



SELAYANG MULIA

Where Beauty Finds Its Rhythm

cpiland

A hummingbird is shown in profile, hovering and feeding from a cluster of pink flowers. The background is a soft, out-of-focus scene of more flowers and a bright, glowing sun that creates a warm, golden light and lens flare effects. The overall mood is peaceful and natural.

THE GRACE OF A HUMMINGBIRD

GRACEFUL IN DESIGN BUILT FOR GENERATIONS

Inspired by the hummingbird - a timeless symbol of vitality, resilience and family - **Selayang Mulia** is thoughtfully designed for families who aspire to grow together.

Every home offers spacious and practical layouts, providing the flexibility and comfort needed for multi-generational living under one roof. Whether it's creating lasting memories, caring for ageing parents, or giving children room to grow, Selayang Mulia is designed to support every stage of family life.

Surrounded by lush greenery and a peaceful environment, this welcoming neighbourhood offers a balanced lifestyle where families can enjoy nature, strengthen their bonds, and create meaningful moments together.

Because the greatest home is one that brings generations together.

Crafted by An Award-Winning Developer

cpiLAND

A TRANQUIL SANCTUARY NURTURED BY NATURE

A master-planned community designed for growing families,
surrounded by breathtaking green surroundings.

Total Land Size

50.73
ACRES

Landed Homes

828
UNITS

INFINITE VITALITY

Inspired by the remarkable spirit of the hummingbird, every home at Selayang Mulia is thoughtfully crafted to support the rhythm of modern family life.

Balancing comfort with functionality, each space is designed to adapt effortlessly to life's changing moments—from everyday routines to meaningful family gatherings. It's a home where thoughtful design creates lasting value, making every day feel more connected, comfortable and fulfilling.



RARE LARGER-SCALE
LANDED TOWNSHIP
IN SELAYANG



MODERN LAYOUTS
DESIGNED FOR TODAY'S
FAMILIES



ELEVATED LIVING
SURROUNDED BY
NATURE



WHERE TRANQUILLITY MEETS CONVENIENCE



CLOSE PROXIMITY TO MATURE AMENITIES

Selayang Mulia is a premier master-planned guarded precinct of landed homes, thoughtfully nestled within a peaceful natural sanctuary. Spanning 50.73 acres in the established township of Selayang, this exclusive community seamlessly integrates modern living with nature, offering multi-generational families a secure, private and tranquil suburban lifestyle—all within close proximity to a comprehensive range of mature amenities and everyday conveniences.



EVERYTHING ALL IN ONE PLACE



SHOPPING & LEISURE

99 Speedmart Taman Selayang Segar	3.6 km
NSK Trade City Selayang	4.6 km
168 Park Mall Selayang	5.3 km
Selayang Capitol Complex	5.6 km
Selayang Mall	6.3 km
Pasar Borong Selayang	7.2 km
Giant Batu Caves	8.1 km
Brem Mall Kepong	9.6 km
AEON Big Kepong	9.6 km
AEON Metro Prima Kepong	9.8 km



BANKS

Maybank (Bandar Baru Selayang)	4.0 km
BSN Taman Sri Selayang	5.1 km
Hong Leong Bank	6.0 km
Bank Islam	7.2 km
AmBank Selayang	7.5 km
CIMB Bank Selayang	7.6 km
Public Bank Selayang	8.0 km
RHB Bank Selayang	8.0 km



EDUCATION

SJK(C) Selayang Baru	3.6 km
SK Selayang Baru 2	3.6 km
SMK Darul Ehsan	4.0 km
SMK Selayang Baru	4.1 km
SK (2) Taman Selayang	5.2 km
Kheow Bin Chinese Primary School	5.2 km
SMK Seri Selayang	5.2 km
SK Bandar Baru Selayang	5.4 km
UiTM Selayang Campus (Faculty of Medicine)	5.7 km
SK Selayang Jaya	6.1 km
SK Selayang Utama	7.1 km
SMK St Mary	7.1 km
Oakbridge International School Batu Caves (OISBC)	7.2 km
Baseerah International School	7.5 km



PUBLIC TRANSPORT

KTM Batu Caves	6.5 km
KTM Taman Wahyu	7.4 km



HOSPITAL & MEDICAL CENTRES

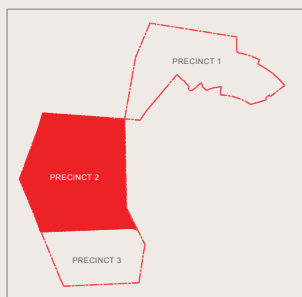
Klinik Kesihatan Selayang Baru	3.9 km
Pusat Pakar Wanita & Bersalin Selayang	5.6 km
Hospital Selayang	6.4 km
Pusat Pembedahan Katarak MAIWP	9.8 km



NATURE & RECREATIONAL

Stadium MPS Selayang	3.8 km
Gua Damai Extreme Park	4.7 km
Batu Caves	6.5 km
Selayang Hot Spring	6.7 km
Hutan Lipur Bukit Lagong	8.1 km
Kepong Botanic Garden	9.7 km
Taman Tasik Metropolitan Kepong	9.8 km
Taman Fadason Park	10.0 km
Batu Metropolitan Park	10.5 km

THE HEART OF A HEALTHIER LIFESTYLE



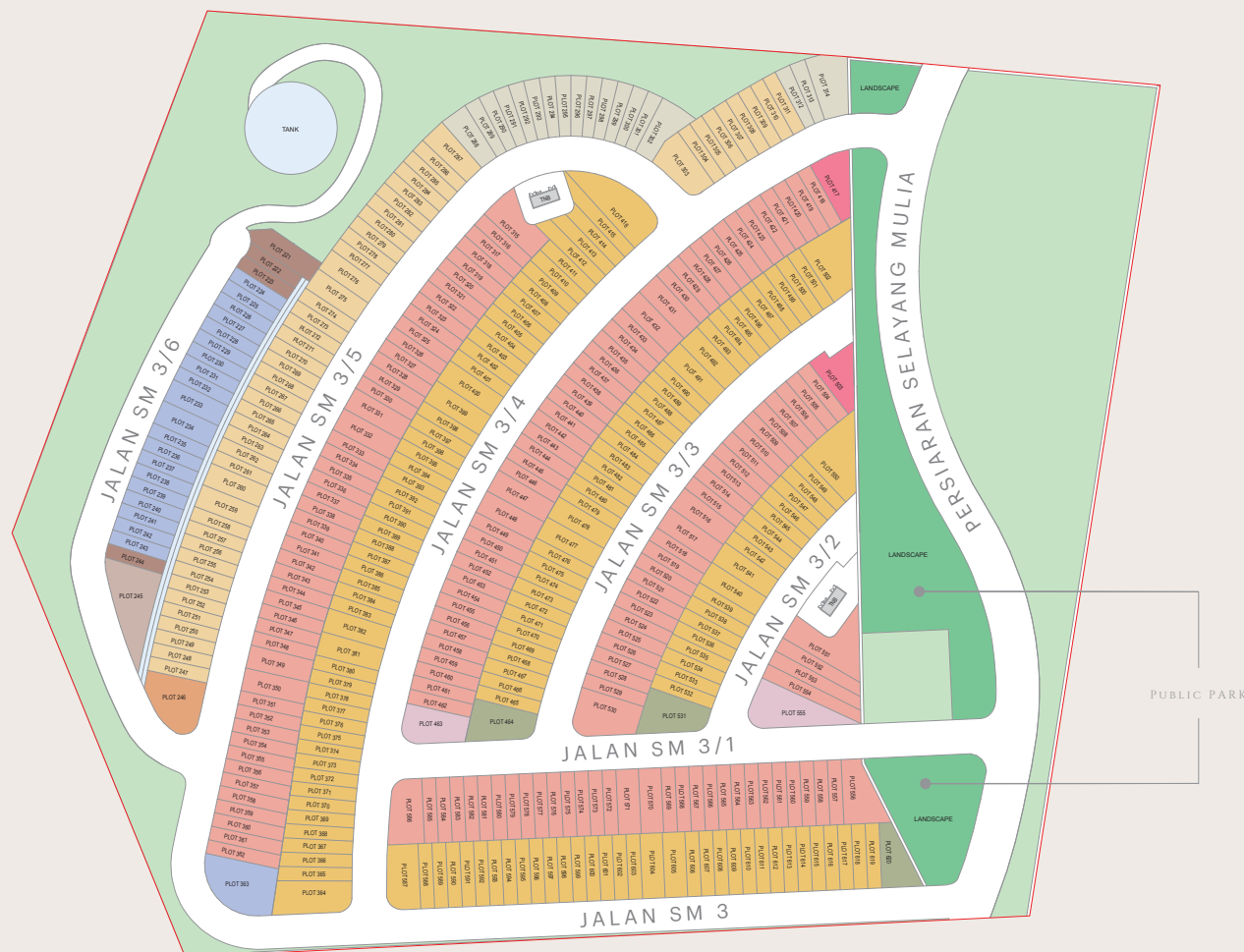
TYPE A 2 STOREY TERRACE HOUSE

LEGEND	LOT SIZE (MIN.FROM)
A1	16' X 74.2' - 75'
A1-1	16' X 74.2' - 75'
A1-2	16' X 74.2' - 75'
A2	16' X 69.2' - 70'
A3	16' X 70'
A3-1	16' X 70'

TYPE B 3 STOREY TERRACE HOUSE

LEGEND	LOT SIZE (MIN.FROM)
B1	13.8' - 16' X 74.2' - 75'
B2	15.3' - 16.4' X 69.2' - 70'
B2-1	16' X 69.2' - 70'
B3	12.3' - 12.8' X 69.2' - 70'
B4	14.3' - 15' X 90'

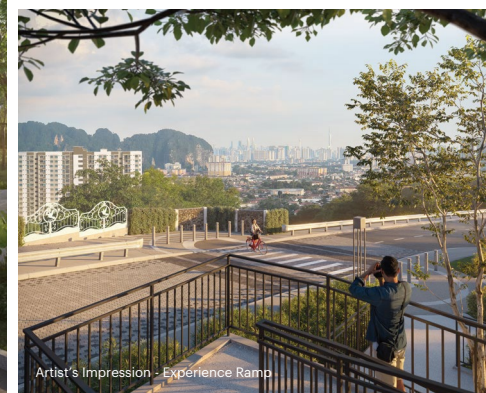
PRECINCT 2 SITE PLAN



WHERE GREEN SPACES AND
EVERYDAY LIVING INTERTWINE

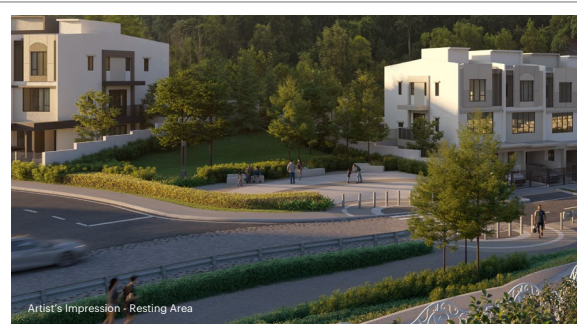


Artist's Impression - Basketball Court



FROM COMMUNITY LANDSCAPES TO PRIVATE SANCTUARIES

Set within a mature neighbourhood, Selayang Mulia celebrates a lifestyle where nature extends beyond the public park. From vibrant communal landscapes and scenic hillside trails to thoughtfully designed Lanai and Backyard spaces, every environment is carefully crafted to support recreation, relaxation and everyday family living, creating a seamless connection between home, nature and well-being.



2 STOREY TERRACE HOUSE (TYPE A1)

4 BEDROOMS
3 BATHROOMS

LAND AREA
1,187-3,546 sq.ft.

BUILT-UP
1,618-1,746 sq.ft.





3 STOREY TERRACE HOUSE (TYPE B1)

4 BEDROOMS
3 BATHROOMS
1 POWDER ROOM

LAND AREA
1,172-4,032 sq.ft.

BUILT-UP
1,989-2,192 sq.ft.





2 & 3 STOREY TERRACE HOUSE

FLOOR PLANS

TYPE A1

Intermediate & End/Corner Lot

2 Storey Terrace House

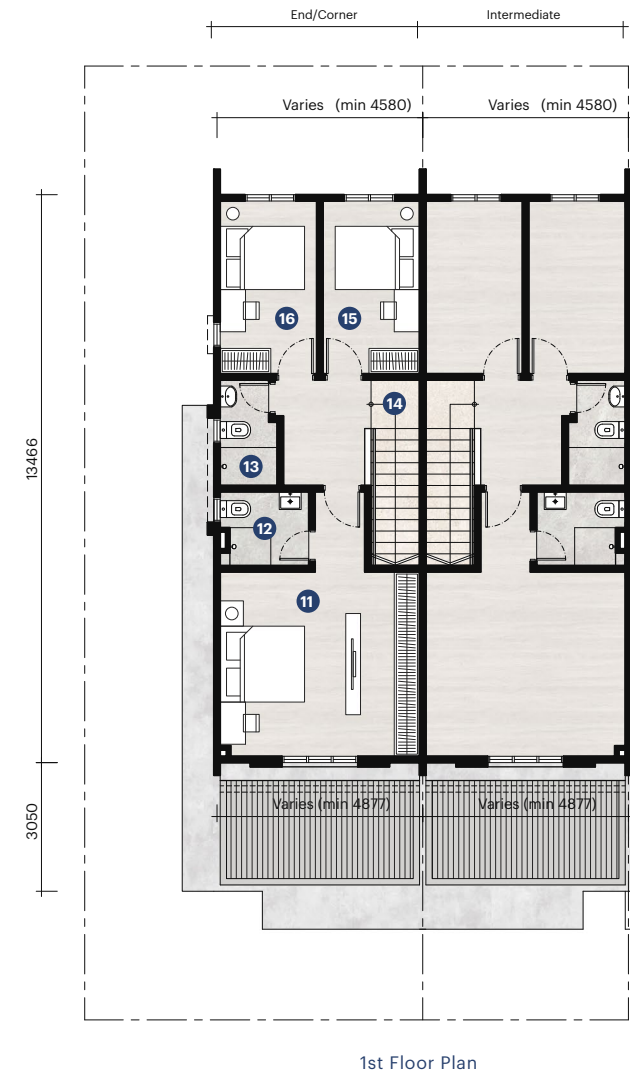
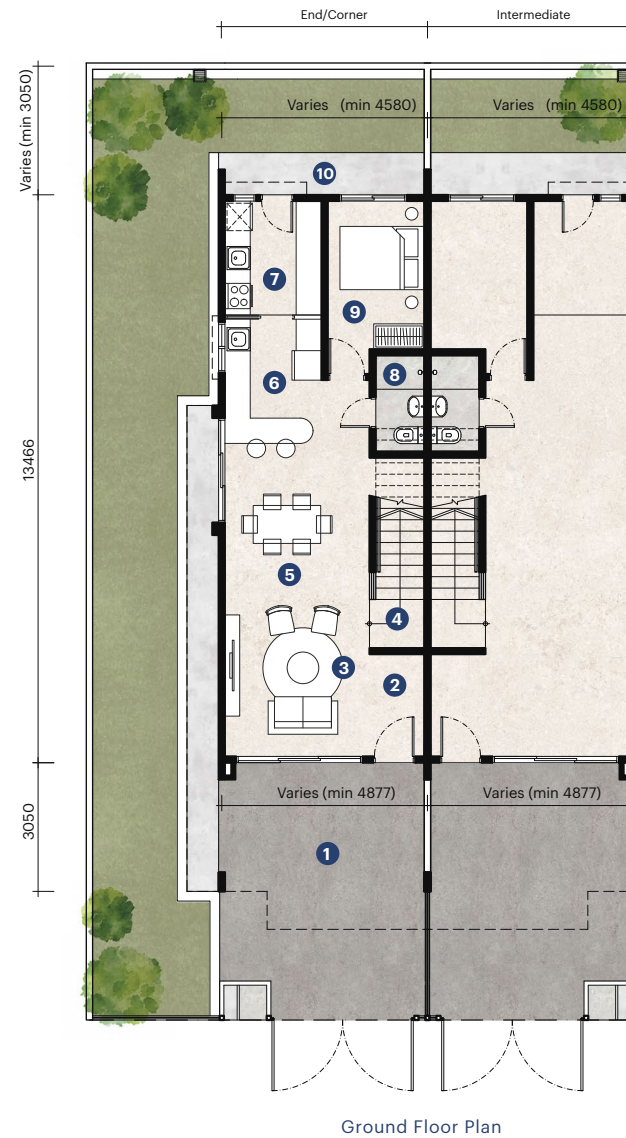
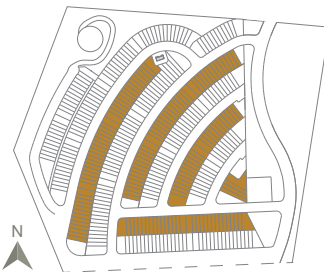
Built Up Area: 1,618-1,746 sq.ft.
Land Area: 1,187-3,546 sq.ft.

 4 Bedrooms

 3 Bathrooms

- | | |
|------------------|-------------------|
| 1 Car Porch | 9 Bedroom 3 |
| 2 Entrance Foyer | 10 Open Yard |
| 3 Living | 11 Master Bedroom |
| 4 Staircase | 12 Master Bath |
| 5 Dining | 13 Bath 1 |
| 6 Dry Kitchen | 14 Staircase |
| 7 Wet Kitchen | 15 Bedroom 1 |
| 8 Bath 2 | 16 Bedroom 2 |

Total Units:
155 units



TYPE A1-1

Corner Lot

2 Storey Terrace House

Built Up Area: 1,715 sq.ft.

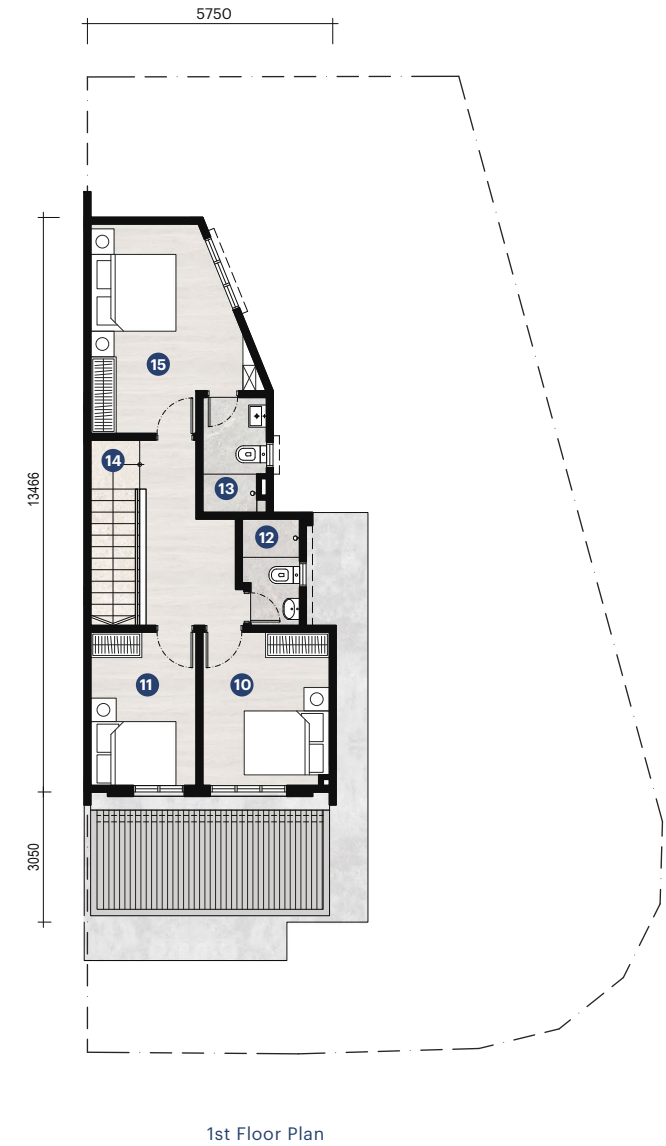
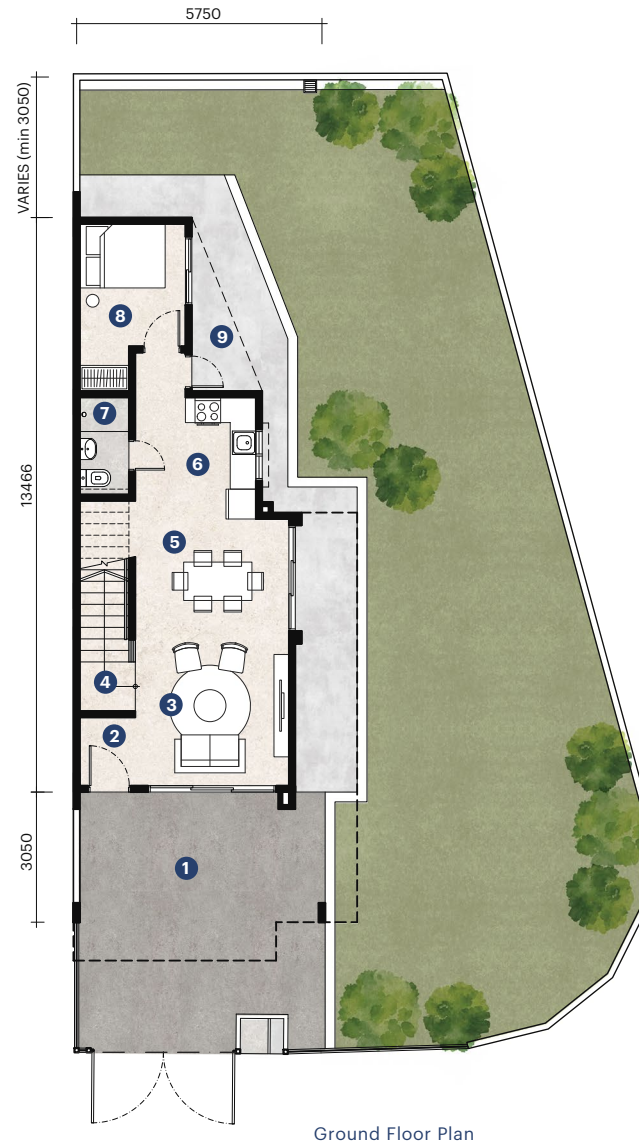
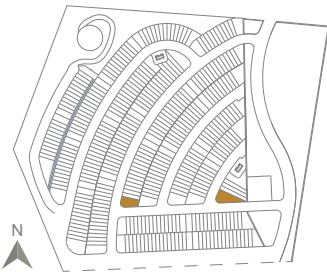
Land Area: 2,817-3,969 sq.ft.

4 Bedrooms

3 Bathrooms

- | | |
|------------------|-------------------|
| 1 Car Porch | 9 Open Yard |
| 2 Entrance Foyer | 10 Bedroom 1 |
| 3 Living | 11 Bedroom 2 |
| 4 Staircase | 12 Bath 1 |
| 5 Dining | 13 Master Bath |
| 6 Kitchen | 14 Staircase |
| 7 Bath 2 | 15 Master Bedroom |
| 8 Bedroom 3 | |

Total Units:
2 units



TYPE A1-2

End Lot

2 Storey Terrace House

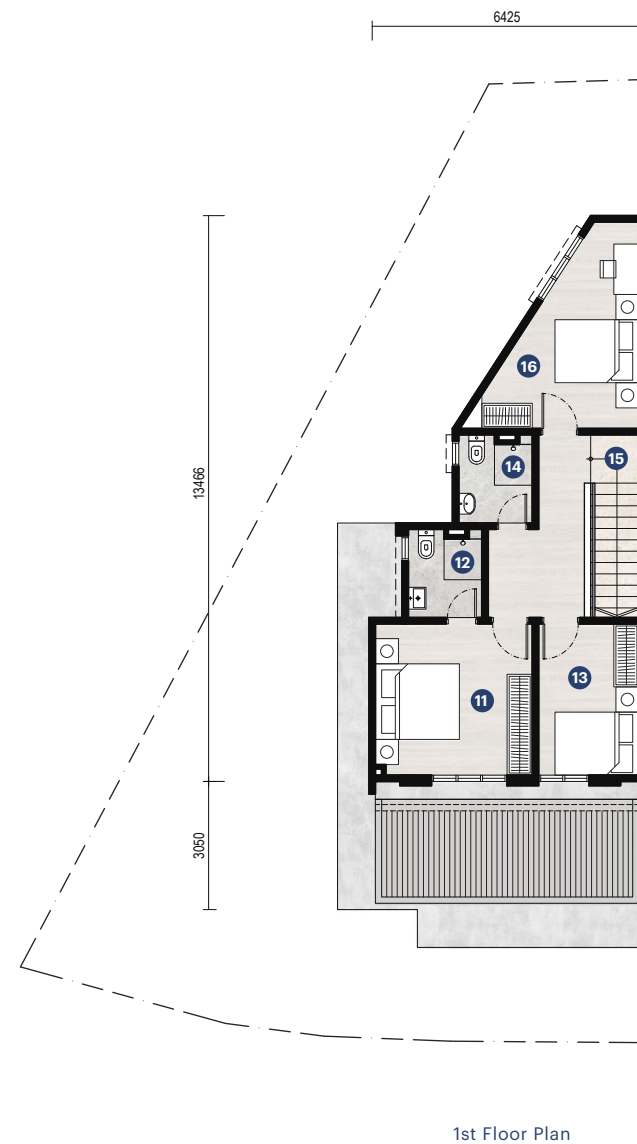
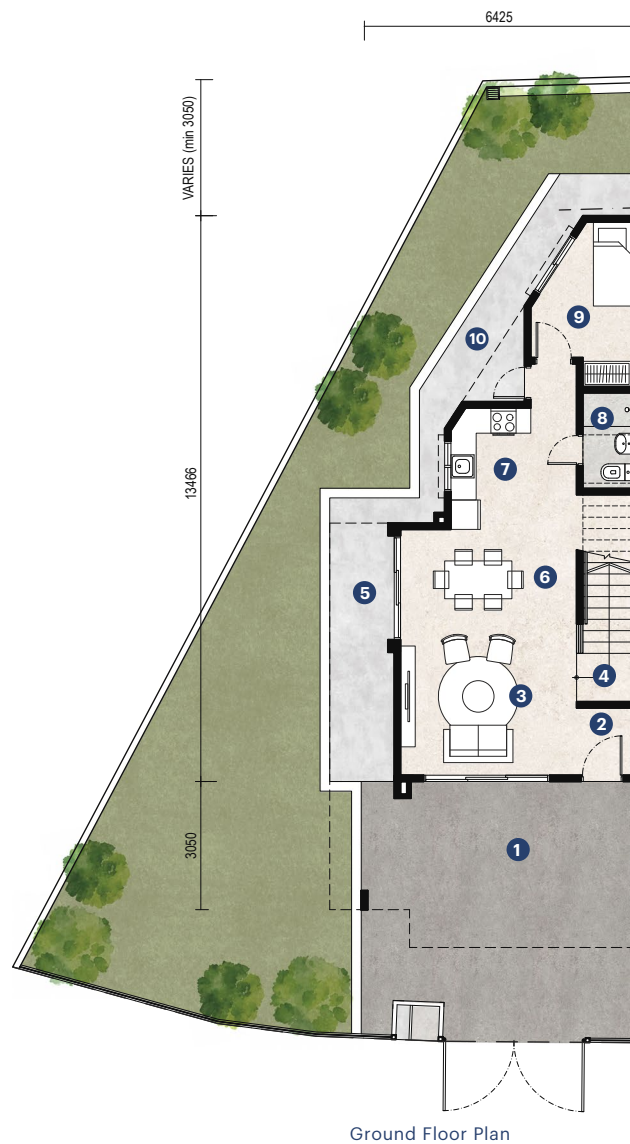
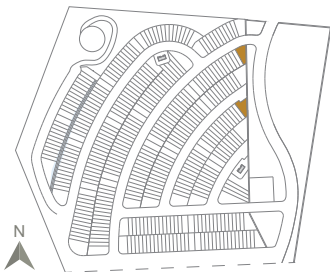
Built Up Area: 1,730 sq.ft.
Land Area: 2,304-2,317 sq.ft.

4 Bedrooms

3 Bathrooms

- | | |
|------------------|-------------------|
| 1 Car Porch | 9 Bedroom 3 |
| 2 Entrance Foyer | 10 Open Yard |
| 3 Living | 11 Master Bedroom |
| 4 Staircase | 12 Master Bath |
| 5 Terrace | 13 Bedroom 2 |
| 6 Dining | 14 Bath 1 |
| 7 Kitchen | 15 Staircase |
| 8 Bath 2 | 16 Bedroom 1 |

Total Units:
2 units



TYPE A2

Intermediate & End/Corner Lot

2 Storey Terrace House

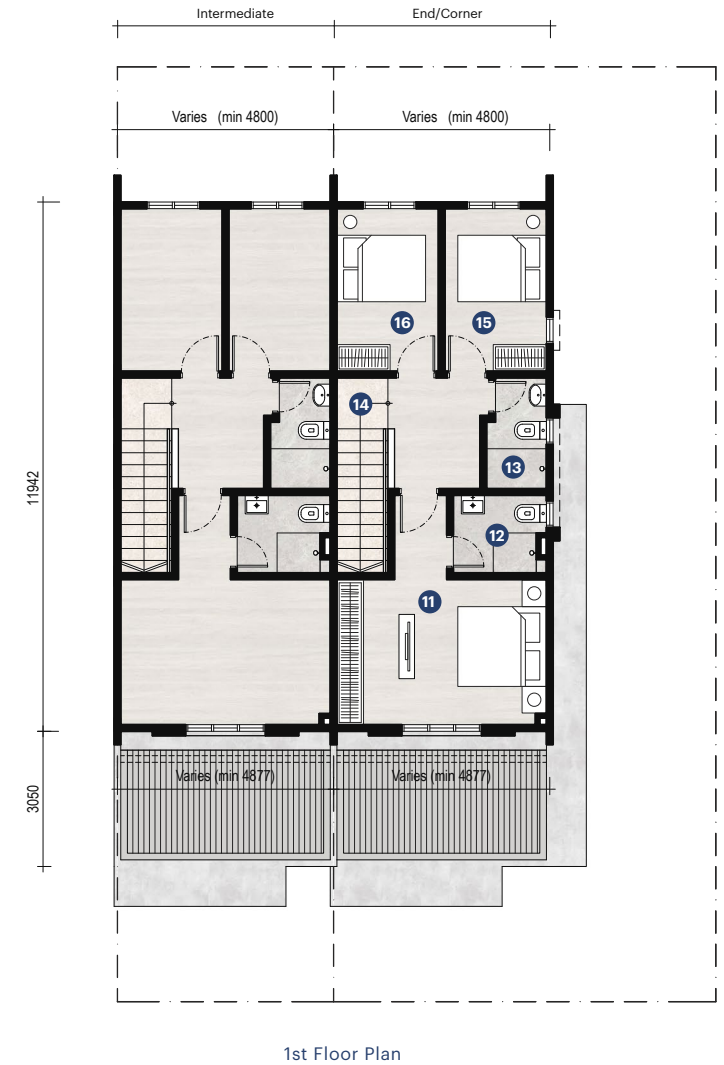
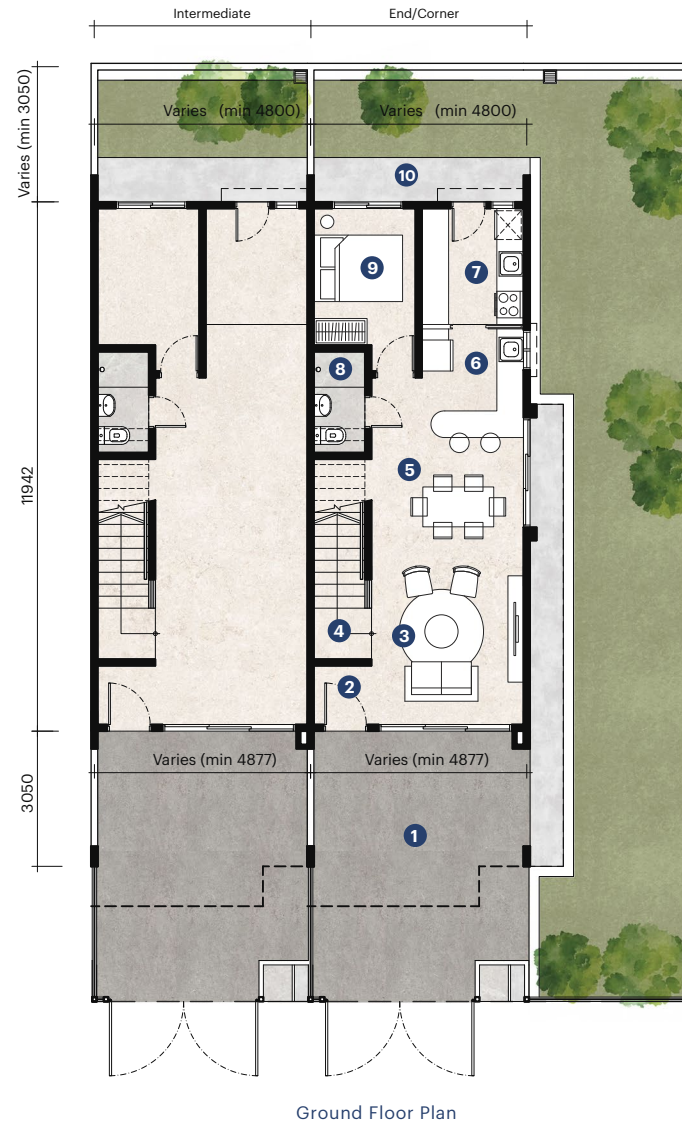
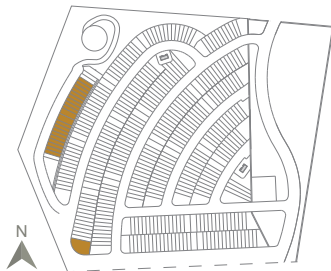
Built Up Area: 1,459-1,554 sq.ft.
Land Area: 1,107-5,057 sq.ft.

4 Bedrooms

3 Bathrooms

- | | |
|------------------|-------------------|
| 1 Car Porch | 9 Bedroom 3 |
| 2 Entrance Foyer | 10 Open Yard |
| 3 Living | 11 Master Bedroom |
| 4 Staircase | 12 Master Bath |
| 5 Dining | 13 Bath 1 |
| 6 Dry Kitchen | 14 Staircase |
| 7 Wet Kitchen | 15 Bedroom 1 |
| 8 Bath 2 | 16 Bedroom 2 |

Total Units:
21 units



TYPE A3

Intermediate & End Lot

2 Storey Terrace House

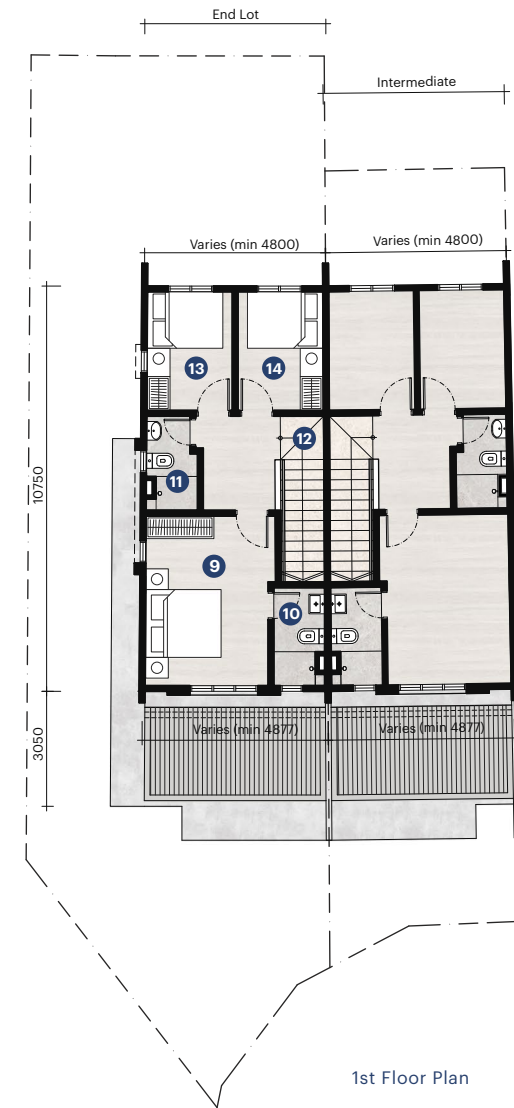
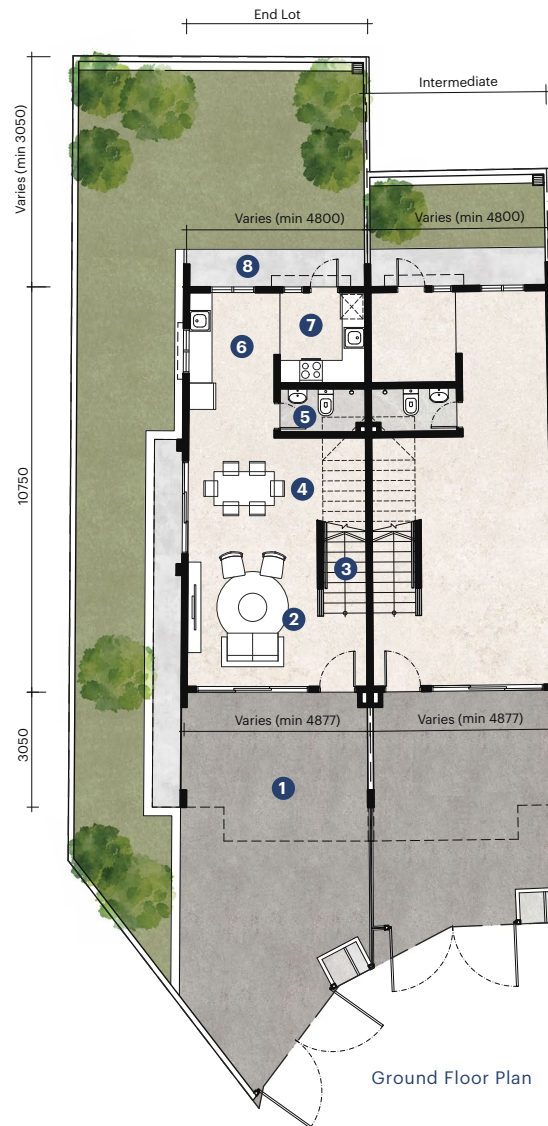
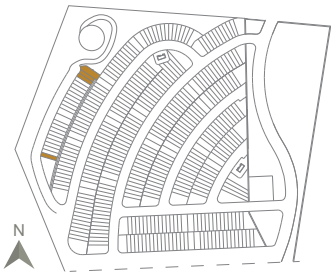
Built Up Area: 1,333-1,421 sq.ft.
Land Area: 1,067-2,131 sq.ft.

