

LUMINA BEDONG

A Harmonious and Lush Oasis

Residential

Commercial

Recreational Parks



A well-planned township where community life flourishes.

Welcome to Lumina Bedong, an alluring haven nestled in Northern Sungai Petani that offers a truly enriching living experience.

Lumina Bedong is a meticulously planned township with a people-centric community that cultivates a genuine sense of belonging. It is where communities are nurtured to converge, flourish and thrive resulting in environment where residents truly feel at home.



It's the perfect place for your family to grow, live, and flourish.

Enjoy the right mix of personal privacy and connection to the community. At Lumina Bedong, the happiness of your family and the feeling of communal togetherness sit in perfect balance. Welcome to your own quiet place in a lively neighbourhood.

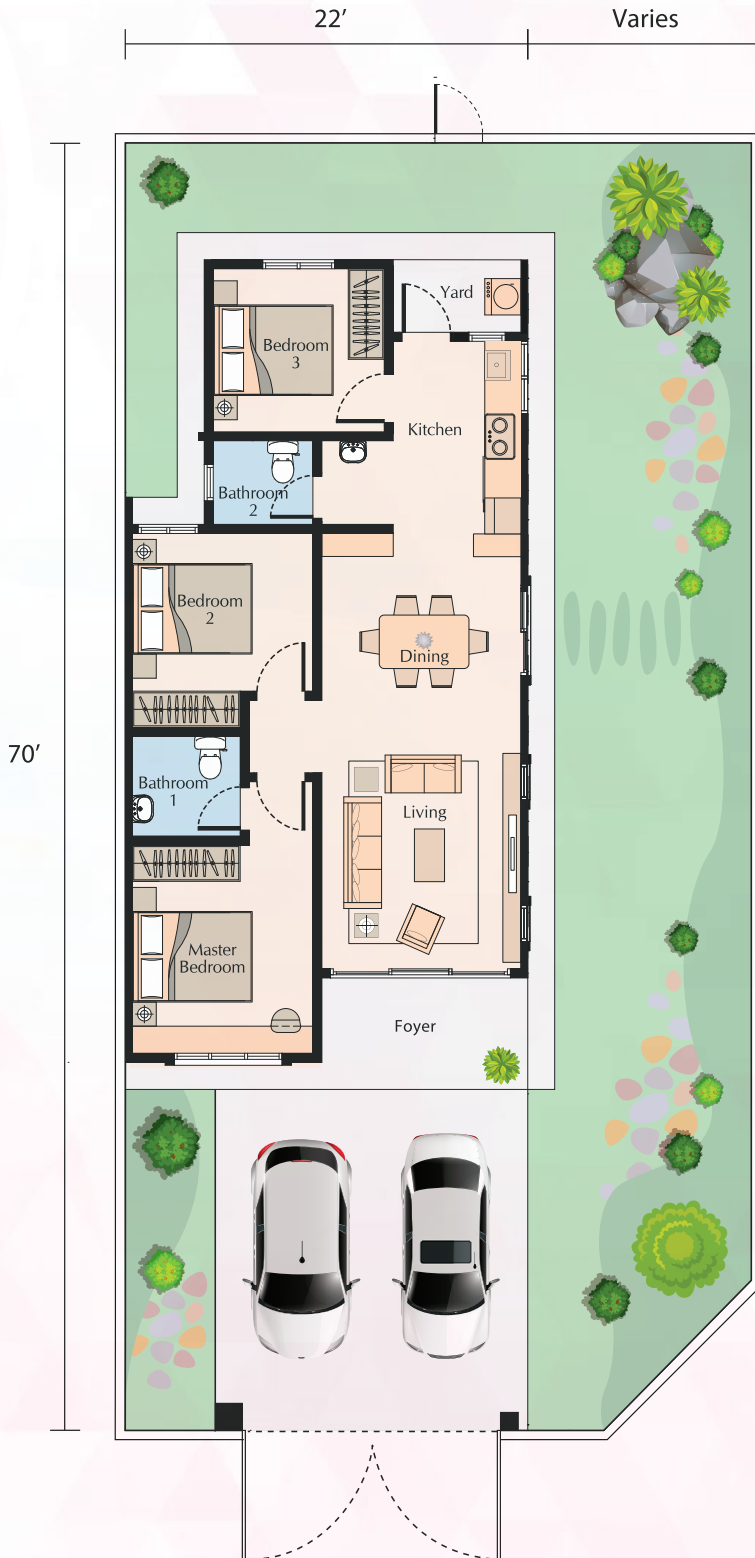


3  + 2 

Land Size | 22' x 70'

Built-Up Size | 800 sq ft

Floor Plan



Key Features

22 feet wide frontage
12 feet high ceiling
Natural ventilation and lighting

Specifications

Structure	Reinforced Concrete	
Wall	Brick Wall	
Roof	Metal Roof Truss / Concrete Roof Tiles	
Ceiling	Skim Coat / Plaster Ceiling / Cement Board	
Window	Aluminium Framed Windows	
Door	Main Entrance	Aluminium Framed Glass Door
	Back	Metal Door
	Bedroom	Timber Flush Door
	Bathroom	PVC Door
Ironmongery	Quality Locksets	
Floor Finishes	Car Porch / Yard	Cement Render
	Foyer / Living	Tiles
	Dining / Kitchen	Tiles
	Bedroom	Tiles
	Bathroom	Tiles
Wall Finishes	Kitchen	Tiles / Plaster and Paint
	Bathroom	Tiles / Plaster and Paint
	Other Area	Plaster and Paint
Fencing	Chain link / Brick wall	
Sanitary and Plumbing Fittings	Quality Sanitary Wares and Fittings	
Electrical Installation	Intermediate	End / Corner
Lighting Points	12	13
Power Points	10	10
Fan Points	5	5
TV Point	1	1
Telecommunication		
Fibre Point	1	1

Strategic location

Lumina Bedong, a freehold township nestled just 10km from Sungai Petani, captivates with its charming location. It is surrounded by beautiful scenery and lots of greenery, with easy access to Butterworth, Penang, Alor Setar, Sungai Petani and Gurun via well-connected roads.

Freehold / 10 km from Sungai Petani

228-acre Township / Close Proximity to Amenities



Amenities & Conveniences

1km	Econsave Supermarket (Opening in 2025)
1.5km	SK Tok Pawang
2.5km	SMK Bedong
7km	TF Value Mart, Sungai Lalang
8km	AIMST University, Bedong
10km	Amanjaya Mall, Sungai Petani
11km	Sultan Abdul Halim Hospital, Sungai Petani
11km	UiTM Kedah, Merbok

Excellent Connectivity

9km to Sungai Petani North Exit (North-South Expressway)

10km to Gurun Exit (North-South Expressway)



Cheras LeisureMall, Kuala Lumpur



New World Park, Penang

About PPB Properties

PPB Properties is the property division of PPB Group Berhad, which is an investment holding and property investment company listed on the Main Market of Bursa Malaysia Securities Berhad. It is headquartered in Kuala Lumpur, Malaysia with operations across ASEAN.

Established in 1982, PPB Properties has built a sterling reputation for crafting high-value residential, retail, and commercial properties over the years. Its hallmark projects are found across Peninsular Malaysia with a particular focus in Kuala Lumpur, Selangor, Penang, and Johor.

PPB Properties' projects include Megah Rise in Petaling Jaya, Southern Marina Residences in Iskandar Puteri, Taman Tanah Aman in Penang and Taman Sinar Mentari in Kedah. The business also owns and manages several retail projects, including Cheras LeisureMall in Kuala Lumpur, New World Park, and The Whiteaways Arcade in Penang.



Megah Rise, Petaling Jaya

Value Crafted by

 **PPB PROPERTIES**

For further information and enquiries:



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www.luminabedong.com.my



Lumina Bedong Sales Gallery

Seletar Sdn. Bhd (198001004056 / 57839-U) • Aras 12, Menara UBN, Jalan P. Ramlee, 50250 Kuala Lumpur. No. Lesen Pemaju: 8420/12-2026/0432(R) • Tempoh Sah: 6/12/2015 - 6/12/2026 • No. Permit Iklan dan Jualan: 8420-2/08-2025/0948(N)-(L) • Tempoh Sah: 23/8/2023 - 22/8/2025 • Pegangan Tanah: Hakmilik Kekal • Bebanan Tanah: Tiada • Pihak Berkuasa Meluluskan: Majlis Perbandaran Sungai Petani • No Rujukan Pelan Bangunan: MPSPK (BG) B.02/2023 Tarikh Jangka Siap: Januari 2027 / 24 bulan dari Perjanjian Jual Beli • Rumah Teres 1.5 tingkat (bilangan unit: 54) • Harga Jualan: RM 288,000 (min) – RM 636,000 (maks) • Rumah Teres 1 Tingkat (bilangan unit: 71) • Harga Jualan: RM 250,000 (min) – RM580,000 (maks).

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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