



# ELLIA

2-STOREY TERRACE HOMES | 20' x 60'



Puncak Bestari<sup>2</sup>  
*Live life, Naturally*



# Start Your Day In A New Way

Surrounded by parks and lakes, this award-winning development presents first-of-its-kind in the prime location of Bandar Puncak Alam. The new heartbeat of Bandar Puncak Alam, this township is infused with a vibrant energy, inspiring a dynamic community buzzing with activities and excitement.

INSTITUTE OF LANDSCAPE ARCHITECTS MALAYSIA



*Well-Planned Jogging Pathway*



*Thematic Children Playground*



Low Density  
Development



Harmonious  
Community  
Lifestyle



Located In The  
Matured Township  
Bandar Puncak Alam



Surrounded By  
Serene & Lush  
Landscape



Healthy  
Recreational  
Space



Guarded  
Neighborhood

*Central Park (Actual Photo)*

Your private sanctuary to mingle and relax with your family and friends





Artist's Impression Only



Artist's Impression Only

## Balanced Urban Living



Artist's Impression Only

Designed for contemporary living with a focus on exclusivity, family, security and privacy. Modern open plan living and dining area create practical and comfortable spaces that can change to suit your lifestyle.






# FLOOR PLAN

## Corner Unit

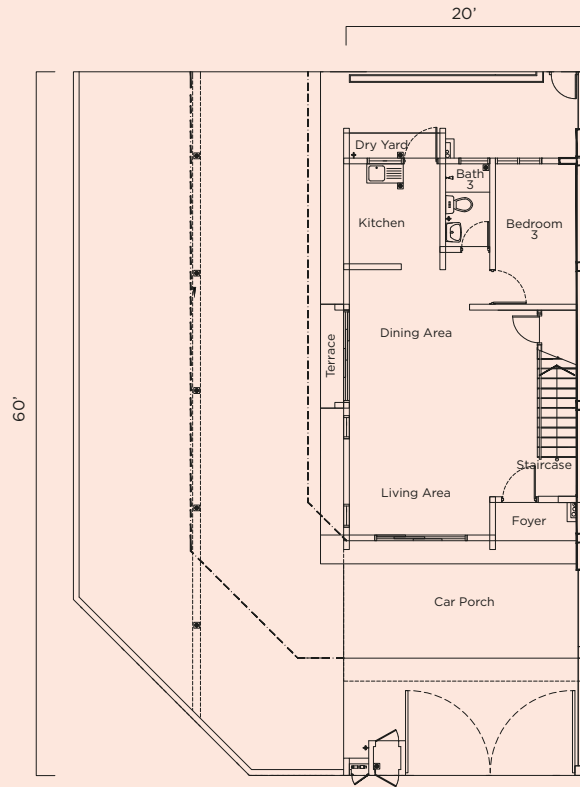
5 units

Built-up Area  
1,470 sq.ft.

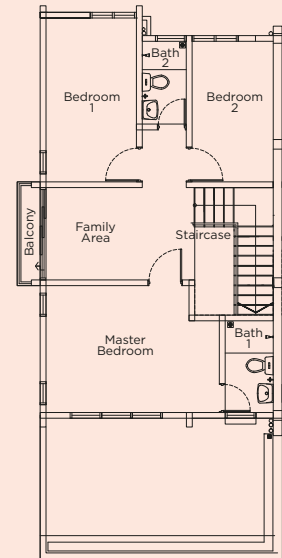
Land Area  
2,486 – 3,067 sq.ft.

 4 Bedrooms

 3 Bathrooms



GROUND FLOOR




FIRST FLOOR


## End Unit

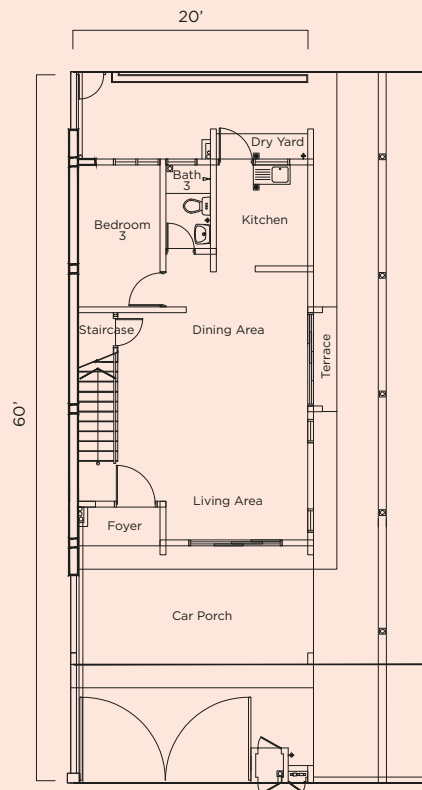
11 units

Built-up Area  
1,470 sq.ft.

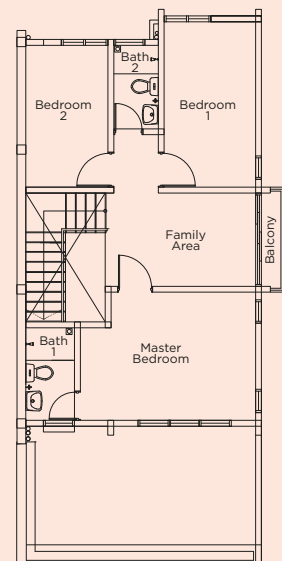
Land Area  
1,797 – 2,400 sq.ft.

 4 Bedrooms

 3 Bathrooms



GROUND FLOOR





FIRST FLOOR

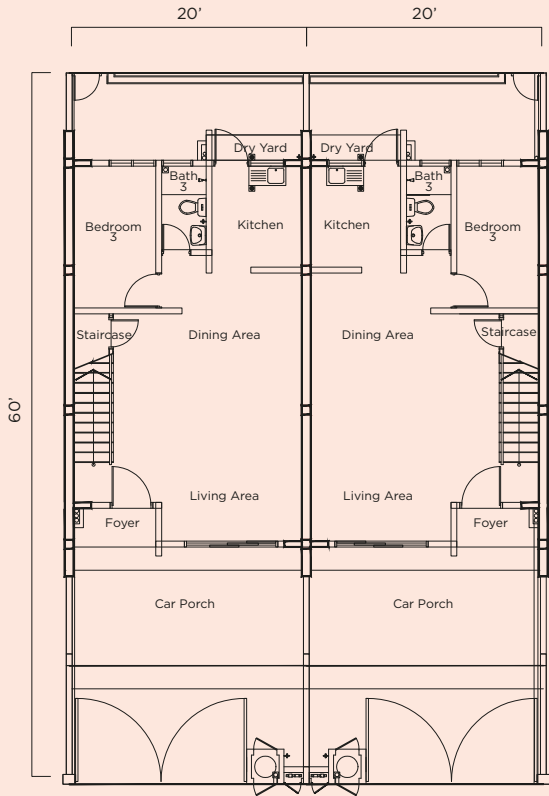
# Intermediate Unit

76 units

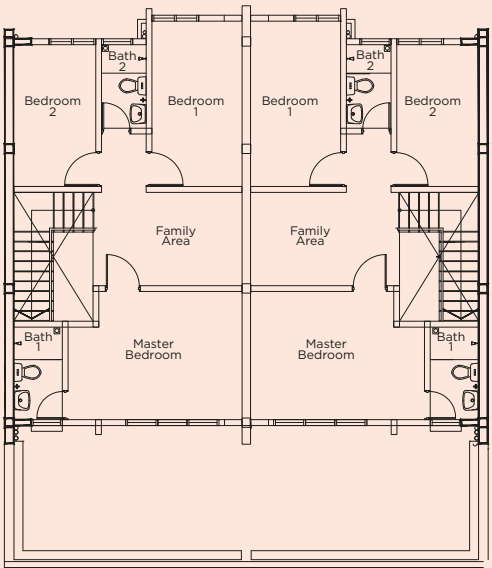
Built-up Area  
1,438 sq.ft.

Land Area  
1,194 sq.ft.

-  4 Bedrooms
-  3 Bathrooms



GROUND FLOOR



FIRST FLOOR

## SPECIFICATION

STRUCTURE	Reinforced Concrete				Staircase	Laminated Timber, Plaster & Paint		
WALL	Masonry Wall				Car Porch	Concrete Imprint		
ROOF COVERING	Concrete Roof Tiles & Metal Decking Porch Roof				Family Area	Laminated Timber		
CEILING	Skim Coat & Plaster Ceiling				Balcony	Tiles		
WINDOW	Glass Window with Aluminium Frame				Master Bedroom	Laminated Timber		
DOOR	Main Entrance	Timber Decorative Door and Glass Sliding Door	Bathroom 1	Tiles				
	Other Doors	Timber Door	Bedroom 1	Laminated Timber				
IRONMONGERY			Bedroom 2	Laminated Timber				
			Bathroom 2	Tiles				
			SANITARY PLUMBING FITTINGS	Kitchen	Sink with Tap			
				Bathroom 1, 2 & 3	Sanitary Wares and Fittings			
WALL FINISHES	General	Plaster and Paint	ELECTRICAL INSTALLATION	CORNER INTERMEDIATE END				
	External Wall	Plaster and Paint		Light Point	24	22	22	
	Feature Wall	Fibre Cement		Fan Point	7	7	7	
	Bathroom 1, 2 & 3	Tiles		Auto Gate Point	1	1	1	
	Kitchen	1,500mm Height Tiles / Plaster and Paint		Bell Point	1	1	1	
FLOOR FINISHES	Entrance	Tiles	MISCELLANEOUS	Power Point (13A)	14	14	14	
	Foyer	Tiles		A/C Power Point	4	4	4	
	Living Room	Tiles		Water Heater Power Point	2	2	2	
	Dining Area	Tiles		TV Point	2	2	2	
	Bedroom 3	Tiles		Telephone Point	2	2	2	
	Bathroom 3	Tiles		Distribution Board	1	1	1	
	Kitchen	Tiles		TNB Metering Panel	1	1	1	
	Terrace	Tiles						
	Dry Yard	Tiles						

# Convenient Living for the Family

The strategic location of Puncak Bestari 2 ensures great accessibility. Well connected to the highway, your new home is just a leisurely drive away from established townships such as Setia Alam, Bukit Jelutong & Kota Damansara.



## CONNECTIVITY

LATAR Highway  
Guthrie Corridor Expressway  
Jalan Meru  
Jalan Kuala Selangor  
DASH Highway (coming soon)

## EDUCATION

SK Puncak Alam  
SMK Puncak Alam  
UiTM Puncak Alam Campus

## SHOPPING

Tesco  
Alam Jaya Commercial Centre  
Econsave

## HEALTHCARE

UiTM Private Specialist Centre  
Clinics



Worldwide Holdings Berhad (6430-P)  
Mercu Worldwide, Laman Seri Business Park,  
No.7, Persiaran Sukan, Seksyen 13,  
40100 Shah Alam, Selangor.

03-9212 0420  
worldwideproperty.com.my  
f YouTube WORLDWIDE PROPERTY



All illustrations are artist's impression only. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot form part of an offer or contract.

Developer: Worldwide Holdings Berhad (6430-P) • Developer's License No.: xxx • Validity : xxx • Advertising & Sales Permit No.: xxx • Validity : xxx • Appropriate Authority which Approves the Building Plans: MDKS • Building Plan Reference No. : Bil (21) dlm. MDKS 280/4/12/2016-11 • Tenure of Land: Lease 99 years • Expiration Year: Sept 2116 • Restrictions of Interest: This land may be transferred, leased or mortgaged after obtaining the consent of the State Authority • Encumbrances: Nil • Expected Date of Completion: July 2022 • Ellia: Double Storey Terrace Houses • No. of Units: 92 • Selling Price: RM510,000(Min) - RM679,000(Max)

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