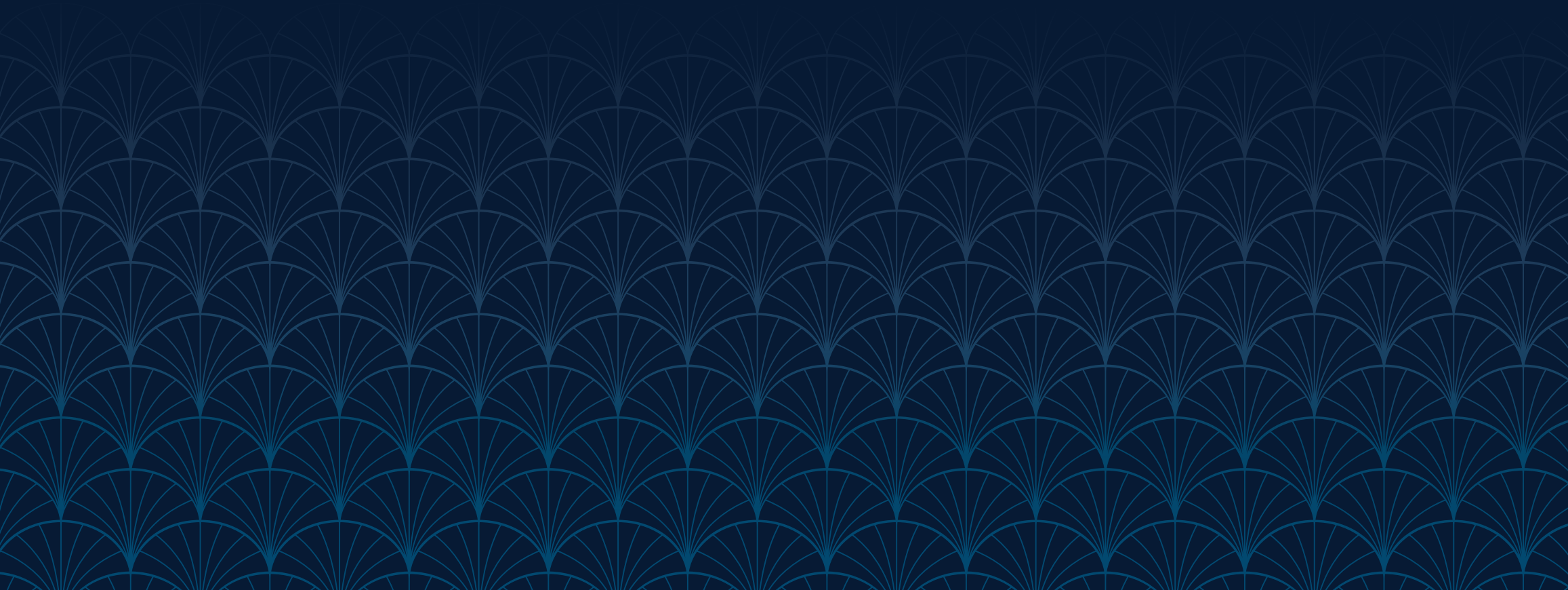
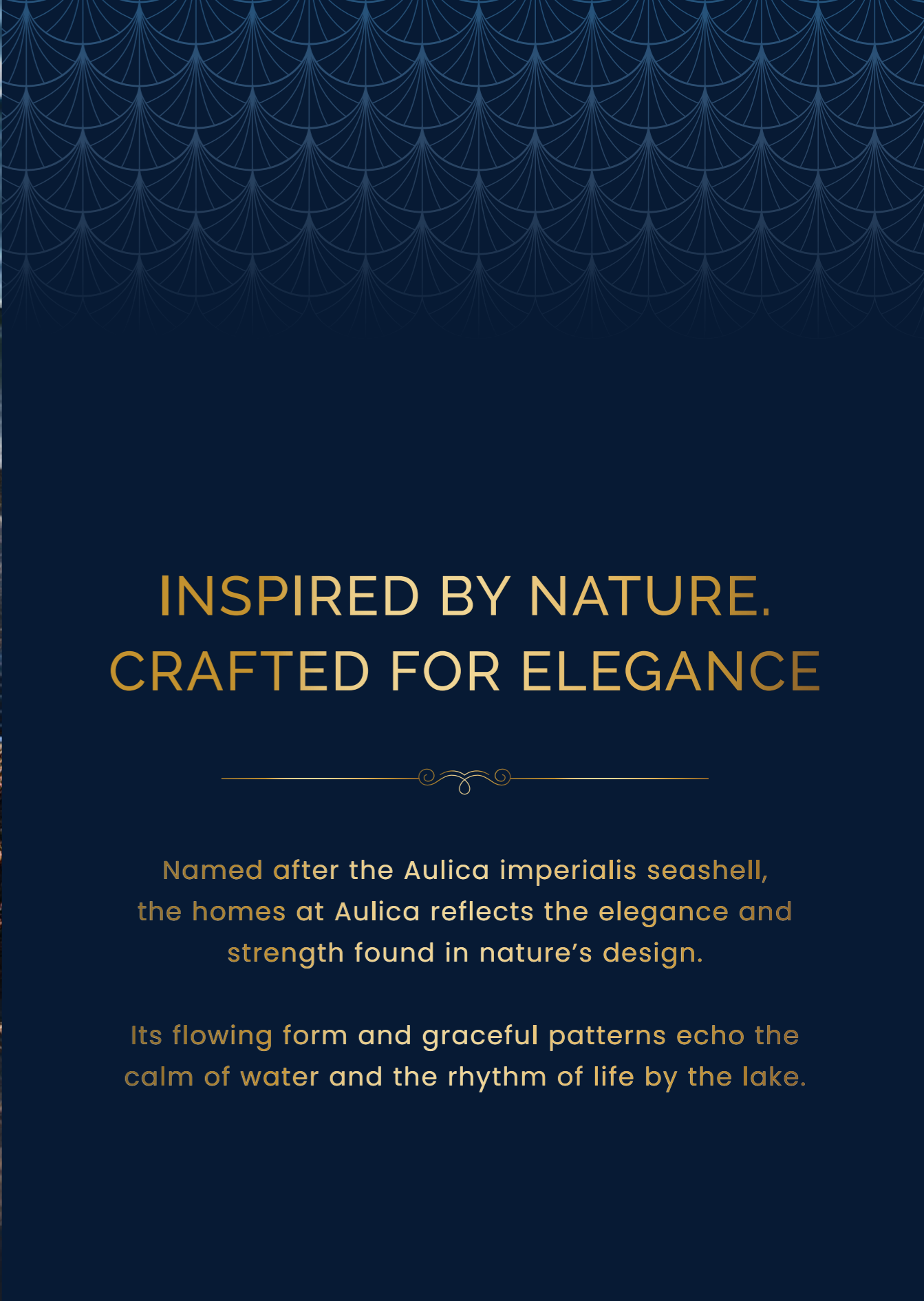




AULICA

P U C H O N G

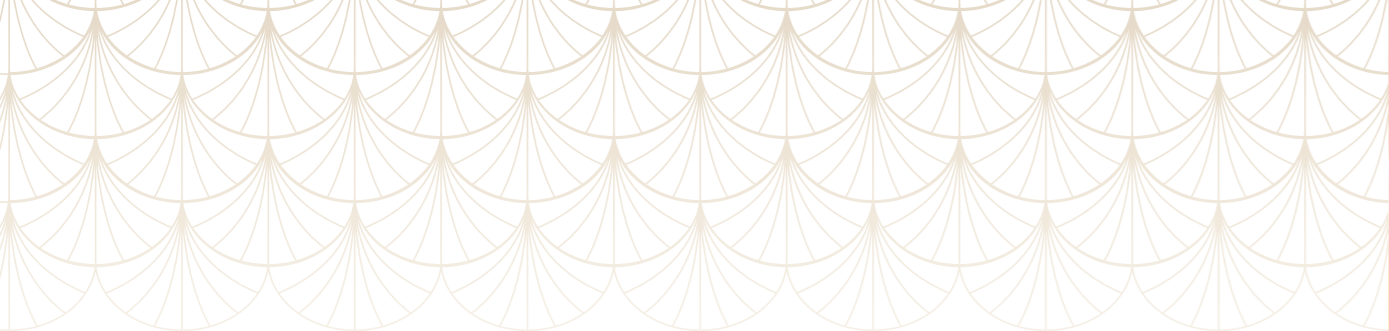




INSPIRED BY NATURE. CRAFTED FOR ELEGANCE

Named after the *Aulica imperialis* seashell, the homes at Aulica reflect the elegance and strength found in nature's design.

Its flowing form and graceful patterns echo the calm of water and the rhythm of life by the lake.



A NEW PHASE DESIGNED FOR YOU

Set within the award-winning D'Island township in Puchong, Aulica brings 79 double-storey terrace homes that combine timeless architecture, generous space, and a close connection to nature.

With secure surroundings, curated landscaping, and family-friendly layouts, it offers a refined way to live.





CRAFTED FOR TRANQUILLITY, DESIGNED FOR LIVING

This is the place where thoughtful design meets a setting of rare beauty. At Aulica, every home is shaped to create balance between space and intimacy, nature and comfort, privacy and connection.

It's more than a place to live. It's a place to feel at ease, every single day.



Live in serenity surrounded by a 1,000-acre lake



Access to Aulica's nature-inspired facilities



Guarded Community Living. Emphasize exclusivity and controlled entry



An Extended Space Enhanced with a Soaring Ceiling

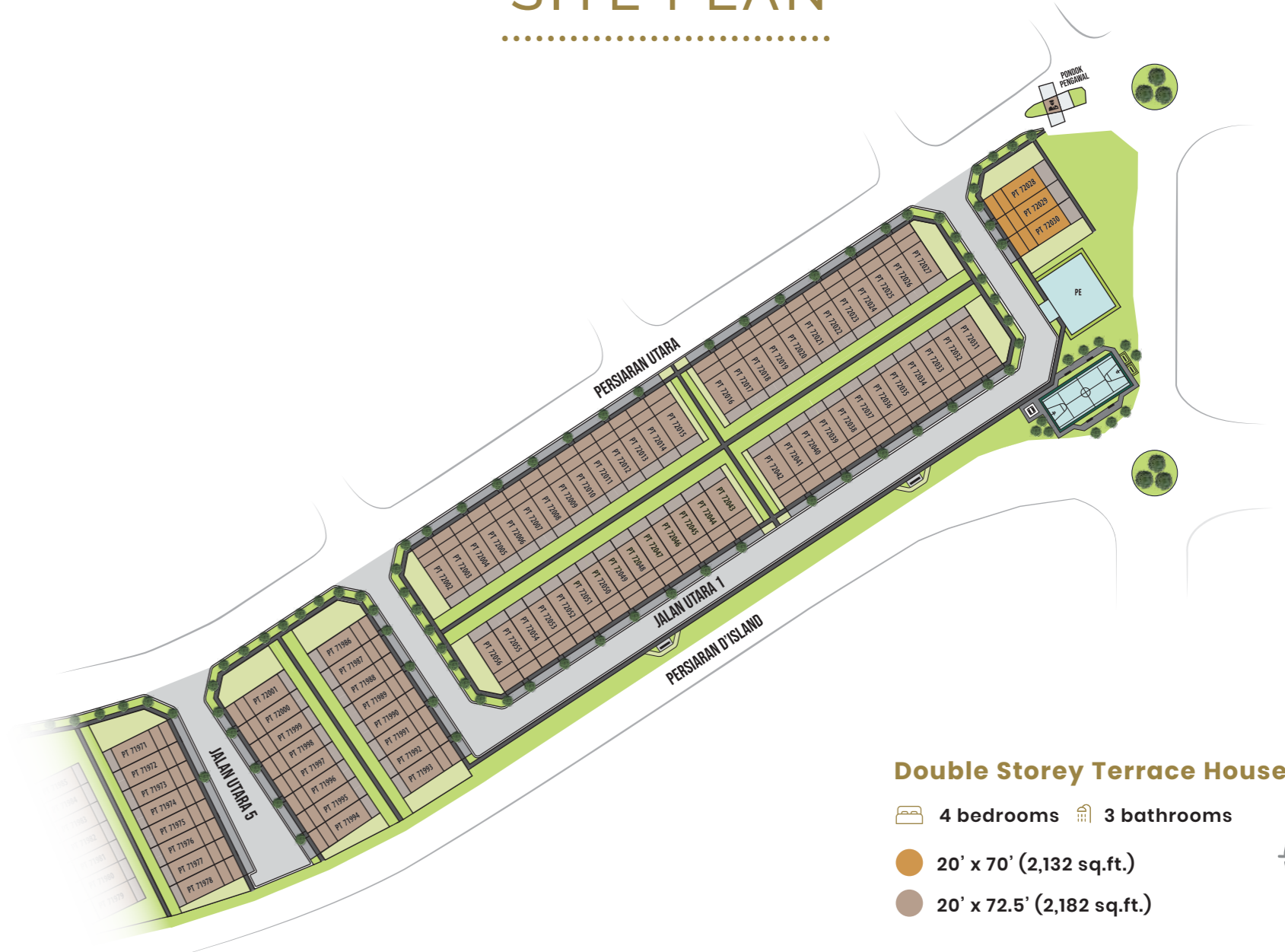


SPACIOUS ELEGANCE, IMPECCABLE COMFORT

Planned with families in mind, Aulica offers a harmonious flow of homes, streets, and green spaces. The result is a community that feels both refined and convenient to live in.



SITE PLAN



Double Storey Terrace House

4 bedrooms 3 bathrooms

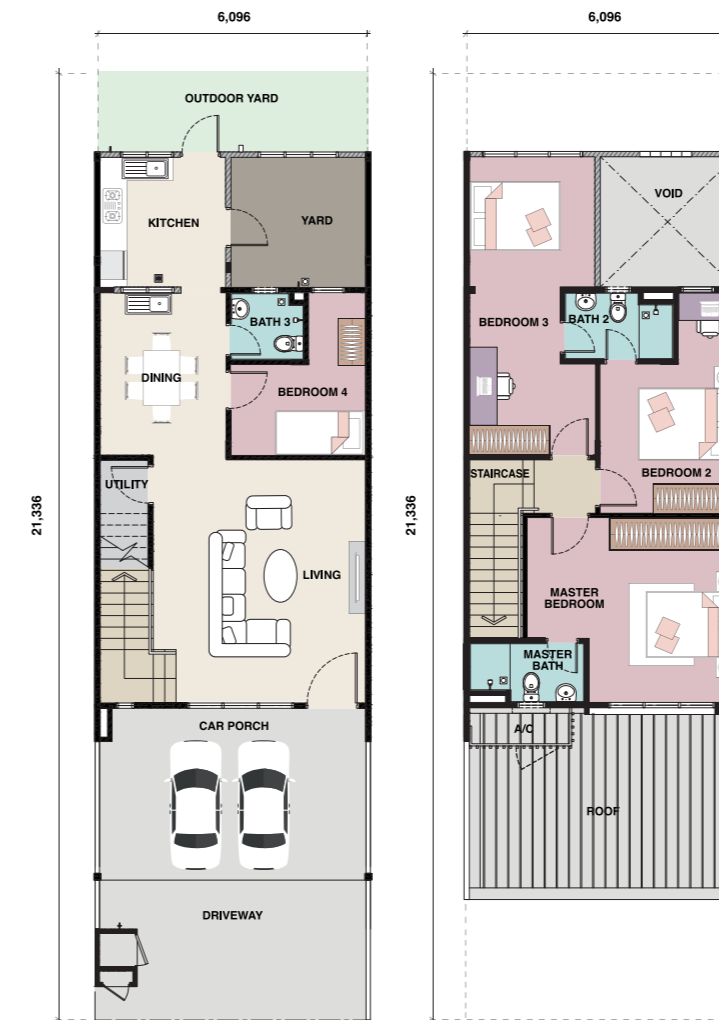
- 20' x 70' (2,132 sq.ft.)
- 20' x 72.5' (2,182 sq.ft.)





.....
20' x 70'
 Double Storey Terrace Homes

Built up Area: 2,132 sq.ft.
 4 Bedrooms 3 Bathrooms



GROUND FLOOR

FIRST FLOOR

.....
20' x 72.5'
 Double Storey Terrace Homes

Built up Area: 2,182 sq.ft.
 4 Bedrooms 3 Bathrooms

Hackable Wall



GROUND FLOOR

FIRST FLOOR



A ROOM WITH POSSIBILITIES

Designed to expand the heart of the home, this extra space brings more flexibility to your kitchen and dining area.

It creates a welcoming setting where family and friends can come together with ease.



ENERGY THAT CONNECTS COMMUNITY

Facilities:



KIDS
PLAYGROUND



PAVILION



OUTDOOR
FITNESS GYM



SENSORY
GARDEN



LINEAR
GARDEN



THERAPEUTIC
LANE



MULTIPURPOSE
SPORTS COURTS



SEATING
AREAS



POCKET
GARDENS



FOREST
GARDENS



WALKING
TRAIL



OPEN
LAWN



Life at Aulica is shaped by moments of energy and connection. From a friendly game on the court to time spent outdoors, every space is designed to bring people together.

SPECIFICATIONS

Structure	: Reinforced Concrete Framework
Wall	: Cement Sand Brick / Block Wall / Concrete Wall / Concrete Panel
Roof	: Concrete Roof Tiles / Metal Deck
Ceiling	: Plaster Ceiling / Skim Coat / Cement Board
Window	: Aluminium Frame Window
Door	: Flush Door Aluminum Frame Sliding Door (For Corner lot only)
Locks	: Quality Lockset
Fencing	: Brickwall Fencing / Galvanized Fencing

Floor Finishes	: Car Porch & Driveway - Concrete Imprint
	: Living & Dining - Tiles
	: Kitchen - Tiles
	: All Bathrooms - Tiles
	: All Bedrooms - Tiles
	: Staircase - Tiles
	: Yard - Tiles
	: Outdoor Yard - Cement Render

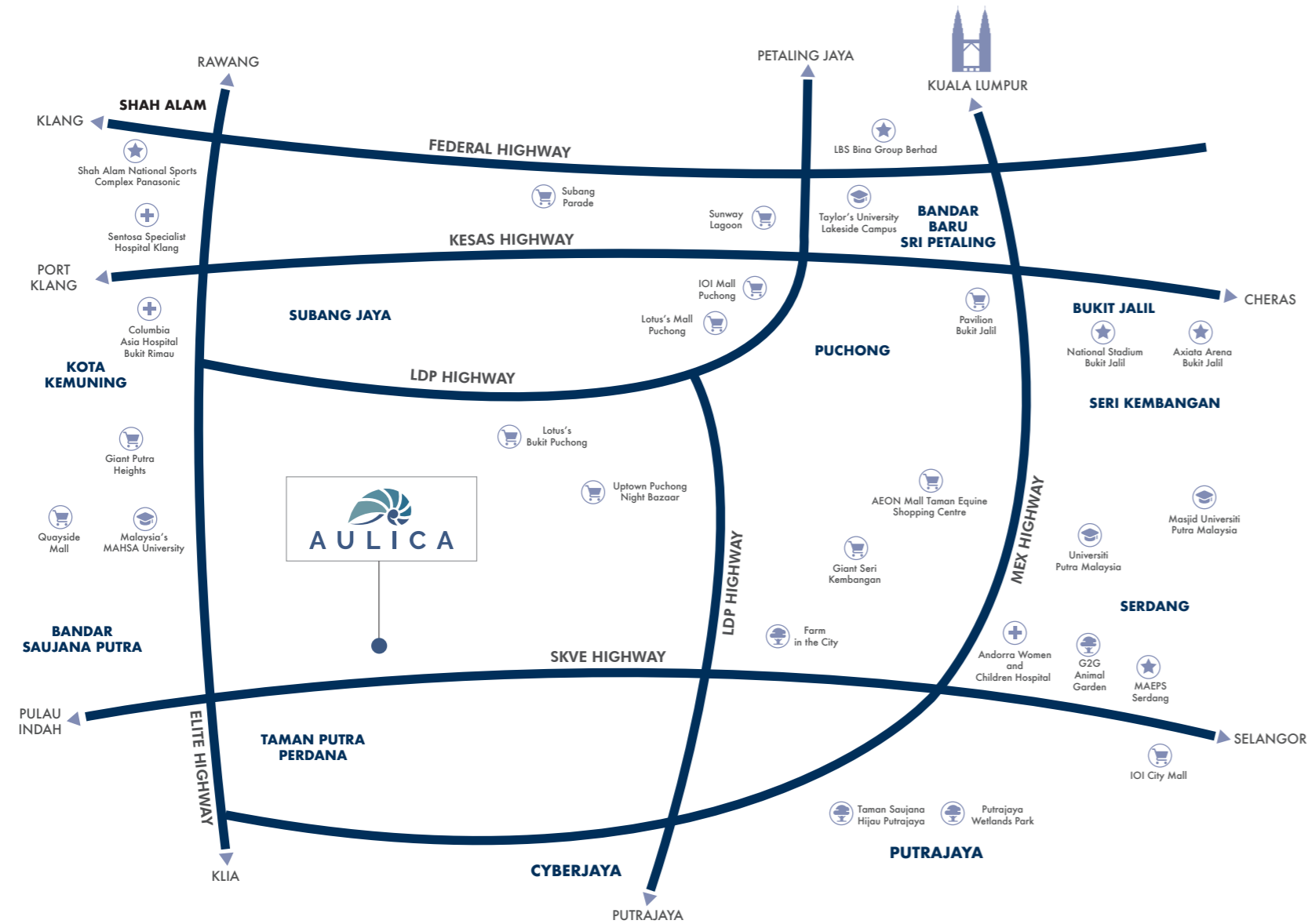
Wall Finishes	: External - Weathershield Paint
	: Internal - Emulsion Paint
	: Kitchen - Wall Tiles up to 1500mm Height
	: All Bathrooms - Wall Tiles up to Ceiling Height

SANITARY INSTALLATION	
WC	: 3 nos
Wash Basin	: 3 nos
Shower	: 3 nos
Bib Tap	: 6 nos
Kitchen Sink	: 2 nos

ELECTRICAL INSTALLATION	
Distribution Board	: 1 no
Lighting Point	: 20 nos
Air-Conditioner Point	: 5 nos
Power Point	: 12 nos
Ceiling Fan Point	: 6 nos
TV Point	: 1 no
FWS Point	: 1 no
Water Heater Point	: 2 nos

NOTE:
ALL ITEMS STATED ABOVE ARE SUBJECT TO VARIATIONS, MODIFICATIONS AND SUBSTITUTION AS TO COMPLY WITH THE RELEVANT AUTHORITIES/ ENGINEERS/ ARCHITECT AND BY-LAW AS THEY ARISE.





- EDUCATION
- RETAIL AND SHOPPING
- MEDICAL CENTRE
- RECREATION
- LANDMARKS

LBS Bina Group Berhad:

Your Trusted Partner for Lasting Growth



Cameron Centrum



Kita @ Cybersouth



Alam Perdana

LBS Bina Group Berhad is a leading Malaysian developer listed on the Main Market of Bursa Malaysia. With more than 30 years of experience and over 55,000 units delivered nationwide, we have built a reputation for creating residential, commercial, and industrial projects of enduring value.

Our financial strength, timely delivery, and strategic landbank form a solid foundation for sustainable growth and long-term confidence.

Backed by a history of successful government collaborations and large-scale developments, LBS is recognised as a trusted name for quality, scalability, and sustainable returns.

Our portfolio includes flagship townships such as Cameron Centrum, Kita @ Cybersouth, and Alam Perdana — each thoughtfully master-planned to nurture thriving, sustainable communities.

All images shown are artist's impressions only.

LBS Sales Gallery Aulica

Visit By Appointment Only

Open Daily From 10AM – 6PM

No.5, Jalan Utara 1, D'Island Residences,
47130 Puchong, Selangor

<https://d-island.com.my/aulica/>



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PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS HQ: PLAZA
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SELANGOR DARUL EHSAN, MALAYSIA



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Developer: Astana Modal (M) Sdn Bhd 200301001940(604360-H) A member of LBS Bina Group Berhad | Developer License No.: 11482/08-2032/0404(A) | Validity Period: 24/08/2025 - 23/08/2032 | Advertising & Sales Permit No.: 11482-11/07-2026/0732(A)-(L) | Validity Period: 01/08/2025 - 31/07/2026 | Approving Authority: Majlis Perbandaran Sepang | Building Plan Ref. No.: MPSEPANG 600-34/1/182 (12) | Land Tenure: Leasehold 99 years (Expiry Date: 20 Dec 2121) | Land Encumbrances: Nil | Expected Date of Completion: September 2028 | Property Type: Double Storey Terrace House (20'x70') Total Units: 3 Price: RM1,154,600.00 (Min) - RM1,446,700.00 (Max) | Property Type: Double Storey Terrace House (20'x72.5') Total Units: 76 Price: RM1,171,850.00 (Min) - RM1,522,600.00 (Max) | Restriction in interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specifications information contain herein may be subject to change as required by the Authorities/Engineer/Architect, and the Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. The advertisement has been approved by the National Housing Department.