





a refreshing  
pace

Contemporary homes  
where the sleek and  
simple unite in perfect  
harmony.

A peaceful community  
embraced by nature.

Invigorate your mind,  
body and soul.





Built upon a green haven,  
the architectural concept  
here creates efficiently used  
spaces that interplay with  
light and space.

A contemporary tropical  
retreat, this home with sleek  
finishing has a touch of  
minimalism, visible through  
its design.

# delectable designs









The colour play gives this residence a sleek yet comfortable feel, defining its living spaces. The wide glass windows bring in the colour of nature, designed to breathe life to all homes.



inviting interiors











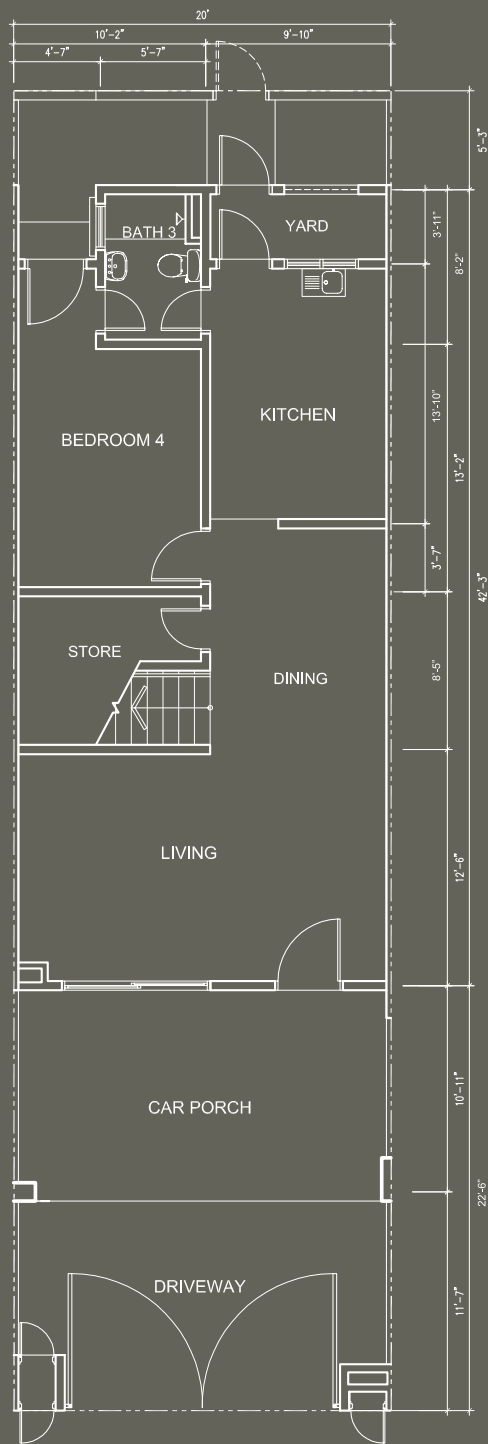
Be embraced by nature. Inhale the wonders of tall greens that tower with pride.

A generous spread of tropical palms and flowering shrubs bring harmony to this dwelling.

