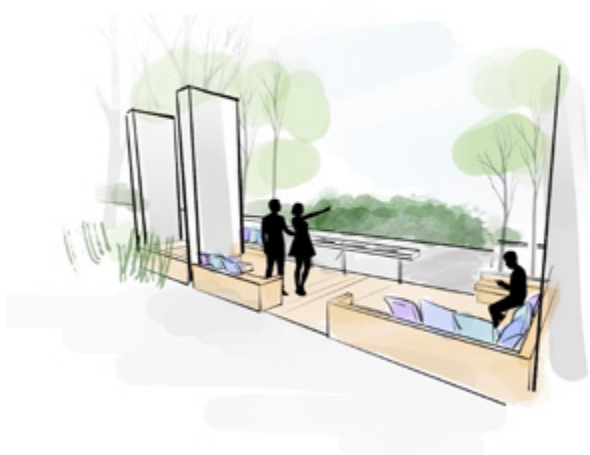
Wading Pool





Barbecue Terrace

A lush atmosphere compels you to regularly engage with the outdoors, where textures of green are intricately woven into open spaces to create an aesthetically calm environment. Host family and friends at the relaxing barbecue terrace, where you can enjoy a lively open-air cookout in a charming setting as the sun sets on the horizon.





Rooftop Garden

Your home is a sanctuary of rejuvenating experiences, while the draw of urban thrills and surrounding conveniences await at your doorstep.

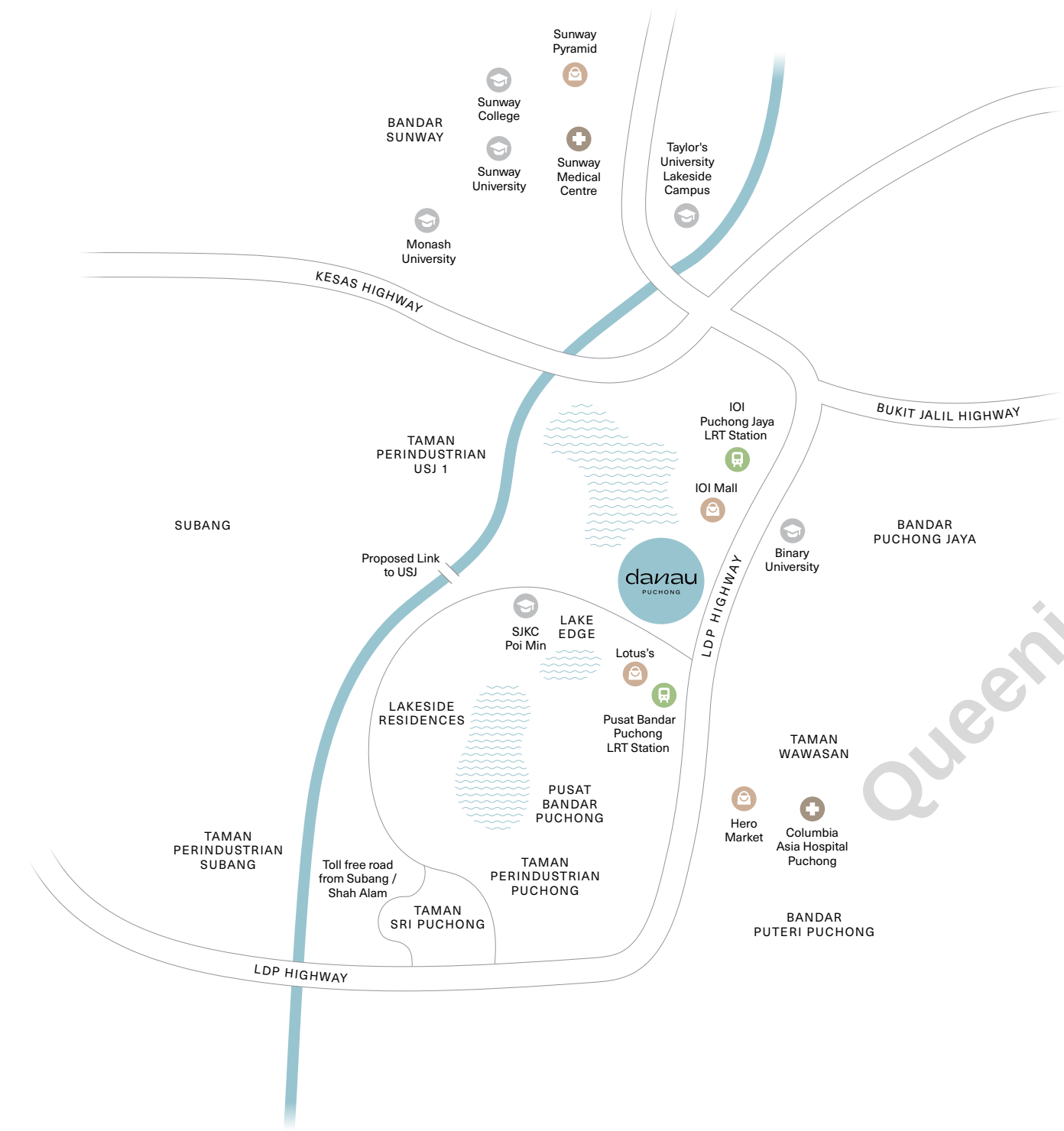
Enjoy the rarity of high-rise living with an indoor-outdoor experience that welcomes fresh air, natural light and a lakeside atmosphere into the comfort of your personal space. Wide openings invite the horizon into your living area, making the tranquillity of the lake and the sparkle of the urban skyline a centrepiece of daily life.





