

Where life's a vacation



LE YUAN residence





LE YUAN residence
Happy Garden

Welcome to le yuan residence

An address to be proud of – extending a grand welcome to all

There is no place like home. From the moment you enter Le Yuan, you are greeted with a signature sense of warmth and welcoming grandeur.

At Le Yuan, there is always something extra special to come home to.





Your everyday paradise

Every day is a getaway in
your own beach resort-inspired sanctuary

A beach holiday no longer needs to be an occasional affair. Embrace the recreational pleasures of a stunning man-made beach just an elevator ride away.





Designed for enjoyment

Wake up, take a dip, grab a bite, relax
– just another blissful day at home

Good things are meant to be shared. So, it is perfect that Le Yuan has been intentionally designed as a relaxing, paradisaal and safe haven for family and friends to enjoy with complete peace of mind.



MASTER PLAN



THE RESORT DECK

Complementing the beach resort experience is a comprehensive range of exclusive recreational facilities.

- | | |
|--------------------------|---------------------------|
| 1. Sand pool | 10. Gourmet kitchen |
| 2. Sand beach | 11. Event hall |
| 3. Sun deck | 12. Laundrette |
| 4. Leisure pool | 13. Games room |
| 5. Infinity lap pool | 14. Steam room |
| 6. Wading pool | 15. Sauna |
| 7. Gymnasium | 16. Badminton court |
| 8. Covered lounge | 17. Children's playground |
| 9. Private function room | |

SPECIFICATIONS (for units from L5 to L26 only, excluding duplexes)

FOUNDATION

Reinforced concrete

STRUCTURE

Reinforced concrete

WALL

RC Wall / Mansonry

ROOF

RC Slab

CEILING

Skim coat

WINDOWS

Aluminium framed window

DOORS

Main entrance

Timber door

Balcony

Aluminium framed sliding door

Others

Plywood flush door

FLOOR FINISHES

Living & dining

Porcelain tiles

Study (for Types B & C only)

Porcelain tiles

Bedrooms

Laminated flooring

Wet & dry kitchen

Porcelain tiles

Bathrooms

Homogeneous tiles

Balcony

Ceramic tiles

Yard

Ceramic tiles

Utility (except Type E)

Ceramic tiles

WALL FINISHES

Generally

Plaster and paint

Bathrooms

Ceramic wall tiles (1800mm minimum)

Kitchen

Ceramic wall tiles (1800mm minimum)

SANITARY FITTINGS

Longbath

Type A Type B Type C Type D Type E Type F Type G Type H

0 1 1 1 1 1 1 1

Pedestal water closet

5 4 4 4 2 3 3 2

Wash basin with tap

5 4 4 4 2 3 3 2

Shower rose

4 3 3 3 2 3 3 2

Single bowl stainless steel sink without drainer

2 2 2 2 2 2 2 2

ELECTRICAL FITTINGS

Lighting point

40 36 36 36 33 37 36 22

13 Amp power point

15 15 15 15 14 15 15 12

Ceiling fan point

1 1 1 1 1 1 1 1

SMATV point

2 2 2 2 2 1 1 2

Telephone point

2 2 2 2 2 2 2 2

Intercom point

1 1 1 1 1 1 1 1

Data point

2 2 2 2 2 2 2 2

20 Amp water heater point

3 2 2 2 2 2 2 2

Air-cond point (incl. piping)

5 5 5 5 5 5 5 4

Electrical DB

1 1 1 1 1 1 1 1

Door bell point

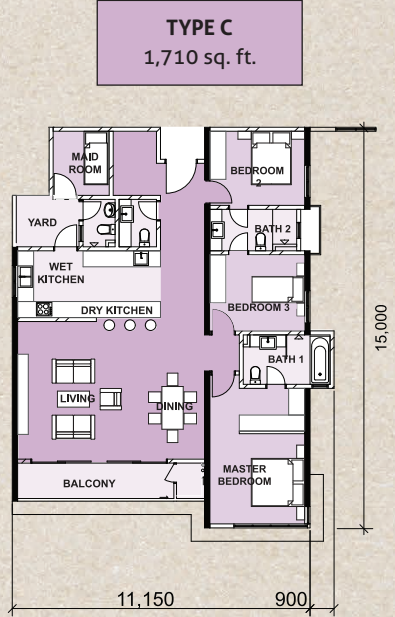
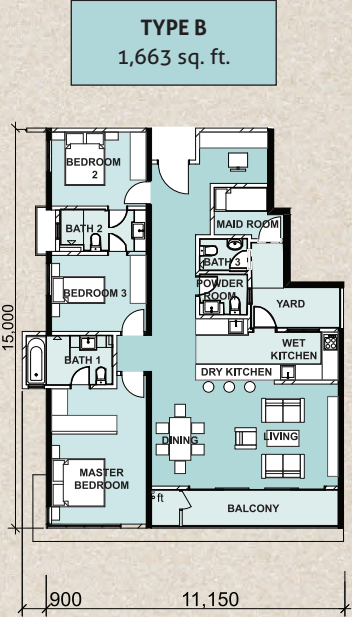
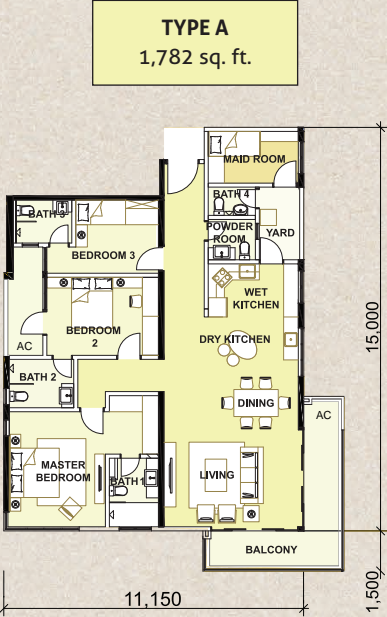
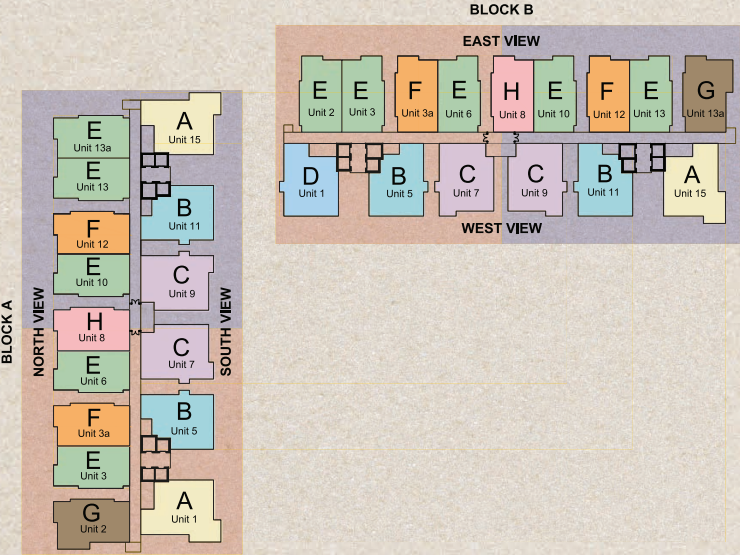
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HOT WATER PIPING

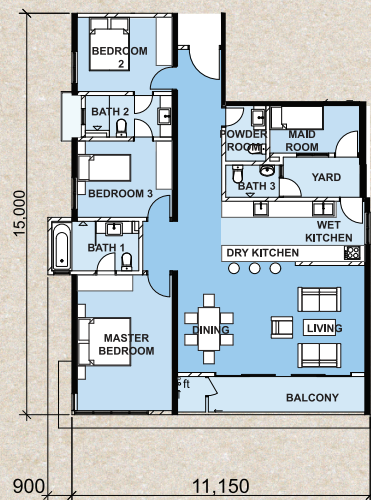
Master and common bathrooms

(excluding maid's toilet, powder room and kitchen)

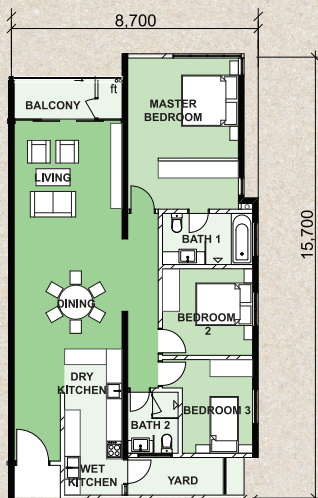
FLOOR PLAN



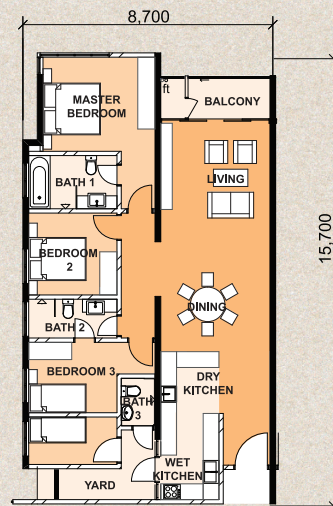
TYPE D
1,620 sq. ft.



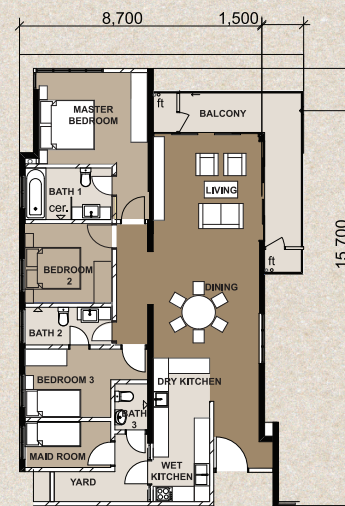
TYPE E
1,392 sq. ft.



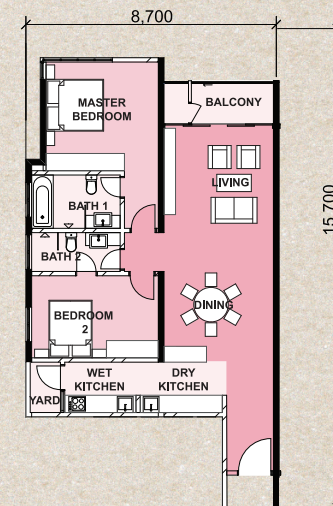
TYPE F
1,406 sq. ft.



TYPE G
1,535 sq. ft.

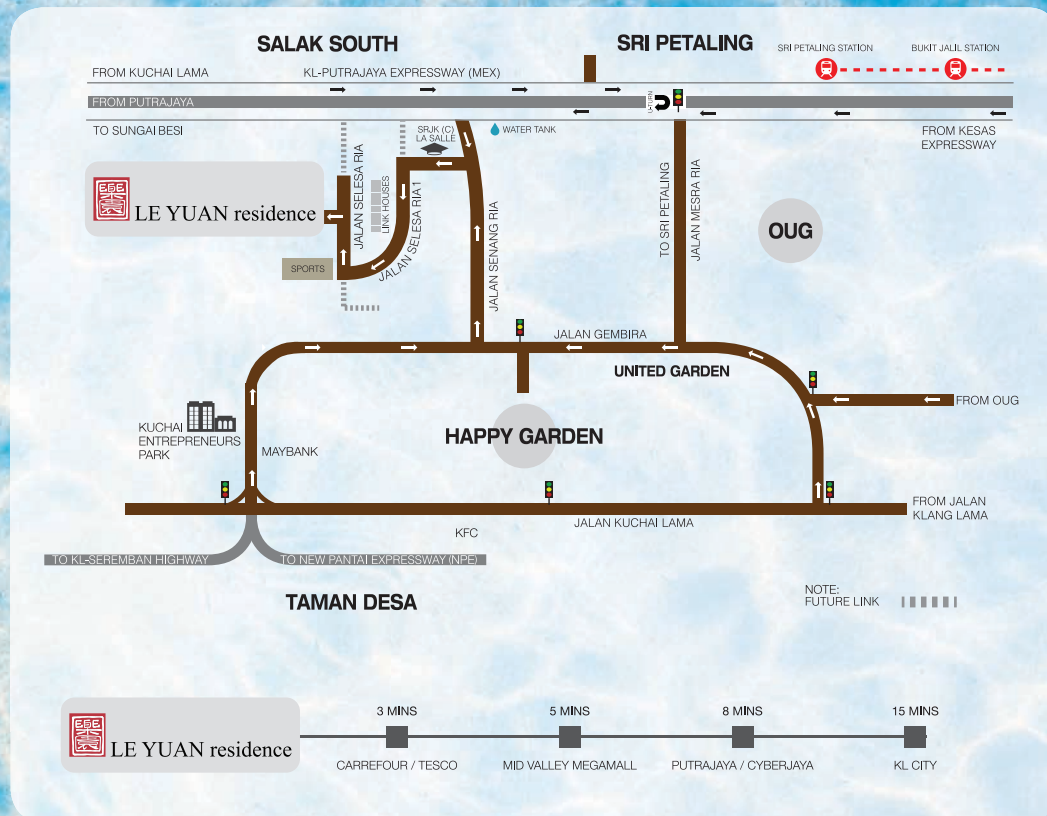


TYPE H
1,164 sq. ft.



Location

Being nestled away is always a great characteristic for a home, as is the comfort of living within close proximity to urban conveniences. Le Yuan is afforded this ideal *best of both worlds* placement with its enviable location between Sri Petaling and Kuchai Lama.



Another Prestigious Development by:

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Developer's License No: 11799-1/11-2016/1377 • Validity Period: 16/11/2011 - 15/11/2016 • Sales & Advertising Permit No: 11799-1/2418/2012(11) • Validity Period: 17/11/2011 - 16/11/2012 • Building Plan Approval Body: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP 53 OSC 20113451 • Total Units: 670 • Land Tenure: Freehold • Land Encumbrance: None • Proposed Completion Date: November 2014 • Minimum Price: RM 673,500 • Maximum Price: RM 1,304,700 • 5% Discount for Bumiputera