

AN INVITATION
TO THE MODERN RUSTIC



EXCLUSIVE 4 to 5-STOREY SUPERLINK HOMES

*Kata pemula membuka tirai,
Bertemu khabar dengan rupa.*



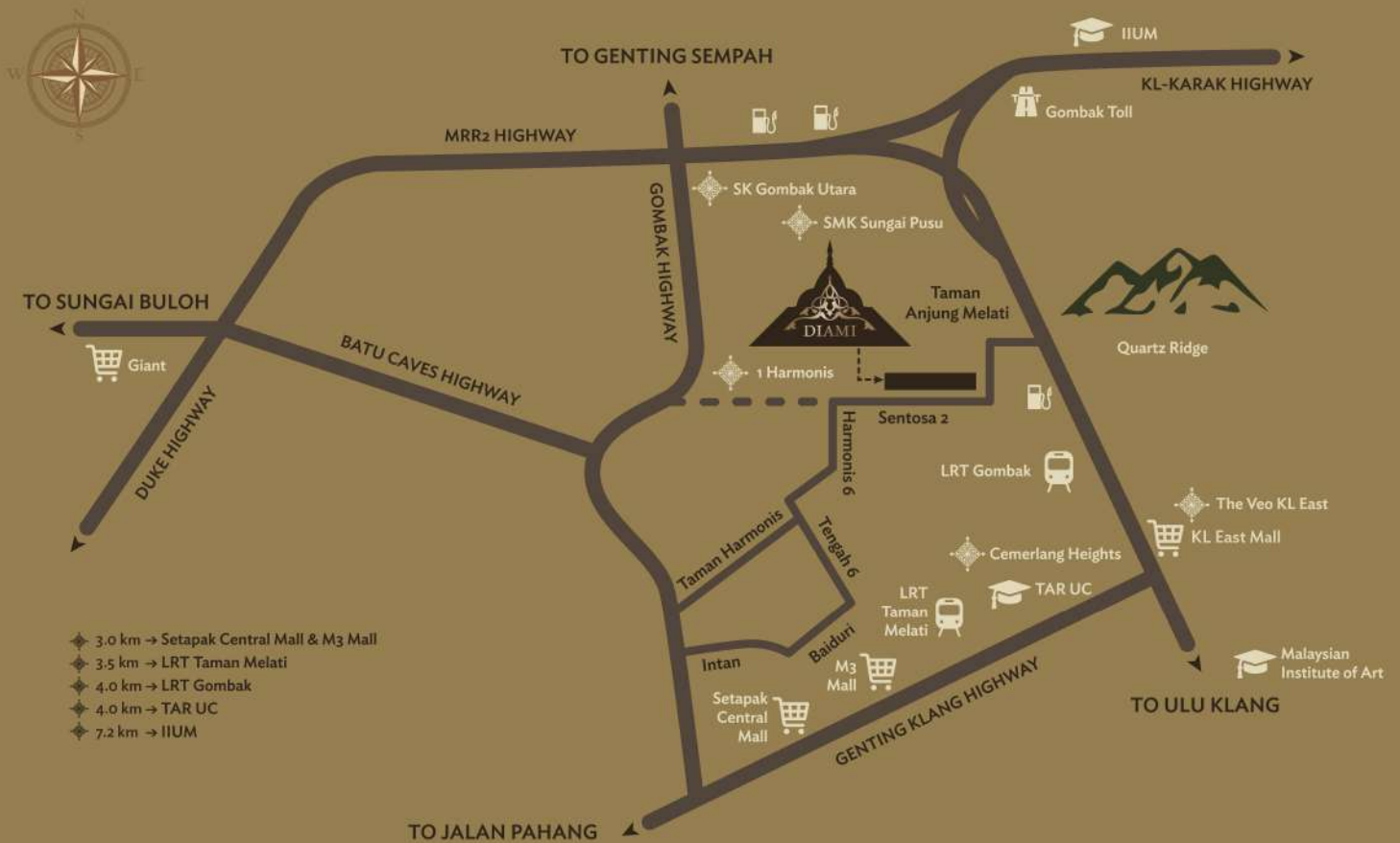
An inspired decision. A statement of taste.

The classic interplays with the modern in the verdant hills of Taman Melati. Overlooking the grand expanses of Bukit Tabur and the Kemensah Reserve, Diami superlink terrace homes is an opportunity to indulge beyond the basics and an expression of your passion for tasteful living.









A NEW VISTA FOR A NEW EXPERIENCE

*Sang perantau yang merantau nusa,
Tentu akan ketemu tempat persadanya.*



Home is more than just a location.

It's where the heart is. Amid nature, overlooking the majestic hills yet accessible and never isolated from the city. Again, it's the best of both worlds, a cocoon of tranquility right next to the KL metropolis.

- ◆ Convenience at your doorstep – from local and international educational institutions to malls, recreational and healthcare facilities.
- ◆ 15 minutes drive to Kuala Lumpur City Centre
- ◆ Excellent connectivity via MRR2, DUKE, Gombak, Batu Caves and Genting Klang Highways
- ◆ A calm, green oasis in close proximity to Bukit Tabur and Kemensah Forest Reserve



INSPIRED MODERN DESIGNS ENRICHED BY TRADITIONAL ELEMENTS

*Hidup merantau berzaman tahun,
Tetap tak lupa kampung halaman.*



Modern living with heart. Diami Residences hearken back to traditional kampung architecture, reinvented and adapted for an urban lifestyle, with cool, airy verandas and balconies, and a panoramic view of Bukit Tabur. An airwell generously admits sunlight and fresh air, keeping your home cool and naturally ventilated – just like in the good old days. Thoughtful architectural details like the ‘tunjuk langit’, grand pitched roof and warm wood-grained facade brings back a standard of craftsmanship that pays tribute to our heritage.









REMEMBER WHEN THERE WAS MORE ROOM FOR TRADITIONS?

*Berstram adat bermandi budaya,
Menjunjung resam tradisi Melayu.*



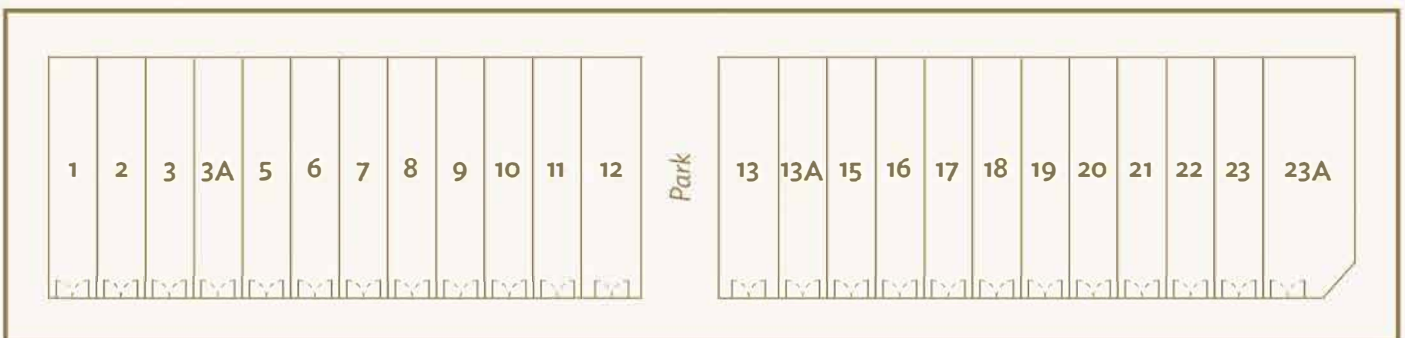
Let's go back to a time where there was less rush, more peace and tranquility. Back then, there was always more room for spontaneous gatherings with friends and family around the home. Diami gives you space to celebrate life in harmony with nature, graciously blending indoor and outdoor living. Each home has been crafted with meticulous care so you can make the most out of it. Beautiful open terraces flow seamlessly into expansive living and dining areas with more than enough space to accommodate unexpected guests. Further back, a second kitchen – the wet kitchen – comes with a dedicated room for the maid and storage. A sheltered laundry area next to your garden makes cleaning up a breeze – while waiting, savour a cup of 'teh tarik' in the calmness of your private sanctuary.





◆ SITE PLAN ◆

◆ Freehold ◆ Private Enclave ◆ Parking Bay From 3-4 Cars ◆ Iconic Entrance For Each Unit ◆



Type B

Type A



◆ TYPE A ◆

3+1 Floors
4+1 Bedrooms with En-suite Bathrooms
Wet and Dry Kitchens
Viewing Terrace

Intermediate Unit
Land Area: 2842 sf
Built-up Area: 4054 sf

End Lot
Land Area: 3434 sf
Built-up Area: 4018 sf

Corner Lot
Land Area: 4811 sf
Built-up Area: 4018 sf



◆ TYPE B ◆

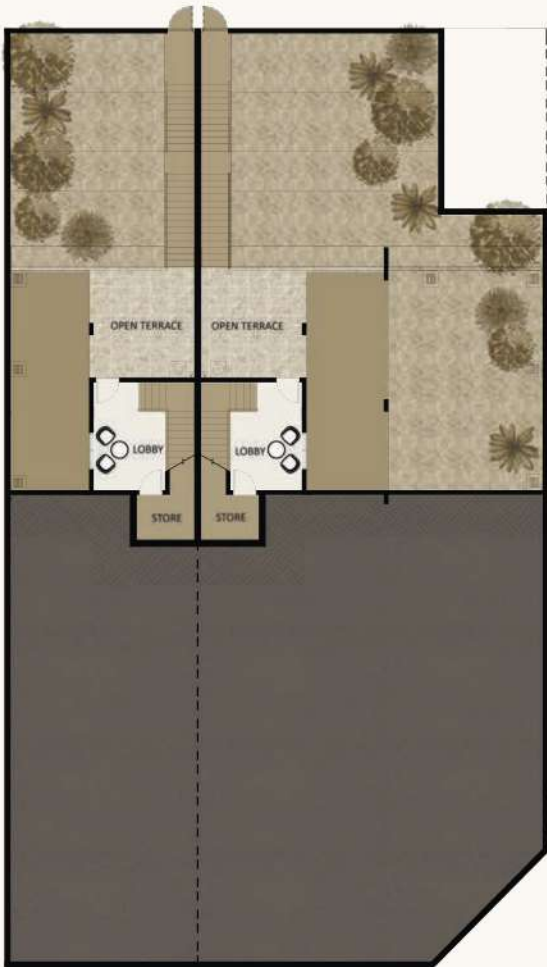
3+2 Floors
5+1 Bedrooms with En-suite Bathrooms
Family Hall and Pantry
Wet and Dry Kitchens
Viewing Terrace
Private Lift Lobby

Intermediate Unit
Land Area: 2842 sf
Built-up Area: 4820 sf

End Lot
Land Area: 2842 sf (Unit 1)
Land Area: 3434 sf (Unit 12)
Built-up Area: 4775 sf

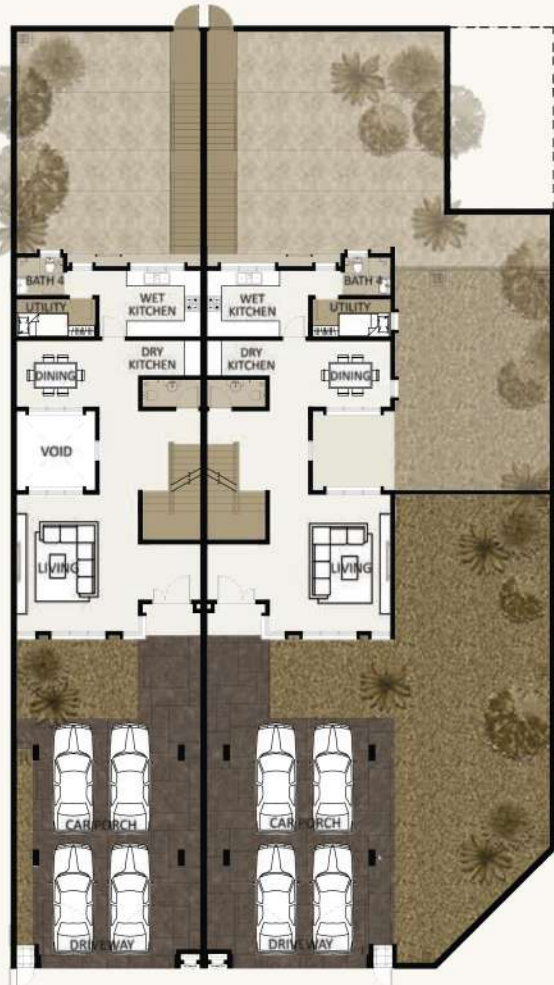
◆ TYPE A ◆

TYPE A1 (INTERMEDIATE LOT) TYPE A3 (CORNER LOT)



LEVEL LG

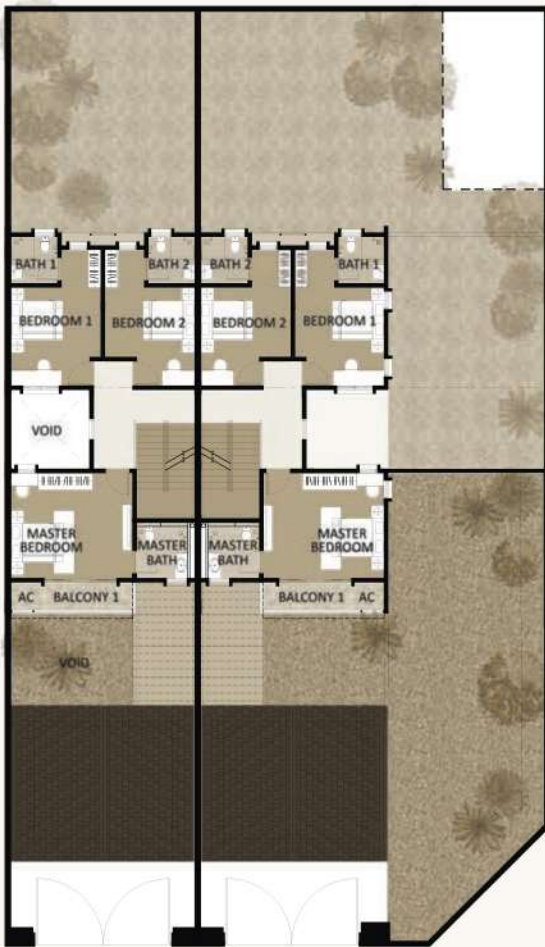
TYPE A1 (INTERMEDIATE LOT) TYPE A3 (CORNER LOT)



LEVEL G

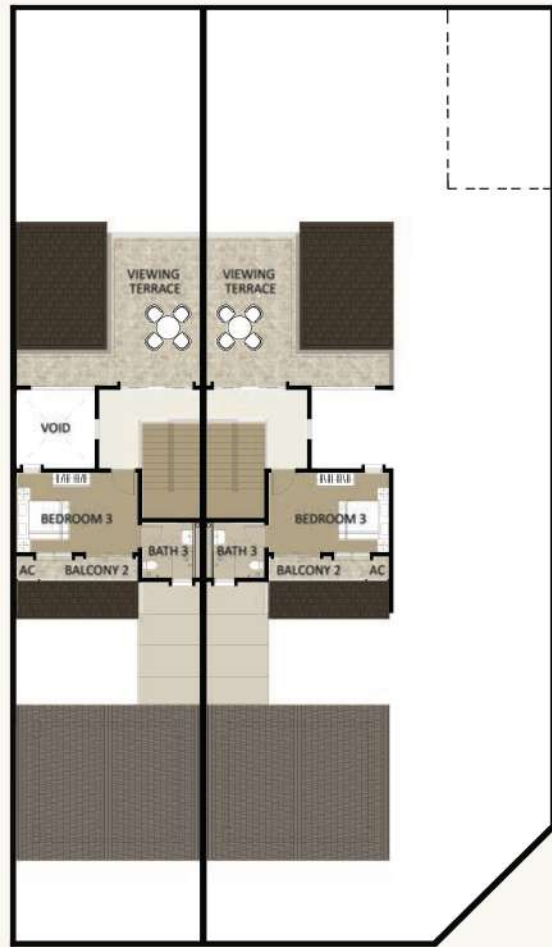
◆ TYPE A ◆

TYPE A1 (INTERMEDIATE LOT) TYPE A3 (CORNER LOT)



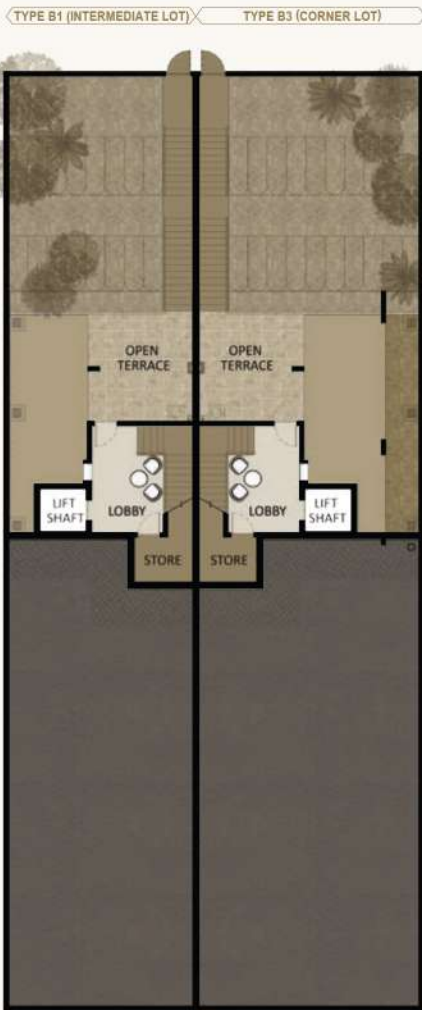
LEVEL 1

TYPE A1 (INTERMEDIATE LOT) TYPE A3 (CORNER LOT)

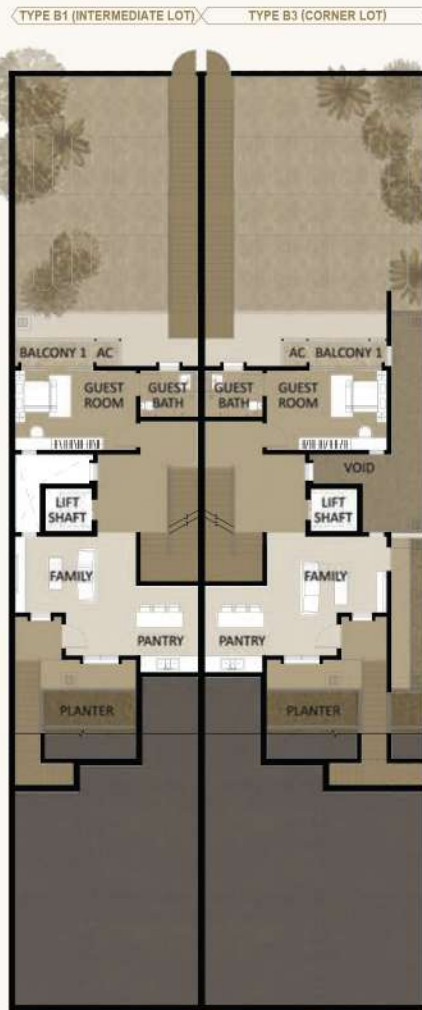


LEVEL 2

◆ TYPE B ◆



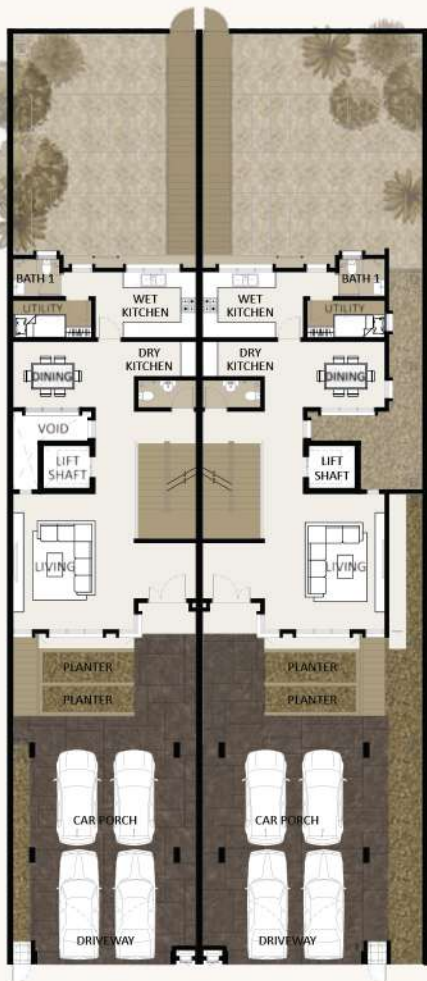
LEVEL LG2



LEVEL LG1

◆ TYPE B ◆

TYPE B1 (INTERMEDIATE LOT) TYPE B3 (CORNER LOT)



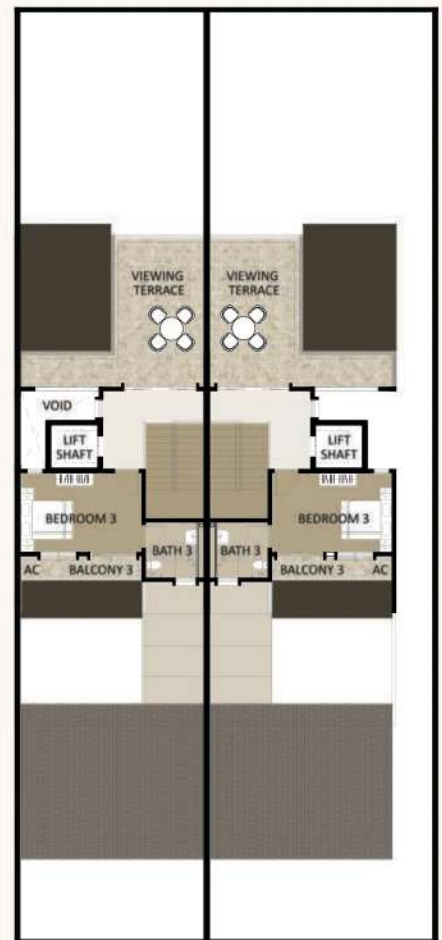
LEVEL G

TYPE B1 (INTERMEDIATE LOT) TYPE B3 (CORNER LOT)



LEVEL 1

TYPE B1 (INTERMEDIATE LOT) TYPE B3 (CORNER LOT)



LEVEL 2

SPECIFICATIONS

STRUCTURE	Reinforced Concrete		
WALL	Brickworks with plaster/ Skim Coat		
ROOF COVER	Roof Tiles / Glass Roof/ Polycarbonate Roof		
CEILING	Skim Coating / Plaster board at selected area		
WINDOWS	Aluminium Framed Glass Window		
DOORS	Timber Core Entrance Door Timber Flush Door Timber Louvered Door Aluminium Frame Glass Door		
IRONMONGERY	Quality Locksets		
WALL FINISHES	All Bathrooms, Powder Room	Quality Wall Tiles	
	Wet Kitchen, Pantry	Quality Wall Tiles	
	Others	Plaster and Paint	
FLOOR FINISHES	Lobby, Patio, Living, Dining, Kitchen, Family	Quality Floor Tiles	
	All Bedrooms	Quality Floor Tiles	
	All Bathrooms, Powder Room	Quality Floor Tiles	
	Open Terrace, Viewing Terrace, Balcony	Quality Floor Tiles	
	Internal Staircase	Quality Floor Tiles	
	Store, Utility	Quality Floor Tiles	
	External Staircase	Concrete Broom Finish with Nosing Tile	
	Car Porch, Driveway	Concrete Imprint	
SANITARY & PLUMBING FITTINGS		TYPE A, A1, A2, A3	TYPE B, B1, B2, B3
	Water Closet	6	7
	Wash Basins	6	7
	Shower Rose	5	6
	Tap	8	9
	Kitchen Sink	1	2
	Kitchen Tap	1	2
ELECTRICAL INSTALLATION		TYPE A, A1, A2, A3	TYPE B, B1, B2, B3
	Light Point	44	57
	Fan Point	7	9
	Socket Outlet	35	46
	Telephone Point	3	3
	Water Heater Point	5	6
	Air-Con Point and Piping	6	8
	TV Point	2	3
	Doorbell Point	1	1
	Autogate Point	1	1
	Internet Point	3	4
FENCING	Mild steel on brickwork/ Brickwork/ Security Fence		
PAINTING	Quality Paint		
TURFING	Provided		
OTHER FEATURES	Refuse chamber with letterbox compartment		

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Developer: TEMOKIN Development Sdn. Bhd. (201101001850 [929987-D]) · No. 2, Jalan 15, 48A, Sentul Raya Boulevard 51000 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur · Tel: 03-4044 1111 · Developer's License No: 19456/03-2025/0019(A) · Valid: 03/03/2022 – 19/03/2025 · Advertising & Sales Permit No: 19456-5/06-2025/0655(N)-(L) · Valid: 07/06/2023 – 06/06/2025 · Approving Local Authority: Majlis Perbandaran Selayang · Building Plan No: Bil (27) dlm MPS 3/2-1371/2520 (OSC3.0) PB(A) · Tenure of Land: Freehold Malay Reserved Land · Sekatan Kepentingan: Tiada · Expected Date of Completion: June 2024 · Property Type: Superlink Terrace (24x113) · Total Units: 24 (Type A: 12, Type B: 12) · Land Encumbrance: NIL · Price: RM 1,750,000.00 (min) – RM 2,779,000.00 · IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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*Palu gendang menjemput lanchang
tandanya sirih pulang ke gagang.*

Visit us for a personalised preview:

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