

*We build homes*  
FOR GENERATIONS

THE  
**courtyard**  
@ CHERAS



Mahajaya Berhad



Mahajayaproperties



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SALES GALLERY  
No. 1A, Jalan Damai Perdana 9/2F  
Bandar Damai Perdana, Cheras. 56000 KL.  
 The Courtyard @ Cheras

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HOMES  
Inspired by Urbanity, Infused with Greenery.

Discover the Township

# Bandar Damai Perdana

- 2-STOREY SUPERLINK
- FREEHOLD
- EXCLUSIVE 62 UNITS
- 4 BEDROOMS
- 4 BATHS
- SOLAR HEATER

## NURTURING NATURE IN THE HEART OF YOUR OWN HOME

Welcome to The Courtyard @ Bandar Damai Perdana, Cheras - a series of 62 premium superlink homes spread out over 5.2 acres with a unique indoor courtyard feature that brings nature right into the heart of your home.

Designed to offer you and your family a better quality of life surrounded by greenery both indoors and outdoors, The Courtyard's warm, nurturing ambiance, makes it an ideal place to grow as a young family or as a multi-generational home.



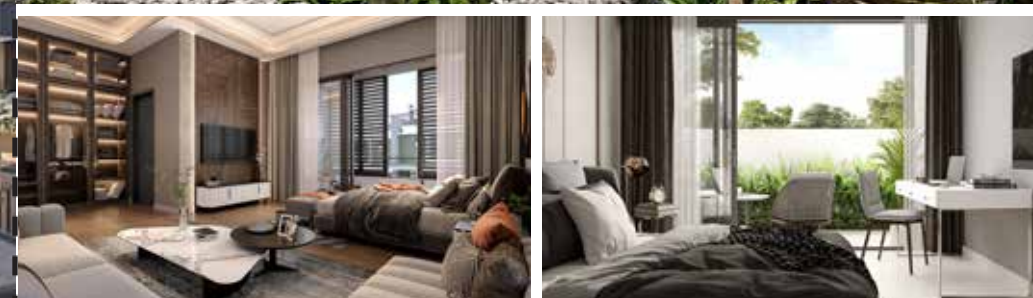
Well-guarded,  
24-hour security



Green park



Children's  
Playground



Hidden away in the heart of Cheras is a cosy suburb housing the vast 480 acres of Bandar Damai Perdana, a mixed development on prime freehold land just a few mins drive to KLCC.

Master-crafted by established property Group, Mahajaya Bhd, and home to four successful phases of landed residentials, Bandar Damai Perdana is proud to launch its latest phase - The Courtyard.

\* All stock images and pictures are for illustration purpose only.

# THE COURTYARD PHILOSOPHY

In our densely populated cities, we gravitate towards greener spaces for a sense of calm and tranquillity.

The Courtyard home's main rooms on upper and lower levels, surround and open unto a central courtyard that welcomes a refreshing sense of the outdoors and a biophilic quality (our innate connection to nature that makes us feel better) into your home.

**BOTH AESTHETIC AND FUNCTIONAL, COURTYARDS ARE ALSO A MORE SUSTAINABLE APPROACH TO BUILDING:**

**NATURAL VENTILATION**

Allows cool air to circulate and warm air to escape the home

**MORE PRIVACY**

Within the home compared to other outdoor spaces

**NATURAL SUNLIGHT**

Allows indirect light into internal rooms reducing electricity usage

**GREENERY**

Allow planting green at internal courtyard, set your own choice of water features, generate more positive energy



CLERESTORY WINDOWS FOR BETTER AIR CIRCULATION



NATURAL DAYLIGHTING



SOLAR WATER HEATER



SUNSHADING & PRIVACY



Opportunity for indoor Garden

Cross Ventilation

# SITEMAP



- TYPE A
- TYPE B
- CORNER
- END UNIT WITH LAND

# TYPE A

4 Bedrooms  
4 Bathrooms

## Corner Lot

Built-Up Size  
**3,537.34** sq. ft.  
Land Size  
**24' x 90'**

## Intermediate Lot

Built-up Size  
**3,136.93** sq. ft.  
Land Size  
**24' x 90'**

# TYPE B

4 Bedrooms  
4 Bathrooms

## Corner Lot

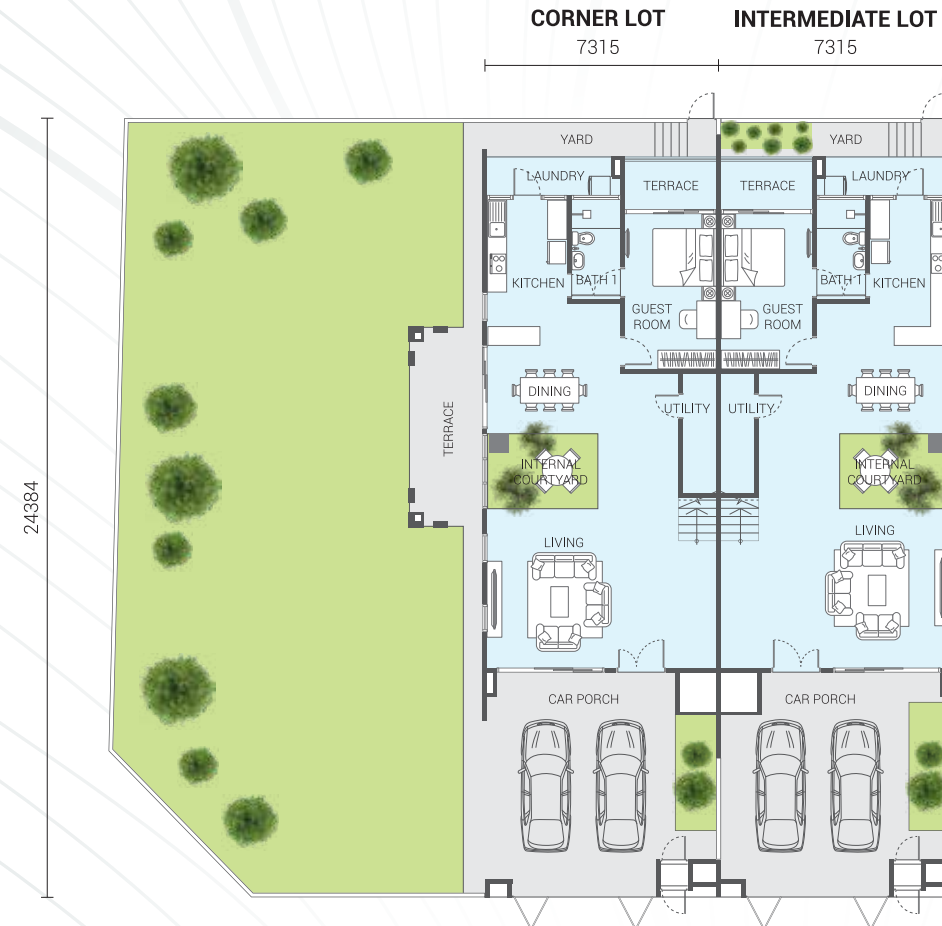
Built-Up Size  
**3,097.85** sq. ft.  
Land Size  
**24' x 80'**

## Intermediate Lot

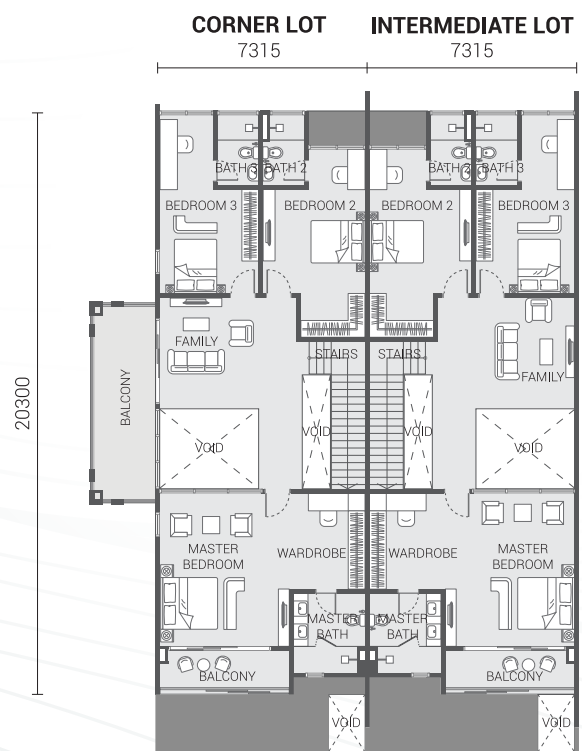
Built-up Size  
**2,738.77** sq. ft.  
Land Size  
**24' x 80'**



