

TAMANSARI

RAWANG

THE ART OF LIVING







A MODERN WORK OF ART

Designed in clean, modern lines, Camelia are 3-storey superlink garden homes set in a landscape filled with lush greenery, lakes, tree-lined footpaths and intimate courtyards.

A linear design connects living and dining spaces, with an open kitchen.

Dining comes with a view of your private garden, and large windows let in light. Terraces on the second floor provide green vistas and a breath of fresh air. With easy access to Art in the Park, a sculpture installation that is the focal point of Tamansari, experience the art of living at Camelia.



TYPE A & D

THE EFFICIENT LAYOUT OF THIS HOME
FEATURES A LARGE MASTER BEDROOM
THAT OCCUPIES THE ENTIRE
SECOND FLOOR

Type A | Land Area: 24' x 65' • Type D | Land Area: 24' x 70'
Built-up Area: 3,121 sq.ft. / 289.95 sq.m.



TYPE A & D

Type A | Land Area: 24' x 65'

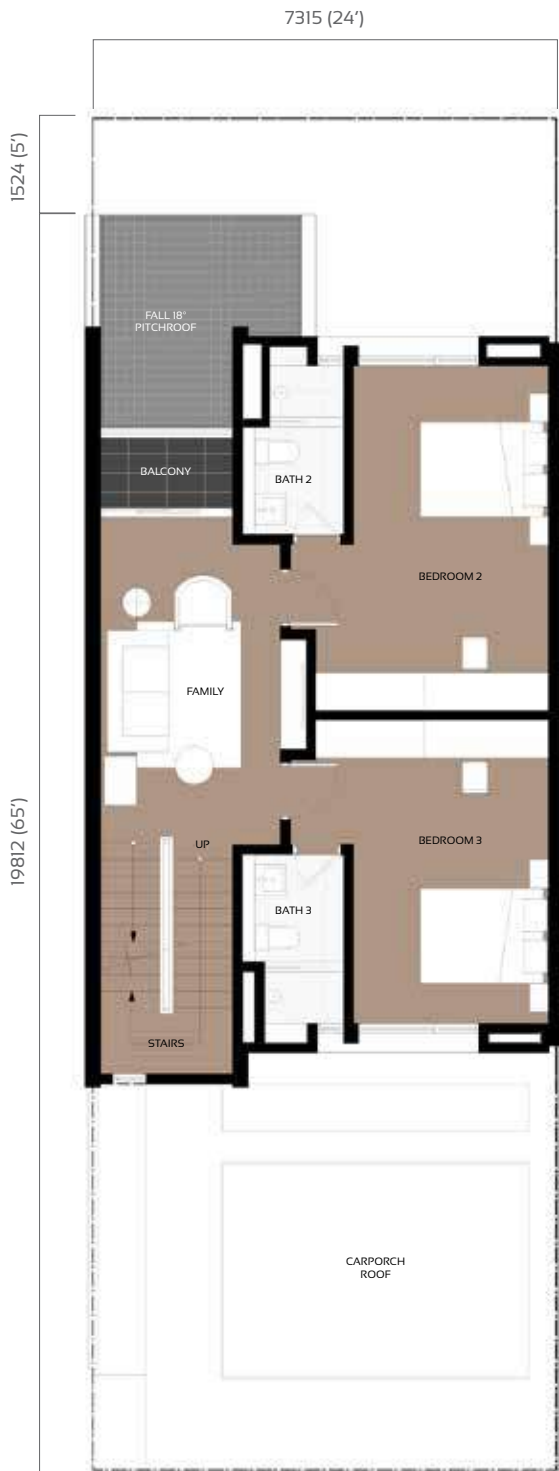
Type D | Land Area: 24' x 70'

Built-up Area: 3,121 sq.ft. / 289.95 sq.m.

- 3 bedrooms
- Large master bedroom on second floor
- Linked dining and living spaces
- Large windows
- Open kitchen
- Powder room
- En-suite bathroom in every bedroom
- Terraces on second floor



Ground Floor



First Floor



Second Floor



TYPE B & E

GENEROUS BEDROOM SPACE
WITH EN-SUITE BATHROOMS,
PERFECT FOR AN EXPANDING FAMILY

Type B | Land Area: 26' x 65' • Type E | Land Area: 26' x 70'
Built-up Area: 3,380 sq.ft. / 314.05 sq.m.



TYPE B & E

Type B | Land Area: 26' x 65'

Type E | Land Area: 26' x 70'

Built-up Area: 3,380 sq.ft. / 314.05 sq.m.

- 4 bedrooms
- Linked dining and living spaces
- Large windows
- Open kitchen
- Powder room
- En-suite bathroom in every bedroom
- Terraces on second floor



Ground Floor



First Floor



Second Floor



TYPE C & F

SPACIOUS AND VERSATILE,
WITH FLEXIBLE NOOKS THAT CAN
EASILY BE CONVERTED TO FUNCTIONAL
SPACES FOR WORK AND PLAY

Type C | Land Area: 30' x 65' • Type F | Land Area: 30' x 70'
Built-up Area: 4,002 sq.ft. / 371.80 sq.m.



TYPE C & F

Type C | Land Area: 30' x 65'

Type F | Land Area: 30' x 70'

Built-up Area: 4,002 sq.ft. / 371.80 sq.m.

- 4 bedrooms
- Linked dining and living spaces
- Large windows
- Separate wet and dry kitchen
- Powder room
- En-suite bathroom in every bedroom
- Terraces on second floor



Ground Floor

9144 (30')

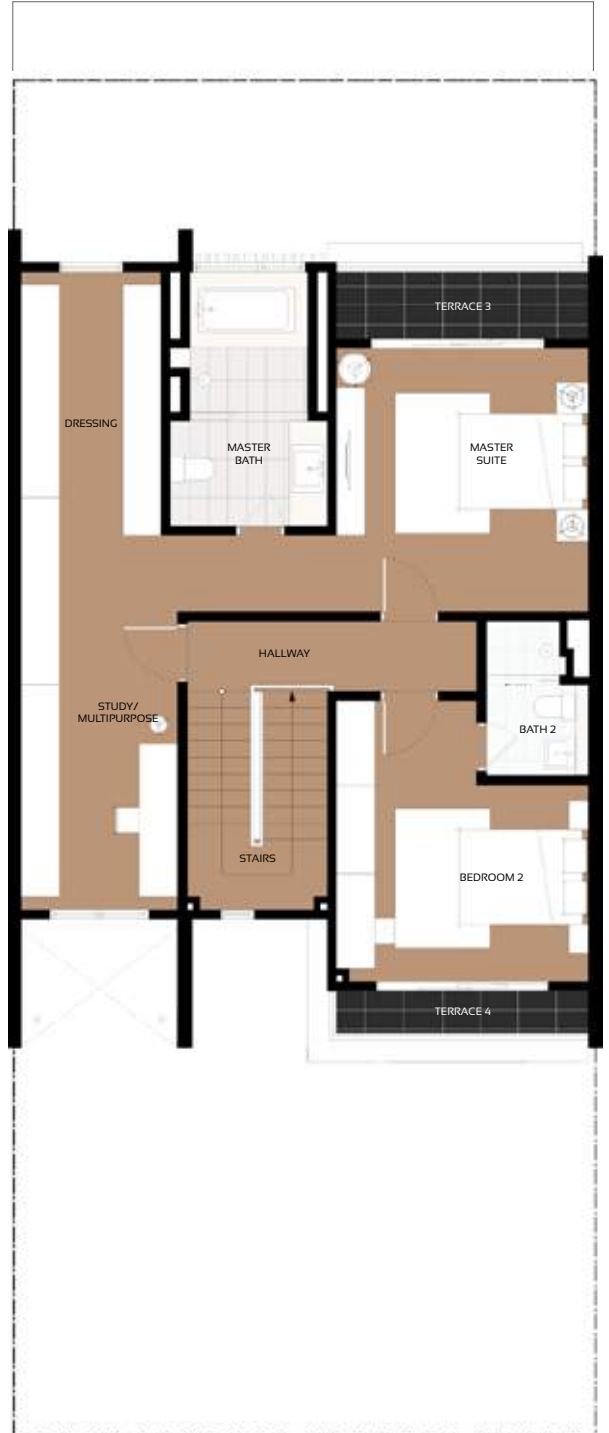
1527 (5')

19812 (65')



