



*Myra*  
**TENUMAN**

**HALAMAN**

SEMI-D | BUNGALOW



## This is home, truly.

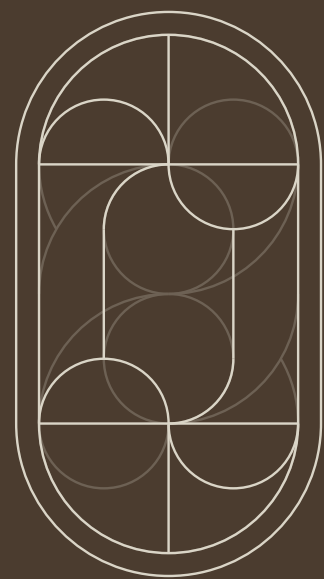
Myra Tenuman is a 54-acre tranquil neighbourhood that brings back the essence of simpler times.

Here, peaceful residential spaces and lively commercial areas form a blissful community. It's a place where the warmth of good days past meets the conveniences of modern living, creating a serene yet vibrant environment that truly feels like home.



Artist's Impression





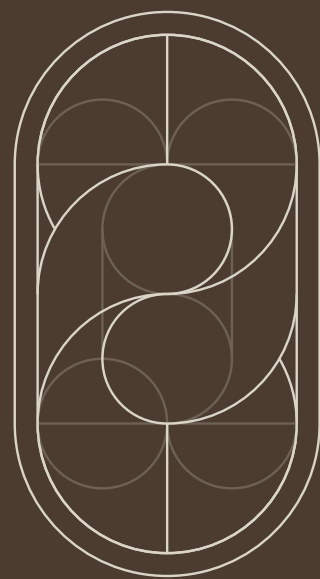
## THE ARCHITECTURE

Residences are crafted with unique designs that are shaped by natural light and space. Be it landed homes for multigenerational living or high-rise residentials for contemporary tranquillity, there's an abode to complement your lifestyle.

light &  
space.







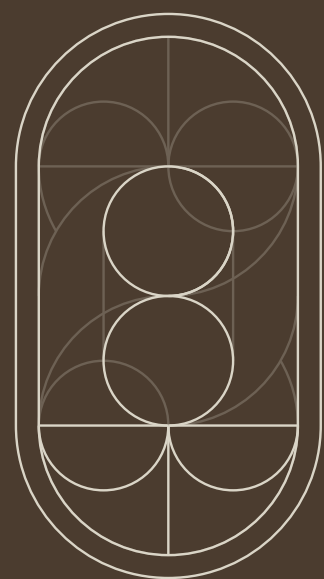
## THE COMMUNITY

The Village, a welcoming social hub, fosters a strong sense of community. This space is designed with the people in mind, paving the way for vibrant days at leisure and deepening your connections.

people &  
moments.







## THE ENVIRONMENT

Sited in a serene location, the Central Lake Park makes up the heart of the neighbourhood. Surrounding views of the nearby peaceful lake and thriving greenery create a truly idyllic setting, fulfilling the promise of blissful living at every turn.

timeless &  
nostalgic.





## Home is more than just a place, it's a feeling

Envision a home surrounded by the beauty of lush greenery, where every breath you take feels sweet and the gentle caress of nature comes to you in a breeze.

Set in the exclusive address of Myra Tenuman lies Halaman, a peaceful enclave that brings you the serenity of being at home while staying connected to a close-knit community. Comprising elegant bungalows and idyllic semi-detached homes made for multigenerational living, life here offers you the nostalgic charm of the past and the simplicity of a truly blissful lifestyle.





## A warm welcome

Every homecoming starts here. Naturally lit by the day's sunshine, the entrance welcomes you to leave the world behind, and into the comforting embrace of your home.







Artist's Impression

## Crafted for comfort

Grand in scale yet comfortably inviting, the main living room's double-volume design creates an airy ambience that makes staying in the real luxury. This perfectly balances openness and intimacy, making your days feel larger and your nights cosier.





## Charm beyond walls

Begin each day with sunshine and a sunny side up. An indoor courtyard framed by greenery is seamlessly connected to the kitchen, which doubles as a charming breakfast nook. A unique feature that invites the beauty of the outdoors, every morning here starts with fresh air and daylight.



## The open palate

This is where the comforting aromas of a homecooked meal and the chatter of loved ones fill the air. An open plan kitchen complete with an island counter offers ample space for gourmet discoveries, while setting the stage for casual dining and entertaining.





