





the design concept

The design direction of Dedaun draws its inspiration from the 70's to bring back a style of living that you never thought you would see again.

Situated on one acre of prime freehold land in Kuala Lumpur's inner city, Dedaun is a low-rise development of 38 limited edition luxury residences intimately set in two interlocking 'L-shaped' blocks encircling an inner courtyard.

Instead of today's obsession with ostentation of finish, at Dedaun, we proudly bring back a style of living and a standard of craftsmanship you find in the homes of yesteryear – where there was a clear emphasis on the luxury of space, an intimacy with the garden, the quality of build, and an absolute attention to details.



the breezy open-air forecourt on the ground floor

urban resort-style living

On the outside, Dedaun exhibits a discreet and understated simplicity. Inside, a totally new perspective on how luxury living should be – with design features such as a unique forecourt when you step out of the private lift entrance deck.

A spacious living room that flows seamlessly into the dining and cascades into the dry kitchen – stretching up to 13 metres long with a floor laid in an exquisite crystal white

marble. The span of the room is spectacular, framed by a 3-metre ceiling height and 2.7-metre indoor balconies that slide open to let in a constant breeze.

In the living, dining, family and master bedrooms, glass windows that wrap around present 270 degree views and generously admit natural light and fresh air to bring in the outdoors.

Wander into the bedrooms at Dedaun, and it is like entering a private sanctuary – where thicker walls ensure better sound insulation for greater privacy, and cooler interiors. The sprawling, airy Master suite is 635sf in size, and accommodates a luxurious walk-in wardrobe finished with designer cabinetry.

Even the Master bath is an experience in itself. Cladded mainly in white polished

Volakas marble contrasting with black tumbled stones in the rainshower area, 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.

Taking the concept of luxury living to new heights, Dedaun also features 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; and 3 penthouses from 6,711sf – 7,128sf with their own private rooftop swimming pools and similarly themed gardens with in-ground trees.

Dedaun is a truly luxuriously limited edition development ... and another extraordinary living experience from SDB.

the landscape concept

The landscape concept at Dedaun (which means 'leaves' in Malay) was specially conceived to reminisce and to celebrate the idyll and serenity of the lush gardens of the 70's. A time when the urban sprawl we take for granted today was as yet unknown.

As such, the organisation of its landscape spaces emphasises the front garden experience of the period, while also creating private garden escapes as necessary antidotes for today's urban living.

In line with its name, a series of unique green walls is the first thing that greets you as you turn off Jalan Ampang. These green walls are live vertical panels of artwork in different densities, textures and colours creating an elegant patchwork that's soothing on the eyes. Enter through the procession of tall Eucalyptus trees that line the side boundaries of the estate and the pace is immediately set back to calm.

A traditional red clay brickwork courtyard that's in-laid with grass brings back memories as it takes you to the 'porte cochere', where the adjacent Open-air forecourt welcomes you home in the style of a spacious and grand living room.

As you walk towards the lift lobby that takes you up to the residences, a sheltered timber walkway recollect more fond memories of the period. The reflective ponds that runs alongside it and the veil of

creeping foliage that hang down 10 storeys high create an intimacy of space like no other.

Moving from the public spaces to the private, for a select few, Dedaun offers an even more luxurious landscape experience. The three Garden Villas have the privilege of having a private themed garden complete with planted trees and carpet grass.

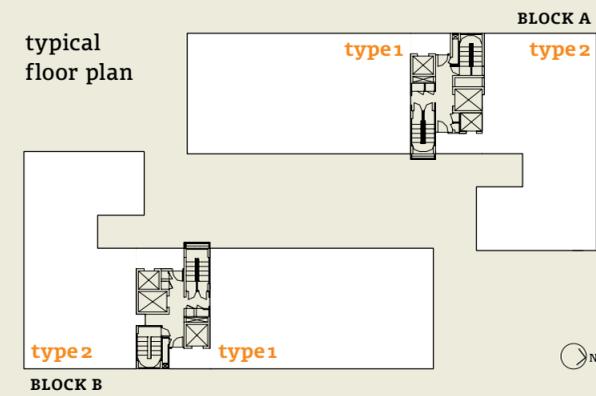
Up above, the three one-of-a-kind penthouses each have a similarly themed garden unique to each penthouse that can accommodate full grown trees in-ground instead of the conventional planter boxes.

