



**WHERE
NATURE IS
NURTURED**
FREEHOLD

BUKIT PUCHONG
A TOWNSHIP BY AYER



Imagine coming home to a green and serene sanctuary nestled away from the bustle. Featuring only 20 semi-detached, 20 link bungalows and 6 bungalows, Foreston lets you absorb the soothing sights, sounds and scents of nature while looking out to the Ayer Hitam Forest Reserve.

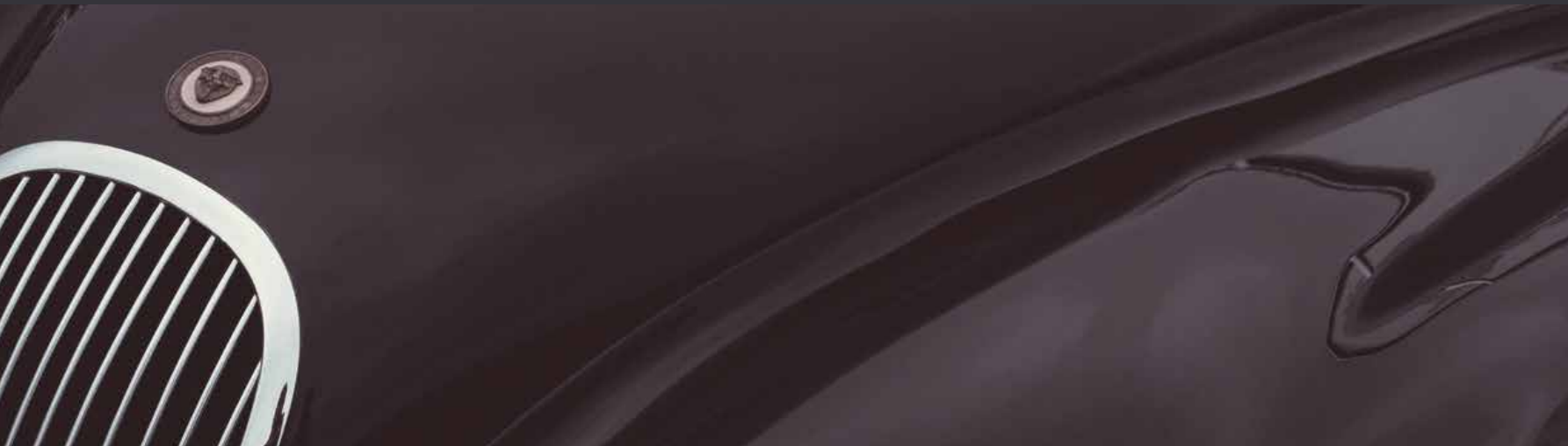
NESTLED ON ELEVATED LAND FRINGED
BY A FOREST RESERVE



WHERE NATURE IS NURTURED

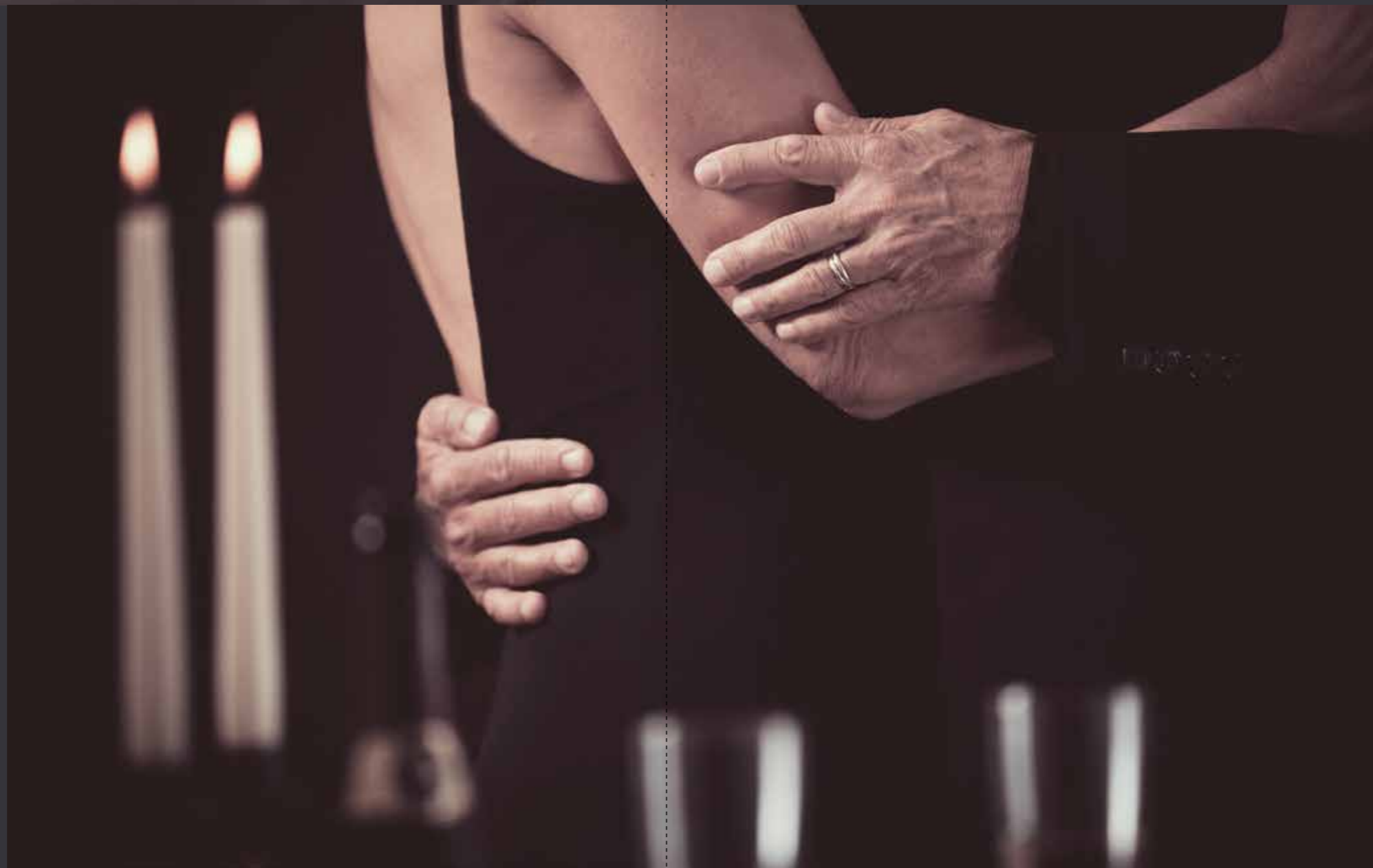


Designed For
The Discerning



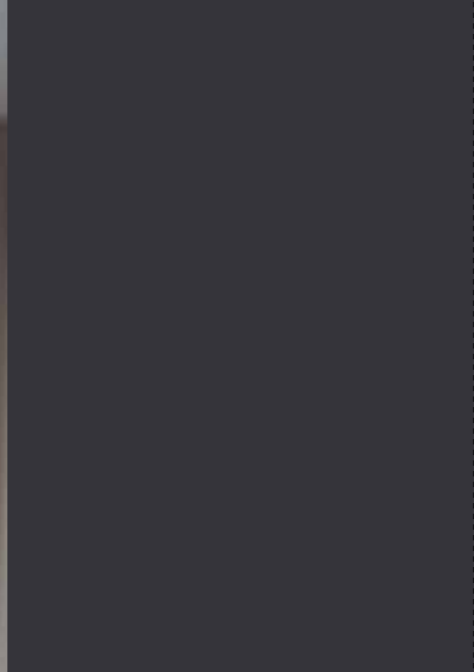
CELEBRATE YOUR DISCERNING TASTE

To the discerning, life must not be merely lived but treasured.
Foreston is skillfully crafted with the
most desirable living spaces.





Inspired By The Best



EMBRACE THE FINEST SPACES

Be inspired by new-age chic and glamour, where every detail evokes a sense of awe created by the distinctive interiors.

- 3- STOREY SEMI-DETACHED, LINK BUNGALOWS & BUNGALOWS
- PREMIUM QUALITY FINISHING • DOUBLE VOLUME LIVING ROOM
- ROOFTOP SKY GARDEN WITH SUN DECK



Nature-Inspired Landscaping



Dedicated Green Zones With Recreational Facilities

INDULGE IN LUSH SPACES AND SURROUNDINGS

The outdoors never felt this refreshing. Take a leisurely walk in the park and take in the delicate beauty of the perfectly manicured breezy garden.

Breezy garden

Water features

Children's playground

Half basketball court

Multipurpose hall



Enhanced Spaciousness On Every Floor

BUILT UP AREA FROM 4,250 SQ FT TO 4,777 SQ FT

Sleek styling, premium finishes and spacious rooms combine seamlessly to offer you a home just perfect for modern multi-generational living.

6 bedrooms & 6 bathrooms
Spacious rear garden



Your Privacy Is Never Taken For Granted

A GUARDED ENCLAVE WITH MODERN SECURITY FEATURES

Foreston is a peaceful enclave with one main entry or exit point for controlled access, as well as other features to safeguard your peace of mind.

CCTV surveillance at entry point

Guardhouse with card access system

24/7 patrols





13 KM to Cyberjaya
 15 KM to Bukit Jalil
 18 KM to Bandar Sunway
 20 KM to Putrajaya
 27 KM to KLCC
 32 KM to KLIA



Taylor's International School



Be Part Of A 1,290-Acre Community

WITH DIRECT ACCESS TO LDP VIA DEDICATED FLYOVER

Launched in 1995, Bukit Puchong is a well-connected and close-knit community with social hubs for friends and families to meet up.

Located in the established Bukit Puchong township
 Excellent highway accessibility
 Close to amenities such as Taylor's International School & Tesco Extra





ONLY 20 UNITS

3-STOREY SEMI-DETACHED

Built-up: 4,777 sq ft
 1 master bedroom + 3 bedrooms
 1 master bathroom + 5 bathrooms
 1 powder room

Floor Plan

TYPE A1



TYPE A2



TYPE A3



Specifications

STRUCTURE	: Reinforced concrete	CEILING	: Entrance, foyer, dry & wet kitchen, utility, yard, living & dining, deck & balcony,
ROOF	: RC flat roof & metal deck		master bath & all baths
WALLS	: Brickwall & cement plaster	EXTERNAL FEATURE	: Plaster ceiling / skim coat
WINDOWS	: Powder coated aluminium frame casement window Powder coated aluminium frame top hung window Powder coated aluminium frame fixed window		: Built-in letter box with refuse & TNB meter compartment
DOORS		LOCKSET	: Quality lockset
- Entrance / Foyer	: Decorative solid timber door	FENCING	: Side & rear – brickwall fencing
- Living	: Powder coated aluminium slide & fold door	SANITARY INSTALLATION	
- Dining	: Powder coated aluminium sliding door	- Wash basin	8 nos.
- Master bedroom	: Timber flush door	- WC (sitting)	7 nos.
- Bedrooms	: Timber flush door	- Bath tub	1 no.
- Kitchen	: Timber flush door	- Shower rose	6 nos.
FLOORING		- Kitchen sink	2 nos.
- Living, dining, dry & wet kitchen	: Porcelain tiles	- Soap holder	6 nos.
- All bedrooms, family area, study	: Timber strip	- Toilet roll holder	7 nos.
- All bathrooms & powder room	: Homogenous tiles	ELECTRICAL INSTALLATION	
- Utility & yard	: Homogenous tiles	- Light point	75 nos.
- Car porch	: Concrete imprint	- Switch socket	38 nos.
- Outdoor breakfast & deck	: Pebble wash	- Fan point	9 nos.
WALL FINISHES		- Air-conditioning point	9 nos.
- External wall	: Weathershield paint	- Telephone point	4 nos.
- Internal wall	: Emulsion paint	- Television point	4 nos.
- Wet kitchen	: Wall tiles up to ceiling height	- Instant water heater point	1 no.
- Master bath & bathrooms	: Wall tiles up to ceiling height	- Bell point	1 no.



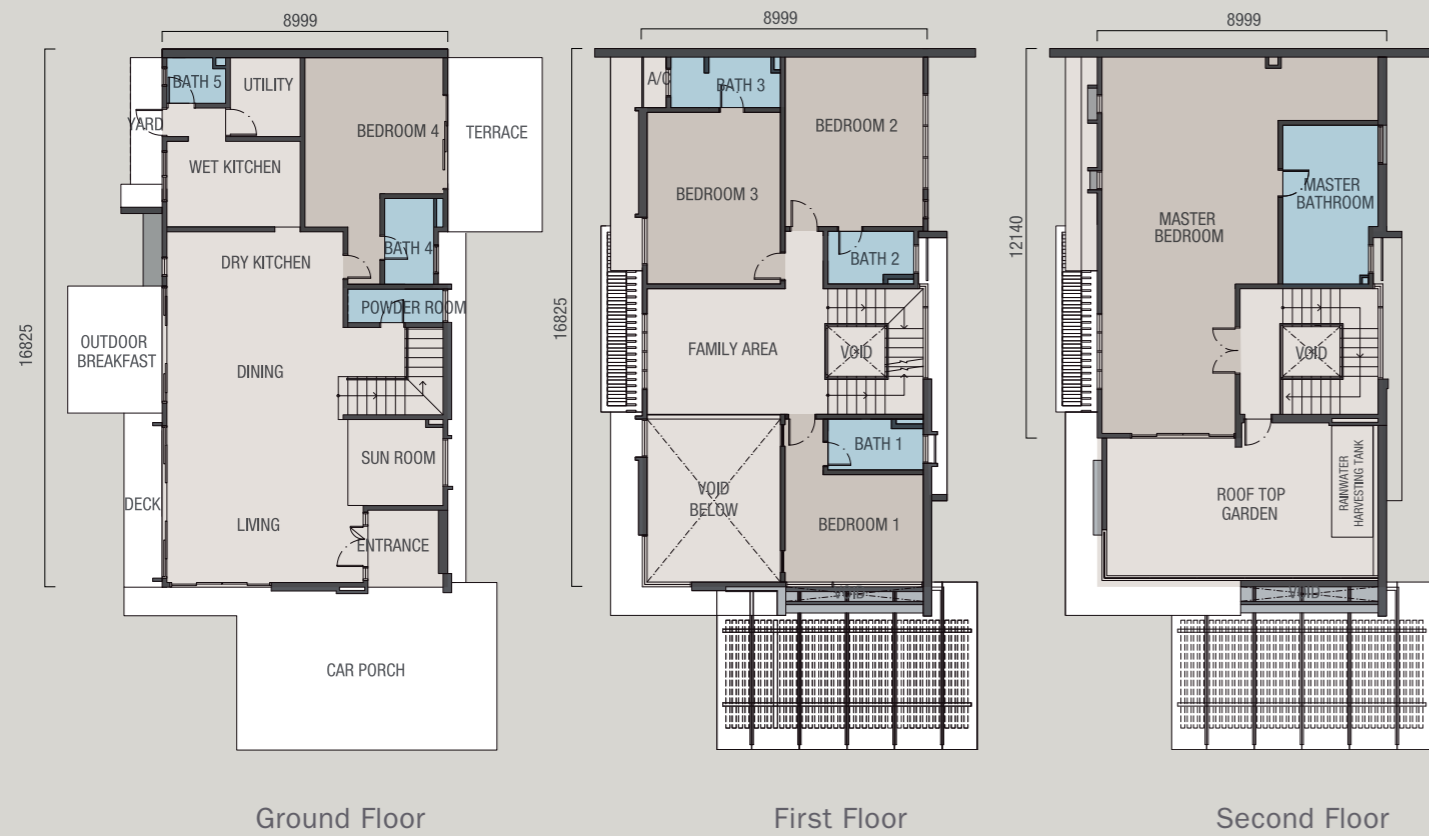
ONLY 20 UNITS

3-STOREY LINK BUNGALOW

Built-up: 4,487 sq ft
 1 master bedroom + 4 bedrooms
 1 master bathroom + 5 bathrooms
 1 powder room

Floor Plan

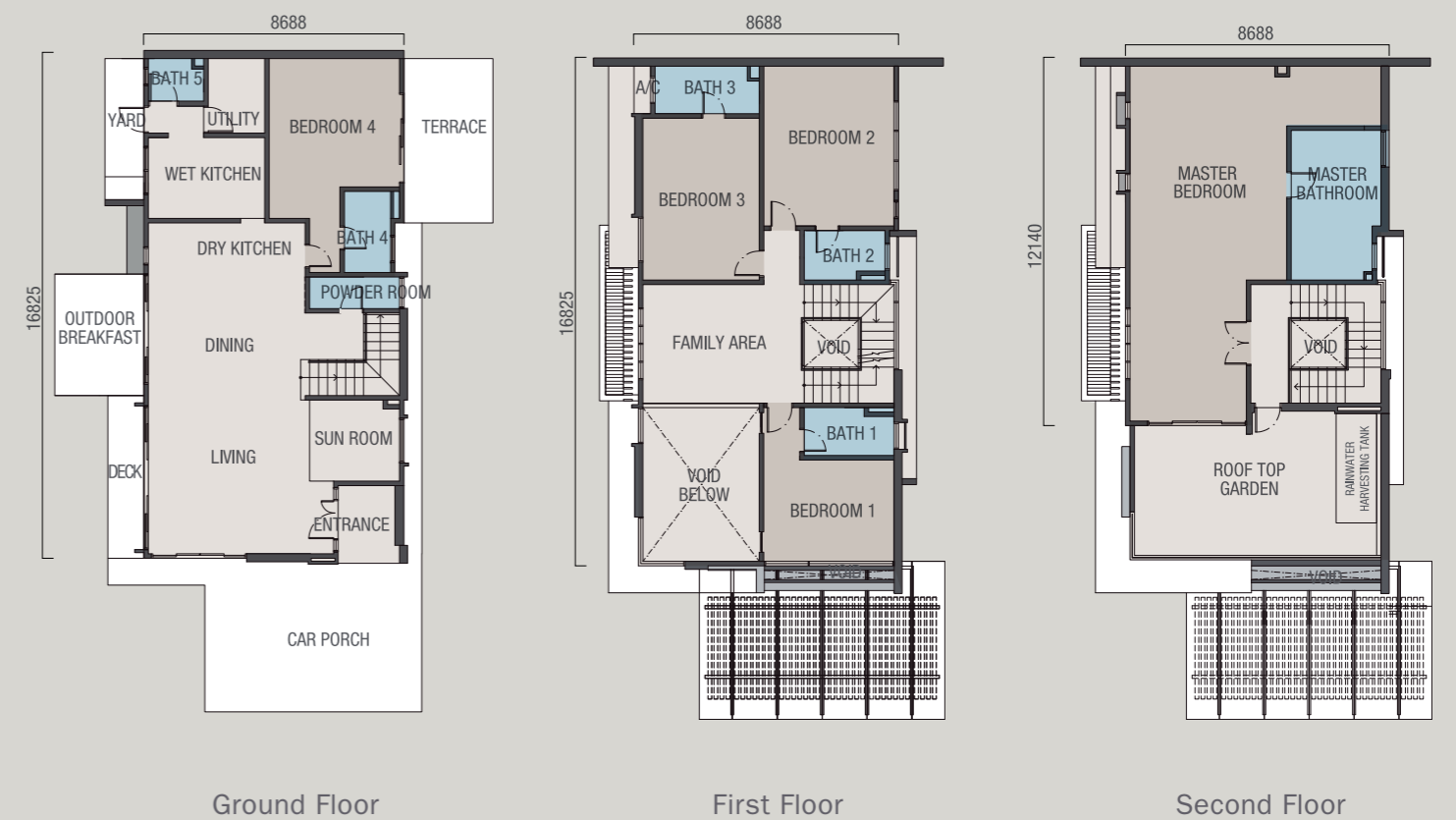
TYPE B1



TYPE B2



TYPE B3



Specifications

STRUCTURE	: Reinforced concrete	CEILING	Entrance, dry & wet kitchen, utility, yard, living & dining, master bath & all baths	: Plaster ceiling / skim coat
ROOF	: Metal deck	EXTERNAL FEATURE		: Built-in letter box with refuse & TNB meter compartment
WALLS	: Brickwall & cement plaster	LOCKSET		: Quality lockset
WINDOWS	: Powder coated aluminium frame casement window Powder coated aluminium frame top hung window Powder coated aluminium frame fixed window	FENCING		: Side & rear – brickwall fencing
DOORS		SANITARY INSTALLATION		
- Entrance / Foyer	: Decorative solid timber door	- Wash basin	8 nos.	
- Living	: Powder coated aluminium slide & fold door	- WC (sitting)	7 nos.	
- Dining	: Powder coated aluminium sliding door	- Bath tub	1 no.	
- Master bedroom	: Timber flush door	- Shower rose	6 nos.	
- Bedrooms	: Timber flush door	- Soap holder	6 nos.	
- Kitchen	: Timber flush door	- Toilet roll holder	7 nos.	
FLOORING		ELECTRICAL INSTALLATION		
- Living, dining, dry & wet kitchen	: Porcelain tiles	- Light point	66 nos.	
- All bedrooms, family area, study	: Timber strip	- Switch socket	34 nos.	
- All bathrooms & powder room	: Homogenous tiles	- Fan point	8 nos.	
- Utility & yard	: Homogenous tiles	- Air-conditioning point	9 nos.	
- Car porch	: Concrete imprint	- Telephone point	4 nos.	
- Terrace, outdoor breakfast & deck	: Pebble wash	- Television point	5 nos.	
WALL FINISHES		- Instant water heater point	1 no.	
- External wall	: Weathershield paint	- Bell point	1 no.	
- Internal wall	: Emulsion paint			
- Wet kitchen	: Wall tiles up to ceiling height			
- Master bath & bathrooms	: Wall tiles up to ceiling height			

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Bukit Puchong Gallery
www.facebook.com/ayerhldg
www.instagram.com/ayerholdings

Sales Gallery Opening Hours
Mon – Fri: 8.30am to 5.30pm
Sat – Sun: 10.00am to 6.00pm

All information contained herein including the specifications, plans, measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate.