

AVIARY RESIDENCE

凤鸣居



Aerial View
Art's Progression

LOCATION MAP



LEGEND

- Shopping Mall
- Market
- Education
- Hospital
- LRT Line
- Future direct access / exit from LDP

SHOPPING AND LEISURE

- 3.6km — Tesco Extra Puchong
- 4.6km — IOI Mall Puchong
- 5.1km — SetiaWalk
- 5.3km — One City Mall
- 5.4km — Giant Bandar Puteri
- 6.2km — The 19 USJ City Mall
- 7.4km — Main Place Mall
- 9.2km — Sunway Pyramid

EDUCATION

- 2.4km — Regent International School
- 5.7km — Inspiros International School
- 6.8km — Binary University
- 9.0km — Monash University
- 9.4km — SEGi College Subang Jaya
- 9.9km — Sunway University
- 10.4km — Taylor's Lakeside Subang Jaya

MEDICAL CENTRES

- 4.1km — KPMC Puchong Specialist
- 4.9km — Columbia Asia Hospital
- 8.1km — Sunway Medical Centre

RECREATION

- 2.5km — Rakan Muda Complex
- 2.5km — iMAU Sentral
- 3.6km — Hypermedia Library



Puchong Horizon

Show Unit Open Daily 10am – 6pm

A Signature Lifestyle Development by
Huayang
Your dreams, made affordable

**PUCHONG
HORIZON**
SHAPING A NEW VISTA

Developer
BISON HOLDINGS SDN BHD (55225-M)
Puchong Horizon Sales Gallery
Lot 110500 (PN 95919), Mukim & Daerah Petaling,
Puchong Horizon, 47100 Puchong,
Selangor Darul Ehsan
Contact no.: 03-8066 6266

Pemaju: Bison Holdings Sdn. Bhd. (55225-M); C-21, Jalan Medan Selayang 1, Medan Selayang, 68100 Batu Caves, Selangor; Lesen Pemaju: 19287-2/01-2021/79(L); Permit Iklan dan Jualan: 19287-2/01-2021/79 (P); Tempoh Sah: 18/01/2019 – 17/01/2021; Kegunaan Bangunan: Pangasapuri Berservis; Bebanan Tanah: RHB Islamic Bank Berhad (680329-V); Pegangan Tanah: Pajakn 99 Tahun (Tarikh Tamat: 09/12/2110); Pihak Berkuasa: Majlis Perbandaran Subang Jaya; No. Rujukan Pelan Bangunan: MPSJ.BGN.BPS.600-1/11/4/10(15); Tarikh Diangka Siap: Jul 2023; Sekatan Kepentingan: Tanah ini boleh dipindahmilik, dipajak atau digadai setelah mendapat kebenaran Pihak Berkuasa Negeri. Blok A1: 565 unit; Harga Jualan untuk Blok A1: RM586,800 (Min.) – RM669,800 (Maks.); Blok A2: 337 unit; Harga Jualan untuk Blok A2: RM697,800 (Min.) – RM901,800 (Maks.)

AVIARY RESIDENCE

凤鸣居

Widened Horizons, HEIGHTENED SENSATIONS



Welcome to the 29-acre integrated development of Puchong Horizon, situated off the LDP highway. Enjoy a green environment combining residential and commercial components, where tropical landscaping is interwoven into elegant architecture.

SERVICED APARTMENT

Explore and Conquer BRAND NEW FRONTIERS IN WORK AND LIFE

Aviary Residence in Puchong Horizon towers above its surroundings, giving you a bird's eye view of lakes, towns and forest reserves. It is designed as a trendy hub boasting a variety of leisure and recreational facilities, as well as tight security features – ideal for residents with a modern metropolitan lifestyle.



Entrance Gateway
Artist's Impression

Broaden Your Life with FRESH PERSPECTIVES AND NATURE'S POSSIBILITIES

Arrive home each day to be greeted by the grand entrance, a threshold between the busy outside world and the relaxing environment of Puchong Horizon.



Trellis
Artist's Impression

Innovative TROPICAL LIFESTYLE

All around the residence, you'll find quiet corners where you can read, interact with loved ones and neighbours, or even work, amidst greenery and nature-inspired structures.



Nest Playground
Artist's Impression

Fun for ALL AGES

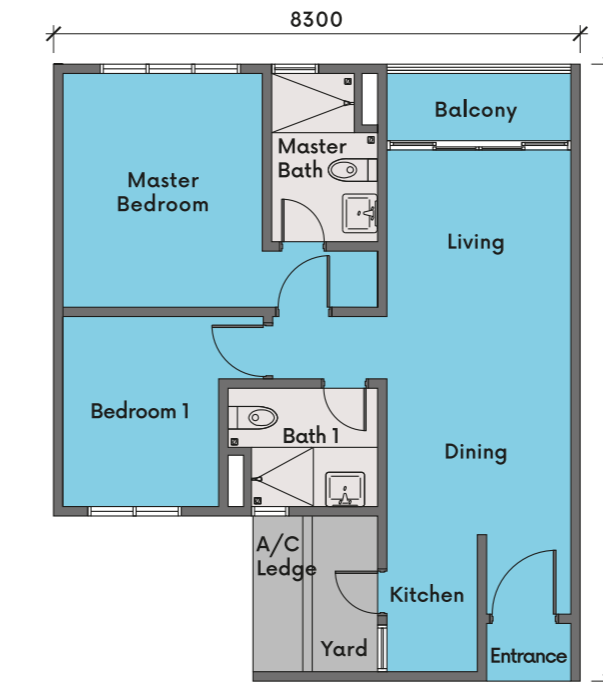
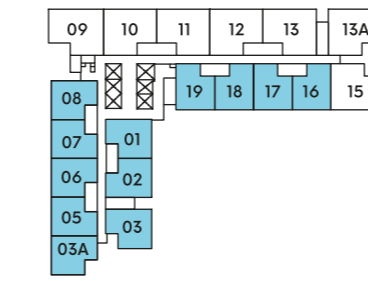
Aviary Residence offers fun facilities for the young and active, such as a playground, swimming pool, kid's pool, jogging track and outdoor yoga. Now the entire family can enjoy a healthy lifestyle together!

FLOOR PLAN

TYPE A

Approx. Floor Area
753.5 sq ft / 70 sq m

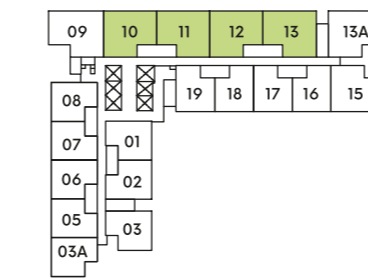
2 Bedrooms | 2 Bathrooms
Living Area | Dining Area



TYPE B

Approx. Floor Area
1054.9 sq ft / 98 sq m

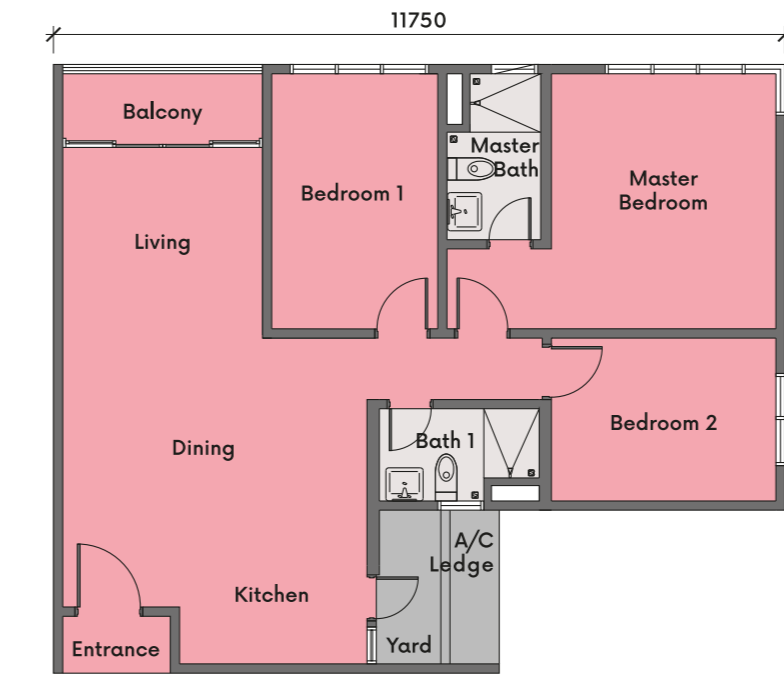
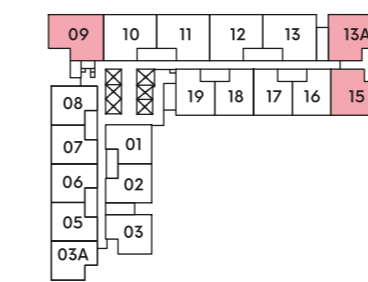
3 Bedrooms | 2 Bathrooms
Living Area | Dining Area



TYPE C

Approx. Floor Area
1076.4 sq ft / 100 sq m

3 Bedrooms | 2 Bathrooms
Living Area | Dining Area



FACILITIES PLAN



LEGEND

- 1 Swimming Pool
- 11 Cafeteria
- 2 Pool Deck
- 12 Foyer
- 3 Kid's Pool
- 13 Management Office
- 4 Trellis
- 14 Lift Lobby
- 5 Playground
- 15 Multipurpose Hall
- 6 Jogging Track
- 16a Male Sauna
- 7a Male Surau
- 16b Female Sauna
- 7b Female Surau
- 17a Male Changing Room
- 8a Male Toilet
- 17b Female Changing Room
- 8b Female Toilet
- 18 Gym
- 9 Resident Lounge
- 19 Outdoor Yoga/Meditation
- 10 Convenience Store

SPECIFICATIONS

Structure	Reinforced concrete structure
Wall	Brick wall / R.C. wall
Roof covering	R.C. roof
Roof framing	Reinforced concrete framing
Ceiling	Skim coat with paint / Plasterboard ceiling with paint
Windows	Powder coated aluminium framed glass window
Doors	
Entrance	Timber fire door
Living	Powder coated aluminium frame glass sliding door
Bedrooms / Bathrooms	Timber flush door
Kitchen	Timber flush door
Ironmongery	Selected quality locksets
Wall finishes	
Internal wall and external wall	Plaster / skimcoat and paint
Bathrooms	2150mm high porcelain tiles
Kitchen	1500mm high porcelain tiles / plaster and paint
Floor finishes	
Living, Dining, Kitchen	Porcelain tiles
Bedrooms	Porcelain tiles
Bathrooms	Porcelain tiles
Kitchen	Porcelain tiles
Balcony, Yard	Ceramic tiles
A/C Ledge	Cement screed

Sanitary and plumbing fittings	Quality sanitary wares & fittings			
	TYPE	A	B	C
Water closet	2	2	2	
Wash basin	2	2	2	
Toilet paper holder	2	2	2	
Shower	2	2	2	
Hand bidet	2	2	2	
Basin tap	2	2	2	
Bib tap	1	1	1	
Kitchen sink	1	1	1	
Kitchen tap	1	1	1	
Electrical Installation	TYPE	A	B	C
Lighting point	15	18	18	
Power point	13	15	15	
Air-cond point	3	4	4	
Water heater point	2	2	2	
Ceiling fan point	4	5	5	
Bell point	1	1	1	
Electrical DP	1	1	1	
Internal telephone trunking and cabling	TYPE	A	B	C
SMATV point	2	2	2	
Fibre wall socket	1	1	1	