Away from the communal garden, they provide a privacy that seems to stop time itself.

site plan



block plan

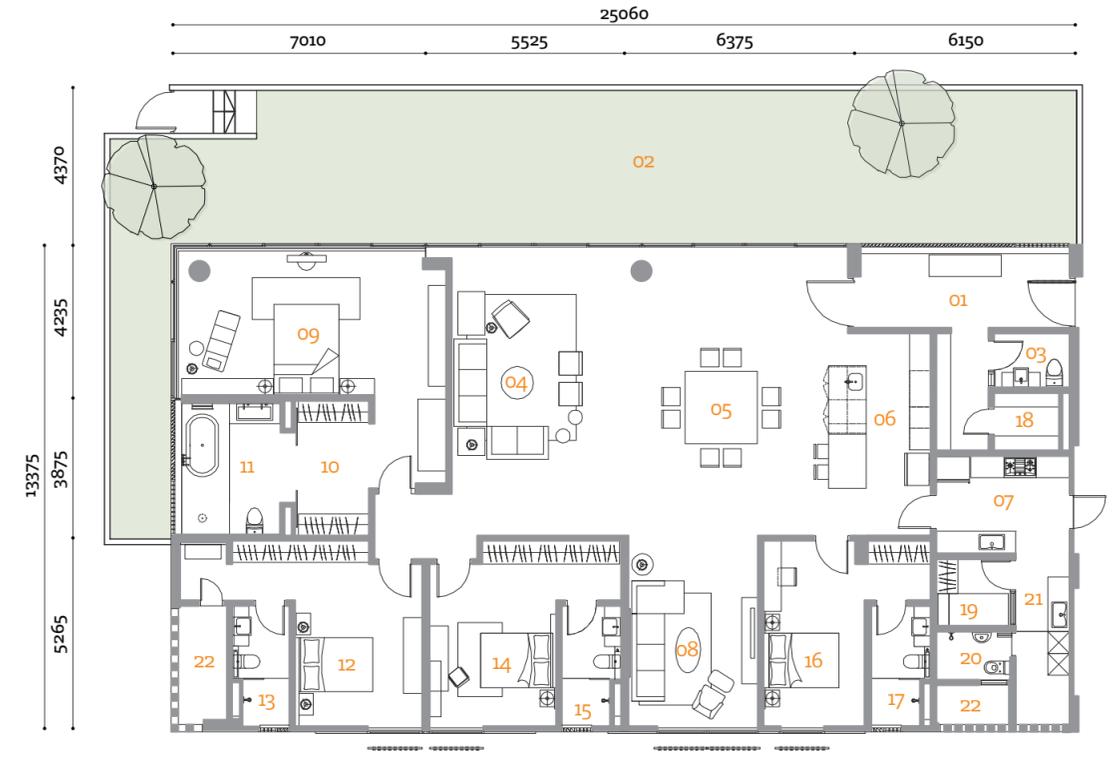
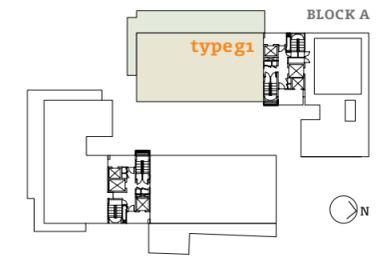


BLOCK A		BLOCK B	
type 1	type 2	type 1	type 2
4+1 bedroom	3+1 bedroom	4+1 bedroom	3+1 bedroom
level			
roof top garden & pool	common roof top garden & pool	roof top garden & pool	roof top garden & pool
9 & ROOF TOP	A-9-1 penthouse	B-9-1 penthouse	B-9-2 penthouse
8	A-8-1	B-8-1	B-8-2
	A-8-2		
7	A-7-1	B-7-1	B-7-2
	A-7-2		
6	A-6-1	B-6-1	B-6-2
	A-6-2		
5	A-5-1	B-5-1	B-5-2
	A-5-2		
3A	A-3A-1	B-3A-1	B-3A-2
	A-3A-2		
3	A-3-1	B-3-1	B-3-2
	A-3-2		
2	A-2-1	B-2-1	B-2-2
	A-2-2		
1	A-1-1	B-1-1	B-1-2
	A-1-2		
G	A-G-1 garden villa	B-G-1 garden villa	B-G-2 garden villa
	forecourt & mgmt's office		
		basement 1	
		basement 2	

BLOCK A garden villa

type g1 4+1 bedrooms area: 4,921 sf / 457 sm

- 01 forecourt
- 02 themed garden
- 03 powder room
- 04 living
- 05 dining
- 06 dry kitchen
- 07 wet kitchen
- 08 family room
- 09 master bedroom
- 10 master wardrobe
- 11 master bath
- 12 bedroom 1
- 13 bath 1
- 14 bedroom 2
- 15 bath 2
- 16 bedroom 3
- 17 bath 3
- 18 store room
- 19 maid's room / utility
- 20 toilet
- 21 yard
- 22 ac ledge



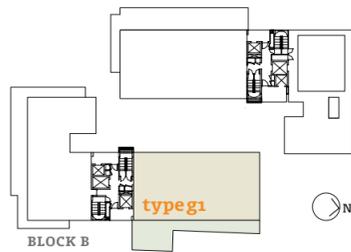
BLOCK B garden villa

type g1

4+1 bedrooms

area: 4,405 sf / 409 sm

- | | |
|--------------------|--------------------------|
| 01 forecourt | 12 bedroom 1 |
| 02 themed garden | 13 bath 1 |
| 03 powder room | 14 bedroom 2 |
| 04 living | 15 bath 2 |
| 05 dining | 16 bedroom 3 |
| 06 dry kitchen | 17 bath 3 |
| 07 wet kitchen | 18 store room |
| 08 family room | 19 maid's room / utility |
| 09 master bedroom | 20 toilet |
| 10 master wardrobe | 21 yard |
| 11 master bath | 22 ac ledge |



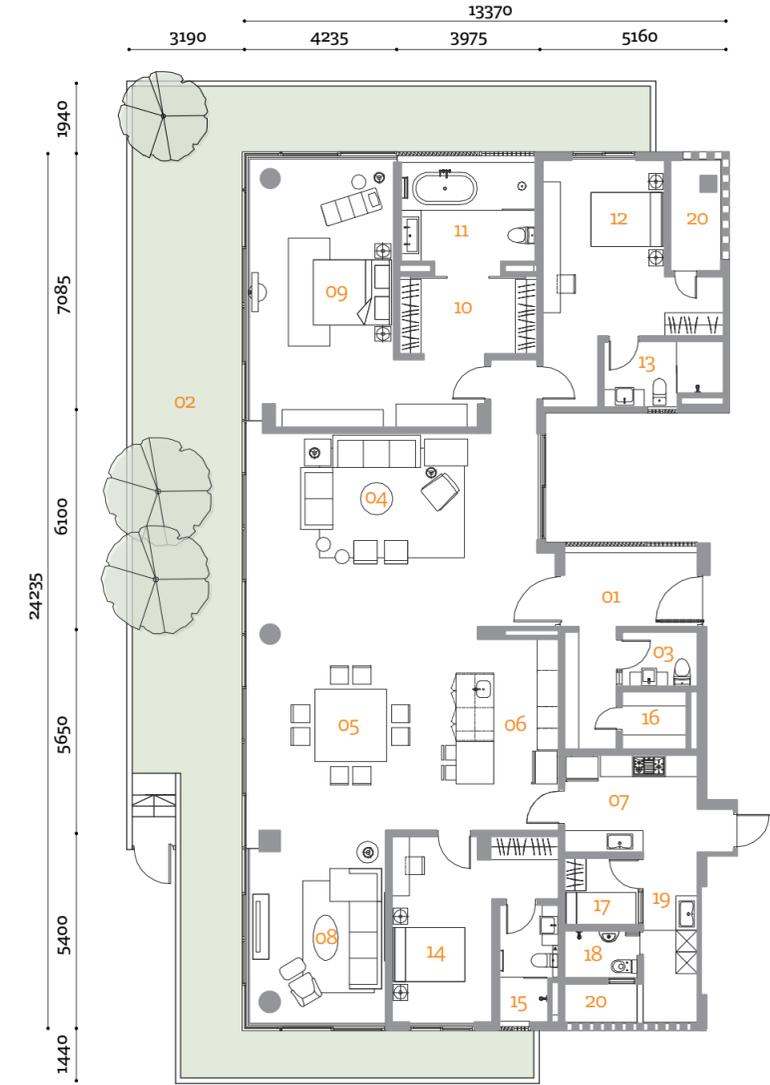
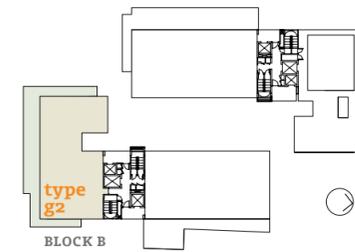
BLOCK B garden villa

type g2

3+1 bedrooms

area: 4,327 sf / 402 sm

- | | |
|--------------------|--------------------------|
| 01 forecourt | 12 bedroom 1 |
| 02 themed garden | 13 bath 1 |
| 03 powder room | 14 bedroom 2 |
| 04 living | 15 bath 2 |
| 05 dining | 16 store room |
| 06 dry kitchen | 17 maid's room / utility |
| 07 wet kitchen | 18 toilet |
| 08 family room | 19 yard |
| 09 master bedroom | 20 ac ledge |
| 10 master wardrobe | |
| 11 master bath | |

