

**House No. 10, Jalan Istana 12/4, Bukit Kayangan,  
Section 12, 40100 Shah Alam, Selangor, Malaysia.**

**Type:** Landed

**Location:** On Bukit Kayangan right across the street from front gate of Istana Bukit Kayangan. Bordered to the north by a park with massive angsa trees, and one house to the south, separated by a wall. There is an empty plot to the west separated from the house by fences and a drain.

**Plot area:** 11,996 Sq. ft. leasehold, renewable

**Built-up area:** 6,000 sq.ft.

**No. of floors:** 3

**No. of Bedrooms:** 5 + 2 Maids' Rooms

**No. of Bathrooms:** 3 + 2 Powder Rooms + 1 Maid's Bathroom

**No. of Kitchens:** 2

**Large** Workshop, Spacious Utility Room and Maid's Kitchen

**Condition** of roof, walls, flooring, electricals, plumbing, fittings, equipment: Excellent.

**Layout:** Entry to the house from the parking area is on the top floor. Autogate to Jalan 12/4 and covered parking for upto 4 cars; main door opens to living and dining area with a spacious balcony; washroom and toilet; fully fitted and equipped kitchen; guest room with attached bathroom. All wheelchair friendly.

**First floor:** Master bedroom with walk-in closet and attached bathroom, outlook to garden, trees and pond/waterfall; second guest bedroom with attached washroom and toilet; second living room/den with balcony; third and fourth guest bedrooms with shared bathroom, outlook to trees and garden.

**Ground floor:** 2x maids rooms; bathroom; spacious, well equipped workshop; utility area with 2x washing machines, ironing area and dryer; maids kitchen and dining area. Covered tiled patio opening to garden.

**Garden:** Fully planted with mature trees (mango, durian, starfruit, rambutan, neem, buchida, Macarthur palm, Norfolk pine) and shrubs; tool shed; compost bin. 15-foot stream and waterfall to fish pond and pump/filter box. The garden periphery is fitted with irrigation piping.

Separate side gate from Jalan 12/4 leading to garden and additional storage under the car porch.

**Amenities:** Autogate; 3-phase power; whole-house filter; solar heater; pressure pumps for hot and cold water; ground tanks for water storage and pump in case of water shortage (rare); overhead storage tank; A/c in all bedrooms and living areas; marble flooring in living and dining areas; hardwood parquet flooring in all bedrooms and 1st floor living room/den; two Astro dishes and decoders; optical fiber Unifi internet (100 MB/s), phone and IPTV service; sensor security lights.

Bukit Kayangan is a hill with Istana Kayangan (Kaytangan Palace) at the peak and about 60 landed bungalows arranged concentrically around the hill. The section is unique as it is entirely residential. An imposing ornamental gate off Persiaran Kayangan is the main entrance to the section and there is another entrance/exit at Jalan Dato Menteri. The Bukit Kayangan Residents Association (BKRA) is fully functional with its own patrol guards and security system. Members are friendly and the racial makeup follows the established Malaysian formula. There is a helipad which has been converted into a space for community functions and social events, and an extensive hilly and wooded area with meandering jogging paths. Tesco, Aeon Mall, Plaza Shah Alam, Alam Central, SACC Mall, the Swimming Sports Centre, the Shah Alam Club, the Shah Alam Lake Park, the Rapid bus station, the Shah Alam Agriculture Park, universities, banks, restaurants and other services are nearby. An extension to the LRT (LRT-3) is under construction along parts of Jalan Dato Menteri, with stations planned near the Post Office and .the Stadium.