



AVENS
RESIDENCE
© SOUTHVILLE CITY



FREEHOLD

Bandar Baru Lembah Selatan

Southville City
@ KL South

Urban Lifestyle, Country Living

Sowing

a new idea of living



Intricately planned, Southville City defines the belief that an idyllic balanced life can be achieved. The 428-acre township in Bangi weaves contemporary dwellings and a commercial hub into the fabric of a vast eco-loving backdrop. The best of both city and country is warmly embraced at this new Freehold development.

An expression of all things good, Southville City offers you an exciting new choice of living – accommodating, felicitous, and wholesome.

Be Rooted

in accessibility



Connectivity is undoubtedly all-important today.

At Southville City, there is little found wanting in contact. KL is a mere 25km away, and a network of major highways surrounds you – ELITE, LEKAS, MEX, SILK and SKVE. The proposed direct interchange from the North-South Expressway to Southville City further eases accessibility.

Whether it is for grocery shopping at hypermarkets Giant or Tesco, tertiary education at UKM or the University of Nottingham, or even transportation needs like the train station, Southville City is linked to all the right places with ultimate convenience.



Cultivating

a safe and complete lifestyle



As part of the Southville City community, Avens Residence provides countless opportunities to foster an outgoing lifestyle steadied by security. The estate is gated and guarded with 24-hour patrolling, giving you confidence as you seek that which is hearty and healthy.

Make use of your access to the recreational clubhouse. Take a leisurely evening stroll at the 10-acre Urban Park right next to your home. Enjoy the other wonderful outdoor amenities of Southville City – the 6-acre Riverside Walk, the 20-acre Nature Trail, and the 13km bicycle trail and footpath that spreads across the entire township.

And if these are not enough, take a trip via the direct interchange to the North-South Expressway, just at the gates of your Avens abode.





Growing

your family's dreams



A garden is known for being a therapeutic refuge where stress melts away and creativity abounds. Its myriad flowers and plants are meant to create a landscape of splendour for your enjoyment and good health.

The same can be said of life at Avens Residence. Modern, spacious homes in safe surroundings with ease of access to anywhere that matters, all while in the vibrancy of an environmentally-friendly neighbourhood – it's the quintessential urban yet comfortable lifestyle, where peace and purpose are united.

Avens Residence is the place to be as life flourishes into the dream you've always hoped for. It's a home-grown idea. It's a home-grown ideal.



Blooming

where you're planted

The key to a healthy family is the capacity to encourage strong bonds while appreciating each identity. Thus a home has to be able to suit a family's many varied needs, from the practical to the cultural.

Avens Residence is the first link house development in Southville City. Be it 2½ storeys or 3 storeys, each abode is built following modern styles, and the expansive layout allows the surrounding greenery's breathtaking beauty to stream in. Such space explains Avens Residence's model role as a platform for a family's pursuits of both individual growth and inspired togetherness.



Expansive living space for a comfortable lifestyle



Luxurious & spacious, these elegant residences feature enough bedrooms for larger families or guests



Lavish and chic - the modern dining area



Site Plan

- 2½ Storey Link Homes
22'x75' | 2,988 sf
- 3 Storey Link Homes
22'x75' | 3,438 sf





Artist impression

2½ Storey Link Homes

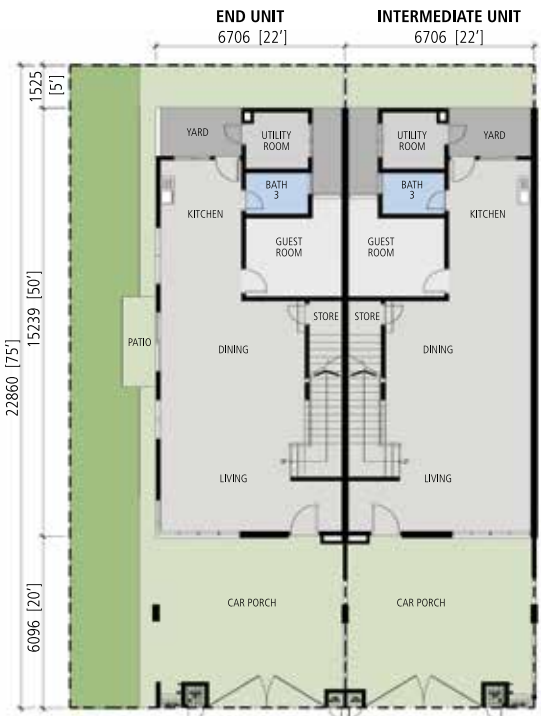
5+1 bedrooms, 5 bathrooms
22' x 75' | 2,988 sf



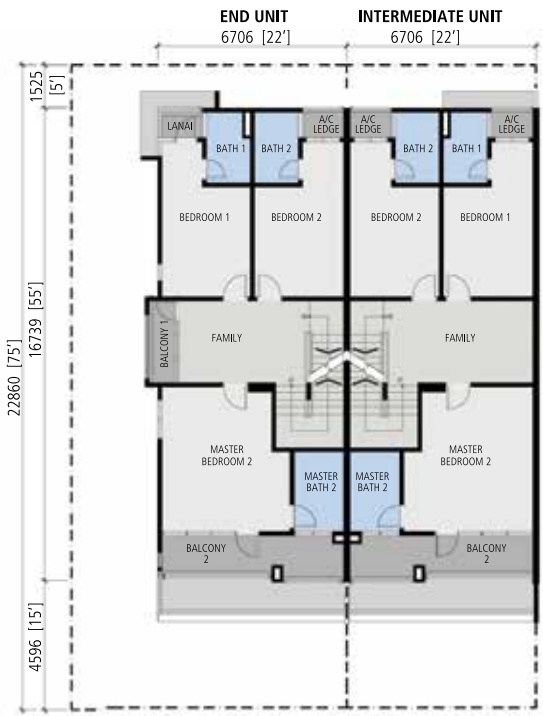
Floor Plans



Second Floor



Ground Floor



First Floor



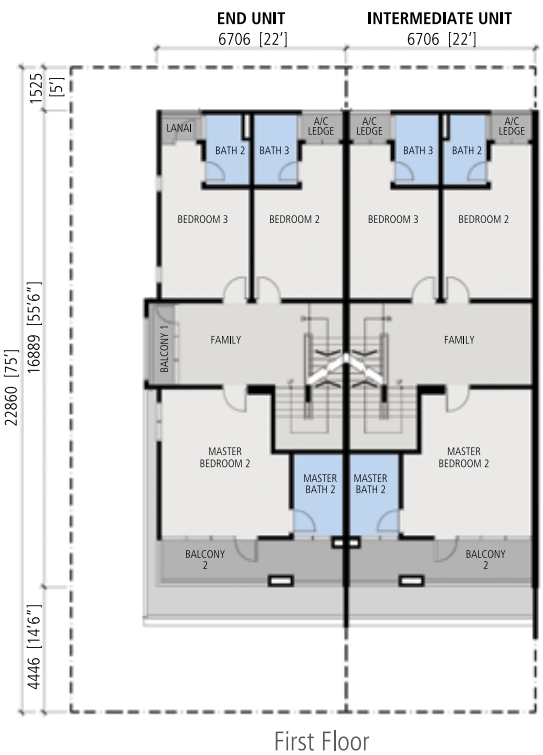
Artist Impression

3 Storey Link Homes

6+1 bedrooms, 6 bathrooms
22' x 75' | 3,438 sf



Floor Plans



Specifications

2 1/2 STOREY

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete
Roof Covering	Concrete Roof Tiles
Ceiling	Skim Coating / Ceiling Board
Windows	Aluminium Frame
Doors	HDF Door / Timber Door / Aluminium Frame Sliding Door
Ironmongery	Quality Lockset

Floor Finishes

Car Porch	Concrete Imprint
Living / Dining / Kitchen	Porcelain Tiles
Guest Room	Porcelain Tiles
Utility 1 & 2	Ceramic Tiles
Bedroom (All)	Porcelain Tiles
Bathroom (All)	Ceramic Tiles
Staircase	Porcelain Tiles
Balcony	Ceramic Tiles
Others	Cement Render

Wall Finishes

External	Plaster & Paint
Internal	Plaster & Paint
Kitchen	1500mm Height Ceramic Wall Tiles
Bathroom (All)	Ceiling Height Ceramic Wall Tiles

Sanitary Wares & Fittings

Sink	1 no.
Water Closet (WC)	5 nos.
Basin	5 nos.
Shower Head	5 nos.
Paper Holder	5 nos.

Electrical Installation	End Unit	Intermediate Unit
Lighting Point	39 nos.	35 nos.
Switch Socket	23 nos.	23 nos.
MATV Point	3 nos.	3 nos.
Telephone Point	3 nos.	3 nos.
Aircond Point	9 nos.	9 nos.
Water Heater Point	1 no.	1 no.
Ceiling Fan Point	8 nos.	8 nos.
Door Bell Point	1 no.	1 no.
Gate Light Point	2 nos.	2 nos.
Automatic Gate Point	1 no.	1 no.

3 STOREY

Structure	Reinforced Concrete Framework
Wall	Bricks / Reinforced Concrete
Roof Covering	Concrete Roof Tiles
Ceiling	Skim Coating / Ceiling Board
Windows	Aluminium Frame
Doors	HDF Door / Timber Door / Aluminium Frame Sliding Door
Ironmongery	Quality Lockset

Floor Finishes

Car Porch	Concrete Imprint
Living / Dining / Kitchen	Porcelain Tiles
Guest Room	Porcelain Tiles
Utility 1 & 2	Ceramic Tiles
Bedroom (All)	Porcelain Tiles
Bathroom (All)	Ceramic Tiles
Staircase	Porcelain Tiles
Balcony	Ceramic Tiles
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Wall Finishes

External	Plaster & Paint
Internal	Plaster & Paint
Kitchen	1500mm Height Ceramic Wall Tiles
Bathroom (All)	Ceiling Height Ceramic Wall Tiles

Sanitary Wares & Fittings

Sink	1 no.
Water Closet (WC)	6 nos.
Basin	6 nos.
Shower Head	6 nos.
Paper Holder	6 nos.

Electrical Installation	End Unit	Intermediate Unit
Lighting Point	41 nos.	37 nos.
Switch Socket	26 nos.	26 nos.
MATV Point	3 nos.	3 nos.
Telephone Point	3 nos.	3 nos.
Aircond Point	10 nos.	10 nos.
Water Heater Point	1 no.	1 no.
Ceiling Fan Point	9 nos.	9 nos.
Door Bell Point	1 no.	1 no.
Gate Light Point	2 nos.	2 nos.
Automatic Gate Point	1 no.	1 no.

For more information, please call



019-988 3854 / 3856

www.southville-city.com



Exclusive Privileges:



A Multi-Award Winning Developer:



For further information:

1300 88 6866

www.mahsing.com.my

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