



GARDEN HEIGHTS
RESIDENCE

A NEW CHAPTER IN
Luxury Garden Living
begins here...



ANDACT
ENGINEERING SDN BHD
(705 913-U)

A Brand You Can Always Trust

ANDACT ENGINEERING SDN BHD is an established Engineering and Construction Company incorporated in Malaysia since 18th August 2005 from it's base in Miri, Sarawak with main business focus in General Building and Civil Work Construction and Development Sectors.

As a company with dynamic enthusiasm and aspiration, Andact Engineering has been actively involved with various Engineering support services and Building Construction activities in the local region. We are supported by a group a professionals and administrative staff under the leadership of its Directors to provide Engineering and Building Services to serve various construction industries.

Together with our JV/Alliance associates, where additional resources and other expertise required, Andact Engineering is also capable to provide a wider scope and value added professional engineering and development services to serve Clients.

The Evolution of Luxury Living Embraced by Nature, Enhanced with Modern Elegance

Discover an exclusive sanctuary where stylish living blends seamlessly with the tranquility of nature. Nestled within a thoughtfully landscaped environment, Garden Heights Residence offers a 2.25-acre garden community in Taman Bukit Serdang, complete with 24-hour security for your peace of mind.



Where It All Begins...



URBAN LIVING MEETS NATURE

Entertainment / Leisure

- Pavilion Bukit Jalil
- Axiata Arena
- IOI Mall
- Sunway Pyramid

Healthcare

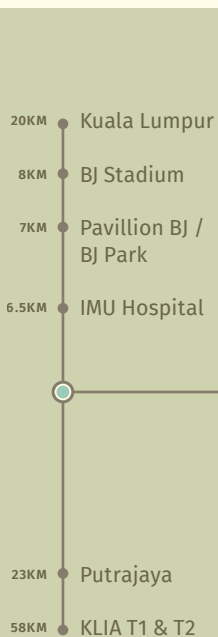
- IMU Hospital
- Hospital Wellness (upcoming)

Sports

- Bukit Jalil Golf and Country Club
- Bukit Jalil Park

Education & Innovation

- IMU University
- APU University
- Teknology Park Malaysia
- Bukit Jalil Sports School



GARDEN HEIGHTS
RESIDENCE



Where Togetherness Blooms and Joyful Moments Grow

At Garden Heights Residence, community moments are just as thoughtfully designed as your home. The Multipurpose Hall & Barbecue Area are refined, flexible space where residents can have a perfect place for both lively get-together and happy gatherings.

Together, these shared spaces turn everyday living into meaningful experiences — all set within the calm beauty of nature.

TOWN HOUSE

TYPE 1

NUMBER OF FLOORS:

1 1/2

LAND AREA:

23'x70'

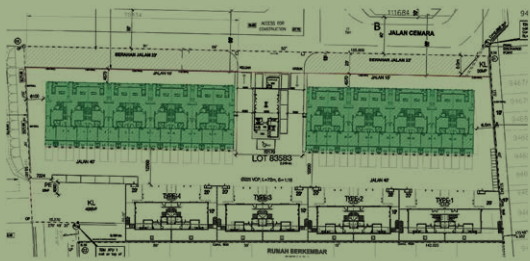
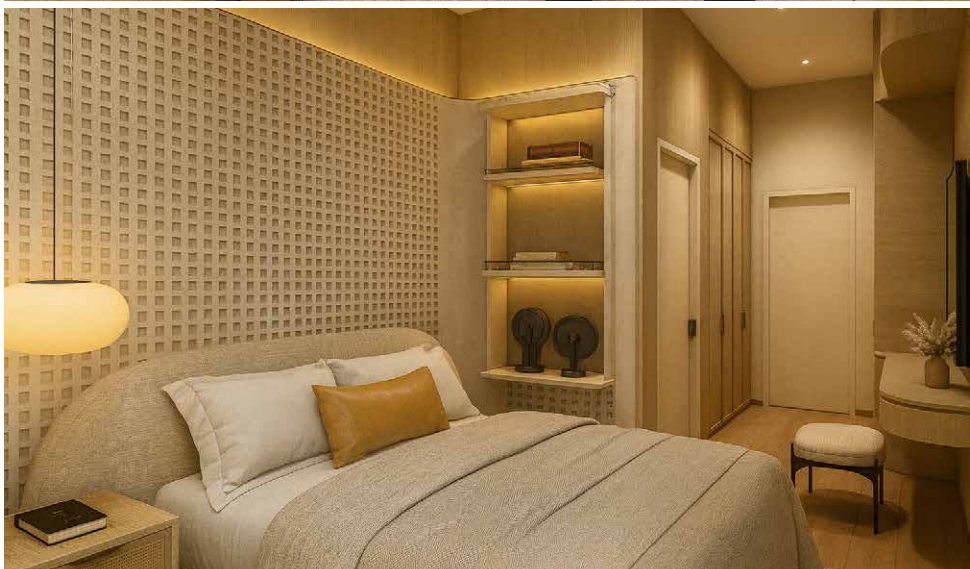
GROSS BUILD-UP AREA:

1820sqft *

TOTAL UNITS:

17

*Includes covered car park area



TYPE 2

NUMBER OF FLOORS:

1 1/2

LAND AREA:

23'x70'

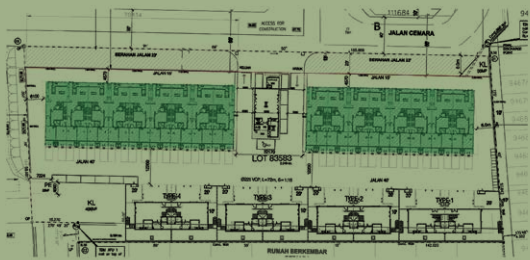
GROSS BUILD-UP AREA:

2000sqft *

TOTAL UNITS:

17

*Includes covered car park area



The Townhouses at Garden Heights Residence offer a modern take on family living. Connected living side by side in a smart & functional layouts, and garden-focused environment. From sunlit living rooms to cozy family areas, the townhouses are a true reflection of thoughtful design in a lush, peaceful setting — all within a secure, well-connected community.

TYPE 1

NUMBER OF FLOORS:

1 1/2

LAND AREA:

23'x70'

GROSS BUILD-UP AREA:

1820^{sqft} *

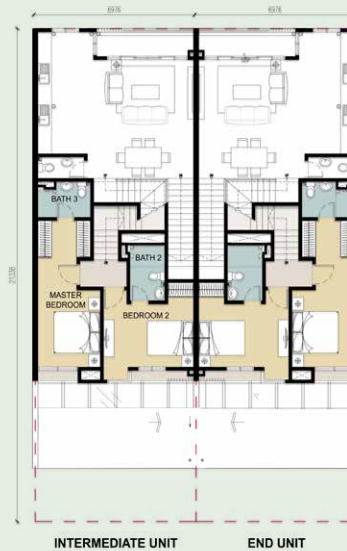
TOTAL UNITS:

17

*Includes covered car park area



GROUND FLOOR PLAN



1ST FLOOR PLAN

TYPE 2

NUMBER OF FLOORS:

1 1/2

LAND AREA:

23'x70'

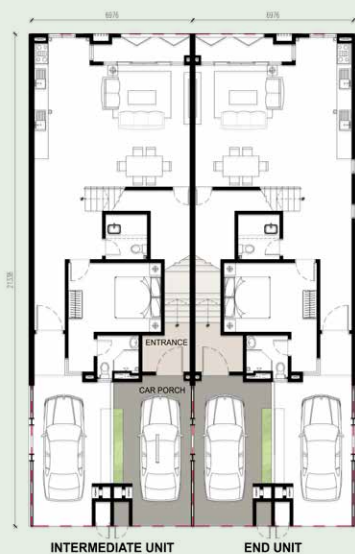
GROSS BUILD-UP AREA:

2000^{sqft} *

TOTAL UNITS:

17

*Includes covered car park area



GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN

SEMI-DETACHED HOUSE

TYPE 1

NUMBER OF FLOORS:

3

LAND AREA:

50'x56'

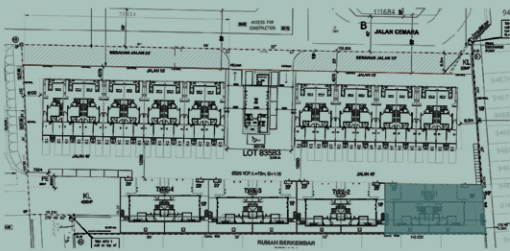
GROSS BUILD-UP AREA:

3500sqft *

TOTAL UNITS:

2

*Includes covered car park area



TYPE 2,3,4

NUMBER OF FLOORS:

3

LAND AREA:

50'x59'

GROSS BUILD-UP AREA:

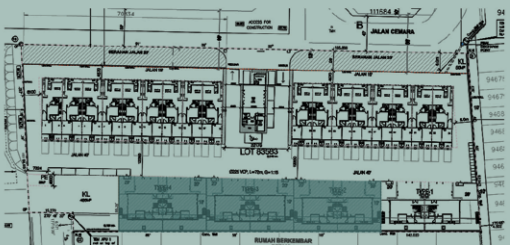
TYPE 2 3717sqft *

TYPE 3&4 3850sqft *

TOTAL UNITS:

6 (2 units/type)

*Includes covered car park area



The Semi-Detached Homes at Garden Heights Residence are designed for everyone and families who value spaciousness, privacy, and a deep connection to nature — without compromising on luxury. The architecture blends modern elegance with warm, natural materials, creating a home that feels both sophisticated and grounded.

TYPE 1

NUMBER OF FLOORS:

3

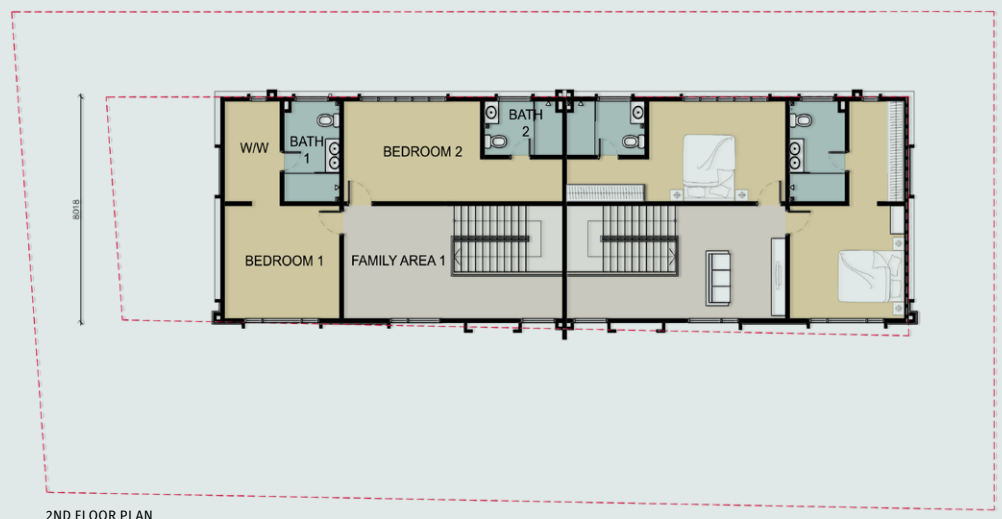
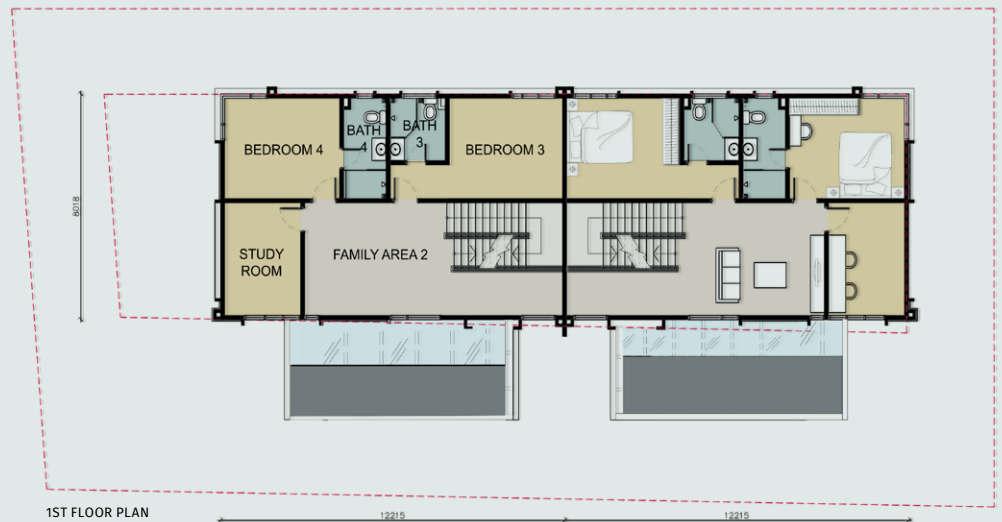
LAND AREA:
50'x56'

GROSS BUILD-UP AREA:
3500sqft *

TOTAL UNITS:

2

*Includes covered car park area



SEMI-DETACHED HOUSE

TYPE 2,3,4

NUMBER OF FLOORS:

3

LAND AREA:

50'x59'

GROSS BUILD-UP AREA:

TYPE 2 3717sqft *

TYPE 3&4 3850sqft *

TOTAL UNITS:

6 (2 units/type)

*Includes covered car park area



GROUND FLOOR PLAN



1ST FLOOR PLAN

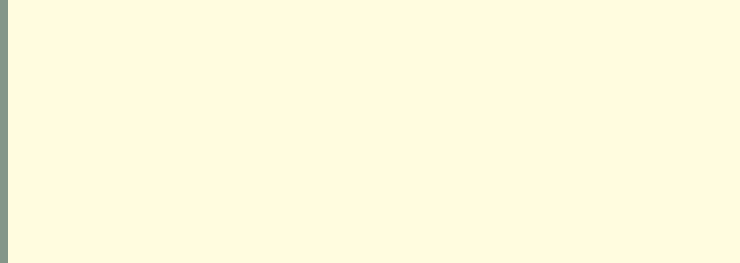


2ND FLOOR PLAN

SPECIFICATIONS

A. STRUCTURE	· Reinforced Concrete
B. WALL	· Masonry
C. ROOF COVERING	· Semi-D - Concrete Roof Tiles · Townhouse - Concrete Roof Tiles
D. ROOF FRAMING	· Semi-D - Metal · Type A2 - Metal
E. CEILING	· Semi-D - Plaster / Skim Coat / Plaster Ceiling · Townhouse - Plaster / Skim Coat
F. WINDOWS	· Aluminium Framed
G. DOORS	
Main Door	· Timber
Other Doors	· Timber Framed
H. IRONMONGERY	· Locksets with Accessories
I. WALL FINISHES	
Living & Dining	· Plaster & Paint
Kitchen	· Porcelain Tile
Maid's Room / Yard / Utility	· Plaster & Paint
Maid's Toilet	· Porcelain Tile
ENtrance Foyer	· Plaster & Paint
Powder Room	· Porcelain Tile
Guest Room	· Plaster & Paint
Staircases	· Plaster & Paint
Family	· Plaster & Paint
Master Bedroom / Bedrooms	· Plaster & Paint
Master Bathroom / Bathrooms	· Plaster & Paint
Dressing	· Plaster & Paint
M&E	· Plaster & Paint
Outdoor Walls	· Plaster & Paint
J. FLOOR FINISHES	
Living & Dining	· Porcelain Tile
Kitchen	· Porcelain Tile
Maid's Room / Yard / Utility	· Porcelain Tile
Maid's Toilet	
Entrance Foyer	· Porcelain Tile
Powder Room	· Porcelain Tile
Staircases	· SPC
Family	· SPC
Master Bedroom / Bedrooms	· SPC
Master Bathroom / Bathrooms	· Porcelain Tile
Dressing	· SPC
Car Porch / Driveway	· Concrete Imprint
K. SANITARY & PLUMBING FITTINGS	· Sanitary Wares & Fittings
L. INTERNAL TELECOMMUNICATIONS CHANNELS AND WIRING	· Provided
M. FENCING	· Masonry
N. TURFING	· Grass

For more information
Please Contact...



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Google Maps Location

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