

LIVE  
THE  
HIGH  
LIFE!



HIJAUAN  
SELAYANG

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## Welcome to KL North's only exclusive hilltop enclave.

Lifestyle homes on high ground.  
Be the limited few to experience natural  
breeze daily in a tranquil ambience!

ACTUAL VIEW AT HIJAUAN SELAYANG  
OVERLOOKING KL SKYLINE

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COMPLETED WITH C.C.C.  
READY TO MOVE IN  
(LIMITED UNITS)

# REFRESHING ON THE OUTSIDE



LET THE NATURAL BREEZE  
FLOW INTO YOUR HOME



# INVIGORATING ON THE INSIDE

A STUNNING AND  
PRACTICAL INTERIOR



COZY AND SPACIOUS  
BEDROOMS



PRIME HILLTOP LIVING IN KL NORTH  
 FOREST BACKDROP WITH NATURAL BREEZE  
 GUARDED COMMUNITY  
 SPACIOUS HOMES WITH MAXIMISED BUILT-UPS  
 ONLY 20KMS TO KLCC  
 CONNECTED TO MAJOR HIGHWAYS



**TYPE A** 20' x 70' (Built-up: 2,824 sq.ft.)



**SPECIFICATIONS (TYPE A)**

<b>Structure</b>	Reinforced Concrete Frame	<b>Floor Finishes</b>	Living & Dining: Porcelain Tiles Kitchen, Yard, Baths And Utility: Ceramic Tiles First Floor Hall, Second Floor Hall and Bedrooms: Laminated Floor Board Carporch & Driveway: Ceramic Tiles Others: Cement Render
<b>Wall</b>	Cement Sand Bricks	<b>Sanitary and Plumbing Fittings</b>	5 Nos Pedestal Water Closet 5 Nos Wash Basin 5 Nos Shower Rose 1 No Aluminum Sink
<b>Roofing Covering</b>	Concrete Roof Tiles	<b>Electrical Installation</b>	32 Nos Lighting Point 27 Nos 13Amp Socket Point 6 Nos Ceiling Fan Point 5 Nos Air-Con Point 2 No Telephone Point 2 Nos TV Point 1 No Astro PVR Point 1 No Door Bell Point 1 No Auto Gate Point 1 No Solar Heater Point
<b>Roofing Framing</b>	Metal Frame	<b>Internal Telephone Trunking &amp; Cabling</b>	NIL
<b>Ceiling</b>	Skim Coat Plaster Ceiling Asbestos Free Ceiling Sheets	<b>Fencing</b>	Brickwall / Galvanized Fence
<b>Windows</b>	Aluminium Frame Windows	<b>Turfing</b>	NIL
<b>Doors</b>	Ground Floor: Aluminium Frame Sliding Door Main Door: Timber Door Others: Flush Plywood Door	<b>Gas Piping</b>	NIL
<b>Locks</b>	Main Door and Bedrooms: Cylindrical Locksets	<b>Miscellaneous</b>	3 Phase Incoming Supply
<b>Wall Finishes</b>	External Walls: Cement Plaster With Paint Internal Walls: Cement Plaster With Paint Kitchen: Ceramic Wall Tiles to 1500mm High Bath 1,2,3,4 & 5: Ceramic Wall Tiles to Ceiling High		



# HIJAUAN SELAYANG



# METROGEN

Exceptional Homes. Outstanding Value. Always.

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