



ECO  
ARDENCE

- NARA -  
GARDEN HOMES



## YOUR GATEWAY TO PEACE OF MIND

The minimalist entrance statement features a strikingly elegant archway. Come home to gated and guarded living, where vigilant security welcomes you.

## A ZEN GARDEN TO RESTORE YOUR BALANCE

The full-height windows of the clubhouse frame scenes of a tranquil Zen garden. It beckons you out to meander along the walk paths in meditation.



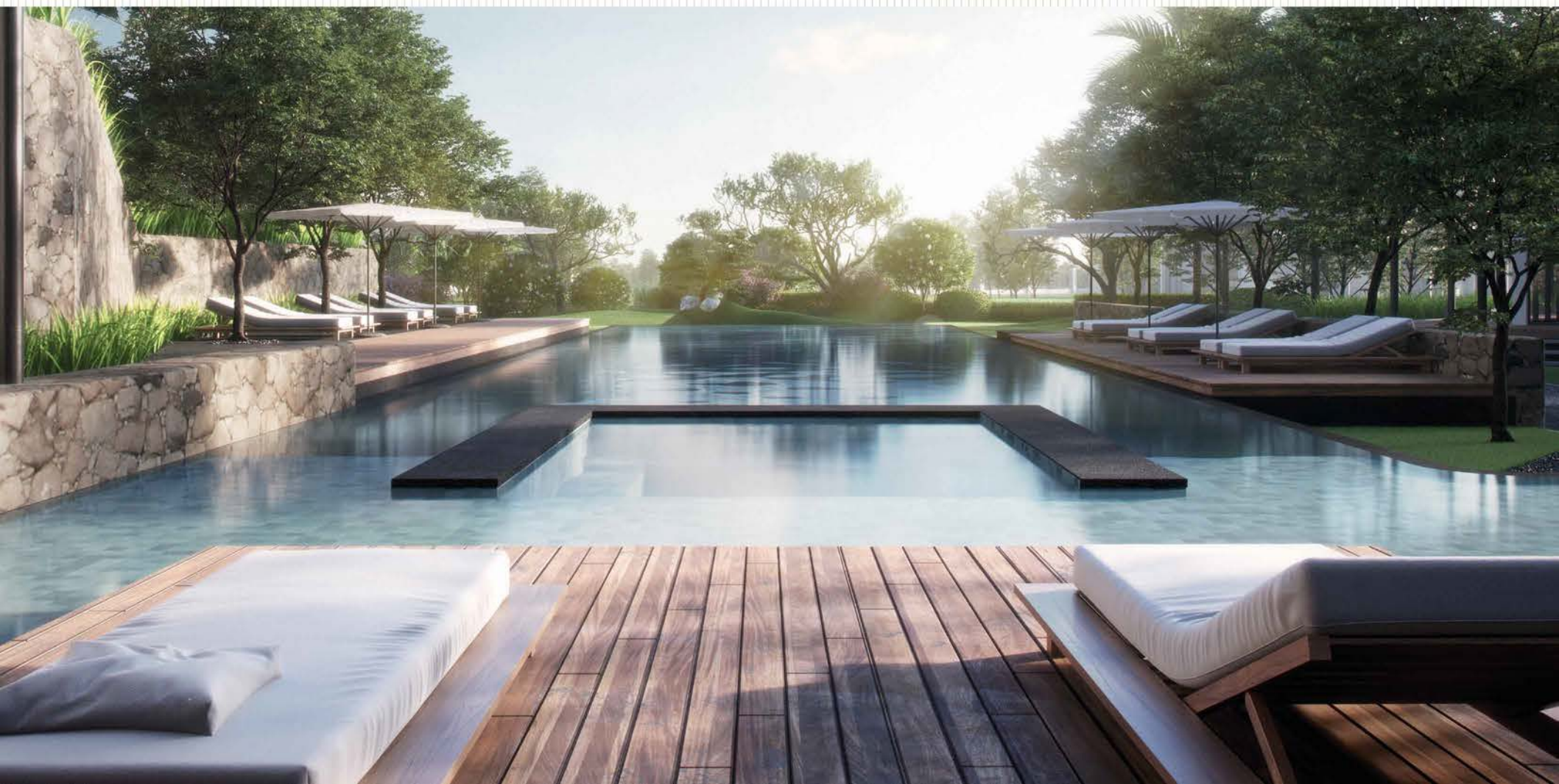


## LET TRANQUIL WATERS SOOTHE YOUR SOUL

The Japanese-inspired clubhouse opens out to a welcoming deck for balanced serenity. The clubhouse also offers all the recreational facilities you need and desire: a refreshing swimming pool and a fully-equipped gym, all within a resort-styled environment that soothes the soul.

## A REJUVENATING EXPERIENCE

The Nara clubhouse swimming pool and deck were made for lazy afternoons. Just relax and let the fresh air, sunlight and water work their restorative powers.





## HARMONY AT YOUR DOORSTEP

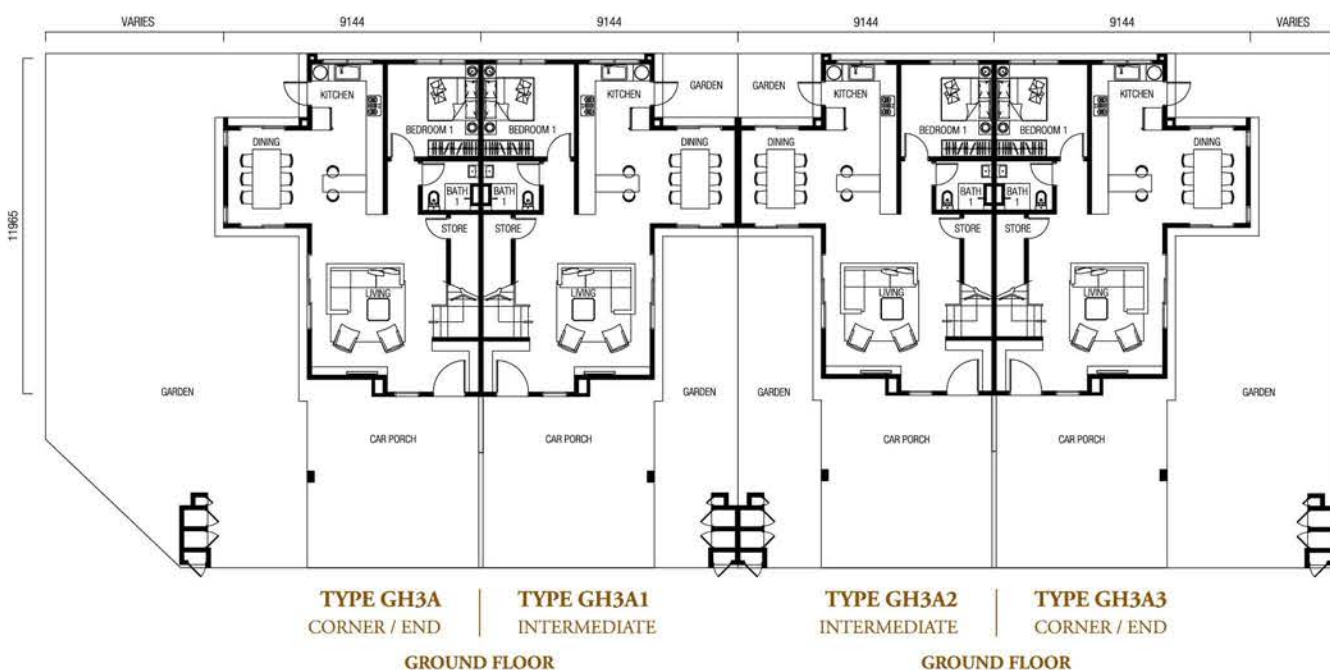
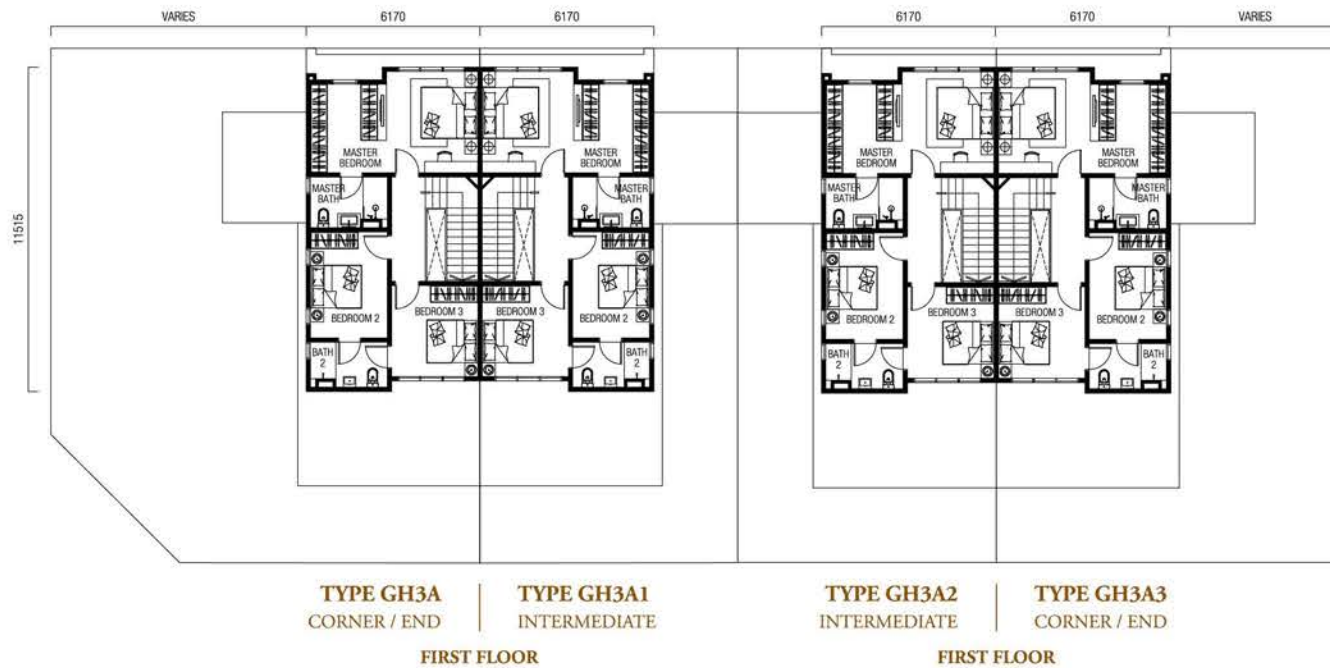
In Nara, the conventional back lane is replaced by a 20-ft linear garden. This alluring landscaped linear garden with its paved paths and benches offers a safe and serene community space. It's a place where you can get together with your neighbours and watch your children play.



GARDEN HOME

TYPE GH3A

30' X 60' | 1,887 sq ft

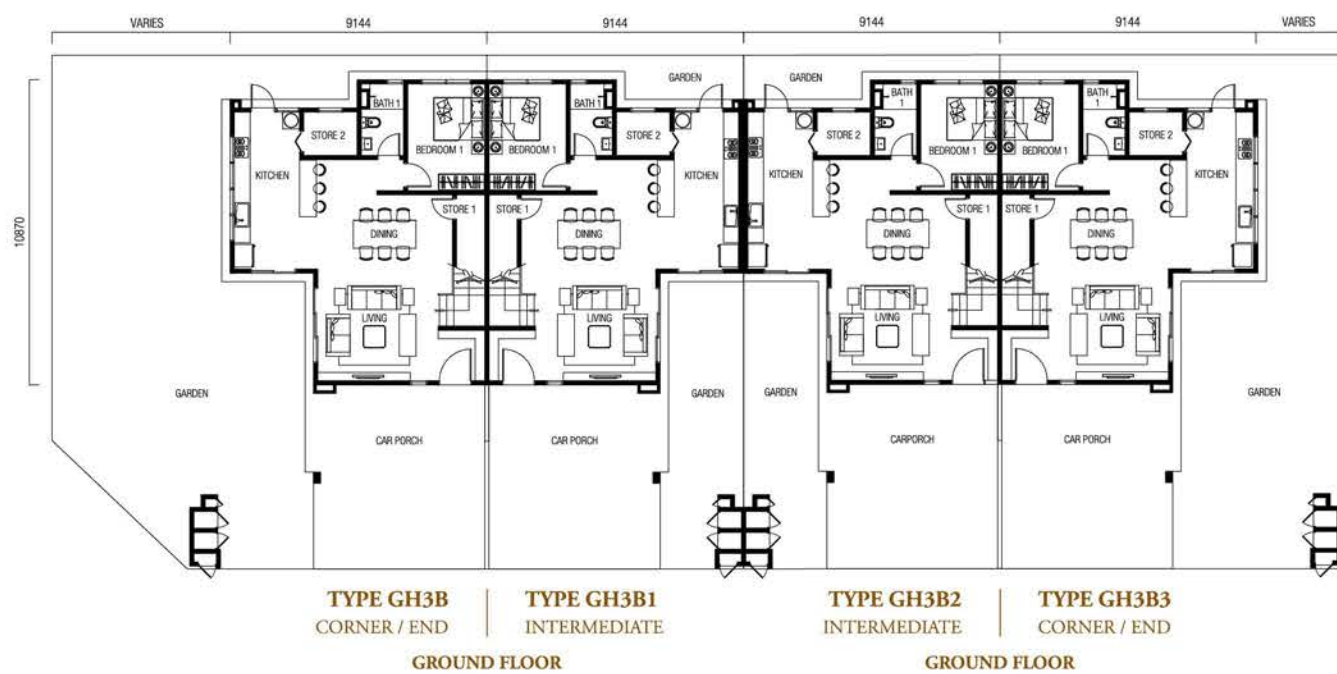




GARDEN HOME

TYPE GH3B

30' X 60' | 1,957 sq ft





GARDEN HOME

TYPE GH3C

30' X 60' | 1,992 sq ft

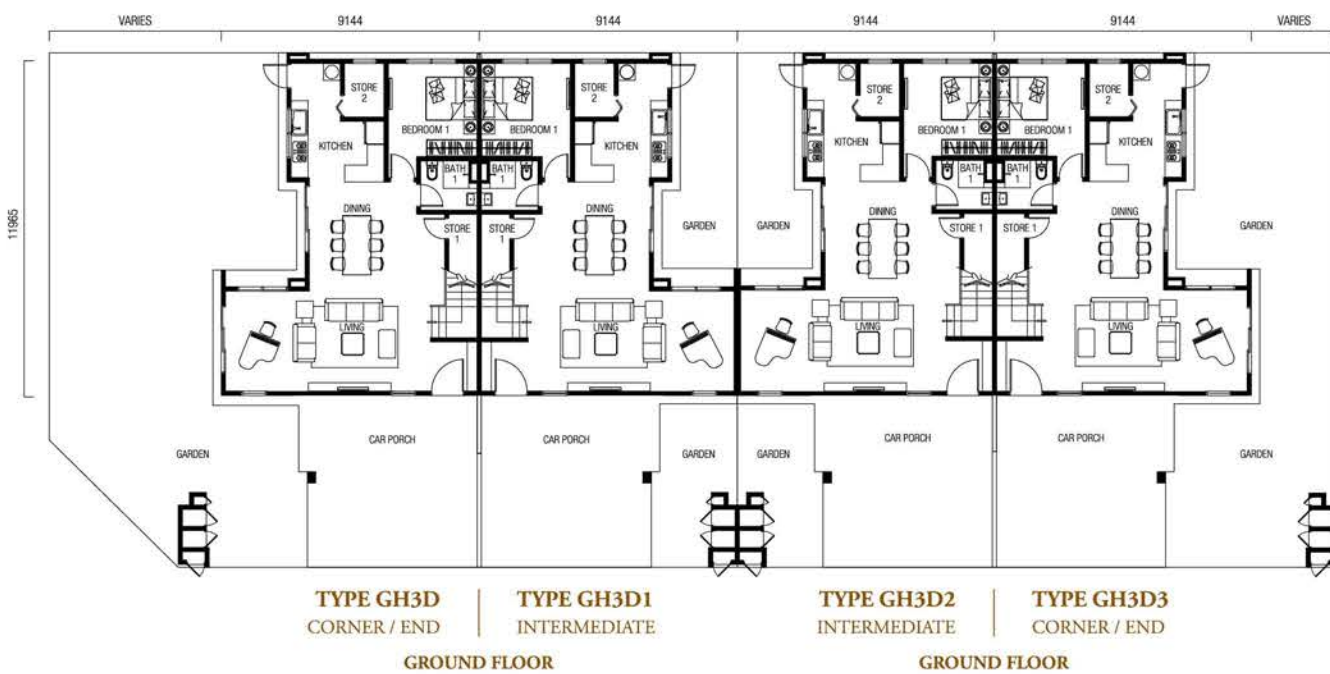
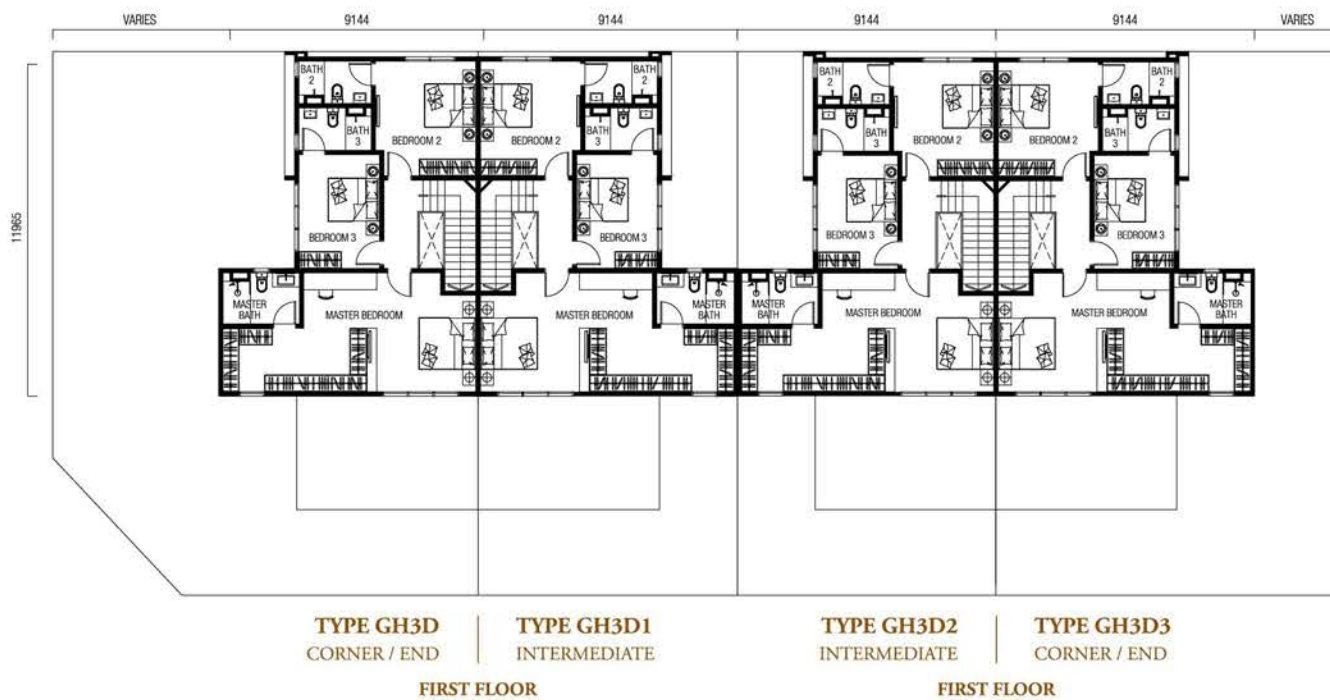




GARDEN HOME

TYPE GH3D

30' X 60' | 2,166 sq ft



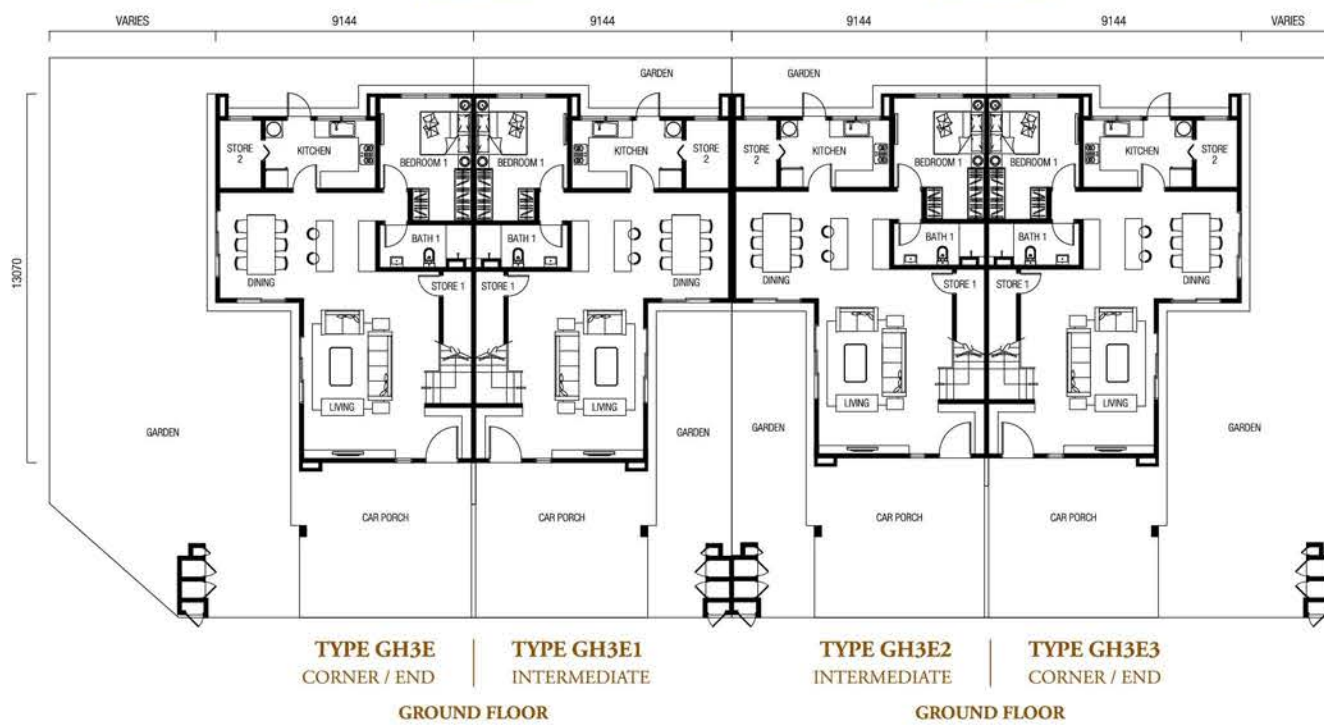
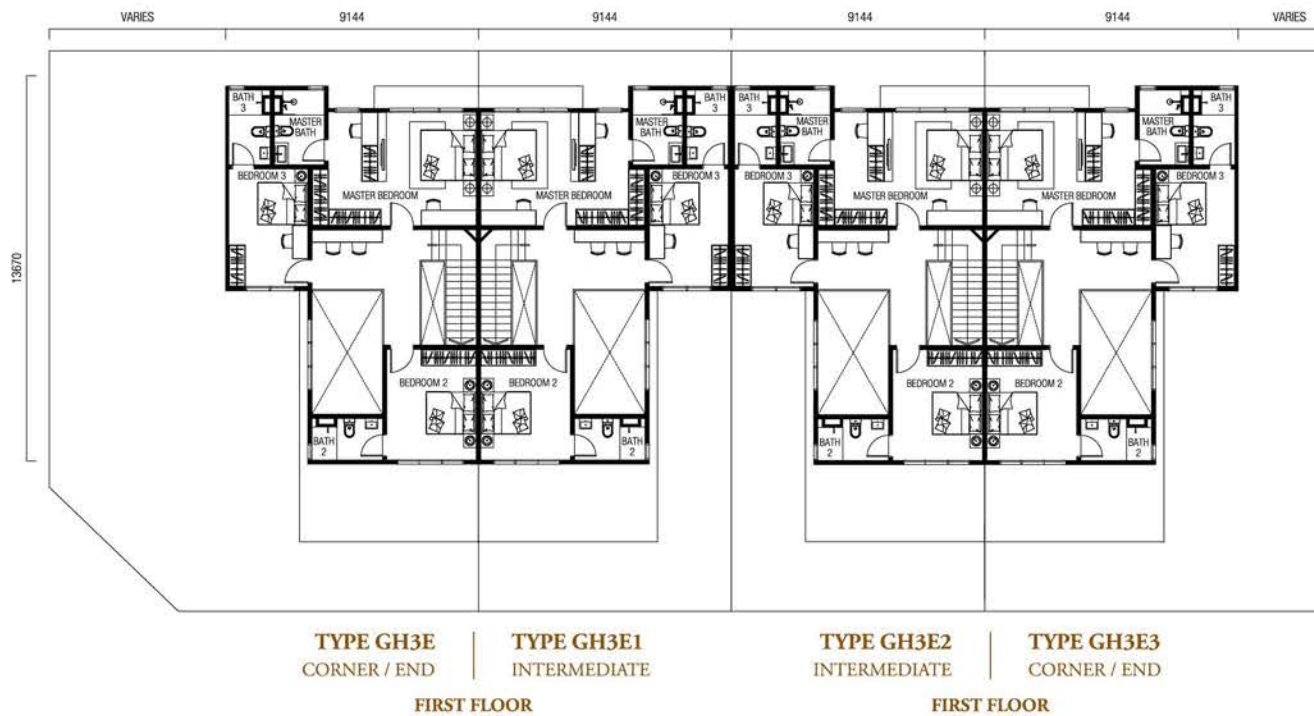




GARDEN HOME

TYPE GH3E

30' X 70' | 2,321 sq ft



## SPECIFICATIONS

STRUCTURE	Reinforced Concrete	WALL	Brickwork / Reinforced Concrete
ROOF COVERING	Roof Tiles	ROOF FRAMING	Steel Trusses / Light Weight Trusses
CEILING	Skim Coat / Plaster Ceiling	IRONMONGERY	Quality Locksets
WINDOWS	Powder Coated Aluminium Framed Glass Casement / Top Hung / Fixed Glass	DOORS	Timber Door / Aluminum Framed Folding Door / Powder Coated Aluminium Framed Glass Sliding Door
WALL FINISHES	Kitchen Master Bathroom, Bath 1, 2 & 3 Car Porch Others	Ceiling Height Ceramic Tiles / Plaster & Paint Ceiling Height Ceramic Tiles / Porcelain Tiles Plaster & Paint Plaster & Paint	
FLOOR FINISHES	<b>Ground Floor</b> Car Porch / Apron Dining / Living / Dry & Wet Kitchen Bedroom 1 Store 1 Store 2 Bath 1 Staircase  <b>First Floor</b> All Bedrooms All Baths Others	Porcelain Tiles Porcelain Tiles Porcelain Tiles Cement Render Ceramic Tiles Porcelain Tiles Porcelain Tiles  Timber Laminated Flooring Porcelain Tiles / Ceramic Tiles Cement Render	

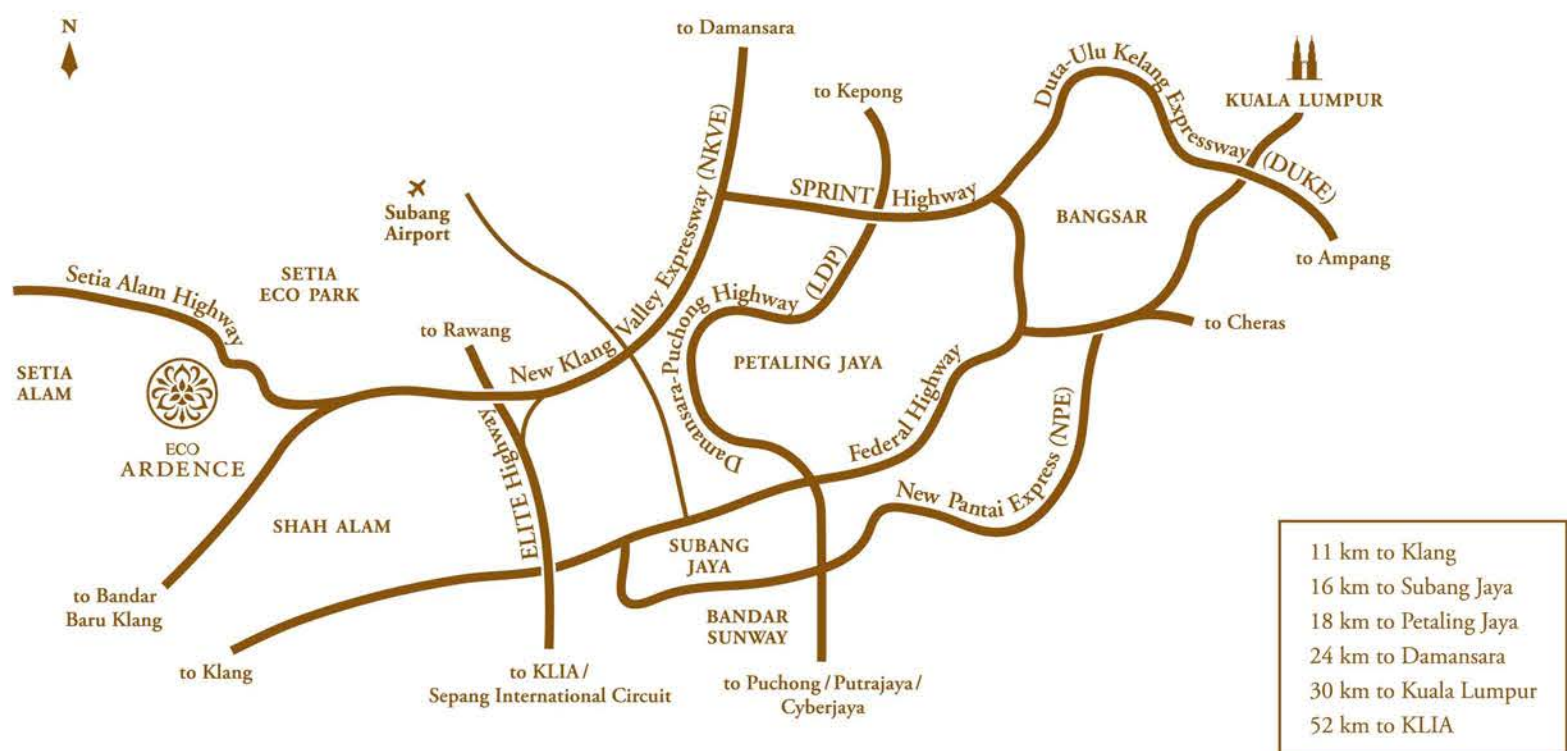
	GH3A	GH3B	GH3C	GH3D	GH3E	
SANITARY & PLUMBING FITTINGS	WC	3	3	3	4	4
	Wash Basin	3	3	3	4	4
	Shower	3	3	3	4	4
	Kitchen Sink	1	1	1	1	1
ELECTRICAL INSTALLATION	Light Point	23	24	24	24	25
	Power Point	23	24	24	24	24
	Air Cond Point	6	6	6	6	6
	Fan Point	6	7	7	7	7
	TV Point	2	2	2	2	2
	Bell Point	1	1	1	1	1
	CCTV (point only)	1	1	1	1	1
	Single Phase Centralised Water Heater (point only)	1	1	1	1	1
	Single Phase Water Pump (point only)	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	Telephone Point	2	2	2	2	2
	Data Point	2	2	2	2	2
FENCING	1,200mm High Mild Steel Fencing / 1,500mm High Brickwall					
TURFING	Provided					

## LOCATION

The re-imagination of Klang Valley's Western Corridor is set to begin off the NKVE.

Located just before Setia Alam, Eco Ardence is surrounded by a wide range of modern amenities and a mature township with excellent connectivity to key destinations via major highways.

Having the right building blocks, Eco Ardence is poised to become a vibrant suburban city of art, culture and commerce.



A JOINT DEVELOPMENT BY

**ECOWORLD** **cascara**  
CREATING TOMORROW & BEYOND

Eco Ardence Sdn. Bhd. (427912-X)  
Eco Ardence Sales Gallery  
PT 8, Persiaran Setia Alam, Eco Ardence,  
40170 Shah Alam, Selangor Darul Ehsan, Malaysia.

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ECO  
ARDENCE

- NARA -  
COURTYARD HOMES

## STEP UP TO A LIFE OF SERENITY

The Courtyard Homes in Nara, Eco Ardence, are a limited edition collection of cosy houses set in low-rise blocks. With floor areas ranging from 1,012 sq ft to 1,212 sq ft, these make perfect starter homes for those seeking an enriching lifestyle.

A 47-ft linear garden that runs behind the residential blocks provides a safe and welcoming open-air community space.

Courtyard Homes' residents will have exclusive access to the Japanese-inspired Nara clubhouse. The clubhouse offers a selection of recreational facilities including a swimming pool complete with a resort-style deck, a fully-equipped gym and a Zen garden.



TYPE CH3C1

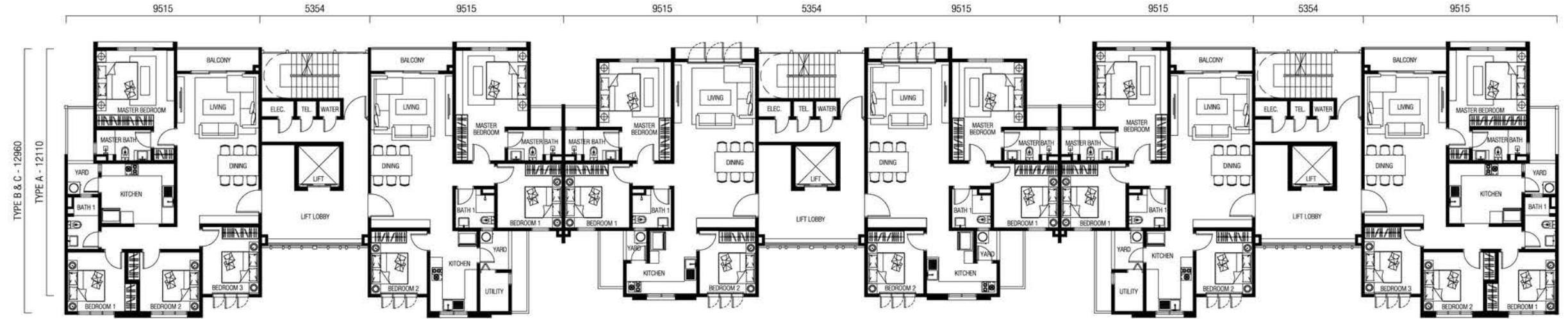
TYPE CH3B1

TYPE CH3A1

TYPE CH3A3

TYPE CH3B3

TYPE CH3C3



FIRST FLOOR | SECOND FLOOR | THIRD FLOOR

COURTYARD HOME

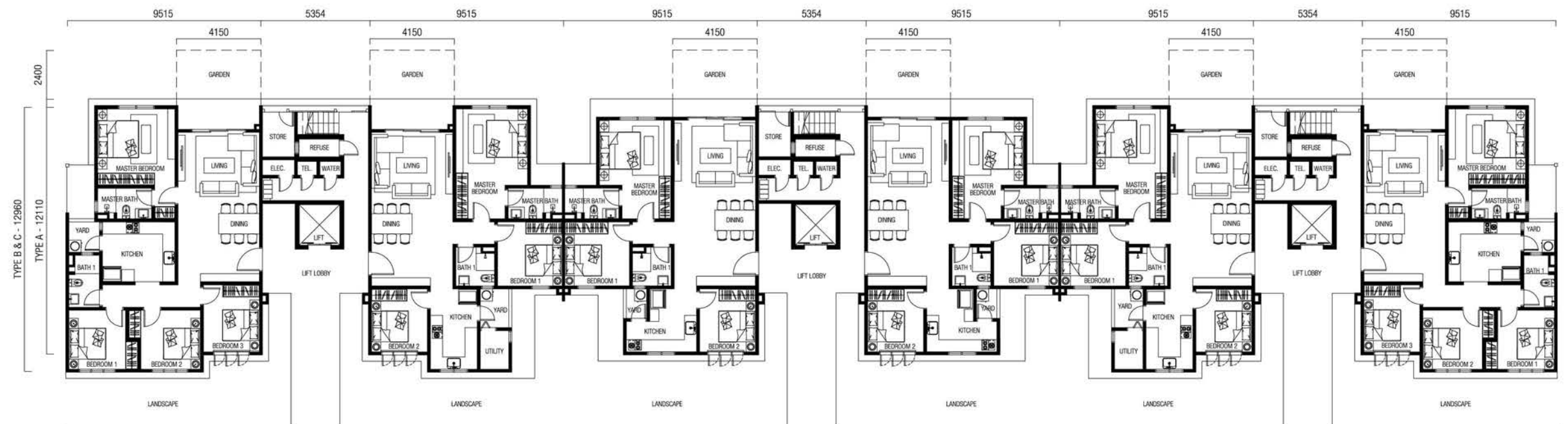


TYPE 3A  
1,012 sq ft



TYPE 3B  
1,110 sq ft

TYPE 3C  
1,212 sq ft



TYPE CH3C

TYPE CH3B

TYPE CH3A

TYPE CH3A2

TYPE CH3B2

TYPE CH3C2

GROUND FLOOR

## SPECIFICATIONS

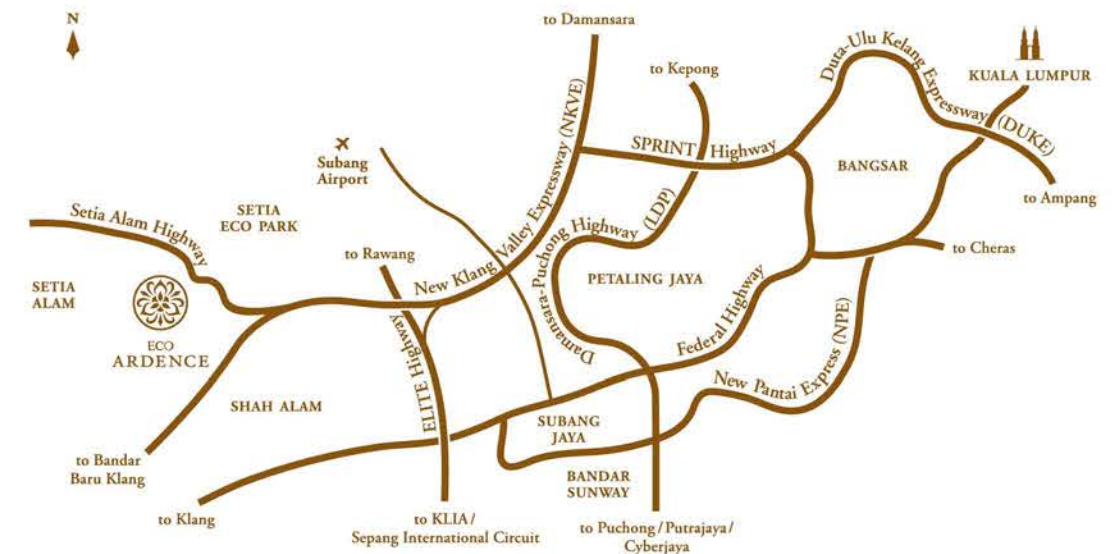
STRUCTURE	Reinforced Concrete						
WALL	Brickwork / Reinforced Concrete						
ROOF COVERING	Roof Tiles / Reinforced Concrete / Metal Deck						
ROOF FRAMING	Steel Roof Truss						
CEILING	Skim Coat / Plaster Ceiling						
WINDOWS	Powder Coated Aluminium Framed Glass Casement / Top Hung / Fixed Glass						
DOORS	Fire Rated Door / Timber Door / Powder Coated Aluminium Framed Glass Sliding Door / Aluminum Framed PVC Folding Door						
IRONMONGERY	Quality Locksets						
WALL FINISHES	Kitchen	Ceiling Height Ceramic Tiles / Plaster & Paint					
	Master Bathroom & Bath 1	Ceiling Height Ceramic Tiles					
	Others	Plaster & Paint					
FLOOR FINISHES	Entry Foyer / Dining / Living / Kitchen	Porcelain Tiles					
	Master Bedroom / Bedroom 1, 2 & 3	Porcelain Tiles					
	Master Bathroom & Bath 1	Ceramic Tiles					
	Yard	Ceramic Tiles					
	Balcony	Porcelain Tiles					
		CH3A / CH3A2	CH3A1 / CH3A3	CH3B / CH3B2	CH3B1 / CH3B3	CH3C / CH3C2	CH3C1 / CH3C3
SANITARY & PLUMBING	WC	2	2	2	2	2	2
	Wash Basin	2	2	2	2	2	2
FITTINGS	Shower	2	2	2	2	2	2
	Kitchen Sink	1	1	1	1	1	1
ELECTRICAL INSTALLATION	Light Point	15	14	16	16	17	17
	13A Power Point	16	16	17	17	18	18
	Ceiling Fan / Wall Fan Point	4	4	5	5	5	5
	Air Cond Point	4	4	4	4	5	5
	Water Heater Point	2	2	2	2	2	2
	TV Point	1	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING & CABLING	Fibre Wall Socket	1	1	1	1	1	1
FENCING		YES	NO	YES	NO	YES	NO

## LOCATION

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11 km to Klang
16 km to Subang Jaya
18 km to Petaling Jaya
24 km to Damansara
30 km to Kuala Lumpur
52 km to KLIA

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Nara (Type of Property: A, B, C - 4 Storey Town House) Developer: ECO ARDENCE SDN. BHD (427912-X) | Sales Gallery: PT 8, Persiaran Setia Alam, Eco Ardence, 40170 Shah Alam, Selangor | Developer License No: 14504-3/10-2020/0950(L) | Validity Period: 26/10/2018 - 25/10/2020 | Advertising & Sales Permit No: 14504-3/10-2020/0950(P) | Validity Period: 26/10/2018 - 25/10/2020 | Land Tenure: Freehold | Land Encumbrances: Affin Hwang Investment Bank Berhad (14389-U) | Approving Authority: Majlis Bandaraya Shah Alam (MBSA) | Building Plan Reference No: MBSA/BGN/BB/600-1(P)/SEK/U12/0077-2018 | Expected Completion Date: October 2021 | Total Unit: 80 | Type A: Min Price: RM 870,000, Max Price: RM 888,750 | Type B: Min Price: RM 938,750, Max Price: RM 957,500 | Type C: Min Price: RM 1,006,250, Max Price: RM 1,018,750 | Restriction of Interest: NIL | 7% Discount for Bumiputera

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**casçara**





ECO  
ARDENCE

- NARA -  
SITE PLAN

# SITE PLAN



**LEGEND:**

**GARDEN HOME**

- GH3A  
30' X 60'
- GH3B  
30' X 60'
- GH3C  
30' X 60'
- GH3D  
30' X 60'
- GH3E  
30' X 70'

**COURTYARD HOME**

- CH3A  
1,012 sq ft
- CH3B  
1,110 sq ft
- CH3C  
1,212 sq ft

# MASTER PLAN



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