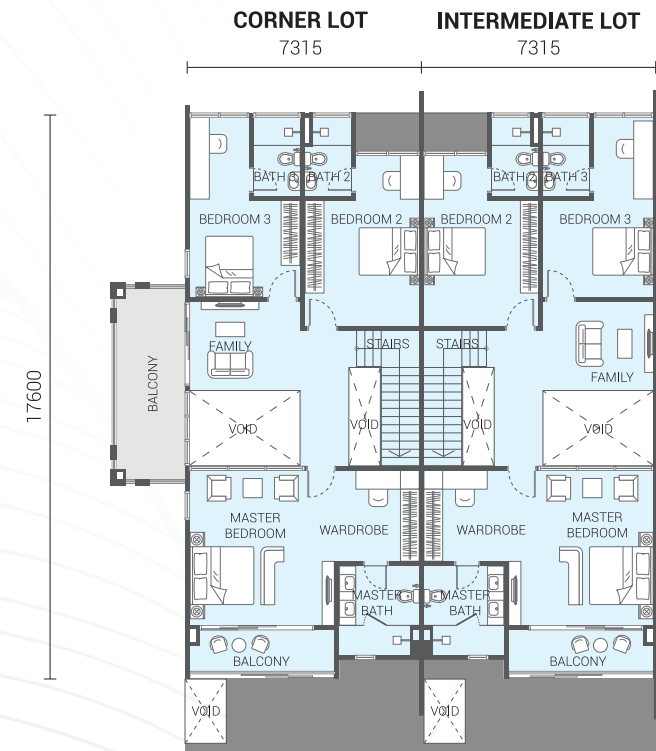
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FIRST FLOOR

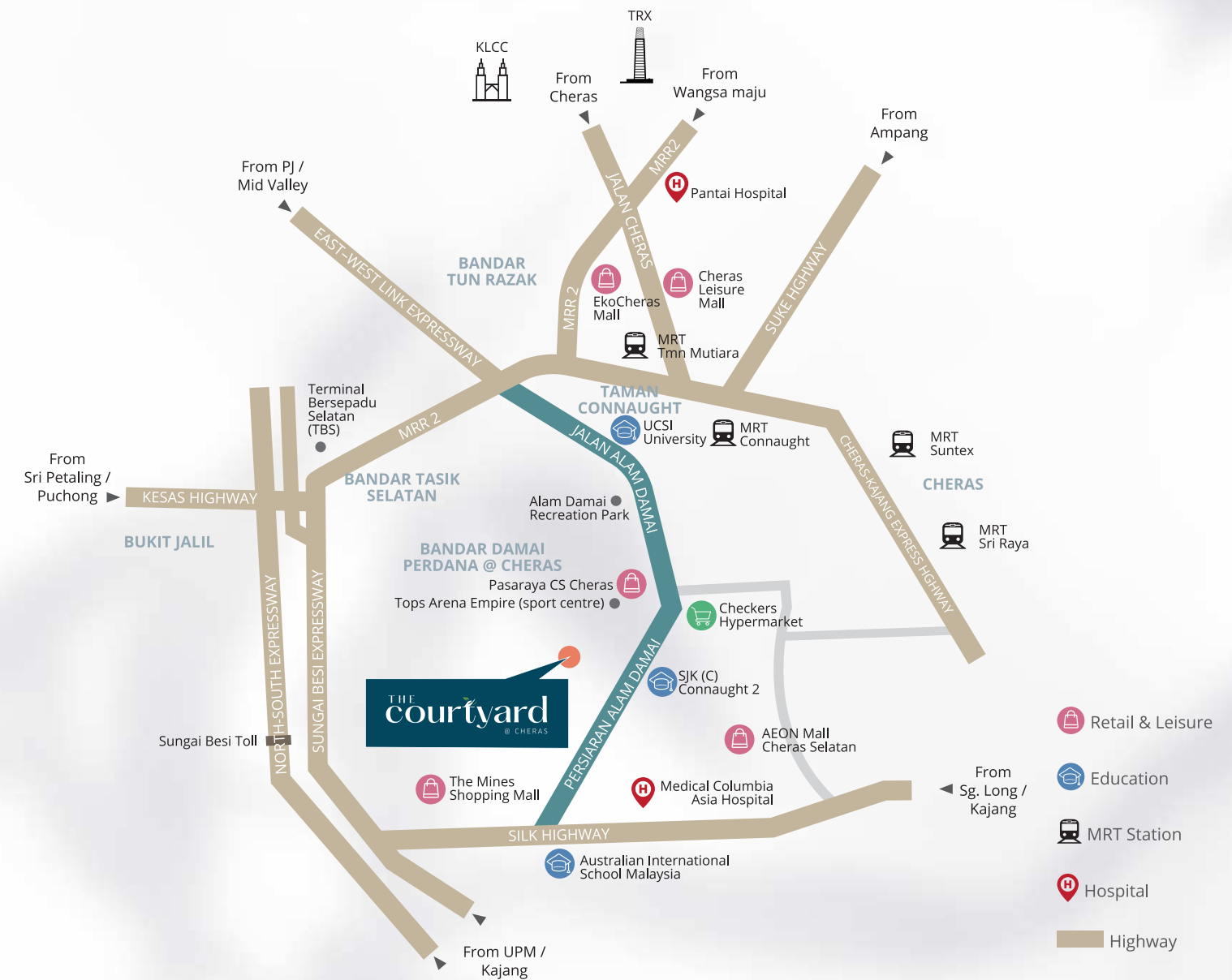
\*Accuracy of Floor Plan, shall refer to SPA drawings.

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## SPECIFICATIONS

### BANDAR DAMAI PERDANA TERRACE HOUSE - TYPE A1 / A2 / A3 / A4 / A5 / B1A / B2A / B3A / B4A / B5A / B1B / B2B / B3B / B4B

<b>STRUCTURE</b>	Reinforced Concrete Framework													
<b>WALL</b>	Cement Sand Brick													
<b>ROOF COVERING</b>	Reinforced Concrete Roof / Metal Deck													
<b>ROOF FRAMING</b>	Metal Roof Truss / Reinforced Concrete Roof													
<b>CEILING</b>	Skim Coat / Plaster and Paint / Plaster Board Ceiling (First Floor Internal and All Bathroom only) / Fibre Cement Board													
<b>WINDOWS</b>	Aluminium Framed Glass Window													
<b>DOORS</b>	Main Entrance	Flush Door												
	Others	Flush Door, Flush Door with Louvres, Aluminium Framed Glass Door												
<b>IRONMONGERY</b>	Locksets													
<b>WALL FINISHES</b>	Kitchen	Selected Wall with Wall Tiles up to 1500mm Height / Skim Coat and Paint												
	Master Bath / Baths	Selected Tiles up to Ceiling Height except behind mirror in Master Bath												
	Other Walls	Plaster and Paint												
<b>FLOOR FINISHES</b>	Car Porch / Driveway	Stamp Concrete												
	Entry / Living / Dining / Kitchen / Utility / Terrace / Balcony / Staircase / Family / Guest Room / All Bathrooms	Selected Tiles												
	Master Bedroom / Bedroom 2 / Bedroom 3	Laminated Floor												
	Others	Cement Render												
<b>SANITARY AND PLUMBING FITTINGS</b>	Shower Screen : Master Bath Only	Tap : 12												
	Vanity Top : Master Bath, Bath 2, Bath 3	Shower Head : 4												
	Water Closet : 4	Kitchen Sink & Tap : 1												
	Wash Basin : 5													
<b>ELECTRICAL INSTALLATION</b>	A1	A2	A3	A4	A5	B1A	B2A	B3A	B4A	B5A	B1B	B2B	B3B	B4B
Light Point	28	28	28	30	28	28	28	28	30	30	28	28	28	30
Fan Point	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Switch Socket Outlet (excluding Kitchen Hob, Hood Point)	27	27	27	27	27	27	27	27	27	27	27	27	27	27
Air-conditioning Point	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Autogate Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gate Light Point	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Bell Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
TV Point	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Fiber Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Pump Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Solar Heater Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Solar Heater Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Kitchen Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<b>INTERNAL TELECOMMUNICATION TRUNKING AND CABLING</b>	Concealed except for FTB which is mounted on wall													
<b>FENCING</b>	1500mm Height Cement Sand Brickwall Fencing													



## PRIVATE YET CLOSELY CONNECTED

Here, you can stay in the suburbs yet still be connected to the city via major highways such as Sungai Besi Expressway, MRR2, Silk Highway and SUKE (Sungai Besi-Ulu Klang Expressway).

It is also surrounded by an assortment of schools, medical facilities, public transport and more available mere minutes away. For those seeking retail therapy and entertainment, Leisure Mall, Cheras Sentral Mall and EkoCheras Mall are all conveniently close by.

### Legend

#### Retail & Leisure

- Pasaraya CS Cheras..... 0.8 km
- EkoCheras Mall..... 6.9 km
- AEON Mall Cheras Selatan..... 7.0 km
- THE MINES Shopping Mall..... 5.8 km

#### Education

- SMK Bandar Damai Perdana..... 1.6 km
- SJK(C) Connaught II..... 1.6 km
- UCSI University..... 5.5 km
- Australian International School Malaysia..... 8.0 km

#### Medical

- Columbia Asia Hospital..... 6.7 km
- Pantai Hospital Cheras..... 7.5 km

#### Parks & Recreation

- Tops Arena Empire ..... 1.6 km
- Alam Damai Recreational Park ..... 3.0 km

#### Highway Access

- Sungai Besi Expressway
- KESAS Highway
- Silk Highway
- SUKE Highway