

# PKNS' SHAPING THE CYBER VALLEY LANDSCAPE

New landed homes designed to harmonise the needs of a modern lifestyle

For over 62 years, Perbadanan Kemajuan Negeri Selangor (PKNS) has been a cornerstone of urban development, shaping the landscape of the state with vision and purpose.

Within its Cyber Valley development, its newest projects reinforce Cyberjaya's identity as a modern centre for science and technology, blending cutting-edge architecture with sustainable development. Named Auva, Adhara and Aludra, these landed leasehold residential developments with a combined gross development value (GDV) of RM267mil are meticulously designed to harmonise the needs of a modern lifestyle with sustainable and contemporary architecture.

Strategically located in Cyber Valley, Selangor, these homes offer unparalleled connectivity to major transport arteries, including the South Klang Valley Expressway (SKVE), Lebuhraya Damansara-Puchong (LDP), Shah Alam Expressway (KESAS), North-South Expressway Central Link (ELITE) and Maju Expressway (MEX). For those relying on public transport, the Putrajaya and Cyberjaya ERL station, Cyberjaya City Centre MRT station and Nadi Putra Bus services are within reach while international travel is simplified by proximity to KLIA and KLIA 2.

## Auva

Spanning 27.59 acres, Auva consists of 124 units of two-storey terrace houses with a GDV of RM133mil. The project is uniquely anchored by a Scandinavian architectural concept, which focuses on functional perfection and a conducive living environment. By incorporating a green enclosure and pocket landscapes, the master plan ensures a serene buffer between the homes and the outside world,



A vision of modern tropical living at Adhara.

creating a private and exclusive sanctuary for all residents.

The homes at Auva are meticulously crafted with sustainability and spatial efficiency at their core. Both the exterior and interior designs prioritise eco-friendly principles, featuring large windows with protective overhangs to manage heat and ample natural lighting throughout the home.

To ensure a healthy indoor climate, the houses boast high ceilings designed without asbestos for superior cross-ventilation, complemented by openings at every corner to invite natural lighting. Buyers can choose from three distinct configurations on 22 ft by 70 ft plots: Type A (Intermediate) at 1,998 sq ft, Type B (Corner) at 2,187 sq ft and Type C (End Lot) at 2,049 sq ft, all featuring four bedrooms and bathrooms. This open floor plan concept is built comfortably to house growing families.

Practicality is a priority, evidenced by the spacious parking area where two cars can be parked side-by-side and a ground-floor design that is specifically disabled-friendly to meet the needs of elderly

or differently-abled residents.

Auva integrates essential ESG elements, including a rainwater harvesting system that saves space for green areas and double-sided aluminium foil to reduce direct heat. The use of Monier Legacy Mineral Roof Tiles ensures significant noise reduction while anti-slip tiles are installed in all bathrooms, wet areas, terraces and balconies for maximum safety. Each home also comes equipped with an EV charging port (up to 7kW).

This gated and guarded community is designed for an active lifestyle, featuring a playground, a dedicated jogging track and a communal park for residents to enjoy. The estimated date of completion is set for December 2027.

## Adhara

Adhara occupies 13.47 acres and comprises 145 units of two-storey terrace houses with a GDV of RM62.2mil. The project is designed with a modern tropical architectural concept, aiming to reflect Malaysia's local identity as a tropical nation while showcasing Cyber Valley's status as a contemporary centre for science, technology and sustainable innovation.

Built on 20 ft by 75 ft and 23 ft by 75 ft plots, the homes at Adhara are engineered for flexibility and environmental harmony, featuring an open-plan ground floor with a versatile flex space that can be modified to suit the changing needs of a growing family. The design prioritises natural lighting and ventilation with openings at every corner while specialised light-blocking devices are integrated to prevent glare within the interior spaces. Buyers can select from three spacious layouts: Type A (Corner) offering 2,644 sq ft and Type B (Intermediate) or Type C (End Lot), both sized 2,064 sq ft. Designed for comfort and convenience, these



Artist impression of how Auva homes are uniquely anchored by a Scandinavian architectural concept.

homes offer three bedrooms, four bathrooms and a spacious porch that easily accommodates two cars side-by-side.

Adhara's future-ready development includes a 7kW EV charging port and rainwater harvesting system. The residences feature the Monier roof system, noted for its modern aesthetic and minimal silhouette, alongside booster pumps that are perfectly suited for rain shower devices. Security is paramount, with each home equipped with a comprehensive CCTV system featuring internal and external sensors as well as panic buttons. As an added benefit, residents enjoy free internet for one year.

This gated and guarded enclave features a playground, a badminton court and a grand pavilion. Private green spaces are integrated into the master plan to improve air quality, reduce noise and increase local biodiversity. Completion is expected in December 2026.

## Aludra

Aludra Residensi offers a unique modern contemporary barn house aesthetic across 11.17 acres. This development of 218 townhouses focuses on functional accuracy and maintaining a perfect balance between urban development and nature to create a healthier, more comfortable living environment.

Homeowners can choose from several versatile configurations based on 35 ft by 55 ft and 37 ft by 55 ft plots, including Type A (End Lot) with 1,072 sq ft on the ground floor and 1,055 sq ft on the upper floor. Additional options include Type Intermediate and Type B (End Lot), both offering 1,035 sq ft on the ground floor and 1,037 sq ft

on the upper floor. Every unit is thoughtfully designed with three bedrooms and two bathrooms to maximise space and utility.

In addition to being a gated and guarded community, Aludra provides a dedicated clubhouse and prayer hall to ensure maximum comfort and convenience for all residents. Estimated completion is slated for June 2026.

Beyond the doorstep of these exceptional homes, residents are surrounded by a mature neighbourhood rich in essential amenities. The strategic location ensures that reputable hospitals, universities, schools and mosques are all within close proximity. Furthermore, the area is bolstered by thriving government office districts, business centres and industrial areas, providing a robust ecosystem for both work and play.

PKNS is deeply committed to making the dream of homeownership a reality by offering an array of attractive incentives designed specifically for prospective buyers. Individuals embarking on their journey as first-time homeowners are eligible for a substantial attractive discount. Furthermore, those who qualify under the PKNS Loyalty Scheme can benefit from an even special discount. To significantly reduce upfront costs and ensure a seamless transition into a new home, PKNS also provides an attractive package for interested buyers. Whether you seek the Scandinavian charm of Auva, the tropical sophistication of Adhara or the unique barn house style of Aludra, your future awaits in Cyber Valley. For more information, visit [www.pkns.gov.my](http://www.pkns.gov.my) or Whatsapp 010-9280187 for more information.



Aerial view of what Aludra's unique modern contemporary barn house aesthetic would look like.