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Nostalgia Malaya
Nikmati Ketenangan Rumah Kayu
Di Dalam Kehidupan Yang Moden



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Rumah Yang Sempurna Untuk
Pelbagai Generasi Ahli
Keluarga





CONCEPT



Artist's Impression

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Artist's Impression



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Artist's Impression



Artist's Impression



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Kekal Bahagia Dengan Menikmati Masa Bersama Ahli Keluarga



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Living Area



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Foyer



Artist's Impression



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Living Area



Dining Area



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Kitchen



LG Lobby



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Master Bedroom



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Master Bedroom



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Bedroom 1



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Bedroom 2



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Bedroom 3



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Artist's Impression



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Bedroom 3



Bathroom 3



Artist's Impression



Artist's Impression

Open Terrace



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AMENITIES & LOCALITY



Taman Melati, Gombak

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AMENITIES & ACCESSIBILITY



EDUCATIONAL CENTRE

- Tunku Abdul Rahman University College (TARC) 3.7KM
- Malaysian Institute of Art (MIA) 7.1KM
- International Islamic University Malaysia (IIUM) 7.2KM
- Dasien Academy of Art 8.1KM

SHOPPING CENTRE

- M3 Shopping Mall 3.0KM
- Setapak Central Mall 4.5KM
- Giant Hypermarket 5.2KM

TRANSIT

- Melati LRT Station 3.7KM
- Gombak LRT Station 3.9KM

CONNECTIVITY

- Kuala Lumpur Middle Ring Road 2 (MRR2)
- Duta-Ulu Klang Expressway (DUKE) & DUKE 2



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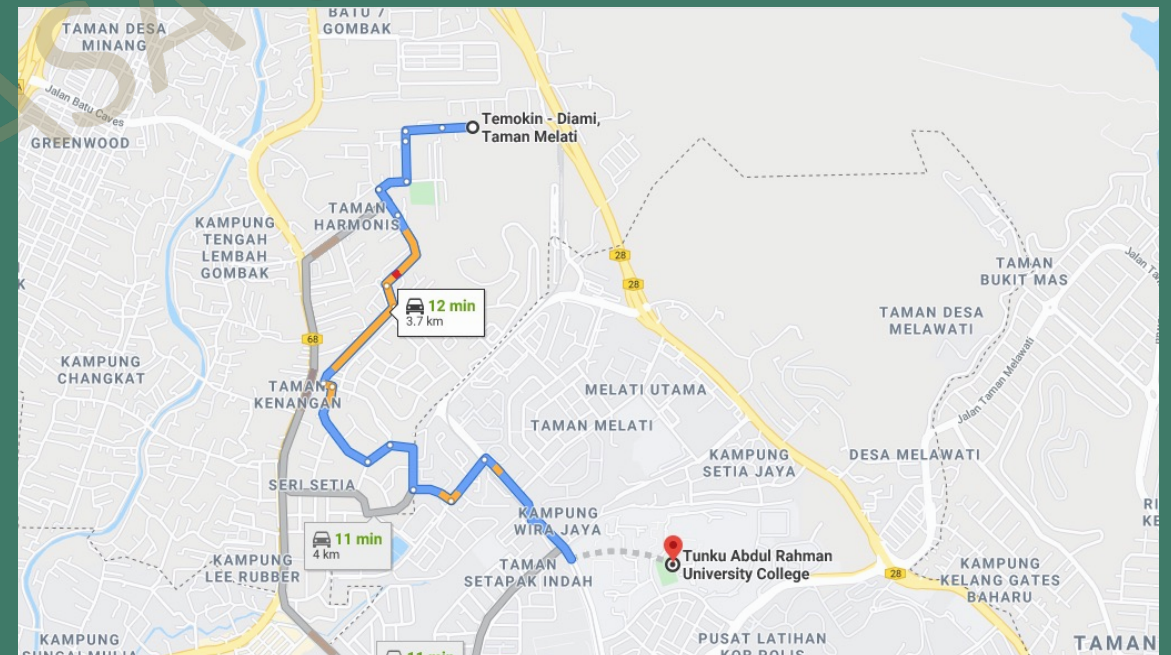
Kemudahan Pengangkutan
Dan Pusat Membeli-
belah





Tunku Abdul Rahman University College (TARC)

LOCALITY



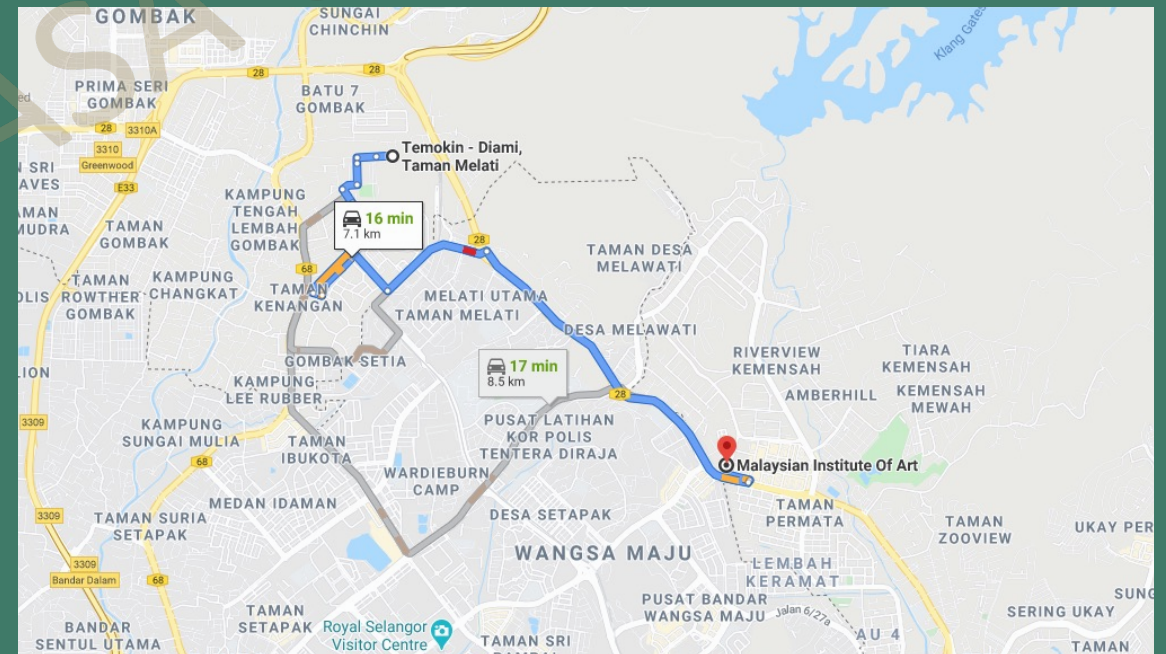
Distance: 3.7 km

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Malaysian Institute of Art (MIA)

LOCALITY



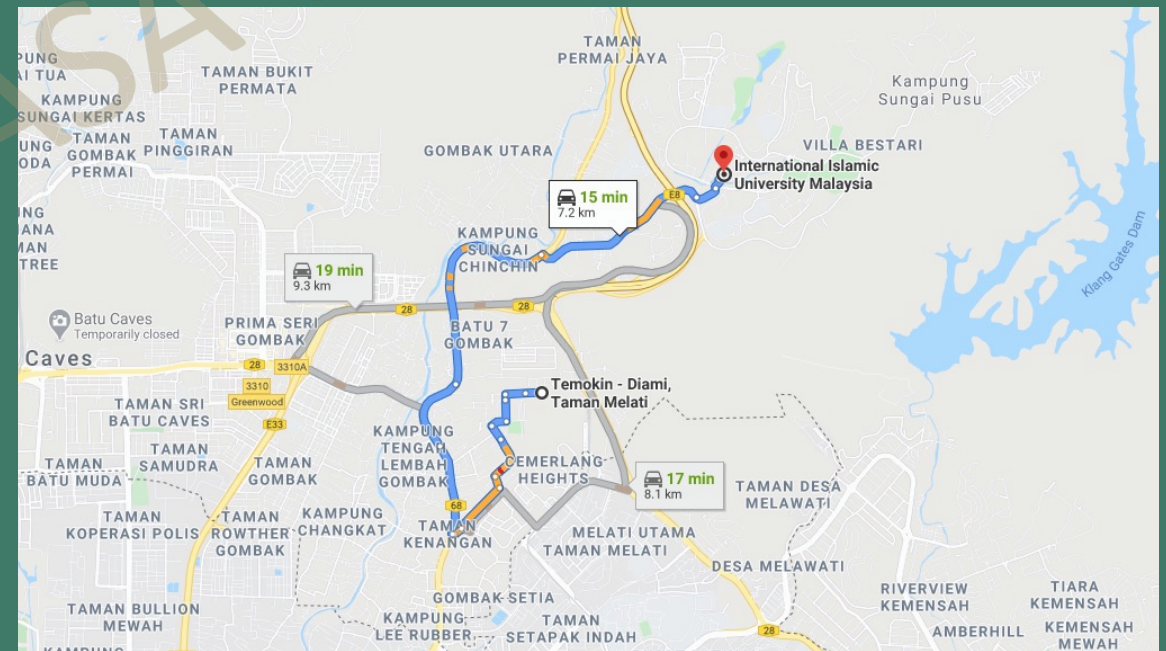
Distance: 7.1 km

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International Islamic University Malaysia (IIUM)

LOCALITY



Distance: 7.2 km

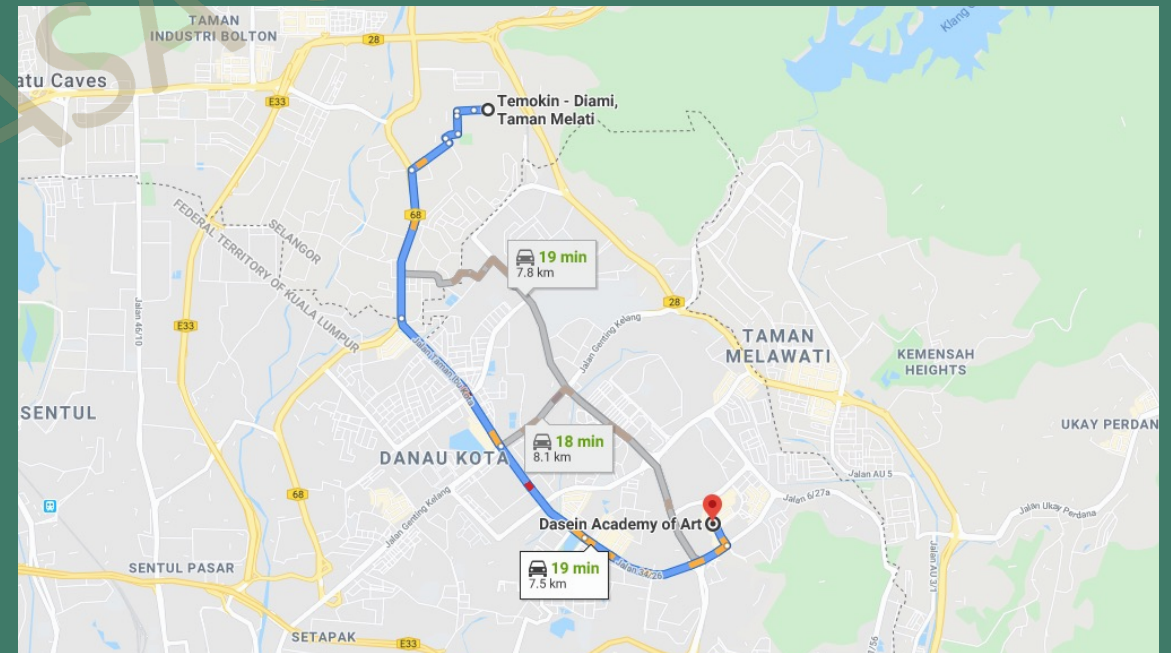
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Dasein Academy of Art



LOCALITY



Distance: 8.1 km

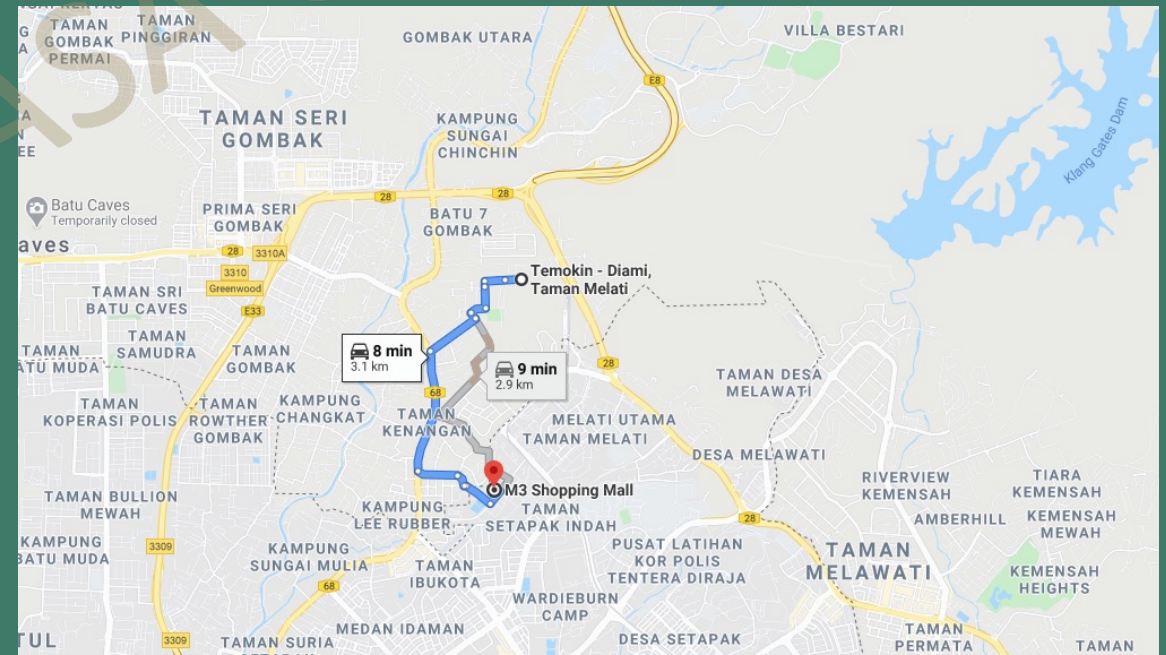
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M3 Shopping Mall



LOCALITY



Distance: 3 km

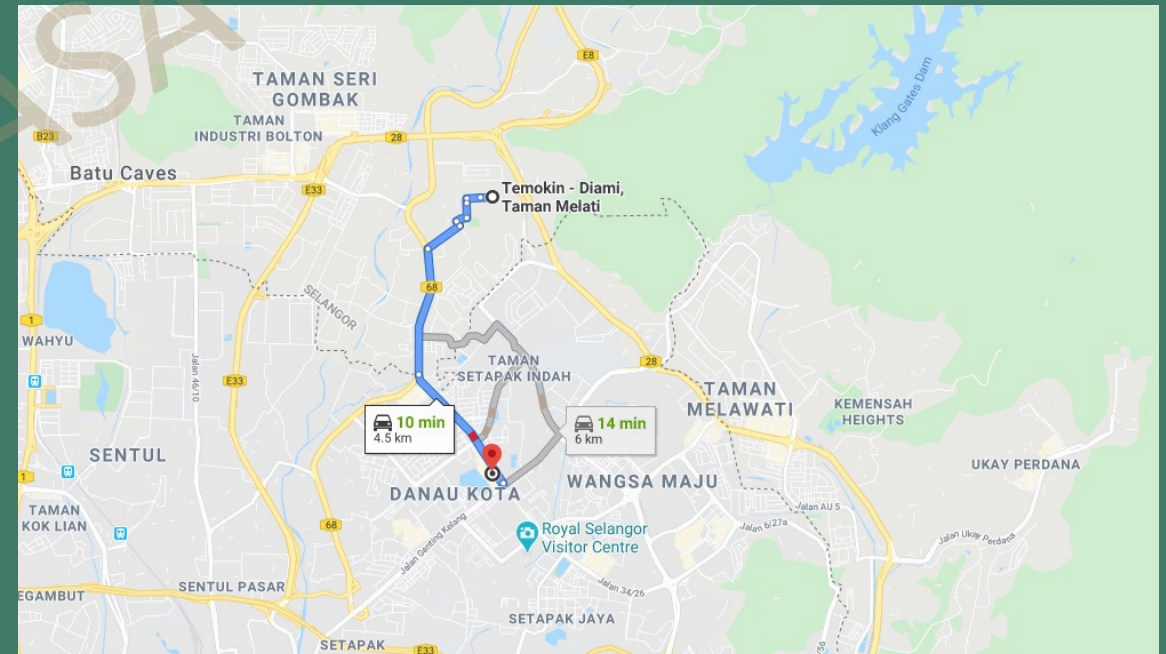
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Setapak Central Mall



LOCALITY



Distance: 4.5 km

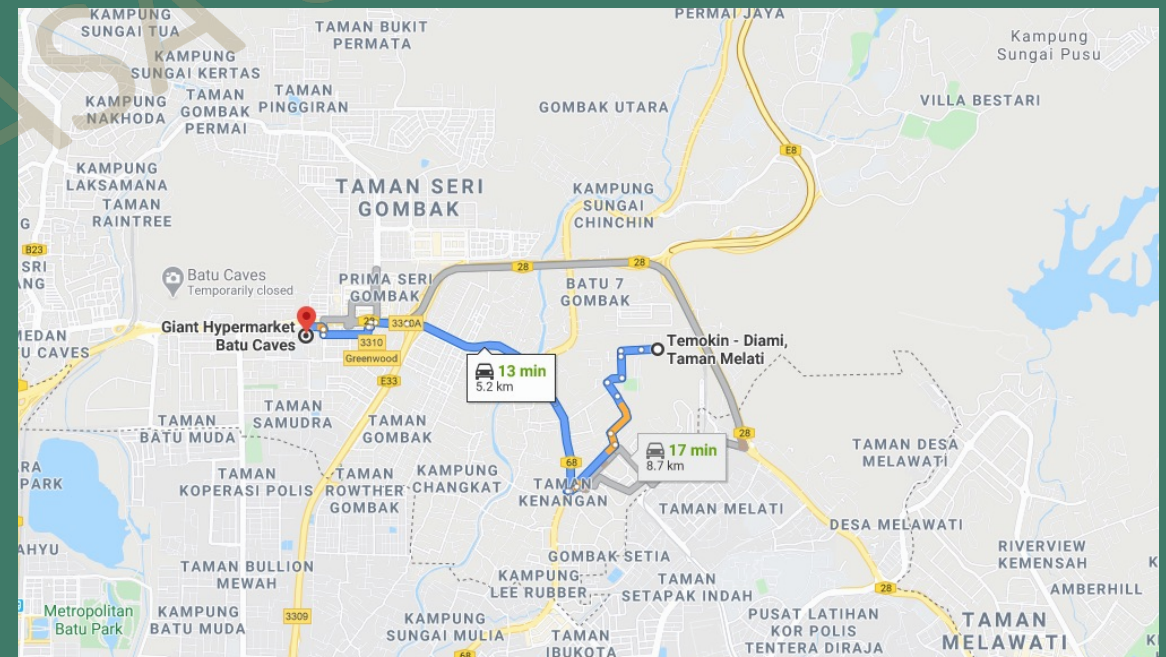
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Giant Hypermarket



LOCALITY



Distance: 5.2 km

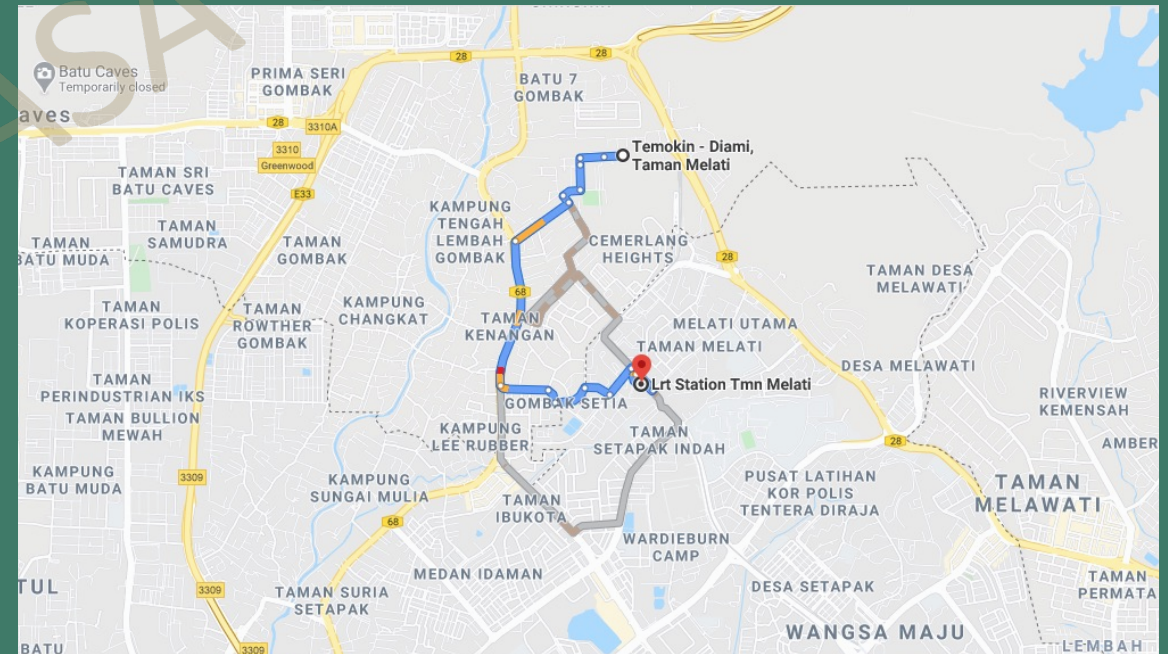
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Melati LRT Station



LOCALITY



Distance: 3.7 km

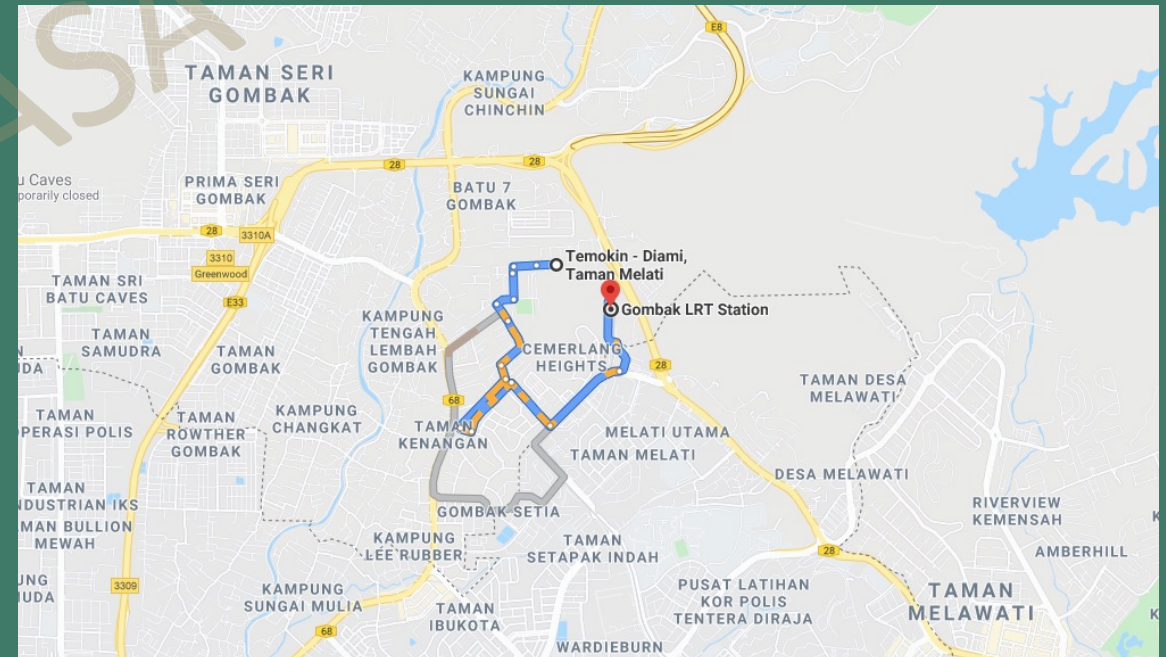
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Gombak LRT Station



LOCALITY



Distance: 3.9 km

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PROPERTY FEATURE



OVERVIEW

- All Unit Are North & South Facing
- Minimum Three (3) to Four (4) Carpark Space
- Having Bukit Tabur & Kemensah Reserve View
- Exclusive 4 & 5 Storey
- Practical Layout
- Low Density

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PRODUCT BRIEF

Development Name	Diami	
Developer	Temokin Development Sdn. Bhd.	
Land Size	2.19 acres (entire development)	
Land Tenure	Freehold	
Land Title	Individual	
Type of Development	Residential Superlink Terrace	
Type of Land	Malay Reserve	
No. of Storey	4 & 5	
Total Units	24	
Avg Land Size	24' x 113'	
Built-up Area	Min – Approx. 4,018 sqft	Max – Approx 4,820 sqft
Launching	June 2023	
Estimate Completion	June 2024	



LAYOUT & FLOOR PLAN



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Artist's Impression



SITE PLAN



Type B

Type A



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Ruang Yang Luas
Dan Selesa Untuk
Keluarga Yang
Besar

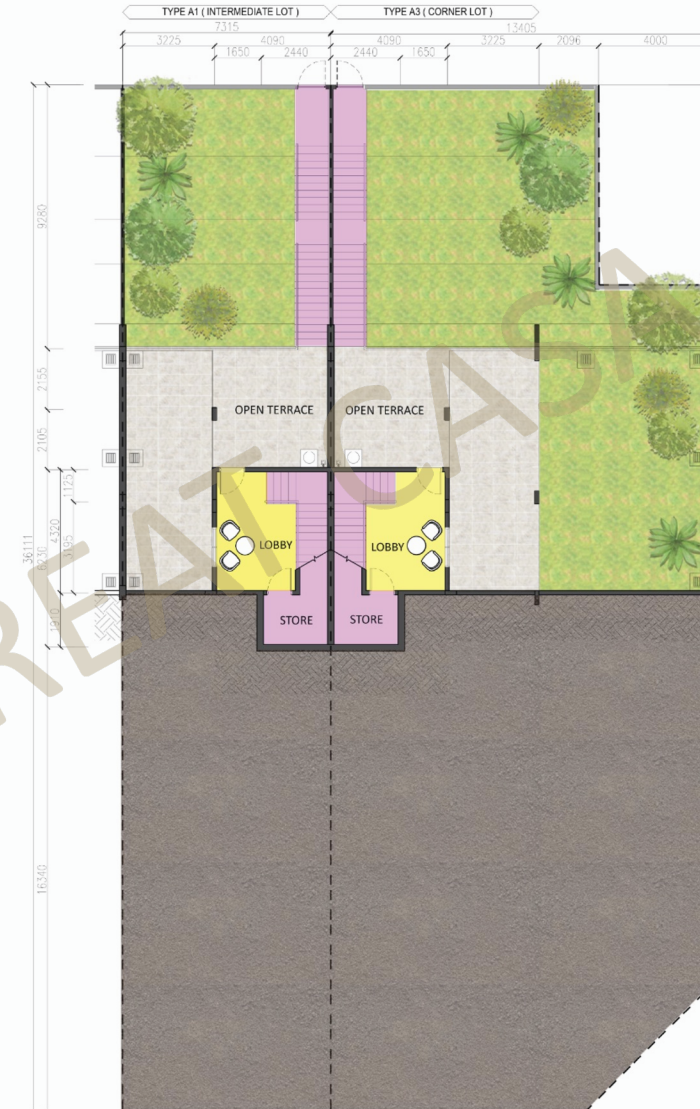
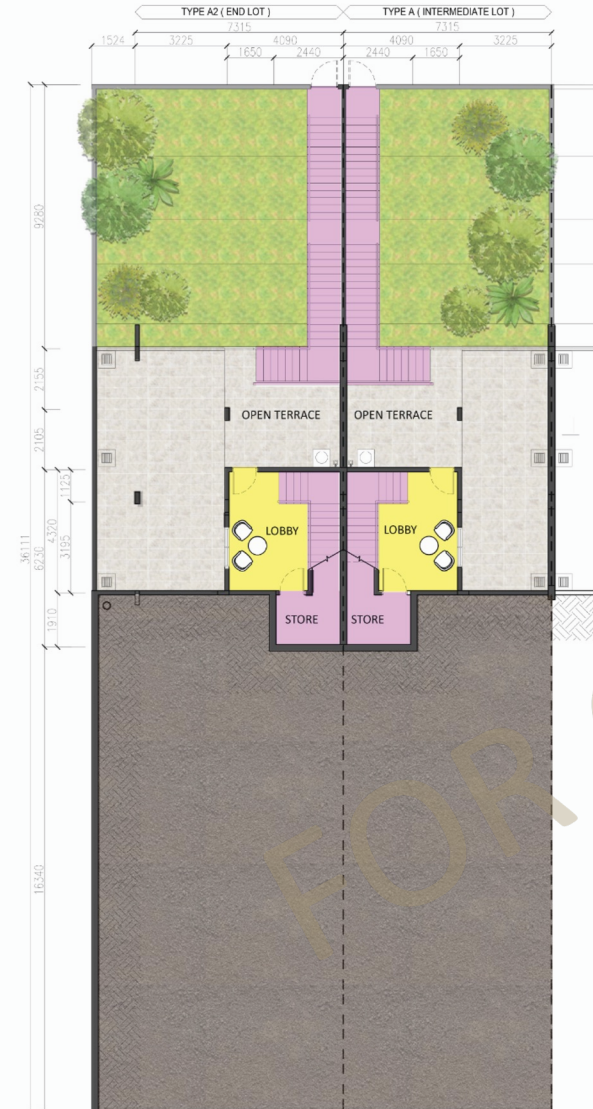




ELEVATION TYPE A



LAYOUT PLAN



TYPE A
LOWER GROUND
FLOOR 1



LAYOUT PLAN

TYPE A GROUND FLOOR

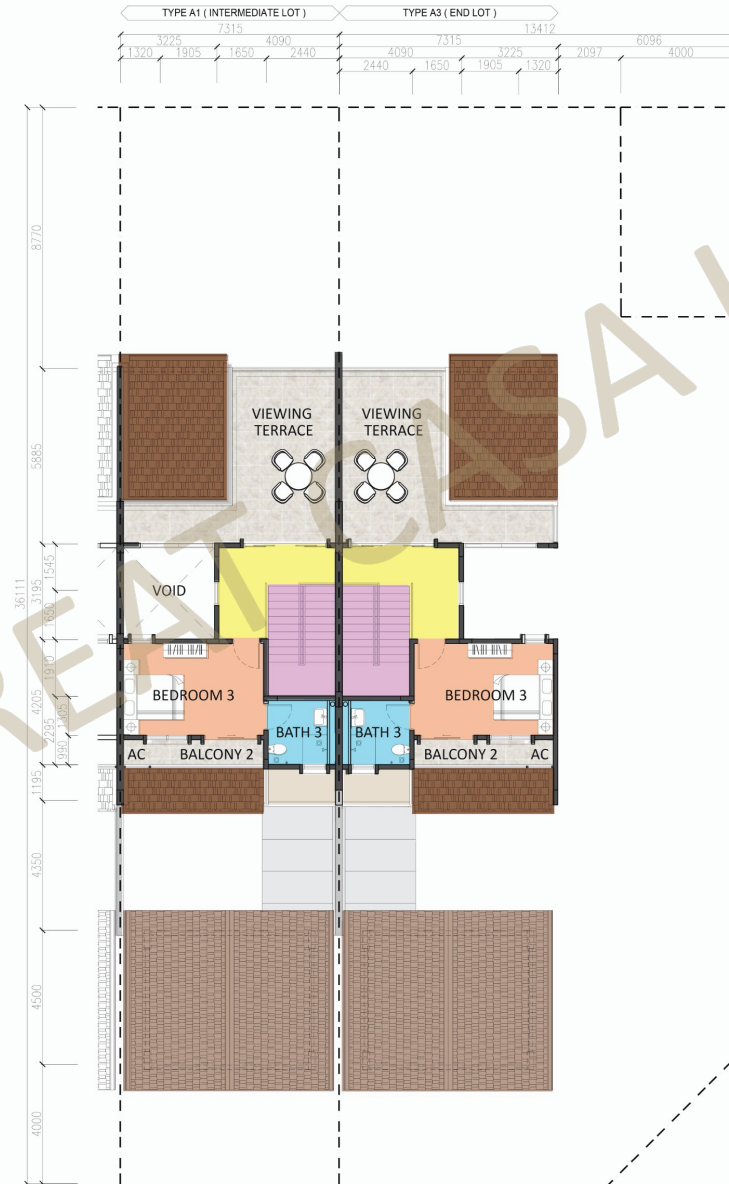
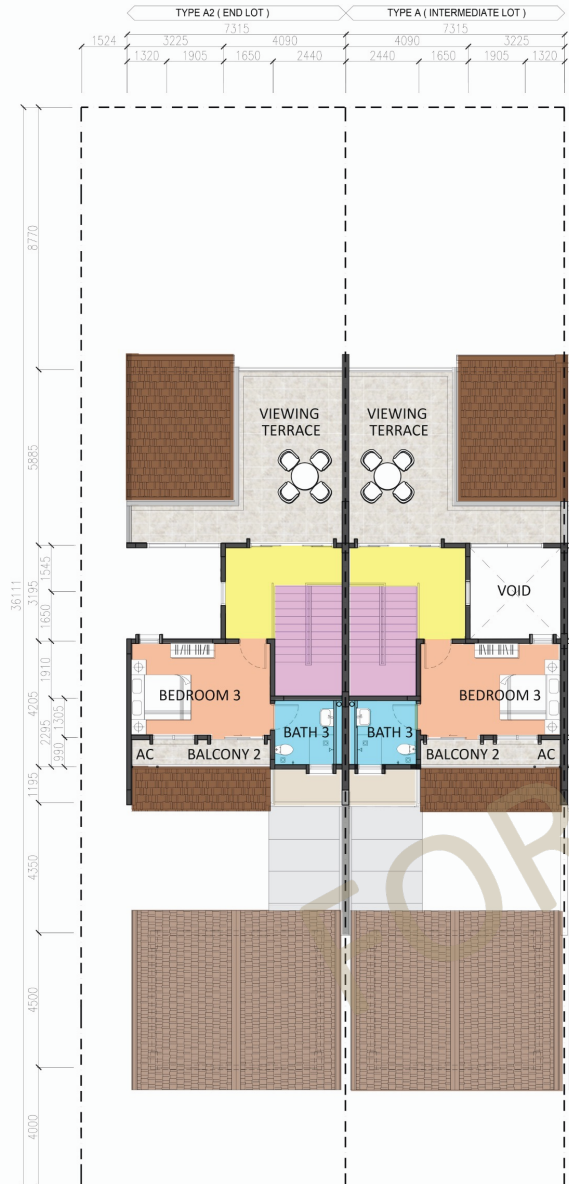




LAYOUT PLAN

TYPE A FIRST FLOOR





LAYOUT PLAN

TYPE A
SECOND
FLOOR

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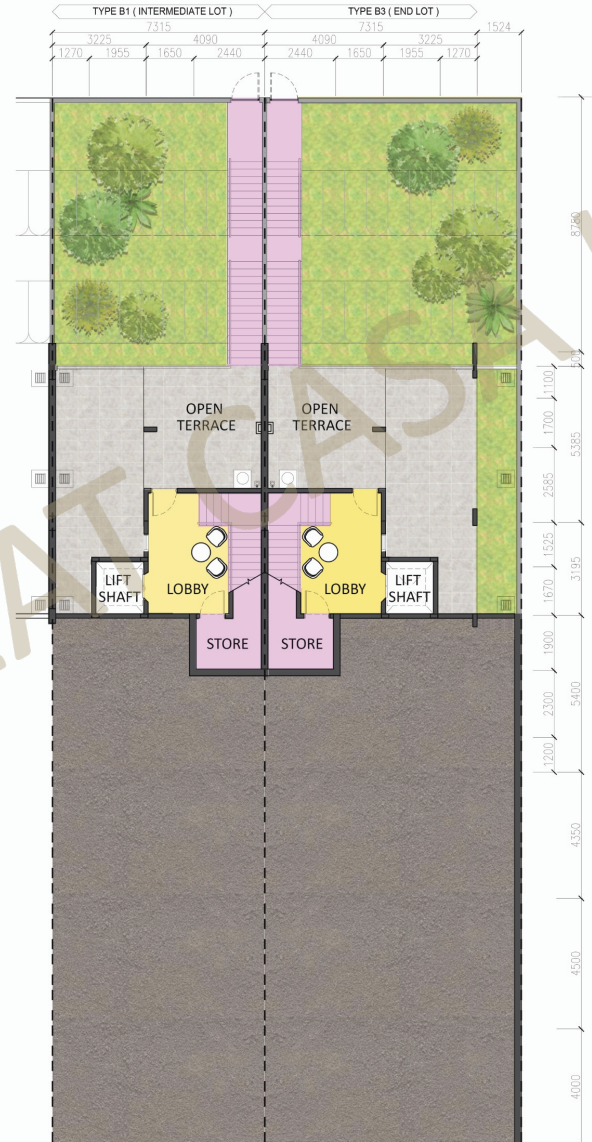
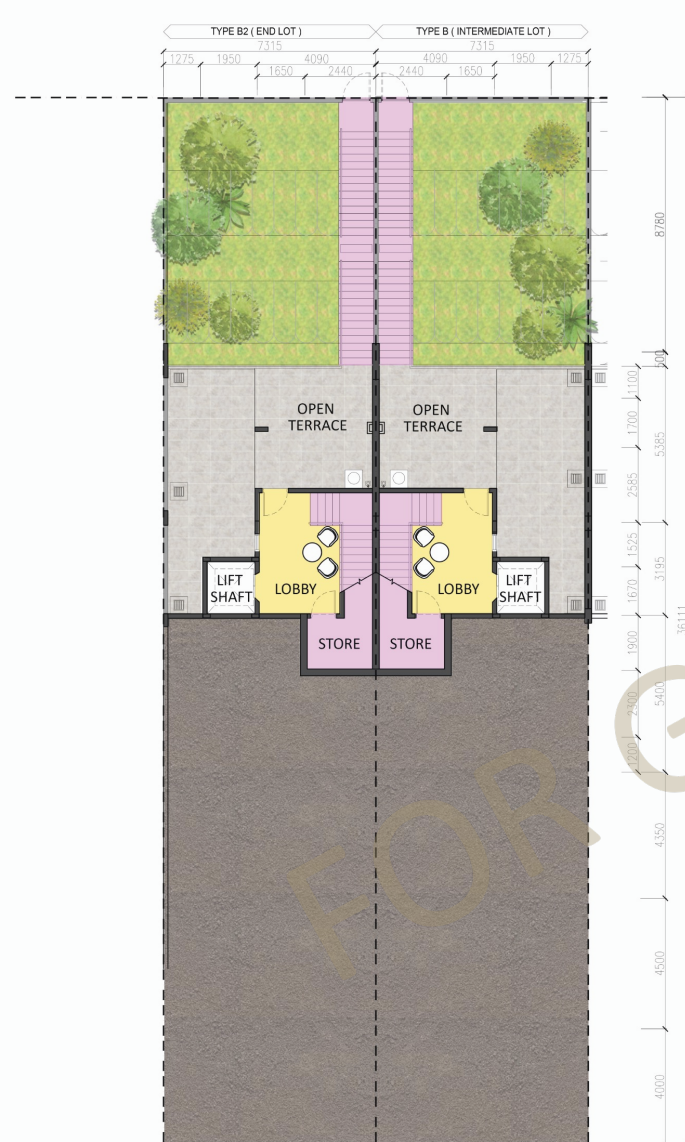


ELEVATION TYPE B

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LAYOUT PLAN

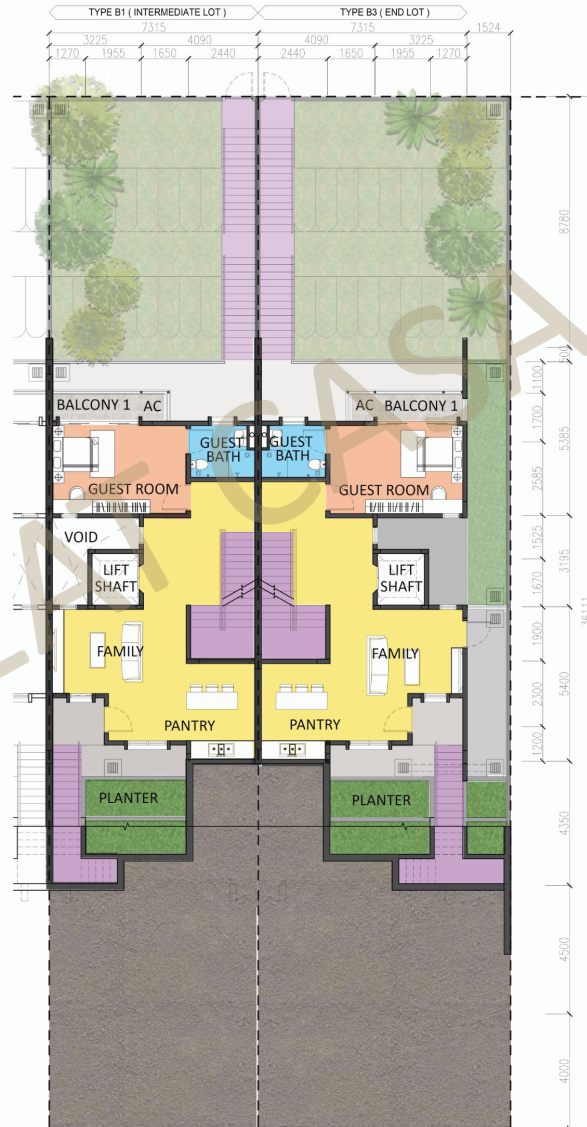
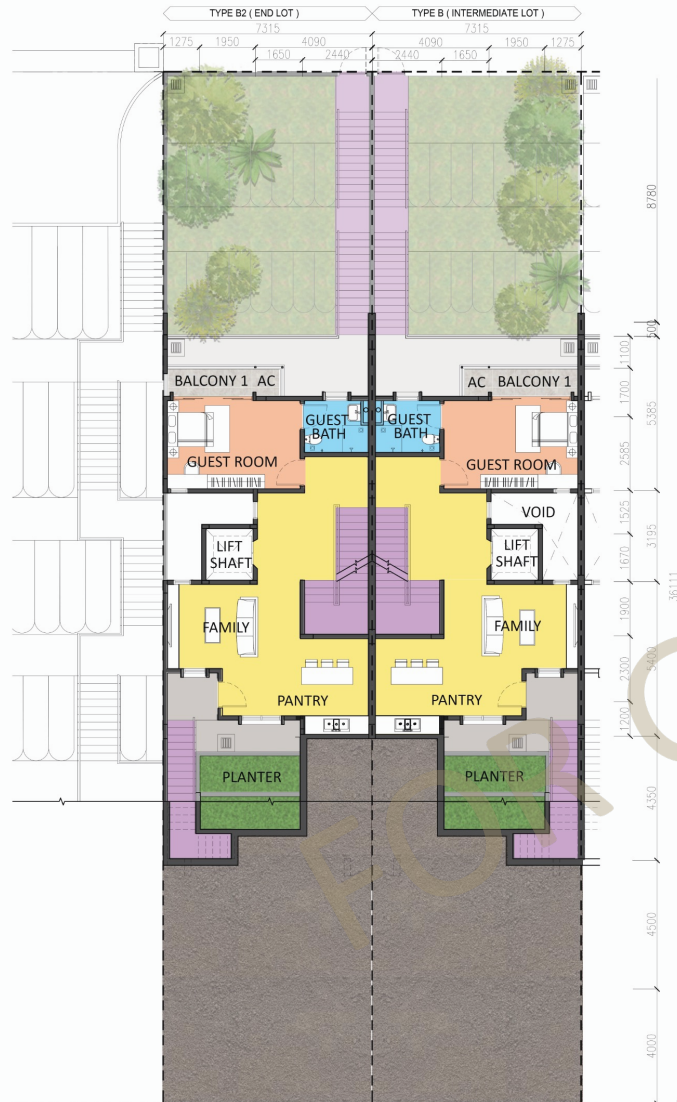
TYPE B LOWER GROUND FLOOR 2



LAYOUT PLAN

TYPE B

LOWER GROUND
FLOOR 1





LAYOUT PLAN

TYPE B
GROUND
FLOOR



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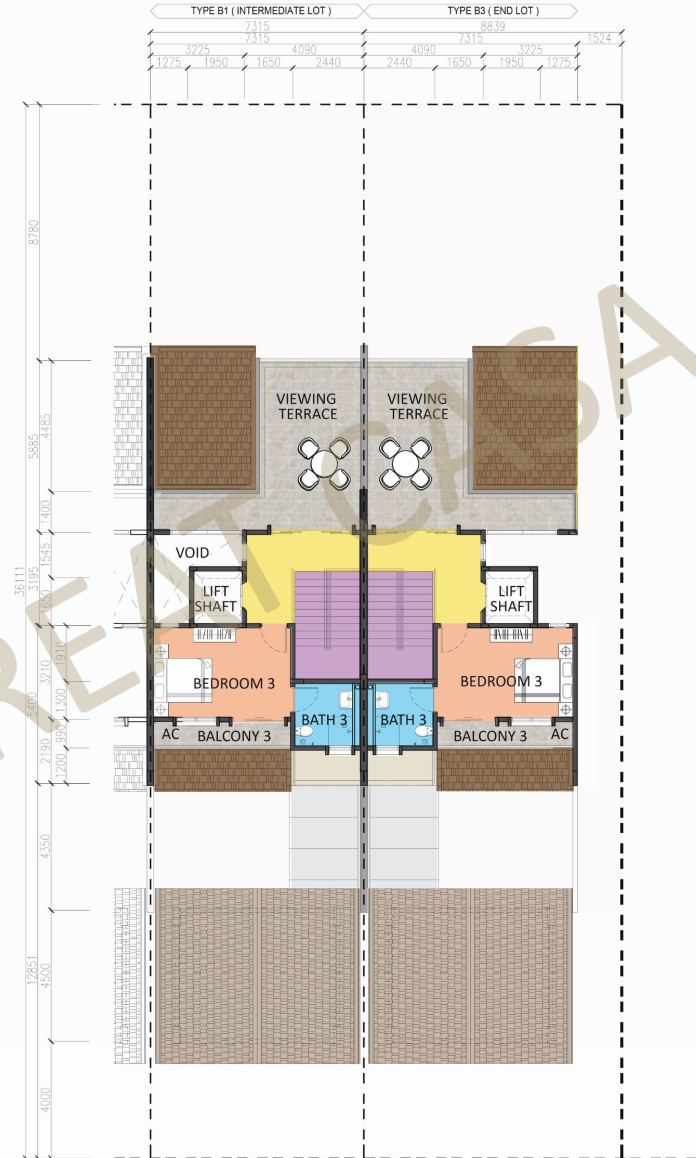
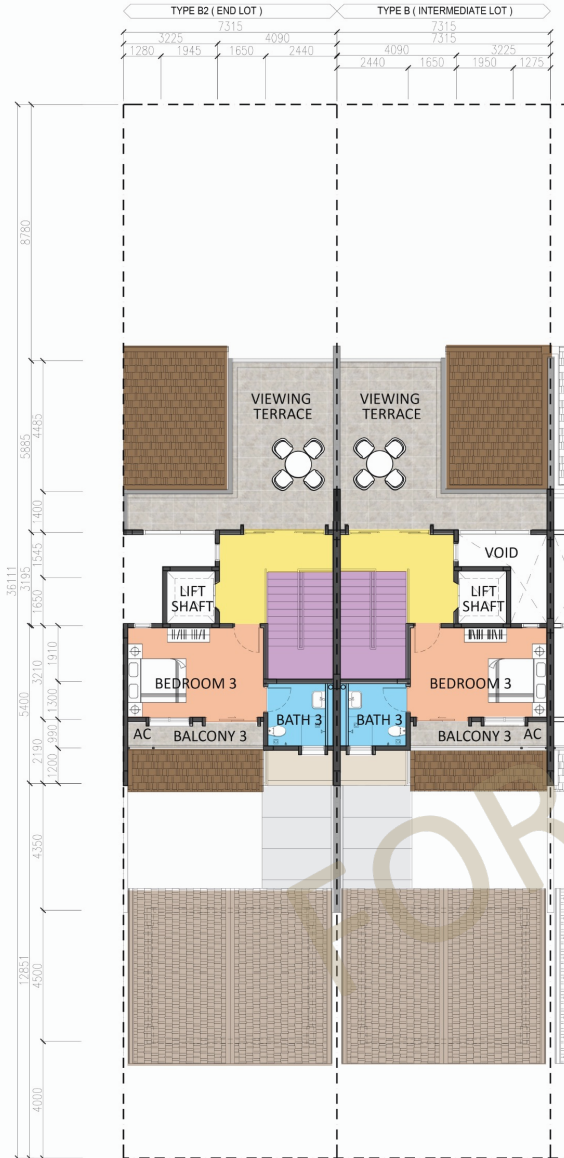


1ST FLOOR PLAN



LAYOUT PLAN

TYPE B
FIRST
FLOOR



LAYOUT PLAN

TYPE B
SECOND
FLOOR

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SPECIFICATION



SPECIFICATION

STRUCTURE

Reinforce Concrete

WALL

Brickworks with plaster/ Skim Coat

ROOF COVER

Roof Tiles / Glass Roof/ Polycarbonate Roof

CEILING

Skim Coating / Plaster board at selected area

WINDOWS

Aluminum Frame Glass Window

DOORS

Timbre Core Entrance Door

Timber Flush Door

Timber Louvered Doors

Aluminium Frame Glass Door



IRONMONGERY

Quality Locksets

WALL FINISHES

All Bathrooms, Powder Room

Quality Wall Tiles

Wet Kitchen, Pantry

Quality Wall Tiles

Others

Plaster and Paint

FLOOR FINISHES

Lobby, Patio, Living, Dining, Kitchen, Family

Quality Floor Tiles

All Bedrooms

Quality Floor Tiles

All Bathrooms, Powder Room

Quality Floor Tiles

Open Terrace, Viewing Terrace, Balcony

Quality Floor Tiles

Internal Staircase

Quality Floor Tiles

Store, Utility

Quality Floor Tiles

External Staircase

Concrete Broom Finish with Nosing Tile

Car Porch, Driveway

Concrete Imprint



SANITARY &

PLUMBING

FITTINGS

TYPE A, A1 , A2, A3

TYPE B,B1, B2, B3

Water Closet

6

7

Wash Basins

6

7

Shower Rose

5

6

Tap

8

9

Kitchen Sink

1

2

Kitchen Tap

1

2



ELECTRICAL

INSTALLATION

TYPE A, A1 , A2, A3

TYPE B,B1, B2, B3

Light Point

44

57

Fan Point

7

9

Socket Outlet

35

46

Telephone Point

3

3

Water Heater Point

5

6

Air-Con Point and Piping

6

8

TV Point

2

3

Doorbell Point

1

1

AutoGate Point

1

1

Internet Point

3

4

**FENCING**

Mild steel on brickwork/ Brickwork/ Security Fence

PAINTING

Quality Paint

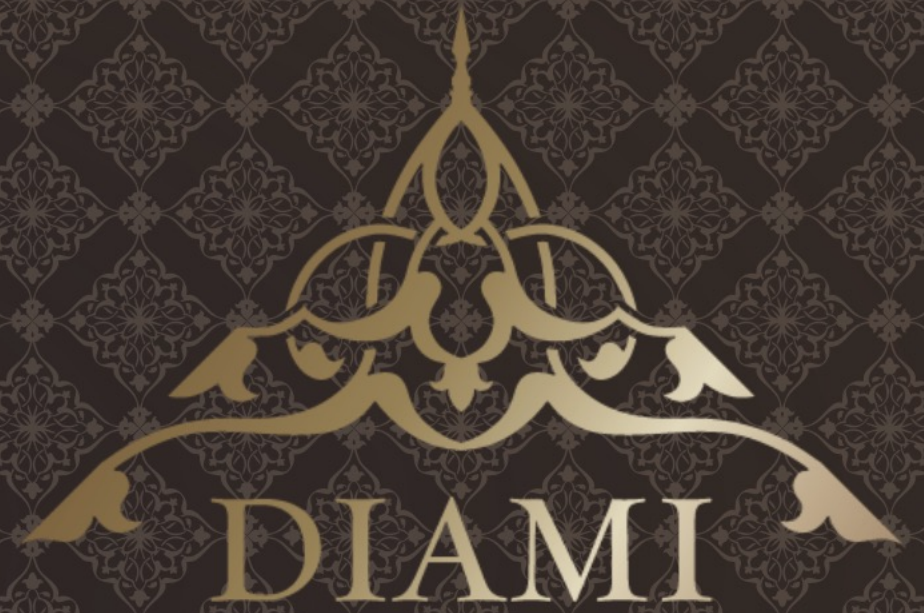
TURFING

Provided

OTHER FEATURES

Refuse chamber with letterbox compartment

Note: All items stated above are subject to variation, modification and substitution as to comply with the relevant Authorities and by-laws as they arise.



DIAMI

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