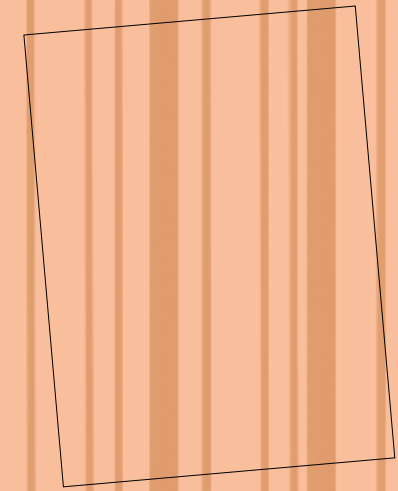


dedaun

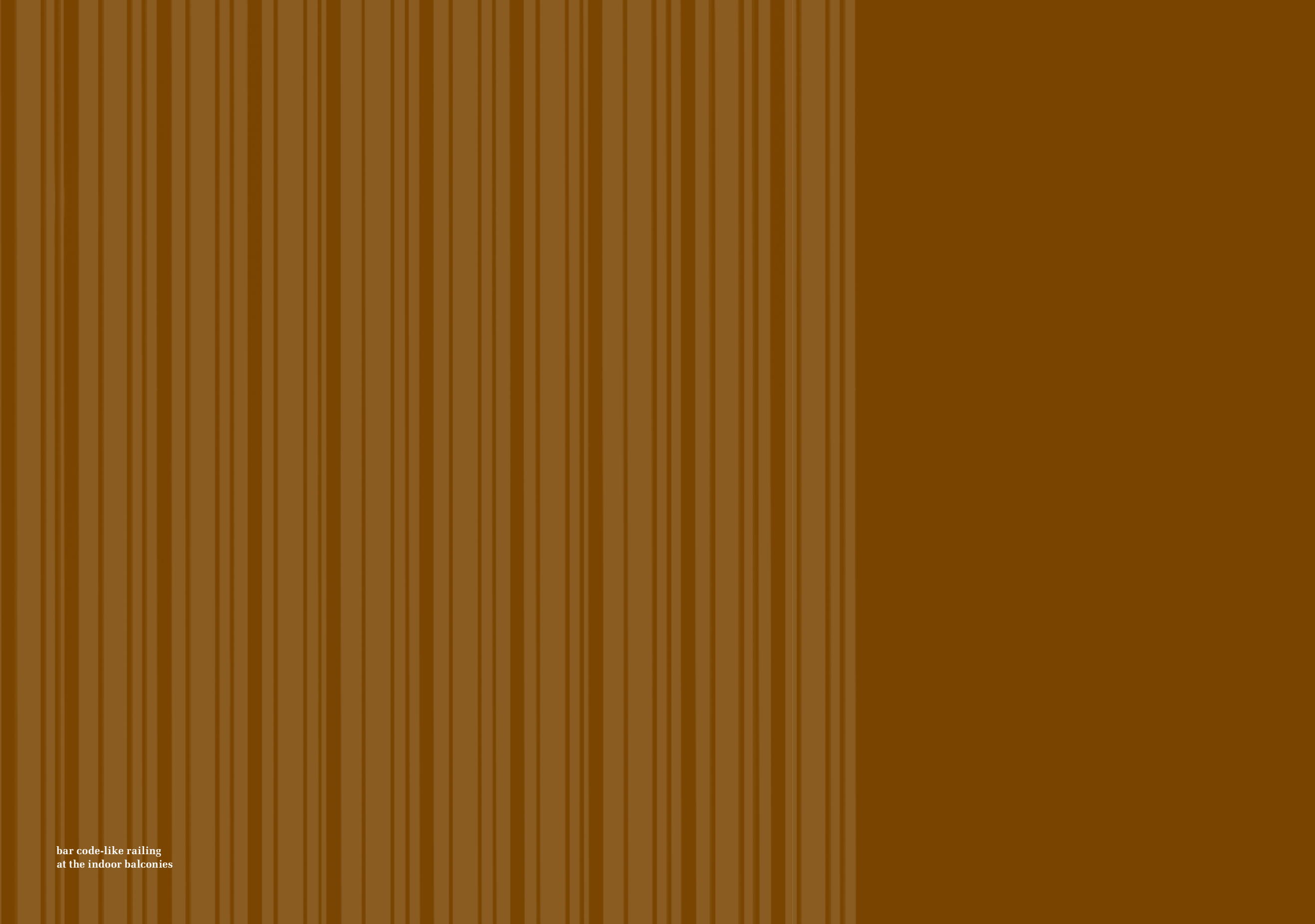






**remember...**





bar code-like railing  
at the indoor balconies



## when there were more trees than pavements?

Let's go back to the seventies. There was more time, less rush. Traffic jams were a novelty, not every day. The music was more your scene. And the scene was all about thoughtful details that celebrate life.

It became the inspiration behind Dedaun, a truly luxuriously limited edition development tucked away in the heart of Kuala Lumpur's famed "Embassy Row"... and another extraordinary living experience from SDB.

At Dedaun, we bring back the bits you love, splurge on the modern conveniences, give room to space and light, and carefully thought out every detail. Take a trip back to a time you thought was lost...



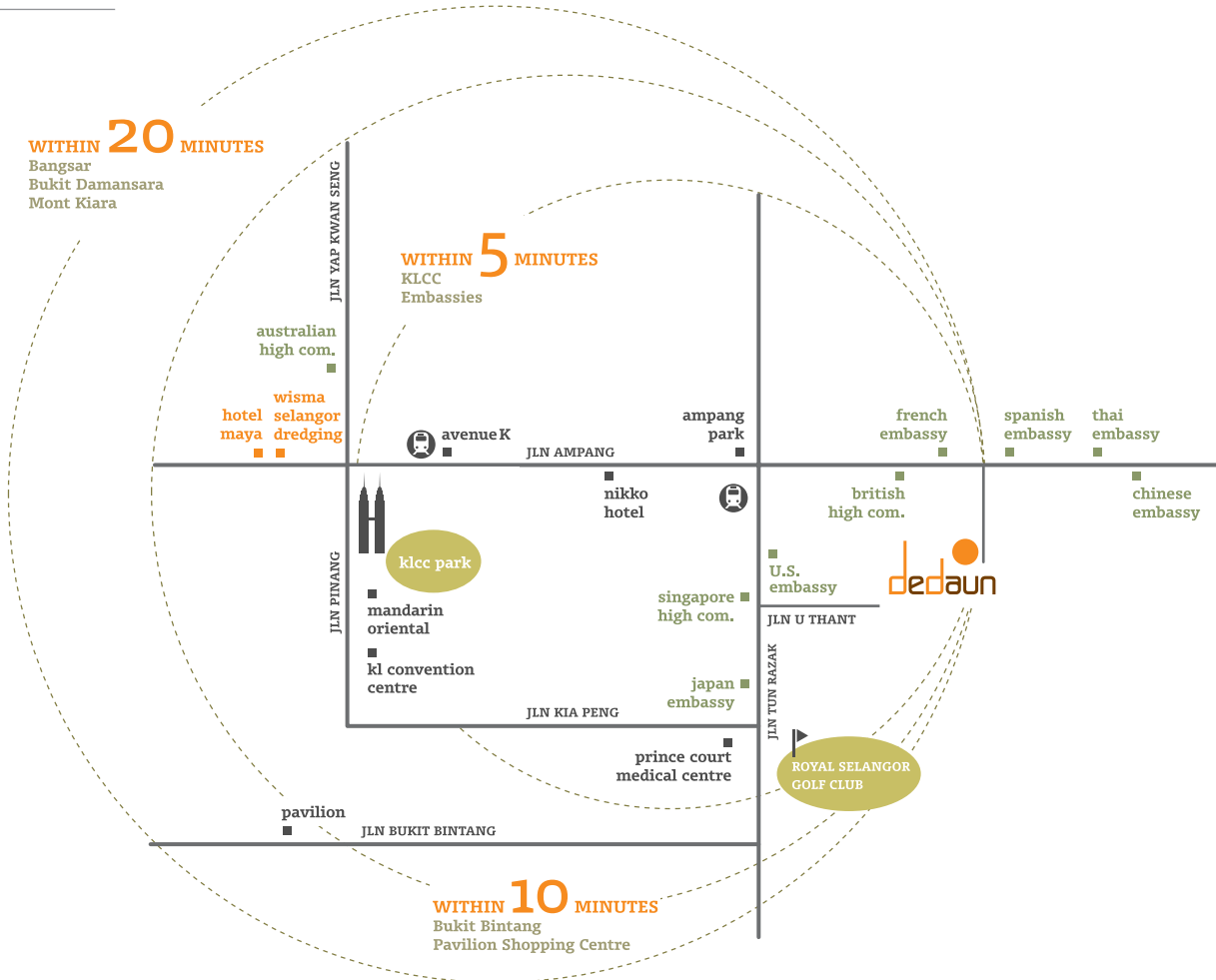
# remember when location was spelt with a capital letter?

as you turn off Kuala Lumpur's famed Jalan Ampang into a shaded cul-de-sac, Dedaun is quietly tucked away here... feeling miles away from the city.

Number 193 Ampang continues to command awe today as it did when gleaming limos used to drive up and down this prestigious enclave. In an area once privately graced by colonial bungalows with their elegant porches, plantation shutters and sprawling grounds, Dedaun now brings back a discreet and understated style of living that you never thought you would see again.

Situated on one acre of prime freehold land in a height-controlled location in Kuala Lumpur's inner city, Dedaun is a discreet low-rise development of 38 limited edition luxury residences intimately set in two interlocking 'L-shaped' blocks encircling an inner courtyard. Despite the fact that Malaysia is not located in the area with seismic activity, the entire development is designed and specified to international standards for earthquake resistance.

On the outside, a discreet and understated simplicity in deference to the heritage and the prestige of its location. Inside, a startling sense of space and natural light embraces you with the promise of a totally new perspective on how luxury living should be.



38 units of limited edition luxury residences



## dedaun residences at jalan ampang

ANOTHER EXTRAORDINARY LIVING EXPERIENCE IN THE HEART OF THE CITY FROM SDB

Dedaun defies convention with a design of nostalgic simplicity for those who believe that quiet elegance still speaks louder.

As Dedaun's signature green walls come into view, the city bustle quickly drifts away. Imagine vertical panels of plantings creating an elegant patchwork that's soothing on the eyes. The lush trees cast soft shadows over a building designed with a style and an attention to detail that is reminiscent of 70's architecture. A traditional red clay brickwork courtyard that's in-laid with grass brings back memories as you drive up to the steps of a thoroughly modern 'porte cochere'.

Especially unique in these modern times, the exterior walls are handcrafted with a nostalgic 'Shanghai plaster' finish. The eaves hang out five feet deep to bring back a comforting shade and natural coolness to living.

Look beyond, and a breezy open-air forecourt with an inviting waiting lounge beckons. The soft trickling from the water feature makes you suddenly realize that you're lingering longer – why rush along? Taking time to enjoy the serenity of your private sanctuary, filled with the scents of the garden.

What a pleasurable way to come home.



**32** luxury apartments  
from 3,240sf – 3,628sf

**3** garden villas  
from 4,327sf – 4,921sf  
with their own private  
themed gardens that are  
fully planted with  
various species of trees,  
shrubs and lawn

**3** penthouses  
from 6,711sf – 7,128sf  
with their own private  
rooftop swimming  
pools and similarly  
themed gardens with  
in-ground trees



remember  
when the look was less fuss,  
more kindness?

at Dedaun, the luxury of space  
brings back a style that revisits  
more distinguished times.

Step out of the private lift lobby and you step into a unique forecourt just like the old days that's naturally lit and ventilated. Wander beyond the 4-foot wide pivot doors and a truly spacious living room flows seamlessly into the dining and cascades into the dry kitchen – connected by a timeless but no less exquisite crystal white marble floor that seems to stretch forever.

The span of the room is spectacular, framed by 2.7-metre indoor balconies that slide open to let in a constant breeze. Columns are kept to a bare minimum and ceiling heights are raised 3-metre high at the main areas.

Taking full advantage of its height-controlled location, there are glass windows in the living, dining, family and master bedrooms to bring the outdoors in.







remember when you could waltz away in the living room?

Dedaun celebrates a time when  
entertainment was always done at home

At Dedaun, each apartment has been plotted with meticulous care so you can make the most of it. The seamless space that makes up the living, dining and dry kitchen stretches up to 13 metres commands a sense of openness.

Picture windows (or are they doors?) that present 270 degree views. The wide expanse of glass doors (or are they windows?) that generously admit natural light and fresh air.

All this, so you can relive the elegance of a time when entertainment was always done at home.





the open plan layout that stretches up to 13 metres





remember when living was never brash, just gracious?

at Dedaun, we proudly return to a quality of  
craftsmanship that will once again inspire.

When you wander into the bedrooms at Dedaun, it is like entering a private sanctuary. Like the homes of yesteryear where thicker walls ensure better sound insulation for greater privacy, and cooler interiors.

Wake up to soft shadows from the parade of trees outside tip-toeing through the wrap-around corner glass window and into the sprawling Master suite that's 635sf in size.

The airy Master bedroom, with its timber flooring throughout, gently flows into a luxurious, full-sized, walk-in wardrobe that is mirror-finished and comes complete with designer cabinetry.





wrap-around glass windows in the master suite that bring in the outdoors

At Dedaun, even the Master bath is an experience in itself. Cladded mainly in white polished Volakas marble contrasting with black tumbled stones, it invites you in with its luxurious standalone tub, and vertical aluminium louvres that not only preserves privacy but also allow you to let in natural light and ventilation as you wish.







the ultra luxurious 3.3-metre long island counter in Volakas marble enhances the cooking experience

remember  
when there was always  
room for traditions?

at Dedaun, we don't see why our  
kitchens should be any different.



Back then, there was always room for the impromptu gatherings of friends and family around the kitchen. And so our dry kitchen, fully appointed and fitted with appliances, creates a natural congregation point with its signature Volakas marble island counter that stretches 3.3-metre long.

Further back, a second kitchen – the wet kitchen – comes with a dedicated laundry area; dedicated rooms for the maid and for storage; and even a separate service entrance.





remember  
when the party  
could always spill  
onto the garden?



all three penthouses enjoy a private pool as well as a themed garden with in-ground trees

at Dedaun, the garden spectacularly sits 10-storeys above ground and comes complete with full-grown, in-ground trees.

For a select few, Dedaun offers an even more luxurious living experience with its Garden Villas and Penthouses.

You may choose to keep away from the public eye in any of the three Garden Villas, which has the privilege of having the living room directly open out to a private themed garden that's as large as 1,600sf complete with planted trees and carpet grass. Elevated away from the communal garden, it provides a privacy that seems to stop time itself.

Or perhaps the three one-of-a-kind penthouses, where in addition to the luxurious living spaces below, a private lift takes you up to your own timber-decked pool terrace, a 12-metre pool, a smaller reflective pool, an open-plan lounge that's perfect for meditation and yoga, as well as a themed garden unique to each penthouse that can accommodate full-grown trees.





the multi-function room on the 9th floor is fully equipped with kitchen facilities to entertain up to 60 guests

**remember  
when you could explore  
from home without ever  
leaving your compound?**

Dedaun is a place that entices  
you to spend time at home with  
its nurturing, restorative quality.



Wander through Dedaun, and you'll discover its many hidden facets. Like an inspiring open-air multi-function deck just one floor below the rooftop...where there's a constant flow-through of breeze that literally brings in the outdoors. Looking out to the spectacular roofline of this prestigious low-rise enclave and fully equipped with kitchen facilities that accommodate up to 60 guests – it's perfect for those times when even your own spacious home isn't enough. Here, too, you'll find a fully equipped gym that takes advantage of the spectacular views.

A stroll away into the centre of Dedaun, and a magical courtyard appears...with walkways that float across reflective pools, creeper plants that hang like a veil down the full height of the building, and lighting themes that create a cozy and intimate space.

Explore its paved walkways and shaded gardens to find a hidden playground for the children – there are swings for them to soar in, exercise sets disguised as fun games, and even a specially designed tree-house for them to camp out in.





And best of all, up on the rooftop, a shimmering 20-metre long infinity pool that seems to share its brink with the city skyline.

This is Dedaun, another extraordinary living experience from SDB.





## SDB. creating extraordinary living experiences.

Some of SDB's projects include:

### Park Seven

a 20-storey luxury condominium at Persiaran KLCC

### Five Stones

a community-focused development in SS2, Petaling Jaya

### Ameera

a low and high-rise development in SS2, Petaling Jaya

### 20trees West

detached homes with private pools at Melawati

### 20trees

a collection of courtyard homes and apartments at Melawati

### Gilstead Two

a 34-storey luxury development in the prime Newton locale, Singapore

### Jia

a stylish low density development located off Orchard Road, Singapore

SDB has consistently earned local and international recognitions for innovation and design excellence from institutions such as the Malaysia Institute of Interior Designers (IPDM), Singapore Institute of Architects (SIA), Pertubuhan Akitek Malaysia (PAM), FIABCI Malaysia, FIABCI Prix d'Excellence (INTERNATIONAL) and International Property Awards – organized in association with Bloomberg Television (ASIA PACIFIC).

SDB is committed to its brand promise of  
“Driving Excellence, Building Lifelong Relationships.”

Incorporated in 1962, Selangor Dredging Berhad (SDB) was principally involved in tin mining. In the 80's, SDB began to diversify into property related activities. It is now positioned as a quality lifestyle company.

Listed on the main board of Bursa Malaysia, SDB owns Wisma Selangor Dredging – a prestigious business address, and Hotel Maya Kuala Lumpur – an award winning boutique urban resort. Both are within a short walking distance to Kuala Lumpur City Centre (KLCC).

Its property development activities in Malaysia are undertaken by SDB Properties Sdn Bhd, a brand name that has become synonymous with niche luxury developments with innovative designs.

20trees West



Jia



Gilstead Two



Wisma Selangor Dredging



Dedaun Sales Gallery  
t 2144 1510/30

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