## A place for pause

For corner homes, you need to simply step outside and bask in life's simplest joys from your very own personal garden. Sit back and unwind as the day cools down, or lose yourself in a book in this quiet green retreat - make this space one reserved for moments of stillness and peaceful contentment.







Artist's Impression

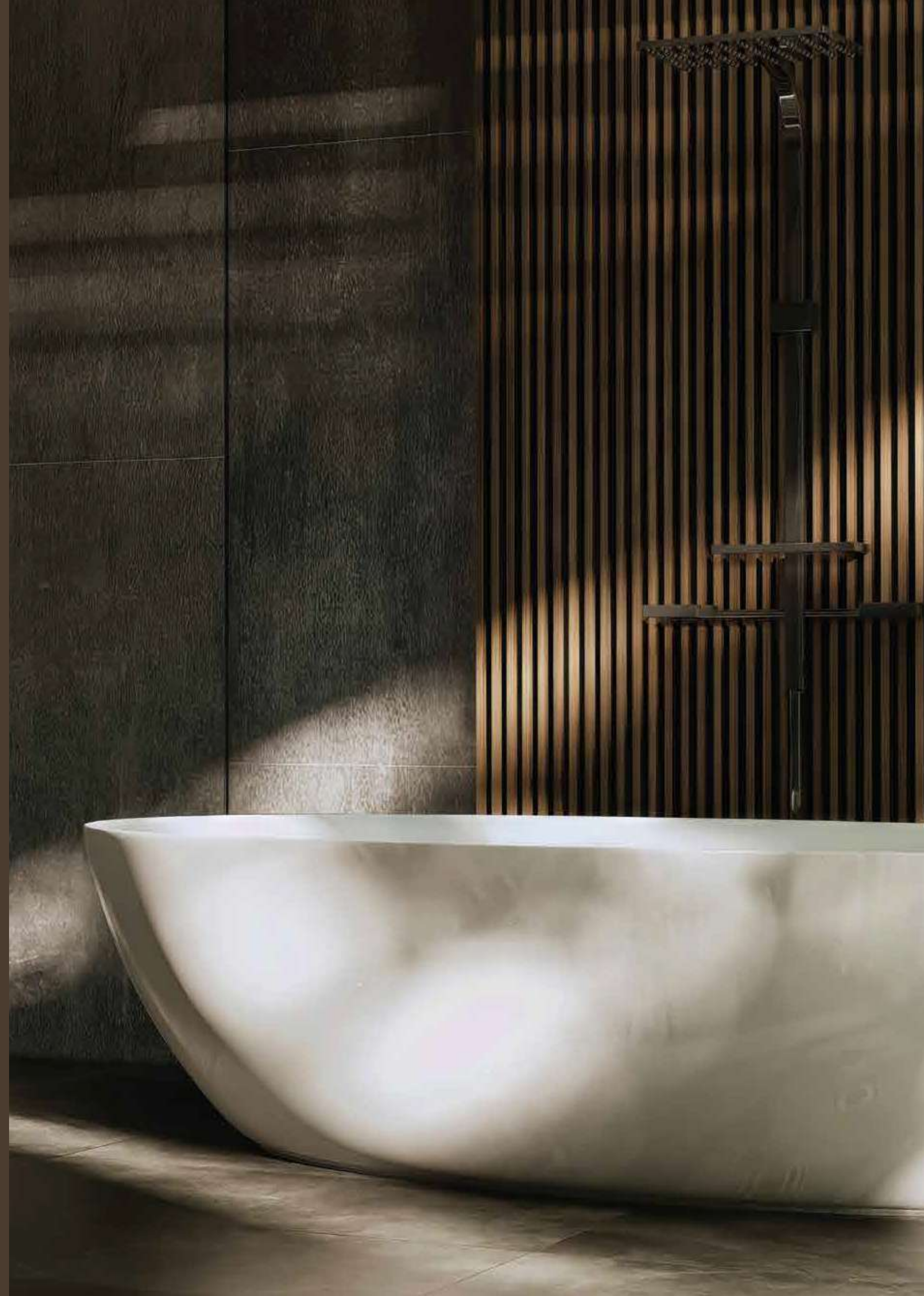
## Moments just for you

Sometimes, all you need is a breath of fresh air, and having your very own balcony delivers. Attached to the master bedroom, it's a space that belongs only to you and tranquil moments - a quiet, comfortable escape to gaze out at the horizon as you kick back with a cup of tea.



## Ready for relaxation

The master bedroom and en suite offer worlds of possibilities within its walls. Their spacious designs allow you to curate the perfect setting for rest and rejuvenation as you wish. This could be adding a lounge chair by the window, a luxurious bathtub for a pampering soak, or simply enjoying the freedom to move with ease.





## Where every neighbour is a friend

Life in Myra Tenuman promises to be a joyful and enriched one, rooted in community and wellbeing. A neighbourhood Central Lake Park lies at the heart of it all, enriching your everyday leisure with a wide range of facilities such as communal spaces, all set within a lush verdant landscape.





A place for the community

Wellness Zone



- 1 Therapeutic Garden
- 2 Healing Garden
- 3 Yoga Lawn
- 4 Forest Grove

Leisure Zone



- 9 Picnic Lawn
- 10 Feature Seating
- 11 Gazebo
- 12 Grand Staircase
- 13 Wheelchair Ramp



Energy Zone



- 5 Play Element
- 6 Multipurpose Court
- 7 Playground
- 8 Outdoor Fitness Yard

Wellness Zone



- 14 Feature Platform
- 15 Lily Pond
- 16 Weir



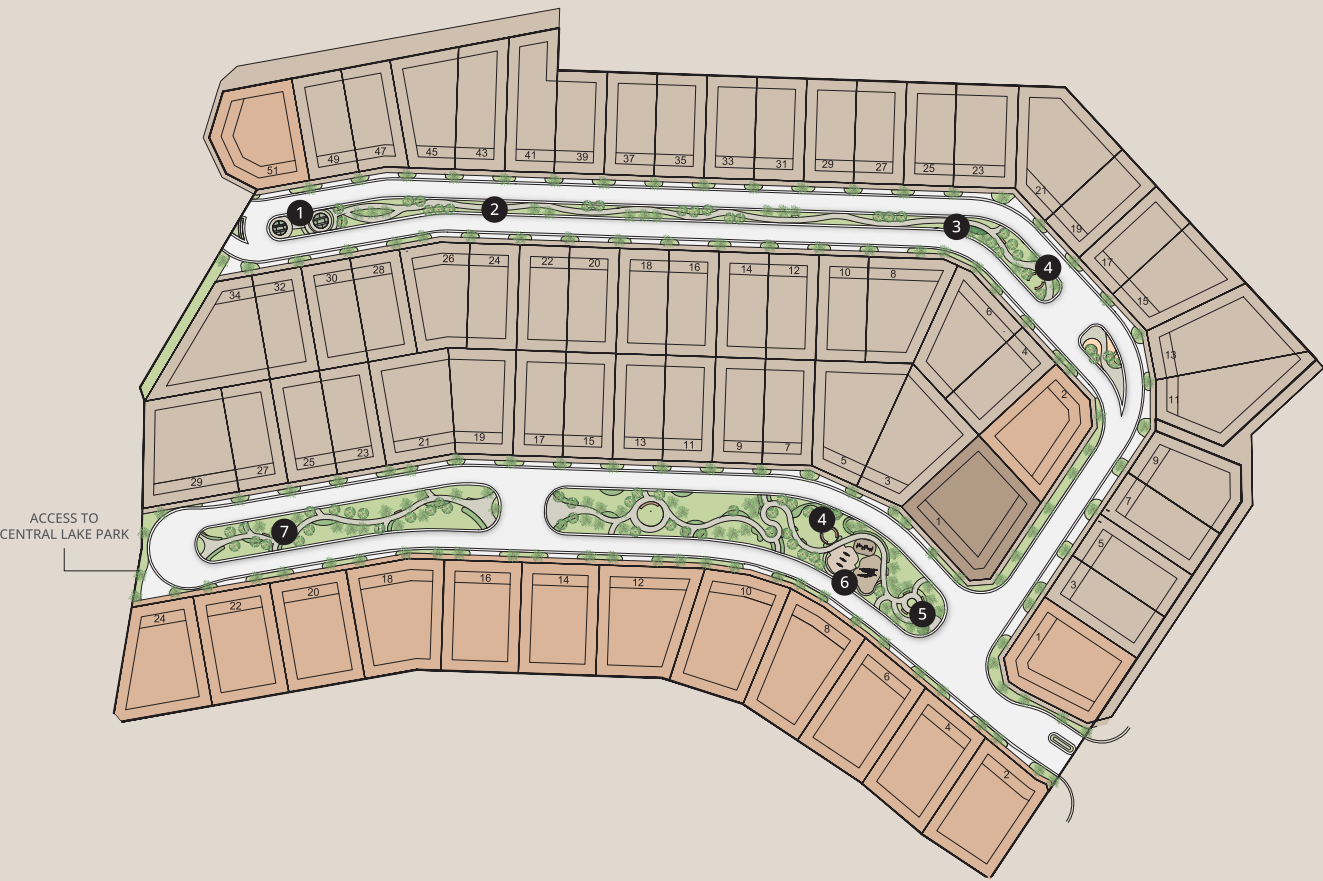
MYRA TENUMAN  
MASTER PLAN



LEGEND

- Halaman (Semi-Detached & Bungalow) **NOW LAUNCHING**
- Halaman (Future Development)
- High Rise Residential (Future Development)
- Commercial (Future Development)
- Future Development

HALAMAN  
SITE PLAN



LEGEND

- Semi-D (56 units)
- Bungalow Type V1 (15 units)
- Bungalow Type V2 (1 unit)

FACILITIES

- 1 Herbs Garden
- 2 Pedestrian & Jogging Path
- 3 Reflexology Path
- 4 Gazebo
- 5 Gathering Spot
- 6 Playground
- 7 Open Lawn





Together in tranquillity,  
private in nature





## Within a green embrace

Imagine stepping out of your door and into a green haven, a Linear Park that's a seamless blend of nature and design to connect you to the great outdoors. With shaded trails and serene pathways, this natural corridor is where early risers find their rhythm on morning jogs, families create timeless memories during leisurely strolls, and daydreamers find their moment of peace.





Artist's Impression

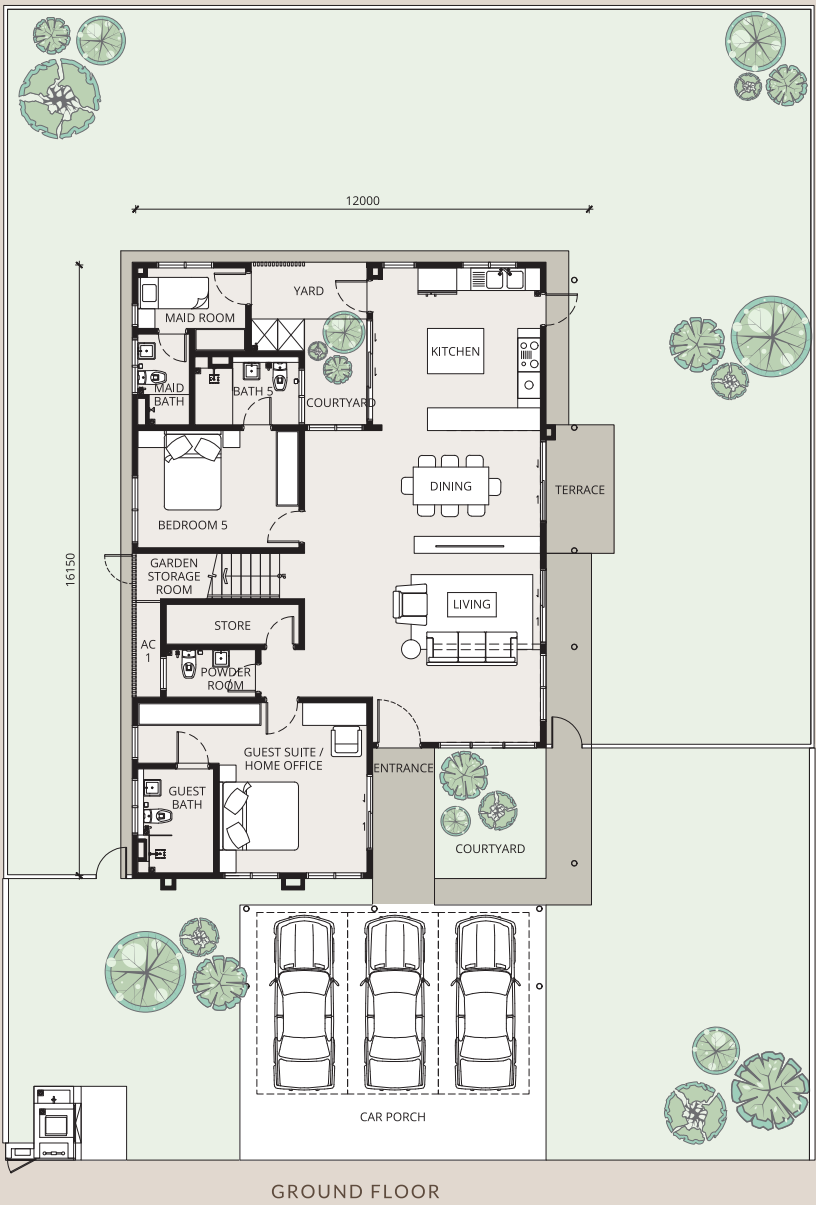
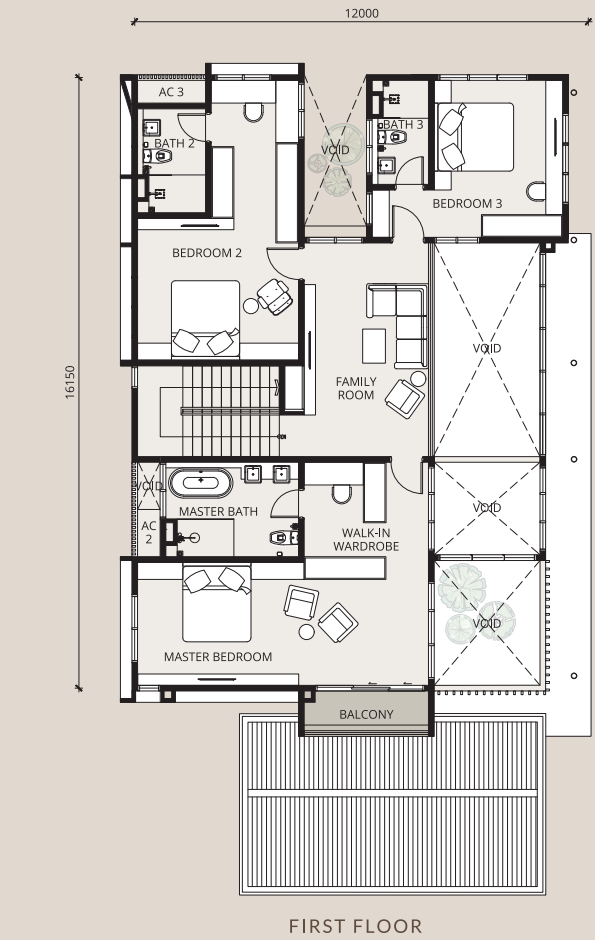
BUNGALOW

TYPE VI

Land size\*  
70' X 100'

Built-up size  
3,765 sq. ft.

5+1 Bedrooms  
6+1 Bathrooms



\* Land sizes may vary.





Artist's Impression

BUNGALOW

TYPE V2

Land size\*  
95' X 82'

Built-up size  
3,982 sq. ft.

4+1 Bedrooms  
5+1 Bathrooms



\* Land sizes may vary.





Artist's Impression

SEMI-D

## TYPE S1

Land size\*  
45' X 93'

Built-up size  
3,376 sq. ft.

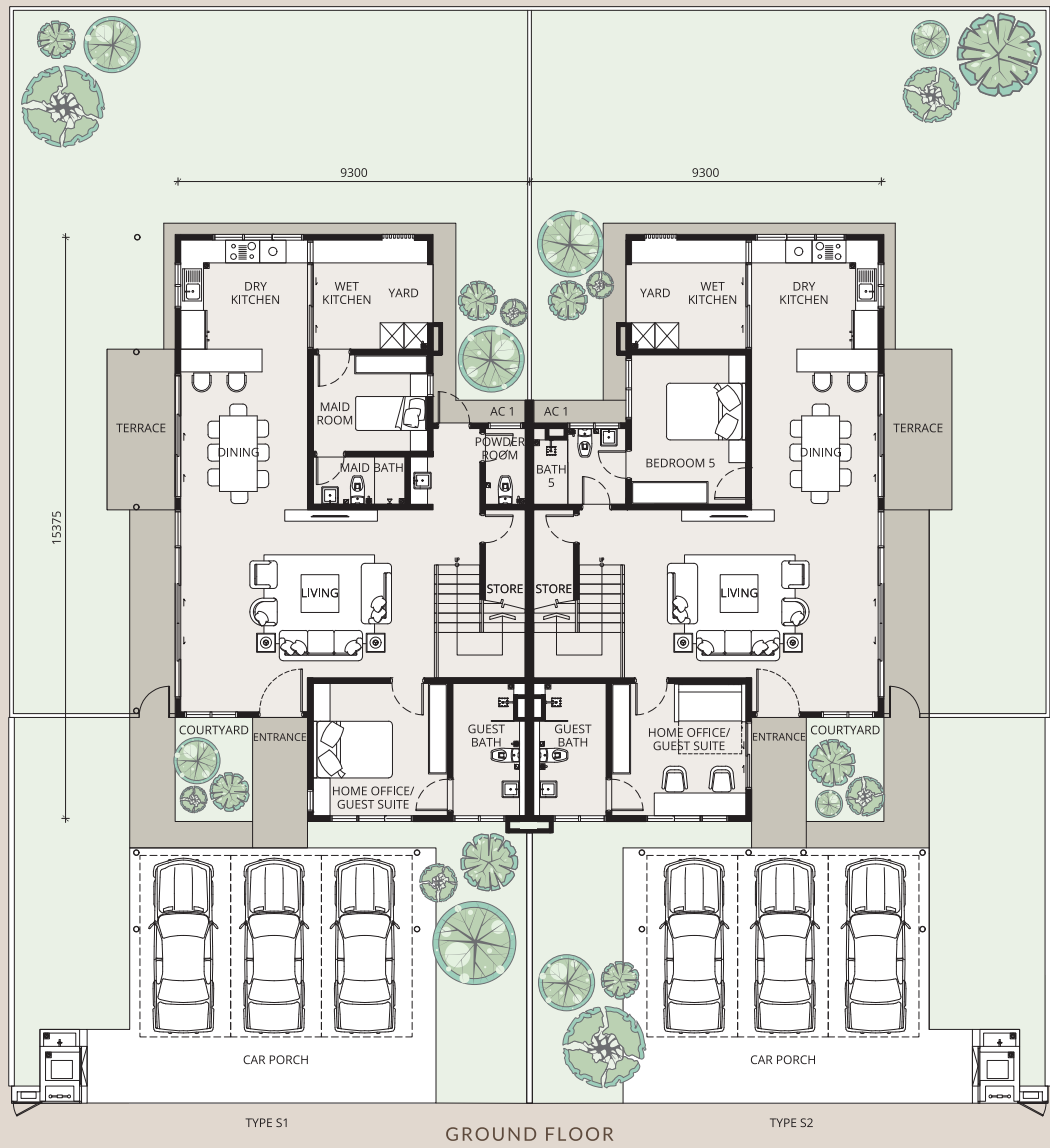
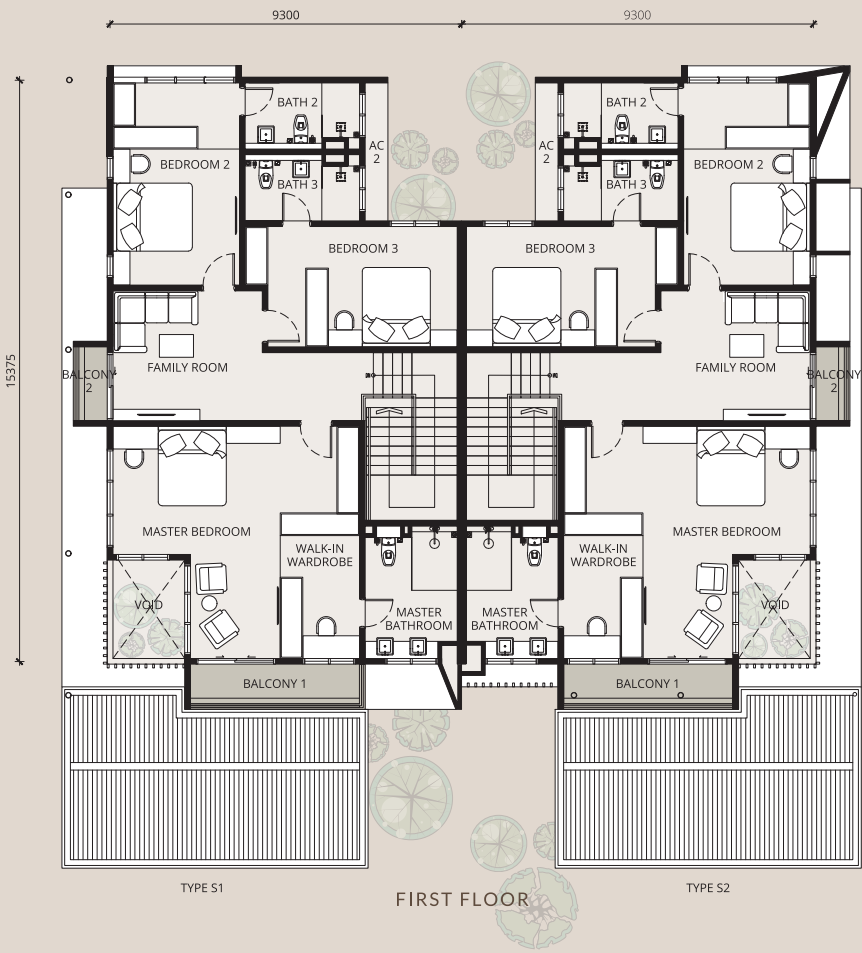
4+1 Bedrooms  
5+1 Bathrooms

## TYPE S2

Land size\*  
45' X 93'

Built-up size  
3,376 sq. ft.

5 Bedrooms  
5 Bathrooms



\* Land sizes may vary.





Specifications

STRUCTURE	Reinforced Concrete Frame
WALL	Brick Wall
ROOF COVER	Reinforced Concrete Flat Roof / Metal Deck
ROOF STRUCTURE	Reinforced Concrete Flat Roof / Metal Frame
CEILING	Skim Coat / Plaster Ceiling / Fibre Cement Ceiling
WINDOWS	Aluminium Frame Glass Window
DOORS	Flush Door / Aluminium Sliding Glass Door
IRONMONGERY	Selected Locksets
WALL FINISHES	
Bathrooms	Selected Tiles Up To Ceiling Height
Kitchen	Selected Tiles Up To Ceiling Height
Refuse Compartment	Selected Tiles
Others	Plaster & Paint Finish

	TYPE V1	TYPE V2	TYPE S1	TYPE S2
FLOOR FINISHES	Living, Dining, Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Guest Room, Bedroom 5, Family, Balcony, Master Bath, Bath 2, Bath 3, Guest Bath, Bath 5, Bath 6, Toilet, Store, Maid Room, Yard, Terrace, Entrance, Refuse Compartment – Selected Tiles	Living, Dining, Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Guest Room, Family, Balcony, Deck, Master Bath, Bath 2, Bath 3, Guest Bath, Bath 5, Toilet, Store, Maid Room, Yard, Lanai, Terrace, Entrance, Refuse Compartment – Selected Tiles	Living, Dining, Dry & Wet Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Guest Room, Family, Balcony 1 &2, Master Bath, Bath 2, Bath 3, Guest Bath, Bath 5, Toilet, Store, Maid Room, Yard, Terrace, Entrance, Refuse Compartment – Selected Tiles	Living, Dining, Dry & Wet Kitchen, Master Bedroom, Bedroom 2, Bedroom 3, Guest Room, Bedroom 5, Family, Balcony 1 &2, Master Bath, Bath 2, Bath 3, Guest Bath, Bath 5, Store, Yard, Terrace, Entrance, Refuse Compartment – Selected Tiles

Staircase	Timber Treads
Car Porch	Concrete Imprint
Others	Cement Render

SANITARY WARE & PLUMBING				
Wash Basin & Tap	8 Nos	7 Nos	7 Nos	6 Nos
Water Closet	7 Nos	6 Nos	6 Nos	5 Nos
Bib Tap	7 Nos	6 Nos	6 Nos	5 Nos
Shower	6 Nos	5 Nos	5 Nos	5 Nos
Bath Tub & Tap	1 Nos	1 Nos	–	–
Kitchen Sink & Tap	1 Nos	1 Nos	1 Nos	1 Nos

ELECTRICAL POINTS				
Light Point	40 Nos	42 Nos	36 Nos	34 Nos
Power Point – 13A SSO	26 Nos	26 Nos	24 Nos	24 Nos
Power Point – 15A SSO	1 Nos	1 Nos	1 Nos	1 Nos
Air Conditioning Point	8 Nos	8 Nos	7 Nos	7 Nos
Fan Point – Wall Fan	1 Nos	1 Nos	1 Nos	–
Fan Point – Ceiling Fan	8 Nos	7 Nos	7 Nos	7 Nos
Fiber Wall Socket	1 Nos	1 Nos	1 Nos	1 Nos
Isolator – 30A TPN	1 Nos	1 Nos	1 Nos	1 Nos
Water Heater Point	2 Nos	2 Nos	1 Nos	1 Nos
Water Pump Point	1 Nos	1 Nos	1 Nos	1 Nos

FENCING	Reinforced Concrete & Metal Fencing
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DISCLAIMER: All the above specifications shall subject to variation, modifications and substitution as rcommended by the architect and/ or as directed by the appropriate authorities.



Close to all  
that matters

Enjoy the tranquillity of a private enclave  
without losing touch with the outside world.  
Located in a mature neighbourhood,  
Myra Tenuman features close proximity to various  
amenities - from educational and medical institutions,  
to recreational and entertainment spots  
- for enhanced convenience.



LEGEND

<div><div></div><div></div></div> <div><div>Medical Centre</div><div>Sentosa Specialist Hospital6 KM</div><div>KPJ Selangor Specialist Hospital8 KM</div><div>Avisena Specialist Hospital9 KM</div><div>Columbia Asia Hospital Bukit Rimau10 KM</div><div>Tengku Ampuan Rahimah Hospital11 KM</div><div>Shah Alam Hospital12 KM</div></div>	<div><div></div><div></div></div> <div><div>Shopping Mall and Super Market</div><div>Econsave Kampung Jawa4 KM</div><div>AEON BiG Section 236 KM</div><div>SACC Mall8 KM</div><div>Centro Mall8 KM</div><div>Gamuda Walk8 KM</div><div>AEON BiG Bukit Rimau8 KM</div><div>AEON Mall Bukit Raja10 KM</div><div>Central i-City10 KM</div><div>Lotus's Shah Alam12 KM</div><div>AEON Mall Shah Alam13 KM</div><div>Da Men Mall16KM</div><div>Sunway Pyramid Shopping Mall18KM</div><div>IOI Mall Puchong19KM</div></div>
<div><div></div><div></div></div> <div><div>Education</div><div>SMJK Chung Hwa4 KM</div><div>Eaton International School4 KM</div><div>SJK(C) Khe Beng9 KM</div><div>Univesity Teknologi MARA (UiTM) Section 1710 KM</div><div>Sanctus International School10 KM</div><div>Sri KDU International School12 KM</div><div>Management &amp; Science University (MSU)14 KM</div><div>Fairview International School14 KM</div><div>Maple Leaf Kingsley International School15 KM</div><div>Sunway University18 KM</div><div>Taylor's University Lakeside Campus20 KM</div></div>	<div><div></div><div></div></div> <div><div>Leisure Parks</div><div>Taman Tasik Alam Impian3 KM</div><div>Kota Permai Golf &amp; Country Club9 KM</div><div>National Botanic Gardens Shah Alam13 KM</div><div>Malawati Stadium13 KM</div><div>Sultan Abdul Aziz Shah Golf &amp; Country Club15 KM</div></div>

KTM LINE

\*all distances mentioned are approximate





## The connoisseur of space

The heart of Myra is rooted in its commitment to create beautiful and functional homes for various lifestyle needs. With a wealth of experience in property development and construction, and the realisation of over 28,000 homes worth over RM3 billion, it has built a respectable reputation for itself, with an eye for creative and thoughtful space planning.

## Bringing a home to life

Led by Tangu Architecture, Myra Tenuman celebrates the concept of a "Green Village Compound", taking inspiration from the traditional Malay idea of "halaman" to foster a sense of openness, community, and harmony with nature.

The bungalows and semi-detached homes integrate design choices like open plan layouts, transitional spaces, large windows, and outdoor areas - blending the boundaries between indoor comfort and outdoor serenity, while promoting eco-conscious values. This creates a development that merges contemporary tropical design with cultural sensitivity, producing exquisite yet functional, adaptable, and sustainable homes.

## A landscape shaped by nature

The Myra Tenuman landscape is one rooted in mindfulness and sustainability. Realised by Convergence by Design, the landscape design embraces the rhythms of the natural world, creating spaces that invite residents to connect with nature in meaningful ways.


Every element reflects a deep respect for the environment, while fostering a sense of balance and wellbeing. This nature-centered approach encourages a more intentional way of life, while creating an environment where the people and the land coexist in harmony, enriching daily experiences while nurturing the planet.

Welcome home.



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myratenuman.my

 Myra Tenuman Sales Gallery