



# KAYANGAN VILLAS

@ Brought to you by FAITHVIEW GROUP



EXPERIENCE THE TRUE JOY OF LIVING WITH

PEACE AND TRANQUILITY

[www.kayanganvillas.com.my](http://www.kayanganvillas.com.my)

KAYANGAN VILLAS

## INTRODUCTION

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## PERFECTION . ELEGANT . LUXURIOUS

Kayangan-Villas is an integrated residential and commercial development project by Faithview Group at the historical city of Melaka that is recently known as the UNESCO site of the world. The development components included the gated and guarded luxury residences. It is designed with luxurious amenities that cater to flamboyant lifestyle of the booming economic community.

Strategically located between the suburb and Melaka city centre, the township is just 8 minutes away from key destinations via the dedicated Coastal Highway. Set at the finest location, the traffic connections are rather convenient with the easy access to nearby industrial areas and shopping centre. In the vicinity also began the construction of some recreational places such as theme park and sub-marine museum which will enable the local industry development soar.

KAYANGAN VILLAS

## KEY TO FEATURE

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Embrace The Luxuriant Greenary

### LIVE A HEALTHY LIFESTYLE WITH FUN & RELAXATION

Environment enhanced by eco-friendly measures, step through a meandering paved walkway surrounding by the park of a diversity of lush greeneries.



Redefined Luxury Lifestyle

### ENJOY THE QUALITY TIME WITH YOUR LOVELY FAMILY

Be at home in luxury while enjoy a high quality & excellence lifestyle with delightful recreational choices set of facilities & exclusive clubhouse.



KAYANGAN VILLAS

## KEY TO FEATURE

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Feel The Difference In The Air in Every Breath

### IDEAL & REFRESHING ENVIRONMENT

A best place strategically located yet easy access to major routes while only few minutes distance to medical central. Neighboring premium residential areas, luxury condominiums, holiday resorts and a beautiful artificial beach to relieve stress and re-energize.



Promise of Privacy & Secured Peace of Mind

### ENSURE THE SAFETY OF ITS INHABITANTS

Gated & guarded with 3-Tier security system, ensured safety of residents by featuring 24-hour CCTV surveillance covering the whole residency. An intercom and alarm system linked to the entrance security control, access card system, automatic barrier gates, perimeter fencing with intrusion detection system, and an emergency panic button within each unit, further enhance the security.





TYPE A

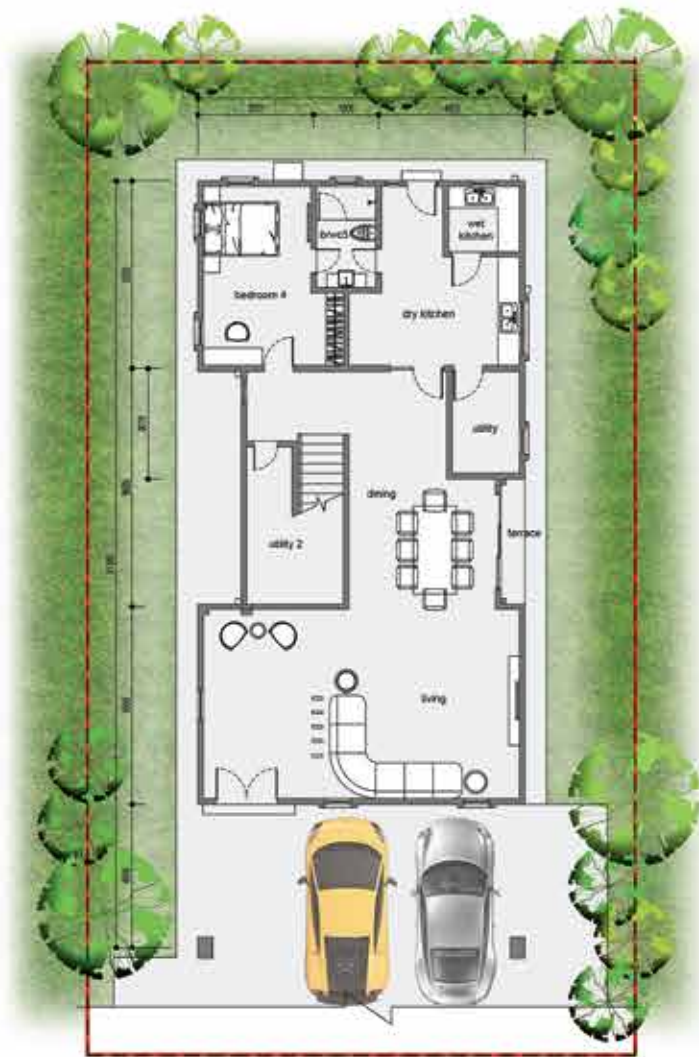
## CITRINE VILLA

LAND AREA : 50' x 90'

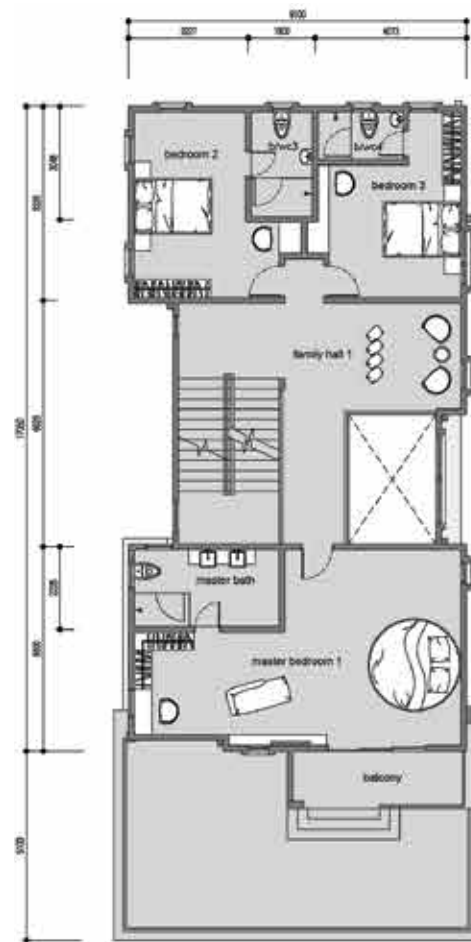
BUILD UP AREA : 5, 324 SQFT.



With the latest concept in architecture applied towards creating a clean and contemporary setting, a fusion of indoor and outdoor living concept offering residents' spacious and flexible layout that will match every conceivable lifestyle. Built with the same quality and attention to detail as homes twice the price.



## Ground Floor Plan



## First Floor Plan



## Second Floor Plan

TYPE A

## FLOOR PLAN

LAND AREA : 50' x 90'

BUILD UP AREA : 5, 324 SQFT.

## SPECIFICATIONS

NUMBER OF UNITS	: 50
NUMBER OF STOREY	: 03
LAND AREA	: 50' x 90'
BUILD UP AREA	: 5, 324 SQFT

## SPECIAL FEATURES

- LUXURY AND MODERN DESIGN
- SPACIOUS BUILD UP
- WET AND DRY KITCHEN
- OPEN AIR BALCONY
- BEDROOMS WITH ENSUITE BATHROOM

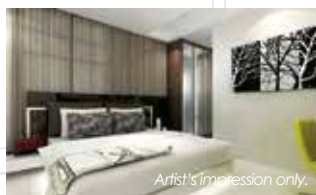


TYPE A

# INTERIOR DESIGN

LAND AREA : 50' x 90'

BUILD UP AREA : 5, 324 SQFT.





# SPECIFICATIONS . LAYOUT

LAND AREA : 50' x 90'

BUILD UP AREA : 5, 324 SQFT.

**Structure** : Reinforced Concrete Frame

**Roof** : Metal Roofing

**Ceiling** : Gypsum Plaster Ceiling

## Floor Finishes

- Living/Dining/Utility/Bedroom (Ground Floor) : Polished Tiles
- Dry Kitchen : Polished Tiles
- Wet Kitchen : Porcelain Tiles
- Bath/WC/Master Bathroom : Porcelain Tiles
- Master Bedroom/Bedroom (First & Second Floor) : Laminated Timber Floor
- Staircase/Family Area : Polished Tiles
- Terrace : Porcelain Tiles
- Balcony : Porcelain Tiles
- Car Porch : Porcelain Tiles
- Others : Cement Render

## Wall Finishes

- General : Brick with Cement Plaster and Paint
- Bath/WC : Ceiling Height Porcelain Wall Tiles
- Kitchen : Ceramic Wall Tiles

## Door

- : Solid Timber Door
- : Sliding Door

## Windows

- : Aluminum Powder Coated Frame Window

## Fencing

- : Brick Wall Fencing

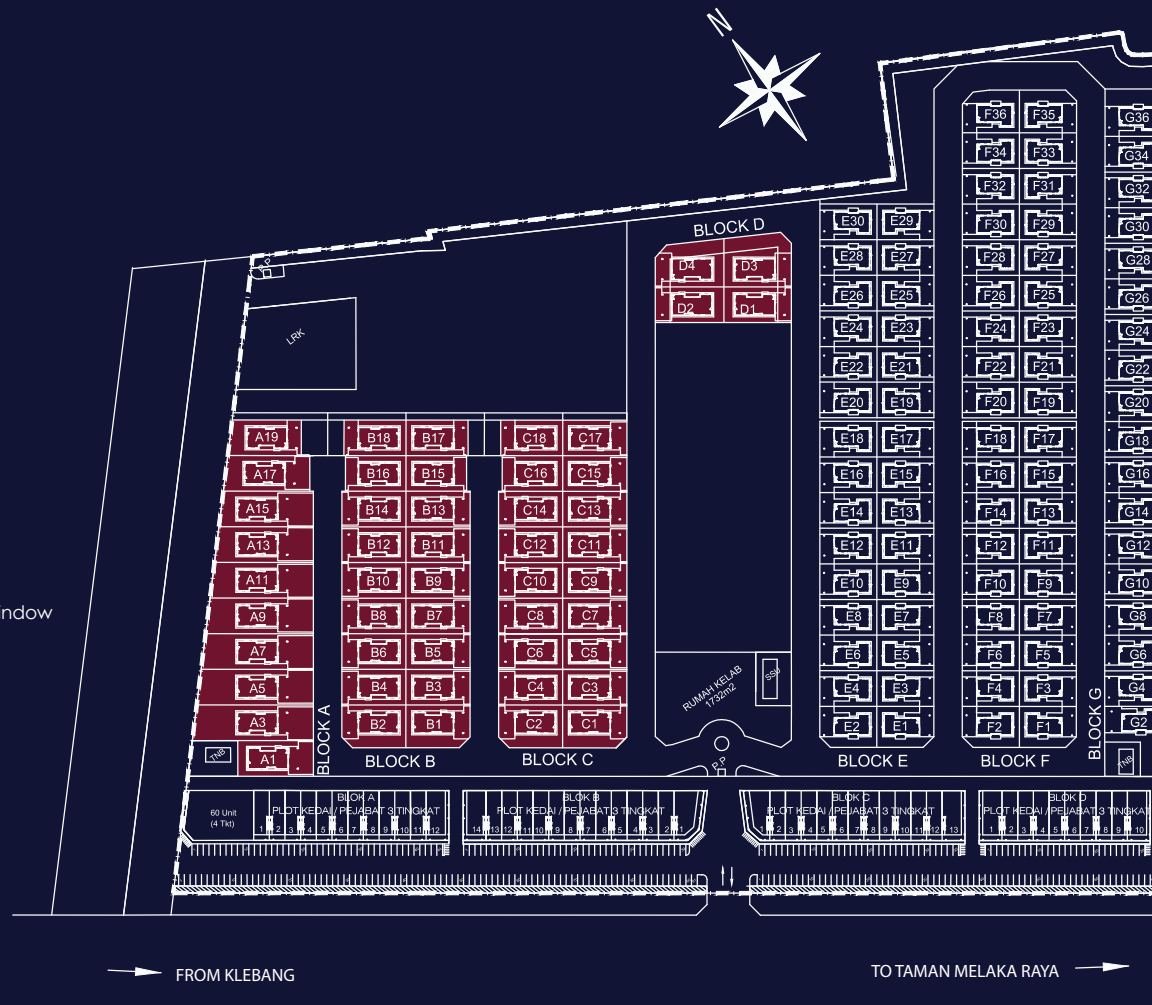
## Sanitary Installation

- Wash Basin : 6 nos.
- Kitchen Sink : 2 nos.
- Sifting type WC : 6 nos.
- Shower : 6 nos.
- Water Tap : 6 nos.
- Water Storage Tank : 1 nos.
- Garden Tap : 4 nos.

## Electrical Installation

- Lighting Points : 39 nos.
- 13AMP Power Points : 29 nos.
- Fan Point : 10 nos.
- Air-conditioning Point : 7 nos.
- Door Chime Point : 1 nos.
- Auto Gate Point : 1 nos.
- Gate Light Point : 2 nos.
- Telephone Point : 1 nos.
- TV Points : 1 nos.
- Alarm Point : 1 nos.
- Water Heater Point : 6 nos.

\* Others cold & hot water piping to bathrooms





TYPE B

## CARNELIAN VILLA

LAND AREA : 50' x 80'

BUILD UP AREA : 4, 402 SQFT.



Artist's impression only.

Pass under our front door's graceful curve and meet the grand staircase as it meanders to the second story overlook. The main level feels expansive yet cozy seating areas are carved underneath the barrel arched ceiling. This home invites you to step back in time to the days when homes were built with simple elegance and when family gathering was first.

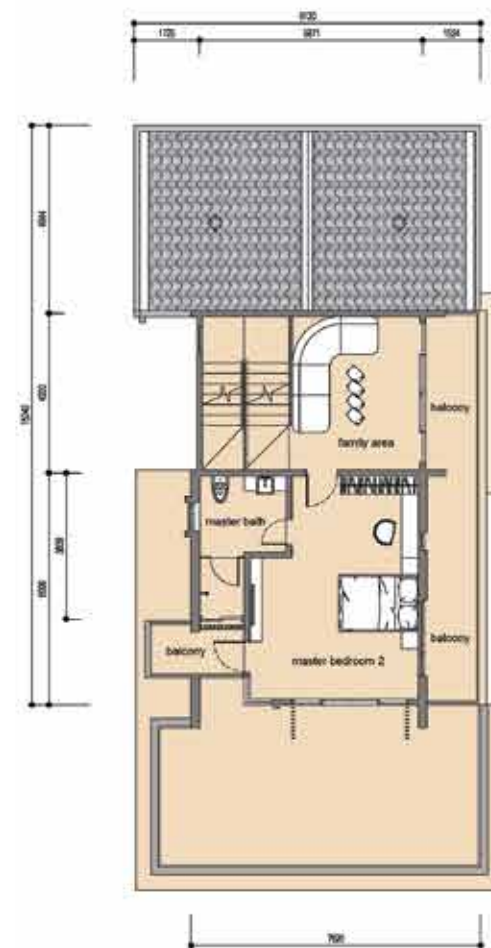




Ground Floor Plan



First Floor Plan



Second Floor Plan

TYPE B

## FLOOR PLAN

LAND AREA : 50' x 80'

BUILD UP AREA : 4, 402 SQFT.

### SPECIFICATIONS

NUMBER OF UNITS : 84  
NUMBER OF STOREY : 03  
LAND AREA : 50' x 80'  
BUILD UP AREA : 4, 402 SQFT

### SPECIAL FEATURES

- LUXURY AND MODERN DESIGN
- SPACIOUS BUILD UP
- WET AND DRY KITCHEN
- OPEN AIR BALCONY
- BEDROOMS WITH ENSUITE BATHROOM

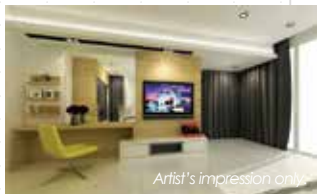


TYPE B

# INTERIOR DESIGN

LAND AREA : 50' x 80'

BUILD UP AREA : 4, 402 SQFT.



LAND AREA : 50' x 80'

BUILD UP AREA : 4, 402 SQFT.

**Structure** : Reinforced Concrete Frame**Roof** : Metal Roofing**Ceiling** : Gypsum Plaster Ceiling**Floor Finishes**

- Living/Dining/Utility/Bedroom (Ground Floor) : Polished Tiles
- Dry Kitchen : Polished Tiles
- Wet Kitchen : Porcelain Tiles
- Bath/WC/Master Bathroom : Porcelain Tiles
- Master Bedroom/Bedroom (First & Second Floor) : Laminated Timber Floor
- Staircase/Family Area : Polished Tiles
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- Balcony : Porcelain Tiles
- Car Porch : Porcelain Tiles
- Others : Cement Render

**Wall Finishes**

- General : Brick with Cement Plaster and Paint
- Bath/WC : Ceiling Height Porcelain Wall Tiles
- Kitchen : Ceramic Wall Tiles

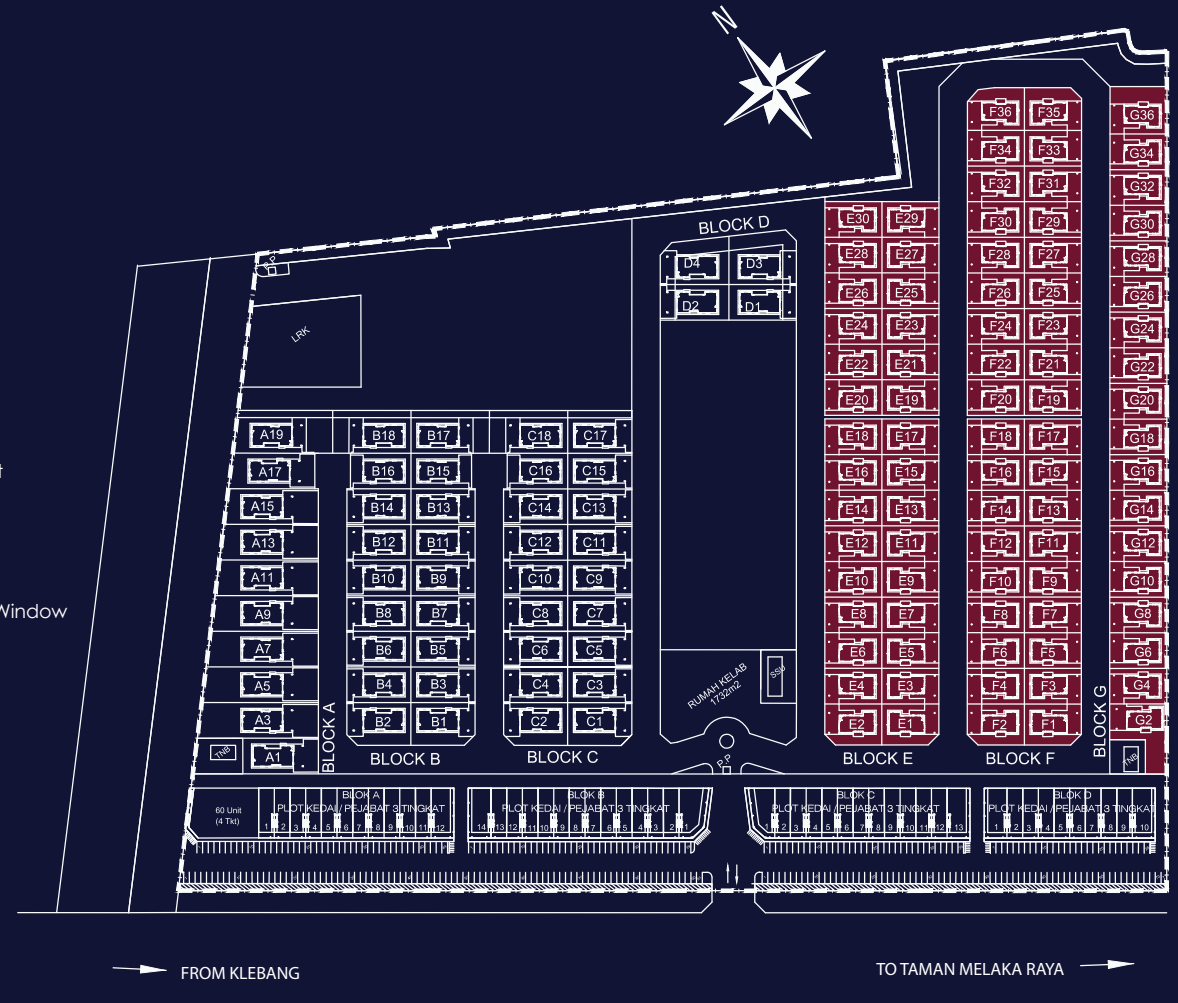
**Door** : Solid Timber Door  
: Sliding Door**Windows** : Aluminum Powder Coated Frame Window**Fencing** : Brick Wall Fencing**Sanitary Installation**

- Wash Basin : 6 nos.
- Kitchen Sink : 2 nos.
- Sifting type WC : 6 nos.
- Shower : 6 nos.
- Water Tap : 6 nos.
- Water Storage Tank : 1 nos.
- Garden Tap : 4 nos.

**Electrical Installation**

- Lighting Points : 37 nos.
- 13AMP Power Points : 26 nos.
- Fan Point : 9 nos.
- Air-conditioning Point : 7 nos.
- Door Chime Point : 1 nos.
- Auto Gate Point : 1 nos.
- Gate Light Point : 2 nos.
- Telephone Point : 1 nos.
- TV Points : 1 nos.
- Alarm Point : 1 nos.
- Water Heater Point : 6 nos.

\* Others cold &amp; hot water piping to bathrooms





## KLEBANG BUSINESS PARK

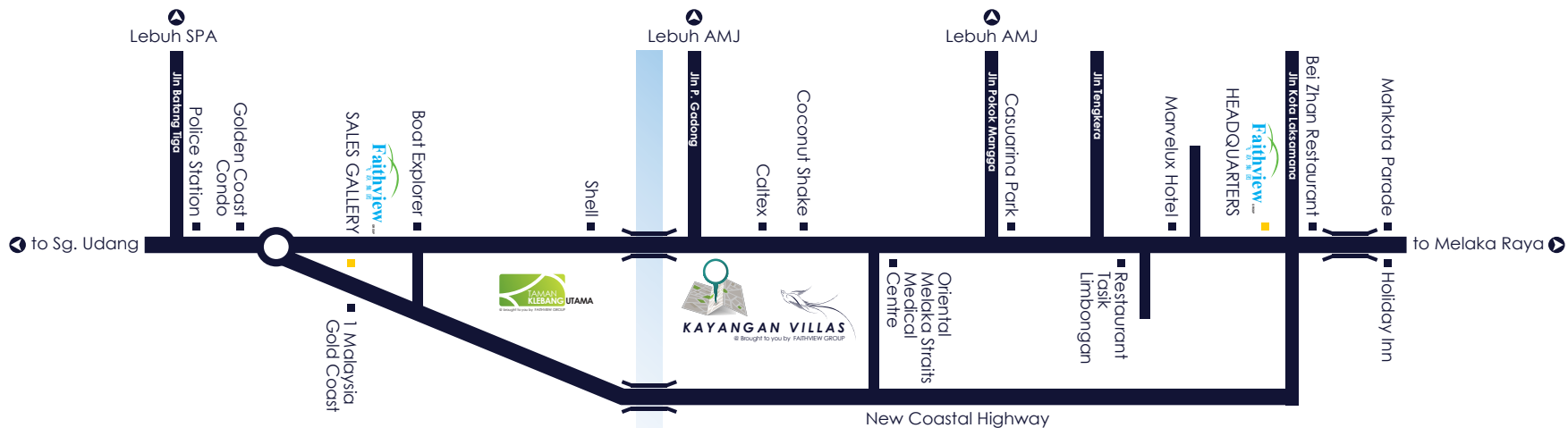
3 STOREY SHOP OFFICE

LAND AREA : 22' x 70' BUILD UP AREA : 4, 596 SQFT.



# LOCATION MAP

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STRAITS OF MALACCA



FAITHVIEW GROUP DEVELOPMENT SDN BHD (981382-M)

## HEADQUARTERS

MENARA FAITHVIEW No. 21, Jalan KL 3/15, Taman Kota Laksamana Sek. 3, 75200 Melaka. **Tel: 06. 286 0888 Fax: 06. 286 0666**

**欢迎莅临销售办事处 每日开放** | @ Menara Faithview (Kota Laksamana) **09.00AM - 06.00PM | OPEN DAILY**

FOR FURTHER INFO, PLEASE CONTACT:

**016. 661 8087**  
**Ms. Peng**

**016. 661 0358**  
**Ms. Joan Koh**

**016. 661 0355**  
**Mr. Eden Chong**

[www.faithview-dev.com](http://www.faithview-dev.com)

WE ACCEPT:



**KAYANGAN VILLAS** : PEMAJU : FAITHVIEW GROUP DEVELOPMENT SDN. BHD. (981382-M) | LESEN PEMAJU : 13796-1/12-2016/01231(L) | TEMPOH SAH LAKU : 05/12/2014 - 04/12/2016 | NO PERMIT IKLAN & JUALAN : 13796-1/12-2016/01231(P) | TEMPOH SAH LAKU : 05/12/2014 - 04/12/2016 | PEGANGAN TANAH : PAJAKAN | TARIKH TAMAT TEMPOH PAJAKAN : 4 JUNE 2113 | SEKATAN KEPENTINGAN : KOD B | BEBANAN TANAH : RHB BANK | PIHAK BERKUASA TEMPATAN : MAJLIS BANDARAYA MELAKA BERSEJARAH | NO. KELULUSAN PELAN BANGUNAN : MBMB/JKB.03073/12/2012 (17) | TARIKH SIAP : DESEMBER 2017 | BILANGAN UNIT : VILLA CITRINE (50 UNIT), VILLA CARNELIAN (84 UNIT) | HARGA : VILLA CITRINE (MIN = RM 1,380,000.00 – MAX = RM 1,880,000.00) | VILLA CARNELIAN (MIN = RM 1,380,000.00 – MAX = RM 1,880,000.00)

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