

# Avanti

residences

THE ART OF BEAUTIFUL LIVING SPACES  
SHAH ALAM NORTH

QLASSIC  
AWARD





## HOPE FOR A BETTER LIVING, BETTER FUTURE AND BETTER HOMES

This exclusive residential retreat lies but a 25-minute drive away from Shah Alam, far enough to keep unward hustle and bustle at bay but near enough to keep in touch, as and when you wish. Come dearest reader, explore with us the art of beautiful, tropical living spaces, learn a little more about the many simple pleasures **Avanti** has to offer you.

SHOW UNIT OPEN FOR VIEWING

## FEATURES



GUARDED COMMUNITY



ALARM SYSTEM WITH PANIC BUTTON



AUTO GATE POINT



WIFI CONNECTION READY



SMART DOOR LOCK





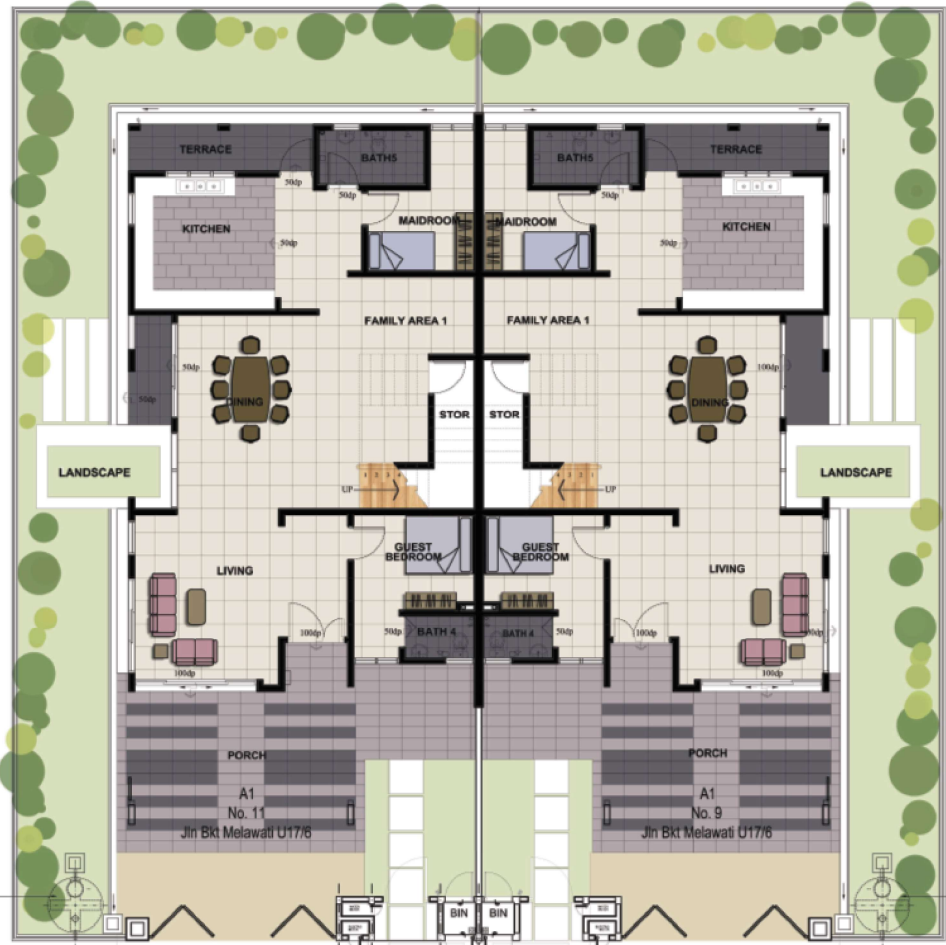
# DESIGN THAT INVITES THE OUTSIDE IN...

This modern house, encased in greenery takes you into an impeccable interior with high ceilings creating airier space. It feels like taking a quiet walk with mother nature, where the masterpiece accentuates with natural colours and wooden finishes.

Lot size 40' x 80'  
 Build up 3,090 sq.ft  
 4 + 2 Bedrooms | 5 Bathrooms

**LIMITED**  
 UNITS  
 AVAILABLE

## TYPE A1



GROUND FLOOR PLAN



## ...AND THE INSIDE OUT

To sustain a sense of sublime continuity with the space outdoors and thereby enrich the tranquil, tropical ambience within, Avanti features a host of private nooks and quaint little corners to do with as you will. Look upon them as opportunities that, with a little imagination, can make your house, your home.



FIRST FLOOR PLAN

**3 ACRES**  
Open park with  
avish landscape



# LOCATION MAP

## BUSINESS ACCESSIBILITY AND CONNECTIVITY

1 KM  
To Guthrie  
Corridor Expressway



# MASTER PLAN



Located within the Guthrie Corridor adjacent to Shah Alam, Avanti is a new and exclusive 20-acre low-density residential development that is scheduled for completion by early 2017. Guarded, with all the conveniences one expects of a modern infrastructure such as shops and schools close at hand, Avanti is indeed a 5-star investment.

TAMAN DESA MOCCIS

# SPECIFICATIONS

<b>STRUCTURES</b>	: Reinforced concrete structure			
<b>WALLS</b>	: Generally plaster brickwall			
<b>ROOF COVERING</b>	: Roof tiles, reinforced concrete flat roof			
<b>ROOF FRAMING</b>	: Lightweight steel trusses			
<b>CEILING</b>	: Skim coating / gypsum plasterboard / cemboard			
<b>STAIRCASE</b>	: Reinforced concrete staircase with glass railing			
<b>WINDOWS</b>	: Powder-coated aluminium window			
<b>DOORS</b>				
a. Main entrance	: Decorative panel door with SmartLock			
b. Dining / Family 1 / Kitchen / Bedrooms	: Nyatoh ply flush door			
c. Family 2 / Bedrooms / Master bedroom	: Nyatoh ply flush door			
d. Bathrooms	: Flush door, folding door			
e. Balcony	: Powder-coated aluminium sliding door			
<b>FLOOR FINISHES</b>				
a. Porch	: Homogeneous tiles			
b. Living / Dining / Family 1/ Kitchen / Maid room	: Porcelain tiles			
c. Guest room	: Porcelain tiles			
d. Family 2 / Bedrooms / Master bedroom	: Laminated floorboard			
e. Bathrooms	: Homogeneous tiles			
f. Balcony	: Homogeneous tiles			
g. Staircase	: Laminated floorboard			
<b>WALL FINISHES</b>				
a. Kitchen and bathroom	: Porcelain tiles			
b. Others	: Plaster and paint			
<b>SANITARY INSTALLATIONS</b>	<b>TYPE A</b>	<b>TYPE B</b>		
a. Sitting WC	5	6		
b. Wash hand basins	5	6		
c. Tissue holders	5	6		
d. Soap holders	5	5		
e. Showers	5	5		
f. Shower screen (master bathroom)	1	1		
g. Kitchen sink	1	1		
h. Laundry tap	1	1		
i. Garden taps	2	2		
<b>ELECTRICAL INSTALLATIONS</b>	<b>TYPE A1</b>	<b>TYPE A2</b>	<b>TYPE A3</b>	<b>TYPE B1</b>
a. Lighting points	32 nos.	33 nos.	31 nos.	35 nos.
b. Wall light points (staircase)	2 nos.	2 nos.	2 nos.	2 nos.
c. 13A socket points	25 nos.	25 nos.	25 nos.	25 nos.
d. Fan points	9 nos.	9 nos.	9 nos.	9 nos.
e. Water heater points	4 nos.	4 nos.	4 nos.	4 nos.
f. Door bell point	1 no.	1 no.	1 no.	1 no.
g. Air-cond. points	8 nos.	8 nos.	8 nos.	8 nos.
h. Auto-gate point	1 no.	1 no.	1 no.	1 no.
i. Telephone points	2 nos.	2 nos.	2 nos.	2 nos.
j. Sat / TV points	2 nos.	2 nos.	2 nos.	2 nos.
<b>IRONMONGERY</b>	: Quality lockset			
<b>FENCING &amp; GATE</b>	: Brickwall with ms grille			

Contact us

**603 7847 1111**

**6013 915 8555**

[www.johawakidevelopment.com.my](http://www.johawakidevelopment.com.my)

Open for viewing gallery

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residences



**JOHAWAKI**  
DEVELOPMENT

No. of Unit: 84 · Type: 2 Storey Semi-Detached House · Land: Free from Encumbrances · Tenure of Land: Leasehold · Developer License No.: 3029-3/12-2018/09061(L) · Validity: 28/12/2017 - 27/12/2018 · Approving Authority: Majlis Bandaraya Shah Alam · Reference No.: MBSA/BGN/BB/600-1(PS)/SEK.U17/0059-2014 · CCC Date: 26/10/2017 · CCC Reference No.: LAM/S/No.22656 · 7% Bumiputera Discount (Quota applies) Developed by: Johawaki Development Sdn Bhd (99107-D), Suite 1B-01-1, Level 1, Block 1B, Plaza Sentral, Jalan Stesen Sentral 5, Kuala Lumpur Sentral, 50470 W.P. Kuala Lumpur