PAVONIA
WORLDWIDE

@ Bukit Bandaraya, Shah Alam

2-STOREY TERRACE HOMES

SETTING THE RIGHT ATMOSPHERE

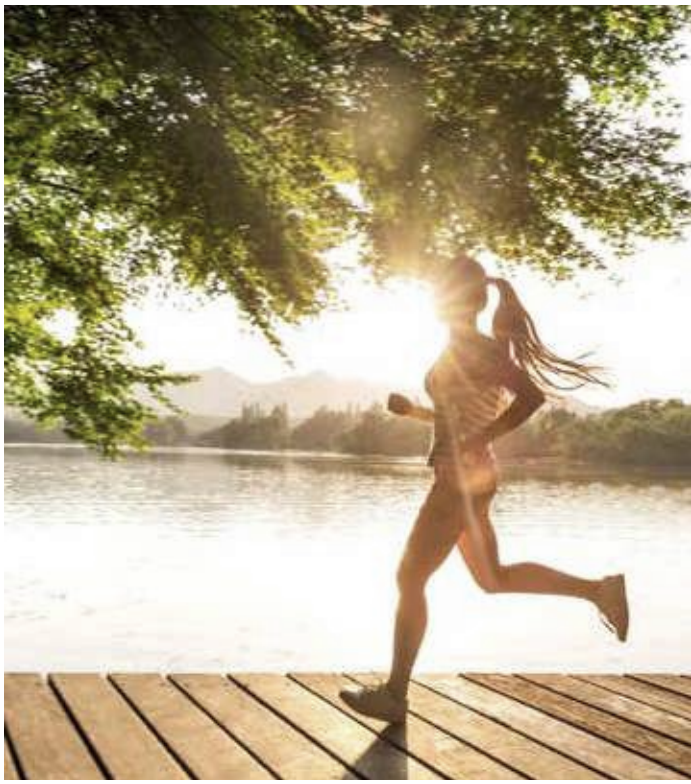
BUILDING COMMUNITY, STRENGTHENING FAMILIES, EMBRACE UNITY.

Designing spaces that are timeless and practical, allowing for customization and personalization while fostering a sense of belonging in a safe and secure environment.

INTERACTIVE
To inject an interactive and innovative living environment.
INNOVATIVE
To create a distinctive, signature residence for bukit bandaraya.
DYNAMIC
To inject a contemporary yet dynamic form with references to context.
LIVABILITY PILLARS OF BUKIT BANDARAYA
COMMUNITY
To promote a sense of neighbourhood and community activities.
FAMILY
To prioritisefamily needs, security and comfort.

BUKIT BANDARAYA, THE PLACE MADE FOR LIFE

Blending vibrant activities with expansive living areas and top-notch facilities, Bukit Bandaraya is the ideal backdrop for embracing life. Enhanced by lush surroundings and a thoughtfully designed landscape, it caters to diverse lifestyles and age groups. Located in a pristine environment with green areas in Shah Alam City Centre and near Bukit Cherakah Forest Reserve, it offers a secure haven within this well-established community.



MILLENNIAL LIFESTYLE, CRAFTED

An atmosphere of everything you love in a home, where every aspect of space, social interaction, and sensory experience is purposefully crafted for a better living experience. Discover a millennial lifestyle in the heart of Bukit Bandaraya.

PAVONIA
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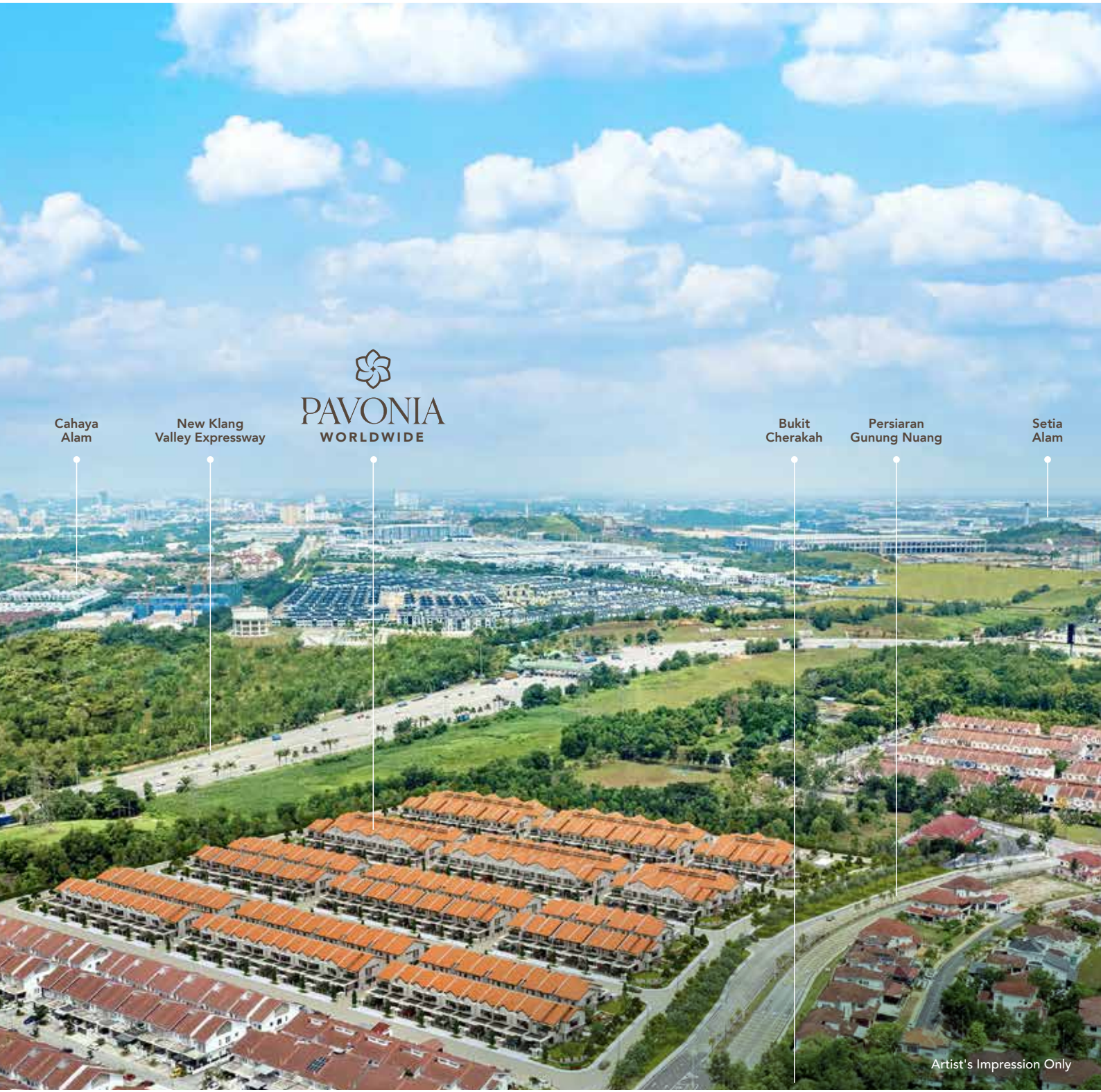
A STEP UP IN LIVING WELL

Elevate your lifestyle at Pavonia, where nature's finest offerings meet flexible spaces and an unparalleled sense of community. Thoughtful planning has created wonderful, forever homes designed for contented living.



A MAJESTIC INVITATION

Designed with modern architecture as its inspiration and set on elevated ground, this low-density development offers a fresh perspective with its stylish contemporary homes, all within a lush tropical setting.

Artist's Impression Only

Flexible Space

Limited to only 126 units

Land area : 1,475sf - 4,079sf

Built-up area : 1,866sf - 2,115sf

Artist's Impression Only

TAILORED HOMES FOR MODERN LIVING, INSIDE AND OUT

Pavonia offers a harmonious living environment that blends natural tranquility with modern vibrancy, ensuring a strong sense of belonging, connection, and security.

Artist's Impression Only

Nestle Within A Matured Township

2km to Taman Negara Botani Shah Alam

Sustainable Environment

Modern Living

Artist's Impression Only

SIMPLE YET INSPIRING CO-SPACE

Breathe in the crisp morning air and feel the gentle breeze in your spacious open-plan living area. With generous living space, this home provides the perfect setting for your growing family to flourish.

Artist's Impression Only

Spacious &
Open Plan Layout

Ventilation &
Natural Sunlight

Convertible With
More Living Space

Artist's Impression Only

TYPE A / A1

INTERMEDIATE UNIT

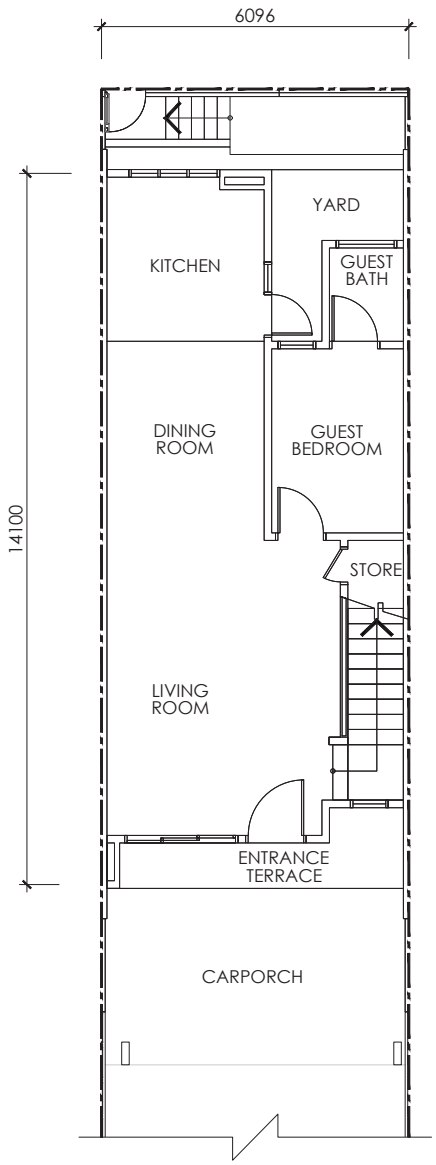
Land Size: 20' X 74'

Built-up Area: 1,866 sqft

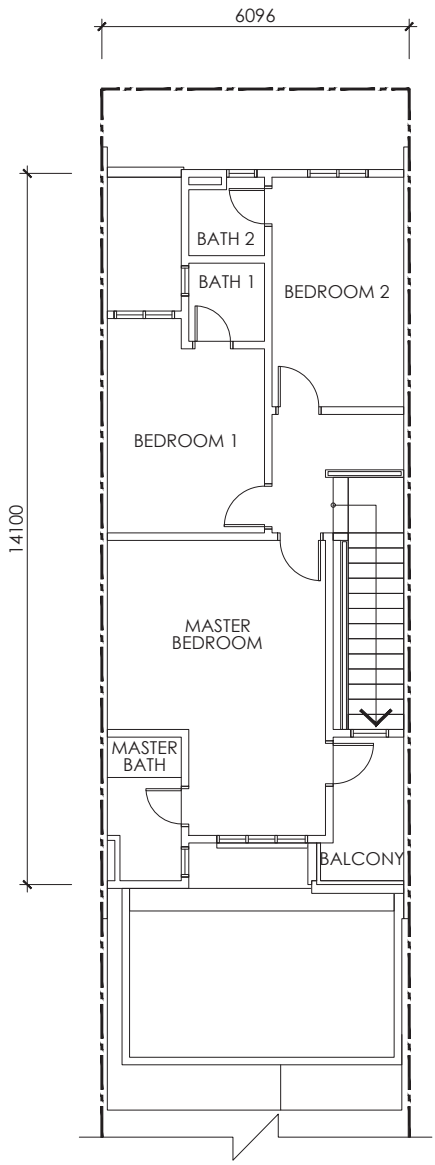
4 Bedrooms

4 Bathrooms

Designed for couples / young family who are ready to take on the adventure of life: trendy finished, compact but comfortable spaces.



