

# Kayangan Villas

为您精心打造顶级的绿色家园  
*luxury green living place*



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V.5 (20.1.2014)

# MELAKA

## 马六甲的简介

Melaka is blessed with a strong historical foundation of being a trading centre and the gateway between the east and west. Melaka's destiny was ruled by the sea, which brought the merchant ships carried by the winds and the waves, the traders,



the settlers and the colonies. It's destiny as a trading and business destination still continues as it seeks to be the prime choice to attract modern day merchants and foreign investors to the commercial opportunities of the 21<sup>st</sup> century.

Melaka's business friendly state government has put in concentrated effort and delivery systems to support all activities that encourage foreign and local business participation. The state has put in place world class infrastructure facilities to enable business activities based in Melaka to have access to global market.

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马六甲卓越的地理位置



**GEOGRAPHICALLY-PROTECTED FROM NATURAL DISASTER**

**TRANSFERABLE LAND TITLES WITH LONG-TERM LEASEHOLD**

**STRONG SUPPORT FROM GOVERNMENT**

**VAST LAND AVAILABLE FOR POTENTIAL BUSINESS EXPANSION**

**SEAFRONT LANDS WITH 3 ICONIC MAN-MADE ISLANDS**

**CLOSE PROXIMITY TO UNESCO WORLD HERITAGE CITY**

WHY INVEST?

优质投资，马六甲唯是首选

MELAKA STRENGTH



STRATEGIC  
LOCATION

SUSTAINABLE &  
CLEAN ENVIRONMENT



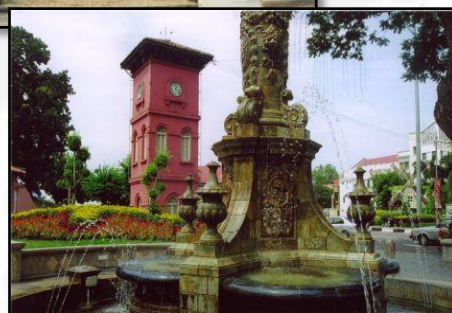
INFRASTRUCTURE

LIVING FACTOR



POLITICAL STABILITY

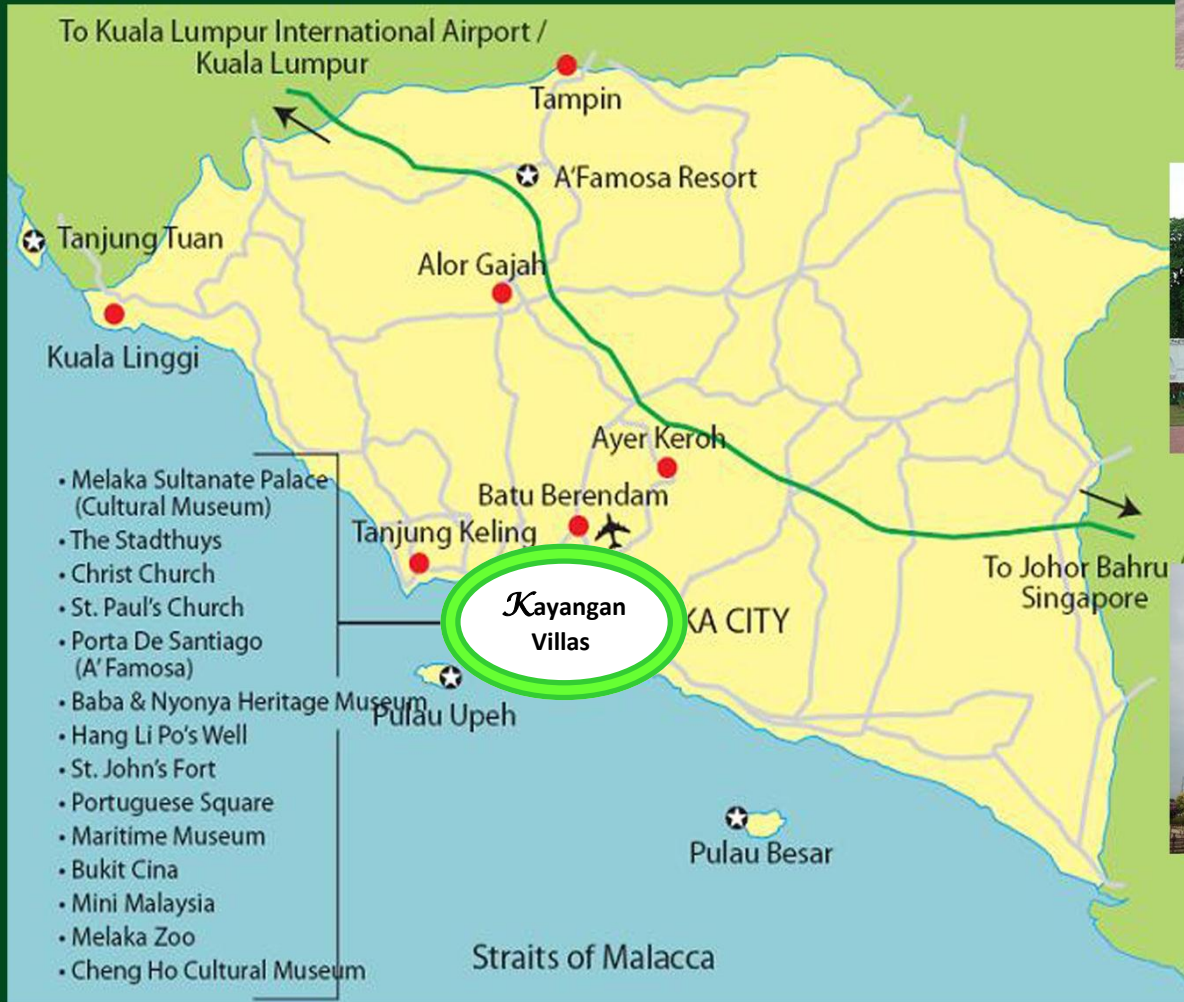
LOW COST OF DOING  
BUSINESS



POSITIVE ASPECTS



# Tourist Attractions





# MASTER LAYOUT PLAN

周边发展蓝图





*Kayangan Villas* is an integrated residential and commercial development project by Faithview Group at the historical city of Malacca that is recently known as the UNESCO site of the world. The development components included the gated and guarded luxury residences. It is designed with luxurious amenities that cater to flamboyant lifestyle of the booming economic community.

Strategically located between the suburb and Malacca city centre, the township is just 10 minutes away from key destinations via the dedicated Coastal Highway. Set at the finest location, the traffic connections are rather convenient with the easy access to nearby industrial areas and shopping centre. In the vicinity also began the construction of some recreational places such as theme park and sub-marine museum which will enable the local industry development soar.

In addition, Kayangan Villas is near to the ocean and beach which is breezy and quiet to provide a healthy lifestyle. The comprehensive development plan focused on green technology that also provide 24- hour security system monitoring and security personnel for safety purposes. Furthermore, there will be a fully equipped clubhouse as well as leisure park that allow the residents to spend more time with their family with sets of sports and leisure. Kayangan Villas extends the warmest of welcomes to everyone seeking a life of richness and balance. Don't ever miss the chance to get yourself an ideal place/home for you and your family at Kayangan Villas - the place you wanted to be.



*A Harmonious & Serene Living Experience*







Kayangan Villas 商业及住宅综合发展计划是由飞跃集团 (Faithview Group) 在古城马六甲的另一巨献，当中包括设计新颖独特的三层楼店铺以及高雅时尚的三层楼独力式别墅。

吉里望Kayangan Villas 靠近蓬勃发展的马六甲经济社区，距离马六甲拉也市中心只须十分钟的车程，交通四通八达，政府正如火如荼地兴建中的沿海大道也将会穿越这里，南上北下非常方便。加上附近也开始兴建一些旅游胜地如潜水艇博物馆及即将建设的主题公园，这将会使当地的产业发展更飞腾。不久的将来，吉里望将会是马六甲另一个集合了具有巨大影响力的商房综合重镇。

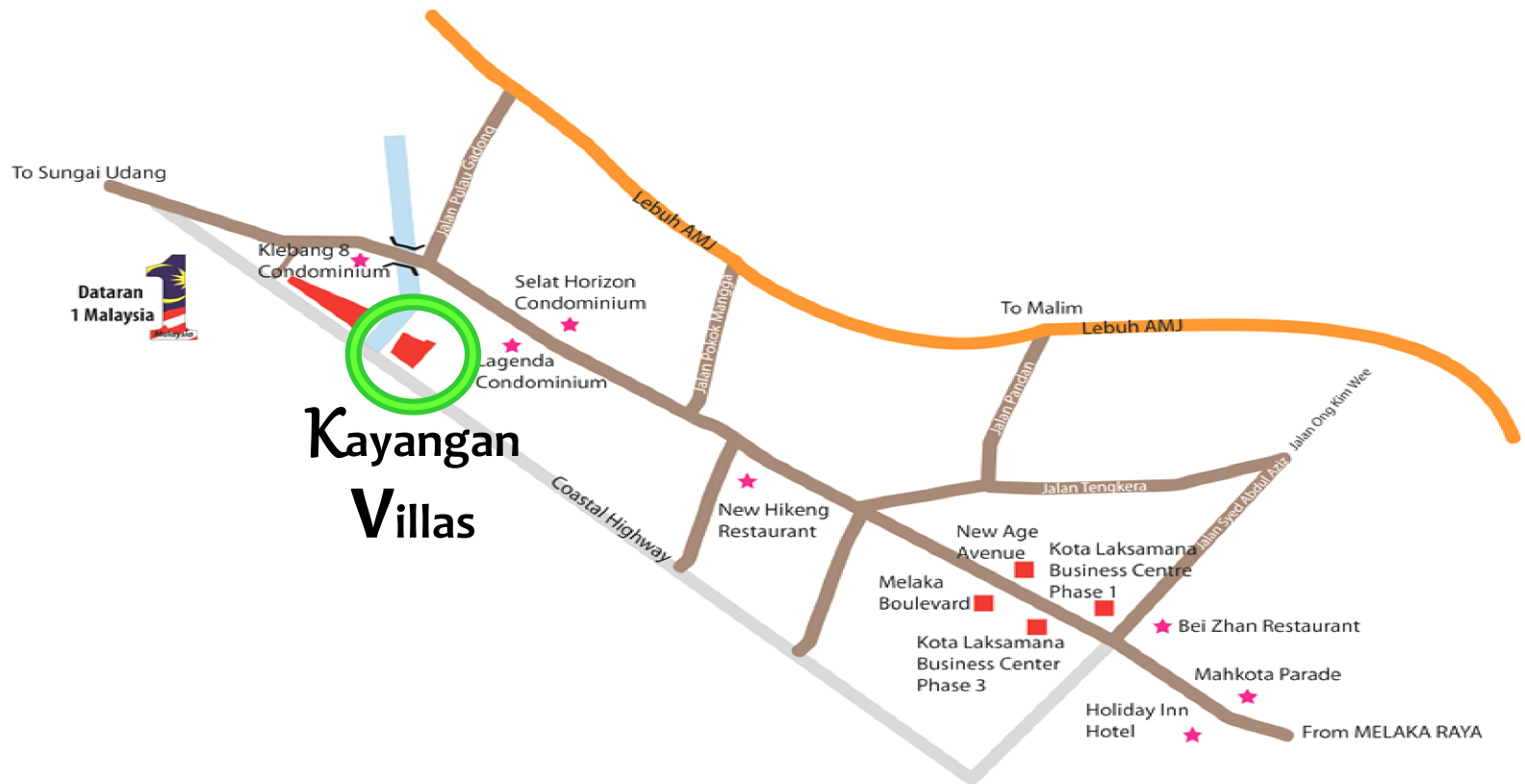
此外，飞跃集团即将推出的Kayangan Villas 三层楼独力式别墅，是马六甲少数围篱高雅时尚住宅区，提供二十四小时的保安系统监护及保安人员驻守。除此之外，Kayangan Villas 靠近海洋及海滩，凉风习习，带来悠闲安逸的生活。

这个综合发展计划也注重绿色工艺，拥有设备齐全的俱乐部，以及休闲公园，让人们在忙碌之余，也有一个集运动及休闲于一体的好园地。同时，邻近也设有中小学及政府诊所。吉里望Kayangan Villas 商业及住宅区会是购买者最佳及最精明的选择。



# SITE LOCATION

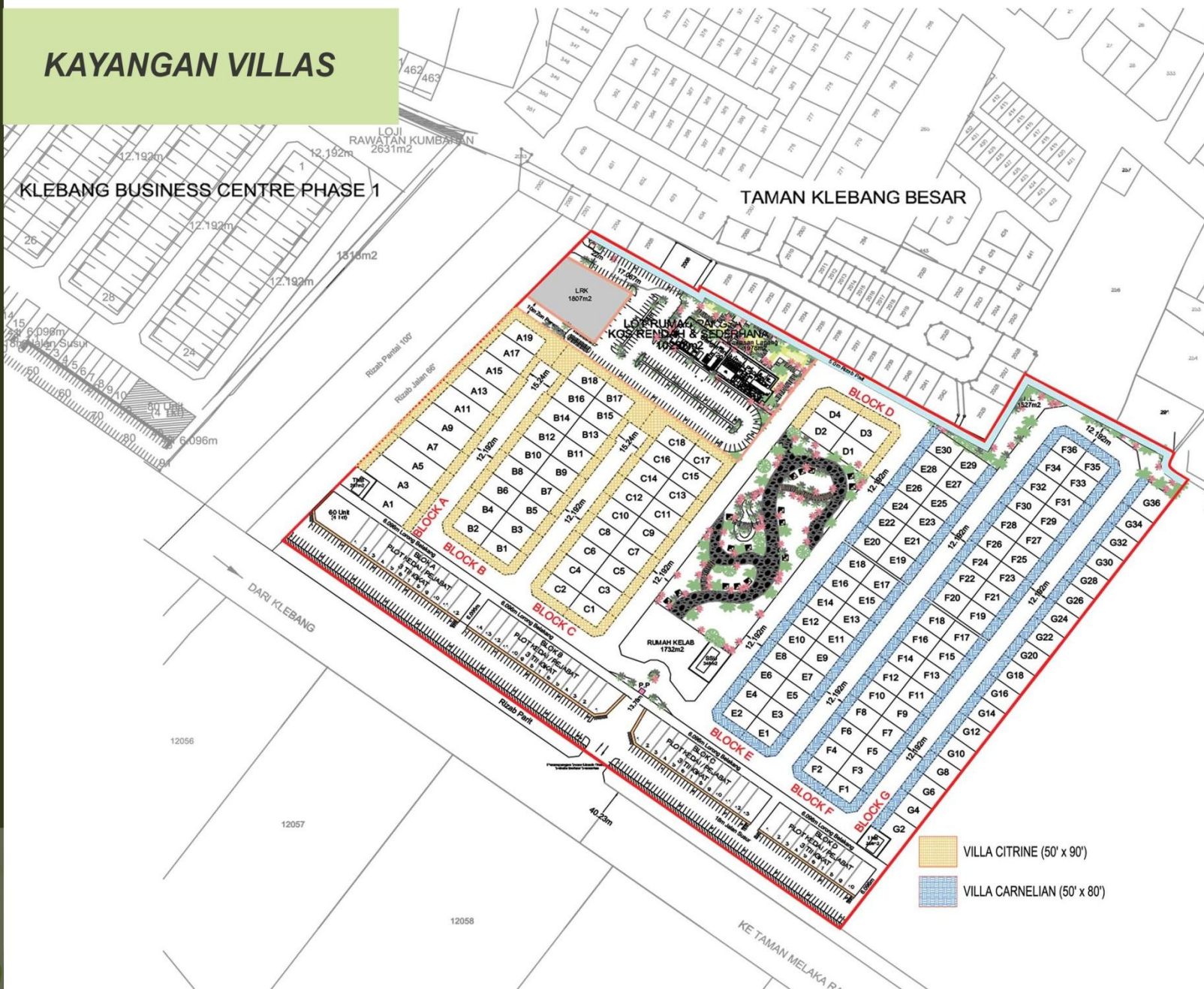
绝佳的地理位置



# LAYOUT PLAN

## 平面图

### KAYANGAN VILLAS







### 3 Storey Bungalow 三层楼别墅

Land Size	土地面积	: 50' X 90' / 50呎 X 90呎
Total Built-up Area	总建筑面积	: Approx. 489.13 sqm 平方米 / 5264.995 sqft 平方尺
Total Units	单位数量	: 50 units / 50间
Tenure	土地期限	: Leasehold







### 3 Storey Bungalow

### 三层楼别墅

Land Size 土地面积

: 50' X 80' / 50呎 X 80呎

Total Built-up Area

总建筑面积

: Approx. 390.84 sqm 平方米 / 4207.002 sqft 平方尺

Total Units 单位数量

: 84 units / 84间

Tenure 土地期限

: Leasehold





## *Villa Citrine*

**Low density gated & guarded  
deed community**  
低密度的围篱社区

**Premium finishing**  
上等建材

**Bricks / concrete perimeter  
fencing**  
砖 / 混凝土围栏

**CCTV & patrol guards  
provided**  
提供闭路电视保安设施以及保安人员巡逻

**Solar power water heater**  
太阳能热水器

# KEY DESIGN FEATURES

与众不同的设计特点

## *Villa Carnelian*

**3 Phase electricity supply**  
3phase 电流供应

**Underground utilities  
cabling**  
地下电缆线

**Barrier gate with card  
access**  
进出口设有通行卡监控器

**Spacious built up area**  
建筑面积宽大，外观雄伟

**Lush landscape with children  
playground and jogging tracks**  
葱翠的园艺，设有儿童游戏场及晨运走道

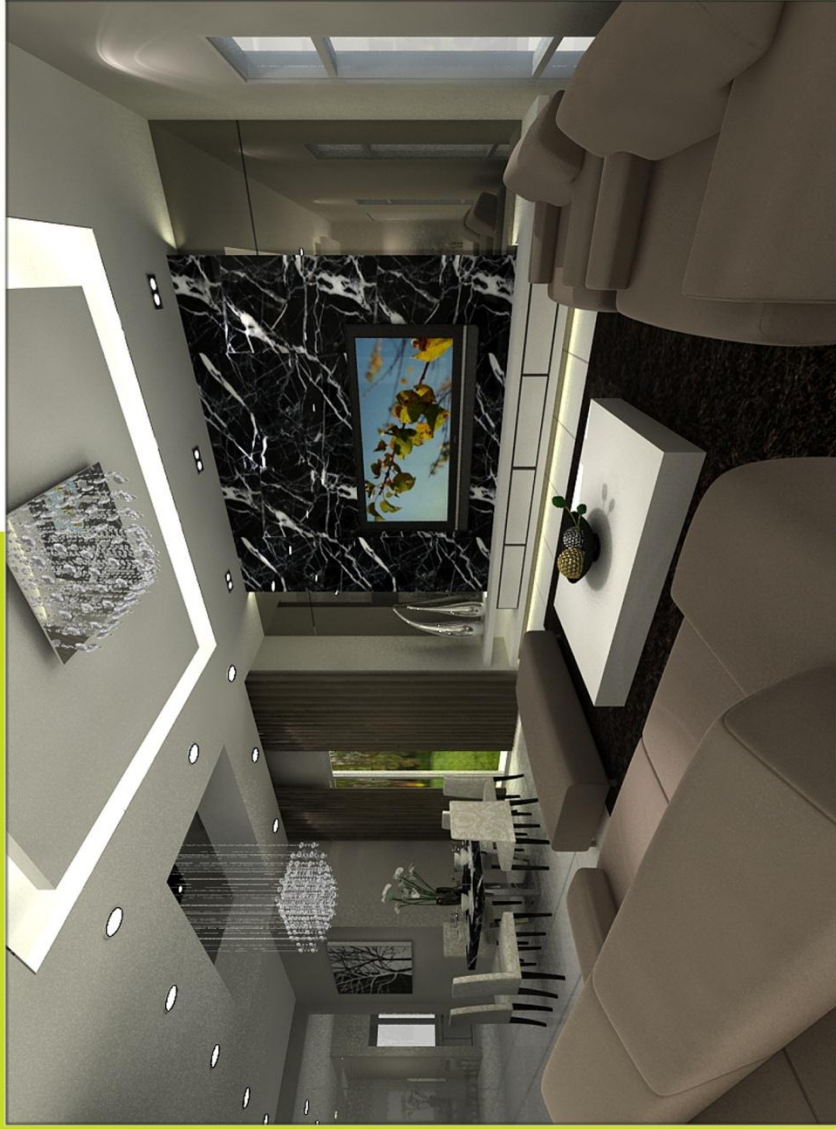
**Use rain water harvesting**  
收集雨水再循环多途运用

*Interior  
Design*  
室内设计

# *Kayangan Villas*







Living 客厅



Dining 饭厅



Kitchen 厨房



Bedroom 卧室

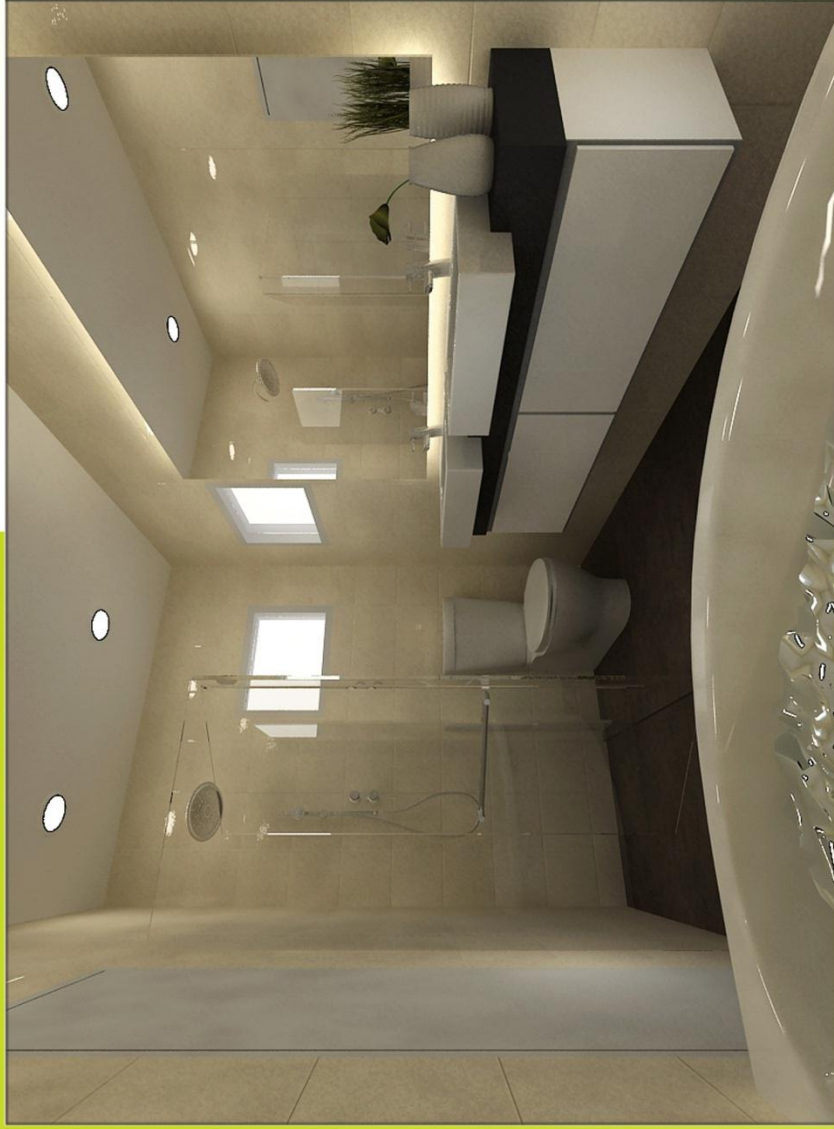




**Master Bedroom** 主人卧室



**Walk In Closet** 更衣室壁橱



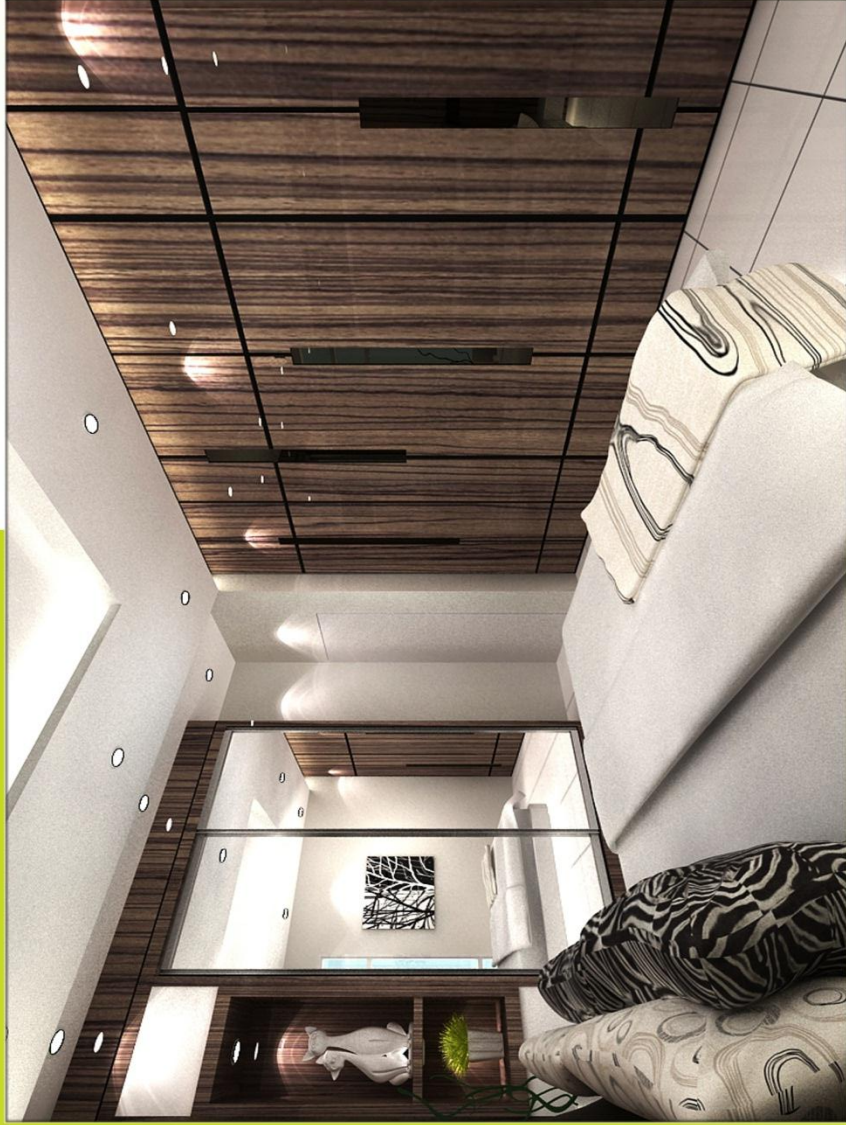
**Master Bathroom** 主人房浴室



**Family Area** 休闲区







Bedroom 卧室



KTV Room KTV包房





**Living** 客厅



**Dining** 饭厅





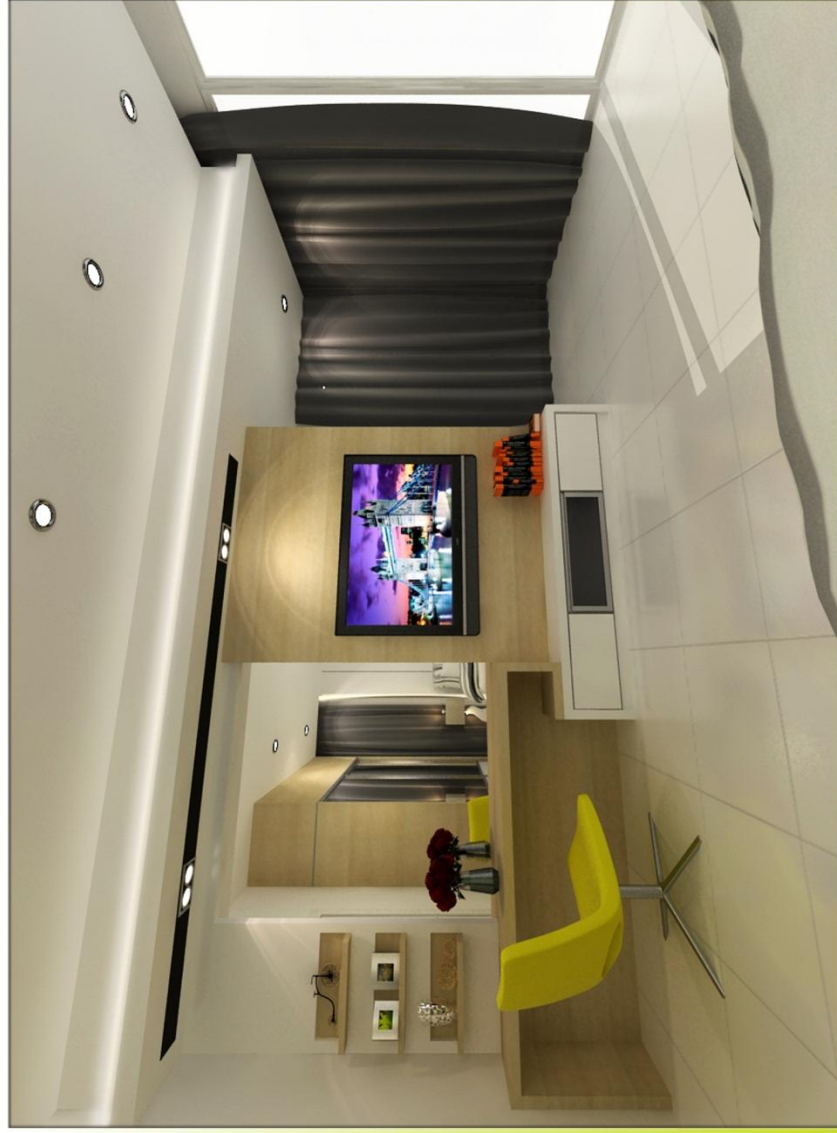
**Kitchen** 厨房



**Bedroom** 卧室



Master Bedroom



主人卧室





# TYPE B

Kayangan Villas Interior Design 室内设计



Bedroom 卧室



Family Area 休闲区

*Specifications  
& Floor  
plan*  
建筑规格&平面图

*Villa Citrine*





# SPECIFICATIONS

## STRUCTURE

: Reinforced Concrete Frame

## ROOF

: Metal Roofing

## CEILING

: Asbestos Free Flat Sheet Ceiling  
: Gypsum Plaster Ceiling

## FLOOR FINISHES

Living/Dining : Polished Tiles (2'x2')  
Kitchen : Ceramic Tiles (1'x2')  
Bedroom/Balcony/Bath/WC: Ceramic Tiles (16"x16")/(12"x12")  
Car Porch : Homogeneous Tiles (1'x2')  
Others : Cement Render

## WALL FINISHES

General : Brick with Cement Plaster and Paint  
Bath/WC : Ceiling Height Ceramic Wall Tiles (1'x2')/(12'x12")  
Kitchen : 7'0" Height Ceramic Wall Tiles (1'x2')

## DOORS

: Solid Timber Door  
: Folding Door

## WINDOWS

: Aluminium Powder Coated Frame Window

## FENCING

: 5'0" Height Chain Link Fencing  
: 5'0" Brickwall Fencing

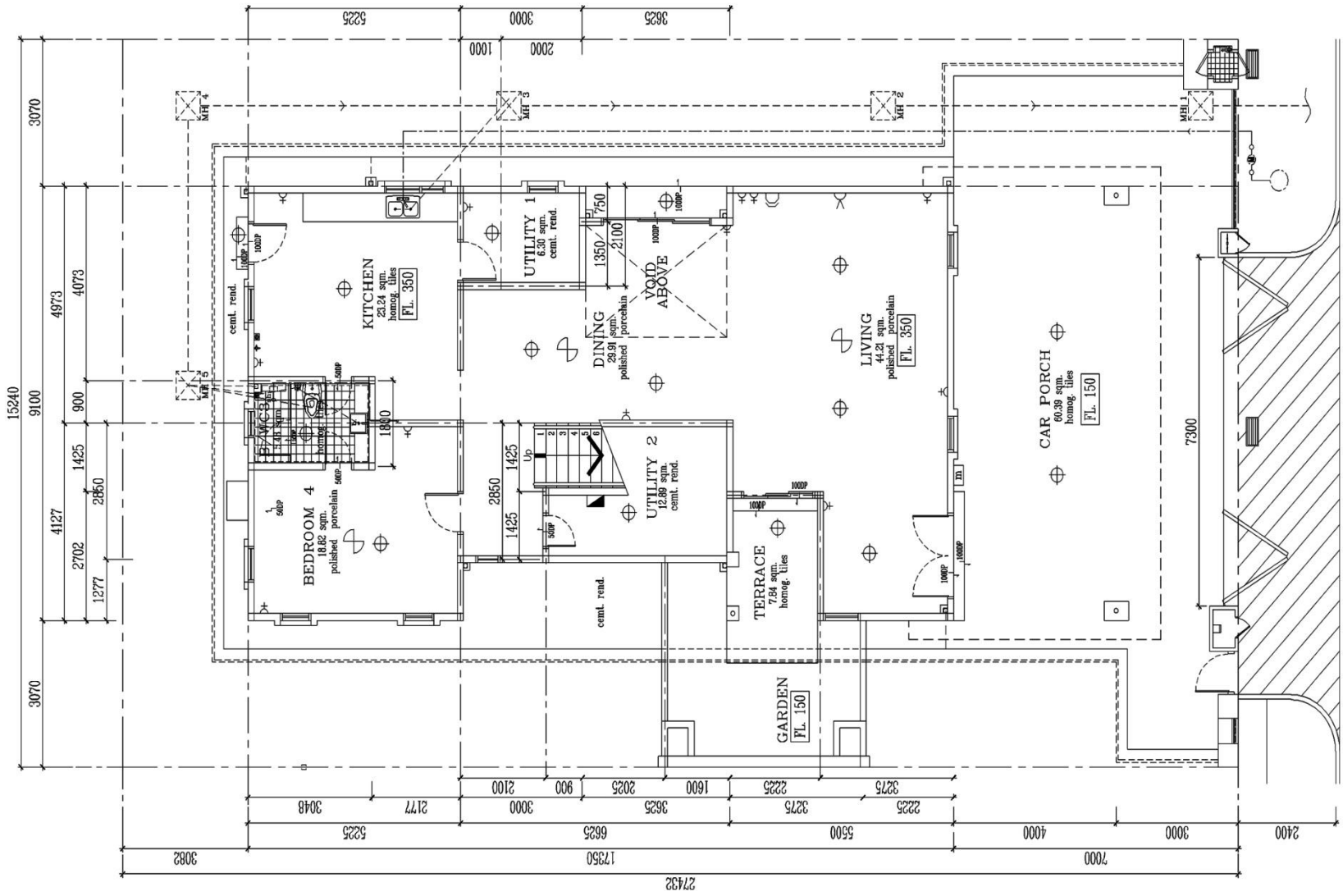
## SANITARY INSTALLATION

Wash Basin  
Single Bowl Kitchen Sink  
Sitting Type WC  
Shower Rose  
Water Tap  
Water Storage Tank

## ELECTRICAL INSTALLATION

Lighting Point  
13 Amp Power Point  
Ceiling Fan Point  
Telephone Point  
TV Point

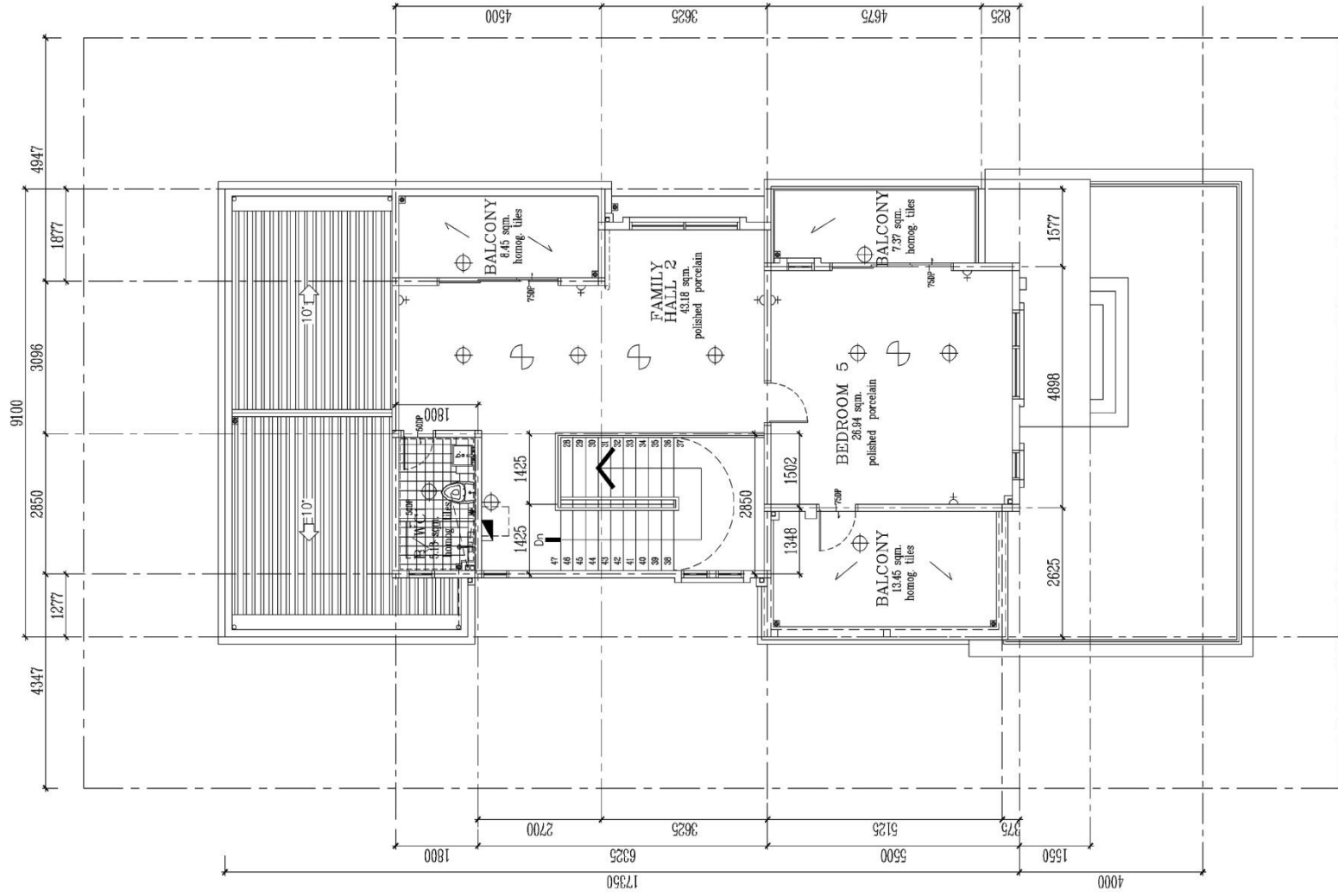
*Villa Citrine*



GROUND FLOOR PLAN

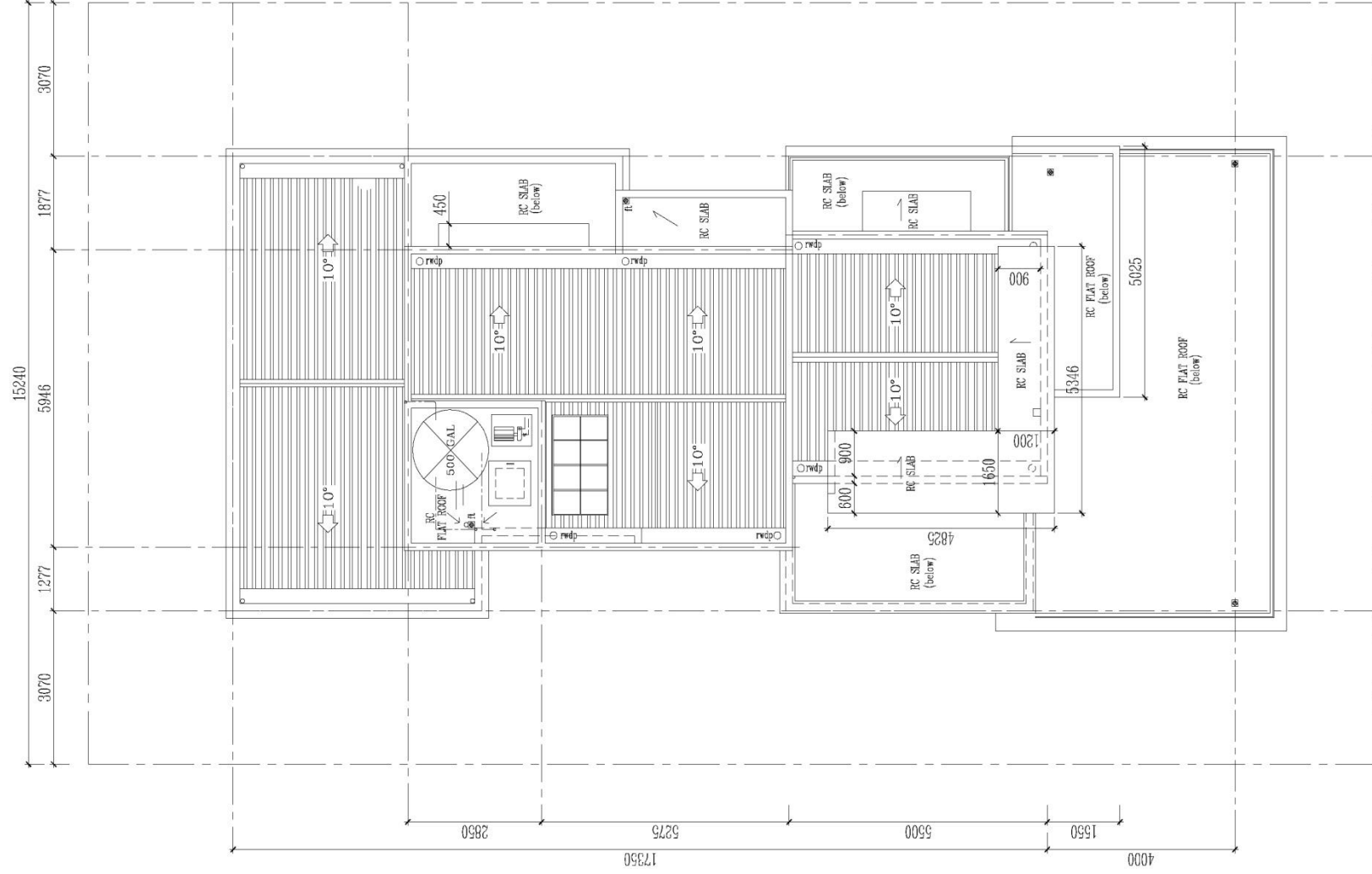






SECOND FLOOR PLAN





# ROOF PLAN

*Specifications  
& Floor  
plan*  
建筑规格&平面图

# *Villa Carnelian*

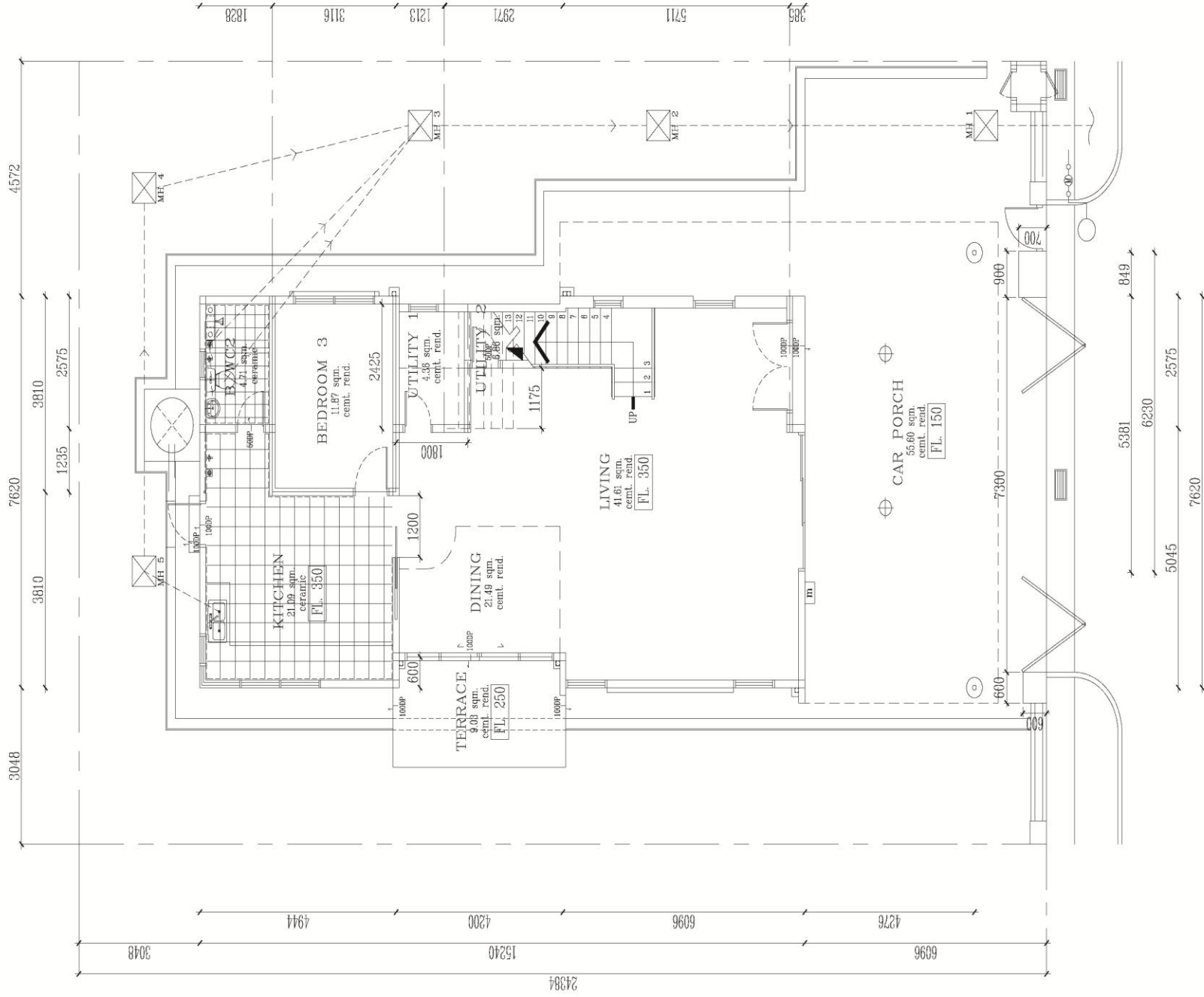




# SPECIFICATIONS

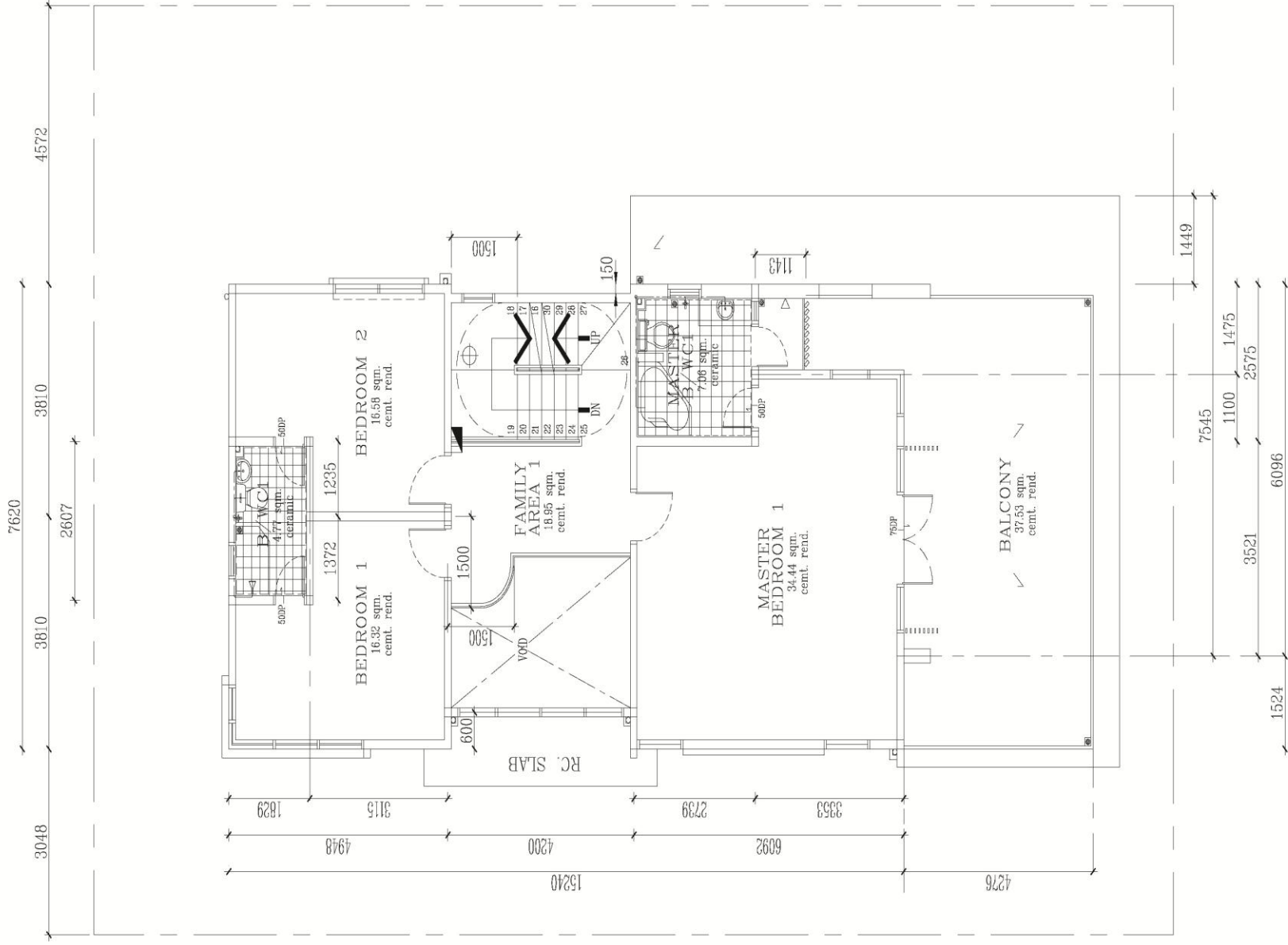
STRUCTURE	: Reinforced Concrete Frame
ROOF	: Metal Roofing
CEILING	: Asbestos Free Flat Sheet Ceiling : Gypsum Plaster Ceiling
FLOOR FINISHES	
Living/Dining	: Polished Tiles (2'x2')
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Car Porch	: Homogeneous Tiles (1'x2')
Others	: Cement Render
WALL FINISHES	
General	: Brick with Cement Plaster and Paint
Bath/WC	: Ceiling Height Ceramic Wall Tiles (1'x2')/(12'x12")
Kitchen	: 7'0" Height Ceramic Wall Tiles (1'x2')
DOORS	
	: Solid Timber Door
	: Folding Door
WINDOWS	: Aluminium Powder Coated Frame Window
FENCING	: 5'0" Height Chain Link Fencing : 5'0" Brickwall Fencing
SANITARY INSTALLATION	
Wash Basin	
Single Bowl Kitchen Sink	
Sitting Type WC	
Shower Rose	
Water Tap	
Water Storage Tank	
ELECTRICAL INSTALLATION	
Lighting Point	
13 Amp Power Point	
Ceiling Fan Point	
Telephone Point	
TV Point	





GROUND FLOOR PLAN





# FIRST FLOOR PLAN

7620

1524

3521

2575

4944

4200

10296

6096

4200

10296

6096

2150

3946

3886

1500

1736

710

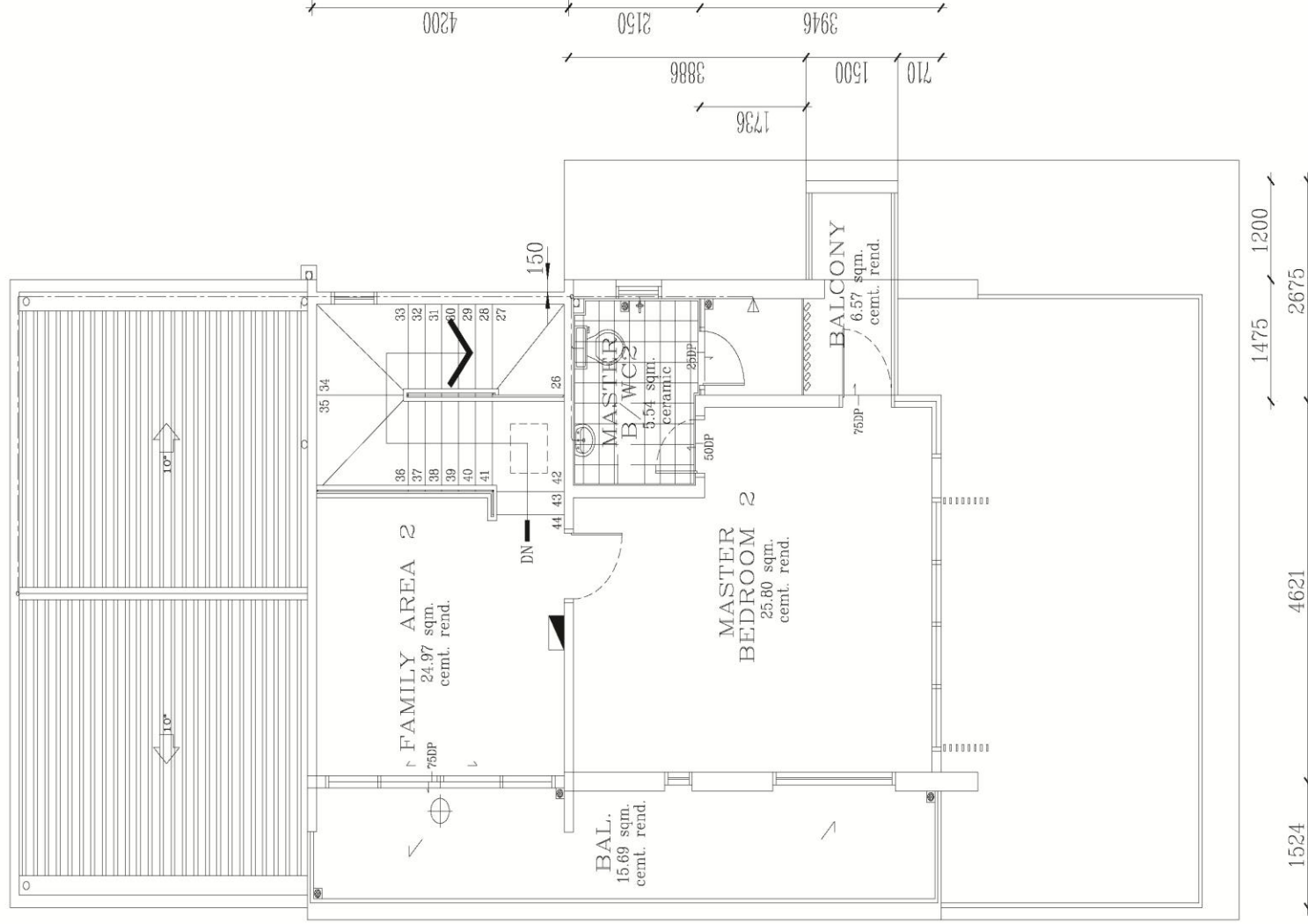
1475

1200

2675

4621

1524



# SECOND FLOOR PLAN



