

# LATANIA II

SEMI-DETACHED HOMES

LUXURY HOMES REDEFINED





## RESORT-LIKE LIFESTYLE

Each home seamlessly incorporates contemporary designs with its breathtaking surroundings, creating a tranquil haven imbued with natural luxury. Lodged in Twin Palms Sungai Long, Latania II will allow you to embrace a lifestyle of serenity as you experience the stunning atmosphere with peace of mind.



# THE ORINOCO CLUBHOUSE

Residents enjoy exclusive access to the residents-only Orinoco Clubhouse perched on a hillside with a captivating view of the valley beyond. Indulge in the panoramic scenery while swimming in the infinity pool or exercising in the spacious gymnasium. The sauna, steam room, and jacuzzi will offer you a rejuvenating experience as your children enjoy themselves in the playground or the wading pool.

## FACILITIES

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



The Latania II semi-detached and bungalow homes are nestled in Palma West, part of the premier Twin Plams Sungai Long development spanning over 128 acres of undulating countryside. Flanking the SILK Highway, Twin Palms Sungai Long is mere minutes from The Mines and just 20 minutes from KLCC. Majestic tree-lined boulevards lead up to beautifully laid-out enclaves of spacious Superlinks, Semi-detached villas and sprawling bungalows that allow residents to enjoy the serenity with each drive through.





# JOIN THE ELITE IN A SOUGHT-AFTER SIGNATURE ADDRESS

Latania II, an exclusive township where every unit comes with a name for itself. Your individualised sanctuary will allow you to bathe the in the lap of luxury and privacy.





TYPE  
F1

**Units**





TYPE **F1**

BUILT UP **3,438** SQ.FT

LAND SIZE  
FROM **3,000** SQ.FT  
(Approx. 80ft x 40ft)

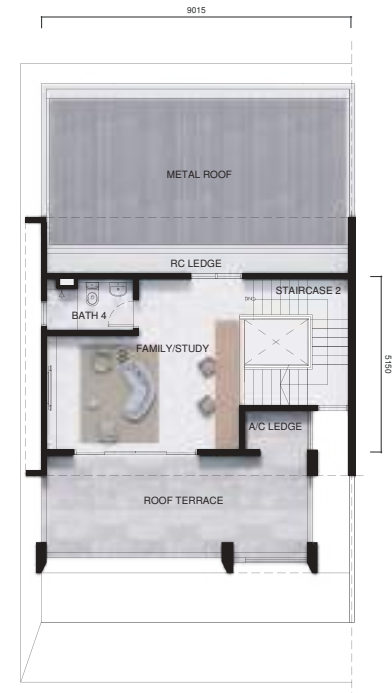
A Safehaven  
of Tranquillity



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





TYPE

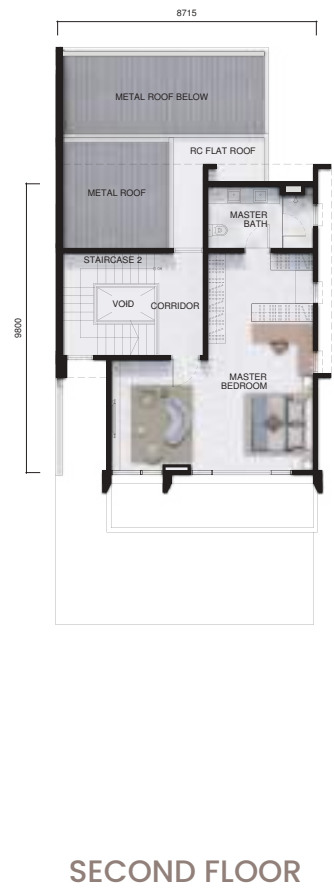
# F3

BUILT UP 3,636 SQ.FT

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LAND SIZE FROM 4,696 SQ.FT  
(Approx. 88.5ft x 40ft)

An Opulent Incarnation  
of Open Living.







TYPE

# U1

BUILT UP 3,417 SQ.FT

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LAND SIZE FROM 3,400 SQ.FT  
(Approx. 80ft x 40ft)

A Repose of Comfort.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## SPECIFICATIONS

Structure		Reinforced Concrete Frame Work
Wall		Masonry Block Wall
Roofing covering		Concrete Roof Tiles, Reinforced Concrete Roof, Metal Deck Roof
Roof framing		Metal Roof Trusses, Reinforced Concrete Roof
Ceiling		Skim Coat & Paint, Plaster Ceiling
Windows		Aluminium Framed Glass Window
Doors	Entrance	Timber Door
	Others	Timber Flush Door, Timber Flush Door with Louvres, Aluminium Framed Glass Sliding Door
Ironmongery		Locksets
Wall finishes	Kitchen	Selected Wall Tiles
	Master Bathroom, Bathrooms	Selected Wall Tiles
	Toilet	Selected Wall Tiles
	Other Walls	Plaster & Paint
Floor finishes	Foyer (Type F1), Forecourt (Type F3 & U1) Living, Dining, Guest Bedroom	Selected Tiles
	Family (U1)	Selected Tiles
	Family/Study (Type F1,F3)	Timber Strips
	Corridor	Timber Strips
	Master Bedroom, Bedroom 2, Bedroom 3 (Type F1 & F3)	Timber Strips
	Bedroom 3 (U1)	Selected Tiles
	Master Bathroom, Bathrooms	Selected Tiles
	Kitchen, Yard	Selected Tiles
	Staircase	Timber Strips
	Utility, Toilet	Selected Tiles
	Apron	Selected Tiles
	A/C Ledge (Type F1)	Selected Tiles
	Roof Terrace (Type F1)	Selected Tiles
	Balcony (Type U1)	Selected Tiles
	Car Porch	Selected Tiles

## SPECIFICATIONS

Sanitary and plumbing fittings		TYPE F1	TYPE F3	TYPE U1	<p>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.</p> <p><b>WARRANTIES</b></p> <p>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.</p>
	Kitchen Sink	no	no	no	
	Laundry Sink	no	no	no	
	Water Closet	nos	nos	nos	
	Basin	nos	nos	nos	
	Long Bath	no	no	no	
	Shower Set	nos	nos	nos	

UNIQUELY BY



**FABULOUS RANGE SDN BHD (657844-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**

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