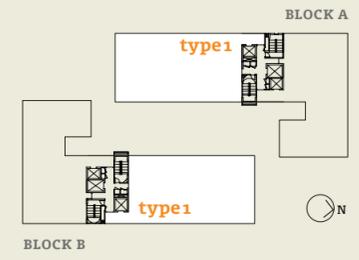
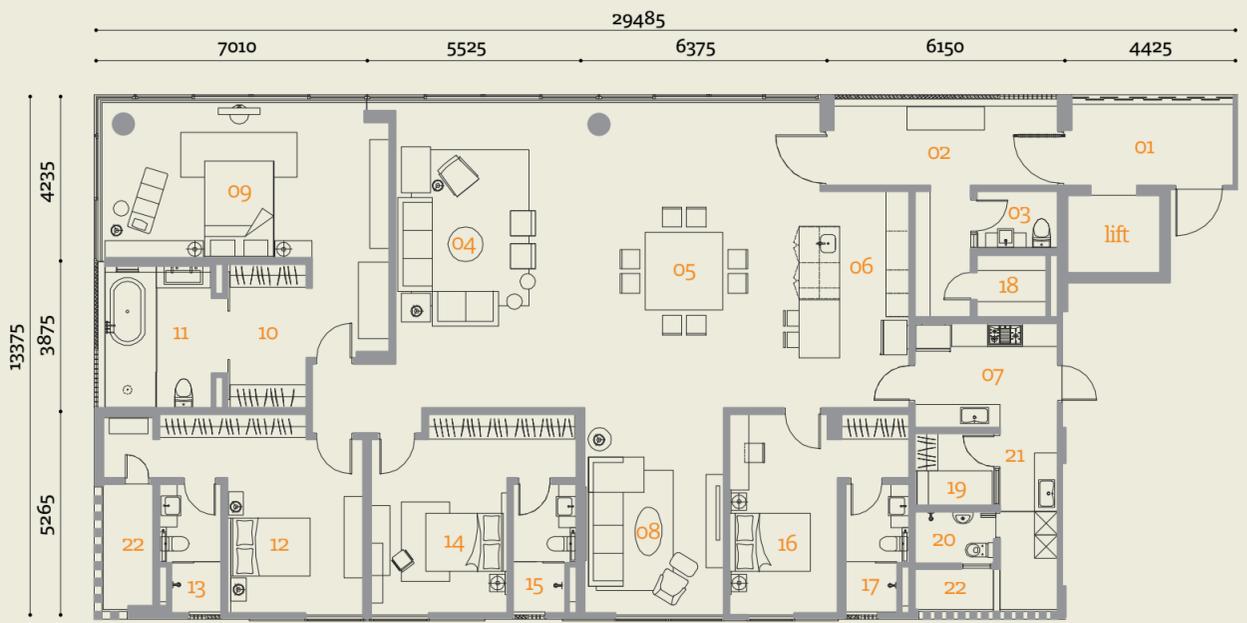


BLOCK A / B 1st - 8th floor

type 1

4+1 bedrooms
area: 3,628 sf / 337 sm

- 01 entrance deck
- 02 forecourt
- 03 powder room
- 04 living
- 05 dining
- 06 dry kitchen
- 07 wet kitchen
- 08 family room
- 09 master bedroom
- 10 master wardrobe
- 11 master bath
- 12 bedroom 1
- 13 bath 1
- 14 bedroom 2
- 15 bath 2
- 16 bedroom 3
- 17 bath 3
- 18 store room
- 19 maid's room / utility
- 20 toilet
- 21 yard
- 22 ac ledge

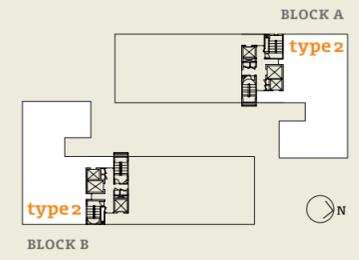
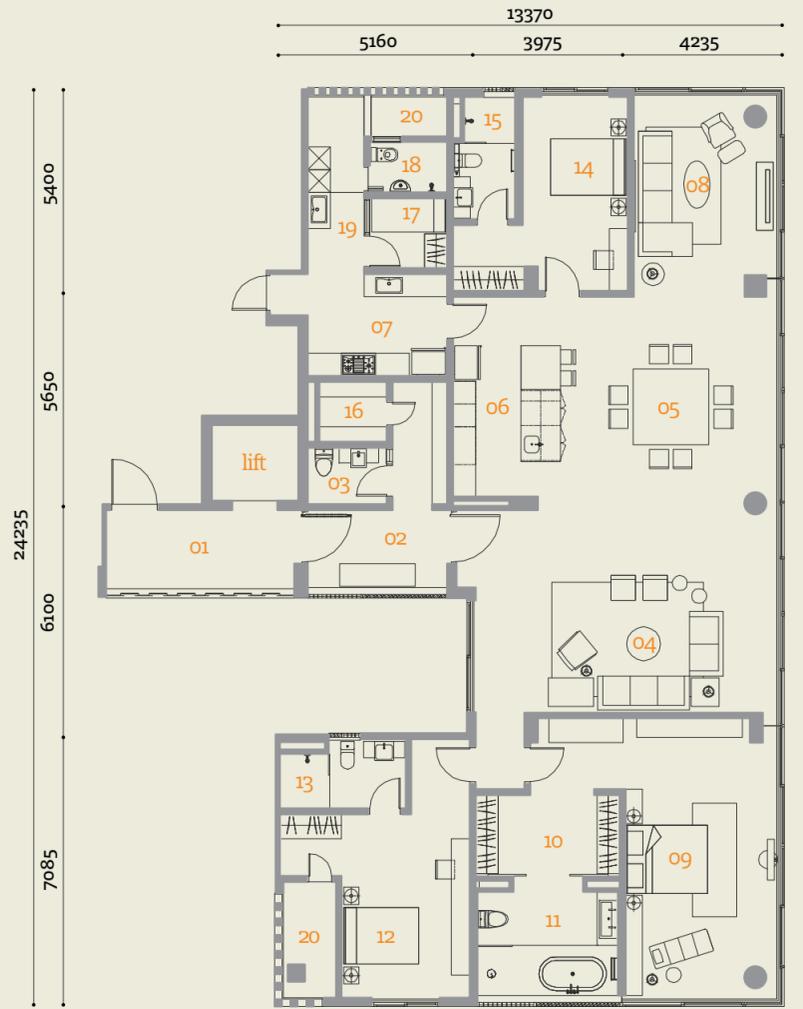


BLOCK A / B 1st - 8th floor

type 2

3+1 bedrooms
area: 3,240 sf / 301 sm

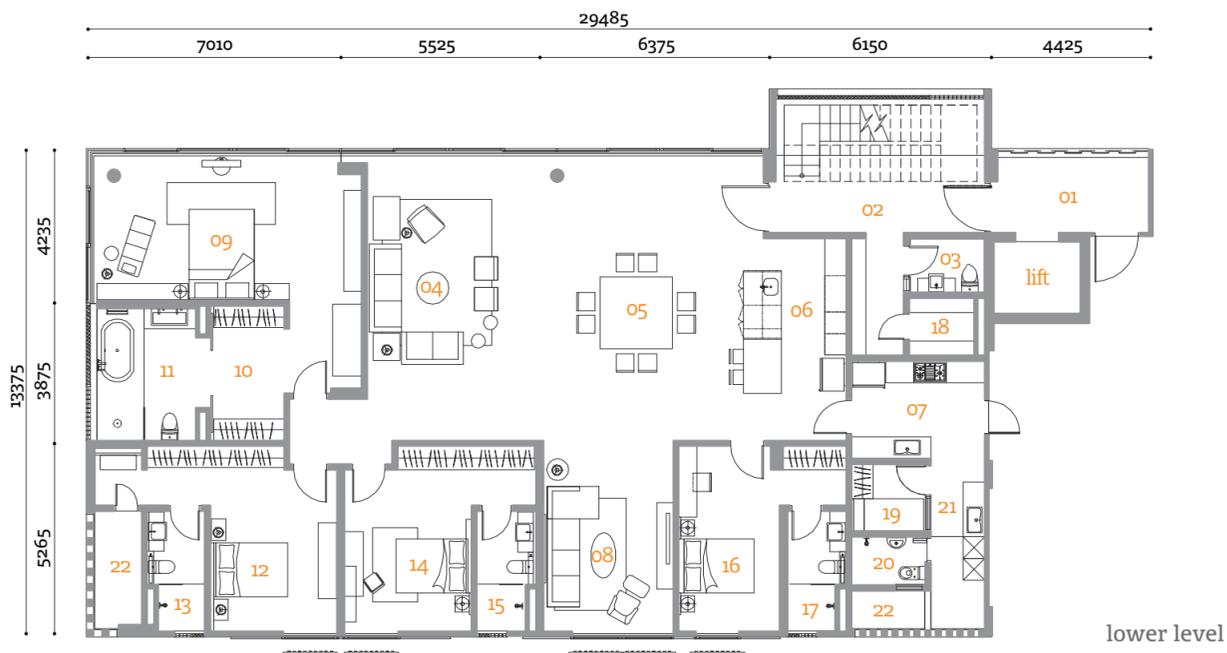
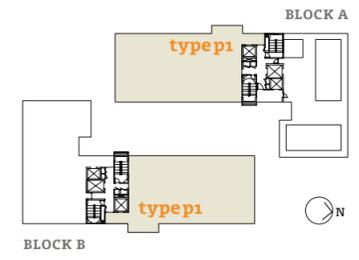
- 01 entrance deck
- 02 forecourt
- 03 powder room
- 04 living
- 05 dining
- 06 dry kitchen
- 07 wet kitchen
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- 11 master bath
- 12 bedroom 1
- 13 bath 1
- 14 bedroom 2
- 15 bath 2
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- 19 yard
- 20 ac ledge



BLOCK A penthouse

type p1 4+1 bedrooms area: 7,128 sf / 662 sm

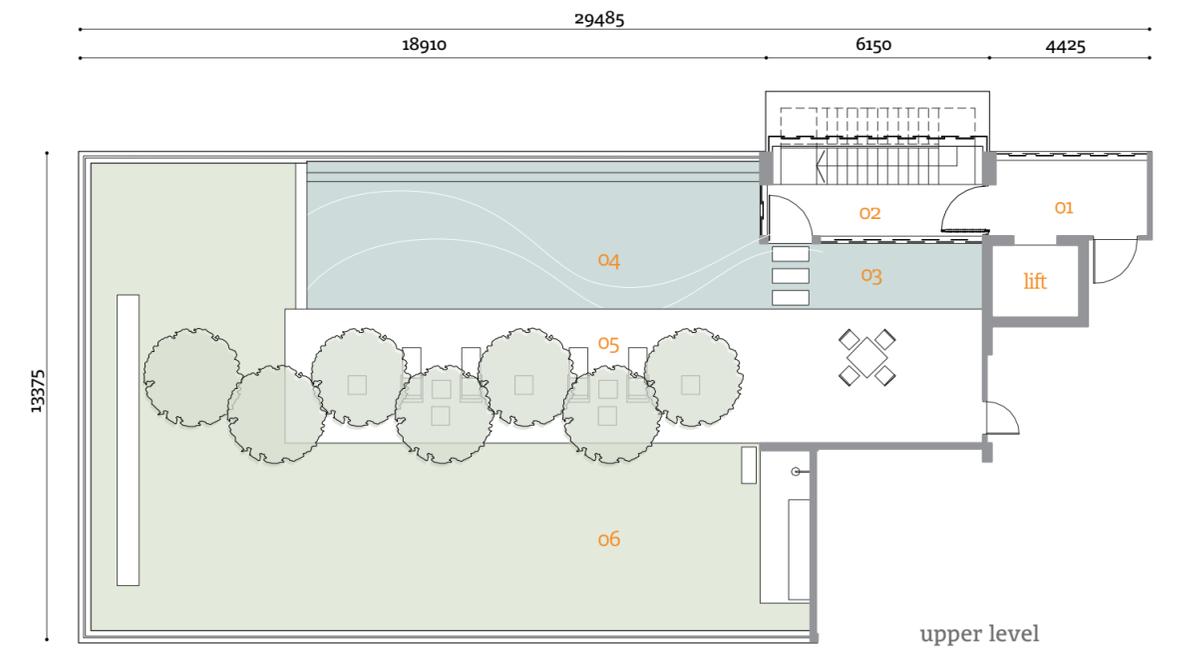
- 01 entrance deck
- 02 forecourt
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- 15 bath 2
- 16 bedroom 3
- 17 bath 3
- 18 store room
- 19 maid's room / utility
- 20 toilet
- 21 yard
- 22 ac ledge



lower level

BLOCK A

- 01 entrance deck
- 02 forecourt
- 03 reflective pond
- 04 swimming pool
- 05 pool deck
- 06 themed garden



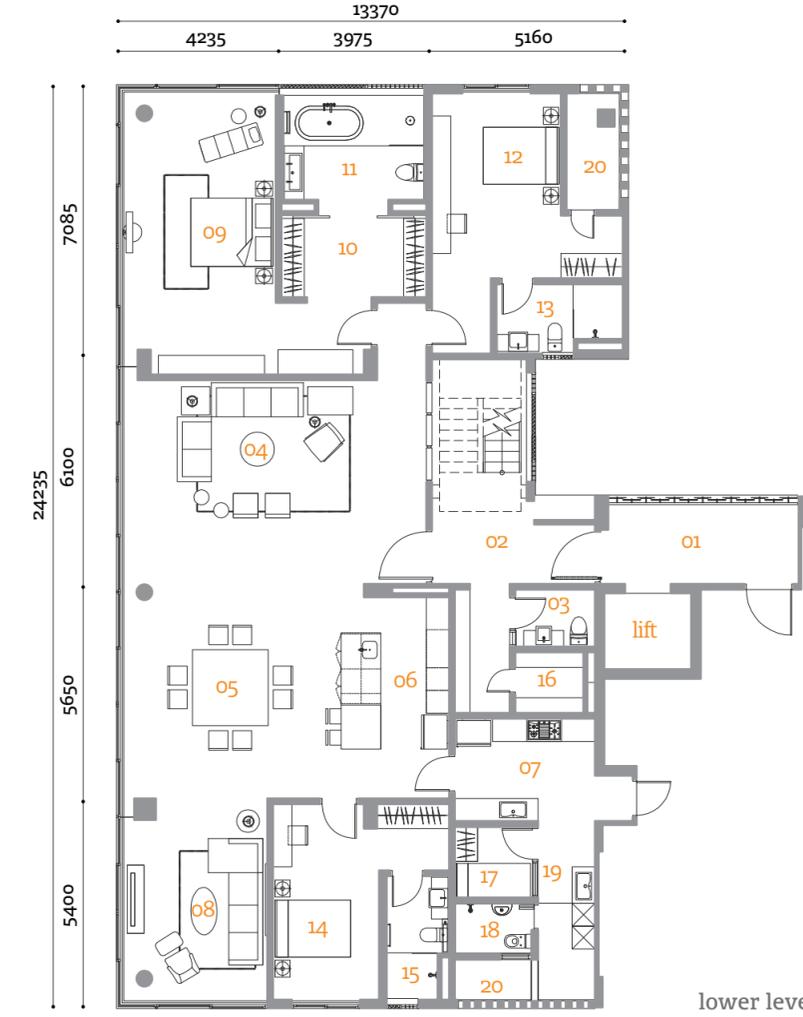
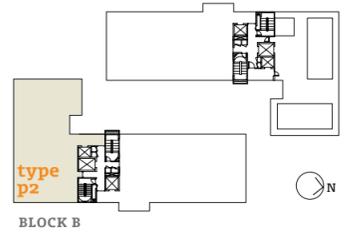
upper level

BLOCK B penthouse

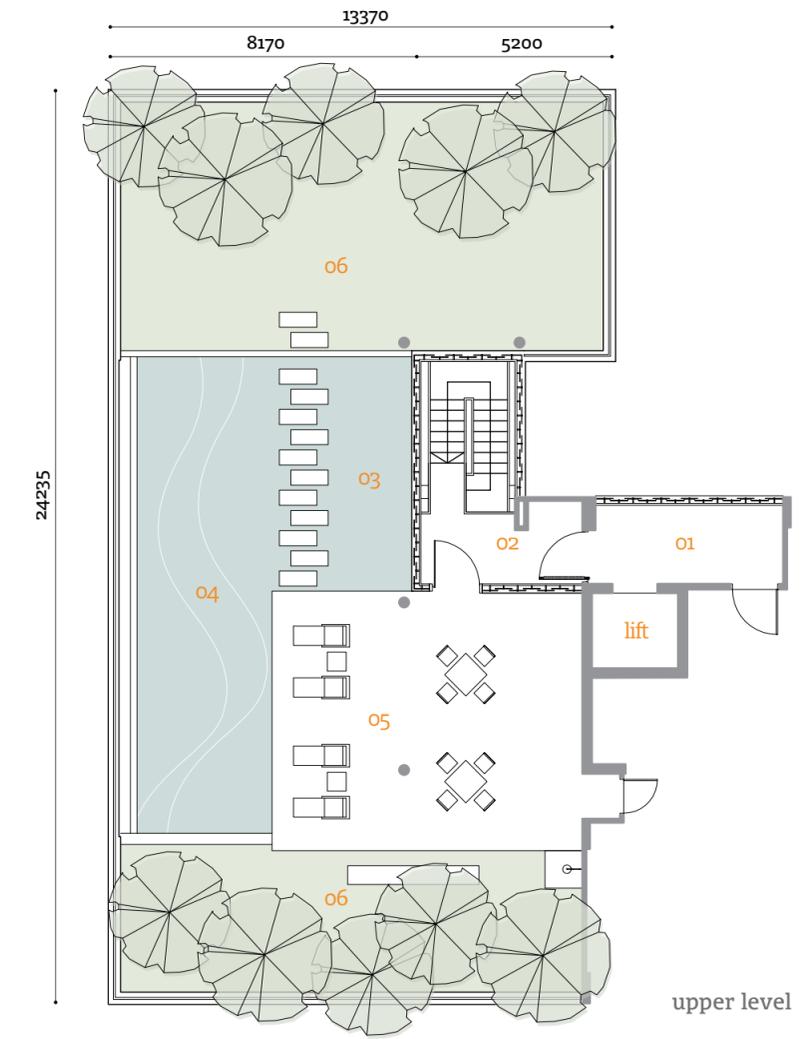
type p2

4+1 bedrooms
area: 6,711 sf / 623 sm

- 01 entrance deck
- 02 forecourt
- 03 powder room
- 04 living
- 05 dining
- 06 dry kitchen
- 07 wet kitchen
- 08 family room
- 09 master bedroom
- 10 master wardrobe
- 11 master bath
- 12 bedroom 1
- 13 bath 1
- 14 bedroom 2
- 15 bath 2
- 16 store room
- 17 maid's room / utility
- 18 toilet
- 19 yard
- 20 ac ledge



- 01 entrance deck
- 02 forecourt
- 03 reflective pond
- 04 swimming pool
- 05 pool deck
- 06 themed garden



SPECIFICATIONS

Structure	Reinforced concrete framework
Wall	Bricks
Roof	Reinforced concrete flat roof
Ceiling	Forecourt, powder room, living, dining, kitchens, family room, bedrooms, bathrooms Others
	Plaster ceiling & paint Skim coat & paint / plaster & paint
Windows	Aluminium framed glass windows
Doors	Forecourt Main entrance Family room, master bath Master bathroom Door to service lobby Toilet Others
	Grille door Solid timber Sliding glass Sliding glass door Fire-rated Foldable PVC Timber door
Ironmongery	Quality locksets
Wall Finishes	Master bath Powder room Baths 1, 2, 3 Baths 1, 2, 3 (shower area only) Others
	Marble Marble and skim coat & paint Porcelain tiles and skim coat & paint Marble Skim coat & paint
Floor Finishes	Entrance deck, forecourt Living, dining, dry kitchen, master bath, powder room Master bedroom, master wardrobe, bedrooms 1, 2, 3, family room Baths 1, 2, 3 Baths 1, 2, 3 (shower area only) Wet kitchen, maid's room / utility, toilet, yard, store room AC ledges
	Timber Marble Timber Porcelain tiles Marble Porcelain tiles Cement screed

Sanitary fittings type	1	2	g1	g2	p1	p2
Wash basin	6	5	6	5	6	5
Kitchen sink	2	2	2	2	2	2
Rain shower	1	1	1	1	2	2
Shower point	5	4	5	4	5	4
Long bath	1	1	1	1	1	1
WC	6	5	6	5	6	5
Washing machine tap	1	1	1	1	1	1
Electrical installation						
Lighting point	38	35	40	36	48	44
13A power point	35	29	35	29	36	30
Fan point	9	8	9	8	9	8
Air cond point	7	6	7	6	7	6
Water heater point	5	4	5	4	5	4
15A power point	4	4	4	4	4	4
SMATV point	6	5	6	5	6	5
Telephone point	4	4	4	4	4	4
Audio intercom	1	1	1	1	1	1
Door bell point	1	1	1	1	1	1

Additional fittings:

- air-conditioners to living, dining, all typical bedrooms and family room
- hot water supply to master bathroom's shower fittings, bathtub and basin
- hot water supply to all typical baths' shower fittings and basin
- hot water supply to toilet's shower fittings
- mirror to all baths, powder room and toilet
- designer wardrobe to master bedroom & all typical bedrooms
- custom-made designer kitchen cabinets to both dry and wet kitchen
- kitchen appliances (hob & hood, SBS fridge with ice-maker, built-in oven & built-in steam oven)
- suspended clothes line to yard

Dedaun Sales Gallery

t **2144 1510/30**

sdb properties sdn bhd

a selangor dredging berhad company

grd. south, wisma selangor dredging, 142a jln ampang, 50450 kuala lumpur, malaysia

t **603 2711 2288** f **603 2711 2219** w **sdb.com.my**

Developer: SDB Ampang Sdn Bhd (778930-P) • Developer license: 10929-1/05-2014/380 • Validity: 04 May 2009 – 03 May 2014 • Sales & Advertising Permit No: 10929-1/179/2011(06) • Validity: 23 Jun 2010 – 22 Jun 2011 • Land Tenure: Freehold • Encumbrances: United Overseas Bank (Malaysia) Berhad • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference: BP U3 2008 0025 A01 • Expected Date of Completion: December 2013 • No. of Units: 38 • Price: RM5,223,800 (min.) – RM11,476,400 (max.) • Bumiputera discount: 5%

All measurements are approximate. Illustrations are artist impressions only. Specifications and information contained herein are also subject to amendments as may be required by the Authorities and/or the Developer's consultants. They shall not form any part and parcel of the sales contract.