



Maming Development (Ayer Keroh) Sdn Bhd. 202001032468 (1388788-A)
 (A Member of Maming Holdings Sdn Bhd)

Head Office 18-07, Level 18, PJX Tower, No. 16A, Persiaran Barat, 46050 Petaling Jaya, Selangor. Tel: 603-7931 1888

Sales Office B5, Jalan PKCAK 1, Pusat Komersial Cendana Ayer Keroh, Bukit Baru, 75450 Hang Tuah Jaya, Melaka. Tel: 606-852 2576

www.maming.com.my | [mamingholdings](https://www.instagram.com/mamingholdings)

Developer: MaMing Development (Ayer Keroh) Sdn. Bhd. 202001032468 (1388788-A) • Developer's License No: 30227-10/2027/0226(N) • Validity Period: 07/10/2022 - 06/10/2027 • Advertising and Sales Permit No: 30227-105-2026/062(N)-(S) • Validity Period: 30/05/2023 - 29/05/2026 • Approving Authority: Majlis Perbandaran Hang Tuah Jaya • Type of Property: Condominium • Approved Building Plan No: MPHDT/DK9/050321001 • Land Encumbrances: Nil • Land Tenure: Leasehold 99 Years (24 August 2121) • Price: Block A: RM375,000.00 (min) - RM843,000.00 (max), Block B: RM350,000.00 (min) - RM858,000.00 (max), Block C: RM357,000.00 (min) - RM618,000.00 (max), Block D: RM352,000.00 (min) - RM730,000.00 (max) • Number of Units: Block A: 40 (6 Floors), Block B: 40 (6 Floors), Block C: 135 (17 Floors), Block D: 135 (17 Floors) • Total Unit: 350 units • Expected Date of Completion: March 2026 • This land is not chargeable or transferrable without prior written consent from the local council. • THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT

Disclaimer: The information contained herein is subject to changes 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 brochure, the developer or any associated parties cannot be held responsible for any inaccuracy. All info are subject to variations, modifications and substitutions as may be required.

D'BAYU RESIDEN

Ayer Keroh, Melaka

home is where your story begins.

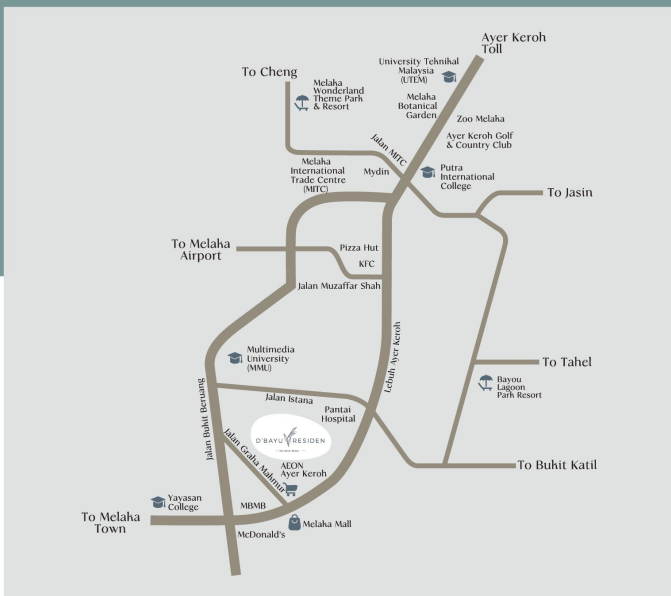


ABSOLUTE CONNECTIVITY

PRIME LOCATION

This low rise low density condominium is situated on 4.36 acres of prime land in Ayer Keroh, Melaka. A stone's throw away to various amenities & tourist attractions.

Jonker Street • Ayer Keroh Country Golf Club
Pantai Hospital Ayer Keroh • Multimedia University
Zoo Melaka • McDonald's • Melaka Mall
Aeon Ayer Keroh • Crocodile & Recreational Park



URBAN LIVING



PEACE & LOW DENSITY

Immerse yourself in complete peace of mind the moment you enter the safe and secure enclave of D' Bayu.

- Gated Guarded
- 24-hour CCTV Surveillance
- 3-tier Security
- RFID Access System





D' Bayu offers exclusive living in a refreshing environment filled with lush greenery. The soothing ambiance of tranquility ensures a comfortable and peaceful living experience.

TRANQUILLITY

Come home every day to a ZEN resort-like environment at D'Bayu Residen, an exquisite urban condominium that serves as a sanctuary for your senses.



