

DALLAN  
RESIDENCY





A uniquely tropical  
**experience**  
awaits



**A new chapter in the DIAN story**

DIAN Residency made a lasting impression with a creatively-conceived living concept that stood out in Shah Alam, offering unparalleled connectivity and ample amenities for modern, urban living.

Now the experience is taken further, blending contemporary conveniences with artistic Balinese-inspired architecture and designs. Balance, harmony, beauty and serenity take centerstage as we bring you yet another DIAN exclusive.

Welcome to

**DIAN**  
RESIDENCY





*Bottom: Aerial view of Residensi DIAN II and Shah Alam.*



Experience  
tropical resort  
living right  
at home in  
**Shah Alam**

Step into a uniquely tranquil resort living environment that's elegant and harmonious, without leaving the practicality of city living. Residensi DIAN II is surrounded by convenient amenities to complement urban lifestyles, with universities, shopping malls and even the famed Shah Alam Stadium all within a mere 3km radius.

Its strategic location within Section U1, a well-established residential zone in Shah Alam, makes Residensi DIAN II attractive to both new homeowners and savvy investors. It also features a convenient accessway to Jalan Subang and the Guthrie Corridor Expressway, leading to unprecedented levels of connectivity.







Indulge in stunning  
**details**





Right from the start, the entrance and guard house make a grand statement with a Balinese pitched roof design, setting the tone for the experience that awaits within.

At Residensi DIAN II, you'll see touches of Balinese elegance, beautifully blended into the architecture.



*Left: Residensi DIAN II building facade. Top: Guard house entrance.*





*Top: Welcoming drop-off area. Bottom: Open lounge.*

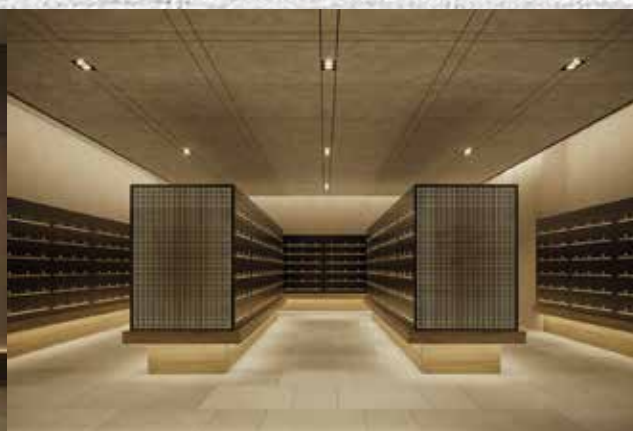


The drop off zone features a central walkway over a relaxing water feature, leading you to the majestic double volume open lounge. Adding to the artistic mood, the side walls of the lift lobby feature ventilated blocks that draw in sunlight and shadows.





*Top: Drop-off central walkway and seating area.*



*Top left to right: Lift lobby and mail room.*

Even the residential tower features Balinese inspired tiles on its corridors, adding a warm colour tone to the generous walkways.





*Top: Gym Room Bottom left to right: Multipurpose hall, yoga room and changing room.*








*Top: Reading room.*

Elegant Balinese-inspired designs, both native and contemporary, also blend harmoniously to create elaborate wall and ceiling patterns.









Unwind in the company  
of picturesque

# greens

Residensi DIAN II presents a  
refreshing canvas of natural flora  
to create an environment that's  
relaxing, intriguing and exotic.



The lift lobby on the facilities deck leads to an extensive avenue filled on both sides with the lush and sweet scent of blossoming frangipani, palm trees and the calming sounds of a landscaped eco-pond.





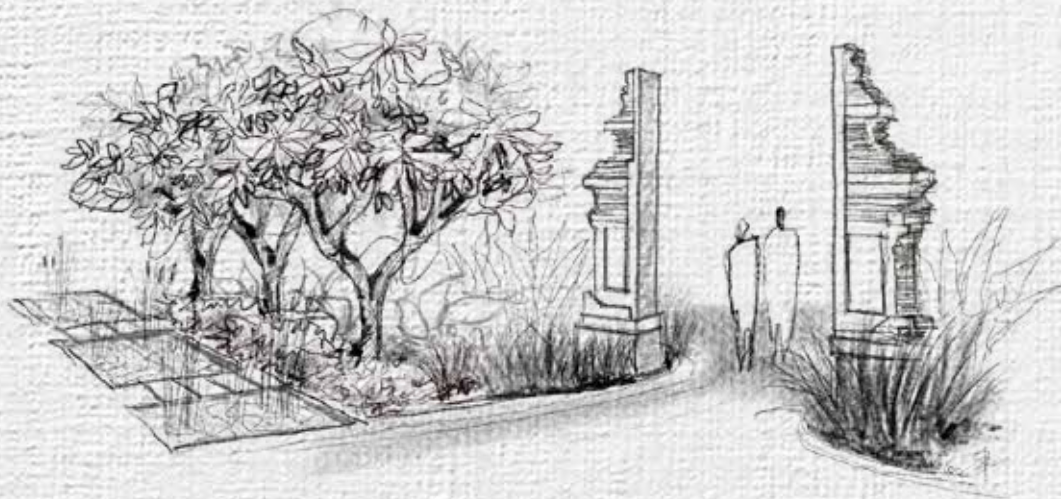
*Podium avenue walkway leading to gym room.*



Life at  
Residensi  
DIAN II is  
all about  
being at  
one with  
nature and  
people.







Here, you can catch up on conversations under the cosy alang-alang-roofed resting hut, set by the wading pool. You can also walk on the lawn, enjoy the company of delicate flowers at the nature grove or take in the complex details of the stately Candi Bentar, an iconic Balinese split gateway.



Every opportunity is taken to create spaces where family and friends can spend quality time together. An open concept lounge space makes a perfect spot for small gatherings like these. Even dinner sessions can be set up with ease at the dedicated BBQ station.





Elaborate designs that reflect nature is also clearly visible at the kids' corner, featuring a multitude of games, challenges and creative playground equipment to keep the young ones thrilled for hours.



Set within an elegantly landscaped environment, it makes a pleasant hangout space for even for adults.

*From top to bottom: BBQ corner, children's playground and multipurpose hall.*









Dip into the  
**heart**  
of a contemporary  
resort living  
experience

*Left: Podium overview.*



The facilities deck on level 8 is a tropical paradise, complete with a variety of shady, mature plants on a sprawling sundeck offering magnificent vistas.



*Top: Wading pool.*

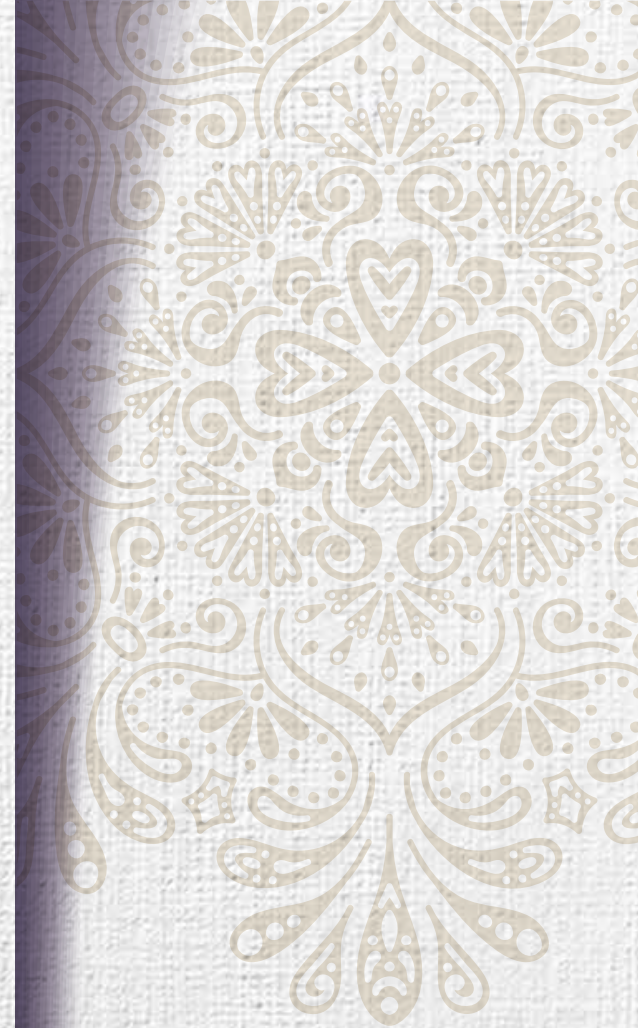




*From top to bottom:  
Swimming pool and sunken lounge.*

Within this imaginative environment, you'll find the amenities designed to foster togetherness.

The swimming pool features an innovative sunken lounge that makes a perfect spot to de-stress and relax.





*Bottom: Sunken lounge facing gym room.*



A prominent feature at the facilities deck is the elevated gym, with a majestic traditional pitched roof. It redefines 'natural fitness' with large windows to bring in ample sunlight. The high ceiling and interior lighting features add to the elegance of the interior space.



And when you're done, head on to the tranquil spa lounge right under the gym, featuring tropical touches such as lattice structures and lush ferns.



*Top: Spa pool beneath gym room.*



# plans

Live with the  
elements







# Landscape

Ground Floor

- a. Drop-off Lobby
- b. Walking Deck
- c. Garden





# Level 8 Facilities Deck

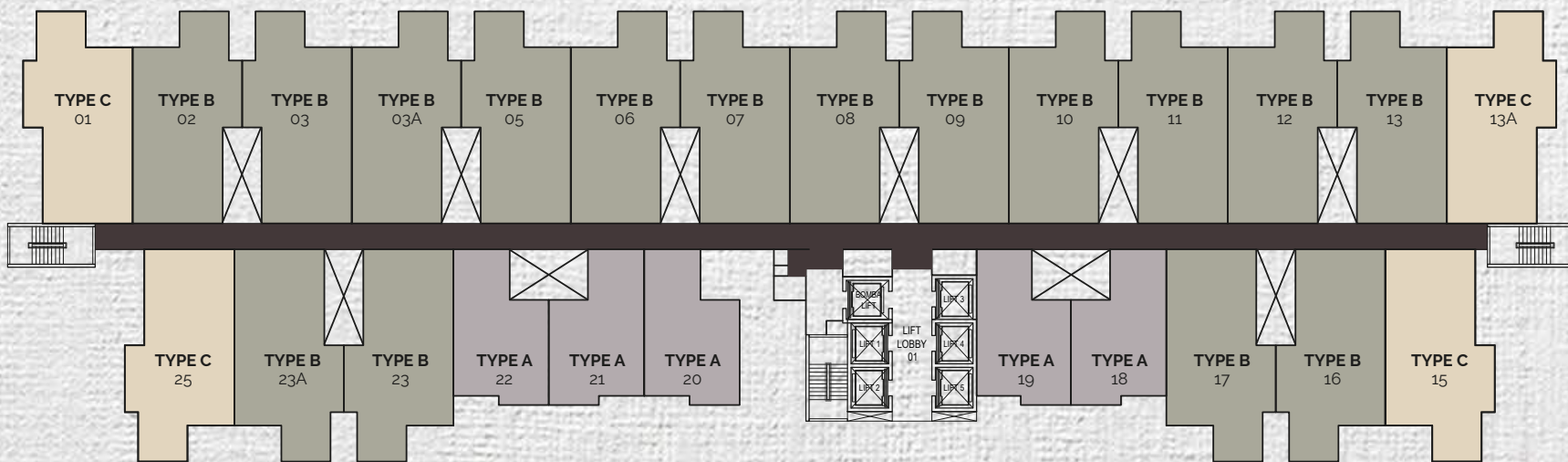
- a. Water Feature
- b. Sunken Lounge
- c. Swimming Pool
- d. Pool Deck
- e. Jacuzzi
- f. Garden
- g. Outdoor Bar
- h. BBQ Pavilion
- i. Resting Hut
- j. Wading Pool

- k. Children's Playground
- l. Landscape Sculpture
- m. Lawn
- n. Outdoor Shower
- o. Reflexology Path
- p. Multipurpose Hall
- q. Reading Room
- r. Changing Room
- s. Gym Room
- t. Toilet





# Typical Storey Plan





834 sq. ft.  
**Type B**  
3 Bedrooms

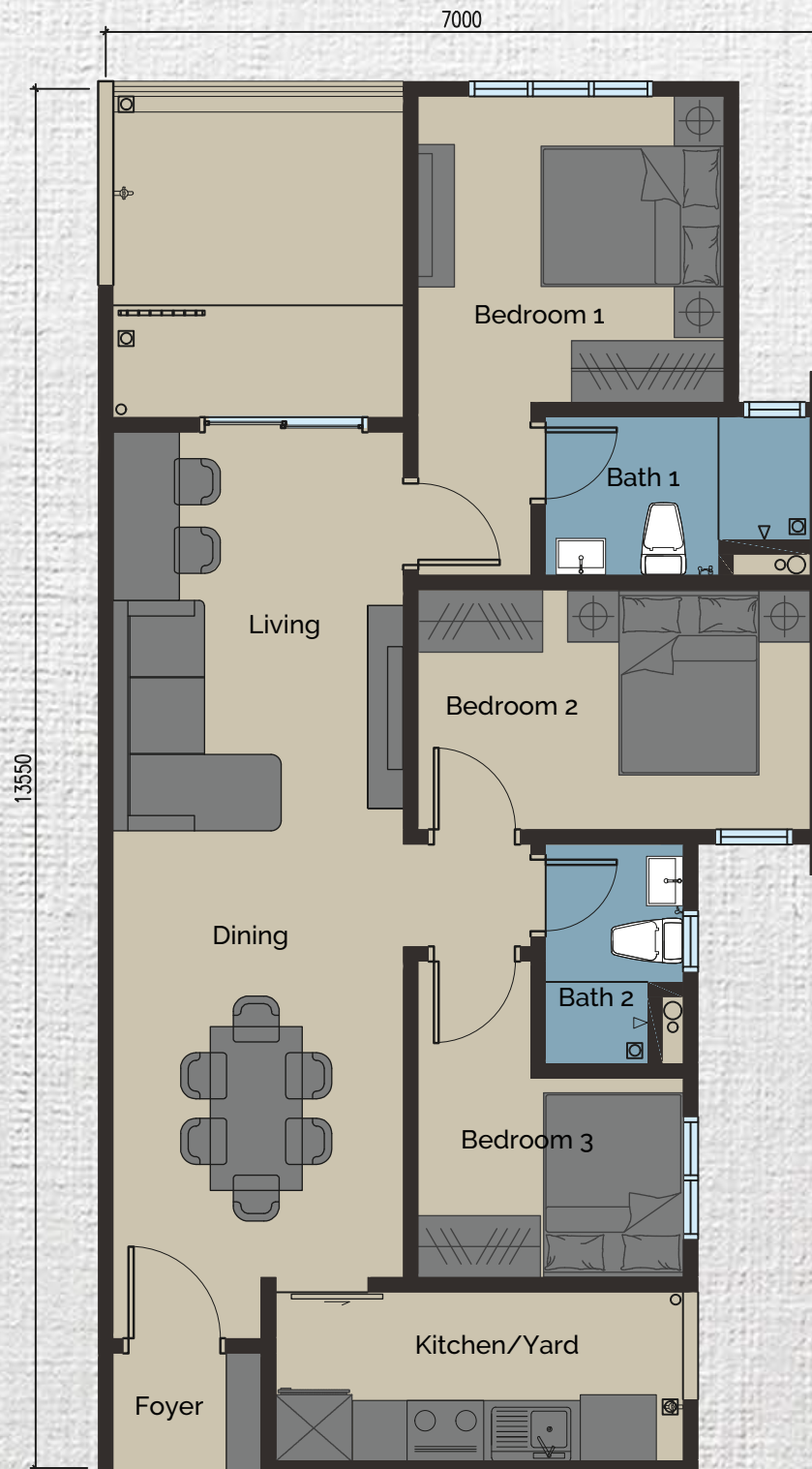




909 sq. ft.

# Type B/G

3 Bedrooms





834 sq. ft.  
**Type C**  
3 Bedrooms

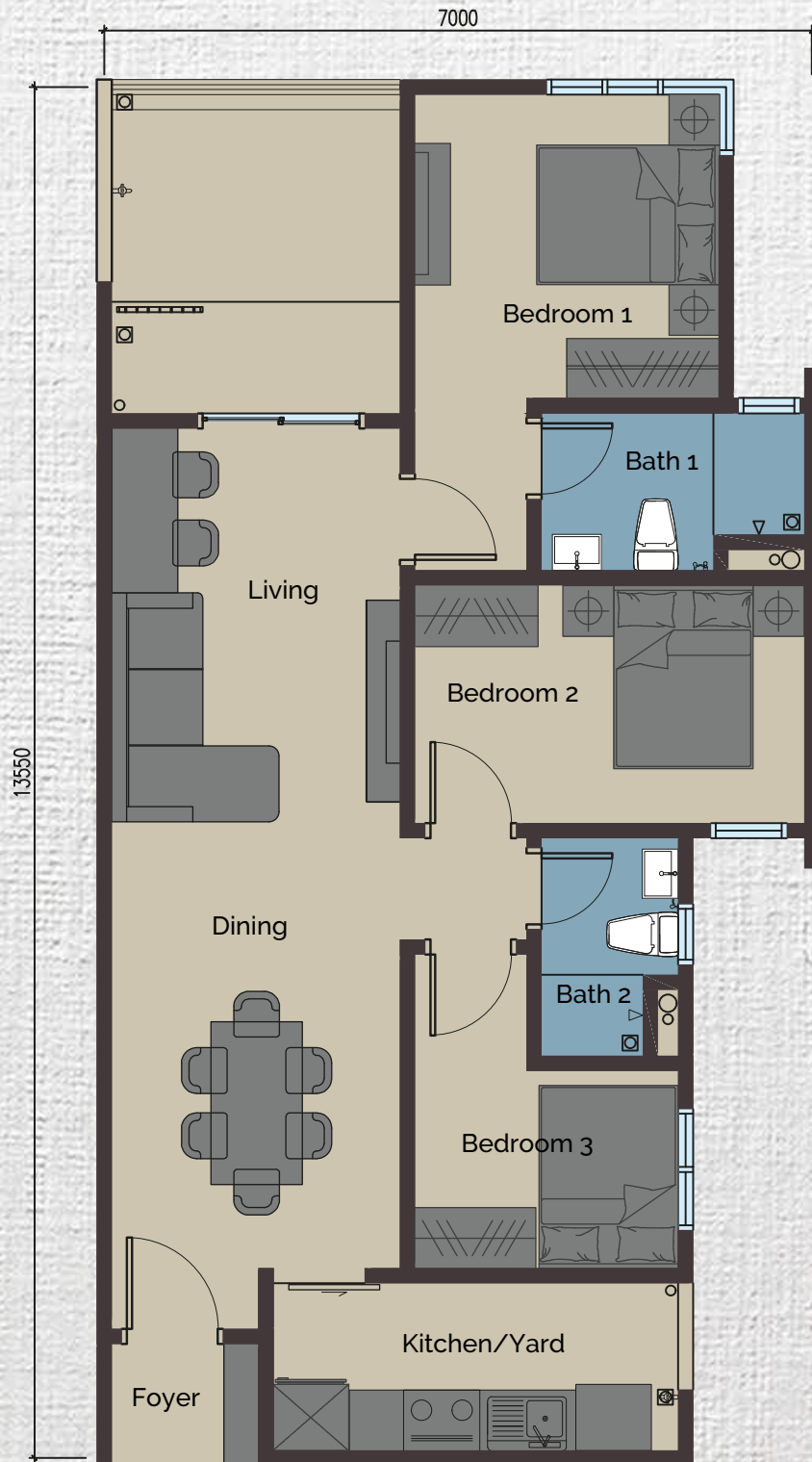




909 sq. ft.

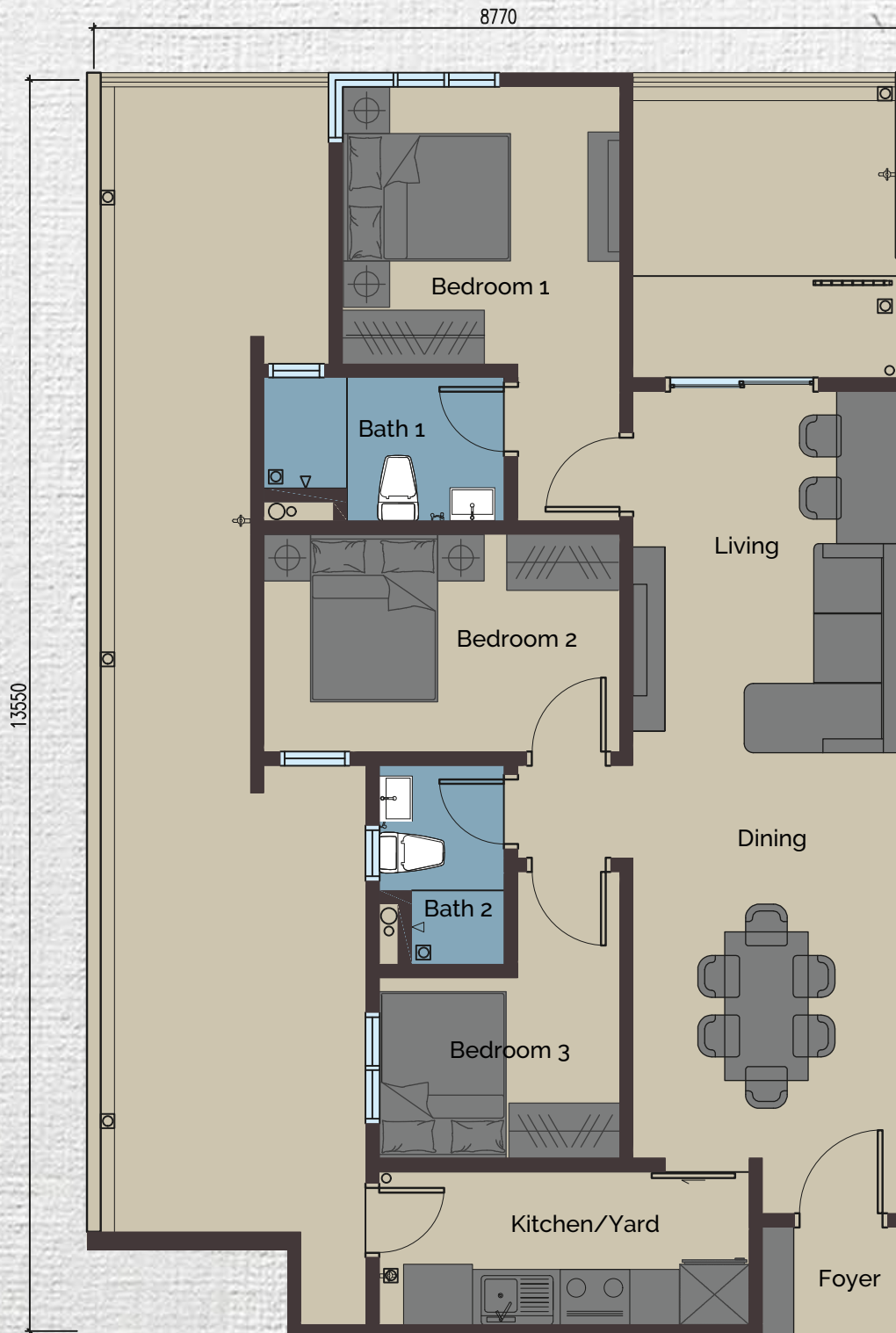
# Type C/G1

3 Bedrooms





1,257 sq. ft.  
**Type C/G2**  
3 Bedrooms





# Details

## That Count

**STRUCTURE** : Reinforced Concrete

**WALL** : Masonry Wall / Concrete Wall

**ROOF** : Reinforced Concrete Flat Roof

**CEILING** : Plaster Ceiling / Skim Coat

**WINDOWS** : Aluminium Framed Window

**DOORS**

- Main Entrance : Fire Rated Timber Door
- Others : Timber Flush Door /  
Aluminium Framed Glass Door  
(Where Applicable)

**IRONMONGERIES** : Quality Locksets

### SANITARY WARES AND FITTINGS

TYPE	B	B/G	C	C/G1	C/G2
Water closet	2	2	2	2	2
Wash Basin	2	2	2	2	2
Basin Tap	2	2	2	2	2
Hand Bidet	2	2	2	2	2
Bib Tap	1	2	1	2	3
Kitchen Sink	1	1	1	1	1
Kitchen Sink Tap	1	1	1	1	1
Shower Head	2	2	2	2	2

### ELECTRICAL INSTALLATION

TYPE	B	B/G	C	C/G1	C/G2
Lighting Point	11	12	11	12	15
Ceiling Fan Point	4	4	4	4	4
Door Bell Wiring Point	1	1	1	1	1
13A Switch Socket Outlet	13	14	13	14	15
Water Heater Point	2	2	2	2	2
Air Conditioning Wiring Point	4	4	4	4	4
Fibre Wall Socket	1	1	1	1	1
SMATV Point	1	1	1	1	1
Distribution Board	1	1	1	1	1

### MISCELLANEOUS

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

### WALL FINISHES

- Living / Dining: Skim Coat / Plaster And Paint
- Kitchen / Yard: Tiles up to 1500mm Height  
(One Side Only)
- All Bathrooms : Tiles up to Ceiling Height

### FLOOR FINISHES

- Living / Dining : Laminated Timber Flooring
- All Bedrooms : Laminated Timber Flooring
- All Bathrooms : Quality Tiles
- Kitchen / Yard : Quality Tiles
- Foyer : Quality Tiles
- Terrace : Quality Tiles  
(Where Applicable)





*Gym room at sunset.*



# DALIAN

RESIDENCY



CREATING  
PERFECTION  
THROUGH  
INNOVATION

## CPI Glenmarie Sdn Bhd

BO1-A-08,  
Level 8, Menara 2,  
No. 3 Jalan Bangsar,  
KL Eco City,  
59200 Kuala Lumpur

**T** 03 220 21688  
**F** 03 220 21682  
**W** [www.cpiland.com](http://www.cpiland.com)



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HOTLINE

**+6010 700 7700**

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