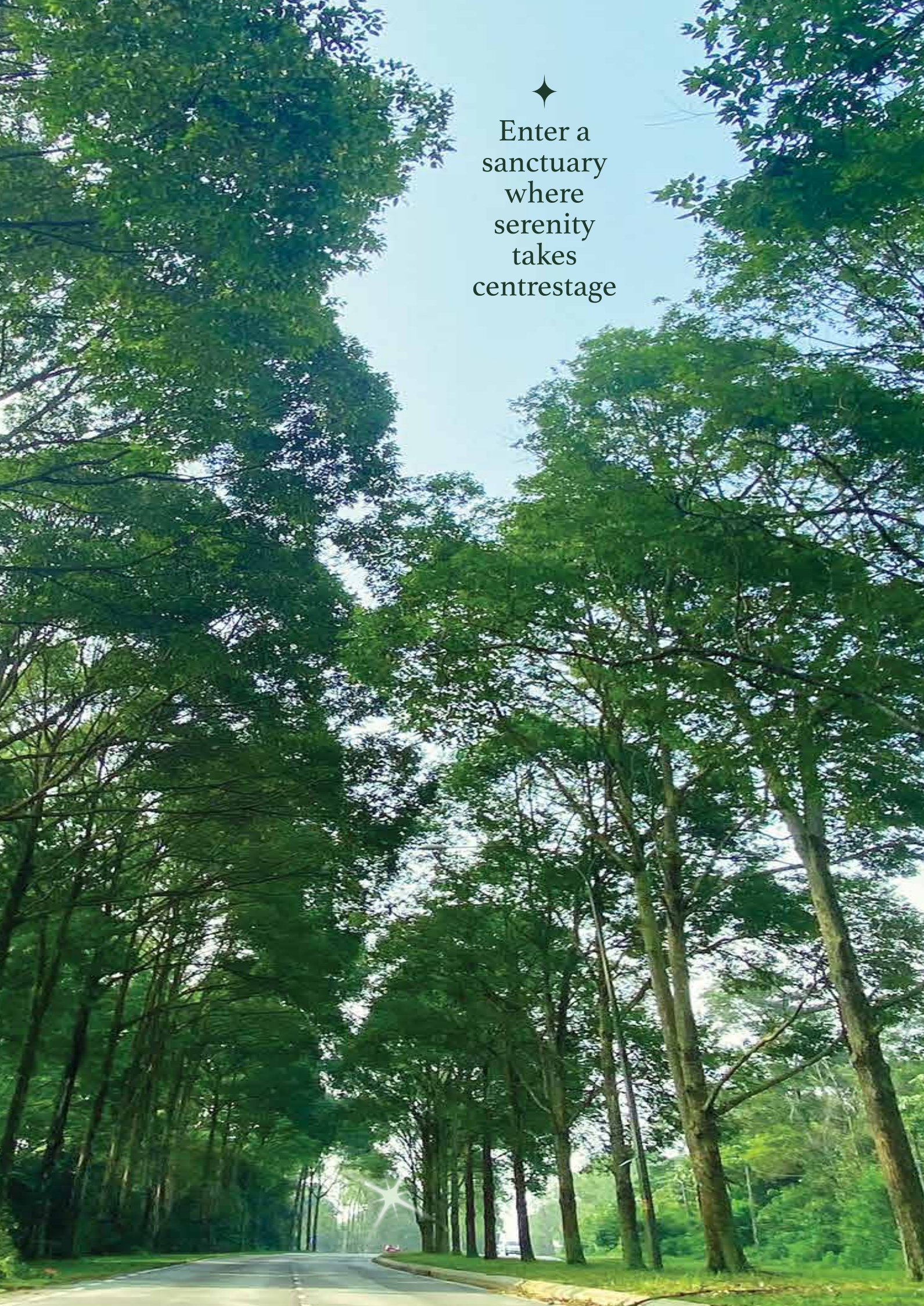
# ANJA

BANGI

THE NEW RISING STAR


Enter a
sanctuary
where
serenity
takes
centrestage

**There's a rising star in Bangi.**
An elegantly conceived residential and commercial enclave, within a location that's beaming with potential, and the promise of an elevated lifestyle.

## Here you can:

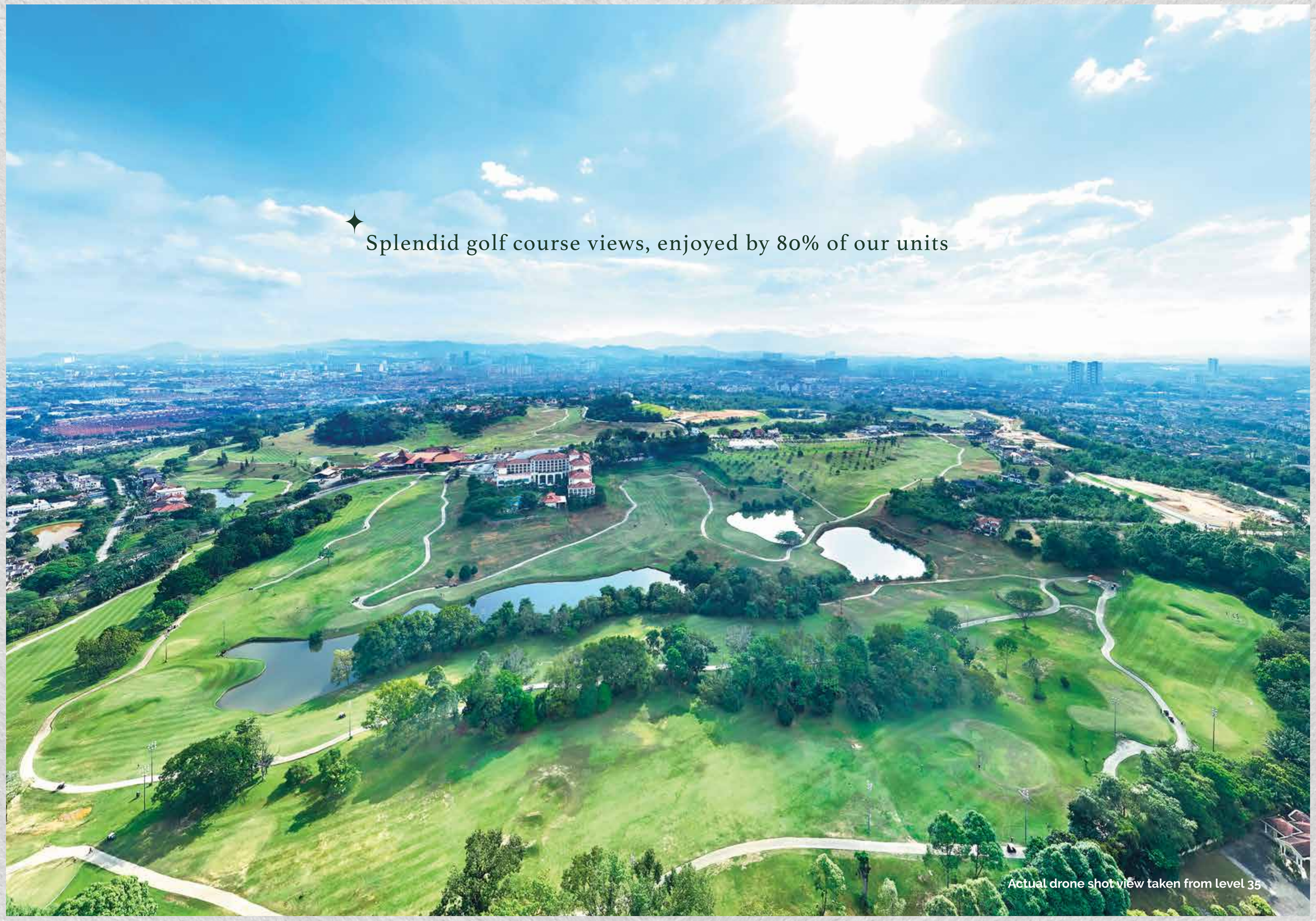
**Savour verdant greens**
Live amidst lush, refreshing nature with manicured gardens and a serene lake.

Let the sprawling greens of Bangi golf course set the tone for a relaxing day, every day.
**Wake up to inspiring views**

**Be part of a vibrant community**
Work, play and connect with trending retail and commercial amenities, right at your doorstep.

Indulge in facilities that blend nature into communal spaces and relax in homes filled with natural light.
**Embrace Moroccan concept**

**Welcome to ANJA**


Splendid golf course views, enjoyed by 80% of our units
Actual drone shot view taken from level 35

# “ Moroccan living concept with stunning views?

## Here it is ”

The elegantly articulated facade of Anja reflects this residential enclave's status as the new rising star in Bangi and an icon of contemporary design. With clean architectural lines that exude sophistication and creative elegance,

Anja presents two residential towers with a podium and a rooftop arena boasting contemporary lifestyle amenities, pocket gardens and thoughtful communal facilities.

Inspired by a Moroccan living concept, you'll be treated to a unique blend of nature and neutral colours, emphasising seamless indoor-outdoor living.



Experience the view from different levels

Artist's Impression Only

## Complete, contemporary living designed for your convenience



“If you’re looking for paradise, it’s on Level 11 & 41”




Wading Pool
Artist’s Impression Only

A myriad of activities, entertainment and fun awaits you at the podium floor on Level 11 and rooftop arena on Level 41, integrating majestic green features with refreshing aquascapes and an extensive array of premium-grade recreation and rejuvenation facilities.


50m Lap Pool
Artist’s Impression Only

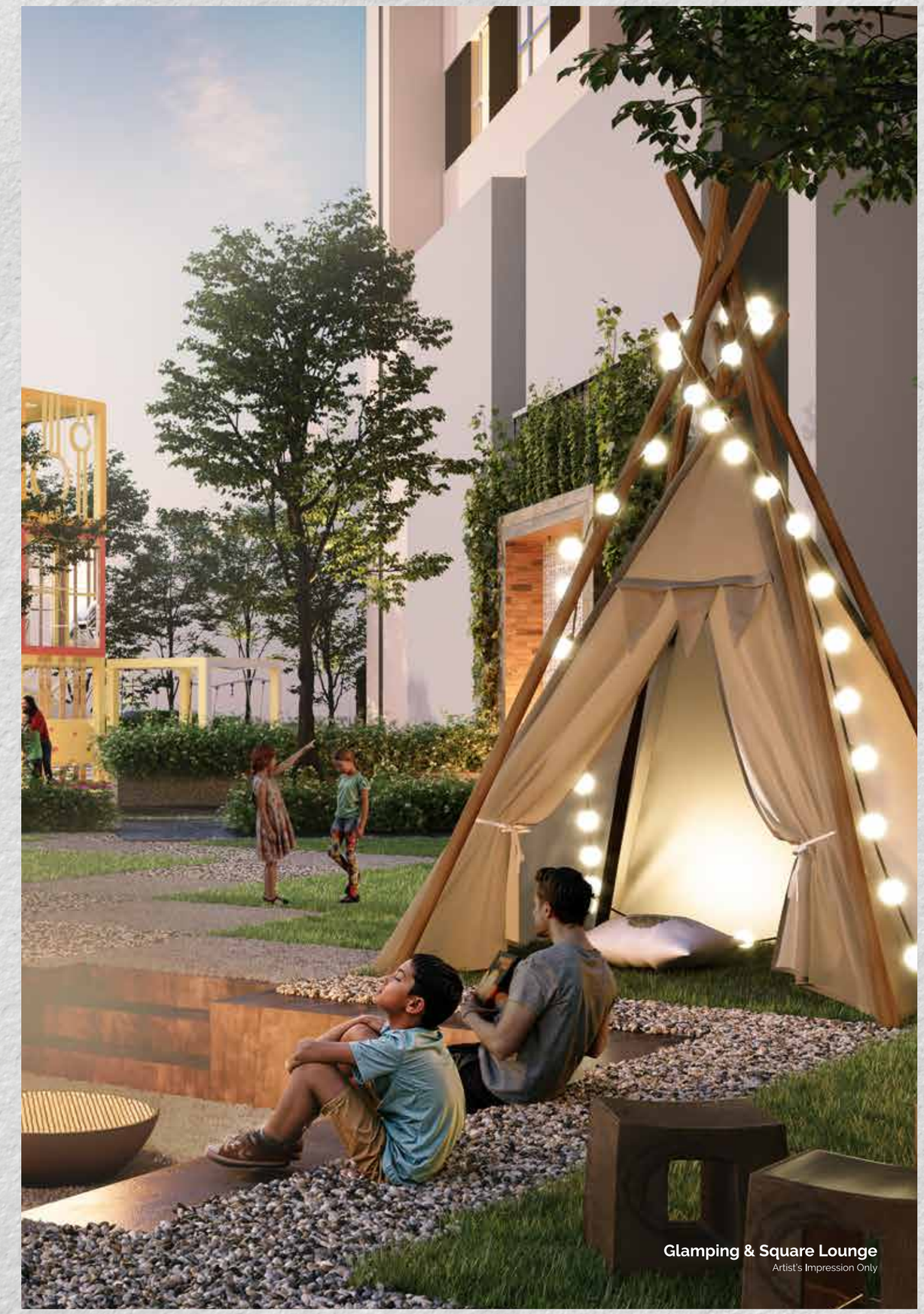
## Wholesome, family-focused amenities



Wash your cares away in the 50m infinity swimming pool, take in the mesmerising vistas at the viewing deck and bond over sizzling meals at the BBQ area.

Other conveniences designed for healthy living include a futsal court and a dedicated playscape for toddlers.


Futsal Court
Artist’s Impression Only



**Glamping & Square Lounge**
Artist's Impression Only

“Tranquillity in the heart of urbanity... isn't it time you let nature nurture?”

## Sustainable living with enriching greenscapes

Anja makes plenty of room to experience private moments of relaxation and reflection in the comfort of nature. Recharge and rejuvenate your senses in nature's calming presence to enjoy complete peace of mind. Intricately planned gardens and enriching green spaces provide much needed respite after a long day to ensure your physical, mental and spiritual well-being.

Ready Catchment of approx. 700k

Grand Stairway

Lifestyle Retail Convenience

“ Just steps away,
a vibrant community
awaits you ”




**Plaza Walkway**
Artist's Impression Only





Immerse yourself in a sensational urban experience at Signature Retails. You'll be spoilt for choice amidst a vibrant array of F&B outlets, designer boutiques, home necessities, a nursery and more.

Accessible via a grand stairway under an elegant latticed canopy, you're literally steps away from these trending conveniences.

Signature
RETAILS
ANJA
BANGI



**Alfresco Dining**
Artist's Impression Only

Main Road Frontage

Alfresco Concept

Weekend Bazaar

Drive-thru Retail

# Invigorate your senses with an exceptional retail experience

The retail units are a sight to behold, with majestic full glass facade road-fronting lots.

They're designed to fully embrace the Moroccan concept, promoting a seamless indoor-outdoor experience via ample alfresco dining options with vibrant weekend bazaars.

.




**Grand Stairway**
Artist's Impression Only




- Shopping & Entertainment
- Education Institution
- Hospital
- Mosque
- Petrol Station
- Hotel
- Golf Course
- MRT Station
- KTM Batu Caves - Pulau Sebang Line
- MRT Kajang Line

# An ideal location, offering unparalleled accessibility

### CONNECTIVITY

- North-South Expressway
- SILK Highway
- LEKAS Highway
- Cheras-Kajang Expressway

### HEALTHCARE

| | |
|---|---|
| 2.8km | Hospital Az-Zahrah |
| 4.1km | Hospital Pakar An-Nur |
| 8.6km | Hospital Kajang |
| 8.8km | Hospital Serdang |

### LEISURE

| | |
|---|---|
| 1.3km | Bangi Golf Resort & Hotel |
| 2.2km | Taman Tasik Cempaka |
| 6.3km | Danau Golf UKM |

### EDUCATION

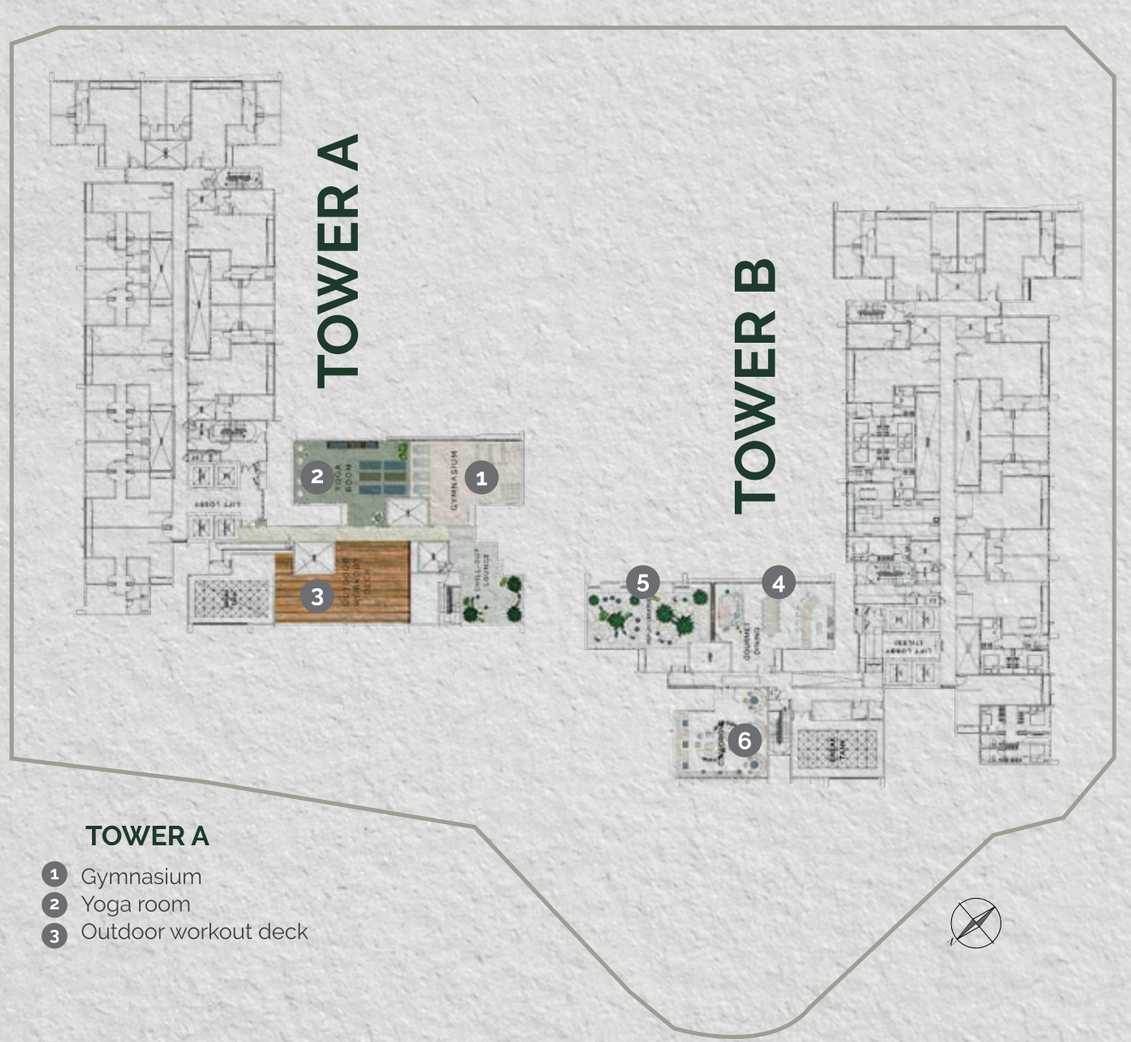
| | |
|---|---|
| 2.3km | Sri Ayesha Islamic School |
| 3.3km | SMK Bandar Baru Bangi |
| 3.3km | SK Bandar Baru Bangi |
| 4.4km | Beverly International School |
| 5.0km | UKM |
| 7.4km | IUKL |
| 7.5km | UNITEN |

### ENTERTAINMENT

| | |
|---|---|
| 1.7km | KIPMall Bangi |
| 2.6km | EVO Mall |
| 4.2km | Bangi Gateway |
| 6.1km | De Centrum Mall |
| 8.9km | Plaza Metro Kajang |
| 9.6km | Alamanda Shopping Centre |
| 9.7km | IOI City Mall |



# Rooftop Facilities
Level 41




**TOWER B**

4. Gourmet dining
5. Pop up/creative
6. Co-working space

**TOWER A**

1. Gymnasium
2. Yoga room
3. Outdoor workout deck

# Podium Facilities
Level 11




**MAIN POOL**

1. 50m x 10m lap pool
2. Shallow pool
3. Sunken lounge
4. Feature tree
5. Shaded lounge
6. Wet lounge
7. Pool deck
8. Viewing area
9. Feature pavilion

**FAMILY ZONE**

10. Water jet
11. Wading pool
12. Shaded lounge
13. Pool deck lounge
14. Lounge garden
15. Feature seat & tree
16. Herb garden
17. Outdoor BBQ pit

**PASSIVE LANDSCAPE**

18. Coloured garden
19. Seating garden
20. Feature seat & tree
21. Contemplating garden
22. Perimeter hedges

**ACTIVE LANDSCAPE**

23. Perimeter planting
24. Glamping area
25. Glamping seating
26. Playscape
27. Toddler play
28. Futsal court

# Floor Plans

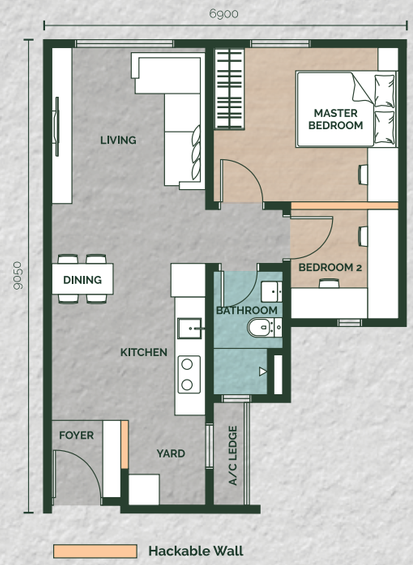
## TYPE A

**571 sq.ft.**

2 Bedrooms

1 Bathroom



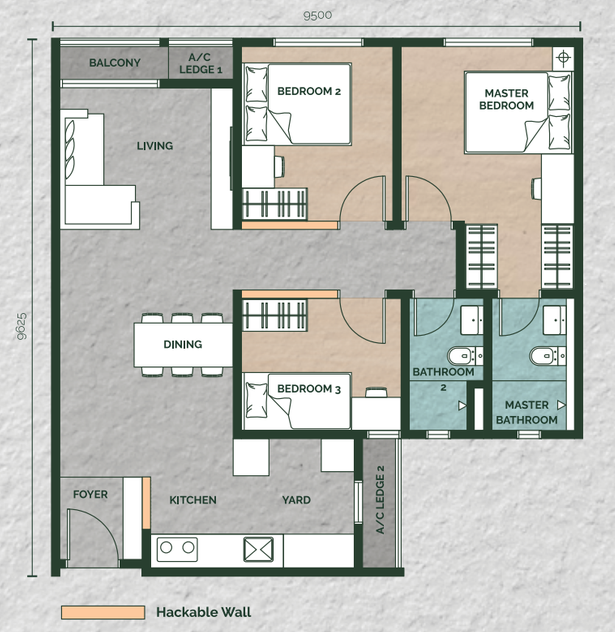

## TYPE B

**894 sq.ft.**

3 Bedrooms

2 Bathrooms




Our flexible layout with hackable walls gives you the option to conveniently create more space when you need it, as shown in the sample here.

## TYPE C

**1088 sq.ft.**

4 Bedrooms

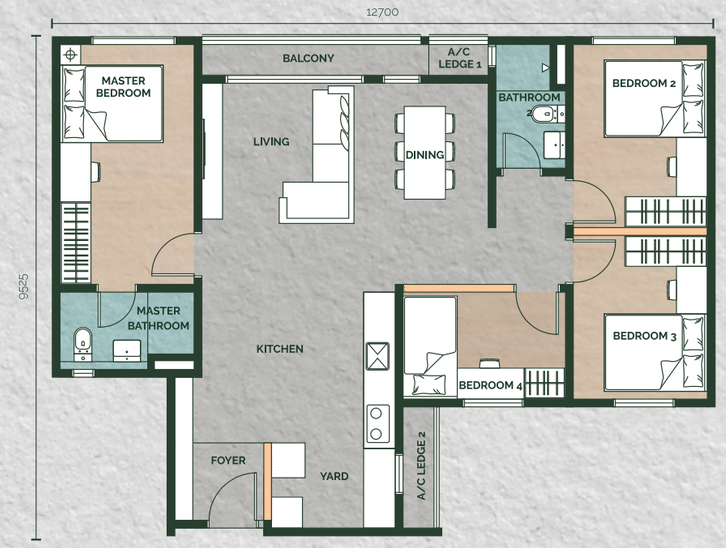
2 Bathrooms




## TYPE C

**Renovation Suggestion**

# Flexibility to expand, at your convenience







With our flexible layout, you can also choose to remodel the interior style of your home in the future, as shown here.

*Note that we do not sell renovated units and buyers will have to make the necessary arrangements for the remodelling works.*

# Details that count

**STRUCTURE** : Reinforced Concrete

**WALL** : Reinforced Concrete Wall and/ or Brick Wall

**ROOF COVERING** : Reinforced Concrete Slab

**ROOF FRAMING** : Reinforced Concrete

**CEILING** : Skim Coat & Paint and/ or Plaster Ceiling & Paint

**WINDOWS** : Aluminium Framed Glass Windows

**DOORS** : Fire Rated Door and/ or Timber Door and/ or Aluminium Framed Glass Door

**IRONMONGERY** : Quality Locksets

**WALL FINISHES** : Plaster and Paint and/ or Skimcoat and Paint and/ or Tiles and/ or Tiles up to 1500mm height

**FLOOR FINISHES** : Tiles and/ or Laminated Flooring and/ or Cement Sand Screed

**SANITARY AND PLUMBING FITTINGS**

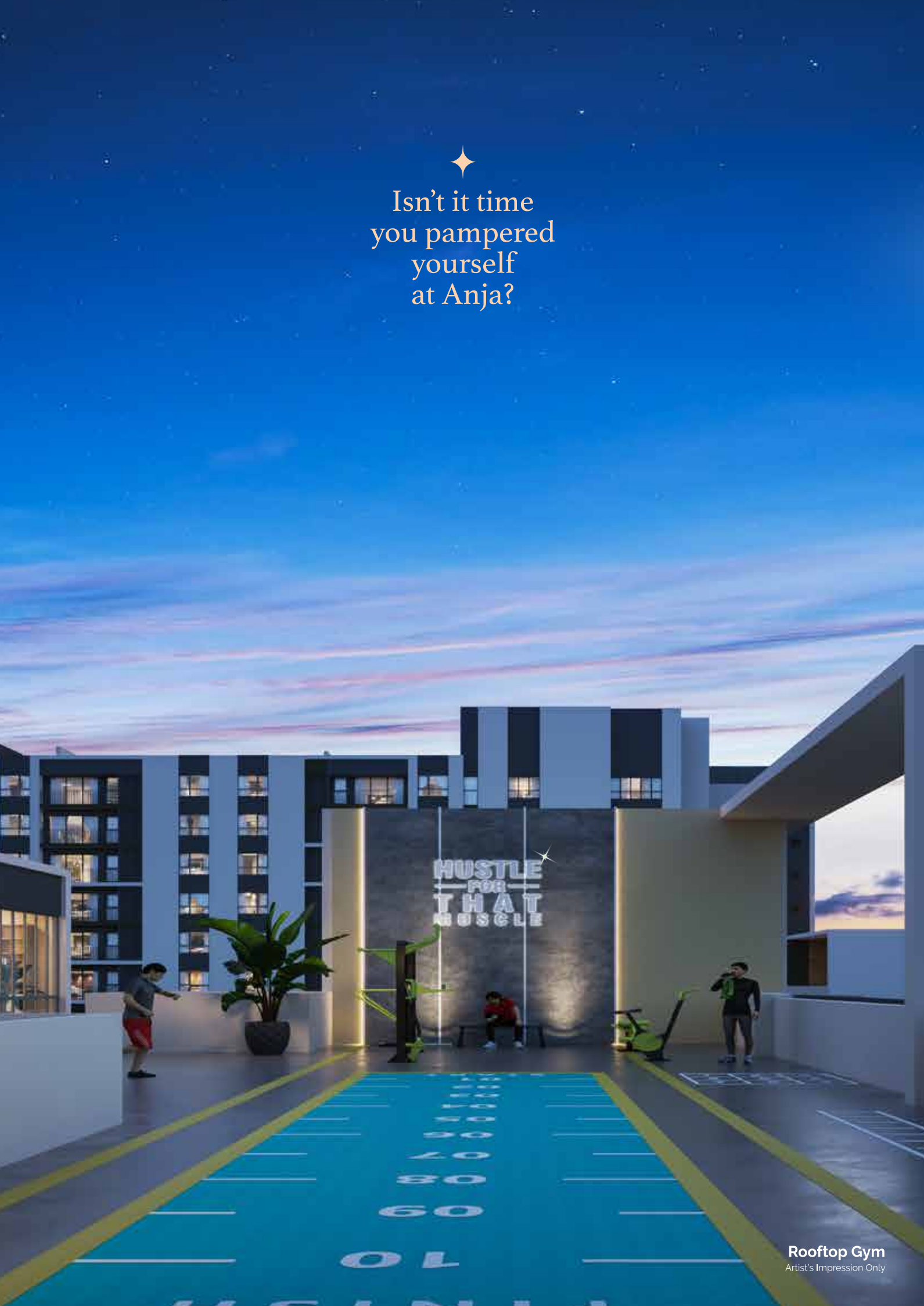
| TYPE | A/A(M) | B/B(M) | B2/B2(M) B2b | B1 | C/C(M) | C1c / C1c(M) | C1a/C2a |
|---|---|---|---|---|---|---|---|
| Water Closet | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Water Tap | 2 | 3 | 4 | 4 | 3 | 4 | 4 |
| Wash Basin With Tap | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Toilet Roll Holder | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Kitchen Sink With Tap | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