 3 Bedrooms

 3 Bathrooms

- | | |
|---------------|------------------|
| 1 Car Porch | 8 Open Yard |
| 2 Living | 9 Master Bedroom |
| 3 Staircase | 10 Master Bath |
| 4 Dining | 11 Bath 1 |
| 5 Bath 2 | 12 Staircase |
| 6 Dry Kitchen | 13 Bedroom 1 |
| 7 Wet Kitchen | 14 Bedroom 2 |

Total Units:
4 units



TYPE A3-1

Corner Lot

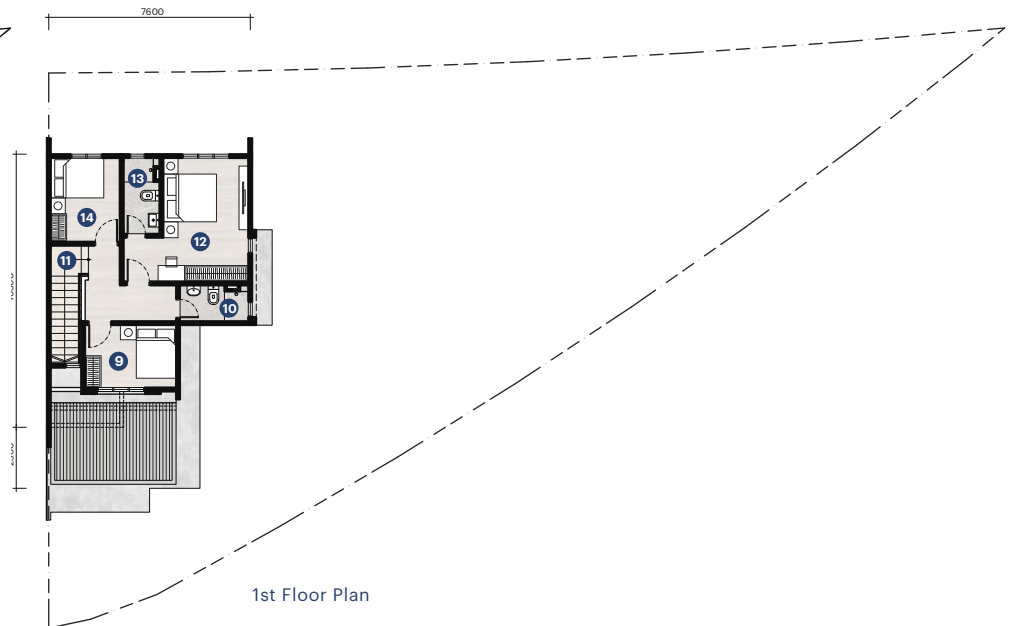
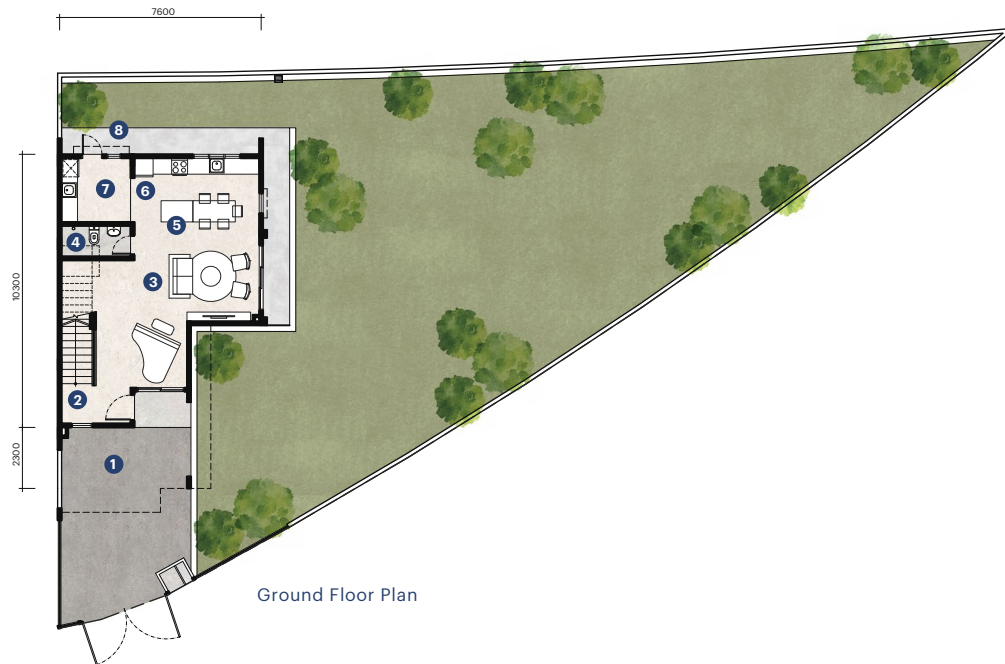
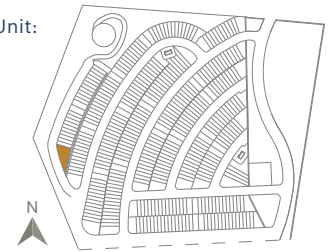
3 Storey Terrace House

Built Up Area: 1,662 sq.ft.
Land Area: 4,462 sq.ft.

 3 Bedrooms
 3 Bathrooms

- | | | |
|--------------------|----------------------|--------------------------|
| 1 Car Porch | 6 Dry Kitchen | 11 Staircase |
| 2 Staircase | 7 Wet Kitchen | 12 Master Bedroom |
| 3 Living | 8 Open Yard | 13 Master Bath |
| 4 Bath 2 | 9 Bedroom 1 | 14 Bedroom 2 |
| 5 Dining | 10 Bath 1 | |

Total Unit:
1 unit



TYPE B1

Intermediate & End/Corner Lot

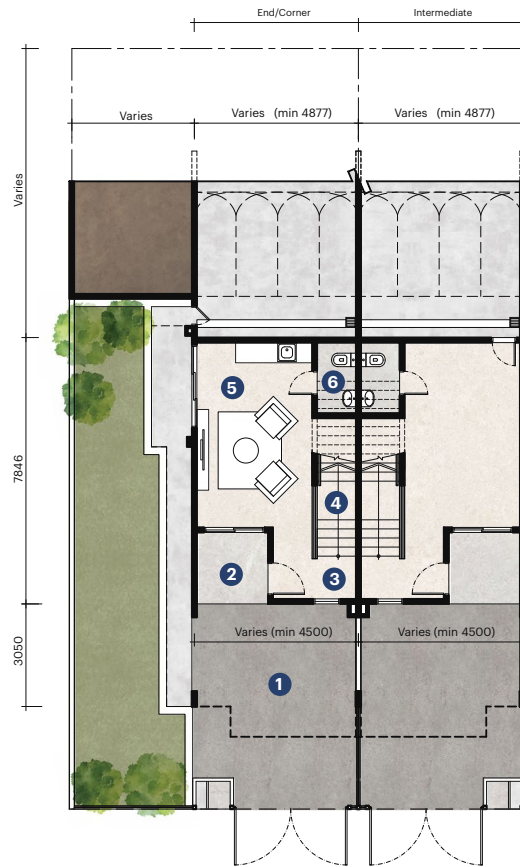
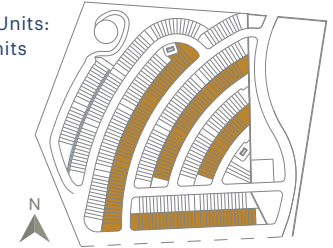
3 Storey Terrace House

Built Up Area: 1,989-2,192 sq.ft.
Land Area: 1,172-4,032 sq.ft.

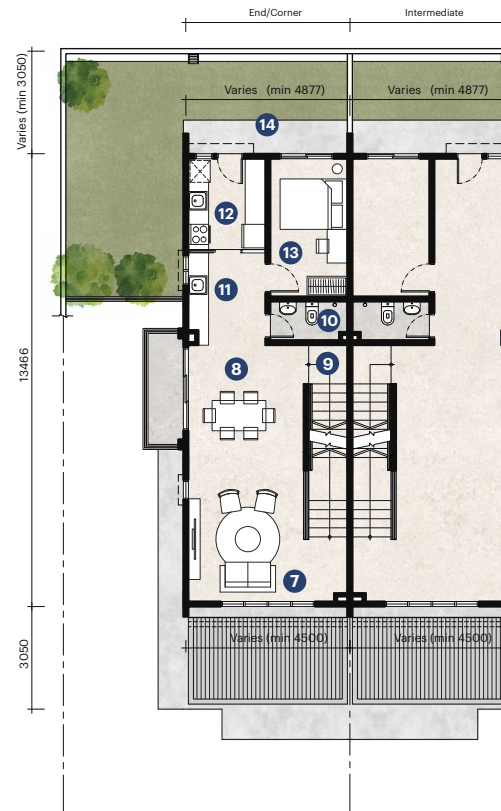
-  4 Bedrooms
-  3 Bathrooms
-  1 Powder Room

- | | | |
|------------------|----------------|-------------------|
| 1 Car Porch | 8 Dining | 15 A/C Ledge |
| 2 Lanai | 9 Staircase | 16 Master Bath |
| 3 Entrance Foyer | 10 Bath 2 | 17 Master Bedroom |
| 4 Staircase | 11 Dry Kitchen | 18 Bath 1 |
| 5 Family Room | 12 Wet Kitchen | 19 Bedroom 1 |
| 6 Powder Room | 13 Bedroom 3 | 20 Bedroom 2 |
| 7 Living | 14 Open Yard | |

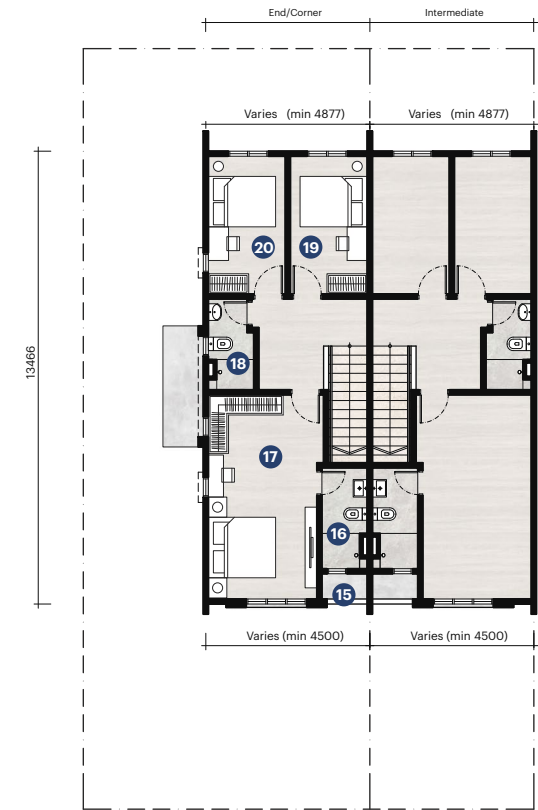
Total Units:
143 units



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

TYPE B2

Intermediate & End/Corner Lot

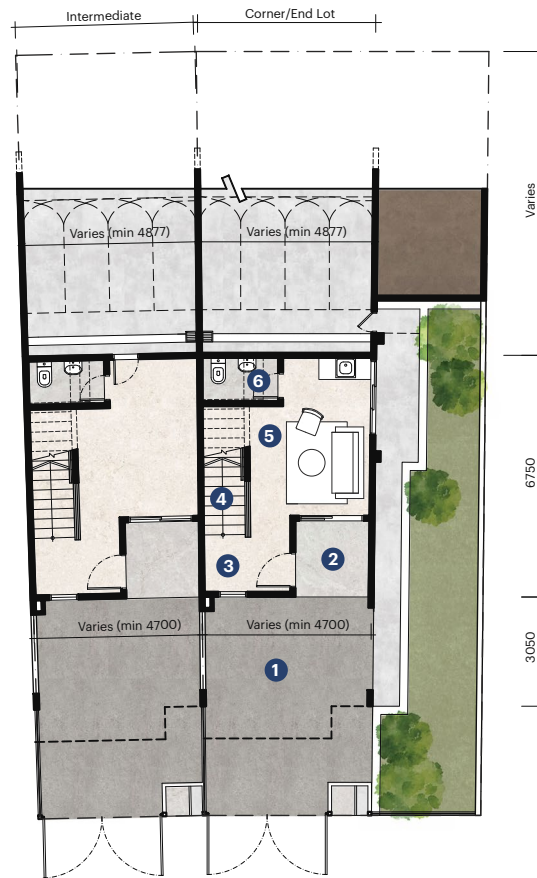
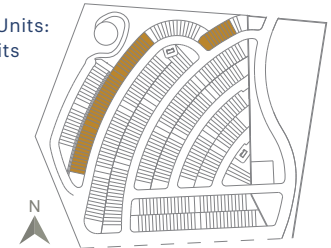
3 Storey Terrace House

Built Up Area: 1,798-1,961 sq.ft.
Land Area: 1,115-2,624 sq.ft.

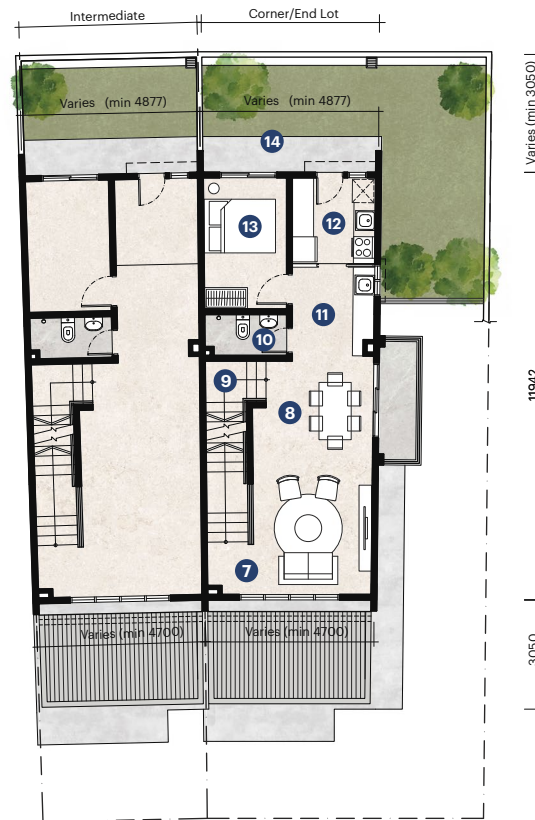
-  4 Bedrooms
-  3 Bathrooms
-  1 Powder Room

- 1 Car Porch
- 2 Lanai
- 3 Entrance Foyer
- 4 Staircase
- 5 Family Room
- 6 Powder Room
- 7 Living
- 8 Dining
- 9 Staircase
- 10 Bath 2
- 11 Dry Kitchen
- 12 Wet Kitchen
- 13 Bedroom 3
- 14 Open Yard
- 15 A/C Ledge
- 16 Master Bath
- 17 Master Bedroom
- 18 Bath 1
- 19 Bedroom 1
- 20 Bedroom 2

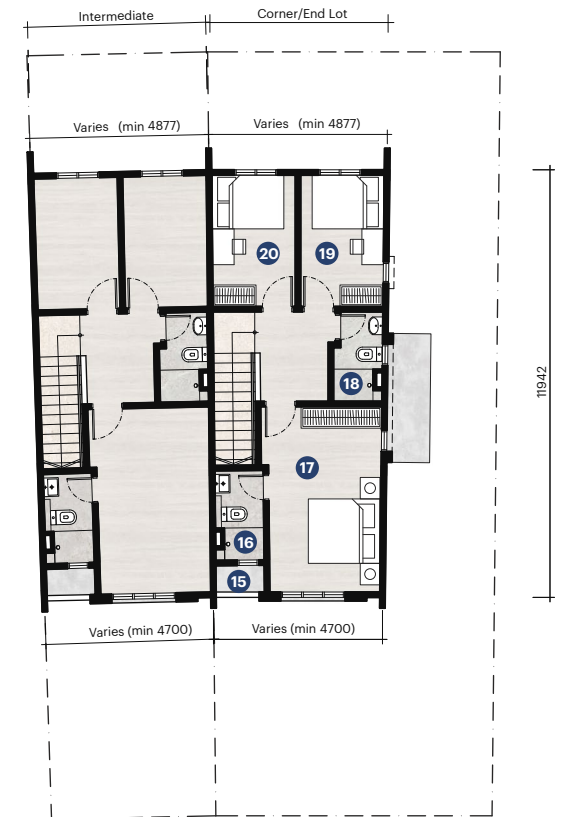
Total Units:
50 units



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

TYPE B2-1

Corner Lot

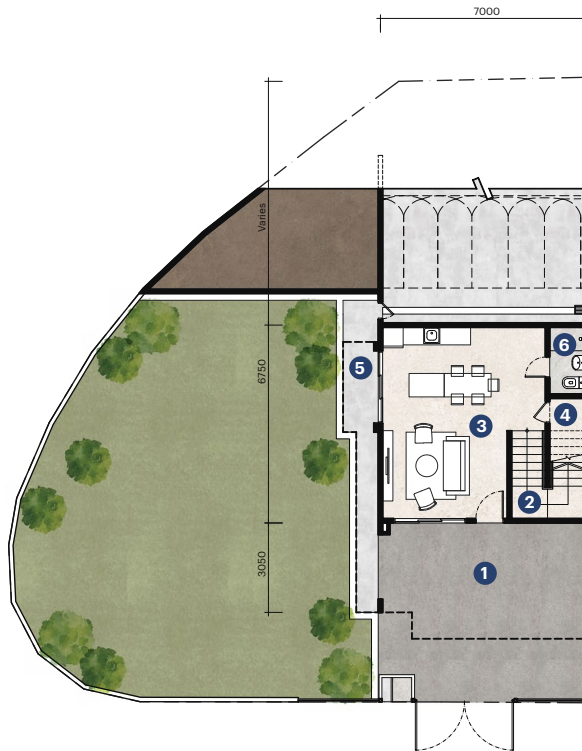
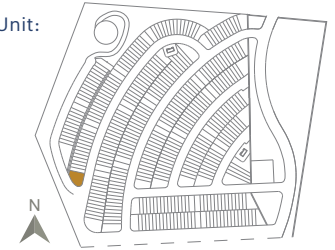
3 Storey Terrace House

Built Up Area: 2,374 sq.ft.
Land Area: 3,607 sq.ft.

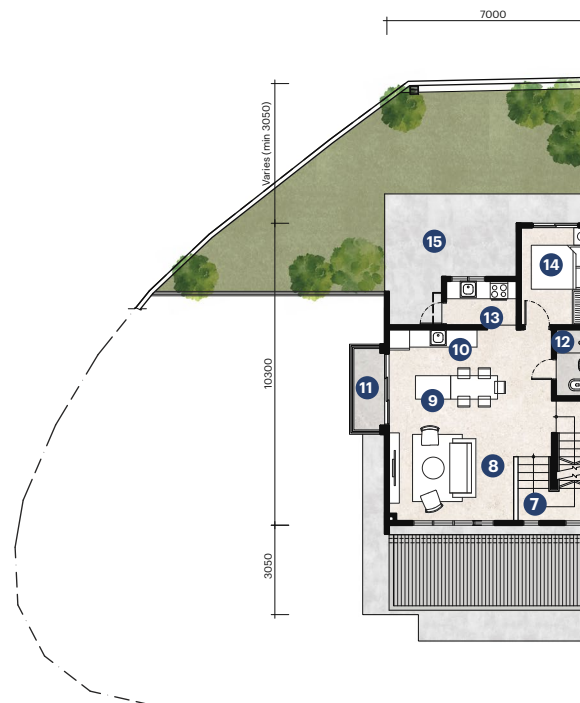
4 Bedrooms
4 Bathrooms

- | | | |
|---------------|----------------|-------------------|
| 1 Car Porch | 8 Living | 15 Open Yard |
| 2 Staircase | 9 Dining | 16 Master Bath |
| 3 Family Room | 10 Dry Kitchen | 17 Master Bedroom |
| 4 Storage | 11 Balcony | 18 Staircase |
| 5 Terrace | 12 Bath 2 | 19 Bedroom 1 |
| 6 Bath 3 | 13 Wet Kitchen | 20 Bath 1 |
| 7 Staircase | 14 Bedroom 3 | 21 Bedroom 2 |

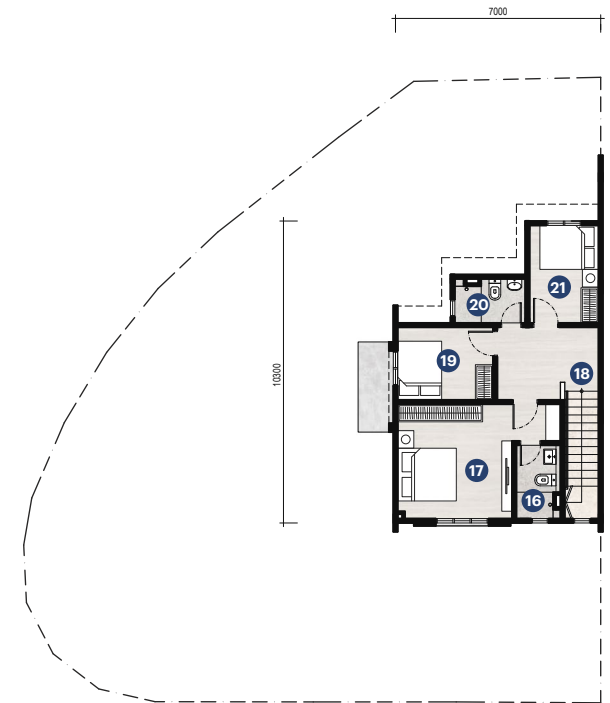
Total Unit:
1 unit



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

TYPE B3

Intermediate & End Lot

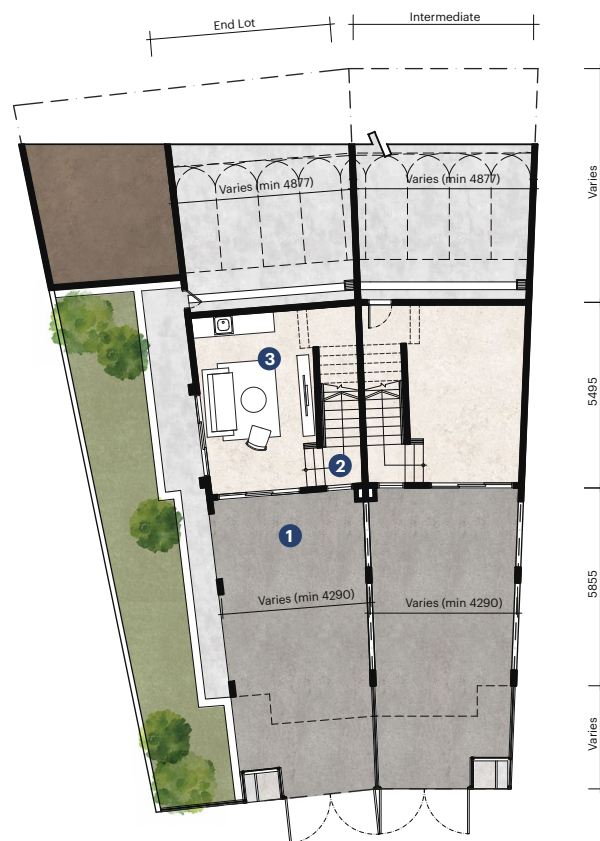
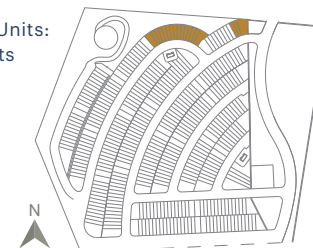
3 Storey Terrace House

Built Up Area: 1,831-2,029 sq.ft.
Land Area: 1,091-2,763 sq.ft.

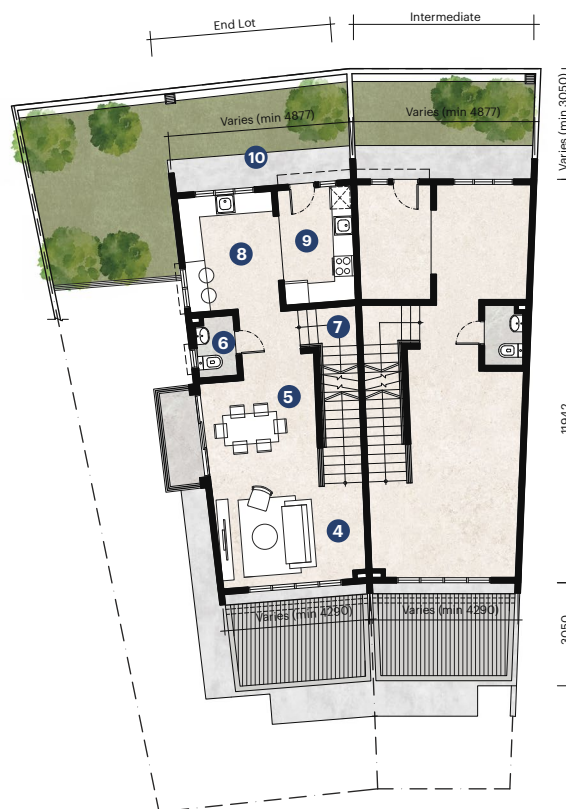
-  3 Bedrooms
-  2 Bathrooms
-  1 Powder Room

- 1** Car Porch
- 2** Staircase
- 3** Family Room
- 4** Living
- 5** Dining
- 6** Powder Room
- 7** Staircase
- 8** Dry Kitchen
- 9** Wet Kitchen
- 10** Open Yard
- 11** A/C Ledge
- 12** Master Bath
- 13** Master Bedroom
- 14** Bath 1
- 15** Staircase
- 16** Bedroom 1
- 17** Bedroom 2

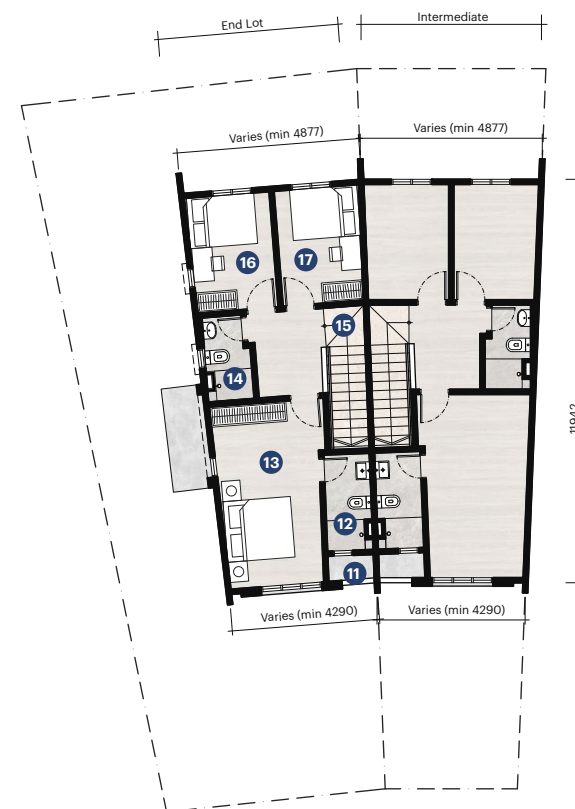
Total Units:
18 units



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

TYPE B4

Intermediate & End/Corner Lot

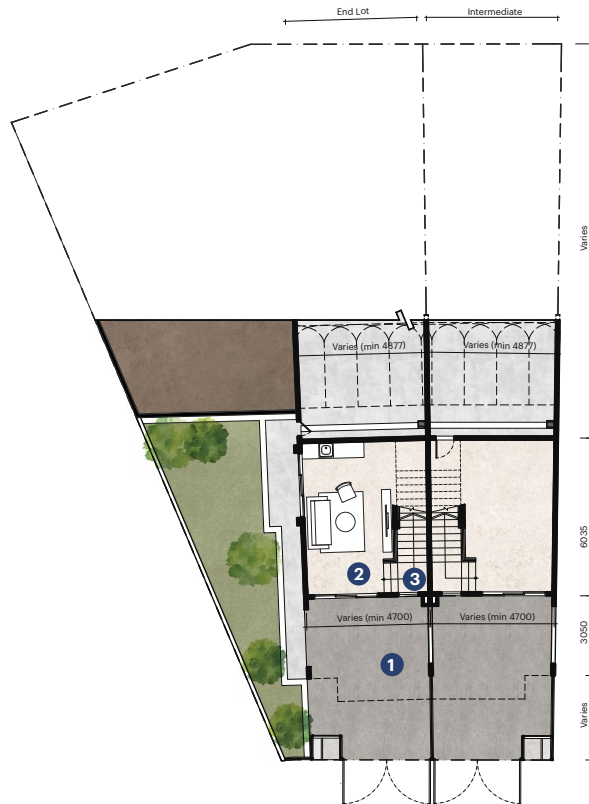
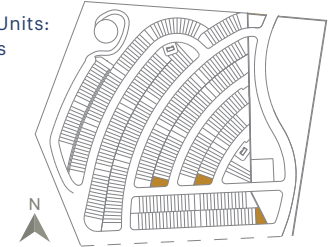
3 Storey Terrace House

Built Up Area: 1,578-1,723 sq.ft.
Land Area: 1,457-3,423 sq.ft.

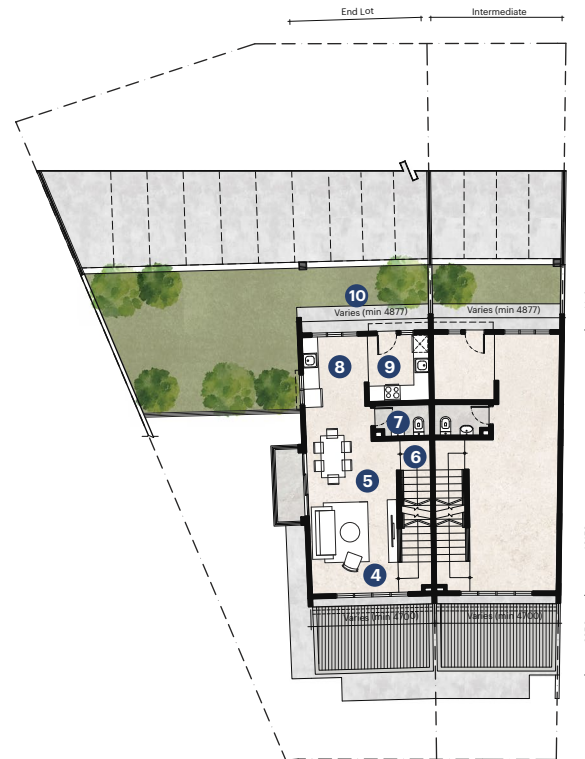
-  3 Bedrooms
-  2 Bathrooms
-  1 Powder Room

- 1** Car Porch
- 2** Family Room
- 3** Staircase
- 4** Living
- 5** Dining
- 6** Staircase
- 7** Powder Room
- 8** Dry Kitchen
- 9** Wet Kitchen
- 10** Open Yard
- 11** Master Bath
- 12** Master Bedroom
- 13** Bath 1
- 14** Staircase
- 15** Bedroom 1
- 16** Bedroom 2

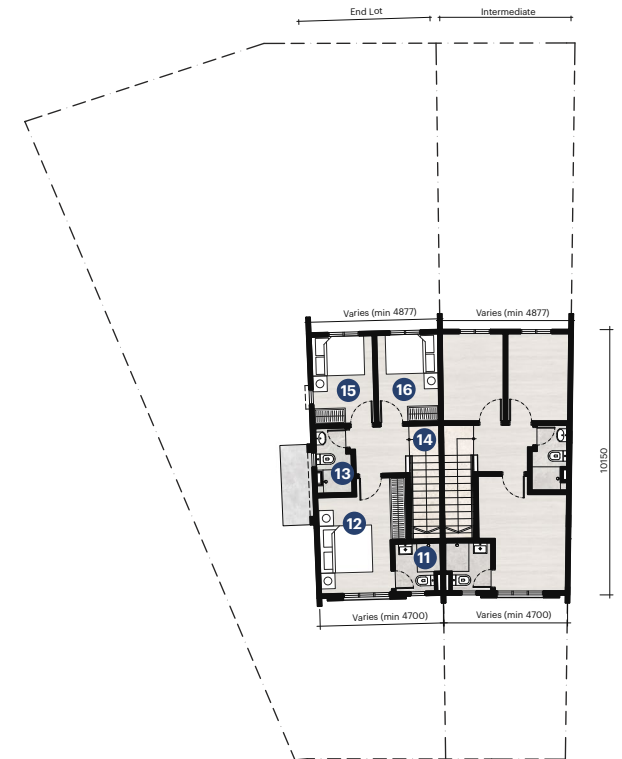
Total Units:
3 units



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

TYPE	A1	A1-1	A1-2	A2	A2-1	A3	A3-1
STRUCTURE	: Reinforced Concrete						
WALL	: Reinforced Concrete Wall / Brick Wall						
ROOF COVERING	: Reinforced Concrete Wall / Brick Wall						
ROOF FRAMING	: Metal Frame / Reinforced Concrete						
CEILING	: Paint / Plasterboard C Paint (Where applicable)						
WINDOWS	: Aluminium Framed Window						
DOORS	Main Entrance			: Solid Timber Composite Door			
	Others			: Timber Composite Flush Door / Aluminium Framed Glass Door			
IRONMONGERY	: Quality Locksets						
WALL FINISHES	Wet Kitchen			: Tiles / Plaster & Paint (Where applicable)			
	Bathrooms			: Tiles / Plaster & Paint (Where applicable)			
	Others			: Plaster & Paint			
FLOOR FINISHES	Car Porch			: Concrete Imprint			
	Open Yard			: Cement Render			
	Living, Dining,			: Tiles			
	Dry & Wet Kitchen			: Tiles			
	Staircase			: Tiles			
	Bedroom (Ground Floor)			: Tiles			
	Bedrooms (First Floor)			: Composite Flooring			
	Bathrooms			: Tiles			
SANITARY INSTALLATION	Wash Basin			: 3			
	Shower			: 3			
	Water Closet			: 3			
	Kitchen Sink			: 1			

[illegible]

FENCING : Brick Wall to Approximately 1.5m High
: Metal Fencing to Approximately. 1.5m High

DISCLAIMER: Information and specification contained herein are subject to change, variations, modification and substitution as may be required by the Developer's Architect and/or relevant approving authorities.

Specifications

TYPE	B1	B2	B2-1	B3	B4	B5
STRUCTURE	: Reinforced Concrete					
WALL	: Reinforced Concrete Wall / Brick Wall					
ROOF COVERING	: Metal Deck Roof / Reinforced Concrete Roof					
ROOF FRAMING	: Metal Frame / Reinforced Concrete					
CEILING	: Paint / Plasterboard & Paint (Where applicable)					
WINDOWS	: Aluminium Framed Window					
DOORS	Main Entrance	: Solid Timber Composite Door				
	Others	: Timber Composite Flush Door				
		/ Aluminium Framed Glass Door / Steel Door				
IRONMONGERY	: Quality Locksets					
WALL FINISHES	Wet Kitchen	: Tiles / Plaster & Paint (Where applicable)				
	Bathrooms / Powder Room	: Tiles / Plaster & Paint (Where applicable)				
	Others	: Plaster & Paint				
FLOOR FINISHES	Car Porch	: Concrete Imprint				
	Open Yard	: Cement Render				
	Lanai	: Tiles				
	Family Room	: Tiles				
	Living, Dining,	: Tiles				
	Dry & Wet Kitchen	: Tiles				
	Balcony (End/ Corner unit)	: Tiles				
	Staircase	: Tiles				
	Bedroom (First Floor)	: Tiles				
	Bedrooms (Second Floor)	: Composite Flooring				
	Study Room	: Composite Flooring				
	Bathrooms / Powder Room	: Tiles				

SANITARY INSTALLATION

	B1	B2	B2-1	B3	B4	B5
Wash Basin	4	4	4	3	3	4
Shower	3	3	4	2	2	4
Water Closet	4	4	4	3	3	4
Kitchen Sink	1	1	1	1	1	1

TYPE	B1	B1	B2	B2	B2-1	B3	B3	B4	B4	B5	B5
LOT TYPE	Intermediate	End/Corner	Intermediate	End/Corner		Intermediate	End/Corner	Intermediate	End/Corner	Intermediate	End/Corner

ELECTRICAL INSTALLATION

Light Point	24	26	24	26	25	23	25	22	24	27	29
Exhaust Fan Point	2	2	2	2	2	1	1	1	1	2	2
Fan Point	6	6	6	6	6	5	5	5	5	7	7
AC Point	2	2	2	2	2	2	2	2	2	2	2
Power Point	18	18	18	18	18	18	18	18	18	20	20
Auto Gate Point (conduit only)	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	3	3	3	3	3	2	2	2	2	4	4
Telephone FWS Point	1	1	1	1	1	1	1	1	1	1	1
TV Point	1	1	1	1	1	1	1	1	1	1	1
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1

INTERNAL TELECOMMUNICATION TRUNKING AND CABLING

FENCING	: Brick Wall to Approximately 1.5m High
	: Metal Fencing to Approximately. 1.5m High

TURFING	: Spot turfing within lot boundary (where applicable)
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