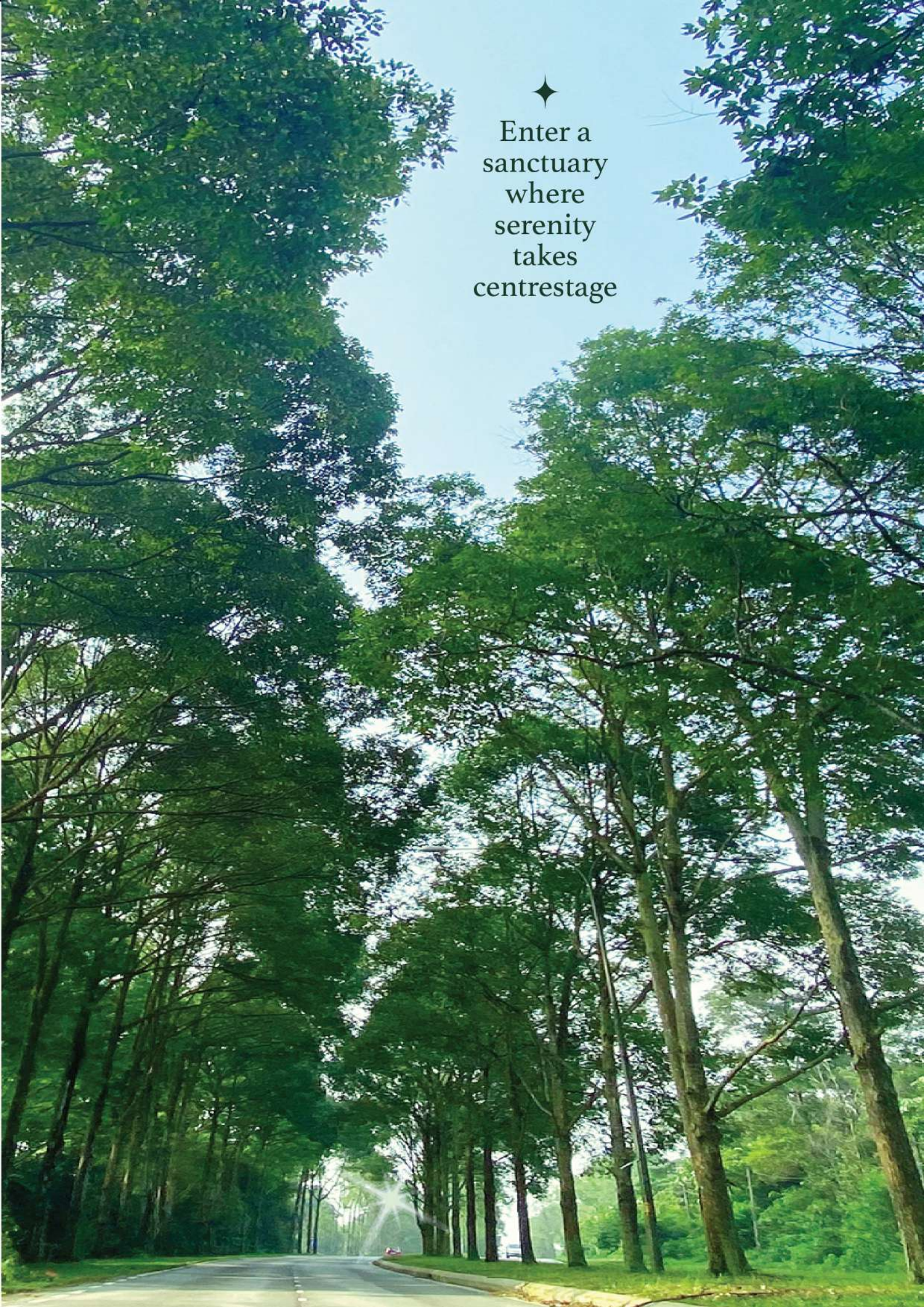


ANJA

BANGI

THE NEW RISING STAR



◆
Enter a
sanctuary
where
serenity
takes
centrestage

◆
A rising star in Bangi.
An elegantly conceived residential and commercial enclave,
within a location beaming with potential.

Here you can:



Welcome to
ANJA





✦ Splendid golf course views, enjoy by 80% of our units

Actual drone shot view taken from level 35

“ Moroccan
living concept
with stunning
views

Here it is ”

The elegantly articulated facade of Anja reflects this residential enclave's status as the new rising star in Bangi and an icon of contemporary design. With clean architectural lines that exude sophistication and creative elegance,

Anja presents two residential towers with a facilities podium and a rooftop arena boasting contemporary lifestyle amenities, pocket gardens and thoughtful communal facilities.

Inspired by a Moroccan living concept, you'll be treated to a unique blend of nature, emphasising seamless indoor-outdoor living.



Experience
the view
from different
levels

Artist's Impression Only



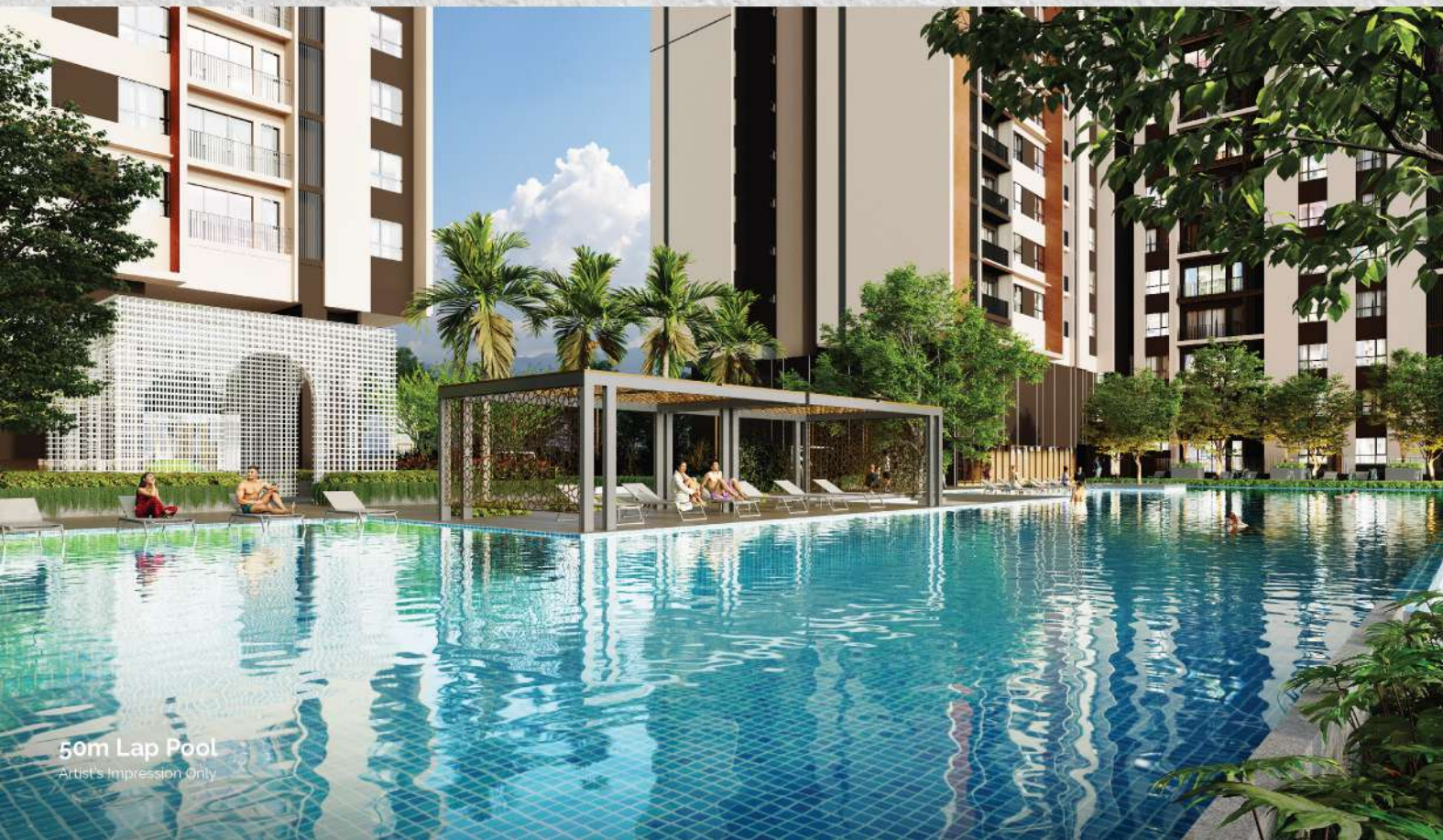
Complete, contemporary living
designed for your convenience



“
If you're looking
for paradise,
it's on Level 11
& 41 ”



A myriad of activities, entertainment and fun awaits you at the podium floor on Level 11 and rooftop arena on Level 41, integrating majestic green features with refreshing aquascapes and an extensive array of premium-grade recreation and rejuvenation facilities.



✦ Wholesome,
family-focused
amenities



Wash your cares away in the 50m infinity swimming pool, take in the mesmerising vistas at the viewing deck and bond over sizzling meals at the BBQ area.

Other conveniences designed for healthy living include a futsal court and a dedicated playscape for toddlers.





Glamping & Square Lounge
Artist's Impression Only

“Tranquillity in
the heart of
urbanity...
isn't it time
you let nature
nurture?”

✦ Sustainable living
with enriching
greenscapes

Anja makes plenty of room to experience private moments of relaxation and reflection in the comfort of nature. Recharge and rejuvenate your senses in nature's calming presence to enjoy complete peace of mind. Intricately planned gardens and enriching green spaces provide much needed respite after a long day to ensure your physical, mental and spiritual well-being.

“ Just steps away,
a vibrant community
awaits you ”



Immerse yourself in a sensational urban experience at Signature Retails. You'll be spoilt for choice amidst a vibrant array of F&B outlets, designer boutiques, home necessities, a nursery and more.

Accessible via a grand stairway under an elegant latticed canopy, you're literally steps away from these trending conveniences.

Signature
RETAILS
ANJA
BANGI





◆ Invigorate your senses
with an exceptional
retail experience

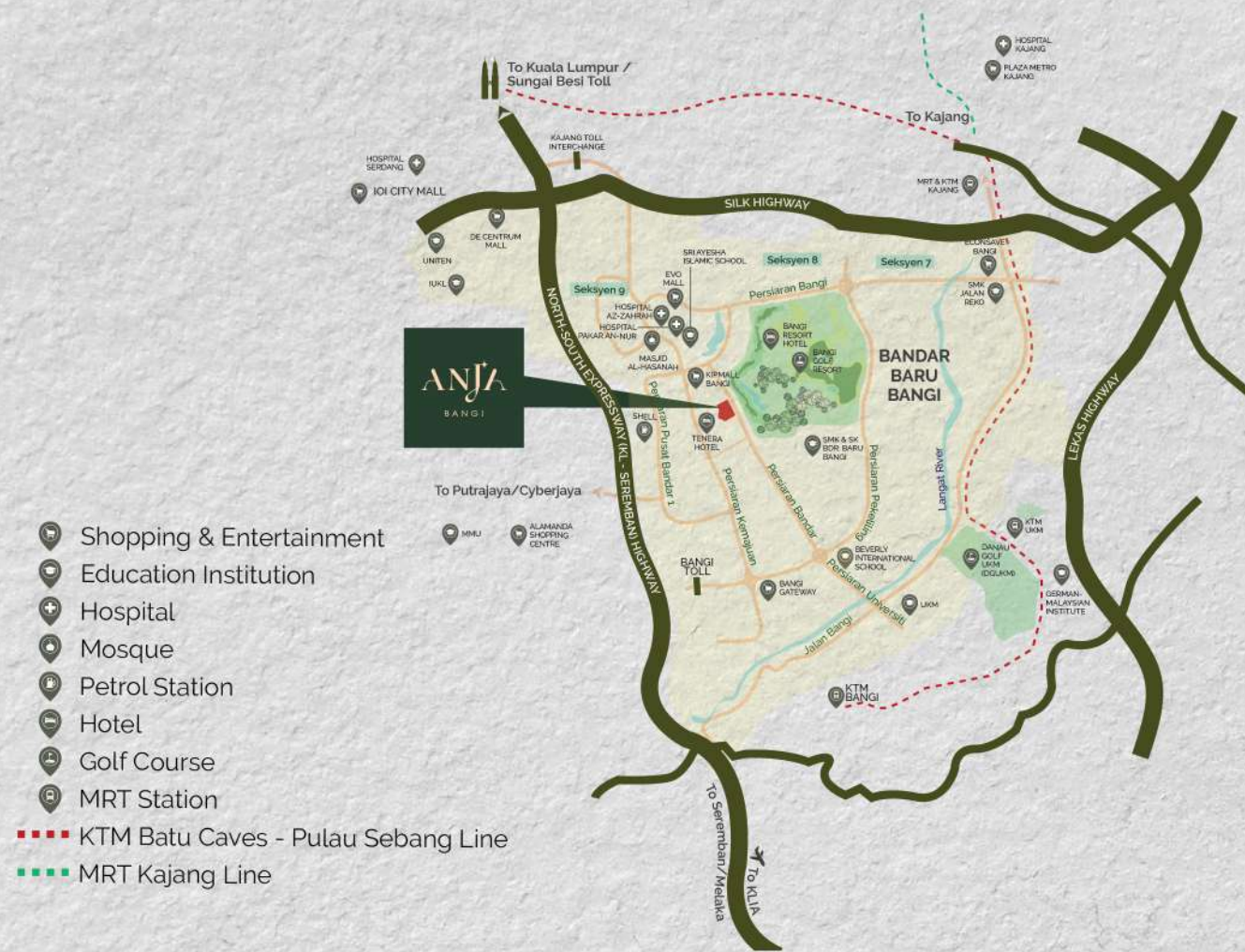
The retail units are a sight to
behold, with majestic full glass
facade road-fronting lots.

They're designed to fully embrace the Moroccan
concept, promoting a seamless indoor-outdoor
experience via ample alfresco dining options
with vibrant weekend bazaars.



Grand Stairway
Artist's Impression Only

Grand Stairway
Artist's Impression Only



An ideal location, offering unparalleled accessibility



CONNECTIVITY

North-South Expressway
SILK Highway
LEKAS Highway
Cheras-Kajang Expressway



HEALTHCARE

2.8km Hospital Az-Zahrah
4.1km Hospital Pakar An-Nur
8.6km Hospital Kajang
8.8km Hospital Serdang



LEISURE

1.3km Bangi Golf Resort & Hotel
2.2km Taman Tasik Cempaka
6.3km Danau Golf UKM



EDUCATION

2.3km Sri Ayesha Islamic School
3.3km SMK Bandar Baru Bangi
3.3km SK Bandar Baru Bangi
4.4km Beverly International School
5.0km UKM
7.4km IUKL
7.5km UNITEN

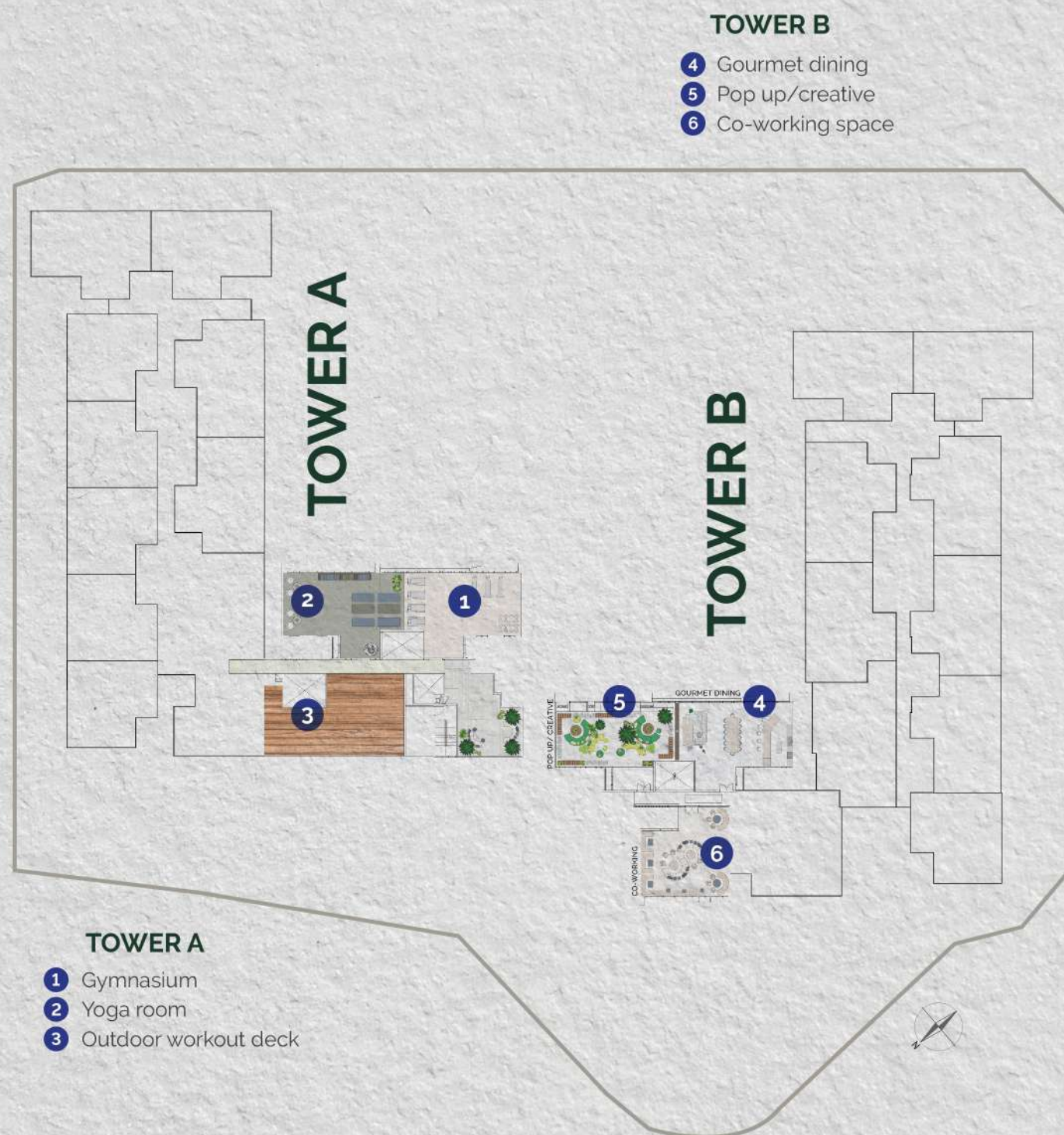


ENTERTAINMENT

1.7km KIPMall Bangi
2.6km EVO Mall
4.2km Bangi Gateway
6.1km De Centrum Mall
8.9km Plaza Metro Kajang
9.6km Alamanda Shopping Centre
9.7km IOI City Mall



Rooftop Facilities Level 41



Podium Facilities Level 11



MAIN POOL

- 1 50m x 10m lap pool
- 2 Shallow pool
- 3 Sunken lounge
- 4 Feature tree
- 5 Shaded lounge
- 6 Wet lounge
- 7 Pool deck
- 8 Viewing area
- 9 Feature pavilion

FAMILY ZONE

- 10 Water jet
- 11 Wading pool
- 12 Shaded lounge
- 13 Pool deck lounge
- 14 Lounge garden
- 15 Feature seat & tree
- 16 Herb garden
- 17 Outdoor BBQ pit
- 18 Multipurpose hall/ Badminton hall

PASSIVE LANDSCAPE

- 19 Coloured garden
- 20 Seating garden
- 21 Feature seat & tree
- 22 Contemplating garden
- 23 Perimeter hedges

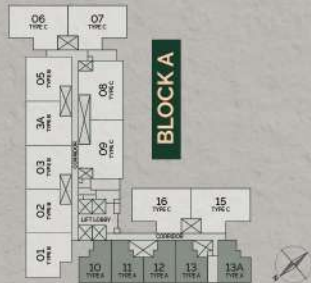
ACTIVE LANDSCAPE

- 24 Perimeter planting
- 25 Glamping area
- 26 Glamping seating
- 27 Playscape
- 28 Toddler play
- 29 Futsal court

Floor Plans

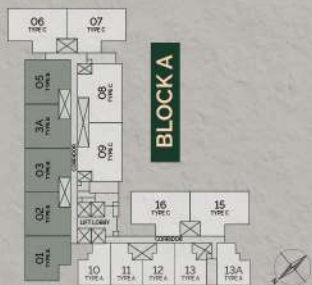
TYPE A

571 sq.ft.
2 Bedrooms
1 Bathroom



TYPE B

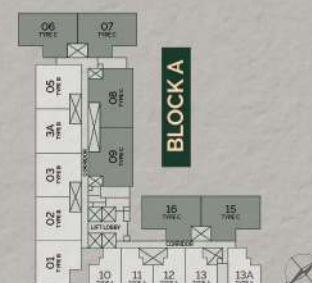
894 sq.ft.
3 Bedrooms
2 Bathrooms



Our flexible layout with hackable walls gives you the option to conveniently create more space when you need it, as shown in the sample here.

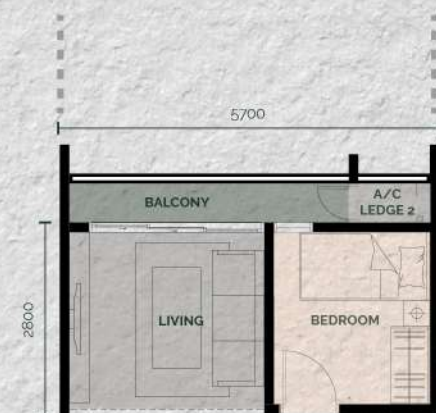
TYPE C

1088 sq.ft.
4 Bedrooms
2 Bathrooms



TYPE C

Renovation
Suggestion



With our flexible layout, you can also choose to remodel the interior style of your home in the future, as shown here.

Note that we do not sell renovated units and buyers will have to make the necessary arrangements for the remodelling works.

Flexibility to expand,
at your convenience



VR TOUR

Specification

STRUCTURE	: Reinforced Concrete
WALL	: Reinforced Concrete Wall and/ or Brick Wall
ROOF COVERING	: Reinforced Concrete Slab
ROOF FRAMING	: Reinforced Concrete
CEILING	: Skim Coat & Paint and/ or Plaster Ceiling & Paint
WINDOWS	: Aluminium Framed Glass Windows
DOORS	: Fire Rated Door and/ or Timber Door and/ or Aluminium Framed Glass Door

IRONMONGERY	: Quality Locksets
WALL FINISHES	: Plaster and Paint and/ or Skimcoat and Paint and/ or Tiles and/ or Tiles up to 1500mm height
FLOOR FINISHES	: Tiles and/ or Laminated Flooring and/ or Cement Sand Screed

SANITARY AND PLUMBING FITTINGS

TYPE	A/A(M)	B/B(M)	B2/B2(M) B2b	B1	C/C(M)	C1c / C1c(M)	C1a/C2a
Water Closet	1	2	2	2	2	2	2
Water Tap	2	3	4	4	3	4	4
Wash Basin With Tap	1	2	2	2	2	2	2
Toilet Roll Holder	1	2	2	2	2	2	2
Kitchen Sink With Tap	1	1	1	1	1	1	1

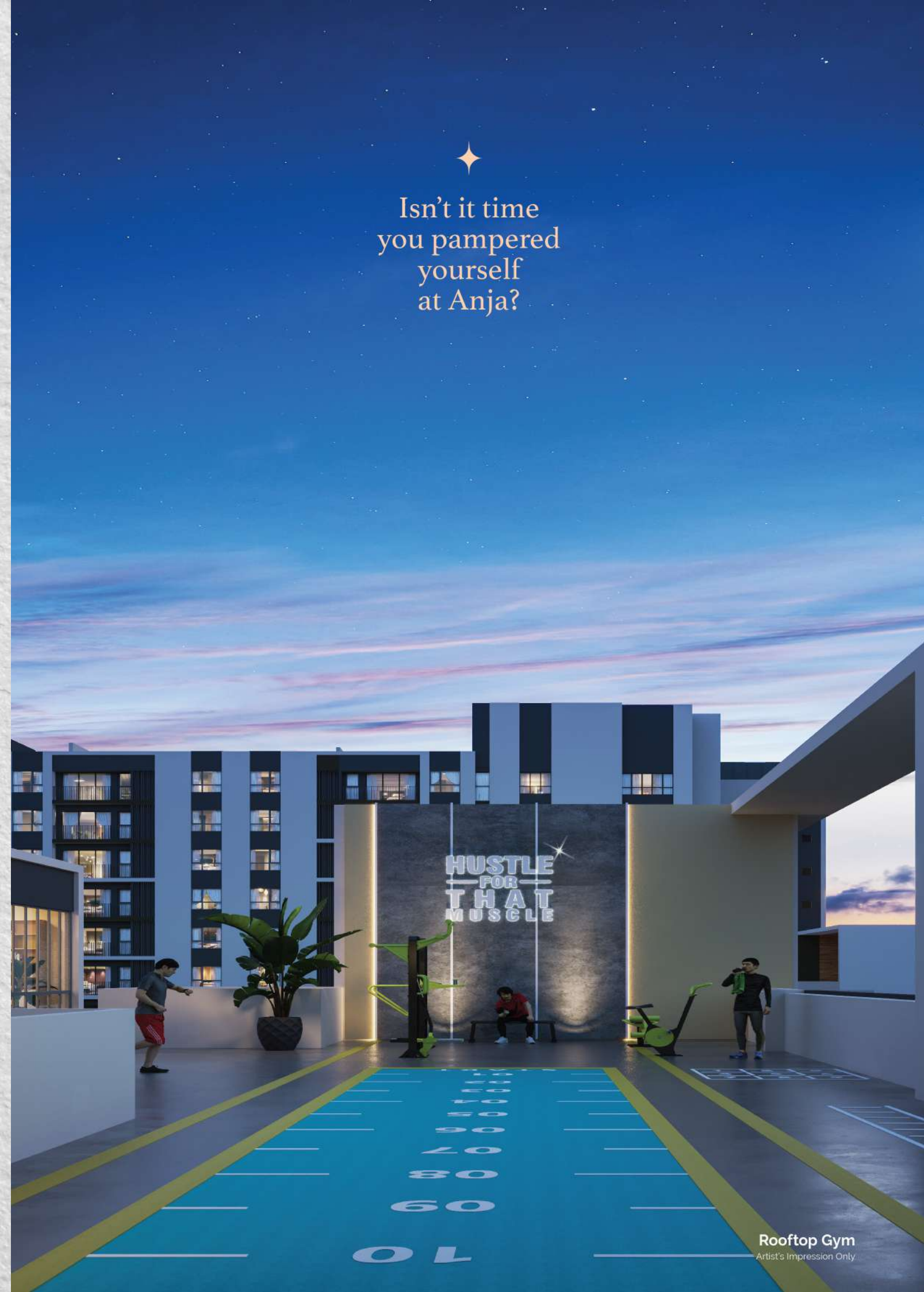
ELECTRICAL INSTALLATION

TYPE	A/A(M)	B/B(M)	B2/B2(M) B2b	B1	C/C(M)	C1c / C1c(M)	C1a/C2a
Lighting Point	7	13	14	15	14	15	16
Power Point	11	14	15	15	16	17	17
A/C Point	2	4	4	4	4	4	4
Water Heater Point	1	2	2	2	2	2	2
Fan Point	3	5	5	5	6	6	6
Door Bell Point	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1
Hob Point	1	1	1	1	1	1	1
Fiber Wall Socket	1	1	1	1	1	1	1
DB BOX	1	1	1	1	1	1	1
SMATV Point	1	1	1	1	1	1	1

MISCELLANEOUS

NOTE: All items mentioned above are subject to validation, modification and substitution as may be recommended by and/ or the relevant approving authorities.

Isn't it time
you pampered
yourself
at Anja?



011 3011 6393
www.anjabangi.com.my



Scan to visit
our website



USJ One Avenue Sdn Bhd (650451-T)
A subsidiary of Avaland Berhad (881786-X)
www.avaland.com.my

011 3011 6393

Anja Residences & Signature Retail
 Avaland Gallery @ Bangi
W: anjabangi.com.my

In Compliance with



Accolades



• Developer: USJ One Avenue Sdn. Bhd. (200401011948) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer License No.: 9490/02-2028/0951(A) • Validity Period: 21/02/2012 - 20/02/2028 • Advertising Permit No.: 9490-3/06-2027/0536(N)-(S) • Validity Period: 20/6/2024-19/06/2027 • Land Encumbrances: RHB Bank Berhad • Land Tenure: Leasehold 99 years (Until 14 July 2093) • Authority Approval Building Plan: Majlis Perbandaran Kajang • Building Plan No.: MPK.OSC/A12/1/2-2024 • Date of Completion: Jun 2028 • Property Type: Serviced Residence • No of Units: 504 units • Built-up Area: 571 sq.ft. ~ 1,582 sq.ft. • Total Units Block A: 504 units, Selling Price Block A: RM270,000 (min) ~ RM1,111,000 (max) • No. of Parking Provided: 1/2/3 • Total No. of Carparks: 1,920 • Bumi Discount 10% • THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

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