



PROPOSED AFFORDABLE HOMES

@ TAMAN TASIK PRIMA, PUCHONG

TYPE A, B, C

CATURAN DINAMIK SDN. BHD (684828-w)

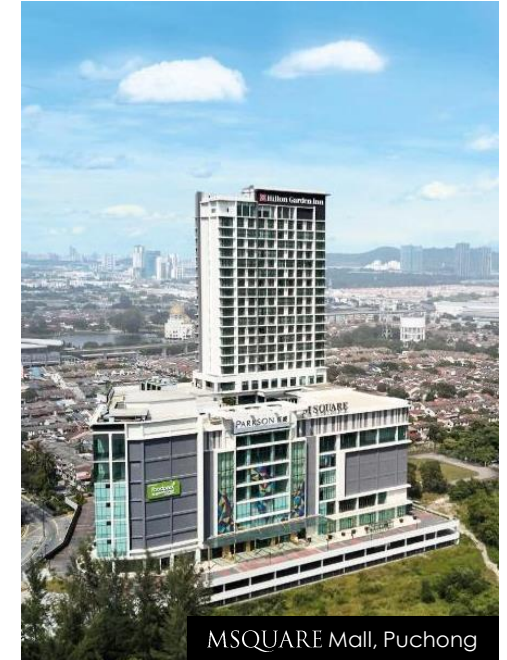
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TEL : 03-8060 8188 FAX : 8060 6188

PROPOSED AFFORDABLE HOMES

@TAMAN TASIK PRIMA, PUCHONG

STRATEGIC LOCATION : PUCHONG

- FASTEST GROWING DISTRICT IN MALAYSIA
- HIGHEST POPULATION GROWTH IN MALAYSIA
- FAST GROWING URBANIZATION & INDUSTRIALIZATION
- RAPID GROWTH IN HOUSEHOLD INCOME
- WIDE CATCHMENT AREA



MSQUARE Mall, Puchong



SetiaWalk, Puchong



IOI Boulevard, Puchong



Columbia Hospital, Puchong

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NESTLED IN THE HEART OF PUCHONG

- **TAMAN TASIK PRIMA** is a 345-acre (1.40 km²) township with a 200-acre (0.81 km²) beautiful lake, comprises linked houses, bungalows, semi-detached houses, condominiums, shop offices and amenities. It is located within close proximity of IOI Mall, TESCO, GIANT and JUSCO Hypermarket in Puchong. It lies within the Multimedia Super Corridor (MSC) and is accessible to the major highways and expressways in the Klang Valley.
- Taman Tasik Prima is accessible through Lebuhraya Damansara Puchong (LDP) via the Maju Jaya-Puchong Utama Interchange, ELITE Highway, North-South Highway (PLUS), KESAS highway, North-Klang Valley Expressway (NKVE), the newly built South-Klang Valley Expressway (SKVE) that connects the area to Putrajaya and Cyberjaya, as well as Kuala Lumpur-Seremban Highway through the Serdang-Puchong dual carriageway that links Jalan Puchong to Serdang.
- Taman Tasik Prima comprises of variety of properties and public amenities such as public transportation hub, police station, banks, mosques, a clinic, schools, kindergartens, shops and recreational parks.

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ACCESSIBILITY



Connected by Major Highways/ Transportation :

LDP, SKVE, MEX, ELITE, NKVE, KESAS, PLUS
& Puchong Prima LRT Station



Notable Establishments within close proximity to Taman Tasik Prima :

Shopping & Leisure

- Setiawalk, Puchong
- Puchong IOI Mall
- IOI City Mall, Putrajaya
- MSQUARE Mall, Puchong
- Puteri Mart, Puchong



Education

- Regent International School, Puchong
- Inspiros International School, Puchong
- Binary University, Puchong



