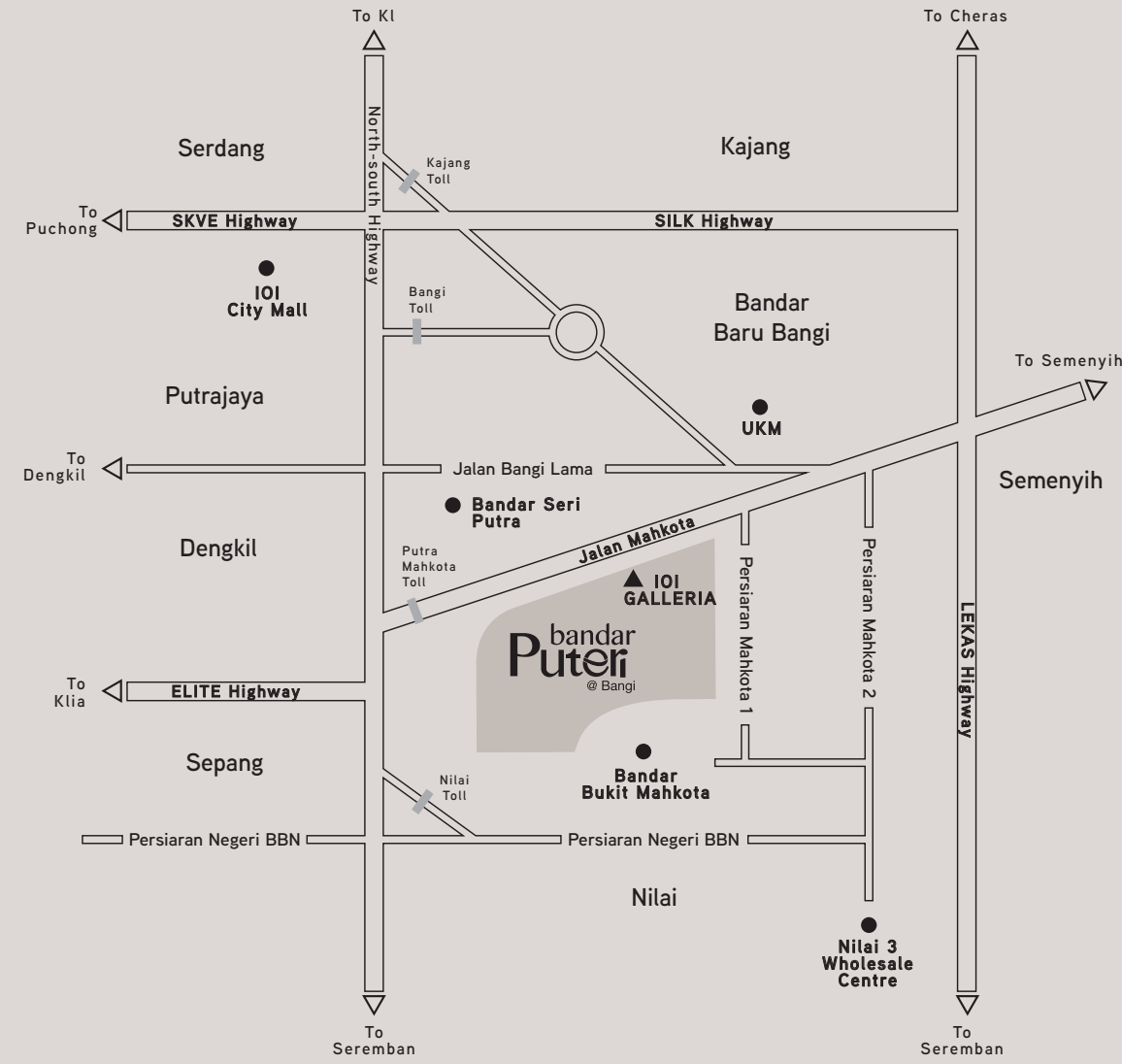


# Made to Complete Your Lifestyle Needs

Every unit in ARAWANI entitles you the access to two nearby parks – ecoOasis Parkland and GEO Park. Enjoy your outdoor fun in serene surroundings as ARAWANI brings you to the life you desire.



## Conveniently accessible

Nestled in the pristine and sought-after locale of Bandar Puteri Bangi, ARAWANI graces an environment where convenience meets elegance. Set in close proximity to a plethora of modern amenities, including esteemed tertiary education institutes, upscale shopping malls, reputable health institutions, and other daily essentials, ARAWANI ensures that all your lifestyle needs are effortlessly accessible.

- 2 km - Bandar Bukit Mahkota
- 7 km - Nilai 3 Wholesale Centre
- 11 km - Semenyih
- 12 km - UKM
- 21 km - IOI City Mall
- 22 km - Putrajaya

**+603-8912 3333**  
ioiproperties.com.my

Knowledge Vision Sdn Bhd  
IOI Galleria @ Bangi, No.1 Laman Puteri 2,  
Bandar Puteri Bangi, 43200, Kajang, Selangor DE.



**IOI PROPERTIES**  
Trusted.

Developer's Name: Knowledge Vision Sdn. Bhd. • Developer's Address: IOI Galleria Bangi, No.1, Laman Puteri 2, Bandar Puteri Bangi, 43000, Kajang, Selangor DE. • Contact No.: +603-8912 3333 • Developer's License No.: 13501/02-2028/0462(A) • Validity Period: 7/2/2023 - 6/2/2028 • Advertising and Sales Permit No.: 13501-7/11-2025/1266(N)-LL • Validity Period: 24/11/2023 - 23/11/2025 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Reference No.: (51) dim. MPKJ JP/9/BB/13M/2-2013 • Land Encumbrances: Nil • Land Tenure: Freehold • Expected Date of Completion: December 2025 • Total No. of Units: Bungalow - 19 Units, Semi-Detached - 44 Units, Linked Semi-Detached - 88 Units • Selling Price: Bungalow: RM2,912,400 (min.) - RM4,245,600 (max.), Semi-Detached: RM1,767,600 (min.) - RM2,235,600 (max.), Linked Semi-Detached: RM1,752,000 (min.) - RM2,120,400 (max.)

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT

# ARAWANI

BANDAR PUTERI BANGI  
Linked Semi-D • Semi-D • Bungalow



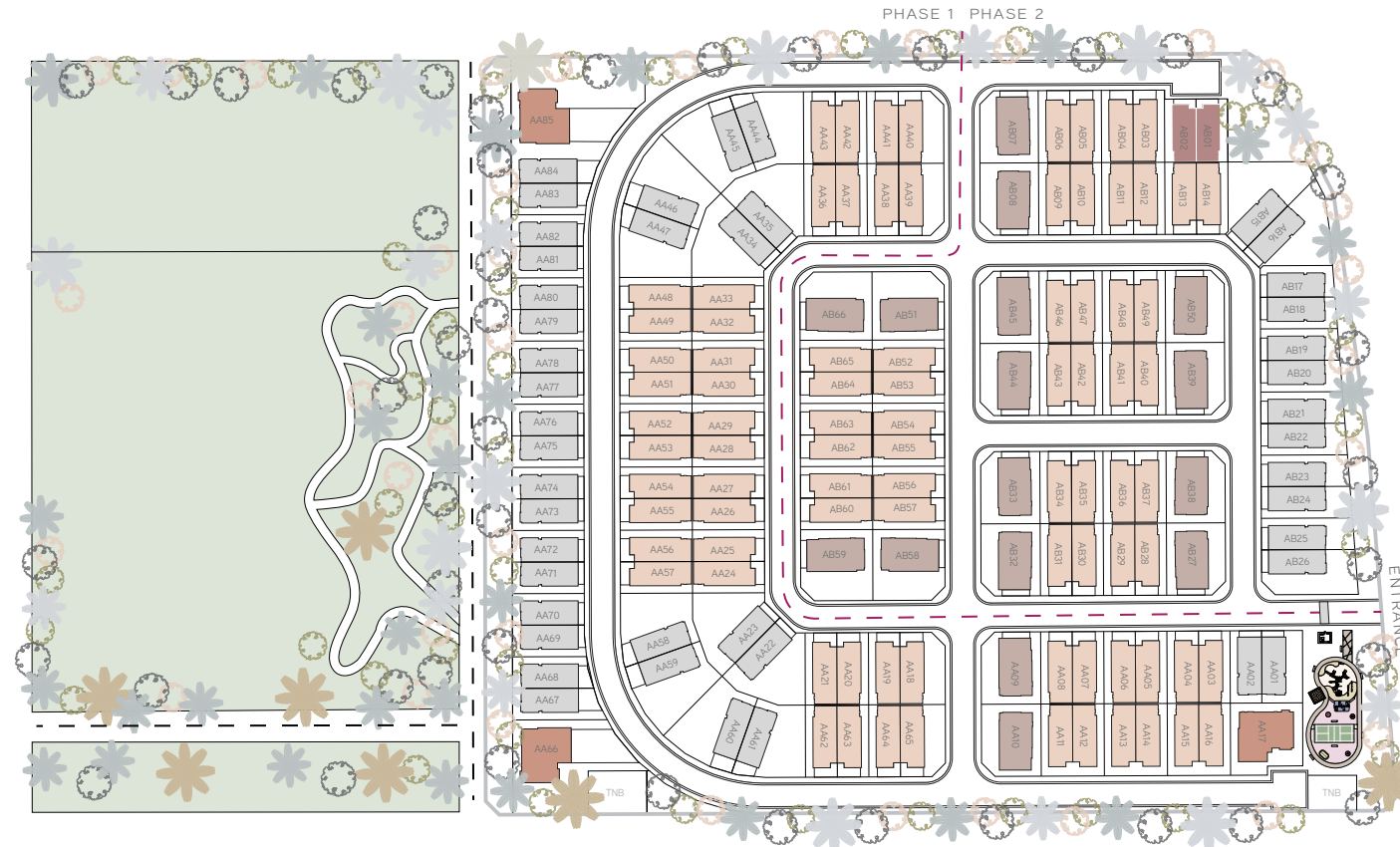
## Modern Elegance Meets Nature's Luxury

In the heart of Bandar Puteri Bangi, the symphonious nature blends with refined residences in harmony, exclusively at ARAWANI. This exclusive freehold township offers an impressive glimpse into modern living in urban vibrancy and natural elegance with surrounding green landscapes — all intrinsically crafted to elevate your lifestyle and overall well-being. ARAWANI is truly your ultimate destination for luxurious living.

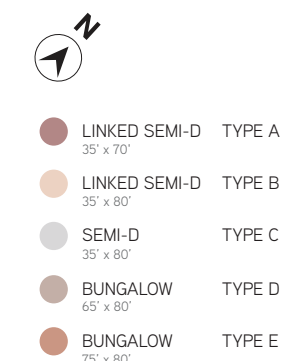


# Site Plan

By prioritising your comfort and lifestyle, this residence is specially crafted with low density for a serene environment. From every unit to each facility, the residence empowers harmonious living and healthy lifestyles with convenient facilities that are thoughtfully designed to provide you with a sense of community and well-being.



- 18 Acres**  
Abundant space for family recreation, be it indoor entertainment or outdoor leisure.
- 8 Units per acre**  
Big in space yet low in density. Privacy and freedom are the key drivers to redefining the living experience.
- Total of 151 Units**  
Foster meaningful bonds and expand social circle with the community through an entertaining array of recreational activities.



MODERN MEETS ELEGANCE

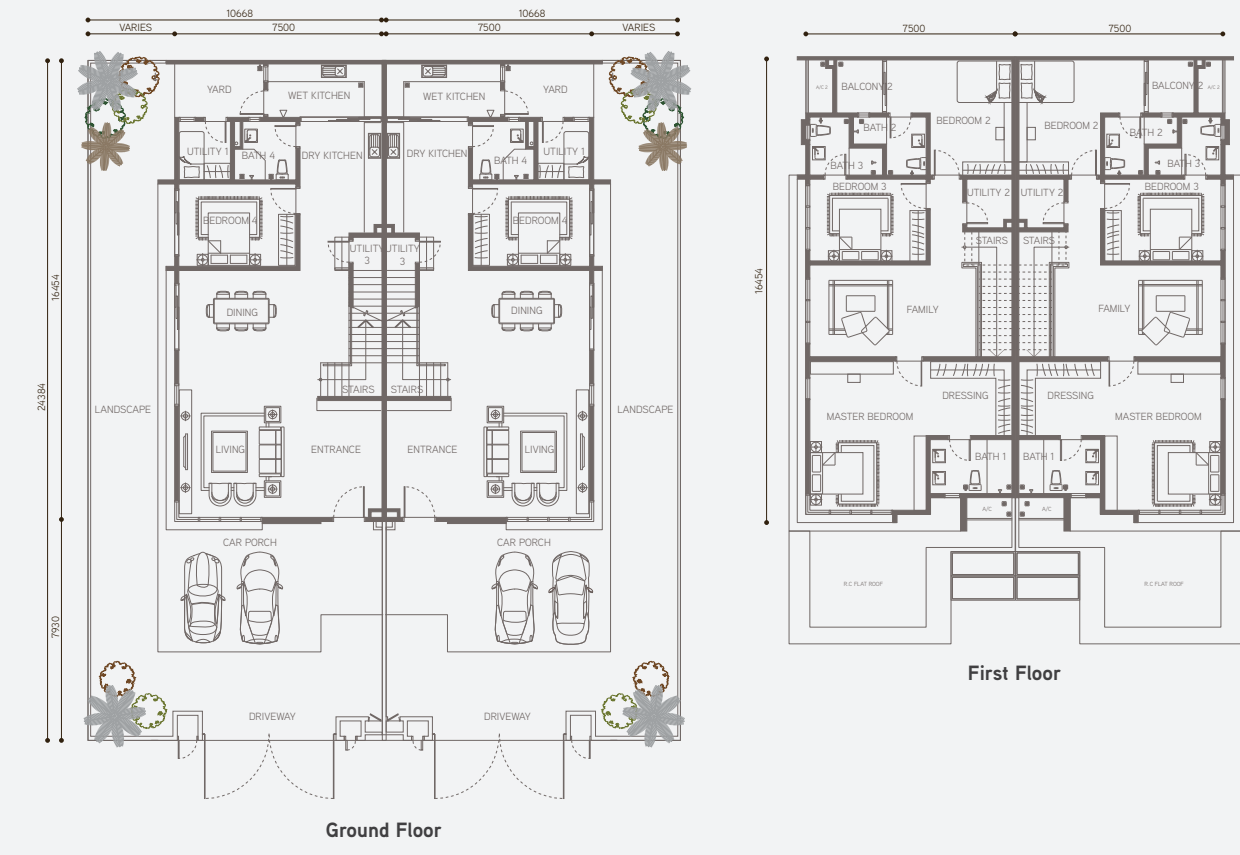
## Your Home Of Modern Luxuries

Low in density but high in privacy, the luxurious abodes at ARAWANI welcome you to spacious and elegant living. Every home, ranging from 2,957 sqft to 3,740 sqft including a minimum 10-foot courtyard, is provided with state-of-the-art facilities to take your sophisticated living up a notch, exclusively at ARAWANI.

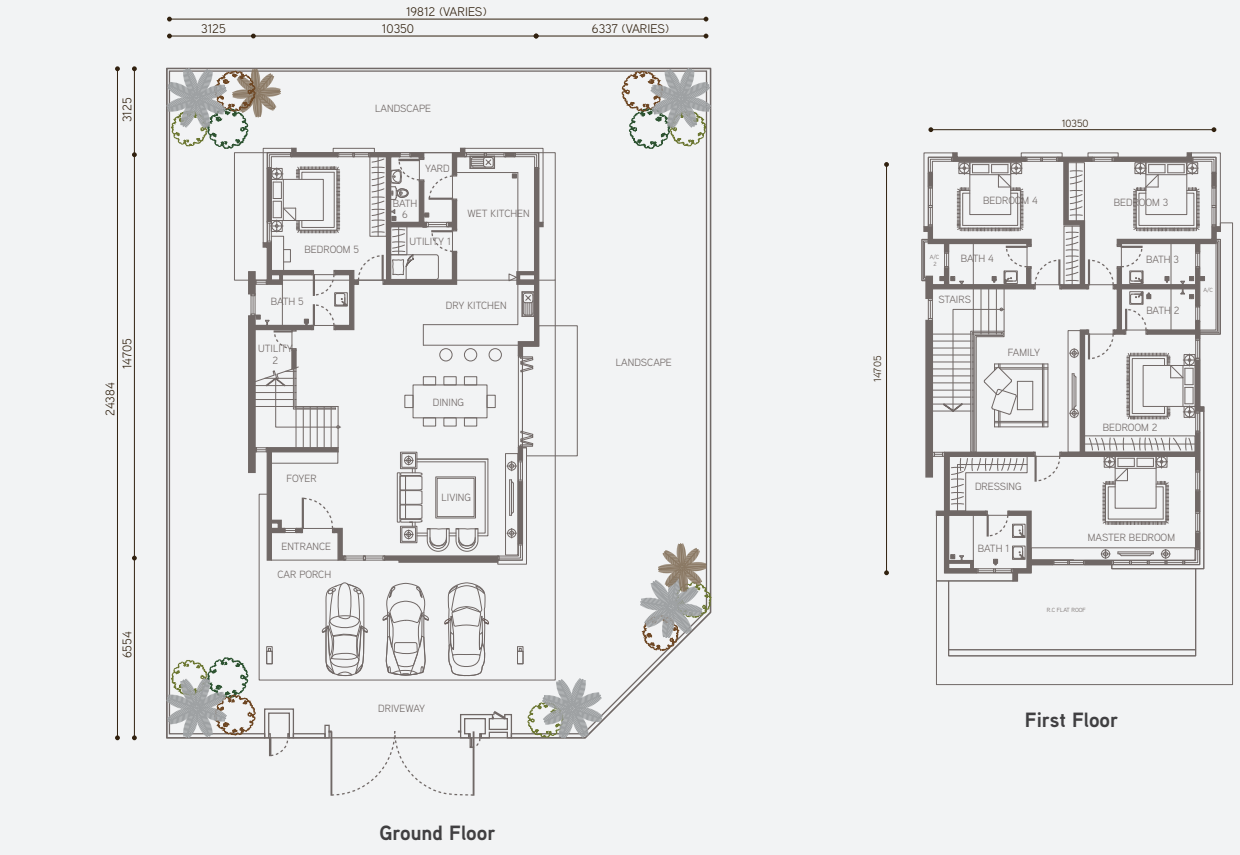
- Parcel Drop Box**  
Enjoy the privilege of having a parcel box dedicated specifically to your valuable deliveries. No more risk of parcel theft.
- Digital Lockset**  
No more tangled keys or rusty locks – coming home is now smoother and safer with the innovative lock system.
- Alarm System**  
Level up your home security with a password-activated alarm system.
- Rainwater Harvesting System**  
Conserve water and reduce water bills. The system collects, stores and purifies rainwater for gardening or cleaning use.
- Solar Water Heater**  
Enjoy a warm water shower while saving significantly on electricity bills. Very minimal maintenance is required.
- RFID-Powered Access**  
Seamless, secure and convenient access to the residential area with RFID technology. Come back home or head out with complete peace of mind.



**TYPE B LINKED SEMI-D** | Land size 35' x 80' | Built-up 3,243sq.ft | Bedrooms 4+1 | Baths 4



**TYPE D BUNGALOW** | Land size 65' x 80' | Built-up 3,740sq.ft | Bedrooms 5+1 | Baths 6



**TYPE C SEMI-D** | Land size 35' x 80' | Built-up 2,957sq.ft | Bedrooms 5+1 | Baths 5

