



BAYU
2SIXTY

KEMUNING PRIMA

FREEHOLD

PANGSAPURI BAYU IDAMAN



Artist's Impression Only

The Perfect Balance between Desirability and Attainability

Welcome to Bayu 2Sixty, a humble abode designed to give you a well-rounded, holistic living experience. Indulge in the best of both worlds in a place you call home; work and relaxation, under the same roof in the matured, secure township of Kemuning Prima.

Crafted with bespoke design features and clean architecture, this place is the peak of affordable luxury, exuding class and elegance throughout the development.

Experience the convenience of being in the vicinity of diversified amenities whilst also indulging in a sense of peace and quiet that is only possible here.

Low Density
260 Units Only



Spacious Layout
3-6 Rooms



Dual-Key*



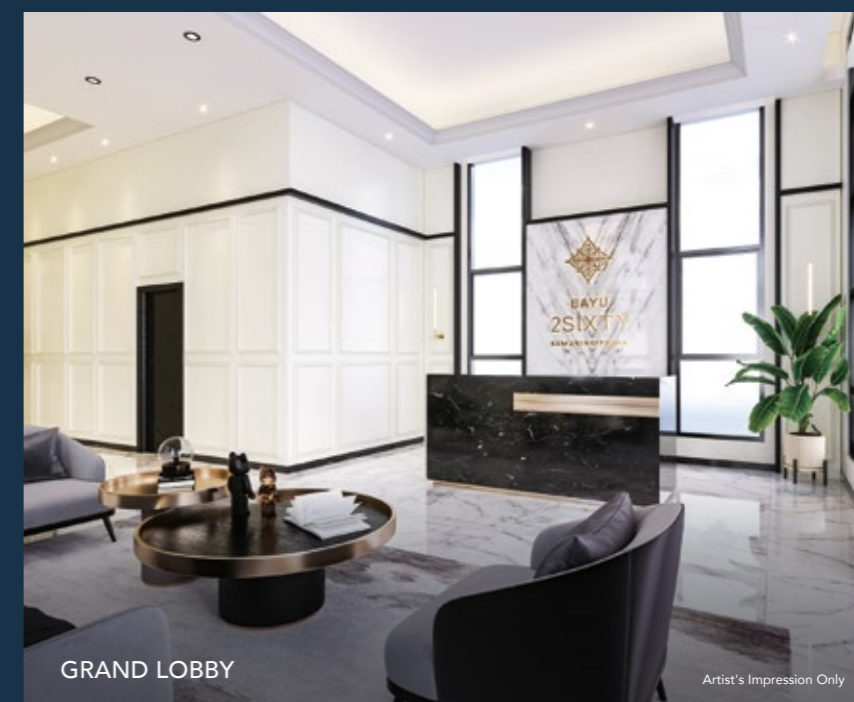
32 Lifestyle
Facilities