ELEVATED

Enjoy a healthy lifestyle within a friendly community and embrace quality living like no other. The facilities are developed with flexibility & practicality in mind to create a pleasant and comfortable environment for a variety of activities whether it is for an active lifestyle or to indulged yourself.



Enjoy defining moments at your 970 sq. ft private sky deck.



50m Lap Pool • Play Pool • Wading Pool
Jacuzzi • Gymnasium Deck • Gazebo
Multipurpose Hall • BBQ Area • Lounge Area
Reading Room • Playground • Games Rooms
Kindergarten • Surau • Sauna / Steam Room



Indulge in a lap of luxury in your private pool access.

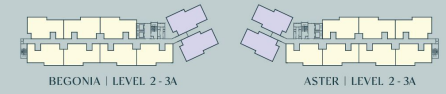
Elevate your community engagement like never before with D'Bayu Neighbourhood Community App. Simplify life for everyone and stay connected while the app systemizes security, convenience and communication between the security guards, residents and management office.

*Pictures shown are for illustration purposes only.



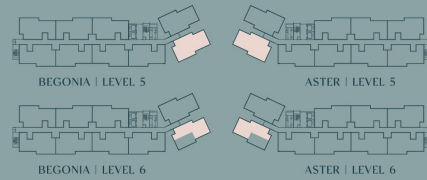
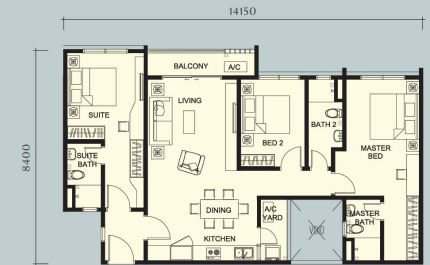
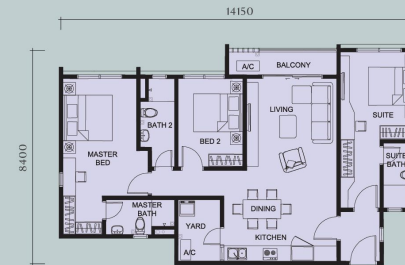
Level 5 - Facilities Floor

Living space that suits every purpose & need. Dual-key, Duplex and Penthouse are perfect for own stay and you can conveniently convert partial of your unit to work-from-home space.



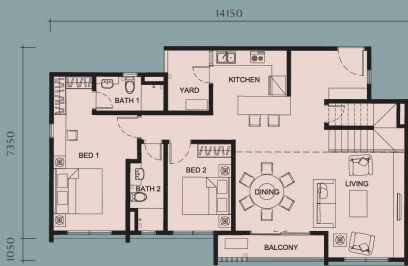
TYPE A (DUAL-KEY)
3 Rooms 3 Bathrooms
Built-up 1,120 sq. ft.

TYPE B (DUAL-KEY)
3 Rooms 3 Bathrooms
Built-up 1,110 sq. ft.

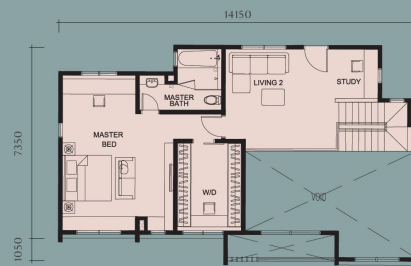


TYPE A1 (DUPLEX)
3 Rooms 3 Bathrooms
Built-up 1,842 sq. ft.

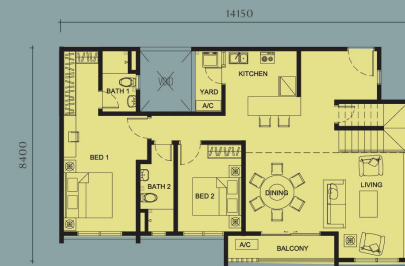
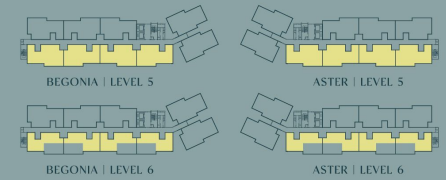
TYPE B1 (DUPLEX)
3 Rooms 3 Bathrooms
Built-up 1,822 sq. ft.



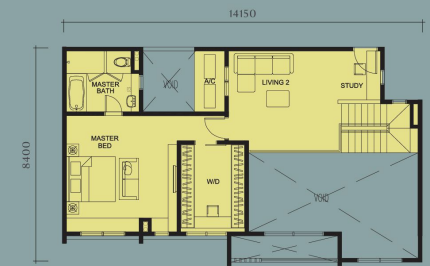
LOWER FLOOR (1,120 sq. ft.)



UPPER FLOOR (722 sq. ft.)



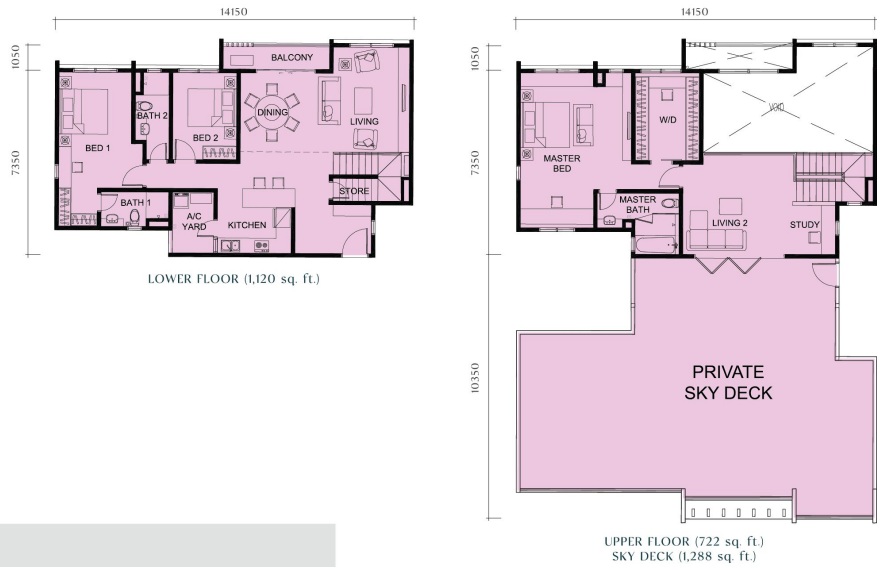
LOWER FLOOR (1,110 sq. ft.)



UPPER FLOOR (712 sq. ft.)

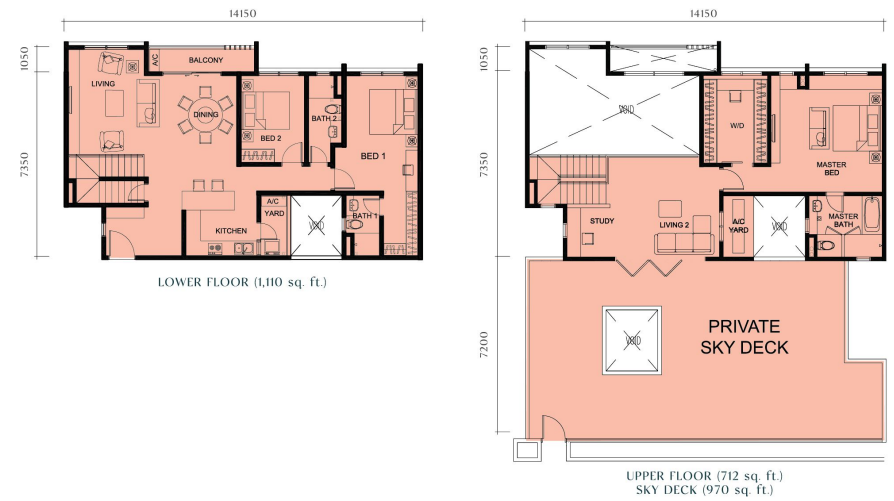
TYPE A2 (DUPLIX PENTHOUSE)

3 Rooms 3 Bathrooms
Built-up 1,842 sq. ft. + 1,288 sq. ft.



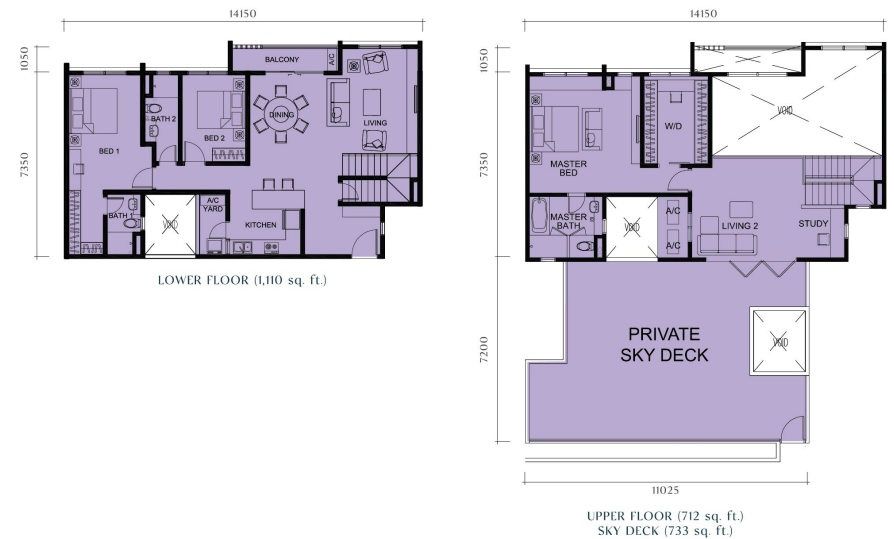
TYPE B2 (DUPLIX PENTHOUSE)

3 Rooms 3 Bathrooms
Built-up 1,822 sq. ft. + 970 sq. ft.

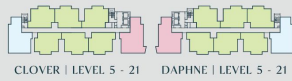


TYPE B3 (DUPLIX PENTHOUSE)

3 Rooms 3 Bathrooms
Built-up 1,822 sq. ft. + 733 sq. ft.



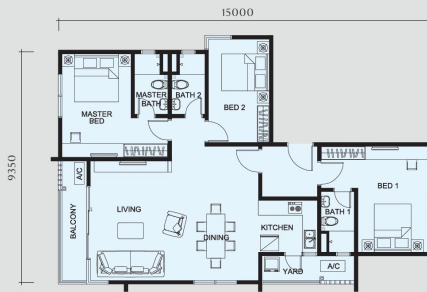
CLASSY MODERNITY



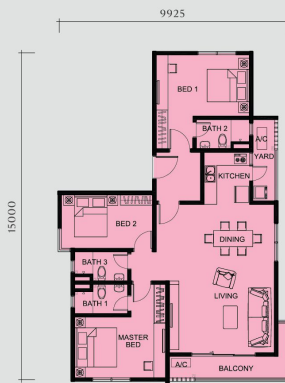
TYPE C
3 Rooms 2 Bathrooms
Built-up 909 sq. ft.



TYPE D (DUAL-KEY)
3 Rooms 3 Bathrooms
Built-up 1,230 sq. ft.



TYPE D1 (DUAL-KEY)
3 Rooms 3 Bathrooms
Built-up 1,259 sq. ft.



SPECIFICATIONS

STRUCTURE Reinforced Concrete	WINDOWS Aluminium Frame Windows
ROOF COVERING Reinforced Concrete Roof Slab	FLOOR FINISHES Tiles
CEILING Shim Coat & Paint / Plaster Ceiling	WALL FINISHES Bathroom Tiles to ceiling height
WALL Reinforced Concrete or Masonry Wall	Kitchen Tiles up to 1500mm in height
DOORS Solid Timber Door / Glass Sliding Door / Flush Door	Other Areas Shim Coat / Plaster & Paint
INTERNAL TELEPHONE TRUNKING AND CABLING Concealed	IRONMONGERY Quality Locksets

SANITARY FITTINGS

Fittings	Type									
	A nos.	B nos.	C nos.	D nos.	D1 nos.	A1 nos.	A2 nos.	B1 nos.	B2 nos.	B3 nos.
Water Closet	3	3	2	3	3	3	3	3	3	3
Wash Basin	3	3	2	3	3	3	3	3	3	3
Shower Head	3	3	2	3	3	3	3	3	3	3
Kitchen Sink	1	1	1	1	1	1	1	1	1	1
Water Taps	8	8	6	8	8	9	9	9	9	9
Bath Tub	-	-	-	-	-	1	1	1	1	1

ELECTRICAL FITTINGS

Fittings	Type									
	A nos.	B nos.	C nos.	D nos.	D1 nos.	A1 nos.	A2 nos.	B1 nos.	B2 nos.	B3 nos.
Light Point	19	19	15	19	19	27	29	28	37	34
13A Power Point	19	21	15	21	21	25	25	24	24	24
Fan Point	2	2	3	2	2	4	4	4	4	4
A/C Point	3	3	2	4	4	4	4	4	4	4
Water Heater Point	3	3	2	3	3	3	3	3	3	3
TV Point	2	2	1	2	2	2	2	2	2	2
Data Point	2	2	-	2	2	2	2	2	2	2
Door Bell Point	1	1	1	1	1	1	1	1	1	1
Fibre Optic Point	1	1	1	1	1	1	1	1	1	1

Note:
All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Vendor's architect and/or the relevant approving Authorities.