

Serenity & Urbanity,
In Perfect Harmony.

HANA

HILLS

TAMAN MELAWATI



Japanese Tea Pavilion
Artist's Impression

Where The Hills And Sky Meet With A Touch Of Zen

Behold the finest of urbanity, surrounded by peaceful greenery and inviting living spaces. Embrace a vibrant community with the people and places you love.

297 Units Low Density Condominium



Grand Entrance
Artist's Impression

Your private sanctuary, embraced by the hills.

At Hana Hills, the lush splendour of the surrounding Klang Gates Quartz Ridge remains untouched, creating a landscape where contemporary lifestyles flourish within nature. Indulge in the breezy hillside ambience, scenic green vistas, and relaxing communal spaces in this low-density condominium.



Facade
Artist's Impression



Bamboo Fountain
& Reflexology Garden
Artist's Impression

Your personal haven,
graced by serenity
and artistry.

Immerse your senses in a Japanese-inspired landscape designed for wellness-focused lifestyles and multigenerational homes. Find peace and serenity in the Japanese gardens and tea pavilions.





Level 1

- 1 Guard House
- 2 Japanese Garden
- 3 Drop-off Lobby
- 4 Welcome Lounge
- 5 Parcel Room
- 6 Lift Lobby
- Nursery
- Management Office
- Mailroom

Level 5

ACTIVE ZONE

- 7 MultiGen Playground
- 8 Sunken Playlawn
- 9 Jogging Track
- 10 Crossfit Station
- 11 Resting Pavilion
- 12 Pickleball Court
- 13 Resting Patio

LEISURE ZONE

- 14 Sunset Pavilion
- 15 Glamping Lawn
- 16 Fire Place
- 17 BBQ Area
- 18 Grand Pavilion
- 19 Swing Garden
- 20 Chess Play Area
- 21 Hammock Garden
- 22 Seating Area

ZEN ZONE

- 23 Edible Garden
- 24 Bamboo Fountain
- 25 Reflexology Garden
- 26 Japanese Tea Pavilion
- 27 Outdoor Fitness Park
- 28 Tsubo-niwa Garden

INDOOR ZONE

- 29 Co-Working Space
- 30 Private Studios
- 31 Karaoke Room
- 32 Games Room
- 33 Hanging Bench
- 34 Toilet
- 35 Multipurpose Hall
- 36 Surau



50m Sky Infinity Pool
Artist's Impression

Rejuvenate at the edge of nature.



Level 22 – Rooftop

SKY DECK

- 1 Ladies Sky Gym
- 2 Sky Gym
- 3 Stargazing Deck
- 4 Shower Area
- 5 Changing Room
- 6 Pool Deck
- 7 Jacuzzi
- 8 50m Infinity Pool
- 9 Wading Pool



Sky Gym
Artist's Impression



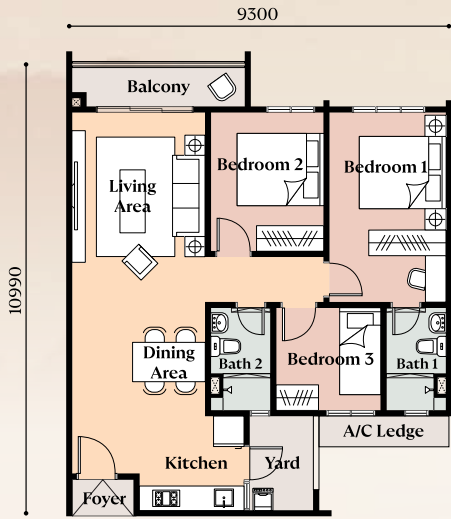
Co-Working Space
Artist's Impression

Typical Floor Plan

TYPE
A1

BUILT-UP
958 sq.ft.

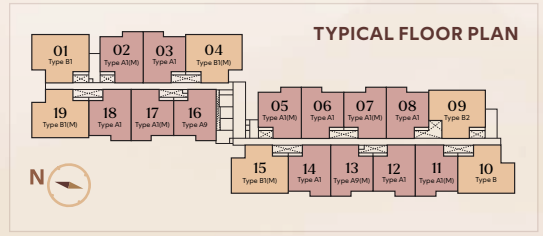
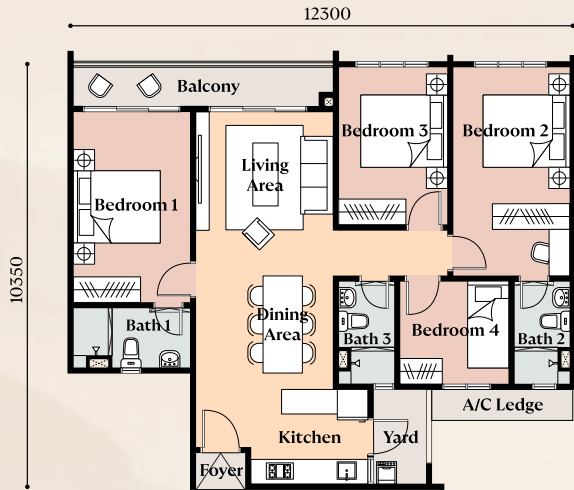
3 2 2



TYPE
B1

BUILT-UP
1,184 sq.ft.

4 3 2

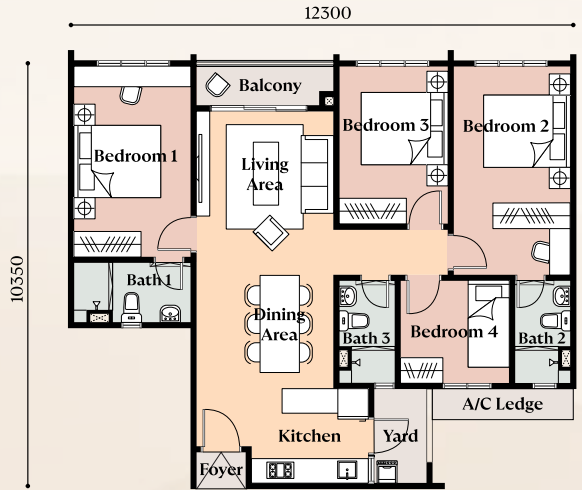


TYPE A **TYPE B**

TYPE
B

BUILT-UP
1,152 sq.ft.

4 3 2





City Skyline
Artist's Impression

Specifications

STRUCTURE	Reinforced Concrete	
WALL	Brickwork / Reinforced Concrete / Precast Concrete Panel	
DOOR	MAIN ENTRANCE	Solid Core Door
	ALL BEDROOMS	Flush Door
	ALL BATHROOMS	Flush Door
	BALCONY [ALL TYPES]	Sliding Door
	OTHERS	Flush Door
WALL FINISHES	KITCHEN	1.5m High Wall Tiles / Plaster and Paint
	ALL BATHROOMS	Wall Tiles Up To Ceiling Height
	OTHERS	Skim Coat and Paint

ROOFING	Concrete Slab	
CEILING	Skim Coat / Plaster Ceiling and Paint	
WINDOW	Aluminium Frame Window	
IRONMONGERY	Quality Lockset	
FLOOR FINISHES	LIVING AREA / DINING AREA	Tiles
	KITCHEN	Tiles
	YARD	Tiles
	ALL BEDROOMS	Laminated Timber Flooring
	ALL BATHROOMS	Tiles
BALCONY [ALL TYPES]	Tiles	

		TYPE A	TYPE B
ELECTRICAL INSTALLATION	LIGHT POINT	14	17
	13A SWITCH SOCKET OUTLET	13	16
	WATER HEATER POINT	2	3
	FIBRE WALL SOCKET	1	1
	ELECTRICAL DISTRIBUTION BOARD	1	1
	FAN POINT	4	5
	AIR CONDITIONER POINT	4	5
	DOOR BELL POINT	1	1

		TYPE A	TYPE B
SANITARY & PLUMBING FITTINGS	WATER CLOSET	2	3
	WASH BASIN	2	3
	KITCHEN SINK	1	1
	SHOWER	2	3

Tranquility And Connectivity, All In One.

Hana Hills offers a desired address within the established neighborhood of Taman Melawati, sitting by the picturesque Klang Gates Quartz Ridge yet close to various landmarks and lifestyles conveniences.



Hana Hills Sales Gallery

G-4, G-5, G-6, Nadayu 63,
Persiaran Nadayu 1,
Taman Nadayu Melawati,
53100, Hulu Kelang, Selangor.

012-721 3497
hanahills.com.my

waze
Hana Hills Sales Gallery

OSK
PROPERTY

• Developer: Warisan Rajawali Sdn Bhd 201001033887 (917810-D) (Wholly-Owned Subsidiary OSK Property Holdings Berhad) • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. • Tel: +603-2177 1688
• Developer Licence No: 30564/09-2028/0239(A) • Validity Period: 19/09/2023-18/09/2028 • Advertising and Permit No: 30564-2/05-2027/0471(N)-(S) • Validity Period: 29/05/2024-28/05/2027
• Land Tenure: Leasehold • Tenure Expiry Date: 16 May 2122 • Land Encumbrances: N/A • Approving Authority: Majlis Perbandaran Ampang Jaya • Building Plan Reference No: MPAJ.BS.KB.740-1/2-02/2024
• Expected Completion: December 2027 • Restriction Interest: This land can be transferred, leased or changed subject to consent approval from state authorities • Type of Property: Condominium • Total No. of Units: 297 - Type A (3 Bedrooms): 204 | Type B (4 Bedrooms): 93 • Price: RM 772,250 (min) - RM 1,046,000 (max) • Total No. of Car Park for each unit: 2 • 7% Bumiputra Discount • Disclaimer: This information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications, and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.