



Platinum Residence is a low density housing with a collection of only 228 units within a gated and guarded community that comes with a private clubhouse facilities. You will be greeted by a grand entrance with guardhouse that gives the first impression of greenness this boutique community embrace, complete with perimeter fencing. All to give you a peace of mind to enjoy a modern lifestyle.



Artist Impression

LOCATION MAP

- | | | |
|-----------------|----------------------------------|--------------------------|
| 1 KESAS Highway | 5 SILK Highway | 9 Jalan Bangi-Dengkil |
| 2 LDP Highway | 6 ELITE Highway | 10 Jalan Dengkil-Banting |
| 3 MEX Highway | 7 Putrajaya-Cyberjaya Expressway | 11 KLIA Expressway |
| 4 SKVE Highway | 8 North-South Highway | 12 Jalan Nilai-KLIA111 |



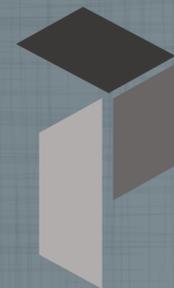
Developer:
WD LAND SDN BHD (1190810-V)
 GF-9, Jalan Intan 5/1, Taman Intan
 43800 Dengkil, Selangor Darul Ehsan
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• Developer Licence No.: 19651-1/04-2021/0315 (L) • Sales & Advertising Permit No.:19651-1/04-2021/0315 (P) [Validity Period: 10/04/2019-09/04/2021] • Land Tenure: Freehold • Land Encumbrances: PAC Lease Bhd • Expected Date of Completion: Dec 2021 • Approving Authority: Majlis Perbandaran Sepang (Ref. No.: MPSEPANG 600-12/4/822) • Total units (Phase 1): 84 units 3 Sty. Town House (Selling Price: Min RM484,344.90/ Max RM666,800.00) • Bumi discount: 7% • Restriction: -Nil-



PLATINUM residence

Dengkil, Sepang

Experience Affordable Luxury

FREEHOLD



Dengkil, Sepang

AFFORDABLE GARDEN HOMES IN A LUXURY GREEN SANCTUARY

Platinum Residence is an affordable garden townhouse in a luxury green sanctuary and community living developed by **WD Development** group that is set to take your breath away. It represents both an exceptional investment and an ideal lifestyle for anyone who wants to combine the convenience and excitement of urban living with intimacy and security of a small community. A perfect choice for family and first time home buyers.

Built on a prime Freehold land in the heart of Dengkil, **Platinum Residence** is an exclusive boutique development in a luxury green sanctuary with a feel good community that promotes wellbeing, health, family bonding and harmony. Life just gets better when you unwind to a peaceful and serene beautiful surrounding everyday!



PROJECT KEY FEATURES

- GATED & GUARDED**
Guard House, Boom Gate & Perimeter Fencing
- GREEN SANCTUARY**
Greenery All-Round, Gazebos, Linear Park & Jogging track - Ideal for jogging, cycling, strolling & time out
- CLUBHOUSE FACILITIES**
Private Clubhouse comes with swimming pool, gym room and multi-purpose function room – A cozy spot for retreat, relaxing, rejuvenate or party
- AFFORDABLE**
Affordable pricing, luxury in design and environment
- POCKET PARKS**
Ideal for family bonding, get-togethers and leisure activities
- PAR COURSE**
Outdoor exercise equipment for exercise and social interaction
- MODERN BUILDING**
Modern facade, linear garden view living hall & functional layout
- PLAYLAND**
Carefully designed activity area is all game and fun for the young ones



FACILITIES & LANDSPACE



- 1 GUARD HOUSE
- 2 CLUB HOUSE
- 3 SWIMMING POOL
- 4 WADING POOL
- 5 BBQ CORNER
- 6 PLAYGROUND
- 7 PAR COURSE
- 8 MULTIPURPOSES COURT
- 9 REFLEXOLOGY PATH
- 10 LINEAR GARDEN
- 11 MSTP
- 12 REFUSE ROOM
- 13 TNB SUBSTATION

PRIVATE CLUBHOUSE

A private clubhouse is located strategically next to the main park, a cozy spot for retreat, relaxing and rejuvenating. Wrapping round the entire community, linear park that run through and around the homes linking to the main park as well as connecting the pocket park providing the residents a safe environment for outdoor activities.

Platinum Residence exudes a sense of comfort and luxury. It's possibly the best affordable yet luxury design development in Dengkil has to offer so far.



3 STOREY
GARDEN HOMES
24' x 75'

LOWER UNIT

- Gross Built Up : 1,831 sqft
- 3 Bedrooms
- 3 Bathrooms
- 2 Carparks

UPPER UNIT

- Gross Built Up : 2,175sqft
- 4 Bedrooms
- 4 Bathrooms
- 2 Carparks

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete	FLOOR FINISHES	: Selected Tiles / Concrete Imprint / Cement Render
WALLS	: Brick wall	SANITARY & PLUMBING FITTINGS	: Wash Basin & Basin Tap / Water Closet / Shower Head / Water Tap / Kitchen Sink & Tap
ROOF COVERING	: Metal Roof / RC Flat Roof	ELECTRICAL	: Light Points / Plug Points / Water heater point / A/C Point / Ceiling Fan Point / SMATV Point / Internet FWS / Door Bell Point
ROOF FRAMING	: Metal Frame	INSTALLATION	: Internet FWS / Door Bell Point
CEILING FINISHES	: Plaster Ceiling / Skim Coat & Paint	FENCING	: Brickwall / Metal Fencing
WINDOWS	: Aluminium Frame Glass Window		
DOORS	: Timber Door / Timber Flush Door / Aluminium Frame Sliding Glass Door		
IRONMONGERY	: Quality Lock Set		
WALL FINISHES	: Selected Tiles / Plaster & Paint		



PLATINUM residence

Artist Impression

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