



THE AYU
RESIDENCES

YOUR URBAN ENCLAVE IN
BANDAR SERI PUTRA

Freehold | Low-Rise



ESCAPE. INDULGE. UNWIND.

WHERE EVERYDAY LIVING
IS AN URBAN RETREAT



An oasis of natural charm and tranquility awaits in the bustling city of Bandar Seri Putra, Bangi. Teeming with natural beauty, inviting outdoor spaces, and well-curated amenities, The Ayu Residences' stunning integrated architecture fosters a thriving community where urban resort living is a part of everyday life.

Low density | Low rise | Freehold

Artist's Impressions Only



Bangi
Convention Center

Bangi
Wonderland

Selangor Islamic
University

A
THE AYU
RESIDENCES

Bandar Seri Putra
Commercial Hub

Lotus's Bandar
Puteri Bangi

Bandar
Puteri Bangi

North-South
Expressway

SEAMLESS CONNECTIVITY WITH SERENE VIEWS



Set within the established township of Bandar Seri Putra, The Ayu Residences offers seamless connectivity via the North-South Expressway (PLUS), ELITE Highway, and Jalan Kajang–Dengkil. Situated close to the Putra Mahkota Toll Plaza and just a few kilometres from KTM Bangi, residents can enjoy everyday convenience with ease. Open surroundings offer natural airflow and added privacy — creating a home that balances calm and connectivity.

The image shows a modern, multi-story apartment building at night. The building has a light-colored facade with many windows, some of which are illuminated from within. In the foreground, there is a swimming pool with a wooden deck around it. The pool is lit up, and its surface reflects the lights from the building and the surrounding area. To the left of the pool, there are several lounge chairs and some tropical plants, including palm trees. In the background, there are more trees and a covered area with some furniture. The overall atmosphere is one of a luxurious and relaxing environment.

YOUR EVERYDAY OASIS



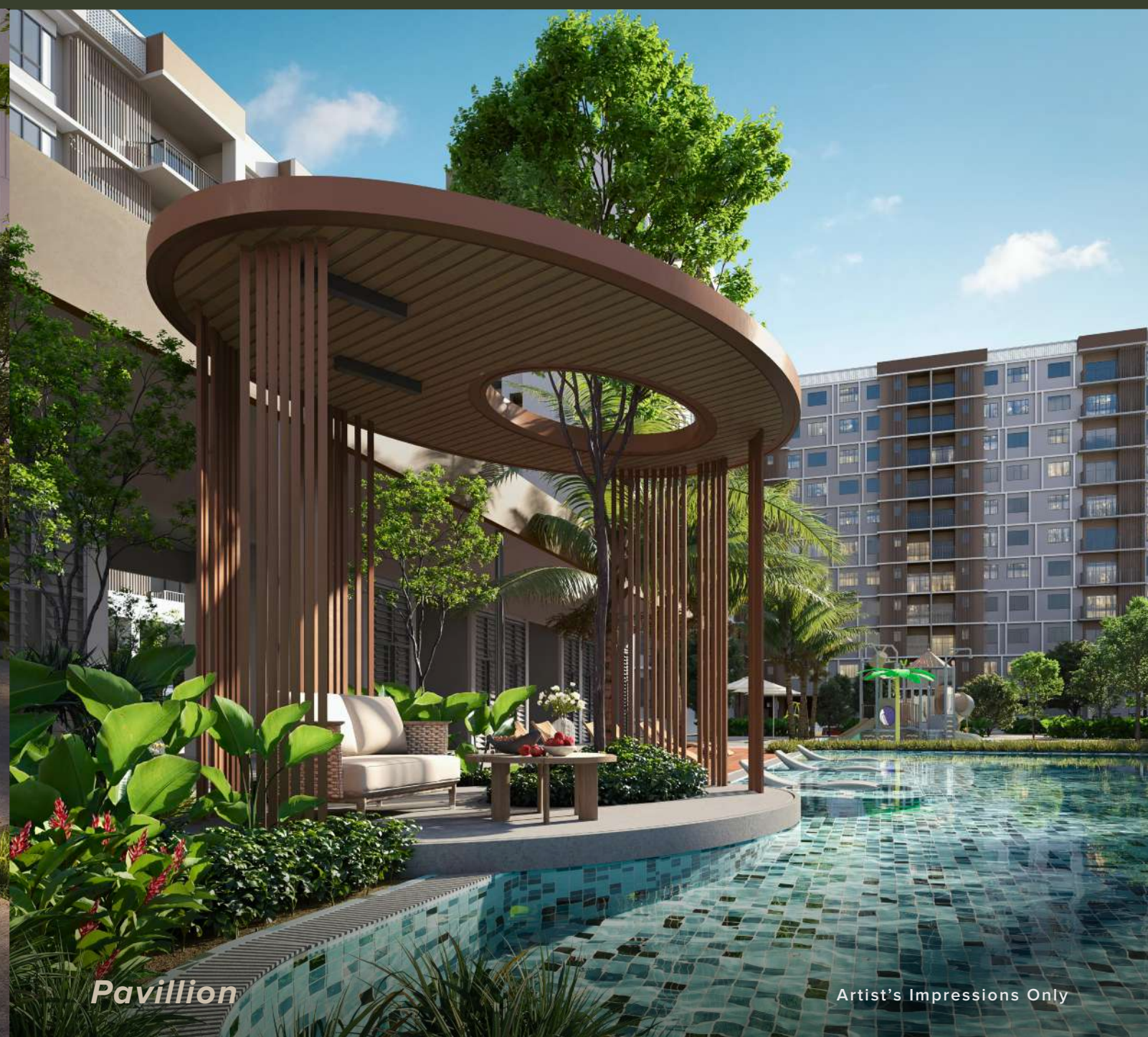
Thoughtfully designed with leisure in mind, The Ayu Residences offers a wide array of amenities that inspire relaxation, nurture mental and physical well-being, and encourage a sense of community. Featuring a swimming pool, playground, lush gardens, BBQ area, and more, each space is curated to elevate daily living with comfort and elegance.

MOMENTS MADE FOR LIVING



BBQ area

Artist's Impressions Only



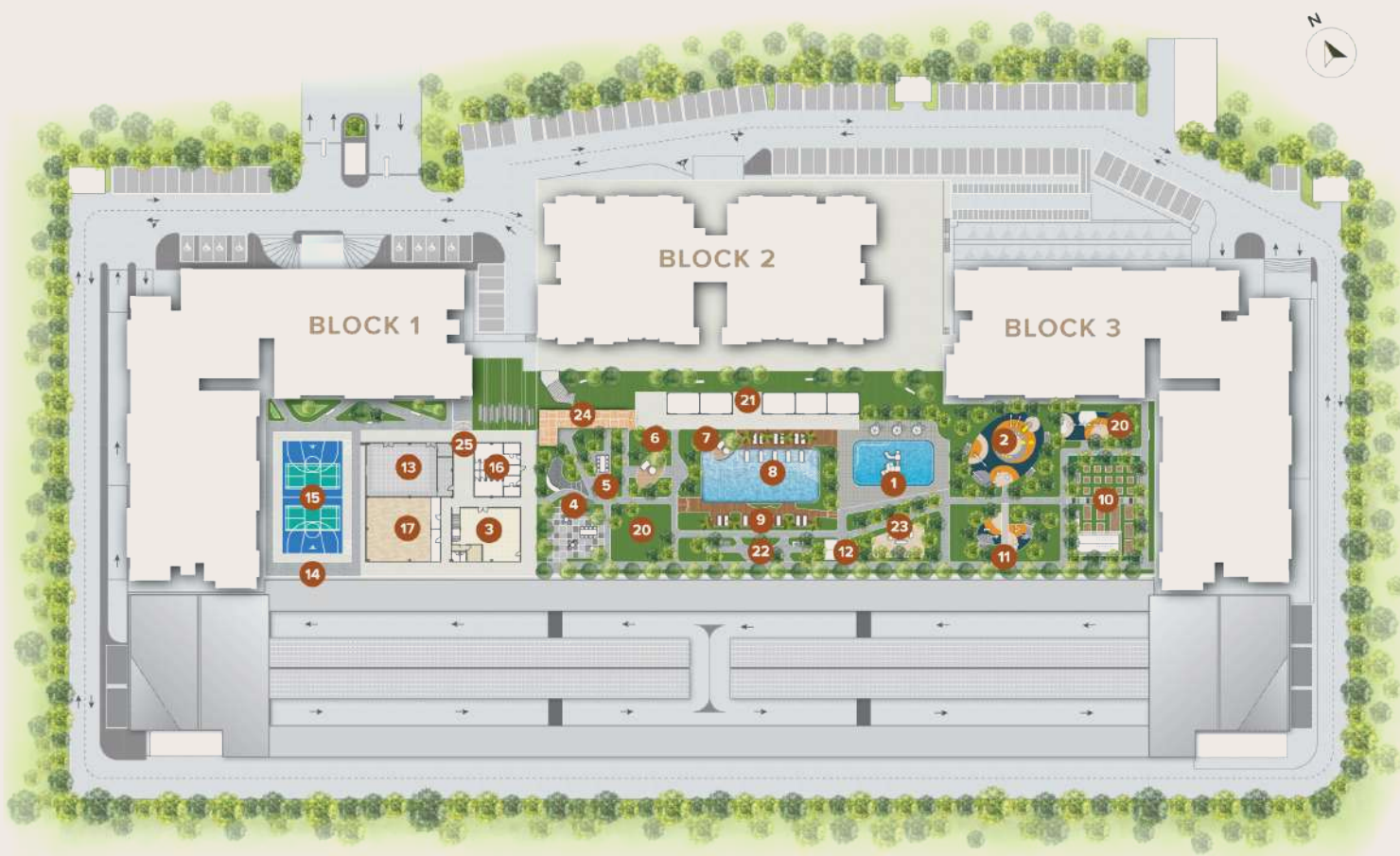
Pavillion

Artist's Impressions Only

Life here is filled with spaces that bring people closer. Afternoons become family time, with children's laughter and neighbours connecting in simple, joyful ways.

Some corners invite sharing meals and stories, while others offer calm — a pause to breathe and enjoy quiet moments with loved ones.

SITE PLAN



← Kuala Lumpur from Seremban ←
Lebuhraya Kuala Lumpur - Seremban

Legend

For Children & Teens

- 1 Children's Wading Pool
Interactive Waterplay Pool
- 2 Children Playground
- 3 Child Care / Nursery Room

For Families & All Ages

- 4 Outdoor BBQ Garden
- 5 Alfresco Dining Zone
- 6 Central Pavilion
- 7 Floating Pavilion
- 8 Leisure Pool
- 9 Sunlounges
- 10 Community Urban Farm & Garden

- 11 Outdoor Wellness Station
- 12 Outdoor Shower
- 13 Multipurpose Hall
- 14 Walking path / Jogging
- 15 Sport Courts
- 16 Toilet
- 17 Prayer Room / Surau
- 18 Rooftop Garden / Pavilion Reading Corner
- 19 Gymnasium

Senior & Elderly-Friendly

- 20 Tai Chi / Senior Exercise Area (Open Lawn)
- 21 Chill Out Zone
- 22 Tropical Floral Display
- 23 Shaded Archway
- 24 Garden Trellis
- 25 Barrier-free walkways / ramps

INCLUSIVE LIVING, ENRICHED WITH FACILITIES FOR ALL GENERATIONS



The Ayu Residences brings together practical amenities and green surroundings to support daily life and quiet moments. Designed for all ages, the spaces are thoughtfully arranged to foster ease, interaction, and a sense of belonging within the community.

Type
A

Built-up (sq.ft):
850 sq.ft

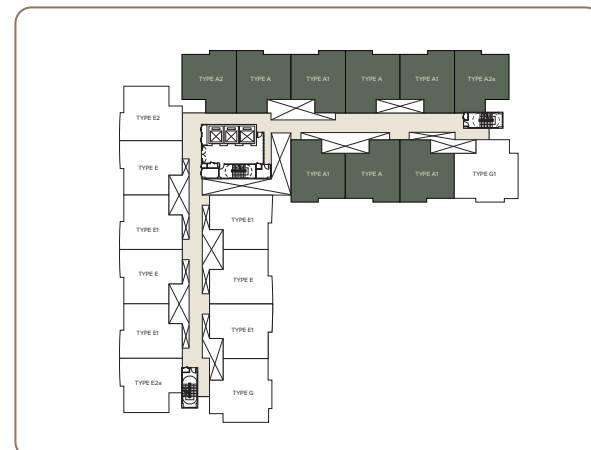
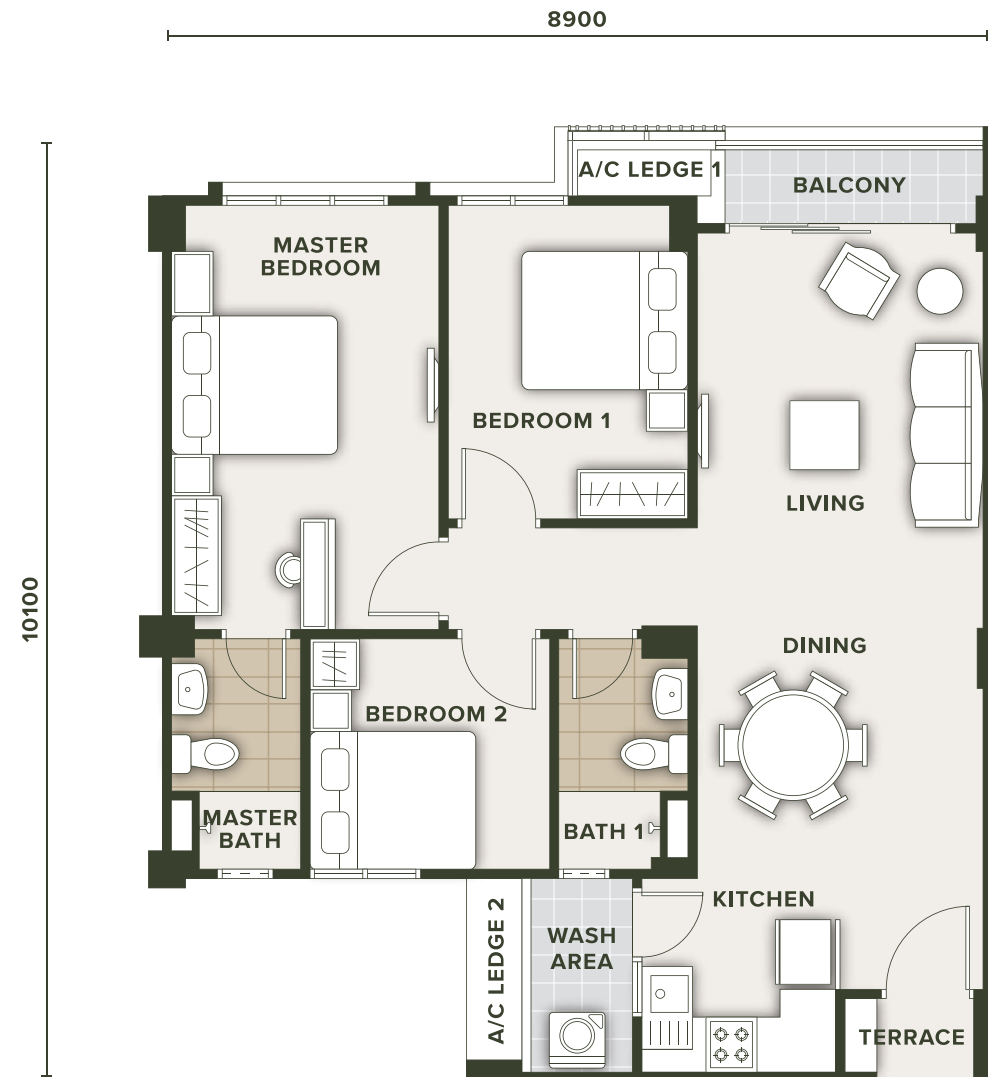
Accessory Parcel Area
AC Ledge: **11 sq.ft.**



3 Bedroom



2 Bathroom



Type
E

Built-up (sq.ft):
861 sq.ft

Accessory Parcel Area
AC Ledge: **11 sq.ft**



3 Bedroom



3 Bathroom

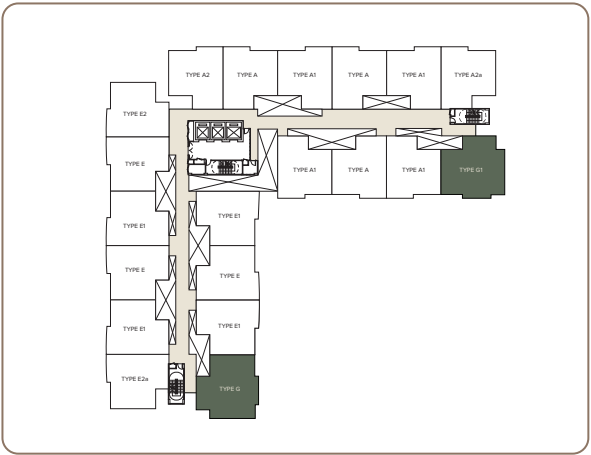


Type
G

Built-up (sq.ft):
980 sq.ft

 3 Bedroom

 2 Bathroom



SPECIFICATION

STRUCTURE	:	Reinforced Concrete Frame
WALL	:	Lightweight Block or Panel/Cement Sand Bricks
ROOFING	:	Reinforced Concrete Slab
ROOF	:	Reinforced Concrete Structure
CEILING FINISHES	:	Living/Dining - Skim Coating Bedrooms - Skim Coating Bathrooms - Plaster Board Ceiling Other Areas - Skim Coating
WINDOWS	:	Alum. Framed Windows
DOORS	:	Main Door - Fire Rated Door Other Doors - Flush Door/Aluminium Framed Sliding Door
IRONMONGERY	:	Quality Locksets
WALL FINISHES	:	Toilets - Tiles to Ceiling Height Kitchen - Tiles to 1.5m Height Other Areas - Skim Coating/Cement & Sand Plaster with Paint
FLOOR FINISHES	:	Living/Dining Area - Tiles Terrace - Tiles Bedrooms - Laminate Flooring Bathrooms/Kitchen - Tiles Balcony/Wash Area - Tiles
SANITARY INSTALLATION	:	

Unit Types	A, A1, A2, A2a, G, G1	E, E1, E2, E2a
Water Closet	2 nos.	3 nos.
Wash Basin	2 nos.	3 nos.
Shower Point	2 nos.	3 nos.
Kitchen Sink	1 no.	1 no.
Bib Tap	3 nos.	4 nos.
Paper Roll Holder	2 nos.	3 nos.

Unit Types	A, A1, A2, A2a	G, G1	E, E1, E2, E2a
Lighting Points	14 nos.	15 nos.	15 nos.
Ceiling Fan Points	4 nos.	4 nos.	4 nos.
13A Switched Socket Outlet	13 nos.	13 nos.	13 nos.
Air Cond Point	2 nos.	2 nos.	2 nos.
Water Heater Point	1 no.	1 no.	1 no.
Door Bell Point	1 no.	1 no.	1 no.
SMATV Point	1 no.	1 no.	1 no.
Fibre Wall Socket	1 no.	1 no.	1 no.

*All Information is subject to changes as may be required by the local authorities and developer's architect.

LOCATION MAP



Legend

Mosque	Education	Nearby Amenities	Shopping	Medical	Nearby Park
Masjid Bandar Seri Putra Masjid Desa Sentosa Surau Ehsaniah Surau Haji Hamzah	German-Malaysian Institute Selangor Islamic University Universiti Kebangsaan Malaysia	Bangi Wonderland Bangi Avenue Convention Centre Bangi Train Station Petronas Bandar Seri Putra	Jaya Grocer Eco Majestic Jakel Bangi Lotus's Bandar Puteri Bangi	Klinik Mediviron Bandar Bukit Mahkota Klinik OneCare Bandar Puteri	Setia Ecohill Park Bukit Rupa Summit Hutan Pendidikan Alam Summit Park @ Southville City Oasis Park @ Bandar Puteri Bangi Bukit Mahkota Clubhouse



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Brand Laureate Award 2025
Best Brand of the Year
(Property Development)

Empowering communities through property investment, in support of Yayasan EMKAY by EMKAY Group.



Another Prestigious Development By



The Ayu Residences Site Office

Persiaran Seri Putra 2, Bandar Seri Putra 43000 Kajang.



The Ayu Residences by Emkay Group

• Pemaju: Sterling Utama Sdn Bhd Alamat: 16-G-01, Tower 16, Star Central @ Cyberjaya, Lingkaran Cyber Point Timur, Cyber 12, 63000 Cyberjaya, Selangor Darul Ehsan Telefon: 03-8318 2280 Jenis: Kondominium No. Lesen Pemaju: 30778/05-2029/0120(N) Tempoh Sah: 28/05/2024 - 27/05/2029 No. Permit Iklan & Jualan: 30778-1/07-2028/0568(N)-(S) Tempoh Sah: 16/07/2025 -15/07/2028 Pegangan Tanah: Bebas Bebanan Tanah: Malayan Banking Berhad Yang Meluluskan: Majlis Perbandaran Kajang Kelulusan Pelan Bangunan: BIL.(57) DLM MPKJ 8/P/3/2022 Tarikh Dijangka Siap: Jun 2029 Jumlah Unit: 495 unit Harga Minimum: RM 448,000.00 Harga Maksimum: RM 793,500.00

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Disclaimer:

All renderings contained in this advertisement are artist's impressions only. The information provided herein is subject to change without prior notice as required by the relevant authorities or the developer's project consultants. Whilst every care has been taken in providing this information, the owner, developer, and manager cannot be held responsible for any variations. For the avoidance of doubt on specifications, please refer to the Sales and Purchase Agreement.