



D'CITRINE

Langkawi • Kedah

vantagefreeway.com



Luxury Living

IN THE HEART OF SOUTH-EASTERN TIP OF LANGKAWI

D'Citrine is a luxurious secluded development surrounded by greenery and with sea view located in Kuah, Langkawi. The developer Vantage Freeway Sdn. Bhd. has carefully designed to capitalize on the nature beauty of Langkawi. The uniqueness of the design includes a mixed of 3 storey townhouses and low density 15 storey condominium with guarded and gated security.

Provided Facilities

LEGENDS

- | | |
|---------------------------|-----------------------------|
| ① Guardhouse | ⑦ Multi-purpose Hall |
| ② Playground at Townhouse | ⑧ Gymnasium |
| ③ BBQ Area | ⑨ Surau |
| ④ Adult Pool | ⑩ Lobby |
| ⑤ Children Pool | ⑪ Changing Room |
| ⑥ Pool Deck | ⑫ Playground at Condominium |





TYPE A & A1 / TOWNHOUSE

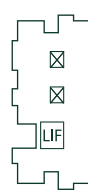
Type A - 14 units | A1 - 2 units
Level 1 | 106 square meter

Private Garden

A - 31 square meter | A1 - 9 square meter



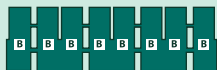
LEVEL 1



Type A: RM 482,800 - RM 487,800
Type A1: RM 472,800

TYPE B / TOWNHOUSE

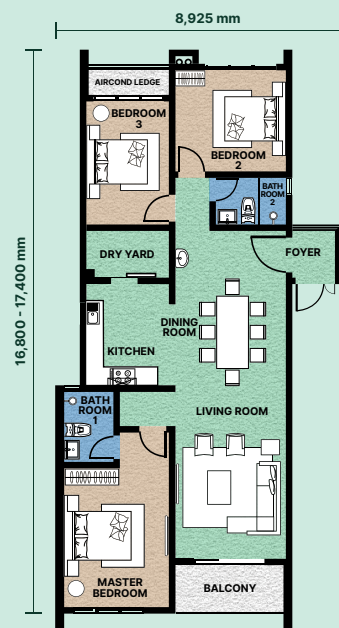
32 units
Level 2 & 3 | 116 - 120 square meter



LEVEL 2 & 3



RM 489,800 - RM 505,800





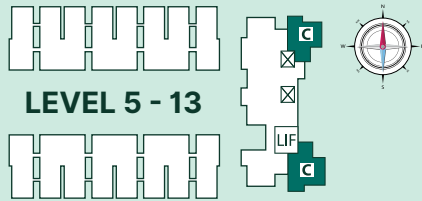
Connecting Living

**A THEME EMPHASIZING CONNECTIVITY
THROUGH HIGH SPEED Wi-Fi AND MOBILE APP**

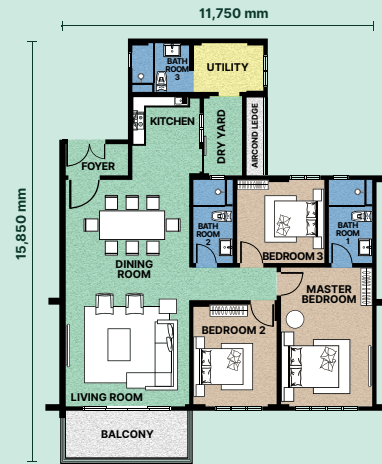
D'Citrine is a new generation condominium and townhouse complex that links management and occupants through its novel application of mobile app. Features include a fiber connection for every unit and free Wi-Fi 6 in common areas.

TYPE C / CONDOMINIUM

18 units
Level 5 - 13 | 139 square meter



RM 578,800 - RM 586,800

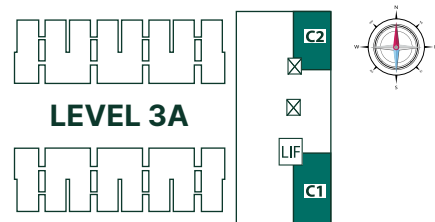
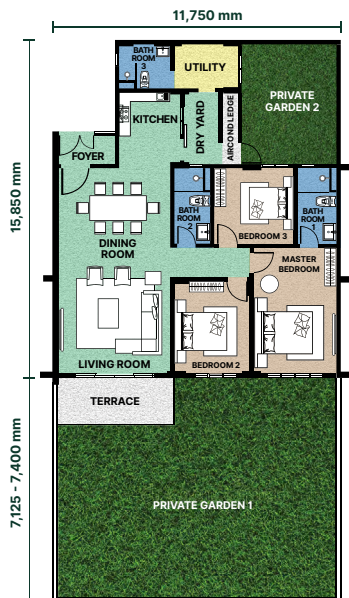


TYPE C1 & C2 / CONDOMINIUM

Type C1 - 1 unit | C2 - 1 unit
Level 3A | 129 square meter

Private Garden

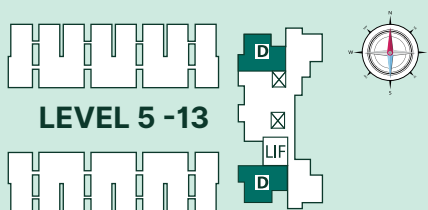
C1 - 131 square meter | C2 - 81 square meter



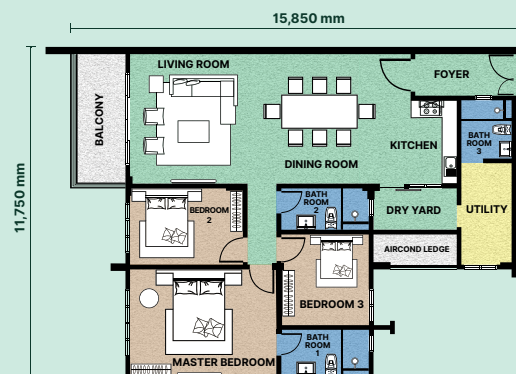
Type C1: RM 593,800
Type C2: RM 572,800

TYPE D / CONDOMINIUM

18 units
Level 5 - 13 | 148 square meter



RM 615,800 - RM 623,800

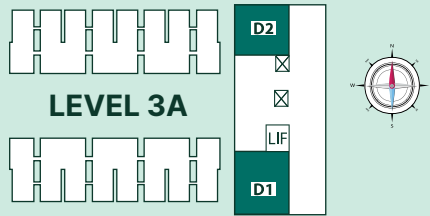


TYPE D1 & D2 / CONDOMINIUM

Type D1 - 1 unit | Type D2 - 1 unit
Level 3A | 138 square meter

Private Garden

D1 - 240 square meter | D2 - 163 square meter



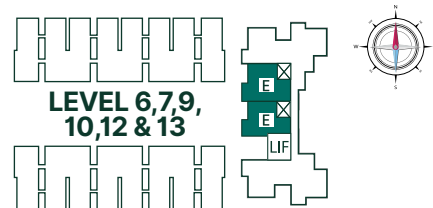
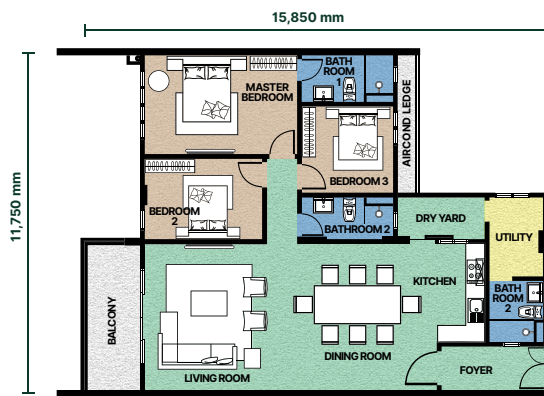
Type D1: RM 678,800
Type D2: RM 644,800



TYPE E / CONDOMINIUM

9 units

Level 6,7,9,10,12 & 13 | 146 - 147 square meter



RM 608,800 - RM 623,800

TYPE E1 & E2 / CONDOMINIUM

Type E1 - 1 unit | Type E2 - 1 unit
Level 3A

E1 - 136 square meter

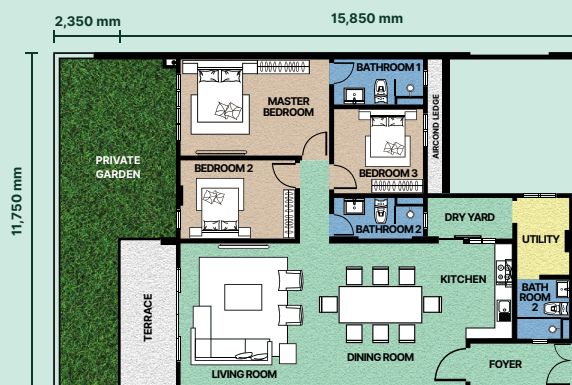
E2 - 137 square meter

Private Garden

E1 & E2 - 50 square meter



Type E1: RM 586,800
Type E2: RM 590,800





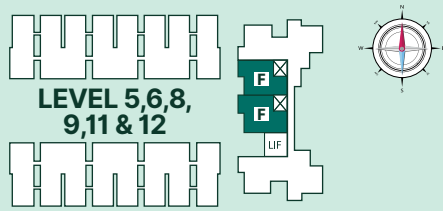
Connecting Families

RESIDENTIAL IDEAL FOR FAMILIES

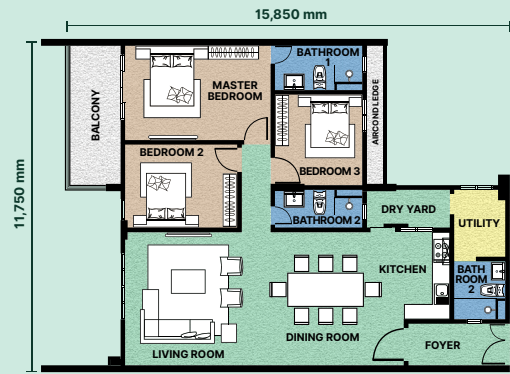
A charming place, D'Citrine provides a relaxing and calming environment for families. This luxurious residence complex features swimming pools, playgrounds, gymnasium, multipurpose hall and barbeque area surrounded by beautiful garden.

TYPE F / CONDOMINIUM

9 units
Level 5,6,8,9,11 & 12 | 131 - 132 square meter

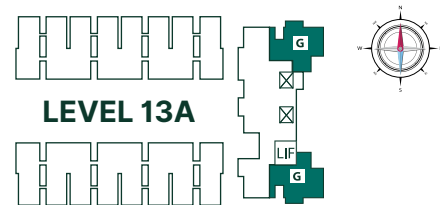


RM 608,800 - RM 618,800

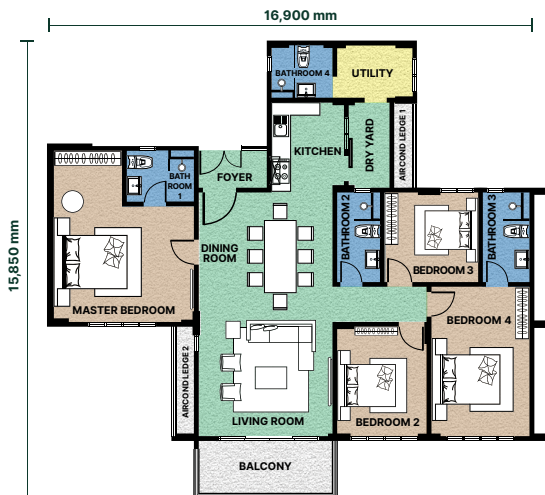


TYPE G / CONDOMINIUM

2 units
Level 13A | 170 square meter

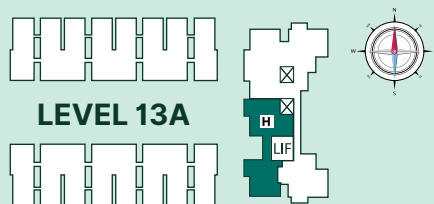


RM 669,800



TYPE H / CONDOMINIUM

1 unit
Level 13A | 279 square meter

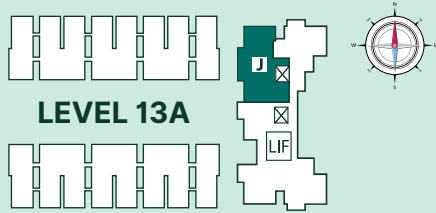


RM1,092,800

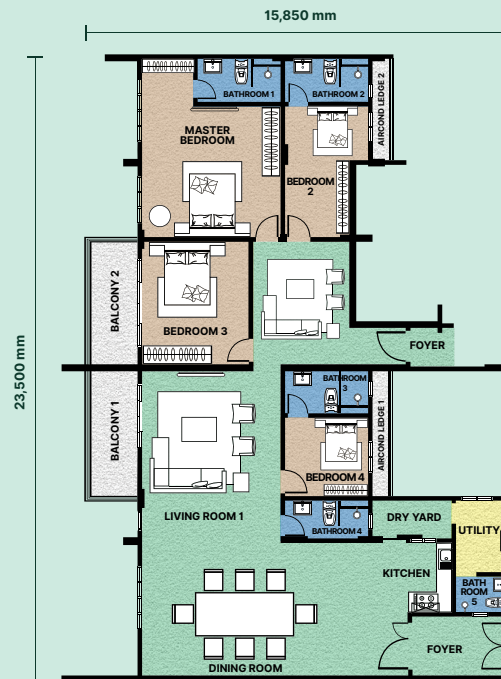


TYPE J / CONDOMINIUM

1 unit
Level 13A | 262 square meter

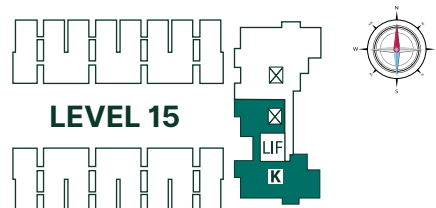


RM 1,026,800



TYPE K / CONDOMINIUM

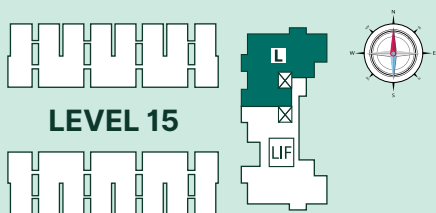
1 unit
Level 15 | 462 square meter



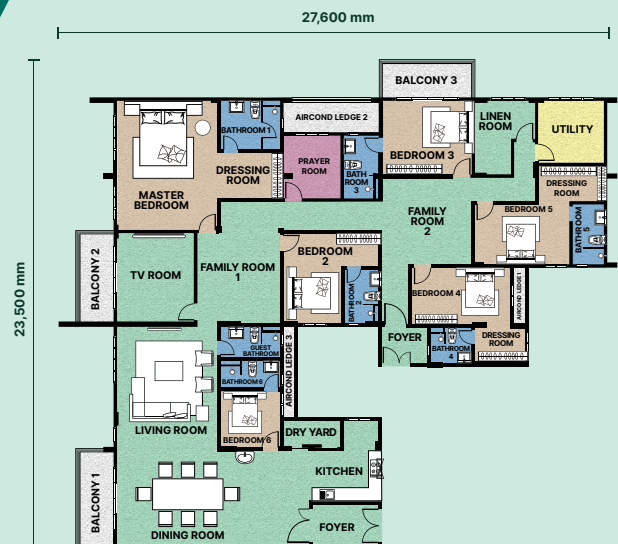
RM1,790,800

TYPE L / CONDOMINIUM

1 unit
Level 15 | 460 square meter



RM 1,782,800



General Specifications

1	Structure	Reinforced concrete
2	Walls	Cement sand brick
3	Roof Covering	Reinforced concrete flat roof / Metal deck
4	Roof Structure	Reinforced concrete / Light weight steel truss
5	Ceiling	Scheme coat / Plaster ceiling and paint
6	Windows	Aluminium frame and glass
7	Doors	Solid timber / Plywood flush / Aluminium frame sliding and folding / 1 hour fire rated doors
8	Ironmongeries	Lockset / Mild steel grille
9	Wall Finishes	Cement plaster, tiles and paint
10	Floor Finishes	Cement render and tiles

11 Sanitary and Plumbing Fittings

	Type A/A1/B	Type C/D/D1/D2/E/F	Type C1/C2	Type E1/E2	Type G	Type H	Type J	Type K	Type L
Basin, Sink and Faucet	3	4	4	4	5	6	6	8	9
Water Closet and Bidet	2	3	3	3	4	5	5	7	8
Source for Basin	1	1	1	1	1	1	1	1	1
Source For Washing Machine	1	1	1	1	1	1	1	1	1
Shower	2	3	3	3	4	5	5	6	7
Hot Water Source	2	2	2	2	3	4	4	6	7

12 Electrical Installation

	Type A/A1/B	Type C/D/D1/D2/E/F	Type C1/C2	Type E1/E2	Type G	Type H	Type J	Type K	Type L
Lighting Point	22	22	24	25	25	34	30	48	52
Fan Point	5	7	7	7	8	12	10	17	15
13A Power Socket	21	26	26	26	30	37	34	41	42
15A Air Condition Point	5	5	5	5	6	8	7	8	8
15A Water Heater Point	2	2	2	2	3	4	4	6	7
TV Point	1	1	1	1	1	3	3	3	4
Door Bell Point	1	1	1	1	1	2	1	2	2

13 Internal Communication Trunking And Cabling

	Type A/A1/B	Type C/D/D1/D2/E/F	Type C1/C2	Type E1/E2	Type G	Type H	Type J	Type K	Type L
Fibre Wall Socket Point	1	1	1	1	1	1	1	1	1

14 Others

Private Garden

• For Type A / A1 / C1 / C2 / D1 / D2 / E1 / E2 only



Begin a fresh new life located in the heart of Kuah Town, Langkawi

ECONOMIC CENTER

Top tourist attractions
within reach

Good investment
opportunities

ACCESIBILITY

Via sea and air

Well connected to facilities

PLACE OF INTEREST

Nearby shopping outlets

Beautiful beaches and
tourist attractions

A PRESTIGIOUS PROJECT BY:



Vantage Freeway

Vantage Freeway Sdn. Bhd. (357759-H)

D'CITRINE SALES OFFICE:

Vantage Freeway Sdn. Bhd.
B2, Tingkat 2, Jalan Sekerat,
08000 Sungai Petani, Kedah

LANGKAWI BRANCH:

D' Galeria, No. 3787, Jalan Sri
Lagenda, Jalan Penarak, Mukim
Kuah, 07000 Langkawi, Kedah

FOR FUTHER INFORMATION:

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+6012-405 2788

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VISIT OUR WEBSITE:

www.vantagefreeway.com

Vantage Freeway Sdn Bhd (357759-H) B2, Tingkat 2, Jalan Sekerat, 08000 Sungai Petani, Kedah • Tel: 04-421 8588 • D'Citrine • Developer License No.: 30168/08-2027/0167(N) • Validity Period: 29/08/2022-28/08/2027 • Advertising & Sales Permit • Validity Period: • Approving Authority: Majlis Perbandaran Langkawi Bandaraya Pelancongan • Building Plan Approval No.: MPLBP/D/3/17/18(28) • Type of Property: Townhouse and Condominium • Total Units for Townhouse: 44 units • Total Units for Condominium: 54 units • Land Tenure: Freehold • Selling Price: Type A (2 car parks) RM 482,800 (min) - RM 487,800 (max), Type A1 (2 car parks) RM 472,800, Type B (2 car parks) RM 489,800 (min) - RM 505,800 (max), Type C (2 car parks) RM 578,800 (min) - RM 586,800 (max), Type C1 (2 car parks) RM 593,800, Type C2 (2 car parks) RM 572,800, Type D (2 car parks) RM 615,800 (min) - RM 623,800 (max), Type D1 (2 car parks) RM 678,800, Type D2 (2 car parks) RM 644,800, Type E (2 car parks) RM 608,800 (min) - RM 623,800 (max), Type E1 (2 car parks) RM 586,800, Type E2 (2 car parks) RM 590,800, Type F (2 car parks) RM 608,800 (min) - RM 618,800 (max), Type G (3 car parks) RM 669,800, Type H (3 car parks) RM 1,092,800, Type J (3 car parks) RM 1,026,800, Type K (6 car parks) RM 1,790,800, Type L (6 car parks) RM 1,782,800 • Townhouse: RM 472,800 (min) - RM 505,800 (max), Condominium: RM 572,800 (min) - RM 1,790,800 (max) • Expected Date of Completion: July 2027 • Discount for Malay lots: 5% • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. INFORMATION ON THE APPROVED DEVELOPMENT AND ADVERTISEMENT PERMITS CAN BE REVIEWED THROUGH THE TEDUH.KPKT.GOV.MY PORTAL



D'CITRINE

Langkawi • Kedah

vantagefreeway.com



Kehidupan Mewah

LOKASI KEDIAMAN PERUMAHAN DI TENGARA LANGKAWI

D'Citrine merupakan pembangunan mewah terpencil berkonsepkan kehijauan dan pandangan laut yang terletak di Kuah, Langkawi. Pemaju, Vantage Freeway Sdn. Bhd. memastikan rekabentuk yang memperkasakan keindahan semulajadi Langkawi. Keunikan rekabentuk merangkumi pembangunan bercampur rumah bandar 3 tingkat dan 15 tingkat kondominium berketumpatan rendah dengan ciri keselamatan berpagar dan berpengawal.

PETUNJUK

- | | |
|-----------------------------------|----------------------------------|
| ① Pondok pengawal | ⑦ Dewan serbaguna |
| ② Taman permainan di Rumah Bandar | ⑧ Gimnasium |
| ③ Kawasan barbeku | ⑨ Surau |
| ④ Kolam renang dewasa | ⑩ Lobi |
| ⑤ Kolam renang kanak-kanak | ⑪ Bilik persalinan |
| ⑥ Dek kolam renang | ⑫ Taman permainan di Kondominium |

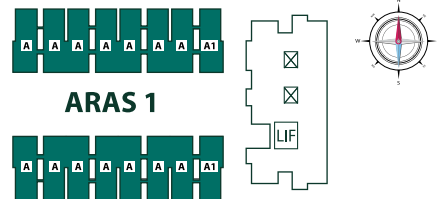




JENIS A & A1 / RUMAH BANDAR

Jenis A - 14 unit | A1 - 2 unit
Aras 1 | 106 meter persegi

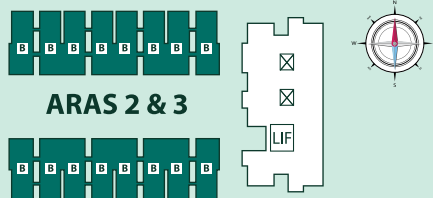
Taman Persendirian
A - 31 meter persegi | A1 - 9 meter persegi



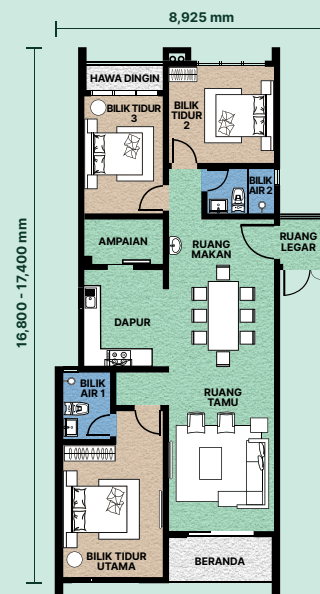
Jenis A: RM 482,800 - RM 487,800
Jenis A1: RM 472,800

JENIS B / RUMAH BANDAR

32 unit
Aras 2 & 3 | 116 - 120 meter persegi



RM 489,800 - RM 505,800





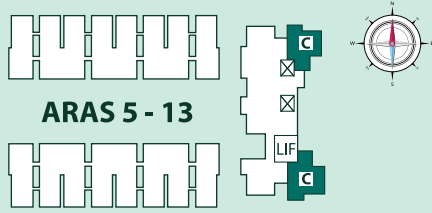
Kehidupan Berkesinambungan

BERTEMAKAN KESINAMBUNGAN MELALUI PERKHIDMATAN Wi-Fi & APLIKASI MUDAH ALIH

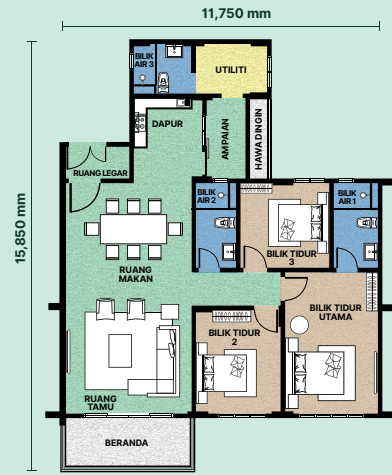
D'Citrine merupakan pembangunan kondominium dan rumah bandar generasi baru yang menghubungkan pengurusan dan penghuni-penghuni melalui aplikasi terkini mudah alih. Kemudahan yang disediakan termasuk perhubungan fiber untuk semua unit dan Wi-Fi 6 percuma di kawasan awam.

JENIS C / KONDOMINIUM

18 unit
Aras 5 - 13 | 139 meter persegi



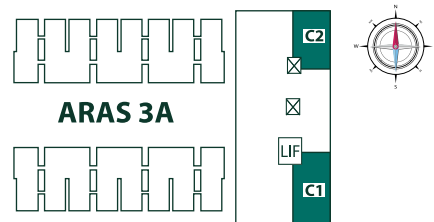
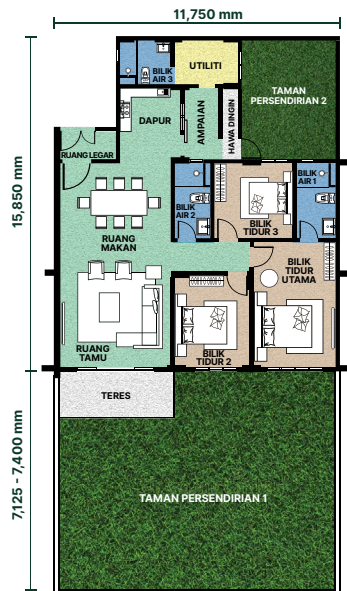
RM 578,800 - RM 586,800



JENIS C1 & C2 / KONDOMINIUM

Jenis C1 - 1 unit | C2 - 1 unit
Aras 3A | 129 meter persegi

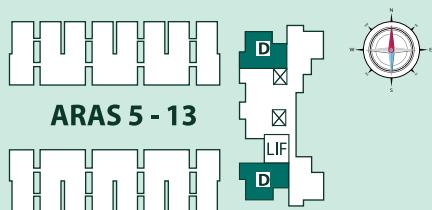
Taman Persendirian
C1 - 131 meter persegi | C2 - 81 meter persegi



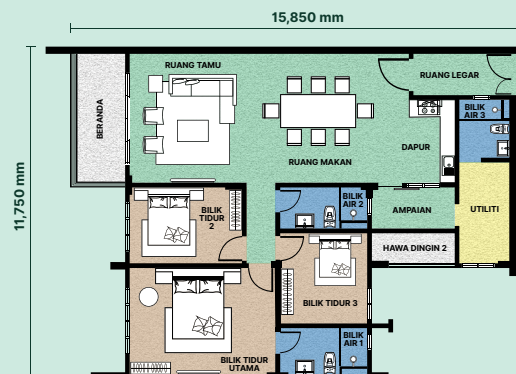
Jenis C1: RM 593,800
Jenis C2: RM 572,800

JENIS D / KONDOMINIUM

18 unit
Aras 5 - 13 | 148 meter persegi



RM 615,800 - RM 623,800

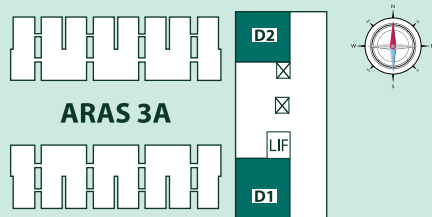


JENIS D1 & D2 / KONDOMINIUM

Jenis D1 - 1 unit | Jenis D2 - 1 unit
Aras 3A | 138 meter persegi

Taman Persendirian

D1 - 240 meter persegi | D2 - 163 meter persegi

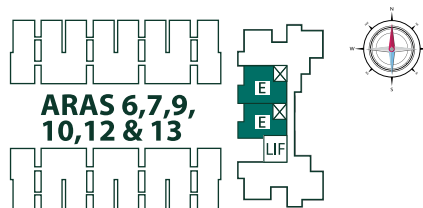
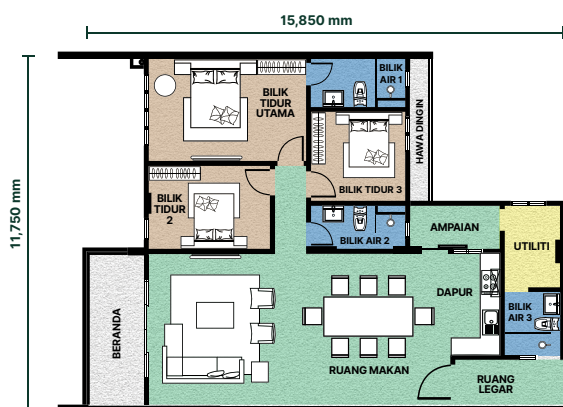


Jenis D1: RM 678,800
Jenis D2: RM 644,800



JENIS E / KONDOMINIUM

9 unit
Aras 6,7,9,10,12 & 13 | 146 - 147 meter persegi



RM 608,800 - RM 623,800

JENIS E1 & E2 / KONDOMINIUM

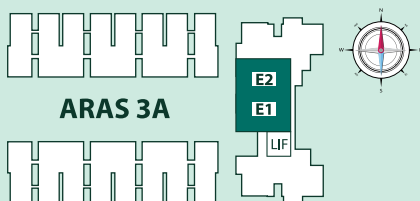
Jenis E1 - 1 unit | Jenis E2 - 1 unit
Aras 3A

E1 - 136 meter persegi

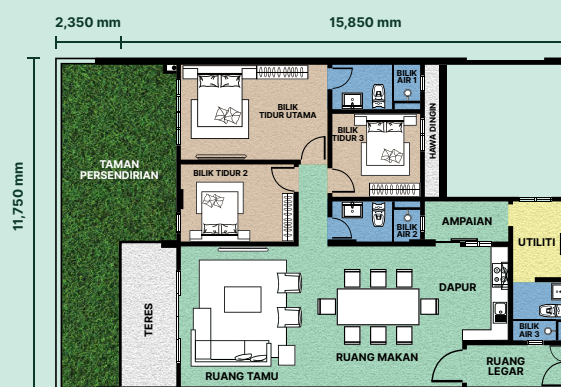
E2 - 137 meter persegi

Taman Persendirian

E1 & E2 - 50 meter persegi



Jenis E1: RM 586,800
Jenis E2: RM 590,800





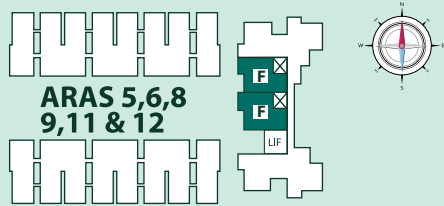
Menghubungkan Keluarga

KEDIAMAN IDEAL UNTUK KELUARGA

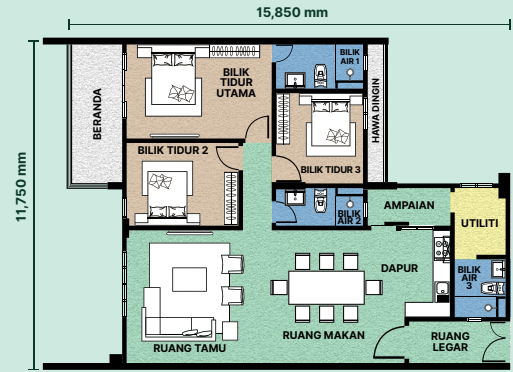
D'Citrine memberikan suasana santai dan tenang untuk keluarga. Kediaman mewah ini menyediakan kemudahan kolam renang, taman permainan, gimnasium, dewan serbaguna dan kawasan barbeku yang dikelilingi oleh taman yang indah.

JENIS F / KONDOMINIUM

9 unit
Aras 5,6,8,9,11 & 12 | 131 - 132 meter persegi

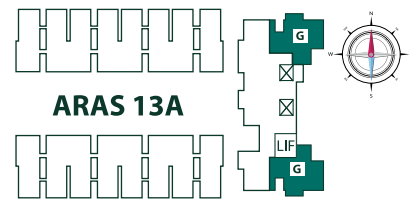


RM 608,800 - RM 618,800



JENIS G / KONDOMINIUM

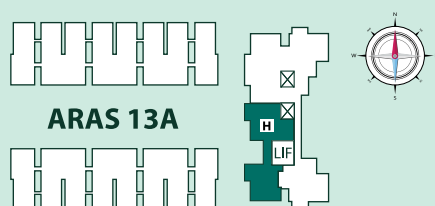
2 unit
Aras 13A | 170 meter persegi



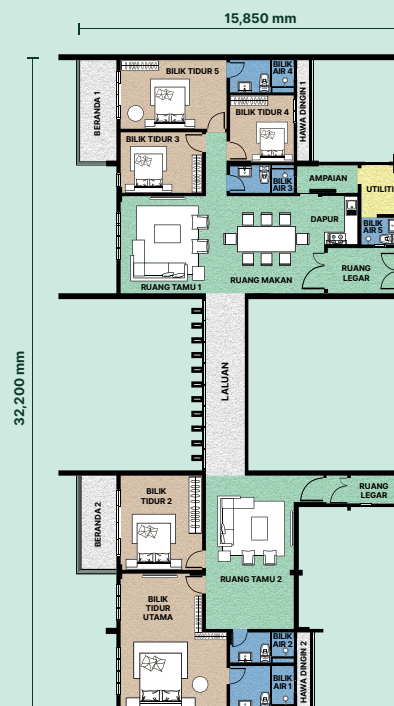
RM 669,800

JENIS H / KONDOMINIUM

1 unit
Aras 13A | 279 meter persegi



RM1,092,800



Speksifikasi Am

1	Struktur	Konkrit tetulang
2	Dinding	Dinding bata simen pasir
3	Pelindung Atap	Bumbung rata konkrit tetulang / Dek logam
4	Rangka Bumbung	Konkrit tetulang / Kekuda besi ringan
5	Siling	Lepaan skim / Siling plaster dan cat
6	Tingkap	Tingkap kaca berbingkai aluminium
7	Pintu	Pintu-pintu kayu padat / Rata papan lapis / Gelongsor & lipat rangka aluminium / Rintangan api 1 jam
8	Barang-barang Besi	Kunci / Jeriji besi lembut
9	Kemasan Dinding	Lepaan simen, jubin dan cat
10	Kemasan Lantai	Lepaan simen dan jubin

11 Lengkapan kebersihan dan kerja paip

	Jenis A/ A1/B	Jenis C/D/D1/ D2/E/F	Jenis C1/C2	Jenis E1/E2	Jenis G	Jenis H	Jenis J	Jenis K	Jenis L
Basin, sinki dan pili air	3	4	4	4	5	6	6	8	9
Tandas duduk dan bidet	2	3	3	3	4	5	5	7	8
Punca untuk basin	1	1	1	1	1	1	1	1	1
Punca untuk mesin basuh	1	1	1	1	1	1	1	1	1
Pancuran mandian	2	3	3	3	4	5	5	6	7
Punca untuk air panas	2	2	2	2	3	4	4	6	7

12 Pepasangan elektrik

	Jenis A/A1/B	Jenis C/D/D1/ D2/E/F	Jenis C1/C2	Jenis E1/E2	Jenis G	Jenis H	Jenis J	Jenis K	Jenis L
Punca lampu	22	22	24	25	25	34	30	48	52
Punca kipas	5	7	7	7	8	12	10	17	15
Soket suis 13A	21	26	26	26	30	37	34	41	42
Punca penghawa dingin 15A	5	5	5	5	6	8	7	8	8
Punca pemanas air 15A	2	2	2	2	3	4	4	6	7
Punca TV	1	1	1	1	1	3	3	3	4
Punca loceng	1	1	1	1	1	2	1	2	2

13 Penyaluran Serta Pengkabelan telekomunikasi dalaman

	Jenis A/A1/B	Jenis C/D/D1/ D2/E/F	Jenis C1/C2	Jenis E1/E2	Jenis G	Jenis H	Jenis J	Jenis K	Jenis L
Soket fiber dinding	1	1	1	1	1	1	1	1	1

14 LAIN-LAIN

Taman Persendirian

- Untuk Jenis A / A1 / C1 / C2 / D1 / D2 / E1 / E2 sahaja



Mulakan kehidupan yang baru di Bandar Kuah, Langkawi

PUSAT EKONOMI

Tempat tumpuan para pelancong

Peluang perlaburan yang baik

MUDAH DIAKSES

Melalui udara dan laut

Berdekatan dengan kemudahan awam

TEMPAT TUMPUAN

Berdekatan dengan pusat membeli belah

Pantai dan tempat pelancongan yang menarik

PROJEK BERPRESTIJ OLEH:



Vantage Freeway

Vantage Freeway Sdn. Bhd. (357759-H)

PEJABAT JUALAN D'CITRINE

Vantage Freeway Sdn. Bhd.
B2, Tingkat 2, Jalan Sekerat,
08000 Sungai Petani, Kedah

CAWANGAN LANGKAWI

D' Galeria,
No. 3787, Jalan Sri Lagenda,
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07000 Langkawi, Kedah

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Vantage Freeway Sdn Bhd (357759-H) • B2, Tingkat 2, Jalan Sekerat, 08000 Sungai Petani, Kedah • Tel: +604-421 8588 • D'Citrine • Lesen Pemaju: 30168/08-2027/0167(N) • Tempoh Sahlaku: 29/08/2022-28/08/2027 • Permit Iklan dan Jualan: • Tempoh Sahlaku: • Pihak Berkuasa Tempatan: Majlis Perbandaran Langkawi Bandaraya Pelancongan • No. Kelulusan Pelan Bangunan: MPLBP/D/3/17/18(28) • Jenis Hartanah: Rumah Bandar dan Kondominium • Jumlah Unit untuk Rumah Bandar: 44 unit • Jumlah Unit untuk Kondominium: 54 unit • Jenis Pegangan Tanah: Pegangan Bebas • Harga Jualan: Jenis A (2 tempat letak kereta) RM 482,800 (min) - RM 487,800 (maks), Jenis A1 (2 tempat letak kereta) RM 472,800, Jenis B (2 tempat letak kereta) RM 489,800 (min) - RM 505,800 (maks), Jenis C (2 tempat letak kereta) RM 578,800 (min) - RM 586,800 (maks), Jenis C1 (2 tempat letak kereta) RM 593,800, Jenis C2 (2 tempat letak kereta) RM 572,800, Jenis D (2 tempat letak kereta) RM 615,800 (min) - RM 623,800 (maks), Jenis D1 (2 tempat letak kereta) RM 678,800, Jenis D2 (2 tempat letak kereta) RM 644,800, Jenis E (2 tempat letak kereta) RM 608,800 (min) - RM 623,800 (maks), Jenis E1 (2 tempat letak kereta) RM 586,800, Jenis E2 (2 tempat letak kereta) RM 590,800, Jenis F (2 tempat letak kereta) RM 608,800 (min) - RM 618,800 (maks), Jenis G (3 tempat letak kereta) RM 669,800, Jenis H (3 tempat letak kereta) RM 1,092,800, Jenis J (3 tempat letak kereta) RM 1,026,800, Jenis K (6 tempat letak kereta) RM 1,790,800, Jenis L (6 tempat letak kereta) RM 1,782,800 • Rumah Bandar: RM 472,800 (min) - RM 505,800 (maks), Kondominium: RM 572,800 (min) - RM 1,790,800 (maks) • Tarikh Pemajuan Perumahan Dijangka Siap: Julai 2027 • Diskaun untuk lot-lot Melayu: 5% • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY