



Creating a lifestyle

Set within 80 acres of landscaped grounds and adjoining a forest reserve, this award-winning development encourages an holistic approach to living

In regions of natural beauty one can easily become inured to the surroundings. The key is to incorporate the environs into the built environment to establish a daily interaction with, rather than an impassive viewing of.

Nadayu Melawati is a planned 80 acre freehold mixed development comprising 121 units of bungalow homes together with semi-detached, superlinks, condos, apartments and boutique commercial.

Stage one of the development features four distinct styles of bungalow properties

ranging in size from 602m² to 771m².

While each style – Awan, Daun, Bayu and Cahaya – has an individual appeal, there is a commonality in the ample outdoor living areas, terraces and decks that punctuate the architecture. Sustainable initiatives are also built in to each design.

Similarly, each home features the latest in smart home technology and integrated security features. Available in three or four storey options, and with either 5+1 or 6+1 bedroom configurations, there is a style to suit every family.

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Above: The Awan bungalow is part of the Nadayu Melawati development by Twin Ridge Sdn Bhd. Featured car: BMW 520i, courtesy of BMW Malaysia.



Nature's doorstep

Adjoining more than 214ha of forests, including the Hulu Langat Forest Reserve, the new Nadayu Melawati development is a nature lover's dream

Above: Developed by Twin Ridge Sdn Bhd, Nadayu Melawati comprises 21 luxury residences. Each property, such as the Awan design pictured, has been designed to interact with its natural surroundings while providing a modern lifestyle.

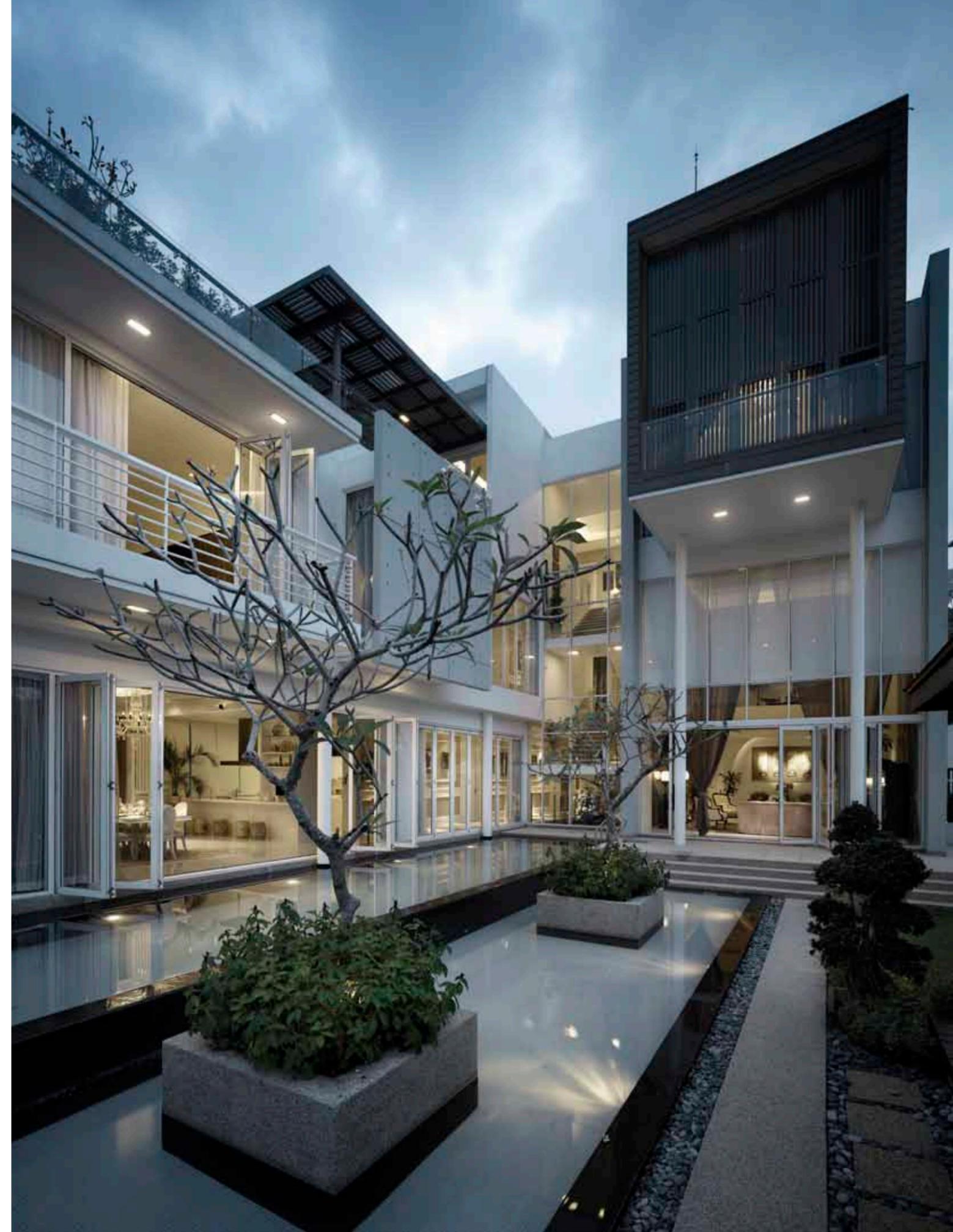
Facing page: Floor-to-ceiling glazing creates light-filled interiors and combines with water features to passively cool the residences. Substantial landscaping provides ample outdoor entertaining areas.

For many of us, establishing a home within a setting that embraces the natural environment is becoming increasingly important. Combining contemporary technologies with the restorative qualities of nature creates an holistic lifestyle benefitting all family members.

Twin Ridge Sdn Bhd, a wholly owned subsidiary of Nadayu Properties Berhad (formerly known as Mutiara Goodyear Development Berhad), has developed Nadayu Melawati with this combination in mind. Four designs – Awan, Daun, Cahaya and Bayu – offer built-up areas from 602m² to 771m² across three or four storeys.

Each residence makes the most of the setting with seamless indoor-outdoor flow to multiple landscaped areas and decks from every floor. Full-height glazing draws natural light inside and promotes cross ventilation, reducing the need for artificial lighting and cooling – passive examples of the environmentally conscious elements incorporated into the development, including rainwater harvesting tanks.

Presented on these pages is the Awan design, which includes three levels of living featuring 6+1 bedrooms, eight bathrooms, multiple living areas, gymnasium and pool.





Above: Comfort is paramount at Nadayu Melawati, from the sumptuous living areas to the well-appointed bathrooms.

Top right: The double-height living area of the Awan residences greets visitors on their entry, creating an immediate impact and bringing ample light to the core of the house.

Above right: Open on three sides, the formal dining room offers easy access to the ample garden areas.

Maintaining a connection to the outdoors is paramount at Nadayu Melawati. The floor-to-ceiling windows in the double-height living area ensure the view is front and centre, creating a statement that continues throughout.

Folding doors on three sides of the formal dining room permit full-width access to the gardens, further blurring the line between indoors and out, as well as reducing reliance on artificial cooling.

The neutral colour scheme is augmented with compressed marble flooring, offering sleek contemporary living. The latest fixtures and

fittings exemplify the modern lifestyle theme.

Nine of the residences in stage one of the development follow the Awan design, and range in size from 726m² to 771m².

Powder-coated aluminium windows and doors create a streamlined exterior profile, while full-height sunscreens provide both shade and privacy to the master bedroom suite.

Other featured inclusions are European kitchen and laundry appliances, and energy-efficient inverter air conditioning units. Outside, rain water harvesting tanks collect water for general washing and landscaping needs.

For families that like to entertain on a large scale, there are the Daun design residences. Set out over four floors, Daun offers homeowners a dedicated entertaining floor with a large open-plan interior flowing out to a spacious roof terrace. There is also a small kitchenette and a powder room on this level.

As with Awan, the Daun residences have been integrally linked to the outdoors with ample decks leading directly off every room.

With just two of the stage one residences following the Daun design, these homes are sure to be popular with buyers.

Each house offers 5+1 bedrooms and nine bathrooms within a built-up area of 743m². On the lowest level there are two bedrooms, both with ensuite bathroom and walk-in wardrobes, and a family living area.

One of the bedrooms faces the swimming pool, and provision has been put in place for the easy conversion of this room into a spa room, which would still leave four other bedrooms.

The next level contains a living-dining-kitchen area, and guest suite. The entertaining floor is next, while the uppermost floor houses the master suite and a further bedroom.

Above left: Nestled within lush surroundings, the Daun residences at Nadayu Melawati are an equal mix of personal sanctuary and entertainer's showpiece.

Above: Located on the entry level of the Daun residences is a dedicated entertaining area comprising foyer, lobby and roof terrace accessed via floor-to-ceiling doors. Also in this space is a kitchenette and powder room.



Above: Free-flowing circulation is the hallmark of the Daun residences. Wide, open spaces have been teamed with a neutral palette and quality finishes to create a sleek, contemporary aesthetic. Ceiling heights of 2.9m bring forth a sense of spaciousness, while low-profile furnishings ensure the view is accessible from every angle.

As with the Awan residences, the Daun homes feature a sleek, contemporary design scheme to maximise the indoor-outdoor flow. Rounding out stage one of the development, are the Cahaya and Bayu residences. Cahaya offers 6+1 bedrooms within a built-up area of 756m². Bayu features 5+1 bedrooms in 602m².

While they have the smallest built-up area of the stage one residences, the Bayu homes are not lacking in drama, with their glass-walled cantilevered swimming pool.

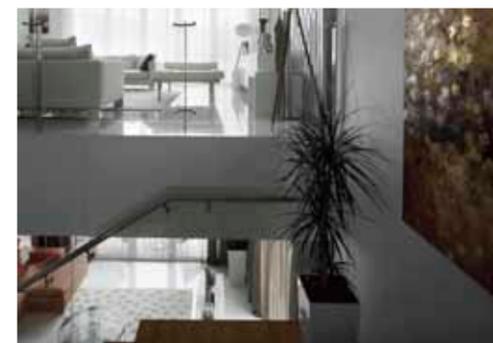
The Cahaya residences have been designed with gracious entertaining in mind. Spacious

suite-style bedrooms ensure your guests will revel in generous hospitality. Voluminous living areas, both indoors and out, ensure a lifestyle that will be the envy of friends and family alike.

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Far left: Floor-to-ceiling windows on every floor ensure natural light is in abundance, creating an airy feel within the home.

Left: Personal security and safety is assured via the fully integrated security system. Likewise, the smart home system ensures full connectivity throughout the whole house.