Myra

TENUMAN

HALAMAN 1

SEMI-D | BUNGALOW

This is home, truly.

Myra Tenuman is a serene, thoughtfully crafted neighbourhood spanning 54 acres, where every connection feels like home. This exclusive address brings together peaceful residential spaces and lively commercial areas, forming a close-knit community where the warmth of good days past meets the convenience of modern living.

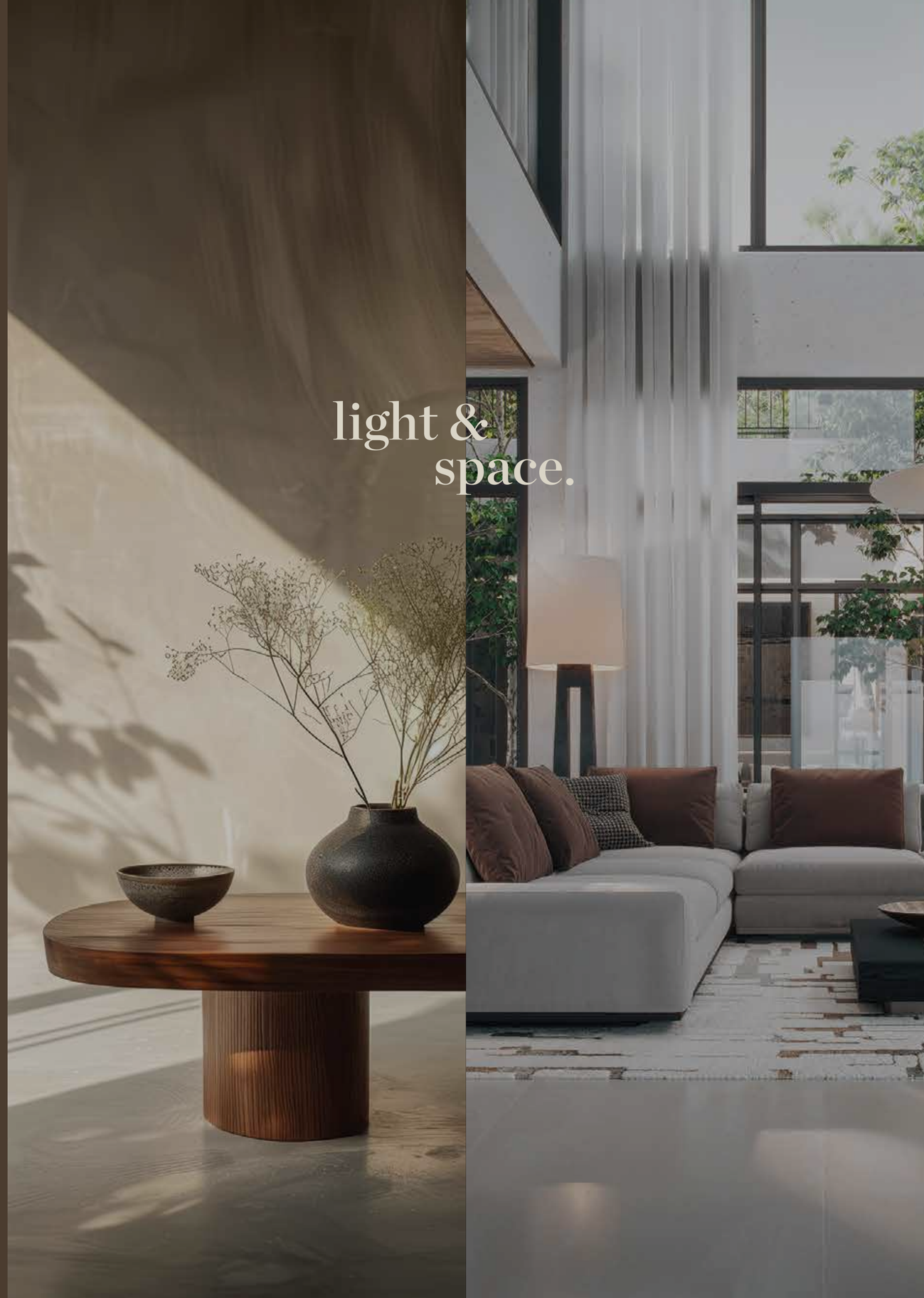
"In a time when community spirit was stronger and life felt simpler, the entire street was our home, and our neighbours were our extended family."



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.



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 most cherished connections.





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.





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

Within Myra Tenuman is Halaman, a residential enclave that promises a life of tranquillity and fulfilment. Elegant bungalows and idyllic semi-detached houses designed for multigenerational living are nestled amidst a verdant landscape, evoking a sense of peace and nostalgic charm.

These residences offer a harmonious balance of privacy, comfort, sustainability, and community - where coming home always feels like returning to what matters most.

Artist's Impression

A warm welcome

As you step into the sunlit entrance, the bustle and rush of the outside world gently fade away.
In their place, a familiar warmth welcomes you.
Here, the door home doesn't just open to a house, it opens to belonging, to the place where you're truly known.



Artist's Impression



Artist's Impression

An interplay of air & light

Enter the main living room area, and be immersed in a composition of openness and intimacy. The double-volume design always leaves an astounding impression, complemented by expansive glass doors that invite an abundance of natural light and air. Thoughtfully designed for both quiet lounging and joyful gatherings, this space is truly made for feeling at ease.

Here,
breakfast tastes better

Begin each day with sunshine and a sunny side up, enjoyed from your very own indoor courtyard, a unique space right by the kitchen which doubles as a breakfast nook. It offers a seamless transition to the outside greenery, starting your mornings on a good note while bathed in daylight.

Artist's Impression

For moments of togetherness

The heart of the home – this is where the aromas of a comforting meal and the chatter of loved ones fill the air. An open plan kitchen provides plenty of space for gourmet explorations, while the island counter serves as a centrepiece that invites occasions to gather and entertain.



Artist's Impression

Wind down with the sunset

As evening falls, retreat to your personal garden for moments of pause and relaxation. A green retreat unique to corner homes, it's the perfect place to unwind as the air gets cooler and life's simplest joys naturally reveal themselves.



Artist's Impression



Artist's Impression

Step out into your peace

For private moments that keep you connected to nature,
a private balcony awaits just a few steps from the master bedroom.
This natural extension of your personal sanctuary is a serene space to
pause and reconnect, making every moment feel a little more yours.

Let the day soak away

While the master bedroom offers rest and comfort, the en suite is crafted for rejuvenation and renewal. Spacious in design and luxurious in nature, this haven is all yours for long showers, pampering baths, or indulgent self-care rituals that make the everyday extraordinary.



Where every neighbour is a friend

Life in the Myra Tenuman promises days of joy and fulfilment, rooted in community and wellbeing. A neighbourhood Central Lake Park lies at the heart of it all, enriching everyday leisure with select facilities and communal spaces - all set within a serene, verdant landscape.



Artist's Impression

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
14. Lily Pond





Energy Zone



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



MYRA TENUMAN
MASTER PLAN

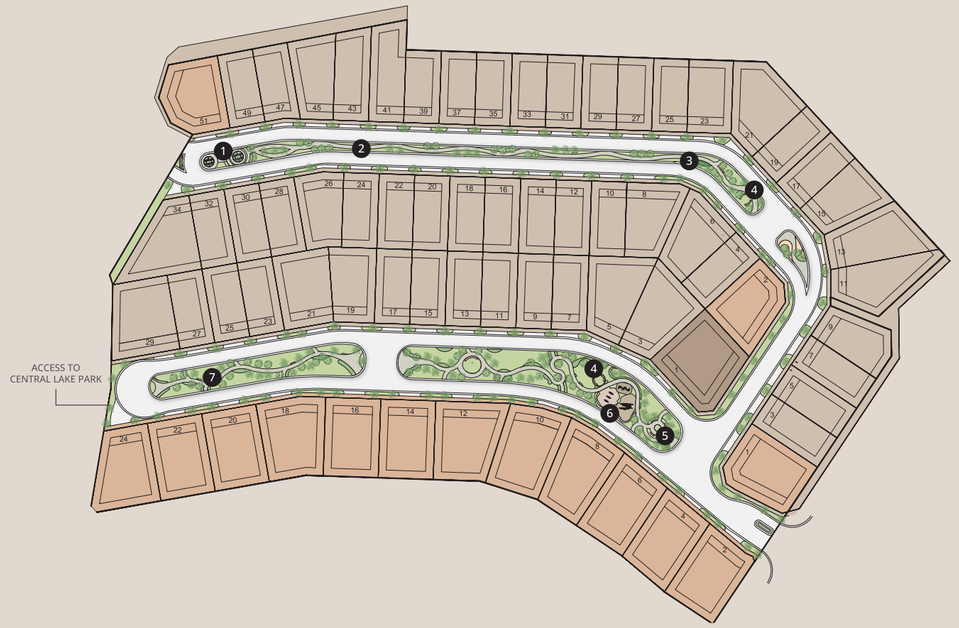


LEGEND

- Halaman 1 **NOW LAUNCHING**
  Semi-Detached & Bungalow
- Halaman 2, 3, 4
  (Future Development)
- Mixed Development
  (Future Development)

HALAMAN 1

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



Artist's Impression

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


Artist's Impression

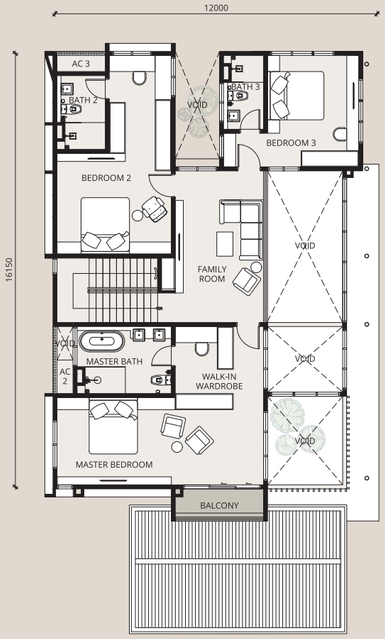
BUNGALOW

TYPE V1

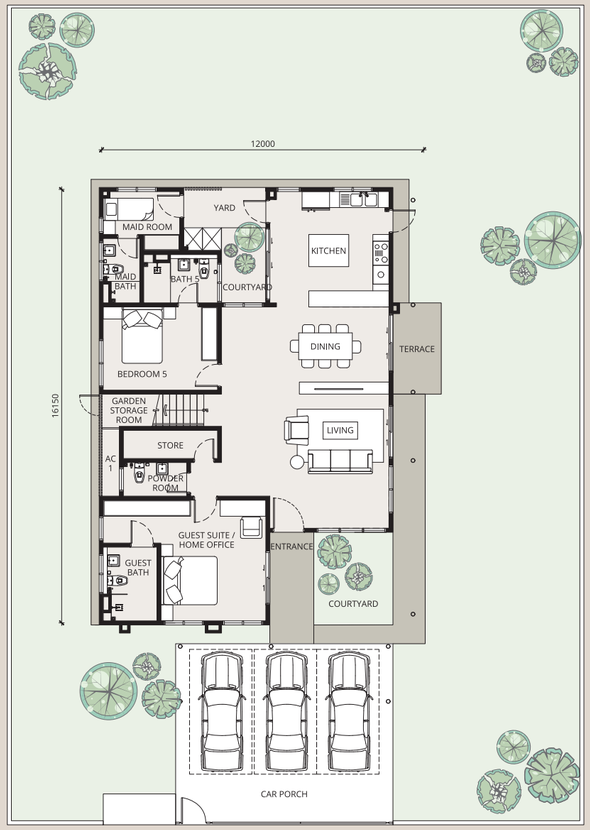
Land size*
70' X 100'

Built-up size
3,765 sq. ft.

5+1 Bedrooms
6+1 Bathrooms



FIRST FLOOR



GROUND FLOOR

* 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



FIRST FLOOR



GROUND FLOOR

* Land sizes may vary.



Artist's Impression

SEMI-D

TYPE S1

Land size*
45' X 93'

Built-up size
3,376 sq. ft.

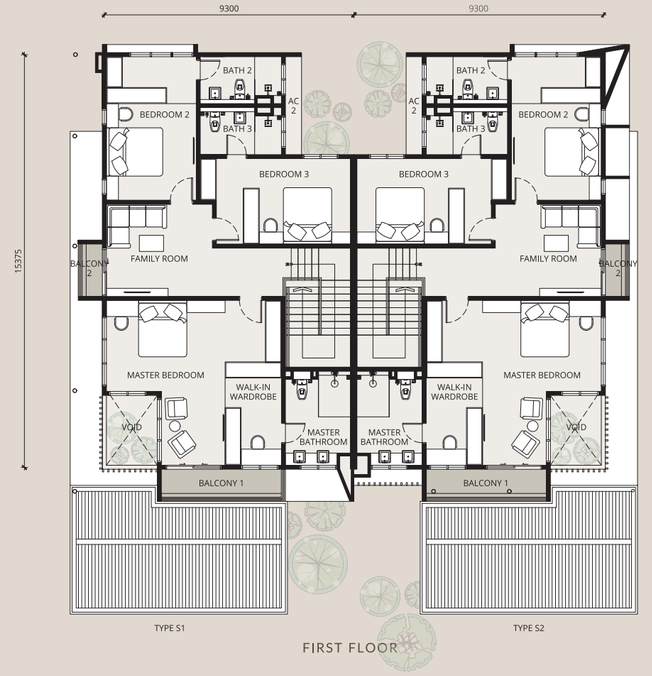
4+1 Bedrooms
5+1 Bathrooms

TYPE S2

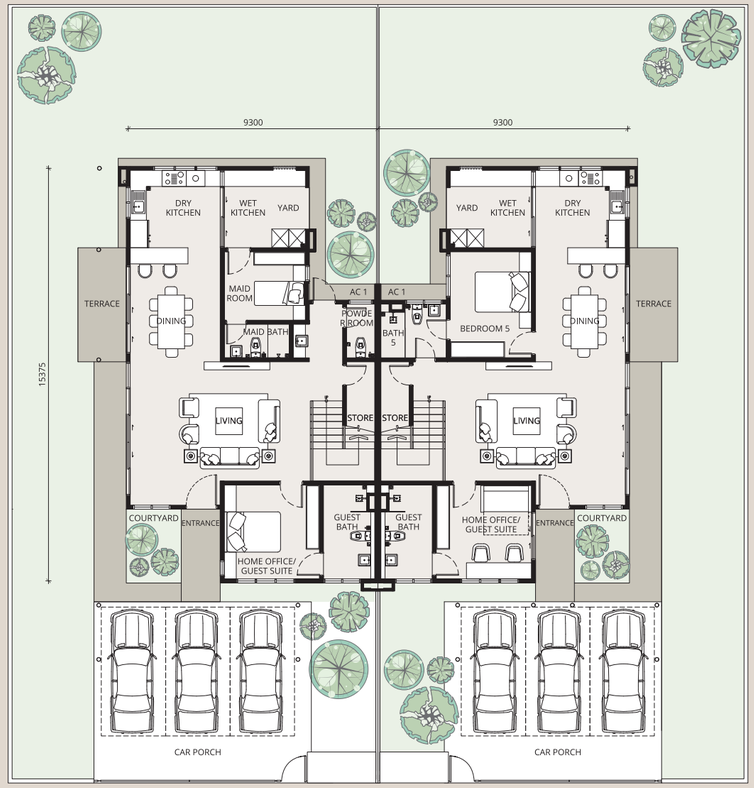
Land size*
45' X 93'

Built-up size
3,376 sq. ft.

5 Bedrooms
5 Bathrooms



FIRST FLOOR



GROUND FLOOR

* 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			
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			

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

MEDICAL CENTRE

Sentosa Specialist Hospital	6 KM
KPJ Selangor Specialist Hospital	8 KM
Avisena Specialist Hospital	9 KM
Columbia Asia Hospital Bukit Rimau	10 KM
Tengku Ampuan Rahimah Hospital	11 KM
Shah Alam Hospital	12 KM

EDUCATION

SMJK Chung Hwa	4 KM
Eaton International School	4 KM
SJK(C) Khe Beng	9 KM
Univesity Teknologi MARA (UiTM) Section 17	10 KM
Sanctus International School	10 KM
Sri KDU International School	12 KM
Management & Science University (MSU)	14 KM
Fairview International School	14 KM
Maple Leaf Kingsley International School	15 KM
Sunway University	18 KM
Taylor's University Lakeside Campus	20 KM

SHOPPING MALL AND SUPER MARKET

Econsave Kampung Jawa	4 KM
AEON BiG Section 23	6 KM
SACC Mall	8 KM
Centro Mall	8 KM
Gamuda Walk	8 KM
AEON BiG Bukit Rimau	8 KM
AEON Mall Bukit Raja	10 KM
Central i-City	10 KM
Lotus's Shah Alam	12 KM
AEON Mall Shah Alam	13 KM
Da Men Mall	16KM
Sunway Pyramid Shopping Mall	18KM
IOI Mall Puchong	19KM

LEISURE PARKS

Taman Tasik Alam Impian	3 KM
Kota Permai Golf & Country Club	9 KM
National Botanic Gardens Shah Alam	13 KM
Malawati Stadium	13 KM
Sultan Abdul Aziz Shah Golf & Country Club	15 KM

-- -- KTM LINE

*all distances mentioned are approximate

Myra

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.

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myratenuman.my

No Lesen Pemaju: 30962/02-2030/0018(N) | Tempoh Sah laku lesen: 19/08/2025 sehingga 18/08/2027 | No. Permit: 30962-1/08 2027/0685(N)-(L) | Tempoh Sah laku permit: 2 Tahun | Jenis Hakmilik: Kekal | Sekatan Kepentingan: Tiada | Pihak Berkuasa yang Meluluskan Pelan Bangunan: Maljis Bandaraya Shah Alam | No Rujukan: MBSA.BGN.600-3/2/375 | Jenis Rumah: Rumah Banglo | Bilangan Unit : 16 unit | Harga : RM 3,056,900 (Min) - RM 3,552,700 (Mak) | Jenis Rumah: Rumah Berkembar | Bilangan Unit : 54 unit | Harga : RM 2,015,800 (Min) - RM 2,688,800 (Mak) | Tarikh Jangka Siap: September 2027 | Bebanan (gadaian) tanah: CIMB Islamic Bank Berhad | MAKLUMAT PEMAJUAN BOLEH DISEMAK MELALUI PORTAL TEDUH.KPKT.GOV.MY
IKLAN IN TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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