

Actual Size : 22cm(W) x 28cm(H)

24 Hour Security

Home is defined by its nature of preserving a sense of security for its dwellers. At Azaria, you will never be compromised of safety especially with the 24 hours security service that has been provided for the benefits of its dwellers.



ACCESSIBILITY NETWORK

- Direct Access to KESAS Highway
- Close Proximity to New Klang Valley Expressway
- Close Proximity to Federal Highway

SURROUNDING AMENITIES

- AEON Bukit Tinggi Shopping Centre
- Première Hotel
- BBT Towers
- Giant hypermarket
- Tesco hypermarket
- SJK(C) Hin Hua
- SJK(C) Wu Teck
- People's Park
- Police Station
- Hospitals and Medical Centre



FREEHOLD

AZARIA
apartments

Rumah selangor^{ku}

Another Prestigious Development By



BUILDING VALUES

Developed by

Gabungan Efektif Sdn. Bhd. (590259-A)
(a member of WCT Group of Companies)
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www.wct.com.my/property



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Register Online @ <http://lphs.selangor.gov.my>

Live Amidst A Blooming Township

Azaria features 2 exclusive blocks of residential apartments strategically located in the heart of Bandar Parklands.

Boasting excellent connectivity via a large selection of highways and ring roads, getting to any destination within Klang Valley & Kuala Lumpur from Azaria will be a breeze.





10 Parks for Promoting A Healthy & Active Lifestyle

Bandar Parklands is a green development that emphasizes the importance of community health. 10 specially designed themed parks with natural landscaping serves as green lungs to the residents for recreation and healthy outdoor activities. These themed parks gives residents' the chance to explore the great outdoors while enjoying a peaceful and serene environment.

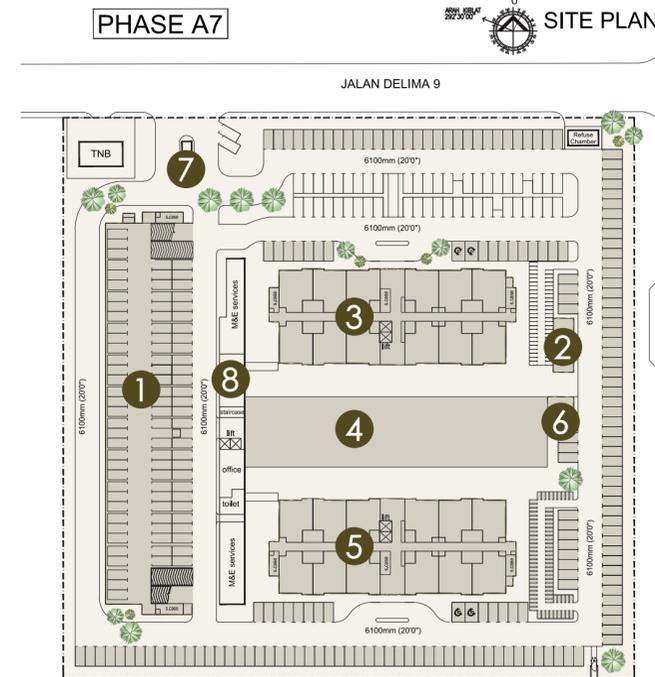


The fully equipped SJK(C) Wu Teck located within close proximity is a promise to nurture your future generations. To date, about 3000 house and apartment units have been completed and handed over in this development. Residents of Bandar Parklands will also get to enjoy all the facilities and amenities as those living in Bandar Bukit Tinggi 1 and 2 as they are merely five to ten minutes' drive apart.



Lifestyle Facilities in Abundance

A landscaped garden, multipurpose hall, open badminton court, children's playground and kindergarten are provided for residents' enjoyment within the round-the-clock gated and guarded community.



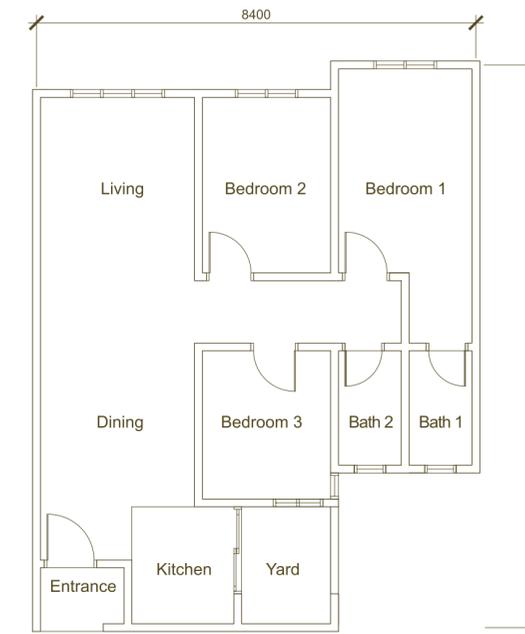
Facilities

- 1 Podium Parking
- 2 Prayer Room
- 3 Apartment Block A
- 4 Landscape Area
- 5 Apartment Block B
- 6 Kindergarten
- 7 Guard House
- 8 Multipurpose Hall



Complete Facilities

Each facility at Azaria is thoughtfully planned to create the perfect ambience for leisure and recreational activities.



Typical Unit Floor Plan 850 sq.ft.

- Entrance
- Living & Dining Area
- 3 Bedrooms
- 2 Bathrooms
- Kitchen

Specifications

Structure	: Reinforced Concrete Frame Work	Sanitary Installation	: Wash Basin : 2 Nos	Standard Unit	: 2 Nos	OKU Unit	: 1 No
Wall	: Cement Sand Brick		: W.C. : 2 Nos				: 1 No
Roof	: Metal Roof		: Tap Point : 3 Nos				: 2 Nos
Floor Finishes	: Living & Dining : Ceramic Tile		: Sink : 1 No				: 1 No
	: Kitchen : Ceramic Tile		: Shower Rose : 2 Nos				: 1 No
	: Yard : Porcelain Tile						
	: Bathrooms : Porcelain Tile						
Wall Finishes	: Bedrooms : Ceramic Tile						
	: Entrance : Ceramic Tile						
	: Kitchen : Ceramic Tile Up 1500mm Height						
	: Bathrooms : Ceramic Tile Up 1500mm Height						
	: Others : Plaster and Paint						
Ceiling	: Skim Coat	Electrical Installation	: Light Point : 13 Nos	Standard Unit	: 13 Nos	OKU Unit	: 13 Nos
Doors	: Fire Door (Main Entrance Door)		: Power Point : 16 Nos				: 16 Nos
	: Flush Door		: Smtav Point : 1 No				: 1 No
Windows	: Aluminum Frame Window		: Fan Point : 3 Nos				: 3 Nos
			: Fibre Point : 1 No				: 1 No
Lock Set	: Standard Quality Lockset		(Telephone & Broadband)				

AZARIA APARTMENTS (PHASE A7 - 10 STOREYS) ASTERIA APARTMENTS (PHASE A6 - 9 & 9½ STOREYS)

BUILT UP AREA
850 sq.ft
3 BEDROOMS, 2 BATHROOMS

1. What are the terms and eligibility requirements to apply for a **selangorku** home?

- Malaysians aged 18 years and above.
- Household income for Selangorku Type C home (applicable for phase A6+A7) must range between RM3,000 to RM8,000 per month.
- The applicant (husband / wife) must not have any type of residential property in Selangor. Applicants who already have a low-cost home for 5 years or more can apply on condition that there is evidence stating the sale of the current low-cost home.
- Single applicant with family dependents may apply.
- Purchase the home to live in and not for rent.
- Transfer is only allowed after 5 years.
- Registered with Selangor Property and Housing Board (LPHS).

2. How do I register and apply for the **selangorku** home?

- Applicants may register and apply online on the LPHS webpage <http://lphs.selangor.gov.my>

3. What are the documents required for the application of the **selangorku** home?

Applicants must submit the following documents with the application form:

- A copy of the identity card of the applicant and spouse.
- Copies of identity cards or birth certificates of children / dependents.
- A copy of the Marriage Registration Certificate / Divorce Letter / Spouses' Death Certificate.
- Letter of Verification from a Commissioner of Oaths for applicants who are self-employed or not married.
- Latest salary slip or income verification from the Commissioner of Oaths if self-employed.
- A letter from the Commissioner of Oaths to verify that the spouse is unemployed.
- EPF statement (if any); and a copy of water bill or electricity bill.

Upon successfully submitting the application online, a copy of the application form and all the necessary documents can be sent to the Developer for follow up with LPHS:

Gabungan Efektif Sdn. Bhd.

No 63, Lorong Batu Nilam 1A, Bandar Bukit Tinggi, 41200 Klang, Selangor D.E, Malaysia.
(Sales & Marketing Department)