



BAYU

Selayang Heights

Rooted in Serenity



# BAYU

Selayang Heights

Batu Caves

TRX

Merdeka  
118

KLCC

KL  
Tower

Selayang  
Hot Spring Pool

CITY HOMES  
IN NATURE'S  
EMBRACE



# THE ADVENTURE OF A LIFETIME

As an up-and-coming neighbourhood, Selayang Heights is a lively suburban area that culminates a sense of togetherness within its community where elevated living is a running theme. Within this interesting backdrop lies the hidden gem of Bayu Selayang Heights, a resplendent high-rise residence.



Adjacent to  
Bukit Lagong  
Forest Reserve



Strategic Location  
Between KL &  
Rawang



Mature  
Amenities &  
Infrastructure



Seamless  
Connectivity



Mixed Residential  
Development



Flyover to  
KL & Rawang



Designated Retail Lots  
For Convenience



Grand  
Lobby



Multi-tiered  
Security



2  
Car Parks



Panoramic  
Vistas & Views



Abundant Natural Light  
& Ventilation







Artist's Impression Only

## LIVING AMIDST LUSHNESS

Upon entering this magnificent abode, a grand lobby with high ceilings extends a warm welcome, leaving a lasting impression from the very first moment. It creates a stellar ambiance, setting the perfect stage for a life of pure luxury.



GRAND LOBBY

Artist's Impression Only

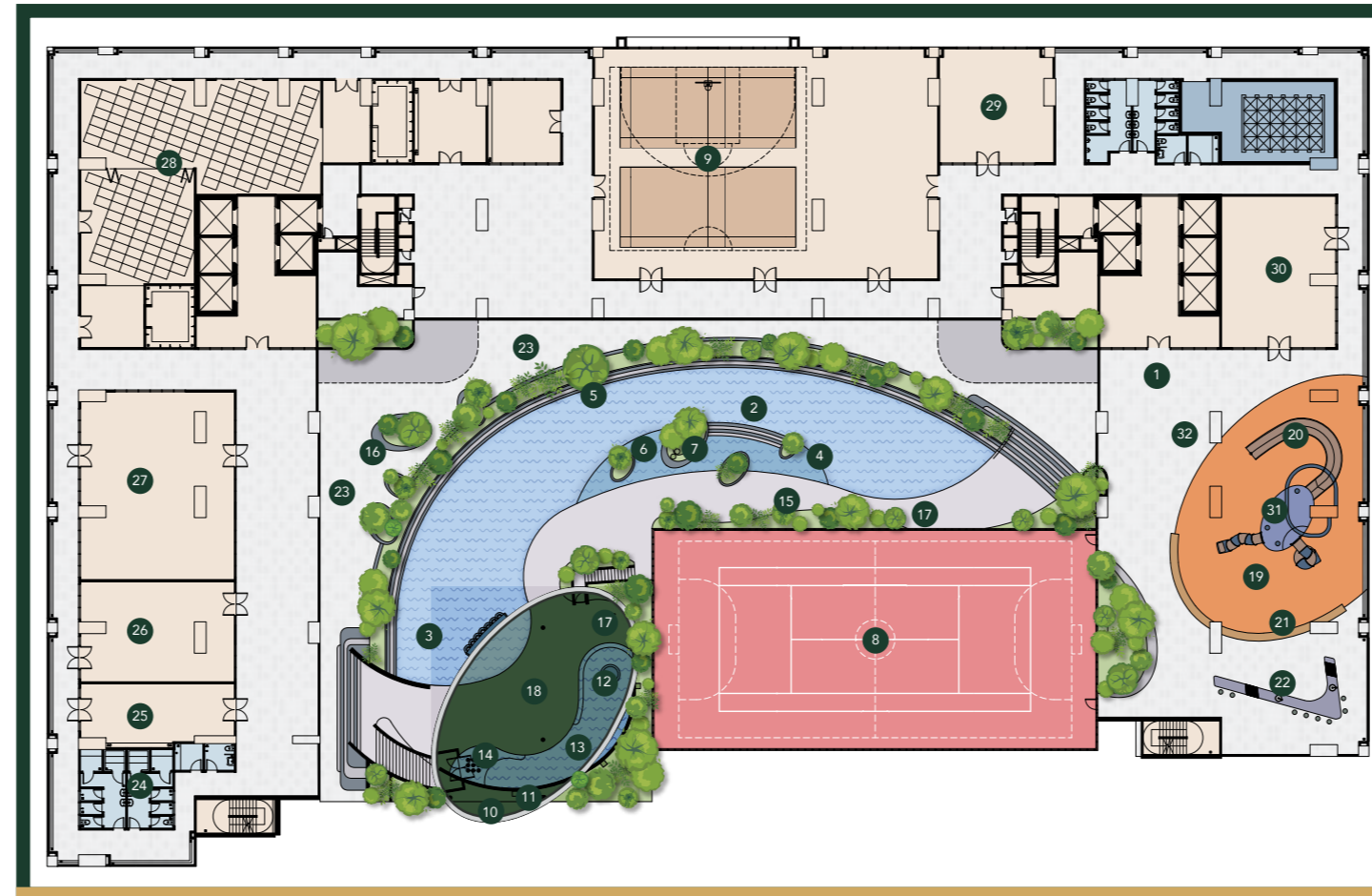


## REST AND RELAX

The unique feature of our floating gym provides a workout experience amidst panoramic views and the beauty of nature.



## THE FACILITIES



### LEVEL 1

Kindergarten

### LEVEL 6

- |  |                           |                                       |
|--|---------------------------|---------------------------------------|
| 1 Chill Area   | 12 Circular Water Curtain | 23 Workout Terrace                    |
| 2 Grand Leisure Pool   | 13 Stream Pool            | 24 Toilet, Changing Room & Sauna Room |
| 3 Lazy Pool  | 14 Splashing Deck         | 25 Laundry*                           |
| 4 Aqua Gym   | 15 Sunny Deck             | 26 Convenience Store*                 |
| 5 Infinity Pool Edge   | 16 Garden Deck            | 27 Co-working Space & Reading Room    |
| 6 Wading Deck  | 17 Outdoor Shower         | 28 Surau                              |
| 7 Sunken Jacuzzi   | 18 Hammock Nooks          | 29 Game Room                          |
| 8 Outdoor Multi Court (Tennis & Mini Futsal Court)             | 19 4-Seat Seesaw          | 30 Management Office                  |
| 9 Indoor Badminton, Half Basketball Court & Multi Purpose Hall | 20 Twisty Tunnel Slide    | 31 Mini Tree House                    |
| 10 Floating Gym  | 21 Long Bench             | 32 Covered Terrace                    |
| 11 Boxing Court / MMA Zone                                     | 22 BBQ Corner             |                                       |

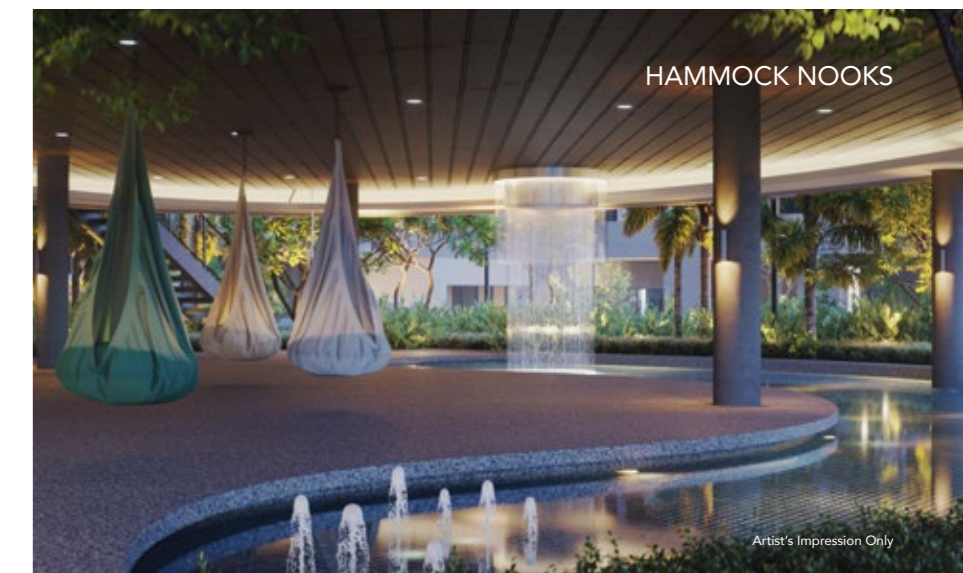
\* Subject to independent operators

With so many activities available, there's something for everyone to enjoy; this is the perfect, all-encompassing destination home.

  
Over 30  
Multigenerational Facilities

  
Secluded Gardens  
For Recreation

  
Revolutionary  
Floating Gym







BOXING RING

Artist's Impression Only

Choose to take a dip or relax at the poolside lounge while your children play and explore in the outdoor play station.



FLOATING GYM

Artist's Impression Only



Artist's Impression Only

## SPACIOUS LIVING AND FLEXIBLE LAYOUTS

Discover adaptable layouts and commodious living with the various selection of unit types. Crafted to effortlessly compliment your lifestyle that blends productivity and relaxation.



Dual-Key Units  
(Selected Units Only)



3-5 Generously Spaced Rooms



Versatile Layout of 754 sq.ft. to 1190 sq.ft.



Future Appreciation Potential



Artist's Impression Only



# Floor Plans

## Type B

754 sq.ft.

3 Bedrooms

2 Bathrooms

This choice of residence is made especially for the purpose of accommodating a guest, serving as a storage area, or ideal for a small family.



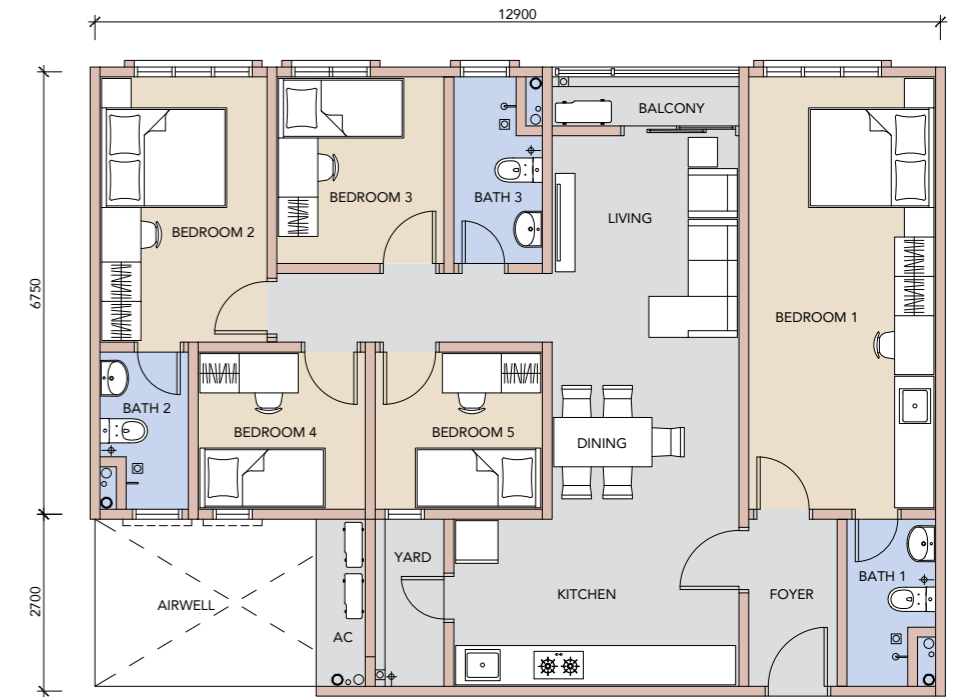
## Type D

1190 sq.ft. - Dual-Key

5 Bedrooms

3 Bathrooms

Enjoy privacy and a personalised environment just for you and your family to revel in; befitting your lifestyle.



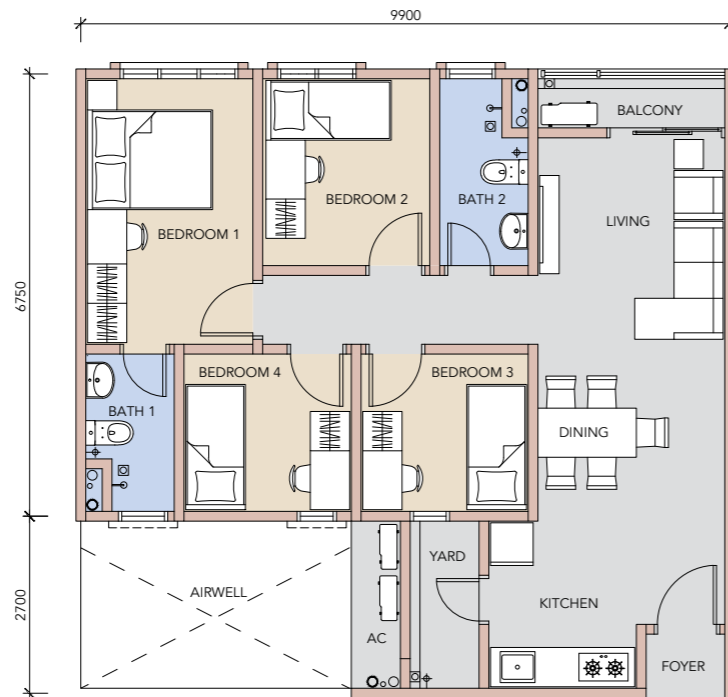
## Type C

863 sq.ft.

4 Bedrooms

2 Bathrooms

Savour the additional bedrooms and bathrooms as the expansion of the space makes it just the right choice for multigenerational living.



Open Concept Layout



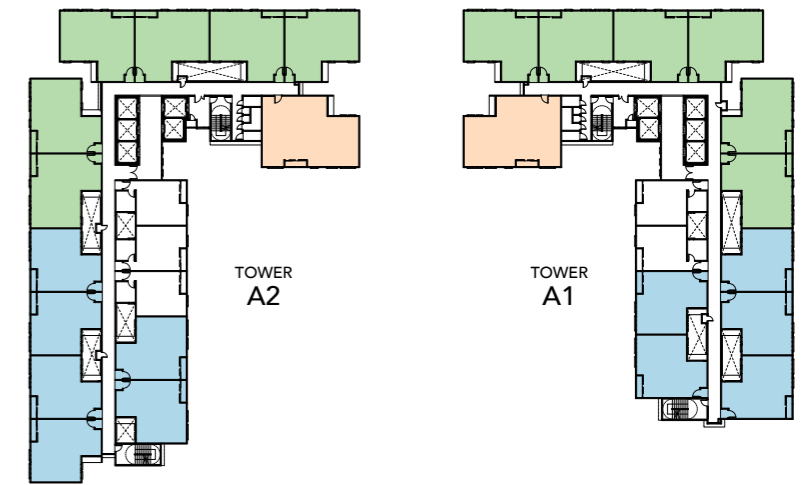
Ultimate Space Utilization



Well-Planned, Spacious Homes



Multi-Gen Homes



Type B

Type C

Type D

# Specifications

<b>STRUCTURE</b>	Reinforced Concrete				
<b>WALL</b>	Reinforced Concrete / Brick Wall (Where Applicable)				
<b>ROOFING COVERING</b>	Reinforced Concrete				
<b>ROOF FRAMING</b>	Reinforced Concrete				
<b>CEILING</b>	Skim Coat / Plaster Ceiling and Paint (Where Applicable)				
<b>WINDOWS</b>	Aluminium Framed Powder Coated Glass Window (Where Applicable)				
<b>DOORS</b>	Main Entrance Door	Fire Rated Door			
	Internal Door	Metal Framed Timber Flush Door			
	Living Hall	Aluminium Framed Sliding Door with Fixed Glass Panel			
<b>IRONMONGERY</b>	Selected Lockset				
<b>WALL FINISHES</b>	Entrance / Living / Dining / Bedrooms / Others	Skim Coat / Plaster and Paint (Where Applicable)			
	All Bathrooms (Where Applicable)	Ceramic Tiles Up To Ceiling Height			
	Kitchen	Ceramic Tiles Up To 2100mm / Skim Coat/Plaster and Paint (Where Applicable)			
<b>FLOOR FINISHES</b>	Foyer / Living / Dining / Bedrooms / Kitchen	Porcelain Tiles			
	Bathrooms / Yard / Balcony	Ceramic Tiles			
<b>SANITARY AND PLUMBING FITTINGS</b>	Bath 1 / Bath 2 / Bath 3	Basin, Shower, Tap, Water Closet			
	Kitchen	Kitchen Sink with Tap			
	Covered Yard	Tap			
<b>ELECTRICAL INSTALLATION</b>	<b>TYPE</b>	<b>A / A1</b>	<b>B / B1</b>	<b>C / C1</b>	<b>D / D1</b>
Lighting Point		11	13	14	18
Ceiling Fan Point		3	5	6	7
13A Power Point		12	14	15	24
Water Heater Point		1	2	2	3
Air-cond Point		2	4	5	6
SMATV Point		2	2	2	3
Fiber Wall Socket		1	1	1	2
Door Bell Point		1	1	1	1
<b>SANITARY INSTALLATION</b>					
WC		1	2	2	3
Wash Basin		1	2	2	3
Basin Tap		1	2	2	3
Shower Head		1	2	2	3
Kitchen Sink		1	1	1	2
Hand Bidet		1	2	2	3
Water Tap		1	1	1	2
Water Tap Kitchen		1	1	1	2
<b>INTERNAL TELEPHONE TRUNKING AND CABLING</b>	PVC or Metal Trunking (Where Applicable)				
<b>FENCING</b>	Low Kerb with G.I. Fence				