Begin each day with a stunning vista of unique surroundings, as you awaken to the glow of the morning sun and a cool waterside breeze. Overlooking serene waters and the pulse of urban surroundings, your bird's eye view from home is a constant reminder that the best of both worlds awaits below.

Danau Puchong offers an idyllic setting beside a pristine lake that is made uniquely appealing by its proximity to the heart of Puchong’s thriving urban centre.



With a host of commercial, entertainment and institutional amenities in your immediate neighbourhood, the very best of modern living is at your fingertips, while a greater experience of the entire Klang Valley lies just beyond.

Strategically positioned between the IOI Puchong Jaya and Pusat Bandar Puchong LRT stations, residents are conveniently linked to other key commercial, business and leisure destinations within Greater KL.

Via a network of interconnected highways and links, popular urban hotspots such as Subang, Sunway and Bukit Jalil are just minutes away. A newly proposed link bridge will soon enhance this convenience, making travel to Subang Jaya's city centre an almost effortless journey.

Public Transportation	Pusat Bandar Puchong LRT Station IOI Puchong LRT Station
Highways	Damansara-Puchong Highway (LDP) Shah Alam Expressway (KESAS) Bukit Jalil Highway Maju Expressway (MEX) North-South Expressway Central Link (ELITE) South Klang Valley Expressway (SKVE)
Retail & Recreation	IOI Mall Puchong Lotus's Puchong SetiaWalk Mall Hero Market Sunway Pyramid Rakan Muda Sports Complex Ayer Hitam Forest Reserve
Education	SJKC Poi Min SK Pusat Bandar Puchong SK Puchong Jaya Binary University RIMA International College Taylor's University Lakeside Campus Sunway University Monash University
Healthcare	Columbia Asia Hospital Puchong KPMC Puchong Specialist Centre Sunway Medical Centre



f YTL Land @ytlland ytlland.com



Queenie +6018-322 1234

Developer: Pakatan Perakbina Sdn Bhd [198101004938 (71053-M)] • Level 36 Menara YTL, 205 Jalan Bukit Bintang, 55100 Kuala Lumpur • Tel: 03-2143 3000 • Fax: 03-4041 7655 • Email: salesenquiry@ytlland.com • Website: danaupuchong.com.my • Developer's License: 2608/10-2027/1039(A) • Validity Period: 14/10/2022–13/10/2027 • Advertisement & Sale Permit: 2608-6/09-2026/1019(N)-(S) • Validity Period: 11/09/2023–10/9/2026 • Type of Property: (i) Serviced Apartment (ii) Serviced Apartment "Mampu Milik" • Total No. of Units: (i) 385 (ii) 43 • No. of Car Park as Accessory Parcel: 861 bays • Selling Price: (i) Menara A-RM270,000 (min)–RM764,420 (max) (ii) Menara B–RM452,780 (min)–RM817,750 (max) • Name of Housing Development: Residensi Danau • Expected Date of Completion: October 2027 • Approved Building Plan No.: MBSJ.BGN.BP5.600-1/10/4/1 • Approving Authority: Majlis Bandaraya Subang Jaya • Land Tenure: Leasehold (lease expiring on 1 April 2108) • Land Encumbrance: NIL • Restriction In Interest: "Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri."

The items and information contained herein are subject to variations, modifications and substitutions as may be required by the relevant approving authorities and/or recommended by the developer's architect and do not constitute or form a part of an offer or contract or any representation or warranty. All illustrations and pictures are artist impressions only and are not identical to or be the exact representation of the actual final product and/or forming part of the product. The proprietor, developer and its employees expressly disclaim any and all responsibility and liability for any loss, damage or inconvenience of any kind, whether expressed or implied, caused by or due to any difference, error, omission, inaccuracy, change or discrepancy between the information contained herein and the actual final product.

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT