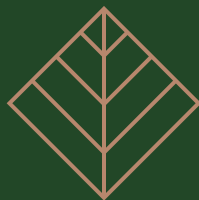


DAYA
RESIDENCE

KWASA DAMANSARA



An Oasis For Modern Living

Kwasa Damansara, where the seamless integration of innovation and sustainability thrives, is set to become one of the most eco-friendly townships in the Klang Valley. This prime location spans 2,259 acres, offering an inviting living environment that harmonizes contemporary conveniences with the allure of nature. Enveloped by approximately 250 acres of verdant landscapes and nine public parks, every facet of this township exudes a serene and tranquil ambiance.



Aerial view of Daya Residence



Standalone Clubhouse
with swimming pool and facilities

Truly a Unique Haven

Daya Residence, a contemporary and **freehold** residential gem nestled within the verdant surroundings of Kwasa Damansara, boasts a modern design and a **low density** residence for an exclusive living experience. Daya Residence comprises two remarkable phases, showcasing an elegant bungalow, semi-detached homes, town villas and a stylish condominium, offering diverse choices to suit your preferred lifestyle.



Bungalow

Our exceptional 3-storey bungalow, with only **1 unit** available, stands as the epitome of an ideal family home. Its spacious layout includes 6 bedrooms and 8 bathrooms, offering privacy, elegance, and ample space for your family to thrive in an exclusive home within a nature-rich environment.

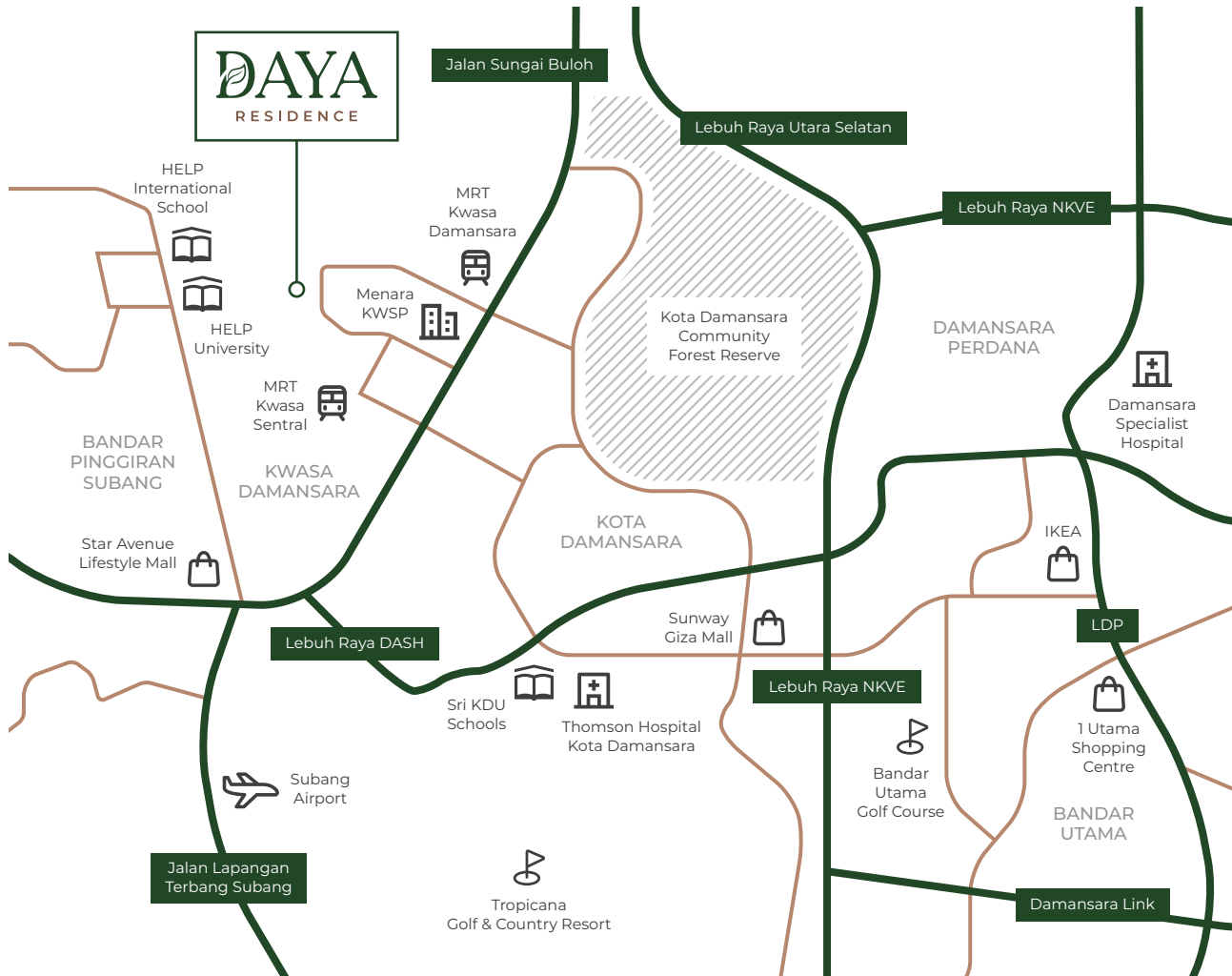


Semi-Detached

Experience a new level of luxury with our Semi-Detached homes. Showcasing contemporary design and a spacious 3-storey layout, these homes offer a seamless fusion of style and comfort. Featuring 6 bedrooms and 8 bathrooms, they provide ample space for your family's needs. With **34 units** and four different types available, you can find the ideal home tailored to your lifestyle.



Location Map





Daya Residence Features



Nestled in a
new township



Freehold property



Low density
with 260 units



Gated and guarded
community



Clubhouse with
swimming pool
and facilities



Comfortable
jogging route



Ample car parks



Auto barrier gate



Opposite 42 acres
Taman Bandar
Kwasa Damansara



Good connectivity
via major
highways



Close proximity
to two
MRT Stations



Unobstructed park
view of Taman
Bandar Kwasa



Phase 1



Daya Residence Site Plan



SEMI-D (34 UNITS)

Type A

35' x 70' | 3,329 sqft

Type B

36' x 75' | 3,790 sqft

Type C

37' x 75' | 3,971 sqft

Type D

38' x 70' | 3,680 sqft

BUNGALOW (1 UNIT)

Type E

± 63' x 75' | 5,004 sqft

CLUBHOUSE

Ground Floor

Gymnasium
Visitor's Lounge
Alfresco Area
Sauna Room
Changing Room

1st Floor

Multifunction Room
Management Office

1. Security Guard
2. Children's Playground
3. Kid's Pool
4. Pond
5. Swimming Pool
6. Jacuzzi
7. BBQ Area
8. Clubhouse



Facilities



Swimming Pool

Immerse yourself in relaxation, indulge in a rejuvenating escape, and allow yourself to unwind while reveling in the natural beauty of your surroundings.



Gymnasium

Enhance your fitness journey with a fully equipped fitness center that provides the ideal space for you to focus on your well-being and achieve your fitness goals.



Sauna Room

Indulge in the serene and calm luxury of the Sauna Room. Let the heat envelop you, melting away the day's stresses and leaving you renewed and refreshed.



Jogging Path

Step into the natural beauty of Daya Residences as you jog along our picturesque path. Savor the tranquility of your surroundings, turning each run into a revitalizing experience.



Facilities



Children's Playground

Witness the air filling with your children's laughter at the Playground. Crafted with safety and fun in mind, it's the perfect place for kids to explore, play, and create lasting memories.



Barbecue Area

Grill up your favorites in the great outdoors, creating unforgettable memories in a vibrant, social setting. Savor delicious moments with family and friends at the Barbecue Area.



Visitor's Lounge

Step into the Visitor's Lounge, where comfort and convenience seamlessly combine. Whether hosting guests, catching up with friends or waiting for appointments, our cozy enclave ensures a pleasant experience.



Multifunction Room

Discover versatility at its finest in the Multifunction Room. Whether it's a meeting, event, or pursuing a personal passion, this adaptable space caters to your needs.



Semi-Detached

Type	Lot size	Built-up (sqft)	Bedrooms	Units
A	35' x 70'	3,329	6	34
B	36' x 75'	3,790	Bathrooms	
C	37' x 75'	3,971	7	
D	38' x 70'	3,680	Powder room	
			1	



3 Storey



Contemporary
design and layouts



3 Carparks



Spacious
frontage



Provisional EV
charging point



Main door smart
digital lock



Floor Plan

Semi-Detached - Type A



35' x 70'
3,329 sqft



GROUND FLOOR

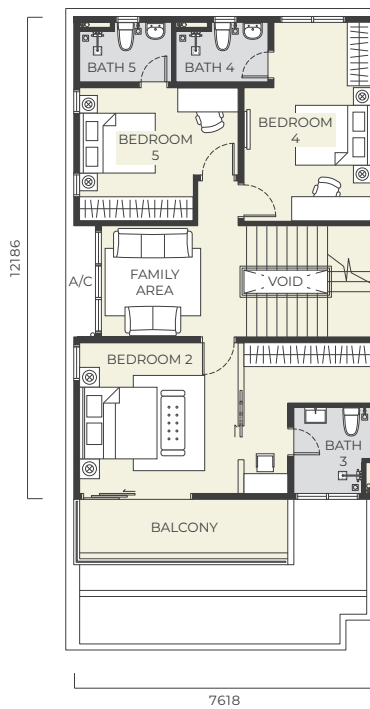




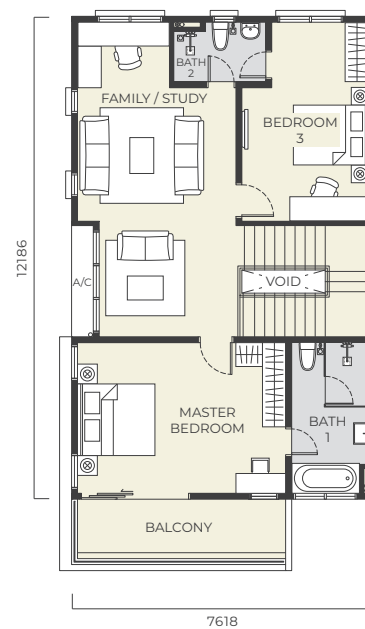
Floor Plan

Semi-Detached - Type A

FIRST FLOOR



SECOND FLOOR





Floor Plan

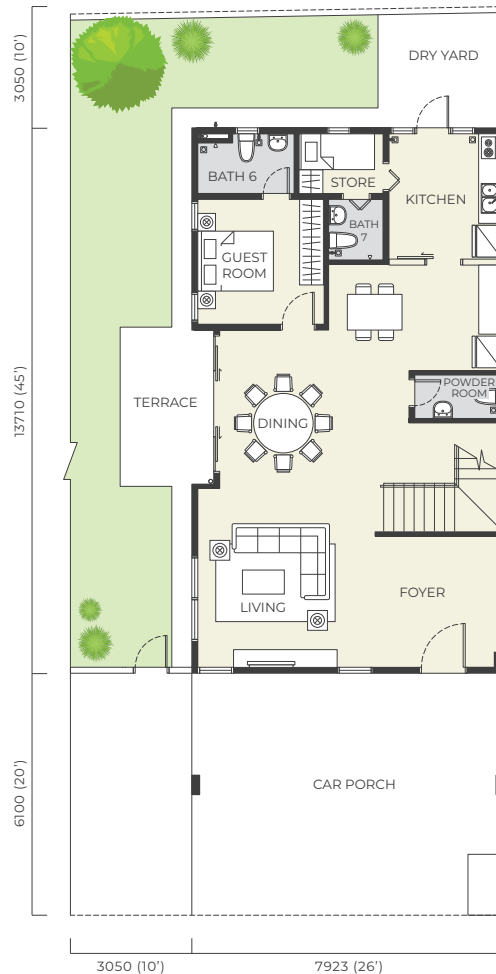
Semi-Detached - Type B



36' x 75'
3,790 sqft



GROUND FLOOR

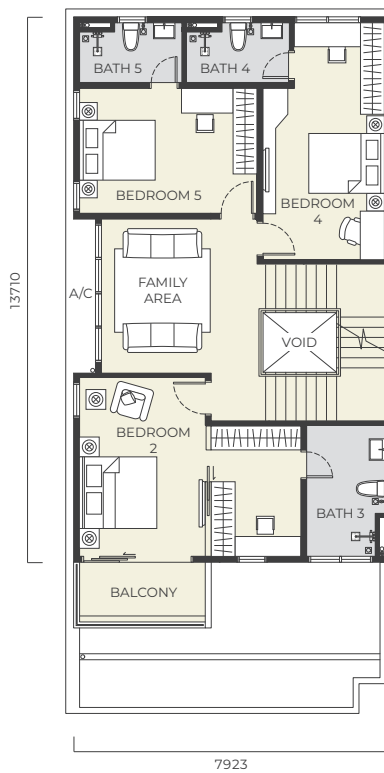




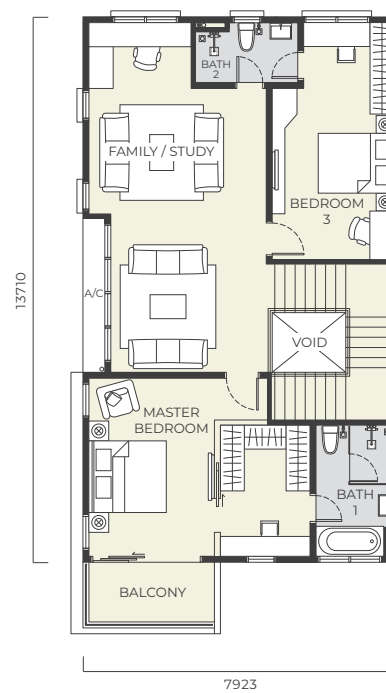
Floor Plan

Semi-Detached - Type B

FIRST FLOOR



SECOND FLOOR





Floor Plan

Semi-Detached - Type C



37' x 75'
3,971 sqft



GROUND FLOOR

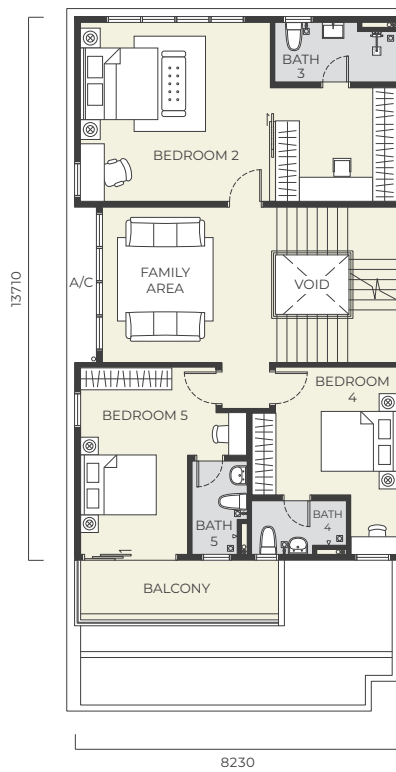




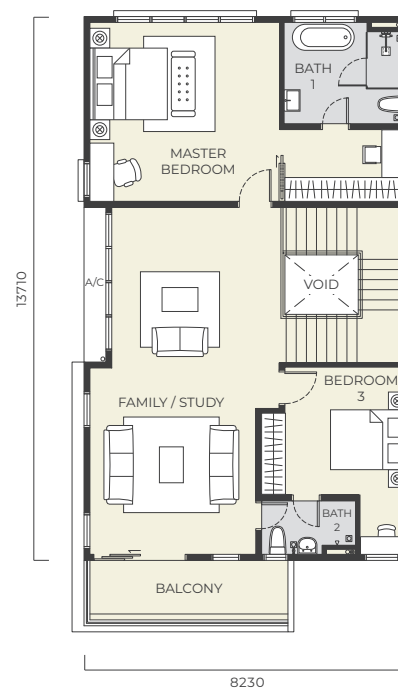
Floor Plan

Semi-Detached - Type C

FIRST FLOOR



SECOND FLOOR





Floor Plan

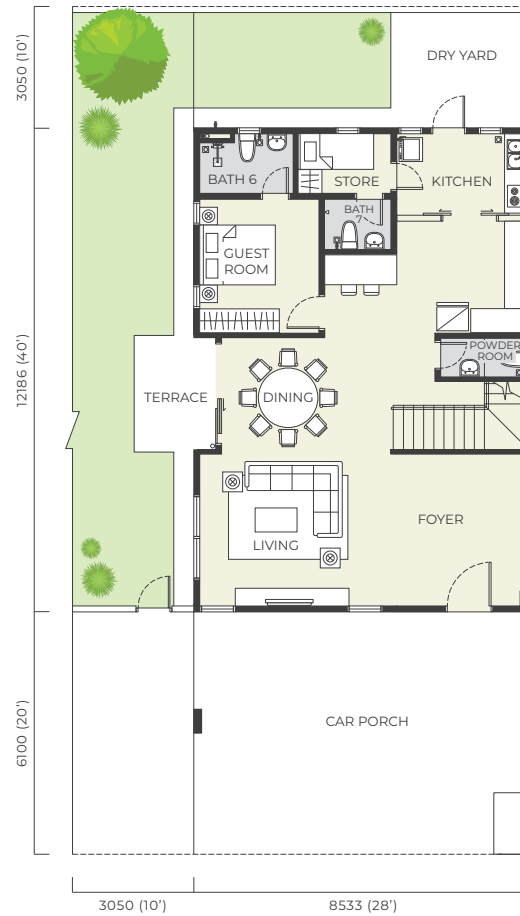
Semi-Detached - Type D



38' x 70'
3,680 sqft



GROUND FLOOR

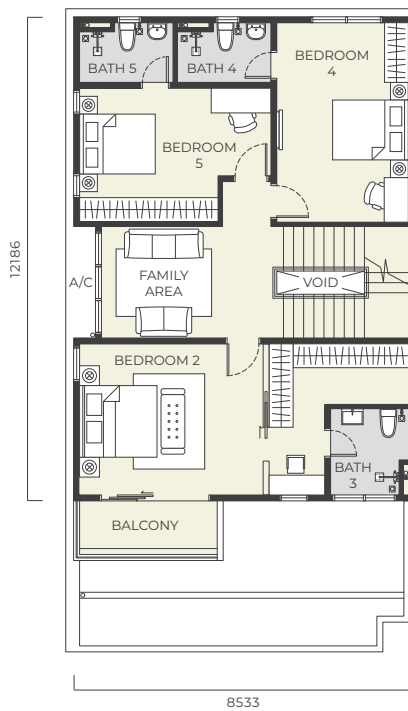




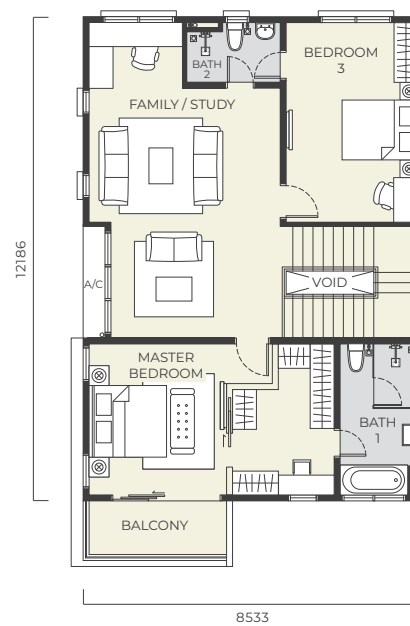
Floor Plan

Semi-Detached - Type D

FIRST FLOOR



SECOND FLOOR





Bungalow

Type	Lot size	Built-up (sqft)	Bedrooms	Unit
E	± 63' x 75'	5,004	6	1
			Bathrooms	
			8	
			Powder room	
			1	



3 Storey



Contemporary
design and layouts



4 Carparks



Spacious
frontage



Provisional EV
charging point



Main door smart
digital lock



Floor Plan

Bungalow - Type E



± 63' x 75'
5,004 sqft



GROUND FLOOR

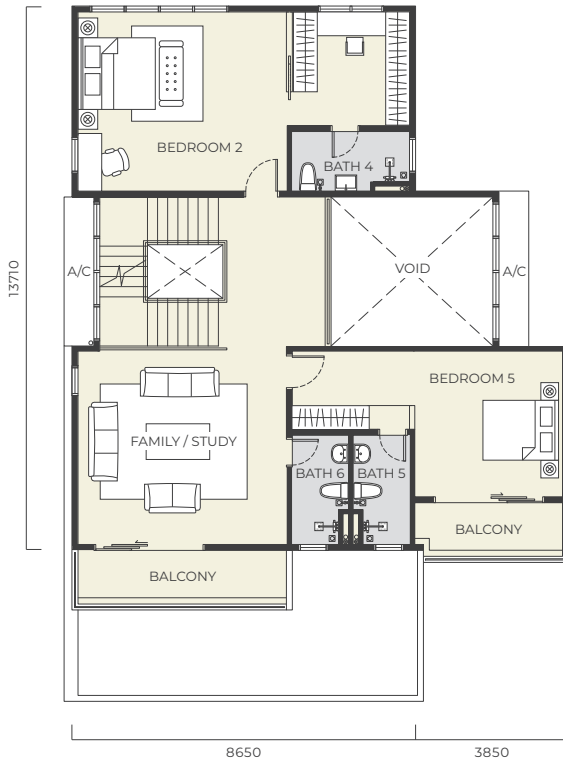




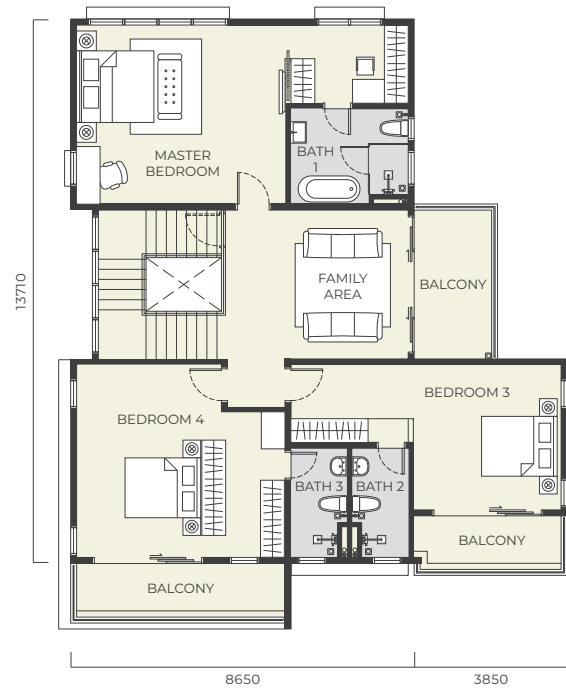
Floor Plan

Bungalow - Type E

FIRST FLOOR



SECOND FLOOR





Specifications

Bungalow / Semi-Detached

Structure

Structure	: Reinforced concrete structure
Wall	: Brickwall
Roof	: Roof tiles / RC flat roof
Ceiling	: Skim coat / Cement plaster / Ceiling board
Windows	: Metal framed glass window

Doors

Main Entrance	: Timber door
Dining and Balcony	: Aluminium frame glass sliding door
Toilet 2 (Semi-D type 1, 2, 3, 4)	: Aluminium folding door
Others	: Flush door
Ironmongery	: Quality lockset

Floor Finishes

Living / Dining / Kitchen / Foyer / Guest Room / Store / Terrace / Yard / Balcony / Car Porch	: Tiles
Staircase / All Bedrooms / Family Area / Study Area	: Timber flooring



Specifications

Bungalow / Semi-Detached

Floor Finishes

All Bathrooms and Toilets	: Tiles
Others	: Cement render

Wall Finishes

External Wall	: Plaster and paint				
Internal Wall	: Plaster and paint				
Dry / Wet Kitchen	: Tiles (up to 1.5m height on selected wall)				
All Bathrooms and Toilets	: Full height tiles				
Sanitary Fittings	: Semi-D (Type A)	Semi-D (Type B)	Semi-D (Type C)	Semi-D (Type D)	Bungalow (Type E)
Kitchen Sink	1	1	1	1	1
Water Closet	8	8	8	8	9
Wash Basin	8	8	8	8	9
Toilet Paper Holder	8	8	8	8	9
Shower	7	7	7	7	8
Bathtub	1	1	1	1	1
Hand Bidet	8	8	8	8	9
Basin Tap	8	8	8	8	9



Specifications

Bungalow / Semi-Detached

Electrical Installation

	Semi-D (Type A)	Semi-D (Type B)	Semi-D (Type C)	Semi-D (Type D)	Bungalow (Type E)
Lighting Point	73	73	72	71	110
Door Bell Point	1	1	1	1	1
Fan Point	11	11	11	11	11
Power Point	45	46	41	45	52
ACMV Point	10	10	10	10	11
Instant Water Heater Point	2	2	2	2	2
SMATV Point	3	3	3	3	3
Data Point	10	10	10	10	9
Telephone Point	1	1	1	1	1
EV Point	1	1	1	1	1

DAYA

RESIDENCE

— KWASA DAMANSARA —



Daya Residence
Sales Gallery



Sales Gallery

Daya Residence
No. 1 (PT51446)
Persiaran Kwasa Utama,
Kwasa Damansara, Seksyen U4,
40150 Shah Alam, Selangor.

T : 012-890 9883 / 012-866 9883
E : property@tsrcap.com
W : dayakwasadamansara.com.my

An Exclusive Project by



TSR Development Sdn Bhd
201801002745 (1264758-V)

Head Office

Level 16, Menara TSR,
12 Jalan PJU 7/3,
Mutiaru Damansara,
Petaling Jaya, 47810
Selangor, Malaysia.

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W : tsrcap.com.my

Pemaju: TSR Development Sdn Bhd (201801002745 (1264758-V)) - No. Lesen Pemaju: 30508/07-2028/0185(N) - Tempoh Sah: 21/07/2023 - 20/07/2028 - Permit Iklan dan Jualan: 30508-1/02-2027/0132(N)-(S) - Tempoh Sah: 07/02/2024 - 06/02/2027
- Pihak Kuasa Lulusan: Majlis Bandaraya Shah Alam - Rujukan Pelan Bangunan: MBSA/BGN/BB/600-1(PB)/SEK:U4/0209-2022 - Jenis Pegangan Tanah: Bebas - Bebanan Tanah: MBBSB Bank Berhad - Sekatan Kepentingan: Tiada - Jenis Rumah (Fasa 1): Rumah Sesebuah 3 Tingkat (Jenis E) - Jumlah Unit: 1 Unit - Luas Kawasan Binaan: 5,004 kps (maks) - Harga Jualan (min) RM4,021,000 - (maks) RM4,021,000 - Rumah Berkembar 3 Tingkat (Jenis A) - Jumlah Unit: 6 Unit - Luas Kawasan Binaan: 3,329 kps - Harga Jualan RM2,657,000.00 (min) - RM2,671,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis A-M) - Jumlah Unit: 6 Unit - Luas Kawasan Binaan: 3,329 kps - Harga Jualan RM2,657,000.00 (min) - RM2,978,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis B) - Jumlah Unit: 3 Unit - Luas Kawasan Binaan: 3,790 kps - Harga Jualan RM3,003,000.00 (min) - RM3,012,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis B-M) - Jumlah Unit: 3 Unit - Luas Kawasan Binaan: 3,790 kps - Harga Jualan RM2,999,000.00 (min) - RM3,303,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis C) - Jumlah Unit: 2 Unit - Luas Kawasan Binaan: 3,971 kps - Harga Jualan RM3,096,000.00 (min) - RM3,375,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis C-M) - Jumlah Unit: 2 Unit - Luas Kawasan Binaan: 3,971 kps - Harga Jualan RM3,096,000.00 (min) - RM3,096,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis D) - Jumlah Unit: 6 Unit - Luas Kawasan Binaan: 3,680 kps - Harga Jualan RM2,899,000.00 (min) - RM2,933,000.00 (maks) - Rumah Berkembar 3 Tingkat (Jenis D-M) - Jumlah Unit: 6 Unit - Luas Kawasan Binaan: 3,680 kps - Harga Jualan RM2,899,000.00 (min) - RM3,158,000.00 (maks)
- Tarikh Dijangka Siap: Februari 2027 - Bumiputera Diskaun 7%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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