

Avanti

r e s i d e n c e s

THE ART OF BEAUTIFUL LIVING SPACES
SHAH ALAM NORTH



HOPE FOR A BETTER LIVING, BETTER FUTURE AND BETTER HOMES

This exclusive residential retreat lies but a 25-minute drive away from Shah Alam, far enough to keep upward hustle and bustle at bay but near enough to keep in touch, as and when you wish. Come dearest reader, explore with us the art of beautiful, tropical living spaces, learn a little more about the many simple pleasures **Avanti** has to offer you.

DESIGN THAT INVITES THE OUTSIDE IN...

This modern house, encased in greenery takes you into an impeccable interior with high ceilings creating airier space. It feels like taking a quiet walk with mother nature, where the masterpiece accentuates with natural colours and wooden finishes.

Lot size 40' x 80'

Build up 3,090 sq.ft

4 + 2 Bedrooms | 5 Bathrooms



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE A1

...AND THE INSIDE OUT

To sustain a sense of sublime continuity with the space outdoors and thereby enrich the tranquil, tropical ambience within, Avanti features a host of private nooks and quaint little corners to do with as you will. Look upon them as opportunities that, with a little imagination, can make your house, your home.

Lot size 40' x 80'

Build up 2,750sq.ft – 3,176sq.sf

4 + 2 Bedrooms | 5 Bathrooms + 1 Powder room



GROUND FLOOR PLAN

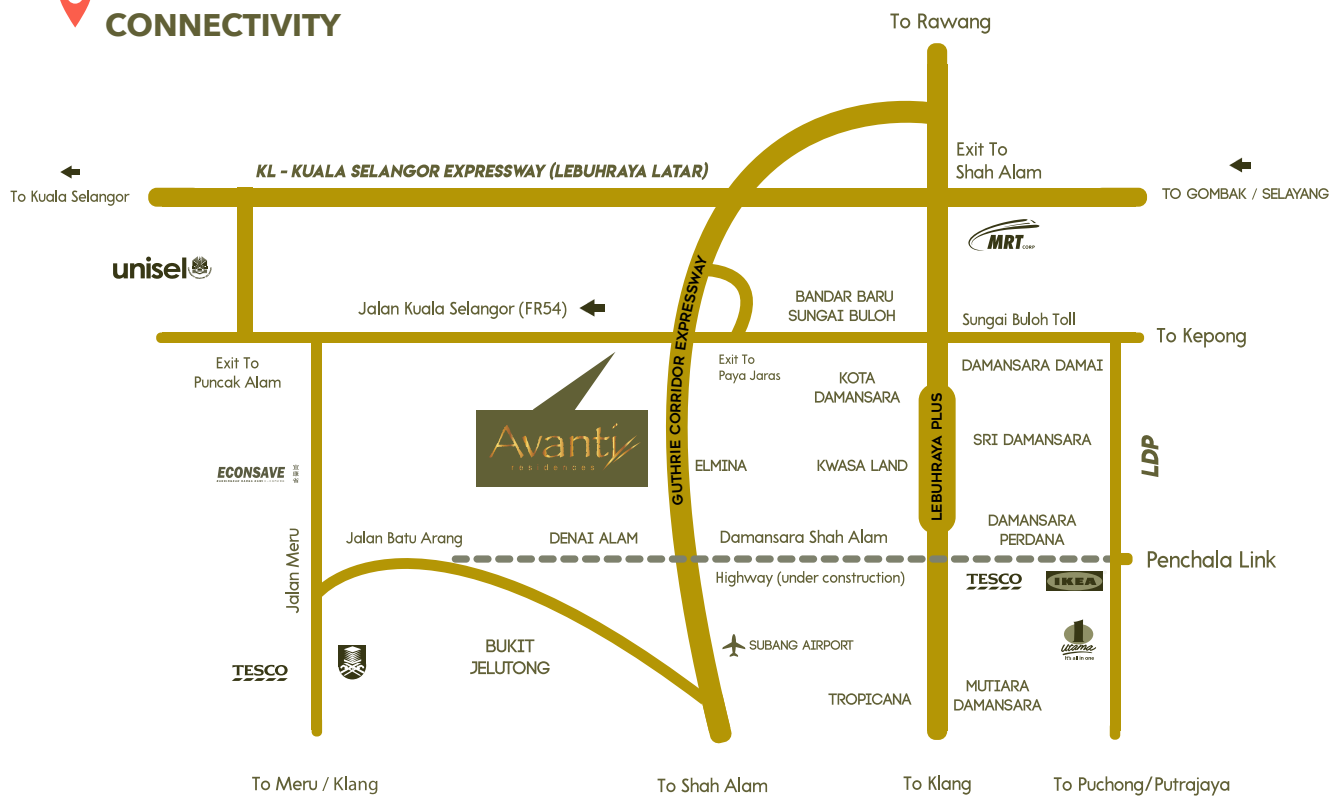


FIRST FLOOR PLAN

TYPE B1

LOCATION MAP

BUSINESS ACCESSIBILITY AND CONNECTIVITY



MASTER PLAN



Located within the Guthrie Corridor adjacent to Shah Alam, Avanti is a new and exclusive 20-acre low-density residential development that is scheduled for completion by early 2017. Guarded, with all the conveniences one expects of a modern infrastructure such as shops and schools close at hand, Avanti is indeed a 5-star investment.

SPECIFICATIONS

STRUCTURES		: Reinforced concrete structure			
WALLS		: Generally plaster brickwall			
ROOF COVERING		: Roof tiles, reinforced concrete flat roof			
ROOF FRAMING		: Lightweight steel trusses			
CEILING		: Skim coating / gypsum plasterboard / cemboard			
STAIRCASE		: Reinforced concrete staircase with glass railing			
WINDOWS		: Powder-coated aluminium window			
DOORS					
a. Main entrance		: Decorative panel door with SmartLock			
b. Dining / Family 1 / Kitchen / Bedrooms		: Nyatoh ply flush door			
c. Family 2 / Bedrooms / Master bedroom		: Nyatoh ply flush door			
d. Bathrooms		: Flush door, folding door			
e. Balcony		: Powder-coated aluminium sliding door			
FLOOR FINISHES					
a. Porch		: Homogeneous tiles			
b. Living / Dining / Family 1/ Kitchen / Maid room		: Porcerlain tiles			
c. Guest room		: Porcerlain tiles			
d. Family 2 / Bedrooms / Master bedroom		: Laminated floorboard			
e. Bathrooms		: Homogeneous tiles			
f. Balcony		: Homogeneous tiles			
g. Staircase		: Laminated floorboard			
WALL FINISHES					
a. Kitchen and bathroom		: Porcelain tiles			
b. Others		: Plaster and paint			
SANITARY INSTALLATIONS		TYPE A	TYPE B		
a. Sitting WC		5	6		
b. Wash hand basins		5	6		
c. Tissue holders		5	6		
d. Soap holders		5	5		
e. Showers		5	5		
f. Shower screen (master bathroom)		1	1		
g. Kitchen sink		1	1		
h. Laundry tap		1	1		
i. Garden taps		2	2		
ELECTRICAL INSTALLATIONS		TYPE A1	TYPE A2	TYPE A3	TYPE B1
a. Lighting points		32 nos.	33 nos.	31 nos.	35 nos.
b. Wall light points (staircase)		2 nos.	2 nos.	2 nos.	2 nos.
c. 13A socket points		25 nos.	25 nos.	25 nos.	25 nos.
d. Fan points		9 nos.	9 nos.	9 nos.	9 nos.
e. Water heater points		4 nos.	4 nos.	4 nos.	4 nos.
f. Door bell point		1 no.	1 no.	1 no.	1 no.
g. Air-cond. points		8 nos.	8 nos.	8 nos.	8 nos.
h. Auto-gate point		1 no.	1 no.	1 no.	1 no.
i. Telephone points		2 nos.	2 nos.	2 nos.	2 nos.
j. Sat / TV points		2 nos.	2 nos.	2 nos.	2 nos.
IRONMONGERY		: Quality lockset			
FENCING & GATE		: Brickwall with ms grille			

Contact us

6017 755 7768

603 2631 9999

www.johawakidevelopment.com.my

Open for viewing gallery

Avanti
residences



JOHAWAKI
DEVELOPMENT

No. of Unit: 84 · Type: 2 Storey Semi-Detached House · Land: Free from Encumbrances · Tenure of Land: Leasehold · Developer License No.: 3029-3/12-2018/09061(L) · Validity: 28/12/2017 - 27/12/2018 · Approving Authority: Majlis Bandaraya Shah Alam · Reference No.: MBSA/BGN/BB/600-1(PS)/SEK. U17/0059-2014 · CCC Date: 26/10/2017 · CCC Reference No.: LAM/S/No.22656 · 7% Bumiputera Discount (Quota applies) Developed by: Johawaki Development Sdn Bhd (99107-D), Suite 1B-01-1, Level 1, Block 1B, Plaza Sentral, Jalan Stesen Sentral 5, Kuala Lumpur Sentral, 50470 W.P Kuala Lumpur