Multi-Tiered
Security



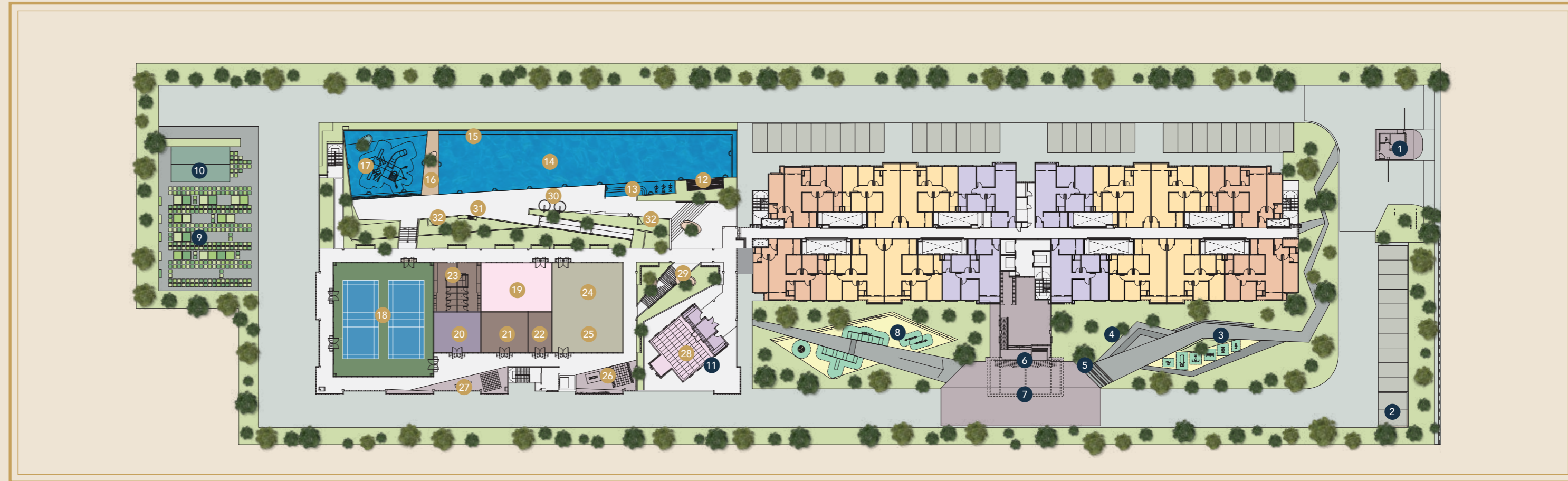
*Selected Units Only



GRAND LOBBY

Artist's Impression Only

FACILITIES PLAN



LEGEND

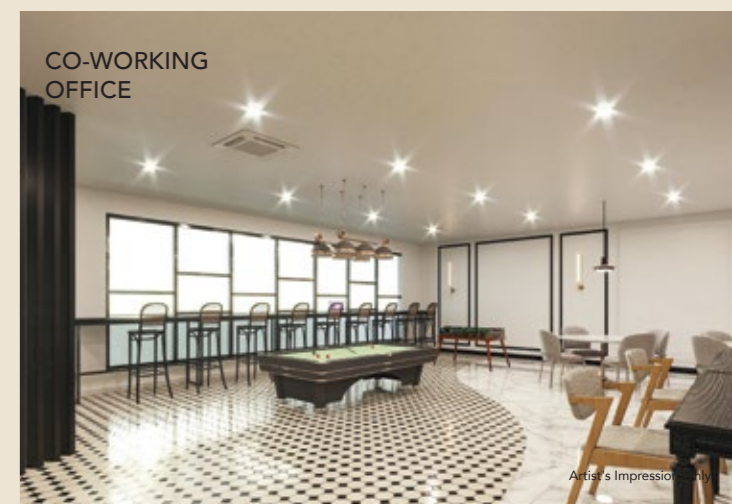
LEVEL 1

- 1 Guardhouse
- 2 Car Wash Area
- 3 Outdoor Gym
- 4 Reflexology Path
- 5 Entry Arch
- 6 Grand Lobby
- 7 Drop Off Area
- 8 Playground
- 9 Urban Farming
- 10 Green House
- 11 Space for Kindergarten*

LEVEL 7

- 12 Jacuzzi
- 13 Aqua Gym
- 14 50m Pool
- 15 Infinity Pool Edge
- 16 Pool Side with Yoga Deck
- 17 Kids' Fun Pool
- 18 Multipurpose Hall & Badminton Court
- 19 Gymnasium
- 20 Management Office
- 21 Space for Convenient Shop*
- 22 Space for Laundry*
- 23 Toilet & Changing Room
- 24 Co-working Office
- 25 Meeting Room
- 26 Game Corner 1
- 27 Game Corner 2
- 28 Surau
- 29 Rainbow Archway
- 30 Hammock Area
- 31 Poolside BBQ
- 32 Outdoor Shower

