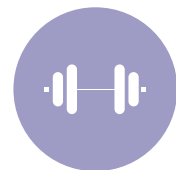


HANA  
ECO ARDENCE

duduk  
ECOWORLD

# SITE PLAN

## HANA SERVICE APARTMENT FACILITIES



Gym



Swimming Pool



Playground



BBQ Area



Multi-purpose Hall



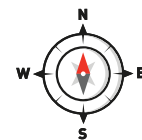
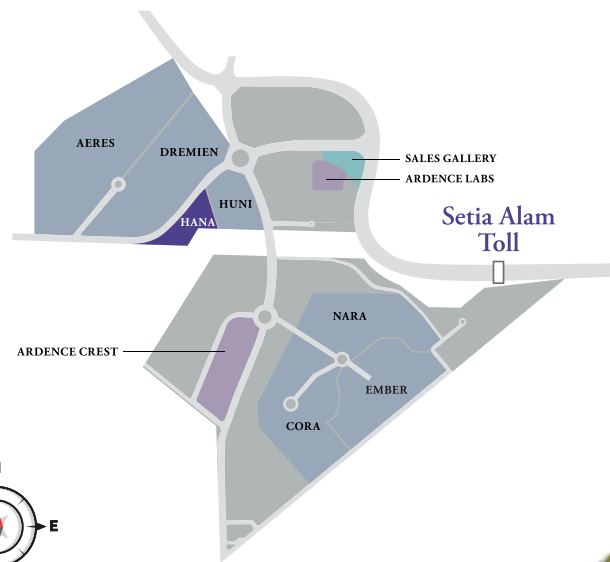
Edible Garden