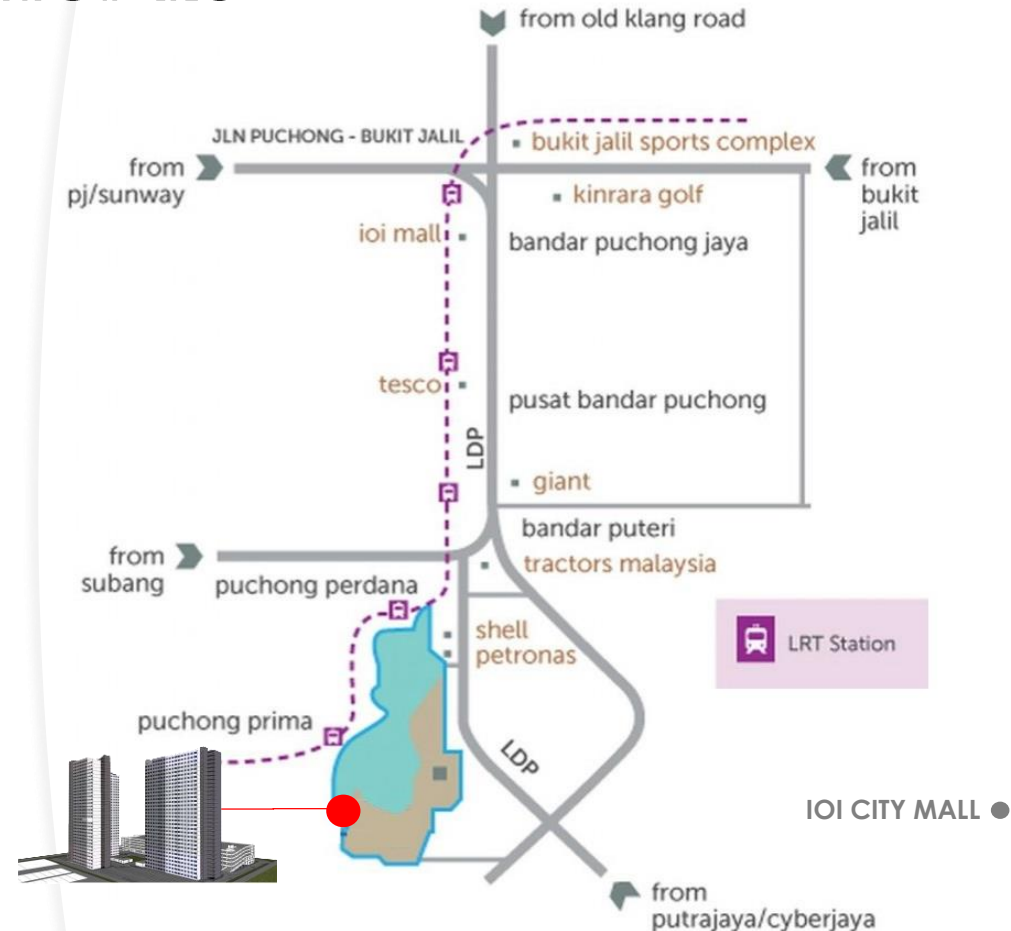
Medical Centres

- KPMC Puchong Specialist
- Columbia Asia Hospital, Puchong
- Sunway Medical Centre



Recreation

- Rakan Muda Complex
- iM4U Sentral
- Hypermedia Library
- Farm In The City

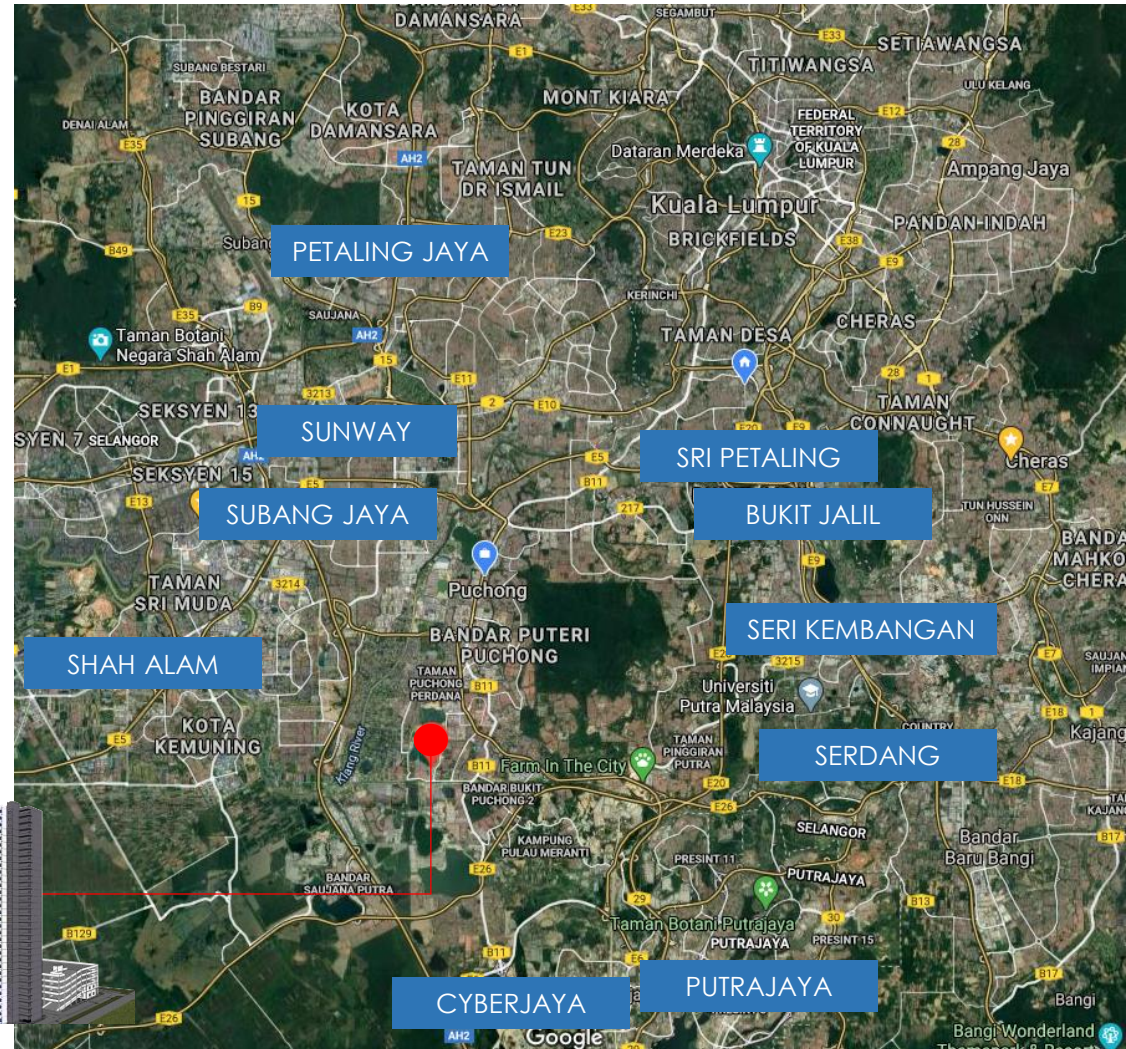


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SURROUNDING URBAN CITIES

SUNWAY	- 13 km
PETALING JAYA	- 20 km
SUBANG JAYA	- 13 km
PUTRAJAYA	- 20 km
CYBERJAYA	- 16 km
SHAH ALAM	- 20 km
SERDANG	- 19 km
SRI PETALING	- 20 km
BUKIT JALIL	- 21 km
SERI KEMBANGAN	- 19 km



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NOTABLE PROJECTS IN PUCHONG



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@TAMAN TASIK PRIMA, PUCHONG

MARKET OVERVIEW (WITHIN 10KM RADIUS)

NO	PROJECT	LOCATION	DEVELOPER	BUILT UP	UNIT PRICE (RM)	PRICE P.S.F.
1	The Wharf	Taman Tasik Prima	Symphony Life Berhad	551	290,0000	526
2	Elevia	Taman Tasik Prima	Symphony Life Berhad	859	430,000	505
3	Hillcrest Height	Taman Puchong Utama	Hillcrest Gardens Sdn Bhd	1,011	595,000	588
4	LBS Skylake	Taman Putra Perdana	LBS Bina Group Berhad	545	250,000	458
5	Elegan Residensi	Taman Putra Perdana	Tema Warisan Sdn Bhd	1,282	630,000	491
6	Aurora Residence	Taman Tasik Prima	Permodalan Masteron Sdn Bhd	1,130	529,100	468
7	Solace Setiawak	Pusat Bandar Puchong	SP Setia	845	480,000	568
8	Trigon	Bandar Puchong	SP Setia	968	650,000	671
9	Le Pavillion	Bandar Puteri	IOI Properties	983	599,000	609
10	IRDK Residence	Bandar Puchong	IRDK Land Group	1,528	993,200	650
11	Skypod	Puchong Jaya	IOI Properties	881	540,000	612
12	Skyz Residence	Puchong Jaya	IOI Properties	1,162	846,800	728
13	Eight Kinrara	Bandar Kinrara	I&P Group	1,286	760,000	590

* Source : iproperty, NuProp, Propsocial & PropertyGuru.

AFFORDABLE HOMES
@ TAMAN TASIK PRIMA, PUCHONG

THE PROPOSAL
TYPE A, B & C

PROPOSED AFFORDABLE HOMES

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PROJECT DESCRIPTION

DEVELOPMENT PHASE / TYPE	TYPE A,B,C	
LAND TITLE NO.	LOT 102271 (PT 7342)	LOT 102272 (PT 7343)
NO. HAKMILIK	PN 110659	PN 110660
DISTRICT	Petaling	Petaling
BANDAR / PEKAN / MUKIM	Pekan Puchong Perdana	Pekan Puchong Perdana
TENURE	Leasehold 99 Years	Leasehold 99 Years
LAND USE CATEGORY	Building	Building
EXPRESS CONDITION	Residential	Residential
LAND AREA	Lot 102271 : 14,977 sq.m @ 3.70 Acres Lot 102272 : 17,599 sq.m @ 4.34 Acres Total : 32,576 sqm @ 8.049 Acres	
DEVELOPER	CATURAN DINAMIK SDN BHD (684828-W)	

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PROJECT DESCRIPTION

BLOCK	STOREY HEIGHT	BUILD UP	TOTAL UNITS
A	32	717	250
B	33	754	260
C	32	902	380
TOTAL			890

SHOPLOT	TOTAL UNITS
26' x 60 '	16
32' x 60'	2
TOTAL	18

PUBLIC FACILITIES
▪ Community hall ▪ Management Office ▪ Male Surau & Wanita Surau ▪ Kindergarten ▪ Community Learning Center ▪ Guard house ▪ Garbage House

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SITE LOCATION



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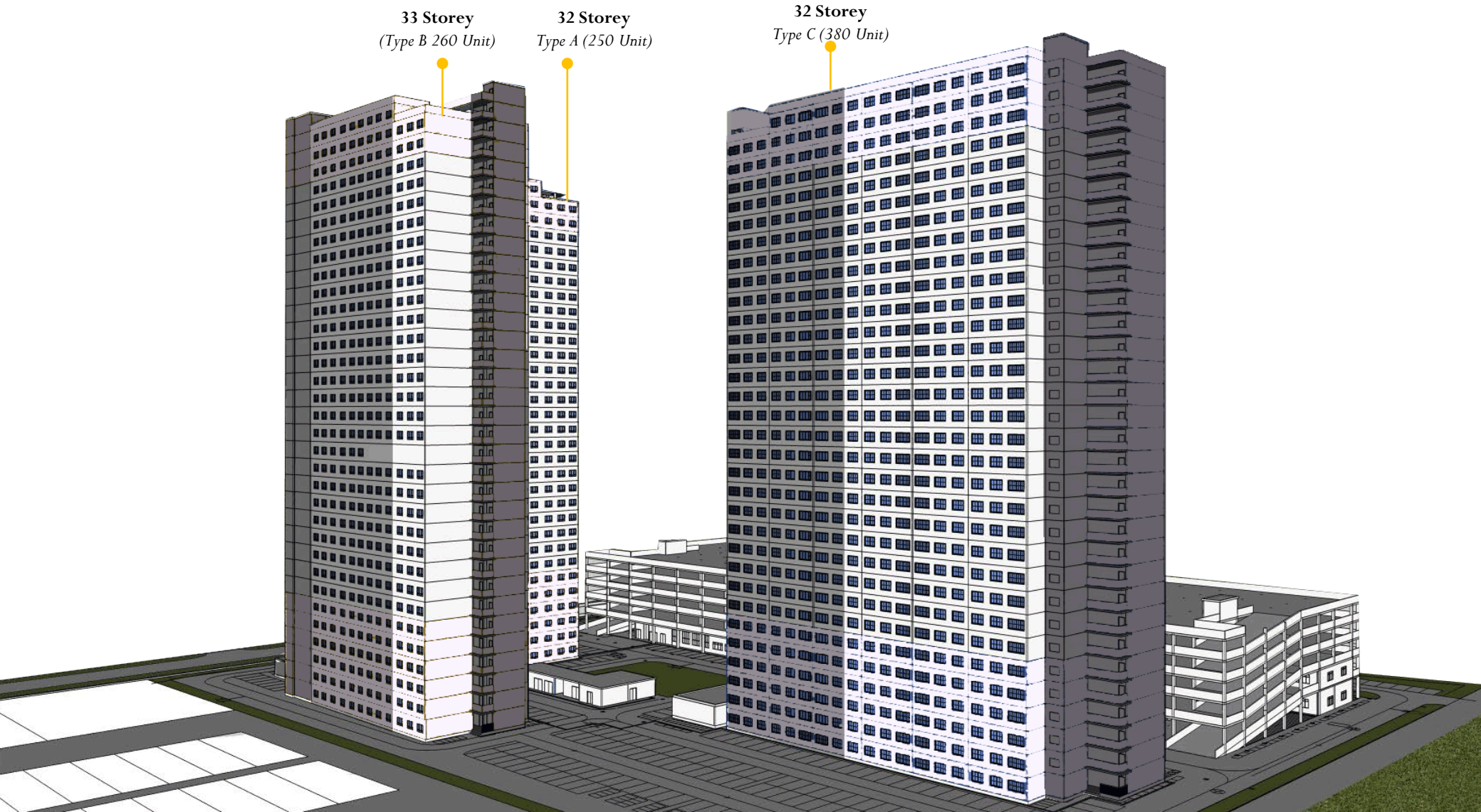
ATTRACTIVE LAKEFRONT DEVELOPMENT



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ARTIST IMPRESSION



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FLOOR PLAN – TYPE A



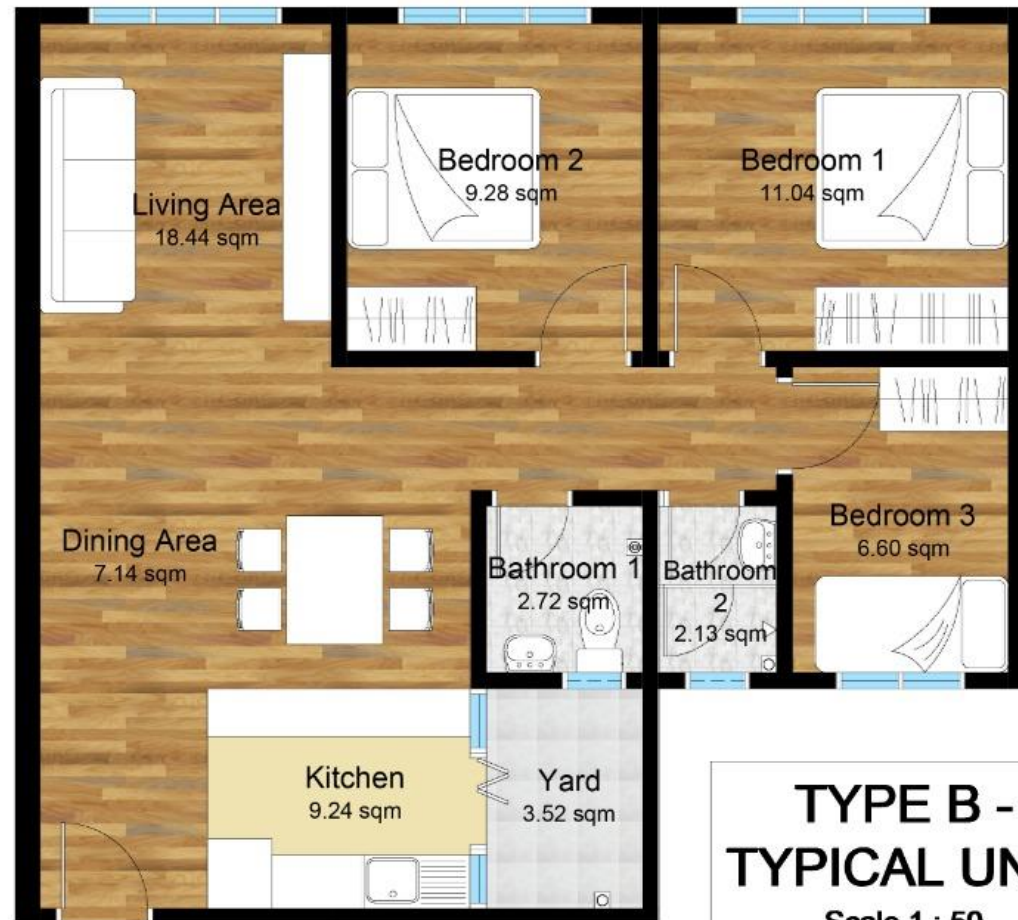
**TYPE A -
TYPICAL UNIT**

Scale 1 : 50

PROPOSED AFFORDABLE HOMES

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FLOOR PLAN – TYPE B



**TYPE B -
TYPICAL UNIT**
Scale 1 : 50

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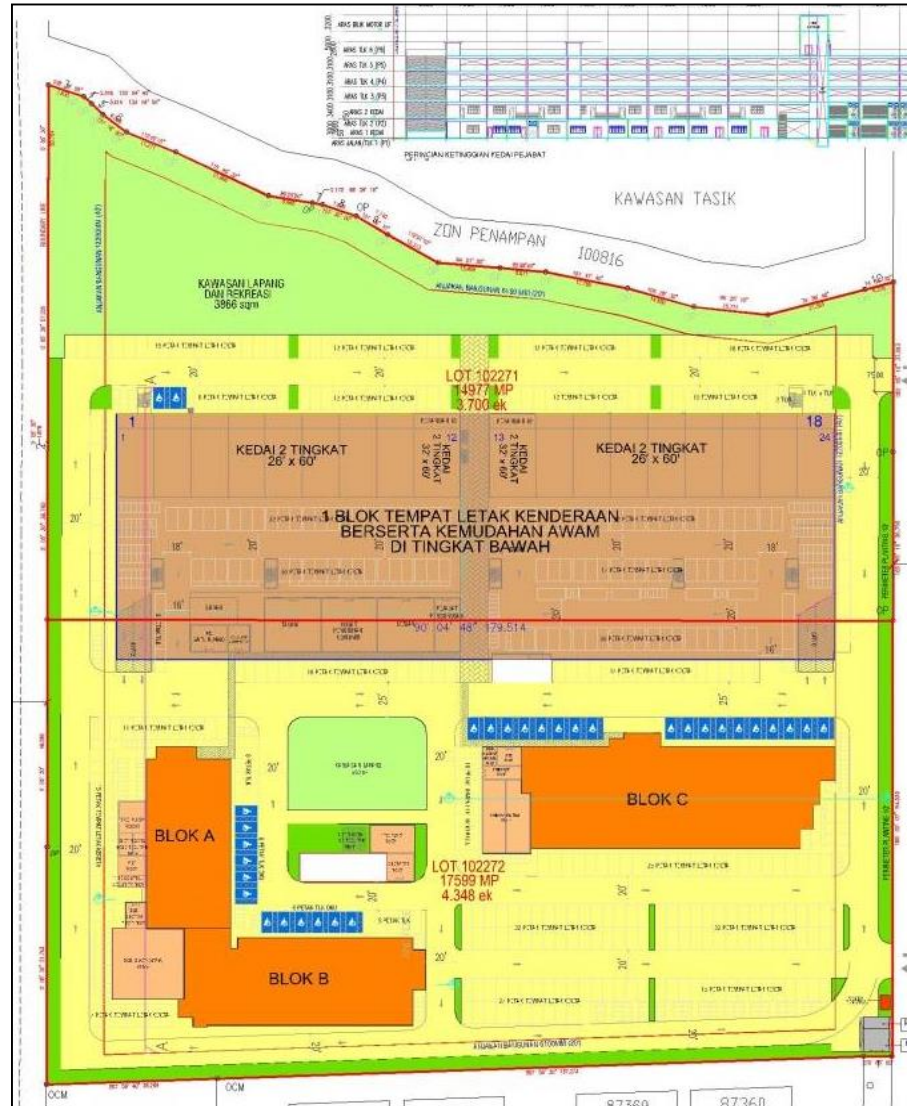
FLOOR PLAN – TYPE C



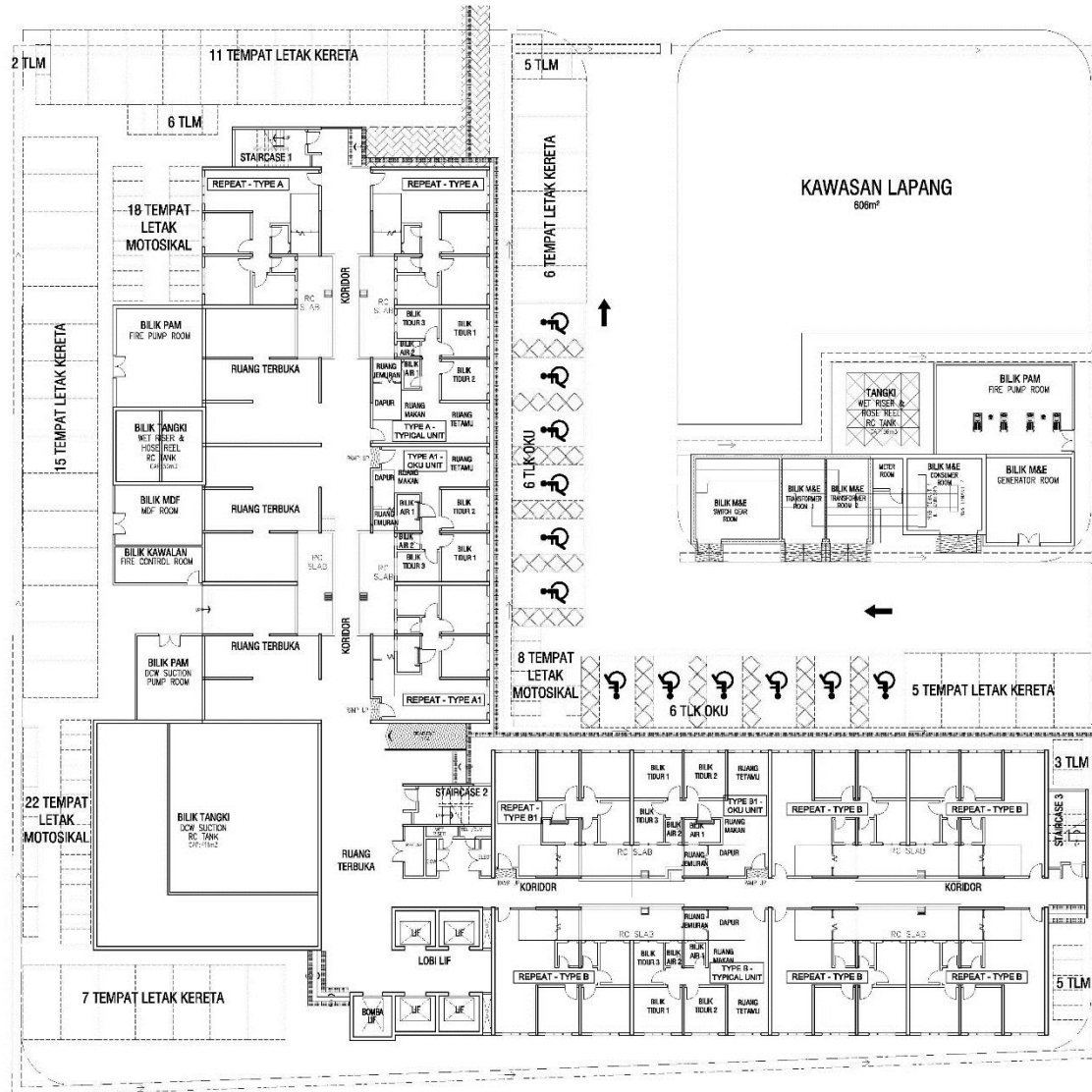
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MASTERPLAN



TYPICAL FLOOR PLAN : TYPE A & B (LEV. 1)



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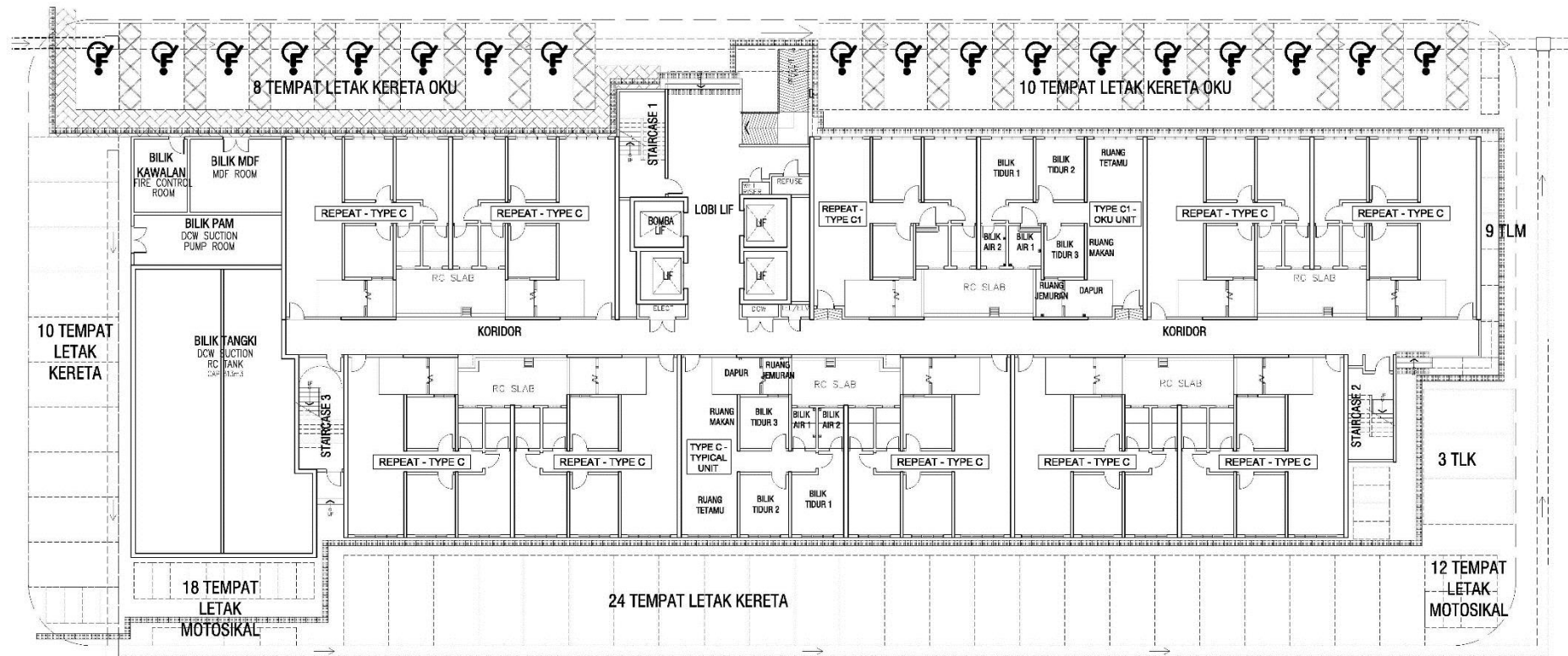
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TYPICAL FLOOR PLAN : TYPE A & B (UPPER FLOOR LEVELS)



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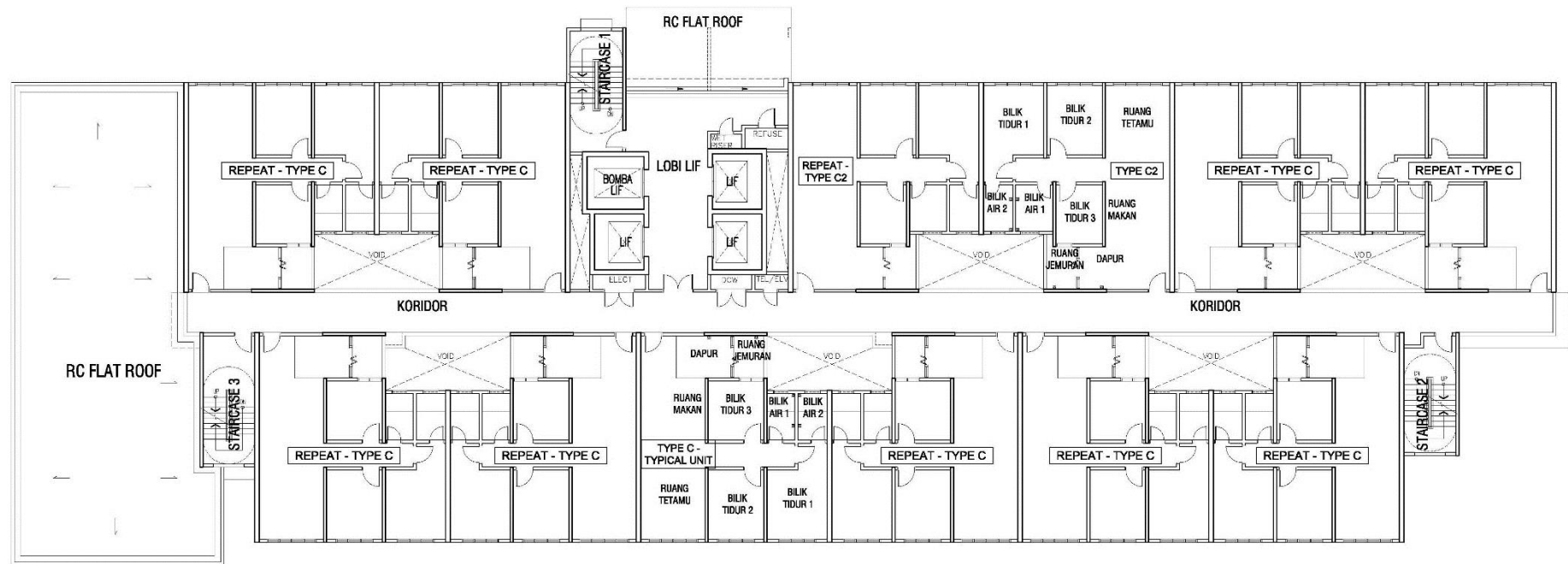
TYPICAL FLOOR PLAN : TYPE C (LEV. 1)



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TYPICAL FLOOR PLAN : TYPE C (UPPER FLOOR LEVELS)



PROPOSED AFFORDABLE HOMES @TAMAN TASIK PRIMA, PUCHONG

FLOOR PLAN : ELEVATED CARPARKS & SHOPS (LEV. 1)



PELAN ARAS 1
SCALE 1:300

THE END
-THANK YOU-