**ELECTRICAL INSTALLATION**

| TYPE | A/A(M) | B/B(M) | B2/B2(M) B2b | B1 | C/C(M) | C1c / C1c(M) | C1a/C2a |
|---|---|---|---|---|---|---|---|
| Lighting Point | 7 | 13 | 14 | 15 | 14 | 15 | 16 |
| Power Point | 10 | 14 | 15 | 15 | 16 | 17 | 17 |
| A/C Point | 2 | 4 | 4 | 4 | 4 | 4 | 4 |
| Water Heater Point | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| Fan Point | 3 | 5 | 5 | 5 | 6 | 6 | 6 |
| Door Bell Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Hood Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Hob Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| Fiber Wall Socket | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| DB BOX | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| SMATV Point | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

**MISCELLANEOUS**

*NOTE: All items mentioned above are subject to validation, modification and substitution as may be recommended by and/ or the relevant approving authorities.*


Isn't it time
you pampered
yourself
at Anja?
HUSTLE
FOR
THAT
MUSCLE
Rooftop Gym
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ASIA PACIFIC PROPERTY AWARDS DEVELOPMENT in association with American Standard AWARD WINNER 2024-2025

• Developer: USJ One Avenue Sdn. Bhd. (Co. No: 200401011948) • Address: Lot C-02, Level 2, SkyPark @ One City, Jalan USJ 25/1, 47650 Subang Jaya, Selangor Darul Ehsan • Developer License: 9490/02-2028/0951(A) • Validity: 21/02/2012 - 20/02/2028 • Encumbrance: RHB Bank Berhad • Land Tenure: 99 Years Leasehold (Expiring 14 July 2093) • Approval Authority: Majlis Perbandaran Kajang • Building Plan Referral No.: MPKJ.OSC/A12/1/2-2024 • Expected Date of Completion: June 2028 • Property Type: Apartments • Total No. of Units: 504 Units • Unit Sizes: 571 sq ft– 1,604 sq ft • No. of Block A Units: 504 Units, Unsold Block A Units: 504 Units, Selling Price of Block A Units : From RM270,000 (minimum) – RM1,111,000 (maximum) • Total Volume of Parking: 1/2/3 • Allocation of Car Parking Lots: 1,920 • Bumiputera Discount 10% • THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

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