First Floor

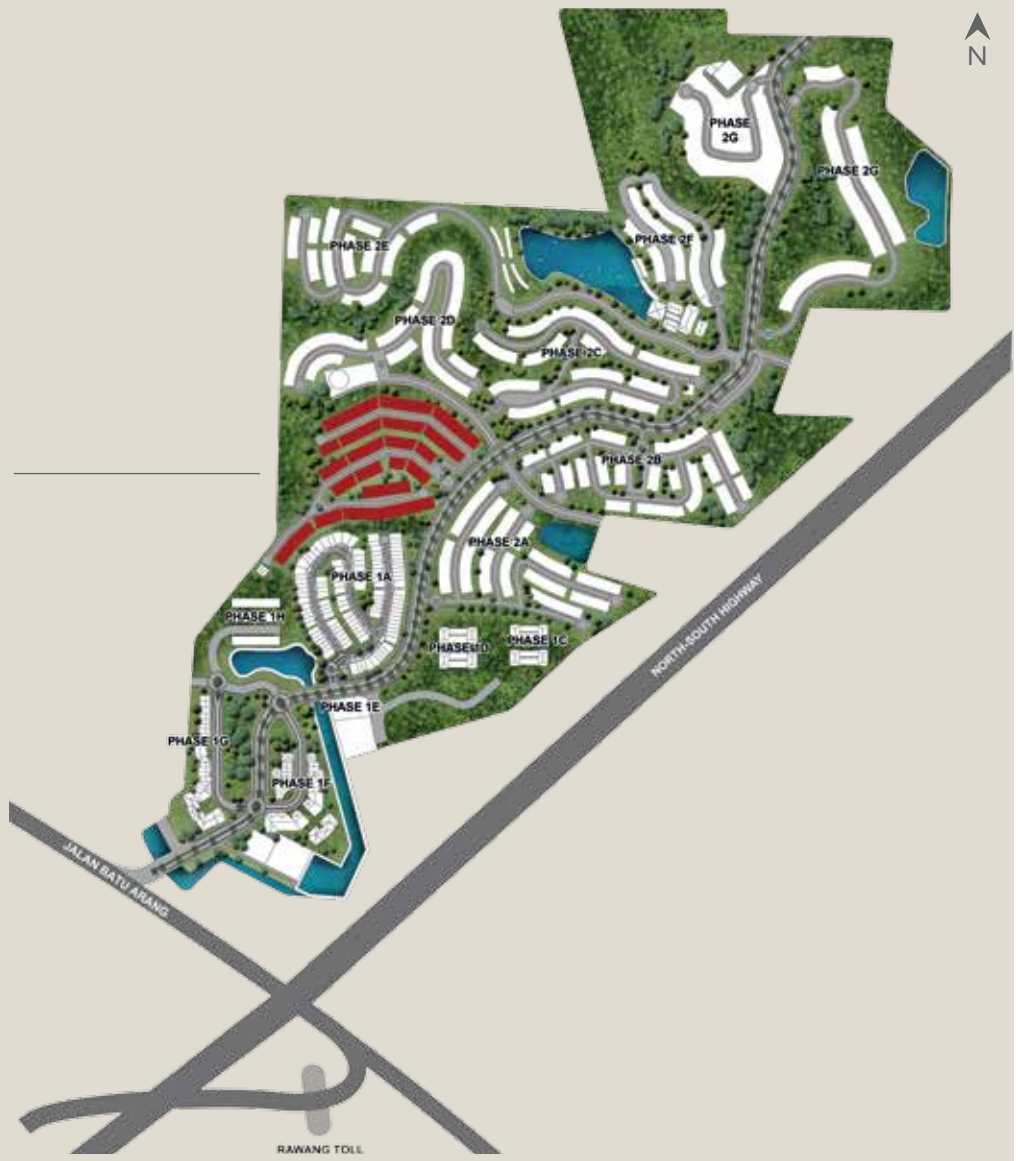
9144 (30')



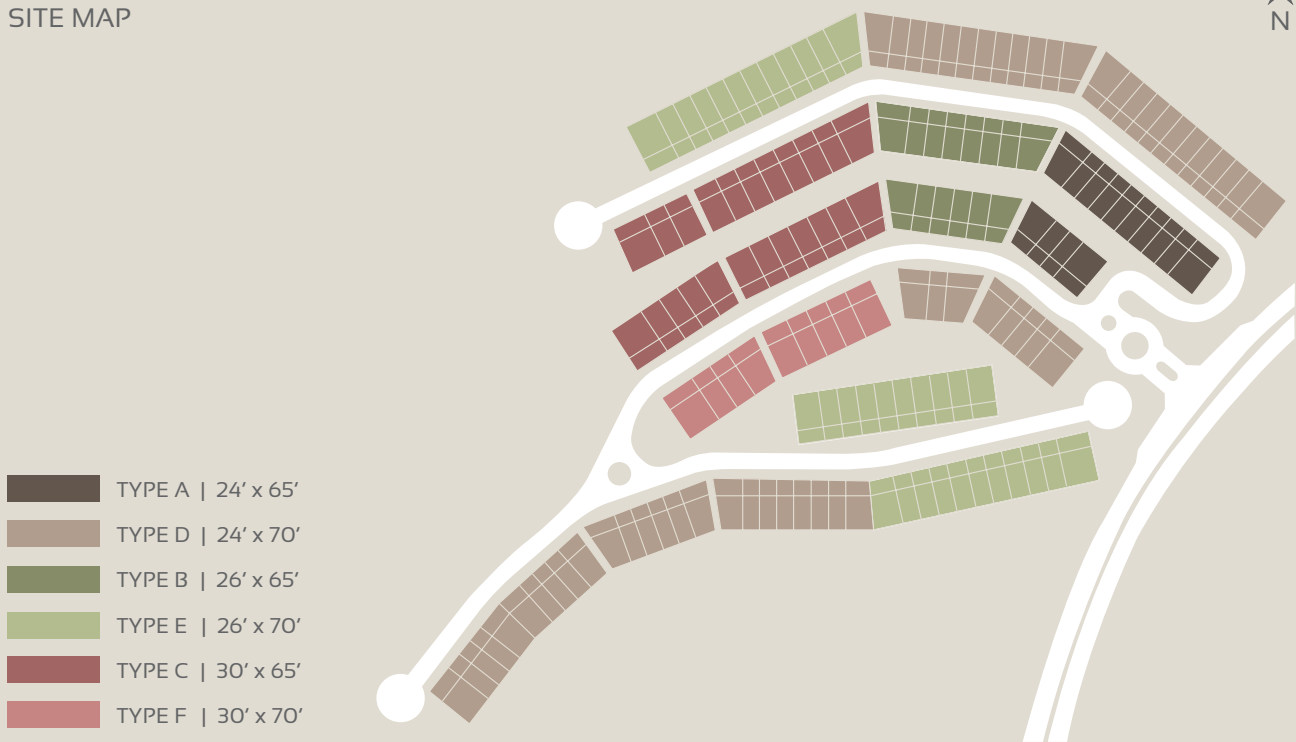
Second Floor

MASTER PLAN

Camelia



SITE MAP



SPECIFICATIONS

STRUCTURE	Reinforced Concrete			
WALLS	Brick / Reinforced Concrete			
ROOF COVERING	Concrete Tiles / Reinforced Concrete Roof			
CEILING	Plaster Board / Skim Coat			
WINDOWS	Aluminium Frame Glass Window			
DOORS	Timber Door with Metal or Timber Frame / Grille Door, Aluminium Frame Glass Door			
IRONMONGERY	Quality Locksets			
WALL FINISHES	Living, Dining, Family, Hallway, Master Bedroom, Typical Bedroom, Stairs, Carporch, Balcony, Terrace, Utility 1, Utility 2 and Yard	Plaster & Paint		
	Powder Room, Master Bath, Typical Bath and Bath 1	Tiles		
	Kitchen	Tiles to Selected Area / Plaster & Paint		
FLOOR FINISHES	Living, Dining, Kitchen, Powder Room, Master Bath, Typical Bath, Bath 1, Balcony, Terrace, Utility 1, Utility 2 and Yard	Tiles		
	Family, Master Bedroom, Typical Bedroom, Stairs	Timber Flooring		
	Hallway	Timber Flooring / Tiles		
	Carporch	Concrete Imprint		
	A/C Ledge	Cement Render		
SANITARY AND PLUMBING FITTINGS	Master Bath	Sanitarywares with accessories comprising long bath, water closet, shower, wash basin, bib tap, toilet roll holder and towel rail		
	Typical Bathroom	Sanitarywares with accessories comprising water closet, shower, wash basin, bib tap, toilet roll holder and towel rail		
	Powder Room	Sanitarywares with accessories comprising water closet, wash basin, bib tap and toilet roll holder		
	Bath 1	Sanitarywares with accessories comprising water closet, wash basin, bib tap, toilet roll holder and soap holder		
	Kitchen	Kitchen sink with tap		
	Garden and Yard	Bib tap		
ELECTRICAL INSTALLATION		TYPE A/D	TYPE B/E	TYPE C/F
	Lighting Point	32 nos.	42 nos.	45 nos.
	Fan Point	7 nos.	8 nos.	11 nos.
	Door Bell Point	1 nos.	1 nos.	1 nos.
	Power Point	27 nos.	26 nos.	30 nos.
	Air-Con Point	6 nos.	7 nos.	7 nos.
	Heater Point	3 nos.	4 nos.	5 nos.
	Data/Telephone Point	2 nos.	2 nos.	2 nos.
SMATV Point	3 nos.	3 nos.	3 nos.	
FENCING	Brickwall / Metal to Selected Area			
TURFING	Spot Turfing to Selected Area			

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Tamansari Sales Gallery 03 2727 7550

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Tamansari BRDB Sales Gallery



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TAMANSARI

RAWANG

THE ART OF LIVING

Dahlia

2-STOREY TERRACE HOMES

BRDB



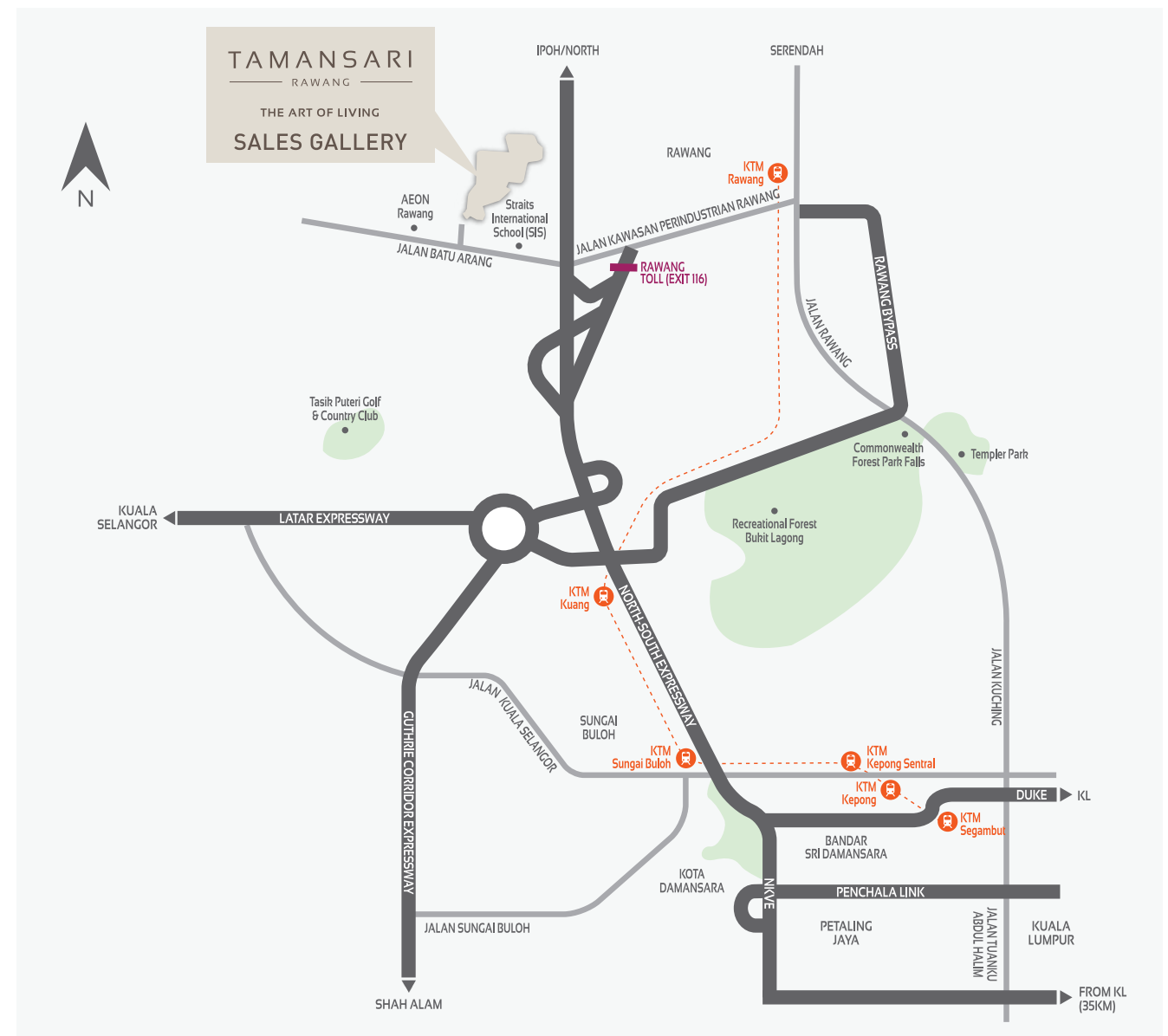
TAMANSARI

RAWANG

THE ART OF LIVING

Tamansari is nestled on 245 acres of prime freehold land in the verdant, undulating hills of the historic Rawang town.

Built with the Art of Living in mind, Tamansari features an exclusive clubhouse, a jogging trail and the prestigious Straits International School.



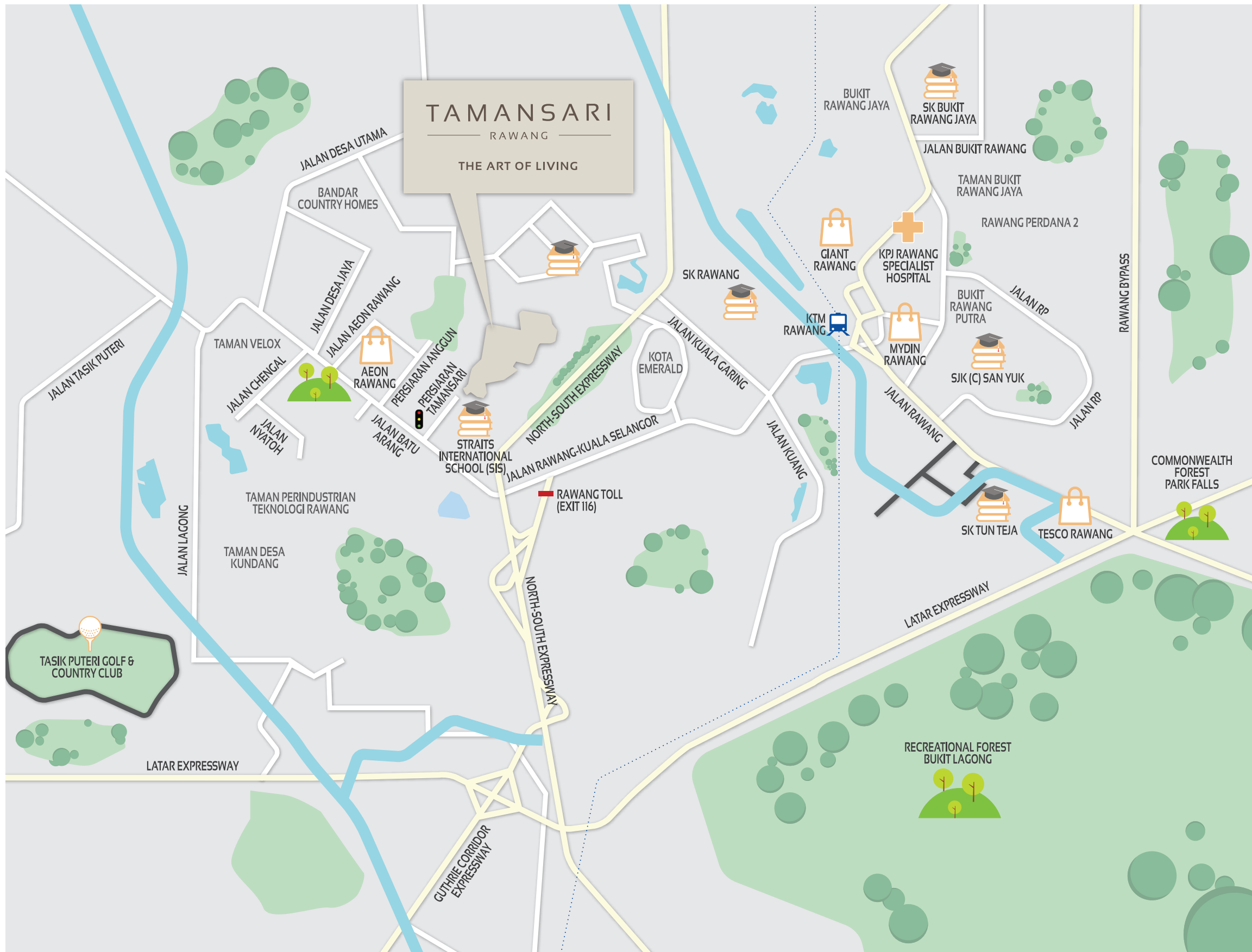
EXCELLENT CONNECTIVITY

Tamansari is located within easy reach of numerous commercial, recreational and educational amenities, but should you still want to head to KL city, it's just a short, 35-minute drive away, with a total of 5 easily accessible major highways.

- North-South Expressway
- LATAR Expressway
- Guthrie Corridor Expressway
- Rawang Bypass
- NKVE

Besides getting to the city centre, you're also within 30 minutes of key population centres, including:

- Bandar Utama – 25km | Subang – 28km
- Bangsar – 30km | Midvalley – 32km | KLCC – 35km



EXPLORE

1. Moto Maniac Dirt Bike – 3.1km
2. Commonwealth Forest Park Falls – 14km
3. Tasik Puteri Golf & Country Club – 14.6km
4. Recreational Forest Bukit Lagong – 18.9km

ESSENTIALS

1. Rawang Toll – 2km
2. KPJ Rawang Specialist Hospital – 6km
3. KTM Komuter Rawang – 5.3km
4. AEON Rawang – 4.2km
5. Mydin Rawang – 5.4km
6. Giant Rawang – 5.6km
7. Tesco Rawang – 8.1km

EDUCATION

1. Straits International School (SIS) – 230m
2. SK Rawang – 4.5km
3. SJK (C) San Yuk – 6.5km
4. SJK (C) Kota Emerald – 6.6km
5. SK Bukit Rawang Jaya – 7.9km
6. SK Tun Teja – 7.9km



Lush Communal Spaces



Verdant Linear Walkways

AMPLE SPACE FOR YOU AND YOUR FAMILY TO GROW

Dahlia is envisaged as a gated community optimised for modern living.

The idea of the perfect suburban home at Tamansari sees the seamless continuity of private and shared spaces. This consistent integration enhances the neighbourhood and community spirit in an organic and elegant manner.

By integrating practicality and aesthetics, Dahlia embraces a contemporary architectural expression allowing the homes to be bold and personalised.

Dahlia homes are also generously endowed with a landscaped jogging trail, sports and fitness facilities, lush communal spaces and verdant linear walkways.

Freehold • 13.3 acres • 173 units • Lush green landscape



Optimised for Natural Lighting

TYPE A

Crafted with intelligent design, Dahlia homes are optimised for natural lighting and air flow, with lush landscapes in between.

Land Area:
Type A (A1-A4, AC1-AC3)
From 20'x65'
Built-up Area:
From 1,685 sq.ft.



Room to Grow

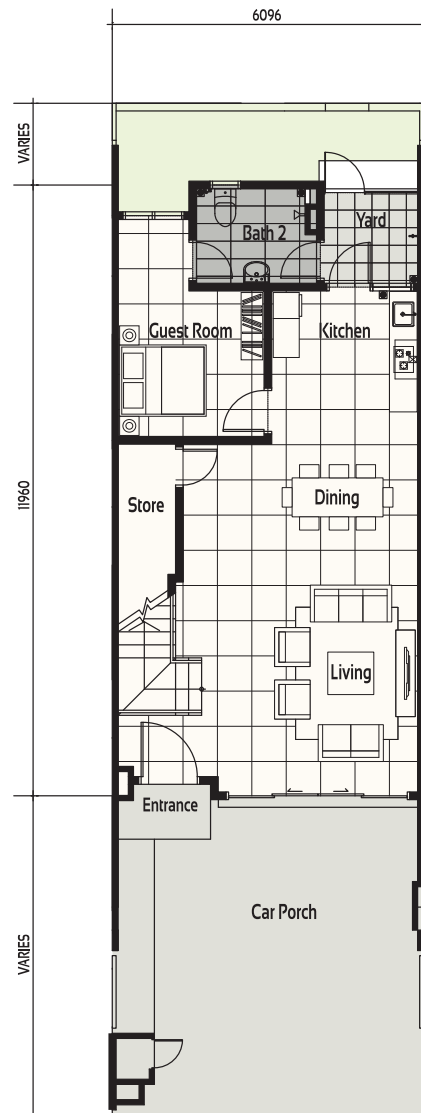


Spacious Living Area

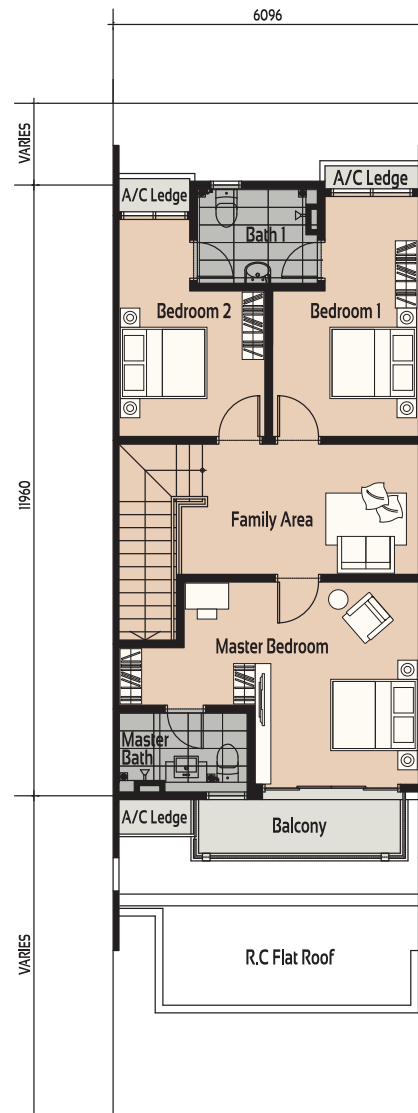
TYPE A

Land Area: 20' x 65'
Built-up Area: 1,685 sq.ft.

4 bedrooms
3 bathrooms
Linked dining and living spaces
Family area on first floor



Ground Floor



First Floor

SITE MAP



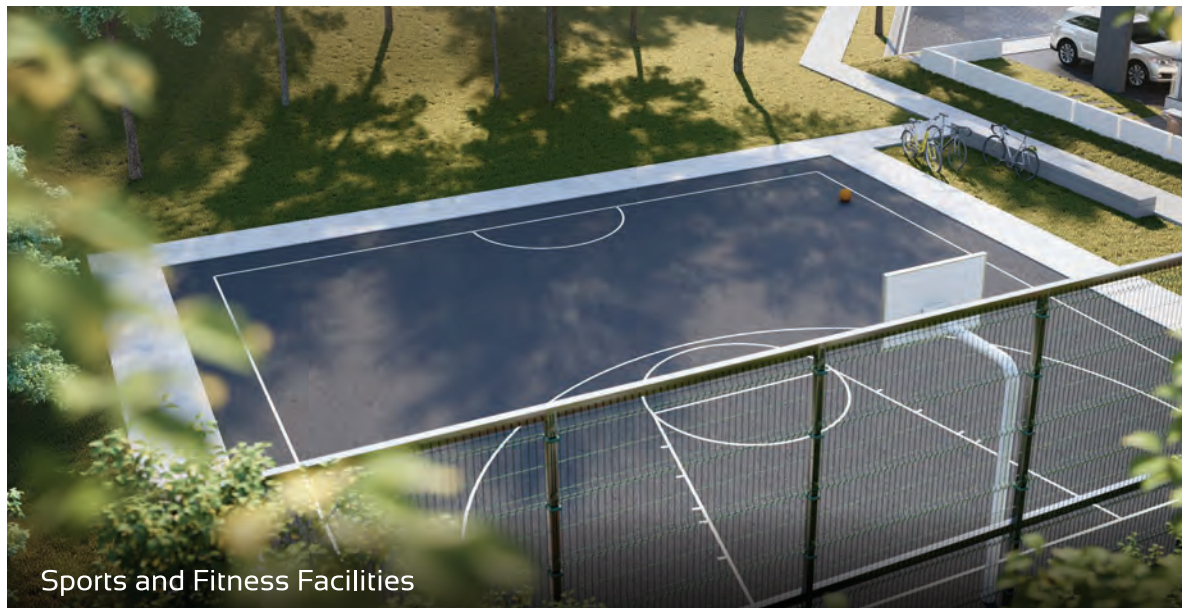
- 1 Guardhouse
 - 2 Management Office
 - 3 Linear Walkway
 - 4 Children's Playground
 - 5 Jogging Trail
 - 6 Half Basketball Court
 - 7 Visitor Car Park
 - 8 Public Pond
- Type AC1
 - Type AC2
 - Type AC3
 - Type A
 - Type A1, A2, A3, A4



Gated and Guarded Development



Landscaped Jogging Trail



Sports and Fitness Facilities

SPECIFICATION

STRUCTURE	Reinforced Concrete					
WALL	Common Brick / Reinforced Concrete					
ROOFING COVERING	Tiles & Reinforced Concrete Roof					
ROOF FRAMING	Metal Frame					
CEILING	Plaster Board / Skim Coat					
WINDOWS	Aluminium Frame Glass Window					
DOORS	Flush Door with Timber Frame / Flush Door with Metal Frame / Aluminium Sliding Door					
IRONMONGERY	Quality Locksets					
WALL FINISHES	Living, Dining, Kitchen, Staircase, Store, Yard, Master Bedroom, Typical Bedroom, Family Area	Plaster & Paint				
	Master Bathroom, Typical Bathroom, Kitchen	Tiles				
FLOOR FINISHES	Entrance, Living, Dining, Kitchen, Balcony, Yard, Master Bathroom, Typical Bathroom, Car Porch, Guest Room	Tiles				
	Store	Cement Render				
	Staircase, Master Bedroom, Typical Bedroom, Family Area	Laminated Timber Flooring				
	A/C Ledge	Cement Render				
SANITARY AND PLUMBING FITTINGS	Master Bathroom, Typical Bathroom	Wash basin, water closet, toilet roll holder, hand shower, rain shower (master bathroom), bib tap & hook bar				
	Kitchen	Kitchen sink with tap				
	Yard	Bib tap				
FENCING	Brick Wall					
TURFING	Spot Turfing to Selected Areas					
ELECTRICAL INSTALLATION	Type	A, A2, A3	A1	A4	AC1	AC2, AC3
	Light Point	25 nos.	26 nos.	25 nos.	30 nos.	27 nos.
	13A Switch Socket Outlet	21 nos.	20 nos.	20 nos.	21 nos.	20 nos.
	20A Power Point	2 nos.	2 nos.	2 nos.	2 nos.	2 nos.
	Ceiling Fan Point	6 nos.	6 nos.	6 nos.	6 nos.	6 nos.
	Data Point	1 no.	1 no.	1 no.	1 no.	1 no.
	TV Outlet	1 no.	1 no.	1 no.	1 no.	1 no.
	20A Air Conditioning Point	4 nos.	4 nos.	4 nos.	4 nos.	4 nos.
	20A Water Heater Point	3 nos.	4 nos.	3 nos.	4 nos.	3 nos.
	Wall Lighting Point	4 nos.	5 nos.	4 nos.	4 nos.	4 nos.
	Fiber Wall Socket	1 no.	1 no.	1 no.	1 no.	1 no.
	Door Bell Point	1 no.	1 no.	1 no.	1 no.	1 no.
	Weatherproof 13A Switch Socket Outlet	-	1 no.	-	1 no.	1 no.

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For registration purpose only.

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