Management Office



Musollah



DREMIEN

HUNI

PERSIARAN SETIA DAMAI

HANA SQUARE

PPU

SSU

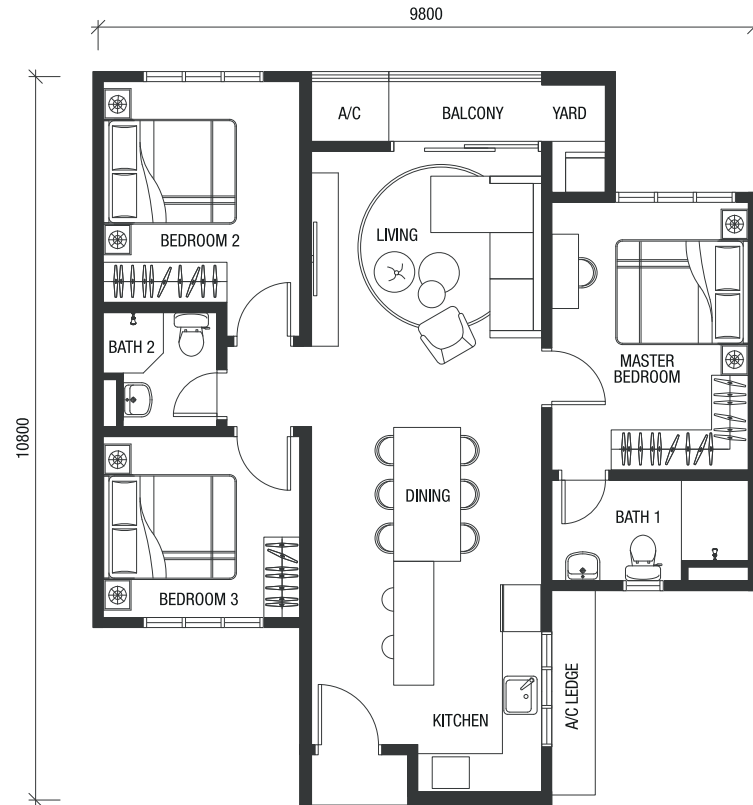
### LEGEND

- Residential
- Facility

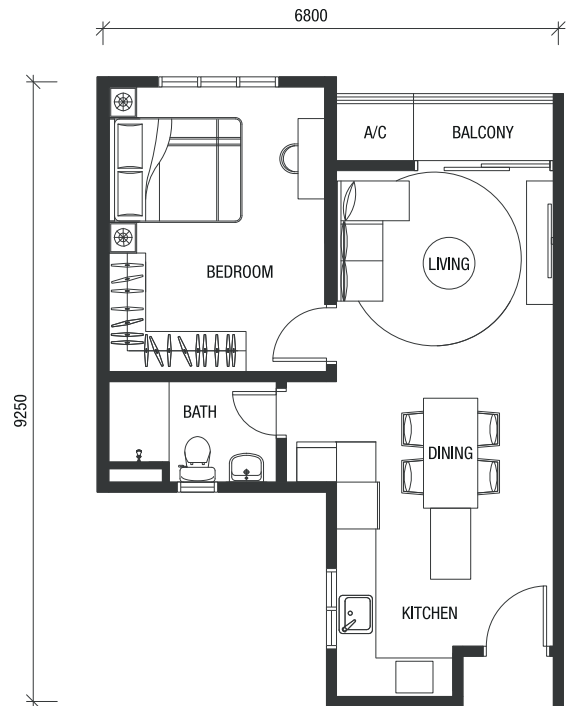


FLOOR PLAN

TYPE  
**A**  
BUILT-UP  
900 SQ. FT.



TYPE  
**B**  
BUILT-UP  
550 SQ. FT.



NORTH EAST

NORTH EAST

A1 A2 A1 A2 A1 B1 B2 A2 A1 A2 A1



Level  
**8-32**

A2 A1 A2 A1 A2 A1 A2 A1 A2

SOUTH WEST

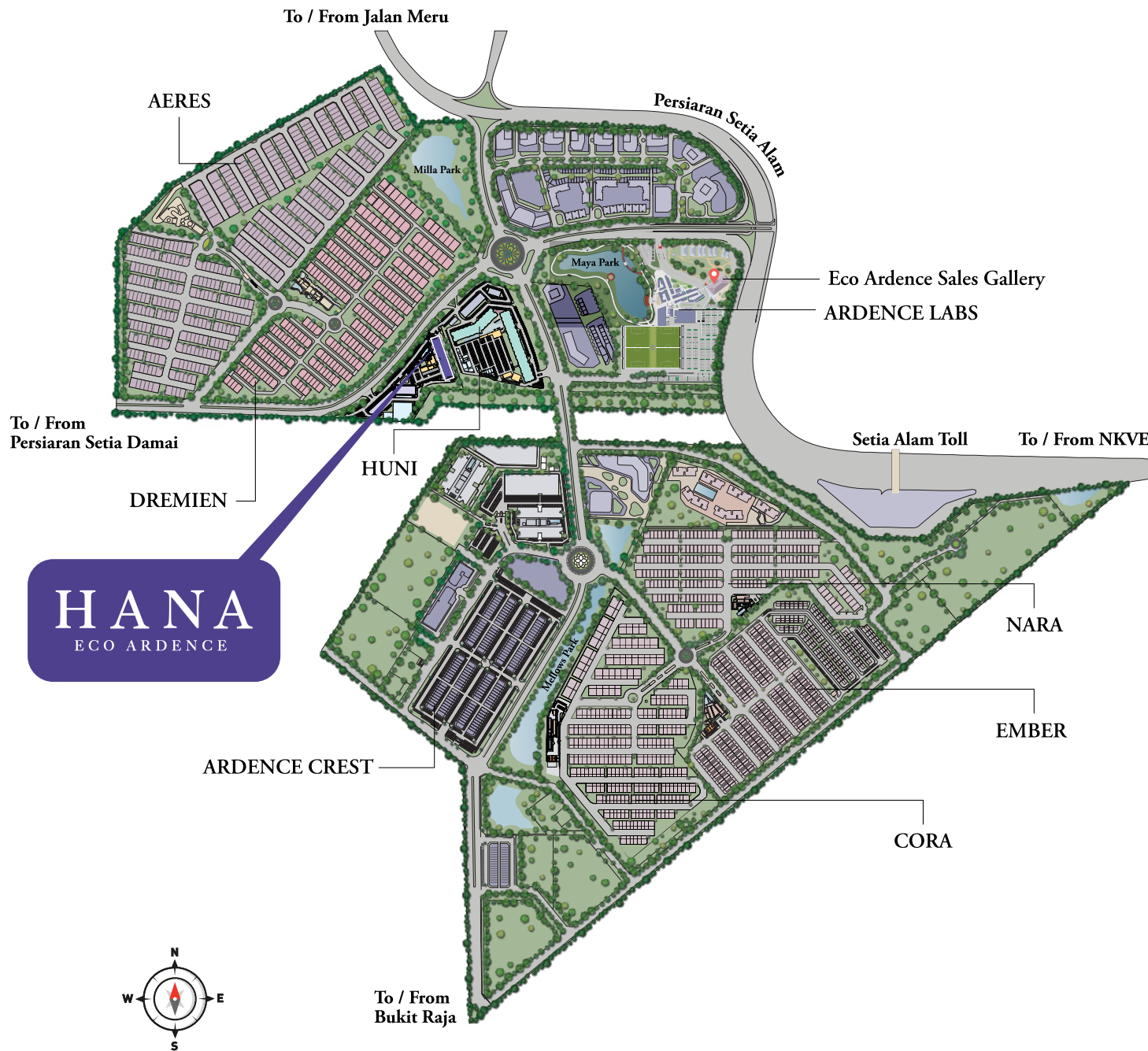
SOUTH WEST

SPECIFICATIONS

Structure	Reinforced Concrete		
Wall	Masonry / Reinforced Concrete		
Roofing Material	Reinforced Concrete Slab		
Ceiling	Bathroom	Plaster Board Ceiling	
	Others	Reinforce Concrete Slab / Plaster Board Ceiling	
Windows	Aluminium Window Frame	Top Hung / Casement	
Doors	Entrance Door	Timber Door	
	Internal Door	Timber Flush Door	
	Balcony Door	Aluminium Frame Sliding Glass Door	
Ironmongery	Standard Ironmongery		
Wall Finishes	Kitchen	1500mm high Quality Tiles / Plaster / Skim Coat and Paint	
	Bathroom	Quality Tiles up to Ceiling Height	
	Others	Plaster / Skim Coat and Paint	
Floor Finishes	Living / Dining	Quality Tiles	
	Kitchen	Quality Tiles	
	Bathroom	Quality Tiles	
	Bedroom	Quality Tiles	
	Balcony / Yard	Quality Tiles	
		TYPE	A1 & A2
Sanitary & Plumbing Fittings	WC	2	1
	Wash Basins	2	1
	Kitchen Sink	1	1
Electrical Installation	Single Phase TNB Power Supply		
	13 Amp Plug Point	14	11
	Lighting Point	13	10
	Ceiling Fan Point	5	2
	TV Point	1	1
	Water Heater Point	2	1
	Air-Cond Point	4	2
Internal Telephone Trunking & Cabling	Fiber Wall Socket	1	1



# MASTER PLAN



# LOCATION MAP



The re-imagination of Klang Valley's Western Corridor is situated 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 all the right elements, Eco Ardence is set to become a vibrant suburban city of Art, Culture & Commerce.

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

Enjoy our world-class services and expert assistance every day.  
Mondays to Fridays 9am - 6pm  
Weekends and Public Holidays 10am - 6pm

+603 5033 2525  
www.duduk.my



Hana (Type of Property: Service Apartment) Developer: ECO ARDENCE SDN. BHD. (427912-X) | Sales Gallery: PT 8, Persiaran Setia Alam, Eco Ardence, 40170 Shah Alam, Selangor | Developer License No: 14504/11-2027/1092(R) | Validity Period: 15/11/2022 - 14/11/2027 | Advertising & Sales Permit No: 14504-7/11-2025/0321(N)-(S) | Validity Period: 12/11/2022 - 11/11/2025 | 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(PS)/SEK.U13/0059-2022 | Expected Completion Date: Jan 2026 | Total Unit: 500 | Built Up: Type A1, A2: 900 sqft, Type B1, B2: 550 sqft | Type A1, A2, B1, B2: Min Price: RM270,000, Max Price: RM632,500 | Restriction of Interest: NIL | 7% Discount for Bumiputra | All illustrations, art renderings and photographs contained herein are artist's impression only. All plans, layouts, drawings, specifications and information herein are subject to change and shall not be construed as an offer or contract, or taken as the developer's representation of any information contained herein. The developer reserves the right to alter, change or modify any plans, layouts, drawings, specifications and information herein without prior notification. The developer shall not be held liable for any losses, damages, costs, expenses and liabilities that may be incurred, suffered or sustained arising from any reliance on any information contained herein or any part thereof. Please refer to the sale and purchase agreement of the actual unit purchased.

