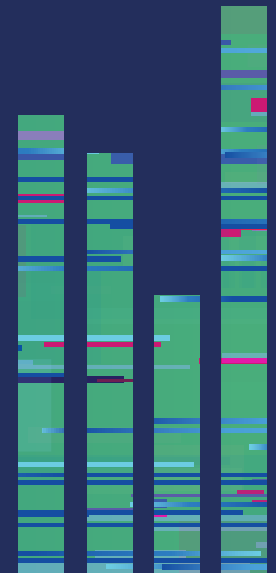




LIFE. EXPERIENCED.

TWO & THREE-STOREY LINK HOMES



within the township of



REDISCOVER LIFE

WHERE CONNECTION UNLOCKS POTENTIAL

SELANGOR CYBER VALLEY

Planned and developed with the aspiration to build a modern-day haven, Selangor Cyber Valley is envisioned as a township of limitless potential. Its future-ready developments will redefine urban living, harmonising technology and traditional family values.

YOUR LIFE. BETTER.

MODERN. SPACIOUS.



Natural Lighting & Ventilation

SMART. SECURE.



Smart Home Applications

STRATEGIC. CONVENIENCE.



CENTRAL. MATURED.



SHOP & PLAY

- DPULZE Shopping Centre
- Shaftsbury Square
- Centrus Mall
- Gem In Mall
- The Place @ Cyberjaya



LEARN & CONNECT

- Lim Kok Wing Univeristy
- Multimedia University (MMU)
- Heriot-Watt University Malaysia
- Xiamen University Malaysia
- MAHSA University
- Kolej Sains Perubatan Universiti Cyberjaya (CUCMS)
- Kolej FTMS
- Universiti Islam Malaysia
- Kolej Antarabangsa Kirkby



WORK & PROFIT

- Shaftsbury Square
- The Place @ Cyberjaya
- Kenwingston Square Garden
- Quill 18
- Tamarind Square
- CBD Perdana 1, 2 & 3
- Prima 9



HEALTH & WELLNESS

- Hospital Cyberjaya (Coming Soon)
- Hospital Putrajaya
- Hospital Serdang



Aurora Residence brings together the best qualities of urban living and comfort of convenience to create an ideal home that matches your growing needs.



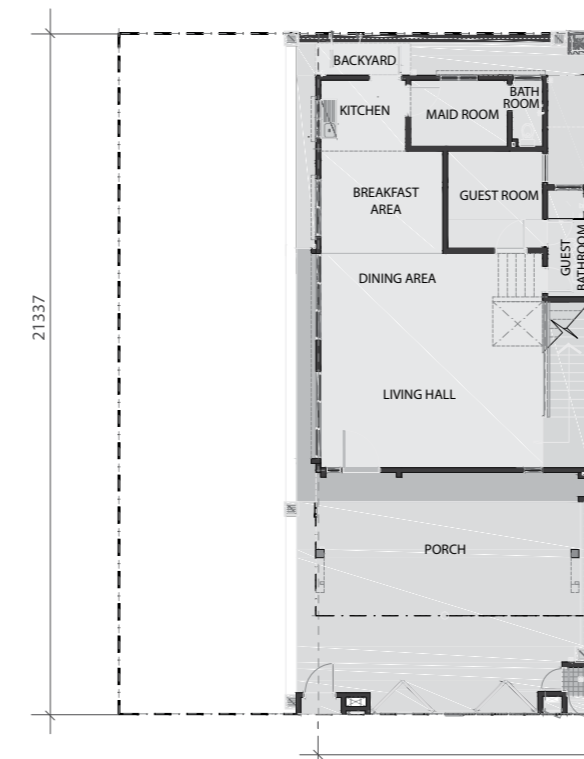
DIAMOND

Three-Storey Link Homes

*Picture shown is for illustration purposes only



3-Storey | 6 Bedrooms | 6 Bathrooms | Land area : 28'x70' | Built-up area : 3,796 sqft



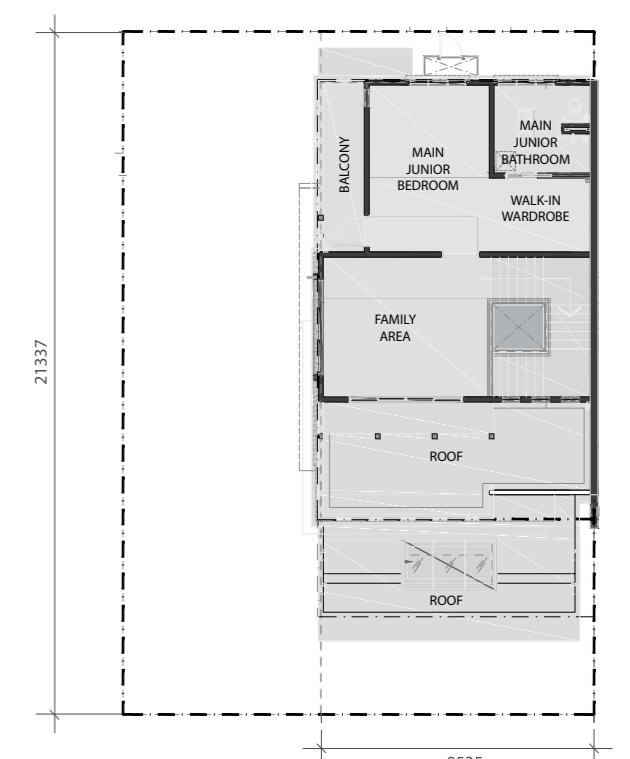
Ground Floor

- Porch
- Living Hall
- Dining Area
- Breakfast Area
- Kitchen
- Maid Room and Bathroom
- Guest Room and Bathroom
- Backyard



First Floor

- Corridor
- Master Bedroom and Bathroom
- Bedroom 1 and Bathroom 1
- Bedroom 2 and Bathroom 2



Second Floor

- Family Area
- Balcony
- Main Junior Bedroom and Bathroom
- Balcony
- Walk-In Wardrobe

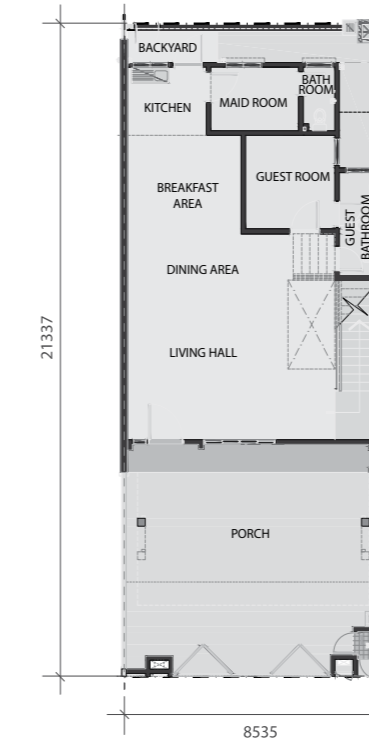
EMERALD

Two-Storey Link Homes

*Picture shown is for illustration purposes only



2-Storey | 5 Bedrooms | 5 Bathrooms | Land area : 28'x70' | Built-up area : 2,596 sqft



Ground Floor

- Porch
- Living Hall
- Dining Area
- Breakfast Area
- Kitchen
- Maid Room and Bathroom
- Guest Room and Bathroom
- Backyard



First Floor

- Master Bedroom and Bathroom
- Bedroom 1 and Bathroom 1
- Bedroom 2 and Bathroom 2
- Family Area

RUBY

Two-Storey Link House

*Picture shown is for illustration purposes only



2-Storey | 5 Bedrooms | 5 Bathrooms | Land area : 26'x70" | Built-up area : 2,550 sqft



Ground Floor

- Porch
- Living Hall
- Dining Area
- Breakfast Area
- Kitchen
- Maid Room and Bathroom
- Guest Room and Bathroom
- Backyard
- Veranda



First Floor

- Master Bedroom and Bathroom
- Bedroom 1 and Bathroom 1
- Bedroom 2 and Bathroom 2
- Family Area

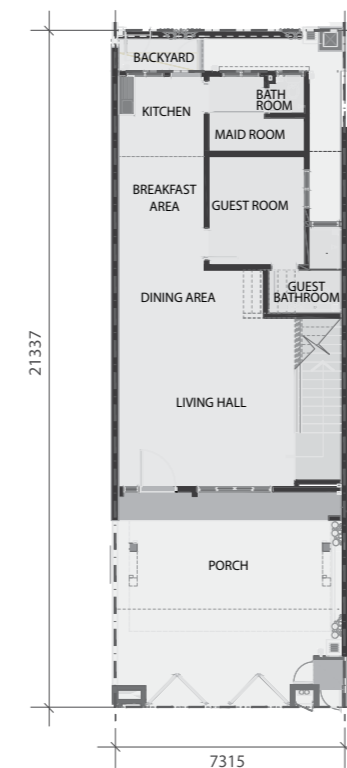
PEARL

Two-Storey Link Homes

*Picture shown is for illustration purposes only

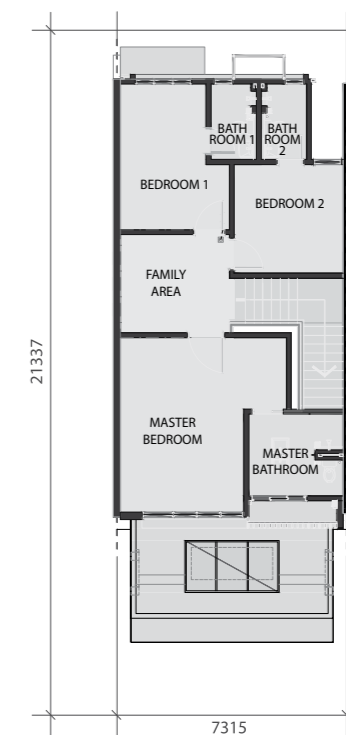


2-Storey | 5 Bedrooms | 5 Bathrooms | Land area : 24'x70" | Built-up area : 2,227 sqft



Ground Floor

- Porch
- Living Hall
- Dining Area
- Breakfast Area
- Kitchen
- Maid Room and Bathroom
- Guest Room and Bathrom
- Backyard



First Floor

- Master Bedroom and Bathroom
- Family Area
- Bedroom 1 and Bathroom 1
- Bedroom 2 and Bathroom 2



SPECIFICATIONS

Structure : Reinforced Concrete Frame

Wall : Brick Wall & Reinforced Concrete Wall

Roof Framing : Metal Frame

Kemasan Bumbung : Roof Tiles

Ceiling : Plaster Board & Skim Coat

Window : Aluminium Frame Window

Door

: Main Door : Solid Decorative Door
 : Living Hall : Aluminium Frame Sliding Door
 : Bedrooms : Hollow Flush Door
 : Bathrooms : Hollow Flush Door
 : Kitchen : Hollow Flush Door

Ironmongery : Quality Lockset

Wall Finish

: Bathrooms : Tiles
 : Kitchen : Tiles & Reinforced Concrete Wall
 : Interior Paint : Emulsification Paint
 : Exterior Paint : Weatherproof Paint

Floor Finish

: Car Porch : Textured Concrete
 : Living/Dining/Guest Room : Tiles
 : First & Second Floor Bedrooms : Laminated Wood
 : Family Area : Laminated Wood
 : Bathroom : Tiles
 : Kitchen : Tiles
 : Staircase : Laminated Wood

Gate : Brick Walls & Chain Linked Gate

Sanitary & Plumbing Fitting






	Corner Unit		Intermediate Unit	
	(Diamond) Type A1	(Emerald) Type A2	(Ruby) Type B	(Pearl) Type C
Toilet Bowl	: 6	5	5	5
Hand Wash Bowl	: 7	5	5	5
Shower	: 6	5	5	5
Tissue Holder	: 5	4	4	4
Kitchen Sink	: 1	1	1	1

Electrical Installation

	Corner Unit		Intermediate Unit	
	(Diamond) Type A1	(Emerald) Type A2	(Ruby) Type B	(Pearl) Type C
Light Point	53	37	43	38
Fan Point	9	8	7	7
Power Point 13A	25	23	24	23
Power Point 15A	1	1	1	1
A/C Power Point	8	7	7	7
Water Heater Power Point	1	1	1	1
Autogate Point	1	1	1	1
Telephone Point	3	3	3	3
Data Point	1	1	1	1
TV Point	2	2	2	2
Electrical Distribution Board	1	1	1	1
Data Distribution Box	1	1	1	1
Door Bell Point	1	1	1	1



LEGEND

-  Education
-  Leisure, Retail & Entertainment
-  Healthcare
-  LRT Station
-  ERL Station



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