*Subject to Independent Operators



Co-working Office



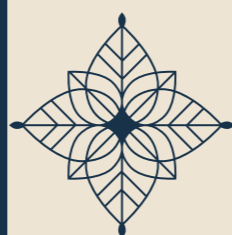
50m Pool with Infinity Edge



Lush Green Landscapes



Multi-gen Facilities

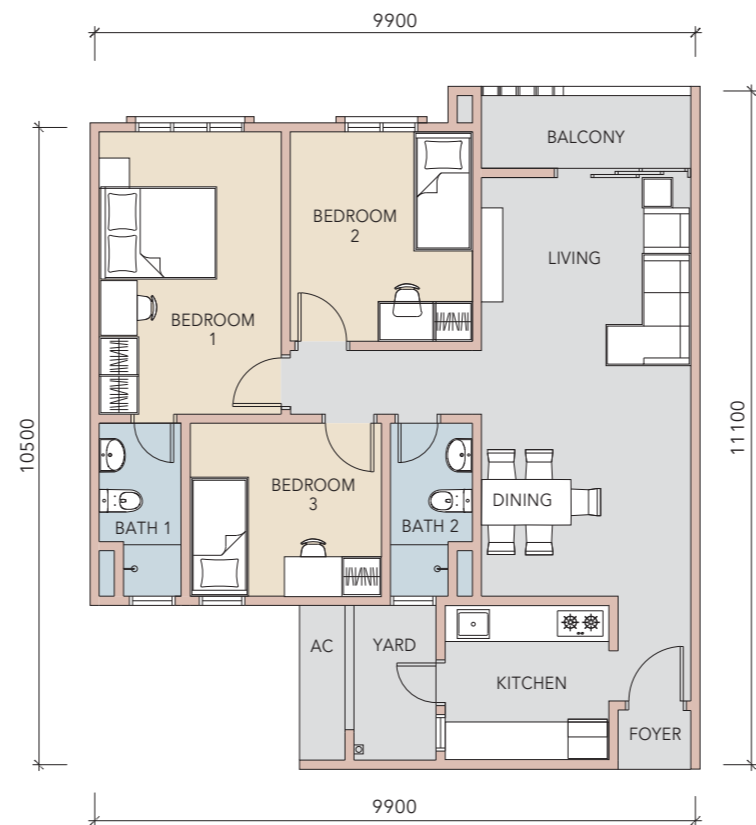




FLOOR PLANS

Type A

1,016 sq.ft.
3 Bedrooms
2 Bathrooms



Type B

1,016 sq.ft.
4 Bedrooms
2 Bathrooms



Type C

Dual-Key
1,219 sq.ft.
5 Bedrooms
3 Bathrooms



TYPE A, B & C

Open Concept Layout Bright & Spacious

Ultimate Space Utilization



TYPE A TYPE B TYPE C

FLOOR PLANS

Type D

1,677 sq.ft.

6 Bedrooms

4 Bathrooms

UPPER FLOOR



LOWER FLOOR



TYPE D

Double Volume Living Room & Dining Room

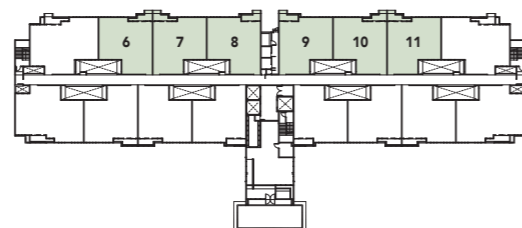
Multi-gen Homes

Terrace Space

Double Entrance From Corridor

4 Car Parks

Duplex Unit



Type E

1,726 sq.ft.

4+1 Bedrooms

4 Bathrooms

UPPER FLOOR



LOWER FLOOR



TYPE E

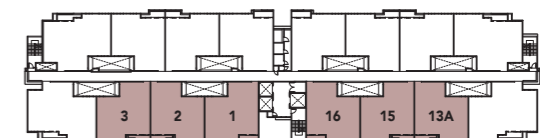
Double Volume Living Room & Dining Room

Multi-gen Homes

4 Car Parks

Double Entrance From Corridor

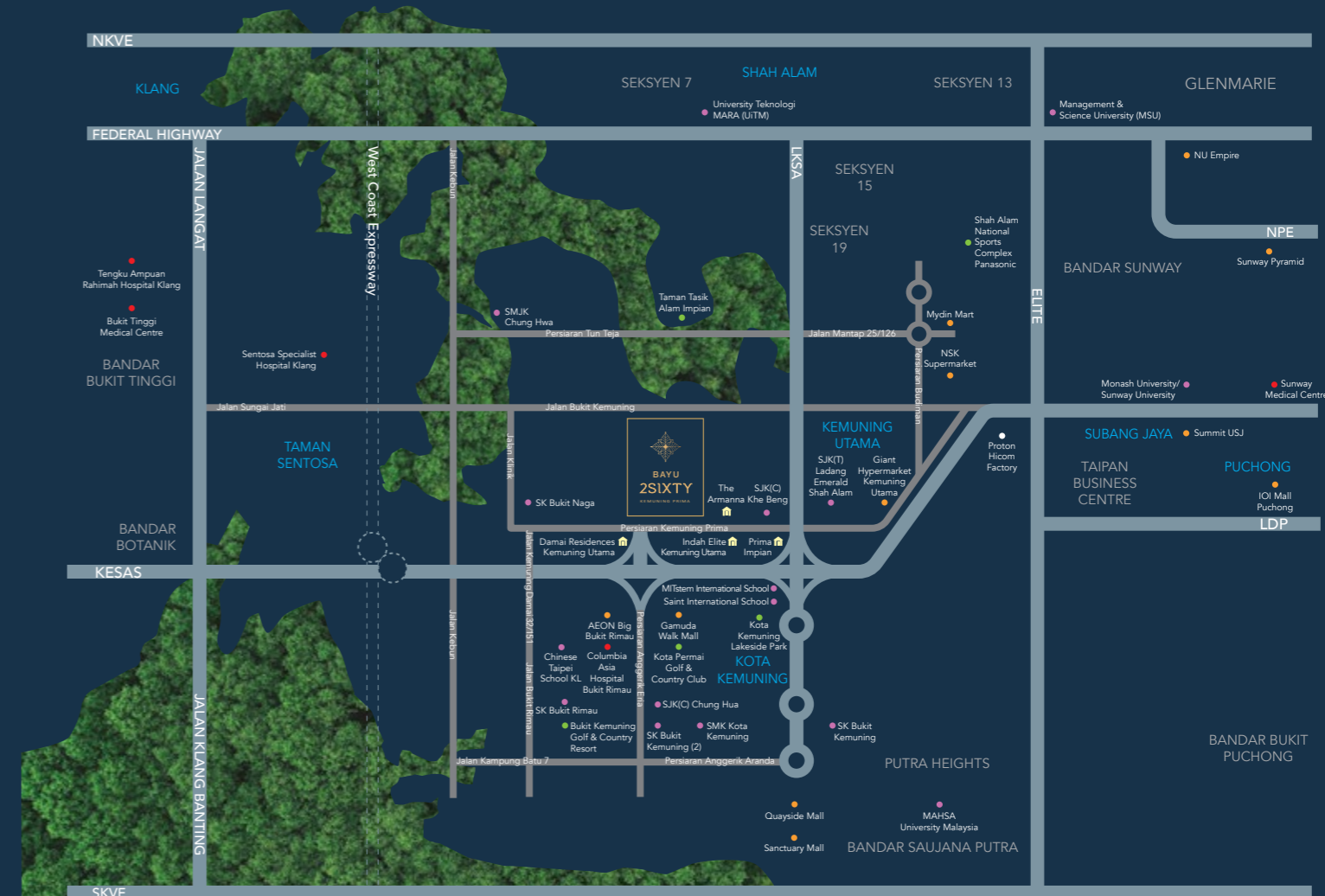
Duplex Unit



SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALLS	Reinforced Concrete/ Brick Wall (Where Applicable)	
ROOFING COVERING	Reinforced Concrete	
ROOF FRAMING	Reinforced Concrete	
CEILING	Skim Coat / Plaster Ceiling And Paint (Where Applicable)	
WINDOW	Aluminium Framed Powder Coated Glass Window (Where Applicable)	
DOORS	Main Entrance	Timber Door
	Internal Door	Metal Framed Timber Flush Door
	Living Hall	Aluminium Framed Sliding Door With Fixed Glass Panel
IRONMONGERY	Quality Lockset	
WALL FINISHES	Entrance / Living / Dining / Bedrooms / Others	Skim Coat / Plaster And Paint (Where Applicable)
	All Bathrooms	Ceramic Tiles Up To Ceiling Height (Where Applicable)
	Kitchen	Ceramic Tiles Up To 2100mm Height Skim Coat / Plaster And Paint (Where Applicable)
FLOOR FINISHES	Foyer / Living / Dining / Kitchen	Porcelain Tiles
	Bedrooms	Laminated Timber Flooring
	Bathrooms / Yard / Balcony	Ceramic Tiles

ELECTRICAL INSTALLATION	TYPE	A/A1		B/B1		C/C1		C2		C3		D/D1		D2/D3		E/E1		E2/E3	
		Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper	Lower	Upper
Lighting Point (Wall / Ceiling)		13	14	17	17	17	17	14	13	12	13	12	14	12	13	12	14	12	13
13A Power Point		14	16	21	21	21	21	14	9	12	7	12	7	12	7	12	7	12	7
Air-Cond Point		4	5	6	6	6	6	4	4	3	3	3	3	3	3	3	3	3	3
Ceiling Fan Point		5	6	7	7	7	7	3	4	3	3	2	3	3	3	3	3	3	3
TV Point		2	2	3	3	3	3	2	1	2	-	2	-	2	-	2	-	2	-
Fiber Wall Socket		1	1	2	2	2	2	1	1	1	-	1	-	1	-	1	-	1	-
Water Heater Point		2	2	3	3	3	3	2	2	2	2	1	3	2	2	2	2	2	2
Door Bell Point		1	1	1	1	1	1	1	-	1	-	1	-	1	-	1	-	1	-
15A Power Point		1	1	1	1	1	1	1	-	1	-	1	-	1	-	1	-	1	-
SANITARY INSTALLATION																			
WC		2	2	3	3	3	3	2	2	2	2	1	3	2	2	2	2	2	2
Wash Basin		2	2	3	3	3	3	2	2	2	2	1	3	2	2	2	2	2	2
Basin Tap		2	2	3	3	3	3	2	2	2	2	1	3	2	2	2	2	2	2
Shower Head		2	2	3	3	3	3	2	2	2	2	1	3	2	2	2	2	2	2
Kitchen Tap		1	1	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1
Hand Bidet		2	2	3	3	3	3	2	2	2	2	1	3	2	2	2	2	2	2
Water Tap		1	1	1	1	1	1	1	-	1	-	1	-	1	-	1	-	1	-
Kitchen Sink		1	1	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1



ACCESSIBLE SURROUNDINGS:

EDUCATIONAL INSTITUTIONS

- SJK(C) Khe Beng
- SJK(T) Ladang Emerald Shah Alam
- SK Bukit Naga
- MITstem International School
- Saint International School
- SK Bukit Kemuning
- SK Bukit Rimau
- Chinese Taipei School KL
- SJK(C) Chung Hua
- SMK Kota Kemuning
- SK Bukit Kemuning (2)
- SMJK Chung Hua

HEALTHCARE FACILITIES

- Columbia Asia Hospital Bukit Rimau
- Sentosa Specialist Hospital Klang

RECREATION ATTRACTIONS

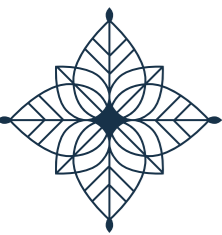
- Taman Tasik Alam Impian
- Kota Kemuning Lakeside Park
- Bukit Kemuning Golf & Country Resort
- Kota Permai Golf & Country Club

AMENITIES & CONVENIENCE

- Giant Hypermarket Kemuning Utama
- NSK Supermarket
- Gamuda Walk Mall
- AEON Big Bukit Rimau
- Mydin Mart

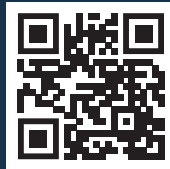
ACCESSIBILITY

- Shah Alam Expressway (KESAS)
- Kemuning Shah Alam Highway (LKSA)
- Federal Highway
- North-South Expressway (ELITE)
- New Pantai Expressway (NPE)
- Damansara-Puchong Expressway (LDP)
- New Klang Valley Expressway (NKVE)
- South Klang Valley Expressway (SKVE)
- West Coast Expressway (Upcoming)





016 218 1331
www.bayu2sixty.com



BAYU PROSPEKTIF SDN BHD 201501007304 (1132637-M)
5, Jalan Titiwangsa, 53200 Kuala Lumpur T. 034022 2177 F. 034022 2024

016 218 1331
www.bayu2sixty.com



Bayu 2Sixty Sales Gallery
OPEN DAILY: 10am - 6pm

Dimiliki Oleh: BAYU PROSPEKTIF SDN. BHD. • No. Syarikat: 201501007304 (1132637-M) • Alamat: 5, Jalan Titiwangsa, 53200 Kuala Lumpur. • Tel.: 03 - 4022 2177 • Faks: 03 - 4022 2024 • Lesen Pemaju: 30522/08-2028/0199(A) • Tempoh Sahlaku Lesen: 09/08/2023 - 08/08/2028 • Permit Iklan dan Jualan: 30522-1/11-2027/0995(N)-(S) • Tempoh Sahlaku Permit: 04/11/2024 - 03/11/2027 • Tarikh dijangka siap: Julai 2027 • Pihak Berkuasa Yang Meluluskan Pelan Bangunan: MBSA • No. Rujuk: MBSA/BGN/BB/600-1(PS)/SEK.32/0029-2021 • Beban Tanah: Affin Bank Berhad • Pegangan Tanah: Bebas • Sekatan Kepentingan: Tiada • Jumlah Unit: 260 Unit Pangsapuri • Jenis A/A1 1016kps-60 Unit Harga RM608,000(Min), RM661,000(Max), Jenis B/B1 1016kps-120 Unit Harga RM608,000(Min), RM674,000(Max), Jenis C/C1/C2/C3 1219kps-68 Unit Harga RM718,000(Min), RM786,000(Max), Jenis D/D1 1677kps-4 Unit Harga RM1,031,000(Min), RM1,031,000(Max), Jenis D2/D3 1766kps-2 Unit RM1,079,000(Min), RM1,079,000(Max), Jenis E/E1 1726Kps-4 Unit Harga RM1,038,000(Min), RM1,038,000(Max), Jenis E2/E3 1766kps-2 Unit Harga RM1,059,000(Min), RM1,059,000(Max) • Jenis: Pangsapuri

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA