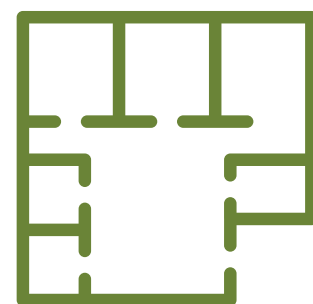




TRANQUIL & HARMONIOUS LIVING AT ITS BEST

Desa Budiman is a low-density development, offering residents privacy and exclusivity. Located in an established Malay Reserve community in Bandar Sungai Long, it is the perfect sanctuary for home dwellers who enjoy nature and serenity.

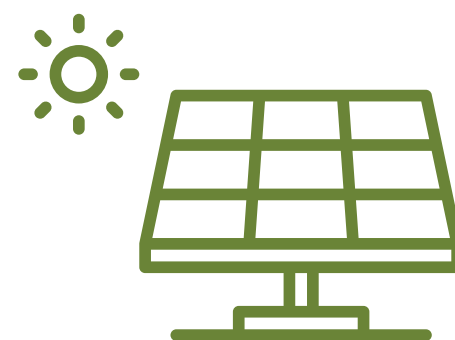
Built with meticulousness in mind, the architectural concept is aesthetically pleasing with contemporary minimalist façade. Seamless open-plan layout also plays an important role so that residents of all ages can utilize every facet of the living space.



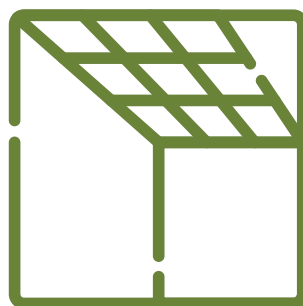
20' x 65'
& 20' x 60'



4 bedrooms
+ 3 baths



Centralised water heater
with solar panel & water pump



Plaster ceiling
ready



Air conditioner points
& copper pipe ready



Spacious
car porch



Gated & guarded
community

TYPE A

20' x 65'

TOTAL BUILT-UP

Corner/End: 2,140 sq.ft.
Intermediate: 2,034 sq.ft.
Side: 2,042 sq.ft.



GROUND FLOOR PLAN

TYPE A

20' x 65'



FIRST FLOOR PLAN

TYPE B

20' x 60'

TOTAL BUILT-UP

Corner/End: 1,898 sq.ft.
Intermediate: 1,793 sq.ft.
Side: 1,800 sq.ft.



GROUND FLOOR PLAN

TYPE B
20' x 60'



FIRST FLOOR PLAN

SITE PLAN

Phase DB6D

26 Units

- Type A
20' x 65'
- Type B
20' x 60'

Block	Lot size	Tenure
A	20' x 60'	Freehold
B	20' x 70'	Freehold
C	20' x 60'	Freehold
D	20' x 61' to 81'	Freehold
E	20' x 70'	Freehold



SITE PLAN

Phase DB8

44 Units

- Type A
20' x 65'
- Type B
20' x 60'

Block	Lot size	Tenure
A	20' x 65'	Leasehold
B	20' x 65'	Leasehold
C	20' x 80'	Leasehold
D	20' x 60'	Freehold
E	20' x 60'	Freehold
F	20' x 60'	Freehold



SPECIFICATION

STRUCTURE	Reinforced concrete
WALLS	Brick wall
ROOFING COVERING	Metal roofing / RC flat roof
CEILING FINISHES	Concrete slab / Skim coat / Plaster ceiling
WINDOWS	Aluminium frame & glazing
DOORS	Timber door Aluminium frame glass door M.S grille door
IRONMONGERY	Quality locksets
FLOOR FINISHES	
Car Porch	Porcelain tiles
Terrace	Porcelain tiles (Corner Unit)
Yard / Store	Ceramic tiles
Living / Dining	Porcelain tiles
Kitchen	Ceramic tiles
Family Area	Porcelain tiles
All Bedrooms	Porcelain tiles
All Bathrooms	Ceramic tiles
WALL FINISHES	
External Walls	Plaster with weather-shield paint
Internal Wall	Plaster with emulsion paint
Kitchen	Ceramic tiles
All Bathrooms	Ceramic tiles

SANITARY WARES & FITTING	
Water Closet	3
Wash Basin	3
Shower Rose	3
Kitchen Sink	1
ELECTRICAL FITTINGS	
Light Point	23 (Int/Side) / 24 (Corner/End)
Ceiling Fan Point c/w hook	6
Air-Conditioning Point	7
Doorbell Point	1
Power Point	23
TV / Astro Point	3
Fibre Wall Socket	1
Auto Gate Point	1
Garden Point	2 (Corner/End)
OTHER FEATURES	
Solar Water Heater	
Water Pump	

MASTERPLAN



CONVENIENT LIVING AT YOUR FINGERTIPS

Live life to the fullest with conveniences and accessibility within a mature development in Bandar Sungai Long.



Desa Budiman PH8



VISIT OUR SHOW UNIT NOW!

Another prestigious project by



Pujangga Development Sdn Bhd (602554-D)
23A, Jalan Budiman, Budiman Business Park, Off Jalan Sungai Long, 43000 Kajang, Selangor Darul Ehsan.
Tel: 03-8741 4870 / 71

2 Storey Terrace House • Developer's License No: 11162/02-2028/0560(A) Validity Period: 08/02/2023 – 07/02/2028. • Advertising & Sales Permit: 11162-6/04-2026/0332(N)-(L). Validity Period: 23/04/2024 – 22/04/2026 • Tenure: (No Lot PT14592 – PT14612) Freehold, (No Lot PT 14613 – PT 14635) Leasehold 99 years (expiring 14 Mac, 2121) Malay Reservation Land • Restriction in Interest: (No Lot PT14592 – PT14612) - Nil, (No Lot PT 14613 – PT 14635) This land cannot be transferred, leased or charged unless an approval from State Authority is obtained. • Land Encumbrances: Nil. • Approval Authority: Majlis Perbandaran Kajang (MPKj) • Reference No: Bil.(16) dlm MPKj 6/P/16/2022 • Expected Date of Completion: January 2026. • Total Units: 2 Storey Terrace House 20 x 60 (RT1) – 21 unit. • Minimum Price: RM 829,500.00. Maximum Price : RM 1,026,900.00 • 2 Storey Terrace House 20 x 65 (RT2) – 15 unit. • Minimum Price: RM 926,100.00. Maximum Price: RM 1,150,800.00 • 2 Storey Terrace House 20 x 80 (RT3) – 8 unit. • Minimum Price: RM 931,350.00. Maximum Price : RM 966,000.00 • Land Area : 20 x 60 (RT1), 20 x 65 (RT2), 20 x 80 (RT3) • Built Up Area: 20 x 60 (RT1) : 1,793 sq ft, 20 x 65 (RT2) : 2,034 sq ft, 20 x 80 (RT3) : 2,034 sq ft.