# Location

Bayu Selayang Heights is a spectacular residence unlike any other, connecting you to every location and ensuring that you can enjoy the benefits of living among nature while also experiencing the comfort and convenience of accessibility.



## EASY ACCESSIBILITY & CONVENIENCE

- **ADVENTURE AWAITS YOU**  
Selayang Hot Spring  
Bukit Lagong  
FRIM  
Kepong Metropolitan Lake Garden  
Gua Damai Extreme Park  
Batu Caves  
Templer Park
- **LIVE, LEARN & GROW**  
Kolej Komuniti Selayang  
SK Bandar Baru Selayang  
SJK (C) Selayang Baru  
SMK Ideal Heights  
SMK St. Mary Kuala Lumpur  
SK Kepong  
SJK(C) Jinjang Utara  
SMK Kepong
- **SERVING THE NATION**  
Gombak Land & District Office  
Stadium MPS  
Majlis Perbandaran Selayang  
Gombak District Police Headquarters
- **EVERYDAY ESSENTIALS**  
Eco-Shop @ Selayang  
NSK Trade City Selayang  
Selayang Mall  
Pasar Borong Selayang  
Lotus's Selayang
- **HEALTH IS WEALTH**  
Selayang Hospital
- **TRAVEL TO THE MAX (EASY ACCESS)**  
DUKE Highway  
Jalan Ipoh  
Jalan Kuching  
Karak Highway  
MRR2





Artist's Impression Only

**016 206 1331**  
bayuselayangheights.com



**Bayu Melati Sdn Bhd** 199701000157 [415653-V]  
5, Jalan Titiwangsa, 53200 Kuala Lumpur T. 034022 2177 F. 034022 2024

**016 206 1331**  
bayuselayangheights.com



**Bayu Selayang Heights**  
**Sales Gallery**  
Open Daily: 10am - 6pm

Pemaju dan Pemilik Tanah: BAYU MELATI SDN.BHD. No. Syarikat: 199701000157 [415653-V]. Alamat: No.5, Jalan Titiwangsa, 53200 Kuala Lumpur, Wilayah Persekutuan. Tel.: 03-4022 2177 Faks.: 03-4022 2024. Lesen Pemaju: 11339/03-2025/0598(A), Tempoh Sahlaku Lesen: 30/03/2022 - 29/03/2025. Permit Iklan dan Jualan: 11339-4/05-2027/0432(A)-(S). Tempoh Sahlaku Permit: 17/05/2024-16/05/2027. Tarikh Dijangka Siap: September 2028. Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Majlis Perbandaran Selayang. No.Rujukan:BL(34)DLM.MPS.3/2-1371/2200(PB(B))F.1. Beban Tanah: Gadaian. Pegangan Tanah: Pajakan Selama 83 Tahun Berakhir Pada 26 April 2104. Sekatan Kepentingan: Tanah Ini Tidak Boleh Dipindahmilik, Dipajak atau Digadai Melainkan Setelah Mendapat Kebenaran Pihak Berkuasa Negeri. Jumlah Unit: 990 Unit Pangsapuri Servis. Pangsapuri Servis Tower 1 - 33 Tingkat (462 Unit): RM270,000.00 Harga Min, RM739,000.00 Harga Maks, Pangsapuri Servis Tower 2 - 33 Tingkat (528 Unit): RM270,000.00 Harga Min, RM753,000.00 Harga Maks, Jenis A 558kps-165 Unit, Jenis B 754kps-363 Unit, Jenis C 863kps-396 Unit, Jenis D 1,190kps-66 Unit, Jenis: Pangsapuri Servis.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA