



DAHLÍA & DANIEL

FREEHOLD



## “A safe haven”

Enjoy all the conveniences and privileges of a modern development, amid a natural environment.

Know that you are in a safe space, as soon as you enter Dahlía & Daniel. With its full security, right from the guardhouse.







02

A HOME WHERE  
LUXURY MEETS  
COMFORT



Dahlía & Daníel was designed to maximise the wellbeing of all in the family, from the youngest to the eldest.

The larger than usual living room is made for family gatherings. The extended covered porch is for hosting gatherings and the spacious space outside the kitchen is for you to cook up a storm.

03



“A prestigious  
choice as your  
home”



Savour the journey of life in a living environment,  
designed for your comfort and convenience, nestled in the  
lap of luxury.

Find solace in its serenity, be inspired by its beauty and  
elegance. Dahlía & Daniel is your ideal home.

CAR PORCH  
CAN FIT  
3 CARS  
COMFORTABLY





06

THIS IS  
INSPIRED  
LIVING



## “Beautifully crafted homes”

Designed for contemporary living to maximise comfort and utility.

To accentuate the space and bring in the light.

The elegant facade and charming interiors will surely appeal to all.

07



REFRESH,  
RECHARGE,  
REFUEL



## “Perfect amenities for all generations”

Live in matured neighbourhood with facilities for a quality lifestyle that promotes health and well-being for residents of all ages.

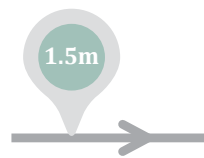
Enjoy close-knit community living with all the conveniences you need in a pristine environment.







"A healthier  
happier  
outlook at  
life"



Run/Walk around residential enclave on foot... because you can.

1.5m wide internal walkway



Space big enough for all  
fitness and sports regime.

2.4m wide main road walkway cum bicycle track



10



GUARDHOUSE  
\* Artist's Impression Only

11



ENTRANCE  
\* Artist's Impression Only



BASKETBALL COURT  
\* Artist's Impression Only

"A neighbourhood that  
is incomparable"

Enjoy coming home to nature, to a community  
which is modern yet with strong elements of  
neighbourhood camaraderie. Savour a quality  
lifestyle which promotes health and happiness  
within its gorgeous surroundings.



PREMIUM  
FEATURES  
IN DAHLÍA &  
DANIEL



FREEHOLD



LOW DENSITY



GATED & GUARDED



4.8 ACRES LUSH  
GREENERY



STRATEGIC  
LOCATION



VARIETY OF FACILITIES



11' HIGH CEILING



HIDDEN CABLING



CONCEAL DRAINAGE  
(MORE PARKING & CHILD SAFETY)

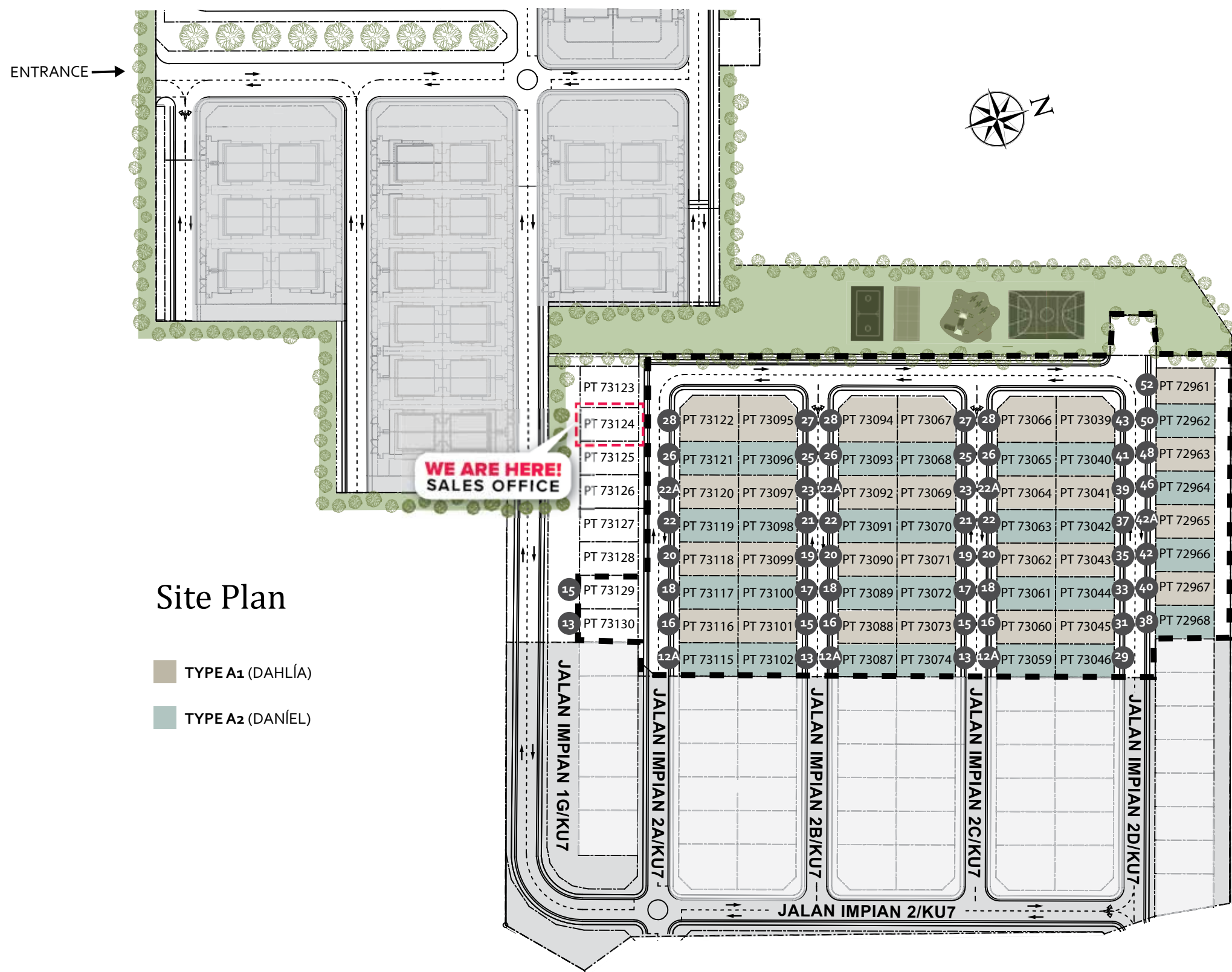


FIBRE OPTIC  
CONNECTION READY



PARK 3 CARS

Variety of facilities:  
Playgrounds,  
Basketball Court,  
Jogging Track / Bicycle  
Land / Walking Path,  
Badminton Court,  
Sepak Takraw Court



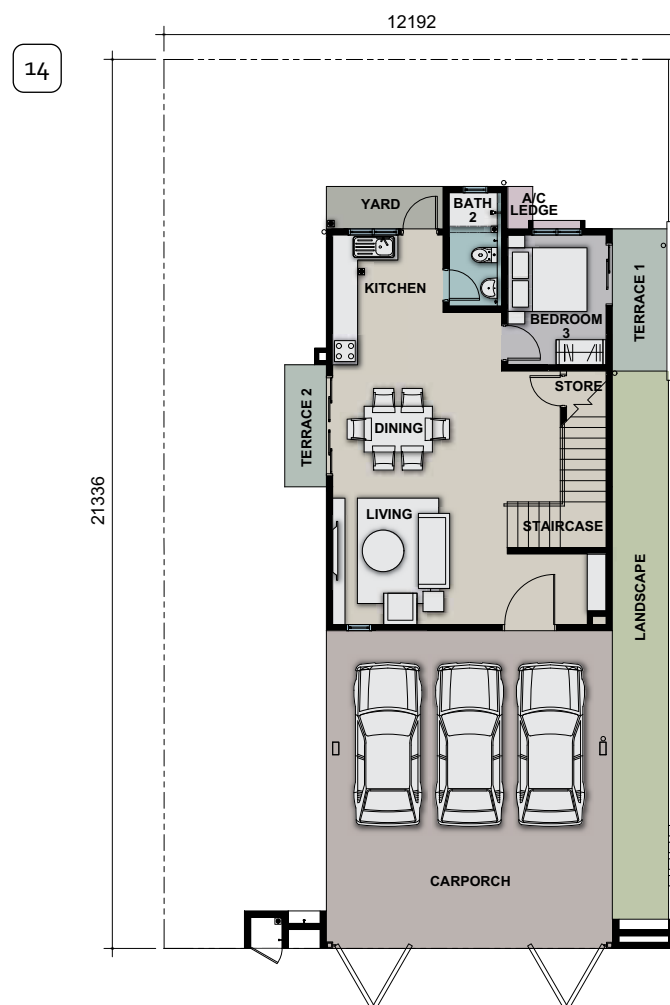




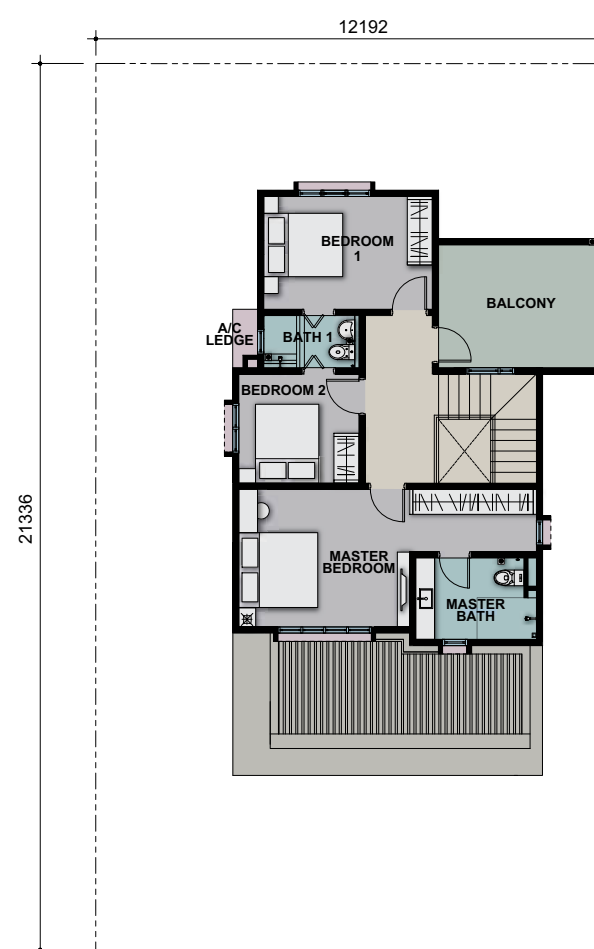
- Designed with 4 bedrooms and spacious balconies
- All bedrooms at 1<sup>st</sup> floor with bathroom
- Car porch can fit 3 cars comfortably

STANDARD  
LOT SIZE:  
**40' X 70'**

**Double Storey  
Link Bungalow**  
Built-up area: 1,920 sq ft



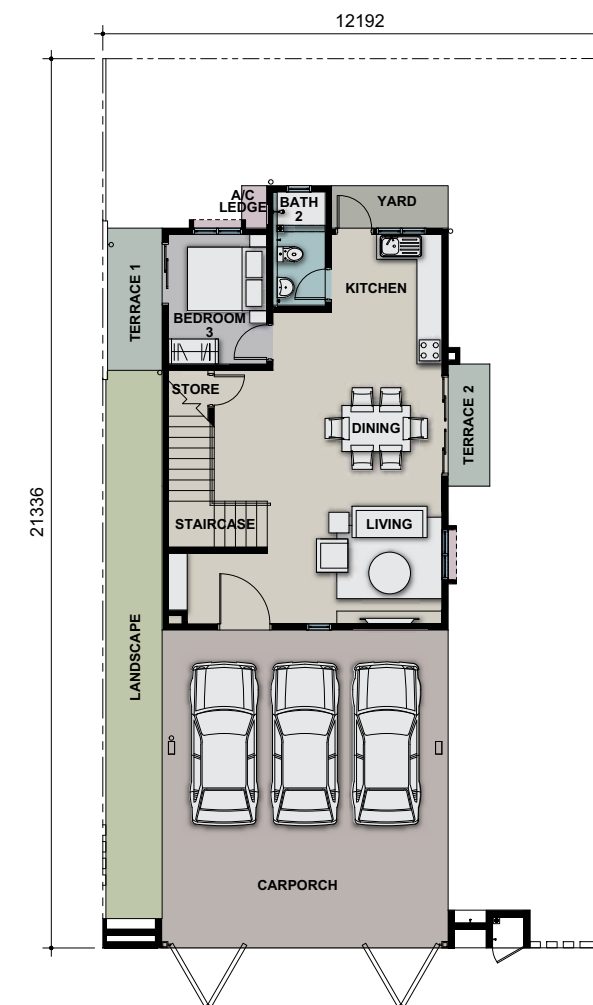
Ground Floor Plan



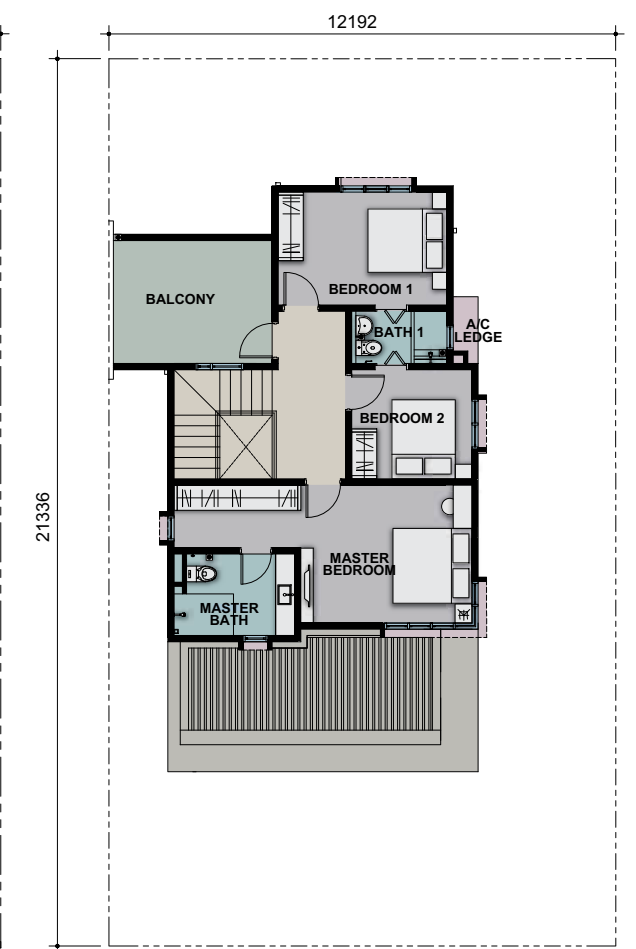
First Floor Plan

Type  
**A1**  
DAHLIA

Type  
**A2**  
DANIEL



Ground Floor Plan



First Floor Plan



Specifications

- Structure

:

Reinforced Concrete Structure
- Wall

:

Brickwall / R.C Wall
- Roof Covering

:

Metal Deck Roofing / Concrete Slab
- Ceiling

:

Plaster Ceiling / Asbestos Free Ceiling / Skim Coat and Paint
- Windows

:

Aluminium Framed with Glass Panel
- Doors

:

Main Entrance Door

-

Timber Door

Other Doors

-

Plywood Flush Door / Aluminium Framed Glass Sliding Door / Timber Louvered Door / Bi – Fold Door

- Ironmongery

:

Quality Locksets
- Wall Finishes

:

Bathrooms

-

Porcelain Tiles to Ceiling Height

Kitchen

-

Porcelain Tiles to 1500mm Height

Internal Walls

-

Plaster & Paint

External Walls

-

Plaster & Paint
- Floor Finishes

:

Living & Dining

-

Porcelain Tiles

Kitchen

-

Porcelain Tiles

Bedrooms

-

Porcelain Tiles / Laminated Flooring

Staircase

-

Laminated Flooring

Bathrooms

-

Ceramic Tiles

Terrace 1

-

Ceramic Tiles

Terrace 2

-

Ceramic Tiles

Car Porch

-

Concrete Imprint

Store

-

Cement Render

Balcony

-

Cement Render

Others

-

Cement Render

Sanitary and Plumbing Fittings

:

	A1 / A2
Water Closet	3
Wash Basin & Tap	3
Toilet Roll Holder	3
Shower Rose	3
Sink & Tap	1
Bib Tap	5

Electrical Installation

:

	A1 / A2
Electrical Distribution Board	1
Ceiling / Wall Lighting Points	30
Ceiling Fan Points	5
Power Points	20
Air Conditioner Points	4
Water Heater Points	2
Gate Light Point	2
Auto Gate Point	1
Door & Chime Bell Point	1

- Fencing

:

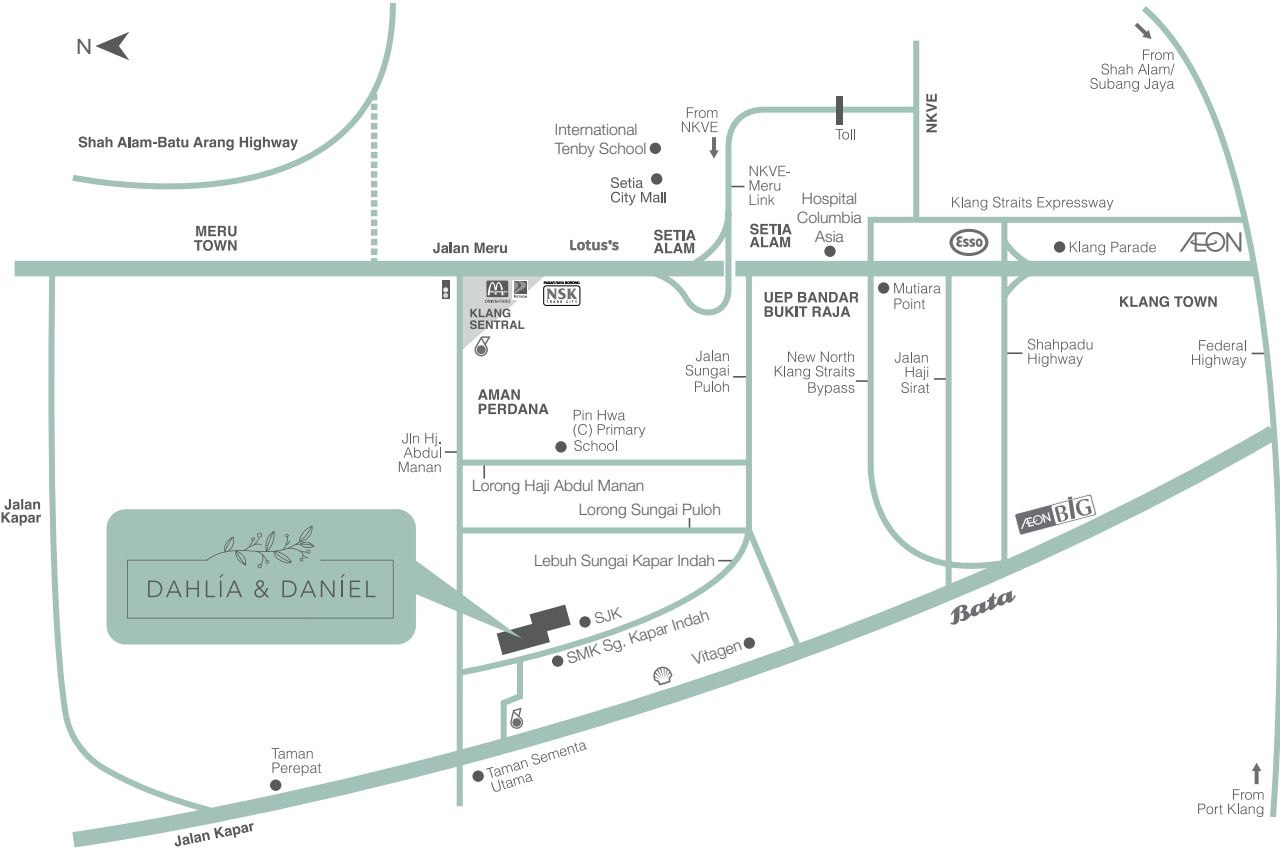
Brick Wall and Steel Mesh Fencing

Notes :  
The specifications are subjected to change(s) by local authorities, the developer, project architect and other consultants as they deem fit.

LOCATION  
MAP



Taman Seri Residensi Sales Gallery



A project by:



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N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G,  
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Housing Developer's License: 14239/09-2027/0833(R). Validity Date: 27/09/2022-26/09/2027. Advertising Permit: 14239-6/05-2025/0504(N)-(L). Validity Date: 02/05/2023-01/05/2025. Approving Authority: Majlis Perbandaran Klang. Reference No: (29)dlm MPK/BGN-600-4/1/150033-P-P-P. Tenure of Land: Freehold. Expected Date of Completion: December 2025. Land Charge: Nil. No. of Units: 76. Selling Price: RM843,000 (min) – RM1,200,000 (max). Bumiputera Discount: 7%.



