

**Bayu**

@ Puchong

**EXTENDED  
SPACE.**

**FOR  
EXTENDED  
FAMILY.**



**KEEP  
EVERYONE  
CLOSE.  
AND FAR  
ENOUGH.**

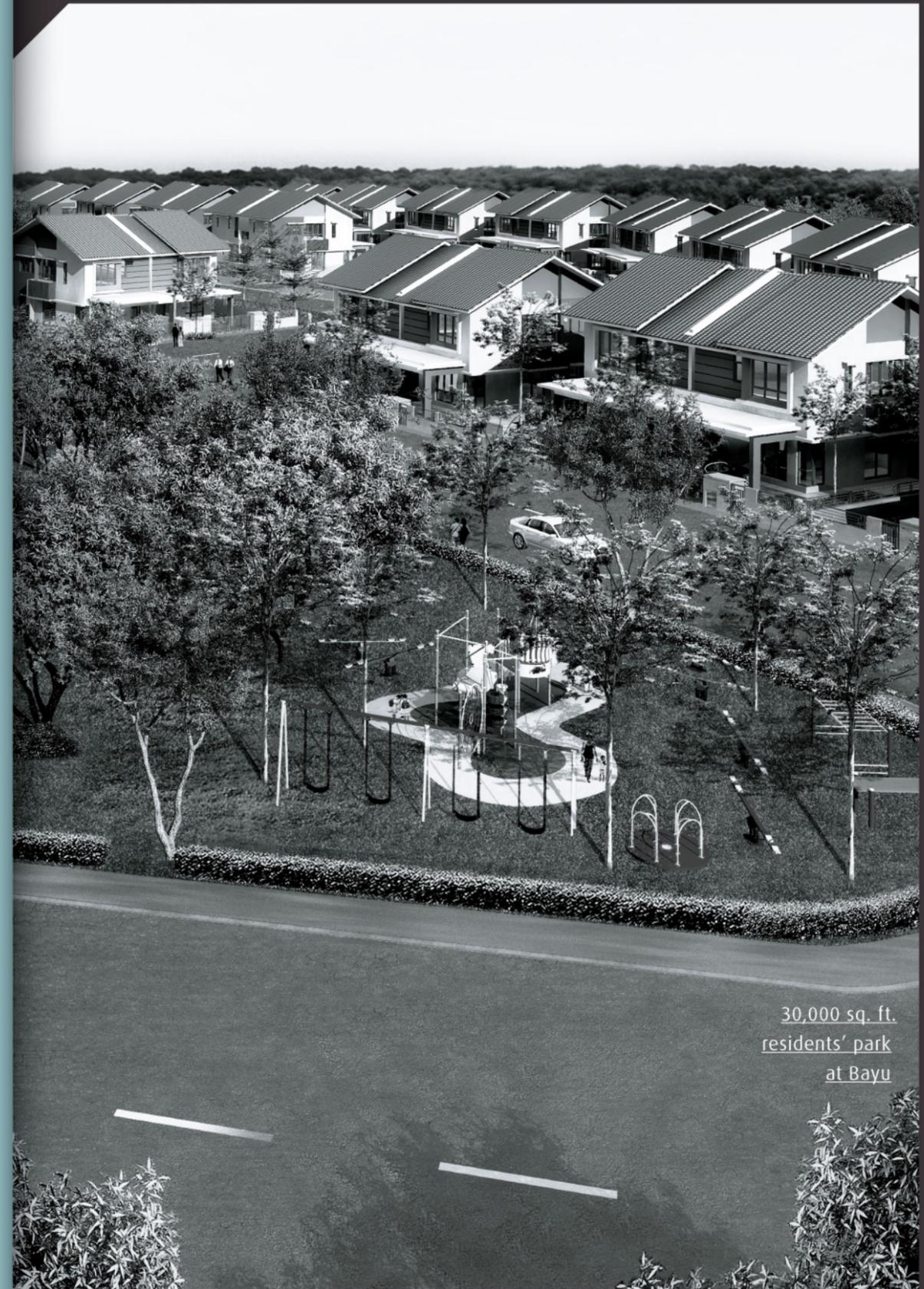


3 generations united. By family space and own space.

2- and 2½-storey freehold, limited edition semi-Ds extending from 2,672 to 3,058 sq. ft. Guarded with 24-hour security and designed to house everyone, every get-together.

Up and down space extends outside to your 15 ft. side garden – that's 5 ft. wider than the standard. And outwards to your residents' park and a neighbourhood of malls, hypermarkets, shops, schools and highways.

Live in harmony. Live together.



30,000 sq. ft.  
residents' park  
at Bayu



Planned to  
please  
generations.



Overview Site Plan

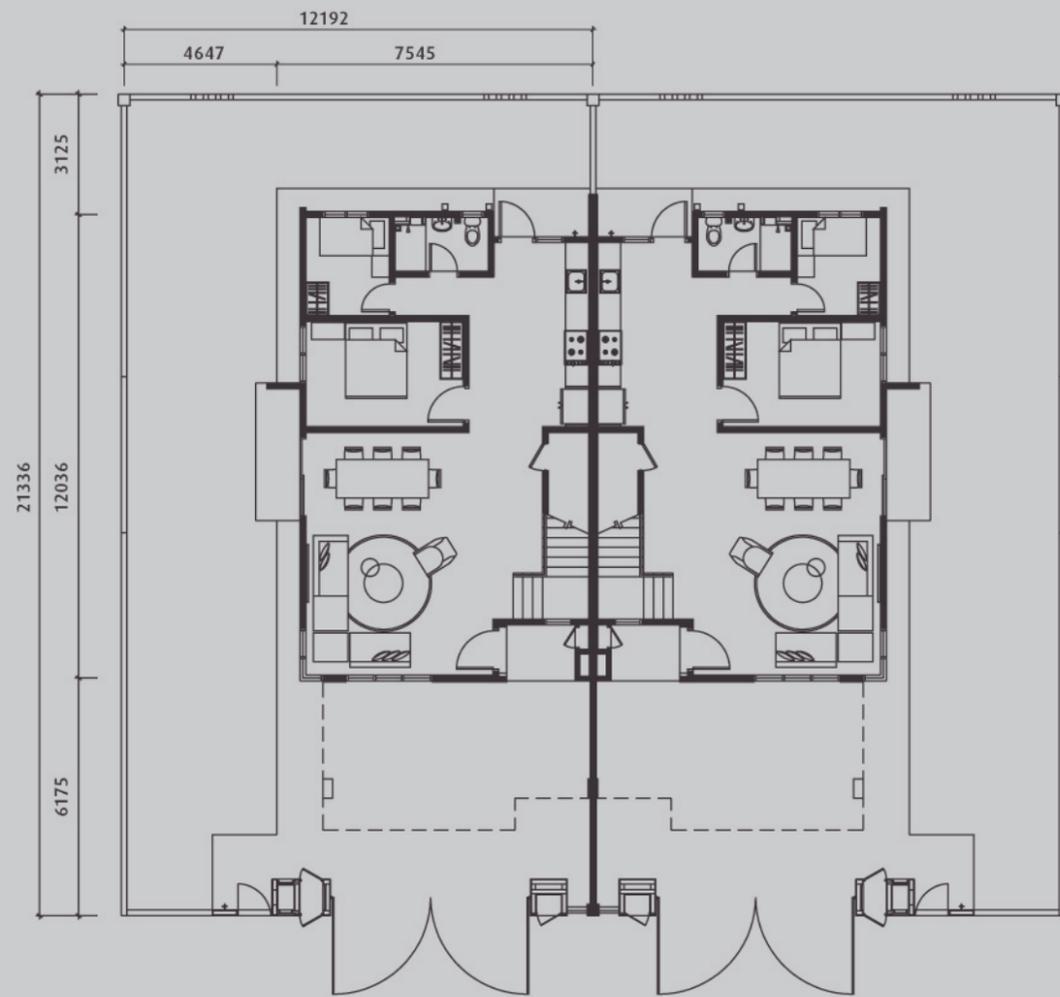
- TYPE A – 2-storey semi-D
- TYPE B – 2½-storey semi-D
- TYPE C – Townhouse
- Landscaped Area
- G Proposed Guardhouse
- P Children's Playground

# Type A

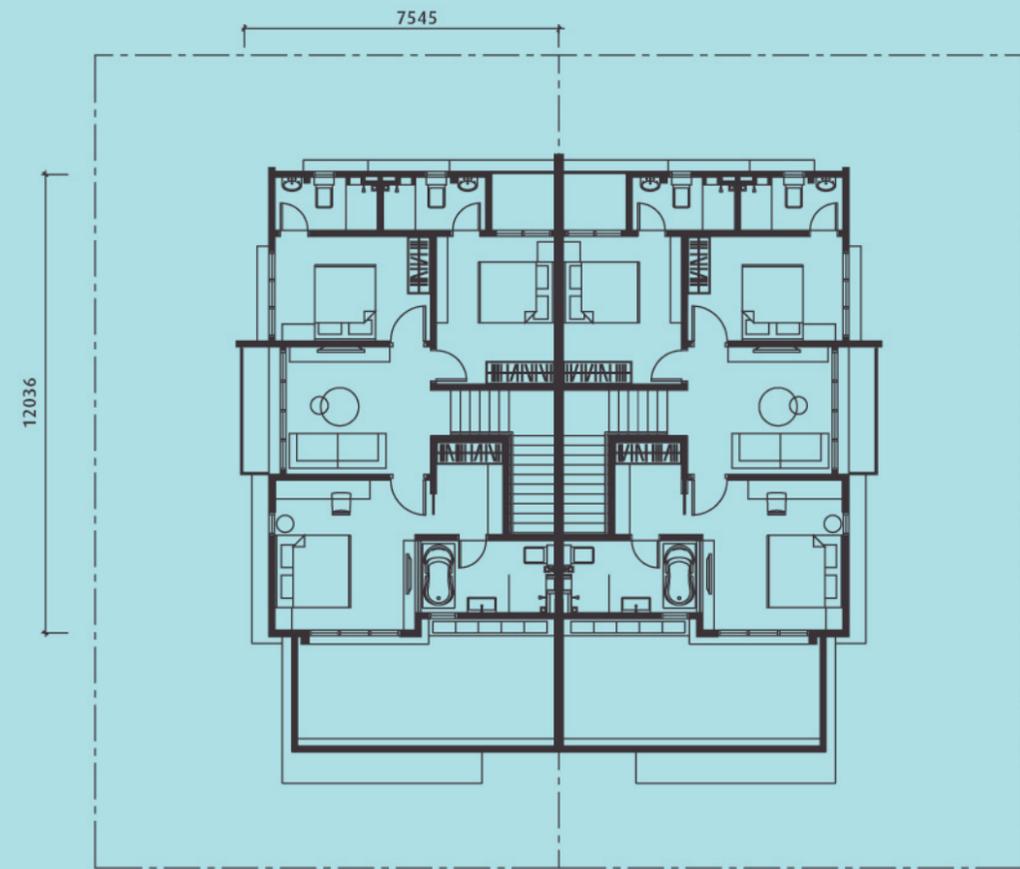
## 2-STOREY SEMI-D

Land area - 40'x 70' / Built-up - 2,672 sq. ft.

4 + 1 bedrooms / 4 bathrooms



Ground Floor



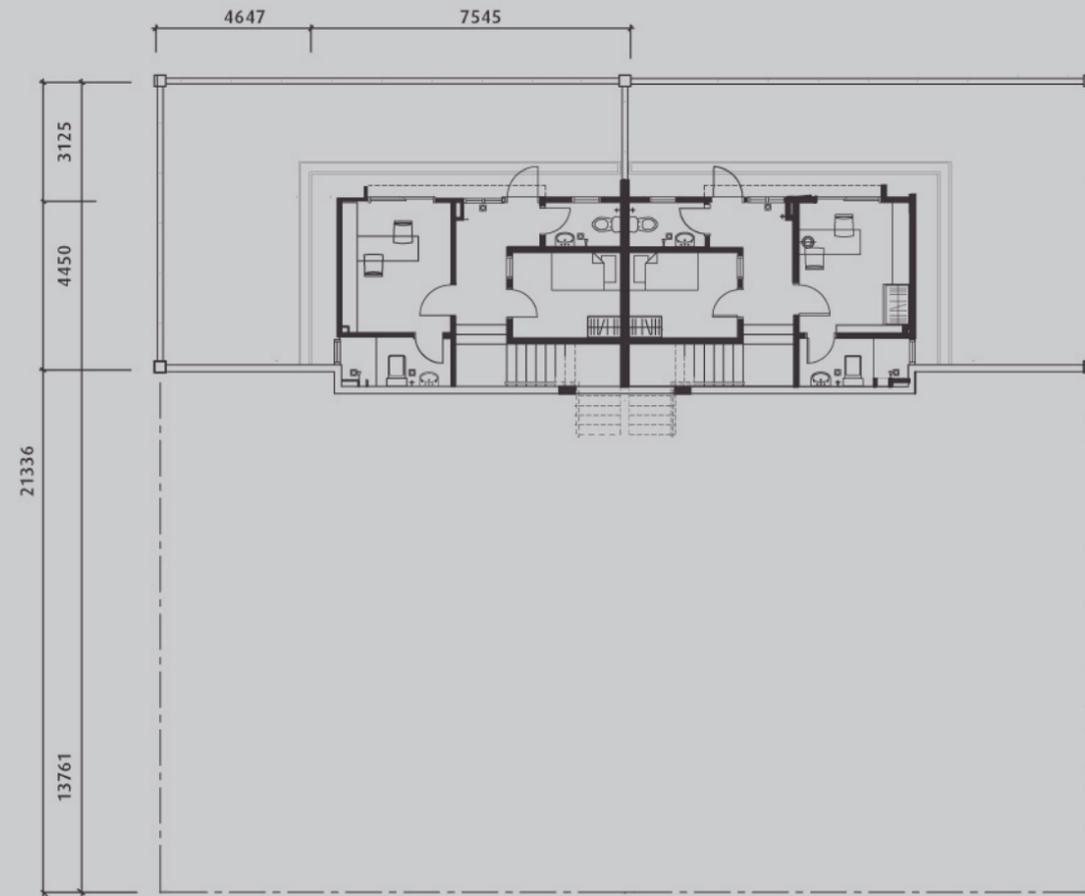
First Floor

# Type B

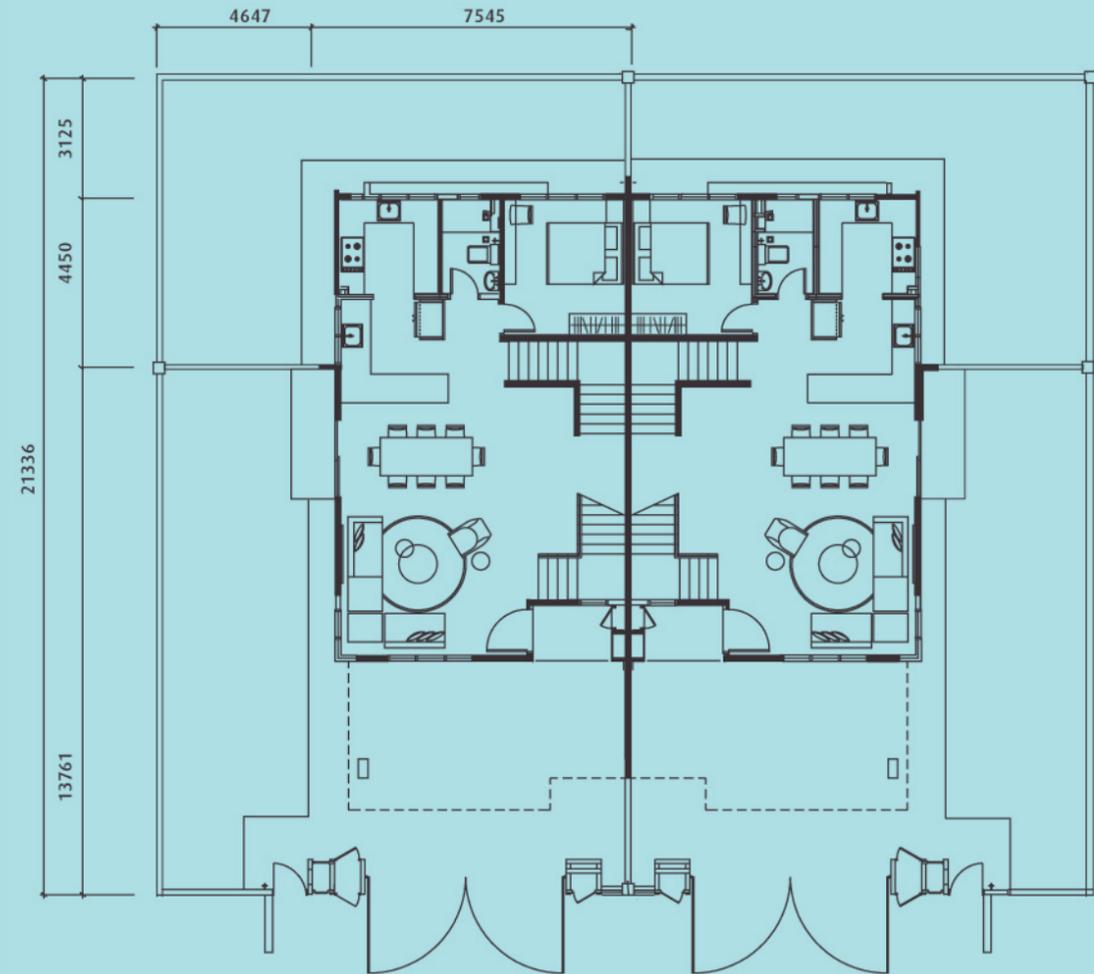
**2½-STOREY SEMI-D**

Land area - 40'x 70' / Built-up - 3,058 sq. ft.

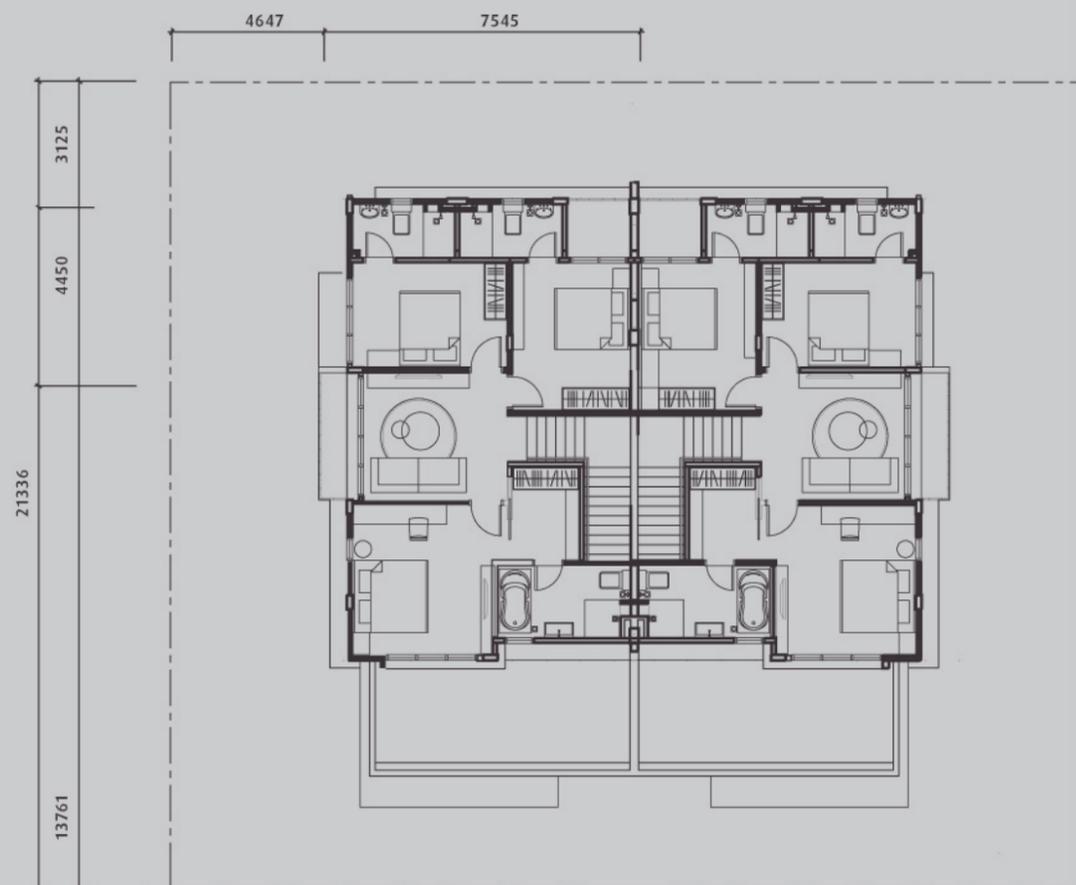
5 + 1 bedrooms / 5 bathrooms



Lower Ground Floor



Ground Floor



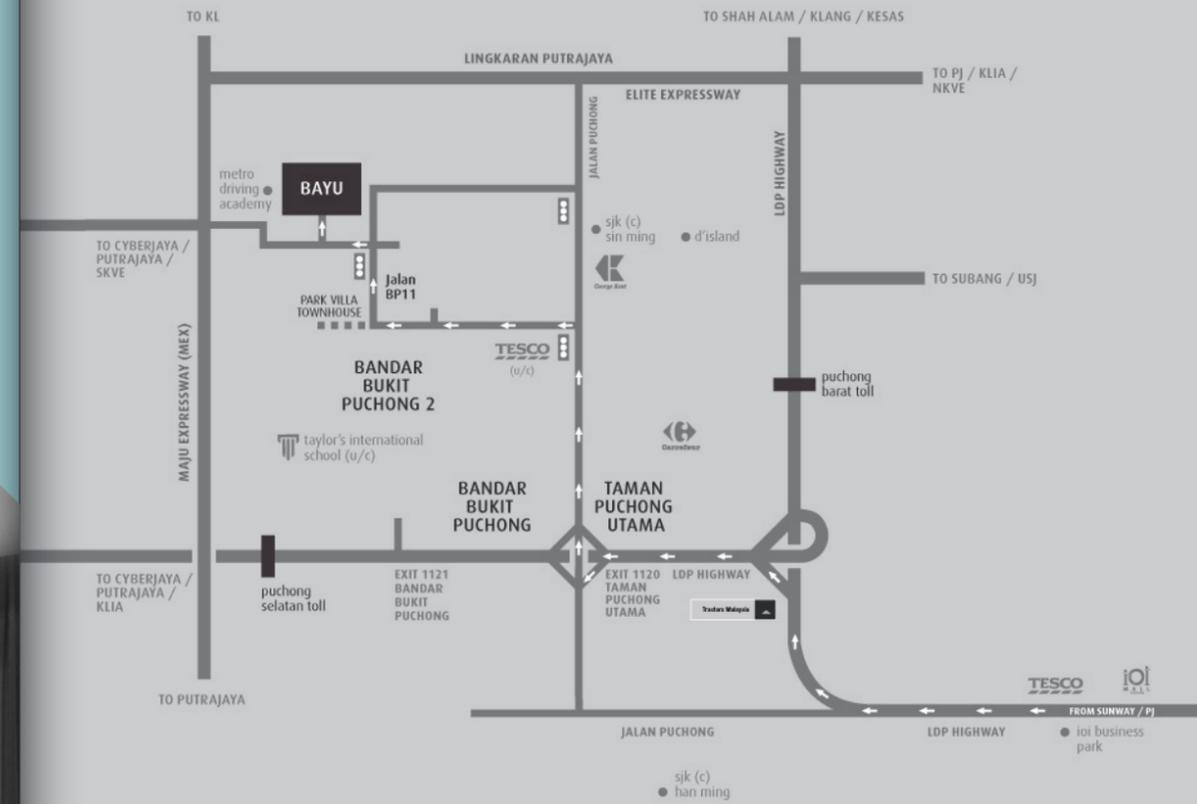
**First Floor**

## Specifications

<b>STRUCTURE</b>	: Reinforced Concrete	
<b>WALL</b>	: Brickwork	
<b>ROOF</b>	: Roof Tiles	
<b>CEILING</b>	: Skim Coat / Plaster Ceiling	
<b>FLOOR FINISHES</b>		
Living, Dining & Kitchen	: Porcelain Tiles	
Master Bedroom, Bedroom 1 & 2	: Timber Strips	
Bedroom 3 (Type B)	: Timber Strips	
Family Area	: Timber Strips	
Guest Room	: Porcelain Tiles	
Master Bathroom	: Porcelain Tiles	
Bathroom 1, 2 & 3	: Homogeneous Tiles	
Bathroom 4 & 5 (Type B)	: Homogeneous Tiles	
Store	: Cement Render	
Staircase	: Timber Strips	
Utility / Maid's Room	: Homogeneous Tiles	
Terrace, Car Porch & Yard	: Porcelain Tiles	
<b>WALL FINISHES</b>		
External & Internal Wall	: Plaster & Paint	
Master Bathroom	: Plaster & Paint / Ceramic Wall Tiles	
Bathroom 1, 2, 3 & 4	: Plaster & Paint / Ceramic Wall Tiles	
Bathroom 5 (Type B)	: Plaster & Paint / Ceramic Wall Tiles	
Kitchen	: Plaster & Paint / Ceramic Wall Tiles	
<b>SANITARY INSTALLATION</b>		
	<b>Type A</b>	<b>Type B</b>
Kitchen Sink	1 No.	1 No.
Shower Set	5 Nos.	7 Nos.
W.C., Wash Basin & Toilet Roll Holder	4 Nos.	6 Nos.
Bathtub	1 No.	1 No.
Bib Tap	7 Nos.	9 Nos.
<b>DOORS</b>		
Main Entry	: Timber Door	
Entrance to Side Garden	: Aluminium Framed Glass Door	
Door to Back Garden (Type A)	: Aluminum Framed Glass Door	
Others	: Timber Flush Door	
<b>WINDOWS</b>	: Aluminium Framed Window	
<b>ELECTRICAL INSTALLATION</b>		
	<b>Type A</b>	<b>Type B</b>
Light Point	28 Nos.	32 Nos.
Gate Light Point	2 Nos.	2 Nos.
Door Bell, Oven Point, Stove Point, Intercom Point & Telephone Point	1 No.	1 No.
Autogate Point	1 No.	1 No.
Fan Point	7 Nos.	8 Nos.
Power Point	22 Nos.	24 Nos.
Air-Cond. Point	6 Nos.	7 Nos.
Water Heater Point	4 Nos.	6 Nos.
TV Point	6 Nos.	7 Nos.
Wall Fan Point	-	1 No.
<b>FENCING</b>	: Brick Wall / Mild Steel Fencing	

# EXTENDED COMFORT AND STYLE.

At Bayu, you'll find every inch of family space and private space covered with quality finishings.





**SDB**

Selangor Dredging Berhad

GROUND FLOOR SOUTH BLOCK, WISMA SELANGOR DREDGING,  
142-A JALAN AMPANG, 50450 KUALA LUMPUR.

T 603 2711 2288 / F 603 2711 2219

T 603 8061 8822 / F 603 8061 8866 (SALES GALLERY)

# 1800-888-732

[www.sdb.com.my](http://www.sdb.com.my)

Developer: Seldredge Industries Sdn. Bhd. (78890-A) | Developer License: 12068-1/06-2015/719 | Validity: 5/6/2012 - 4/6/2015 |  
Advertising Permit: 12068-1/1440/2013 (06) | Validity: 18/6/2012 - 17/6/2013 | Land Tenure: Freehold | Encumbrances: None |  
Approving Authority: Majlis Daerah Sepang | Reference No. MP.SPG.9/D/188/12 (19) | Expected Date of Completion: July 2014 |  
No. of Units: 50 units | Price: RM1,097,200 - RM2,466,800

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