



# PAVONIA

## WORLDWIDE

@ Bukit Bandaraya, Shah Alam



**2-STOREY TERRACE HOMES**

SETTING THE RIGHT ATMOSPHERE

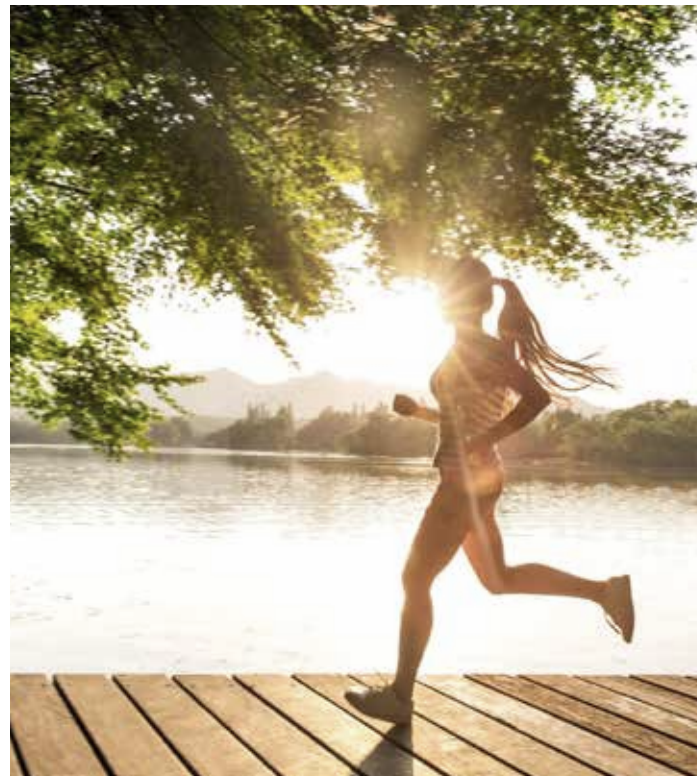






# BUKIT BANDARAYA, THE PLACE MADE FOR LIFE

Blending vibrant activities with expansive living areas, Bukit Bandaraya is the ideal backdrop for embracing life. Enhanced by lush surroundings and a thoughtfully designed landscape, it caters to diverse lifestyles and age groups. Located in a pristine environment with green areas in Shah Alam City Centre and near Bukit Cherakah Forest Reserve, it offers a secure haven within this well-established community.





# A MAJESTIC INVITATION

Designed with modern architecture as its inspiration and set on elevated ground, this low-density development offers a fresh perspective with its stylish contemporary homes, all within a lush tropical setting.



Nestled Within A  
Matured Township



1km to Taman Negara  
Botani Shah Alam



Sustainable  
Environment



Modern  
Living



Flexible  
Space



Limited to  
only 126 units



Land area :  
1,475sf - 4,000sf



Built-up area :  
1,866sf - 2,115sf



Artist's Impression Only



Artist's Impression Only



Artist's Impression Only

# BE PART OF THE HOLISTIC COMMUNITY

Experience truly modern and sustainable living in Bukit Bandaraya,  
where nature's finest offerings are complemented by modern  
amenities and an unparalleled sense of community.

## LEGENDS

- TYPE A / A1
- TYPE C / C1
- Future Development
- TYPE B / B1
- TYPE D / D1
- House Number



# FLOOR PLANS

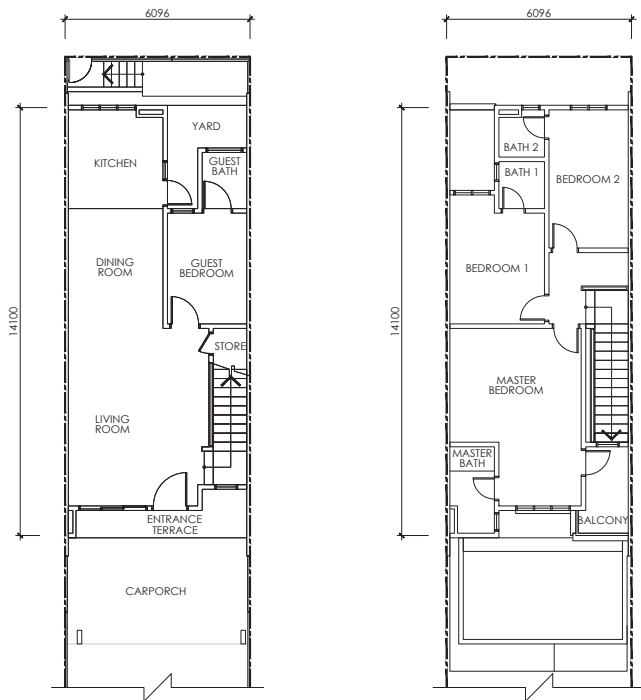
## TYPE A / A1 INTERMEDIATE UNIT

Land Size: 20' X 74'

Built-up Area: 1,866 sqft

4 Bedrooms

4 Bathrooms



GROUND FLOOR

FIRST FLOOR

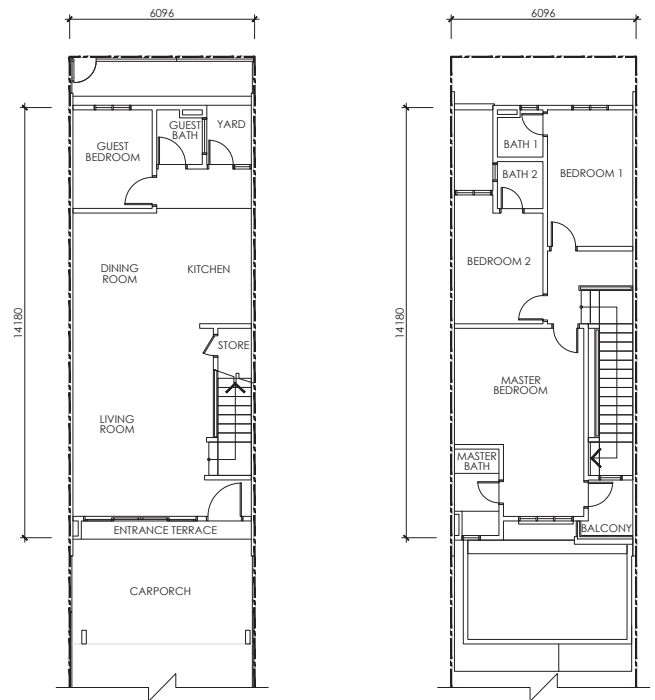
## TYPE B / B1 INTERMEDIATE UNIT

Land Size: 20' X 74'

Built-up Area: 1,868 sqft

4 Bedrooms

4 Bathrooms



GROUND FLOOR

FIRST FLOOR

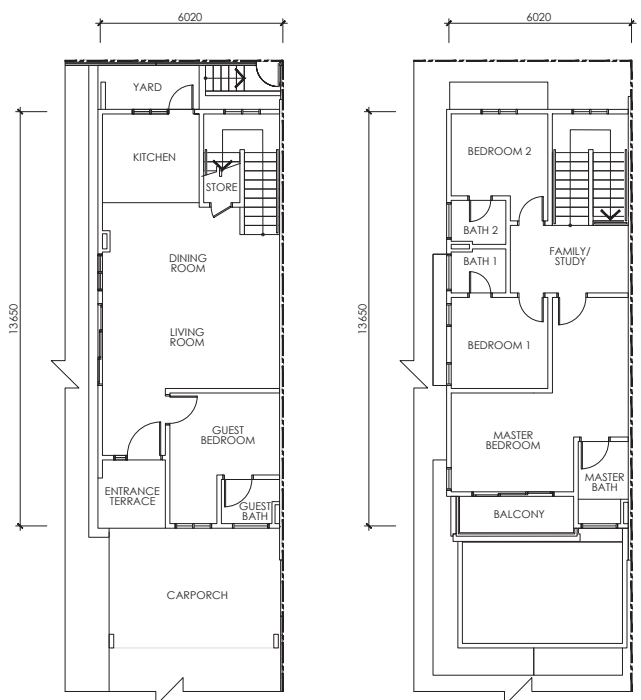
## TYPE C / C1 END UNIT

Land Area: 1,851 sqft

Built-up Area: 1,941 sqft

4 Bedrooms

4 Bathrooms



GROUND FLOOR

FIRST FLOOR

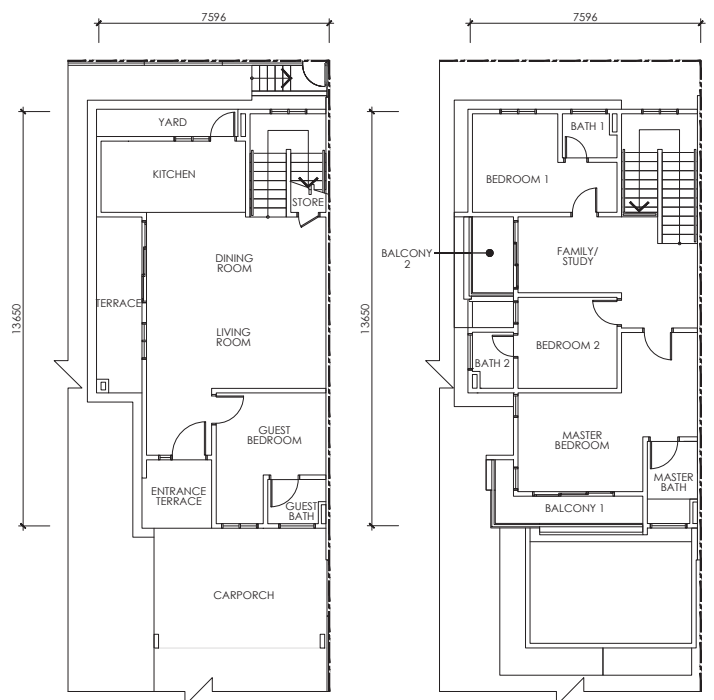
## TYPE D / D1 CORNER UNIT

Land Area: 3,600 sqft - 4,000 sqft

Built-up Area: 2,115 sqft

4 Bedrooms

4 Bathrooms



GROUND FLOOR

FIRST FLOOR



## SPECIFICATIONS

(A) STRUCTURE	• Reinforced Concrete	(J) FLOOR FINISHES				
(B) WALL	• Brickwall	Living Room Dining Room Kitchen Yard Guest Bedroom Staircases Terraces Family / Study Master Bedroom / Bedrooms Master Bathroom / Bathrooms Dressing Car Porch Store	• Tiles • Tiles • Tiles • Tiles • Tiles • Tiles • Tiles • Laminated Timber • Laminated Timber • Tiles • Tiles • Porcelain Tiles • Cement Screed			
(C) ROOF COVERING	• Roof Tiles / Metal Deck / Flat Concrete Roof					
(D) ROOF FRAMING	• Lightweight Steel Trusses					
(E) CEILING	• Plaster Ceiling / Skim Coat					
(F) WINDOWS	• Aluminium Framed Casement / Top Hung / Louvered / Fixed Window					
(G) DOORS Main Door Other Doors	• Timber • Timber Flush / Aluminium Framed Glass Door	(K) SANITARY & PLUMBING FITTINGS • Sanitary Wares & Fittings				
(H) IRONMONGERY	• Locksets with Accessories					
(I) WALL FINISHES						
Kitchen Bathrooms Others	• Tiles Up To 1500mm Height • Tiles • Plaster & Paint	(L) ELECTRICAL INSTALLATION	TYPE A / A1	TYPE B / B1	TYPE C / C1	TYPE D / D1
		Ceiling / Wall Light Point	27	28	28	30
		13A Switch Socket Outlet	16	16	20	20
		Ceiling / Wall Fan Point	6	6	7	7
		Air Cond Point	4	4	4	4
		Water Heater Point	2	2	2	2
		Booster Pump Point	1	1	1	1
		TV Point	2	2	2	3
		Fibre Wall Socket	1	1	1	1
		Auto Gate Point	1	1	1	1
		Door Bell Point	1	1	1	1
		(N) INTERNAL TELEPHONE TRUNKING & CABLING	• Concealed			
		(O) FENCING	• Metal Fencing With Brickwall / Chain Link Fencing			
		(P) TURFING	• Grass			

## SIMPLE YET INSPIRING CO-SPACE

Breathe in the crisp morning air and feel the gentle breeze in your spacious open-plan living area. With generous living space, this home provides the perfect setting for your growing family to flourish.



Spacious &  
Open Plan Layout



## Ventilation & Natural Sunlight



Convertible With  
More Living Space

# STAY CONNECTED TO EVERYTHING

Come home to Pavonia, where you're always close to everything. Located in Bukit Bandaraya, enjoy easy access to major landmarks like Stadium Shah Alam and Setia City Mall, as well as numerous convenient destinations such as shopping malls, schools, medical centers, and leisure parks - all within a 30km radius.



## EDUCATION

Unisel	5.1 km
Universiti Teknologi MARA Shah Alam	5.8 km
Management and Science University (MSU)	9.2 km
Politeknik Sultan Salahuddin Abdul Aziz Shah	11.0 km

## HEALTHCARE

Shah Alam Hospital	4.2 km
Avisena Specialist Hospital	6.7 km
MSU Medical Centre	9.0 km
KPJ Selangor Specialist Hospital	9.6 km
Subang Jaya Medical Centre	12.8 km

## RECREATION

Shah Alam National Botanical Park	2.4 km
Taman Tasik Shah Alam	5.8 km
Sultan Abdul Aziz Shah Golf & Country Club	10.3 km

## SHOPPING

Plaza Shah Alam	5.6 km
Lotus's Shah Alam	7.1 km
i-City	7.9 km
AEON Mall Shah Alam	8.3 km
Setia City Mall	14.5 km



Worldwide Holdings Berhad (6430-F)  
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Laman Seri Business Park,  
Seksyen 13, 40100 Shah Alam, Selangor.

03-9212 0414  
worldwideproperty.com.my  
f i YouTube WORLDWIDE PROPERTY



Developer: Puncak Bandaraya Sdn. Bhd. • Developer's License No.: 30863/09-2029/0206(N) • Validity Period: 24/09/2024 – 23/09/2029 • Advertising & Sales Permit No.: 30863-1/11-2026/1046(N)-(L) • Validity Period: 19/11/2024 – 18/11/2026 • Approving Authority: Majlis Bandaraya Shah Alam (MBSA) • Building Plan Reference No.: MBSA.BGN.600-3/4/57 • Expected Completion Date: October 2026 • Land Tenure: Leasehold • Expiry Date: 10/07/2110 • Type of Building: 2-story terrace • Total No. of Units: 126 Unit • Selling Price: RM1,058,200 – RM1,620,300.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.