GROUND FLOOR



FIRST FLOOR

TYPE B / B1

INTERMEDIATE UNIT

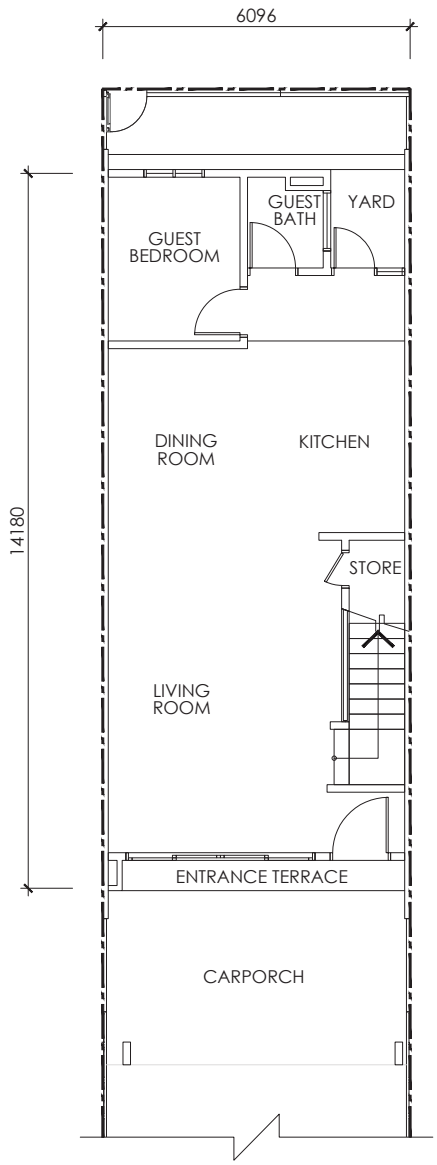
Land Size: 20' X 74'

Built-up Area: 1,868 sqft

4 Bedrooms

4 Bathrooms

Layouts with wide open spaces and abundant sunlight shining through the wide windows help facilitate the growth of the family activities.



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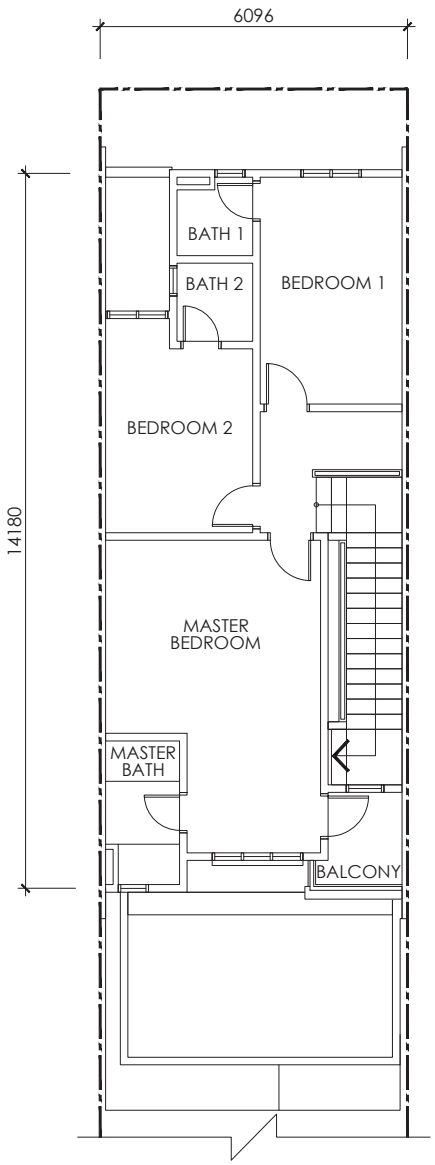


FIRST FLOOR

TYPE C / C1

END UNIT

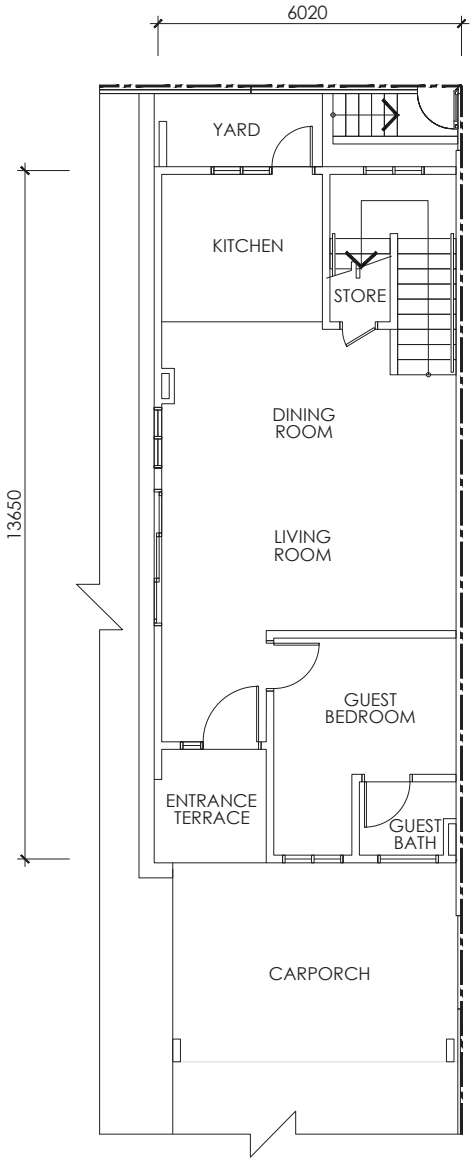
Land Area: 1,851 sqft

Built-up Area: 1,941 sqft

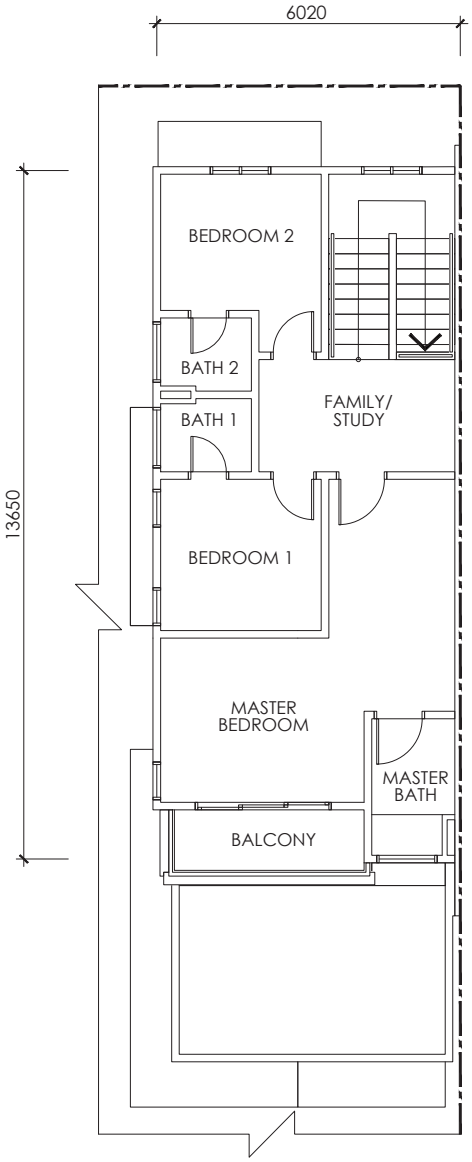
4 Bedrooms

4 Bathrooms

Practical open layout that flows from the entrance to a large living room, maximising the space to grow with a kid or two.



GROUND FLOOR



FIRST FLOOR

** Corner & End Lots land size may veries

TYPE D/D1

CORNER UNIT

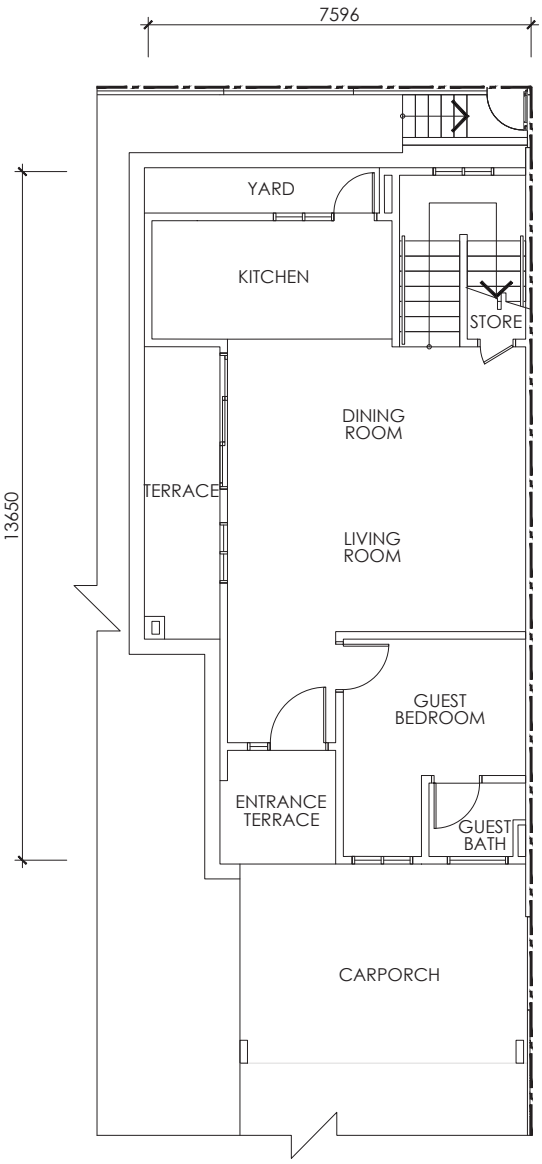
Land Area: 3,600 sqft - 4,000 sqft

Built-up Area: 2,115 sqft

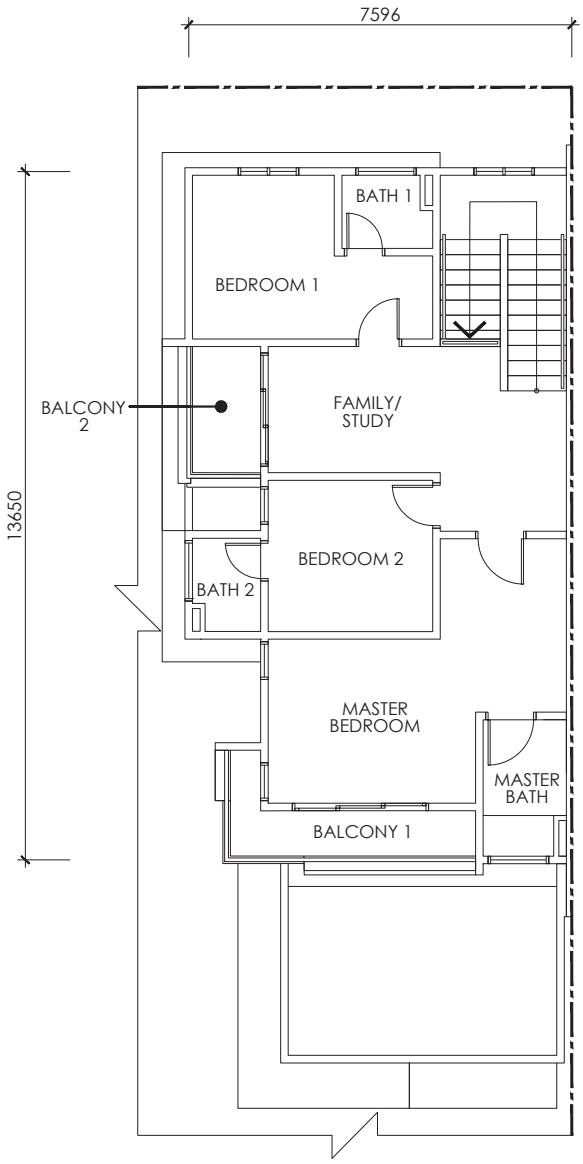
4 Bedrooms

4 Bathrooms

Space is ample so everyone has their own freedom to thrive, all while enjoying the comforts of close family bonds.



GROUND FLOOR



FIRST FLOOR

** Corner & End Lots land size may veries

SPECIFICATIONS

(A) STRUCTURE	• Reinforced Concrete
(B) WALL	• Brickwall
(C) ROOF COVERING	• Roof Tiles / Metal Deck / Flat Concrete Roof
(D) ROOF FRAMING	• Lightweight Steel Trusses
(E) CEILING	• Plaster Ceiling / Skim Coat
(F) WINDOWS	• Aluminium Framed Casement / Top Hung / Louvered / Fixed Window
(G) DOORS	
Main Door	• Timber Door
Other Doors	• Timber Door / Aluminium Framed Glass Door
(H) IRONMONGERY	• Locksets with Accessories
(I) WALL FINISHES	
Kitchen	• Tiles Up To 1500mm Height
Bathrooms	• Tiles
Others	• Plaster & Paint

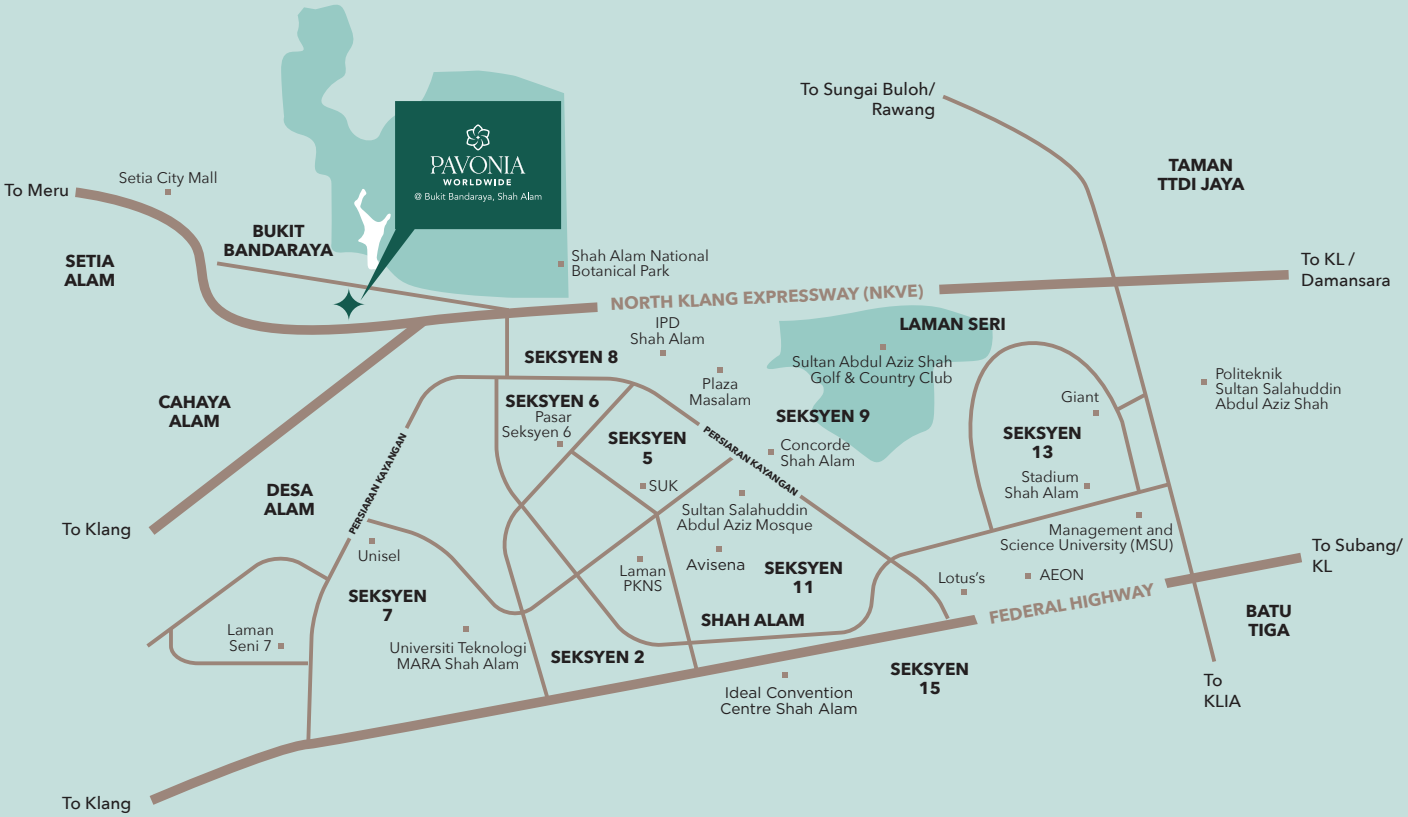
(J) FLOOR FINISHES	
Living Room	• Tiles
Dining Room	• Tiles
Kitchen	• Tiles
Yard	• Tiles
Guest Bedroom	• Tiles
Staircases	• Tiles
Terraces	• Tiles
Family / Study	• Laminated Timber
Master Bedroom / Bedrooms	• Laminated Timber
Master Bathroom / Bathrooms	• Tiles
Car Porch	• Concrete Imprint
Store	• Cement Render
(K) SANITARY & PLUMBING FITTINGS	• Sanitary Wares & Fittings

(L) ELECTRICAL INSTALLATION	**TYPE A / A1**	**TYPE B / B1**	**TYPE C / C1**	**TYPE D / D1**
Ceiling / Wall Light Point	27	28	28	30
13A Switch Socket Outlet	16	17	20	21
Ceiling / Wall Fan Point	6	6	7	7
Air Cond Point	2	2	2	2
Water Heater Point	1	1	1	1
Booster Pump Point	1	1	1	1
TV Point	2	2	2	3
Fibre Wall Socket	1	1	1	1
Auto Gate Point	2	2	2	2
Door Bell Point	1	1	1	1

(N) INTERNAL TELEPHONE TRUNKING & CABLING	• Concealed
(O) FENCING	• Metal Fencing With Brickwall / Chain Link Fencing
(P) TURFING	• Grass

STAY CONNECTED TO EVERYTHING

Come home to Pavonia, where you're always close to everything. Located in Bukit Bandaraya, enjoy easy access to major landmarks like Stadium Shah Alam and Setia City Mall, as well as numerous convenient destinations such as shopping malls, schools, medical centers, and leisure parks - all within a 30km radius.



Kuala Lumpur	Petaling Jaya	Subang Jaya	Klang	**Bukit Bandaraya**	Puchong	Cyberjaya	Putrajaya
30km	17km	16km	12km		22km	32km	40km

EDUCATION

Unisel	5.1 km
Universiti Teknologi MARA Shah Alam	5.8 km
Management and Science University (MSU)	9.2 km
Politeknik Sultan Salahuddin Abdul Aziz Shah	11.0 km

RECREATION

Shah Alam National Botanical Park	2.4 km
Taman Tasik Shah Alam	5.8 km
Sultan Abdul Aziz Shah Golf & Country Club	10.3 km

HEALTHCARE

Shah Alam Hospital	4.2 km
Avisena Specialist Hospital	6.7 km
MSU Medical Centre	9.0 km
KPJ Selangor Specialist Hospital	9.6 km
Subang Jaya Medical Centre	12.8km

SHOPPING

Plaza Shah Alam	5.6 km
Lotus's Shah Alam	7.1 km
i-City	7.9 km
AEON Mall Shah Alam	8.3 km
Setia City Mall	14.5 km

BE PART OF THE HOLISTIC COMMUNITY

Experience truly modern and sustainable living in Bukit Bandaraya, where nature's finest offerings are complemented by modern amenities and an unparalleled sense of community.

LEGENDS

- TYPE A / A1
- TYPE B / B1
- TYPE C / C1
- TYPE D / D1
- Future Development
- House Number

A Prestigious Development by WORLDWIDE HOLDINGS

Worldwide Holdings Berhad (6430-P)
Mercu Worldwide, No. 7, Persiaran Sukan,
Laman Seri Business Park,
Seksyen 13, 40100 Shah Alam, Selangor.

03-9212 0414
worldwideproperty.com.my
WORLDWIDE PROPERTY

Qlassic Anugerah 2017

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