



Polofield

RESIDENCES

KOTA DAMANSARA

SEMI-DS | BUNGALOWS

BY THE PRISTINE KOTA DAMANSARA
COMMUNITY FOREST RESERVE



YOUR NEW HERITAGE
BEGINS HERE

**AN EXCLUSIVE ENCLAVE OF ONLY
174 SEMI-DS AND 8 BUNGALOWS**

Glance through the greens of the former polo and turf club,
and come home to a locality which takes pride in connecting
urban conveniences with surrounding natural beauty.

FACINATIONS BY *THE HILL*

Nestled next to the greeneries of the Kota Damansara Community Forest Reserve (KDCFR), Polofield Residences provides you a warm and wondrous homecoming every time.

The community parks within come with a myriad of communal facilities for the enjoyment of your loved ones. Simply take a seat and gaze at the mesmerising sights that surround the neighbourhood.





PRIVATE *NEIGHBOURHOOD* WHICH COMFORTS

Let your life unfold in Polofield Residences as the entire gated enclave is designed with a wide entrance driveway. Highlighted by a modern tropical façade design garnished by gold trimmings, all abodes boast a wide frontage, with a huge porch that is a rare find in urban metropolitan areas.

Each residence also comes with the luxury of a home lift for the comfort and convenience of young and old dwellers.



SITE CONCEPT PLAN

3-storey Bungalow | 8 units
 3-storey Semi-D | 174 units

SEMI-D

	TYPE A1 (70 UNITS)		TYPE A3 (5 UNITS)
	TYPE A1a (1 UNIT)		TYPE A3a (1 UNIT)
	TYPE A1 CORNER (3 UNITS)		TYPE A3b (2 UNITS)
	TYPE A2 (86 UNITS)		TYPE A3c (1 UNIT)
	TYPE A2a (1 UNIT)		TYPE A4 (2 UNITS)
	TYPE A2 CORNER (2 UNITS)		

BUNGALOW

	TYPE B1 (2 UNITS)
	TYPE B2 (3 UNITS)
	TYPE B3 (1 UNIT)
	TYPE B4 (2 UNITS)

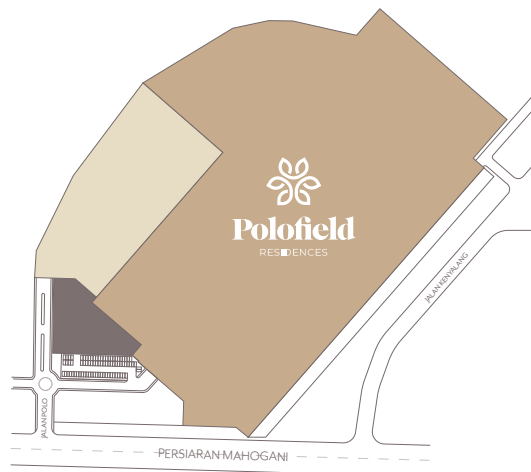
TOTAL UNITS | 182 Units

LEGEND

- 1 Entrance Statement
- 2 Guard House
- 3 Community Garden
- 4 Family Garden
- 5 Courtyard Garden
- 6 TNB
- 7 Event Garden



- PHASE 1 - POLOFIELD
- PHASE 2 - FUTURE DEVELOPMENT
- PHASE 3 - FUTURE DEVELOPMENT



SEMI-D TYPE | A1

3-STOREY



LOT SIZE
40'X 80'

BUILT-UP
4155.08 sq.ft.

6+1 bedrooms
6+1 bathrooms
3 covered carpark

SEMI-D TYPE | A2

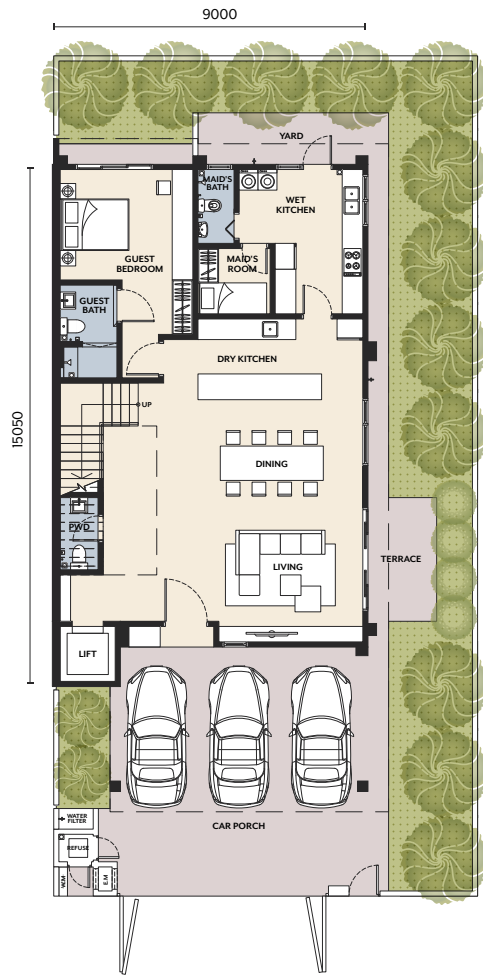
3-STOREY



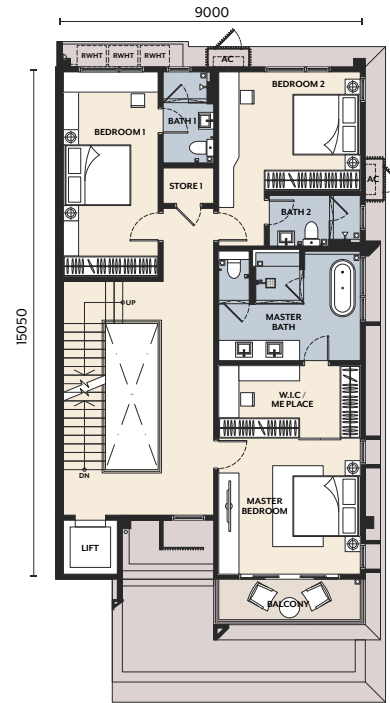
LOT SIZE
40'X 80'

BUILT-UP
4246.68 sq.ft.

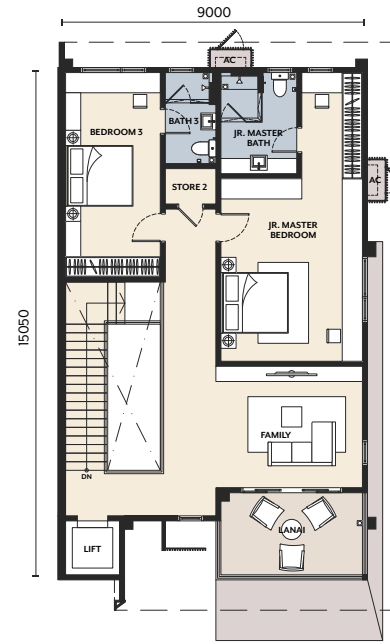
6+1 bedrooms
6+1 bathrooms
3 covered carpark



GROUND FLOOR

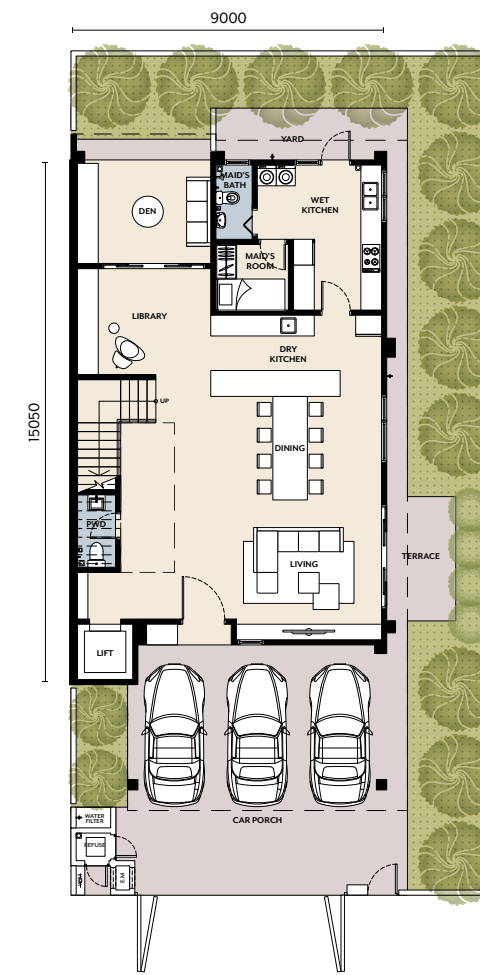


FIRST FLOOR

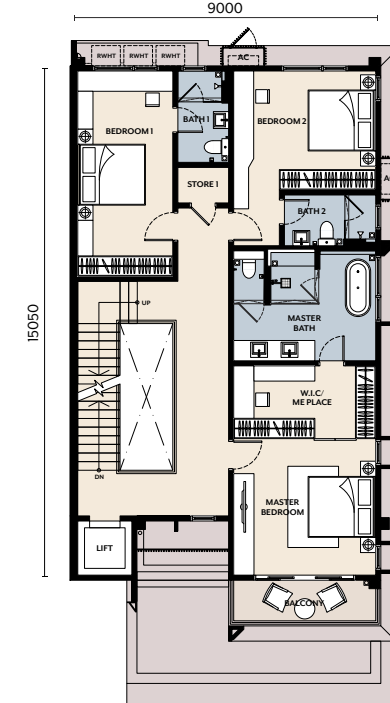


SECOND FLOOR

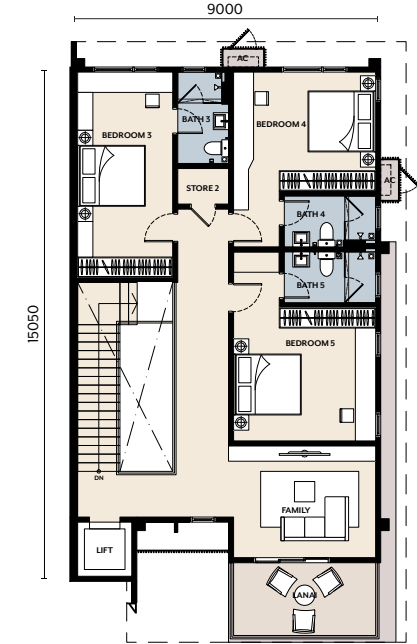
*The floor plan provided is meant for general reference and illustration purposes only and should not be relied upon to accurately represent the complete version of the unit. Kindly refer to the Sales and Purchase Agreement for the final terms, provisions and specifications.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Brick Wall
ROOF COVERING	Metal Deck Roof
ROOF FRAMING	Lightweight Metal Roof Truss
CEILING	Skim Coat / Plaster Board
WINDOWS	Aluminium Framed Glass Window
LIFT	Quality Home Lift
SOLAR HOT WATER	Quality Solar Hot Water System
DOORS	
Main Entrance	Solid Timber Door
Master Bedroom, Bedroom 1, 2, 3, 4 & 5	Plywood Honeycomb Flush Door
Master Bath, Bath 1, 2, 3, 4 ^{MA2} & 5 ^{MA2} , Powder Room, Maid's Bath, Jr. Master Bath ^{MA1} , Guest Bath ^{MA1} , Maid's Bath	Weather and Bail-proof Plywood Honeycomb Flush Door
Maid's Room, Store 1, 2	Louvre Plywood Honeycomb Flush Door
Maid's Bath	PVC Folding Door
Yard	Aluminium Framed Glass Door
Living, Dining, Guest Bedroom ^{MA1} , Library ^{MA2} , Master Bedroom, Jr. Master Bedroom ^{MA1} , Family Area	Aluminium Framed Sliding Glass Door

IRONMONGERY	Quality Locksets
WALL FINISHES	
Wet Kitchen	Tiles To Ceiling Height
Master Bath, Bath 1, 2, 3, 4 ^{MA2} & 5 ^{MA2} , Powder Room, Jr. Master Bath ^{MA1} , Guest Bath ^{MA1} , Maid's Bath	Tiles To Ceiling Height
Refuse Chamber	Tiles To Ceiling Height
FLOOR FINISHES	
Ground Floor	
Car Porch	Tiles
Terrace, Rumpus ^{MA2}	Tiles
Living, Dining, Wet Kitchen, Dry Kitchen	Tiles
Second Floor	
Guest Bedroom ^{MA1}	Tiles
Maid's Bath, Guest Bathroom ^{MA1}	Tiles
Powder Room	Tiles
Library ^{MA2}	Tiles
Staircase	Solid Timber Floor
Refuse Chamber	Tiles
Yard	Cement Render
Other Area	Cement Render

FLOOR FINISHES	
First Floor	
Master Bedroom	Solid Timber Floor
Master Bathroom	Tiles
Bedroom 1 & 2	Solid Timber Floor
Bath 1 & 2	Tiles
Store 1	Tiles
Corridor	Solid Timber Floor
Staircase	Solid Timber Floor
Balcony	Tiles
Second Floor	
Jr. Master Bedroom ^{MA1}	Solid Timber Floor
Jr. Master Bath ^{MA1}	Tiles
Bedroom 3, 4 ^{MA2} & 5 ^{MA2}	Solid Timber Floor
Bath 3, 4 ^{MA2} & 5 ^{MA2}	Tiles
Family Area	Solid Timber Floor
Store 2	Tiles
Corridor	Solid Timber Floor
Lanai	Tiles

	Type A1	Type A2
SANITARYWARE & FITTINGS		
Water Closet	8 Nos	8 Nos
Wash Basin	9 Nos	9 Nos
Shower	7 Nos	7 Nos
Rain Shower	1 No	1 No
Bath Tub	1 No	1 No
Kitchen Sink	1 No	1 No
M&E POINTS		
Lighting Points	55 Nos	58 Nos
Air Cond Point	9 Nos	10 Nos
13a Socket Outlet	37 Nos	38 Nos
Ceiling Fan Point	8 Nos	9 Nos
Smatv	3 Nos	3 Nos
Solar Heater Point	1 No	1 No
Fiber Wall Socket	1 No	1 No
Distribution Board	2 Nos	2 Nos
FENCING	1.5m High Brickwall	
GATE	1.5m High Steel Folding Gate	

TIMELESSLY PRESENT

The core of Polofield Residences' conception is meant to attract, awe and inspire residents and visitors alike, by looking towards the future through the lens of the **PRESENT**.



Perfected by nature

- ◊ Adjacent to the Kota Damansara Community Forest Reserve (KDCFR)

Refined by convenience

- ◊ Complemented by Bandar Utama, Mutiara Damansara and Sungai Buloh
- ◊ Mature shopping and lifestyle offerings for all segments of society
- ◊ Tertiary and international education institutions nearby

Enriched by amenities

- ◊ 24/7 guarded community
- ◊ Neighbouring 3 renowned golf courses

Situated alongside major roads/highways

- ◊ Accessible via NKVE, LDP, Penchala Link and more

Enhanced practicality

- ◊ 3-storey Semi-D with lift from 4,155 sq.ft. and 6 bedrooms onwards

Neighbouring 4 MRT stations

- ◊ Kota Damansara, Surian, Kwasa Damansara and Kwasa Sentral MRT stations

DEVELOPED BY

**MAYANG
TIASA**

PROPERTY DEVELOPMENT

CURATED BY

YAJU
SENSIBLE BY NATURE

FOR MORE INFORMATION

www.yajuestates.com/the-polo



+6013 896 1988

<https://wa.link/z966hr>



Developer: Mayang Tiasa Sdn. Bhd. • Office Address: No. 1, Jalan Polo 10/1, Kota Damansara, 47810 Petaling Jaya, Selangor. Tel: +603 6150 2629 • Developer's License No.: 30124/07-2027/0123(A) • Validity: 18/07/2022 – 17/07/2027 • **PHASE 1** • Sales & Advertising Permit No.: 30124-2/10-2025/1175(N)-(L) • Validity: 25/10/2023 – 24/10/2025 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBRJ/120100/T/P10/1169/2022 (7) • Land Tenure: Leasehold (Expiry Date: 06/09/2122) • Land Encumbrances: RHB Bank • Expected Completion Date: Oct 2025 • Type of Development: 3-Storey Semi-Detached Homes; Total No. of Units = 82 units; Built-up Area: Type A1 – 4,155.08 sf (385.52 sm) & 4,149.70 sf (385.52 sm), Type A2 – 4,246.68 sf (394.53 sm) & 4,241.30 sf (394.03 sm), Type A3 – 4,354.11 sf (404.51 sm), Type A4 – 4,676.16 sf (434.43 sm); Selling Price: RM3,596,800 (min) - RM5,542,800 (max) • 3-Storey Bungalow Homes; Total No. of Units = 5 units; Built-up Area: Type B1: 4,480.15 sf (416.22 sm) & 4,833.53 sf (449.05 sm), Type B2: 5,097.78 sf (473.60 sm), Type B4: 4,833.53 sf (449.05 sm); Selling Price: RM4,714,800 (min) - RM6,873,800 (max) • 7% Bumiputera Discount (subject to quota) • Restriction of Interest: The Land cannot be transferred, leased and charged without consent unless approval is obtained from the relevant party. • **PHASE 2** • Sales & Advertising Permit No.: 30124-1/10-2025/1161(N)-(L) • Validity: 19/10/2023 – 18/10/2025 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBRJ/120100/T/P10/1170/2022 (8) • Land Tenure: Leasehold (Expiry Date: 06/08/2122) • Land Encumbrances: RHB Bank • Expected Completion Date: Oct 2025 • Type of Development: 3-Storey Semi-Detached Homes; Total No. of Units = 92 units; Built-up Area: Type A1 – 4,155.08 sf (385.52 sm) & 4,149.70 sf (385.52 sm), Type A1A – 4,155.08 sf (385.52 sm), Type A2 – 4,246.68 sf (394.53 sm), Type A2A – 4,246.68 sf (394.53 sm), Type A3 – 4,354.11 sf (404.51 sm), Type A3A – 4,354.11 sf (404.51 sm), Type A3B – 4,421.49 sf (410.77 sm), Type A3C – 4,241.49 sf (410.77 sm), Type A4 – 4,676.16 sf (434.43 sm); Selling Price: RM3,614,800 (min) - RM6,877,800 (max) • 7% Bumiputera Discount (subject to quota) • Restriction of Interest: The Land cannot be transferred, leased and charged without consent unless approval is obtained from the relevant party. • Type B1 – 4,480.15 sf (416.22 sm), Type B2 – 5,097.78 sf (473.60 sm), Type B3 – 4,336.99 sf (402.92 sm); Selling Price: RM4,873,800 (min) - RM5,694,800 (max) • 7% Bumiputera Discount (subject to quota) • Restriction of Interest: The Land cannot be transferred, leased and charged without consent unless approval is obtained from the relevant party.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

The information herein is subject to change and cannot form an offer or contract, and all renderings are artist's impressions only. The developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed and/or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this publication, the developer cannot be held liable for any inaccuracies.