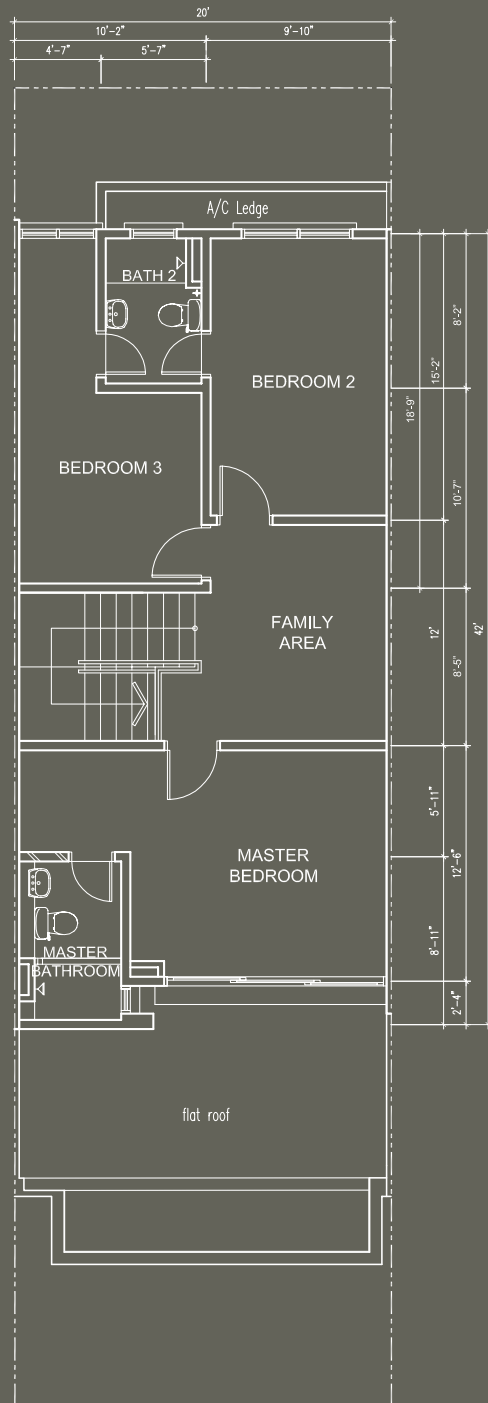


# gorgeous greens

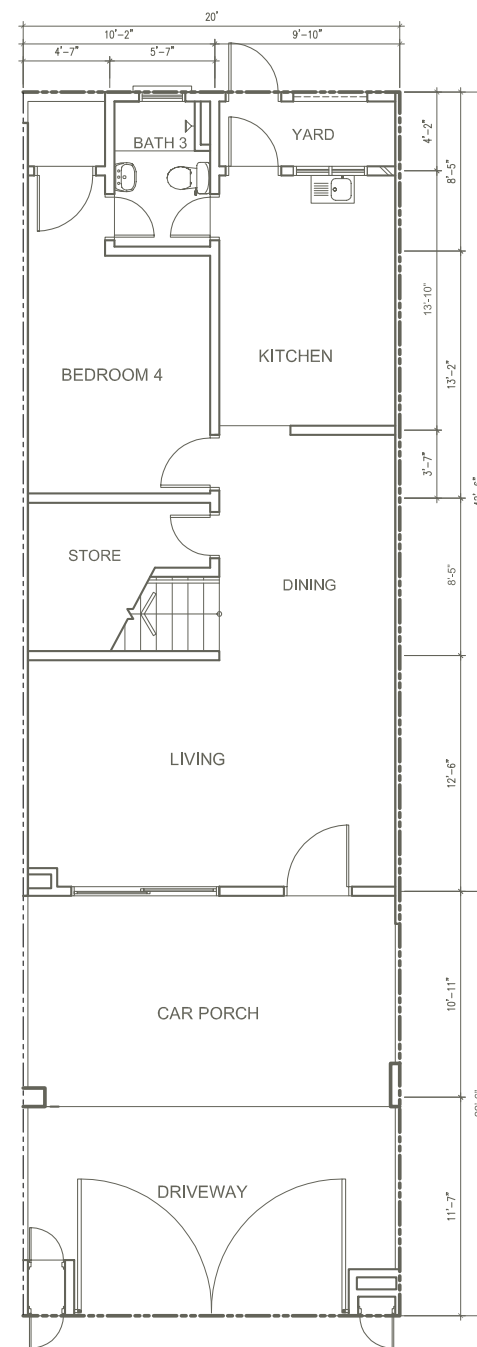




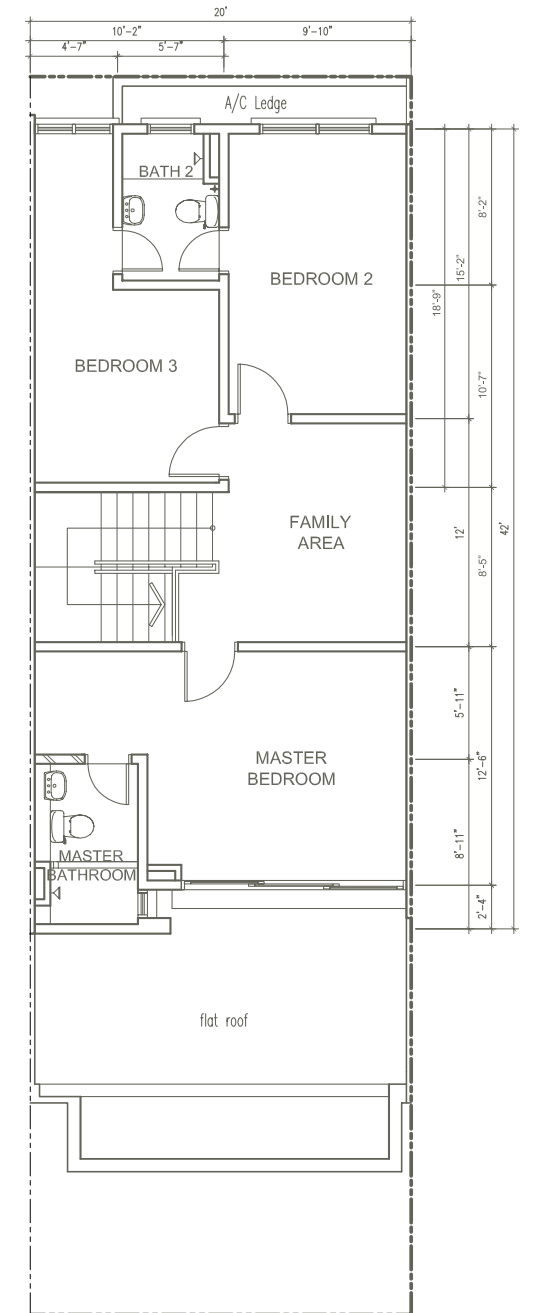
ground floor



first floor



ground floor



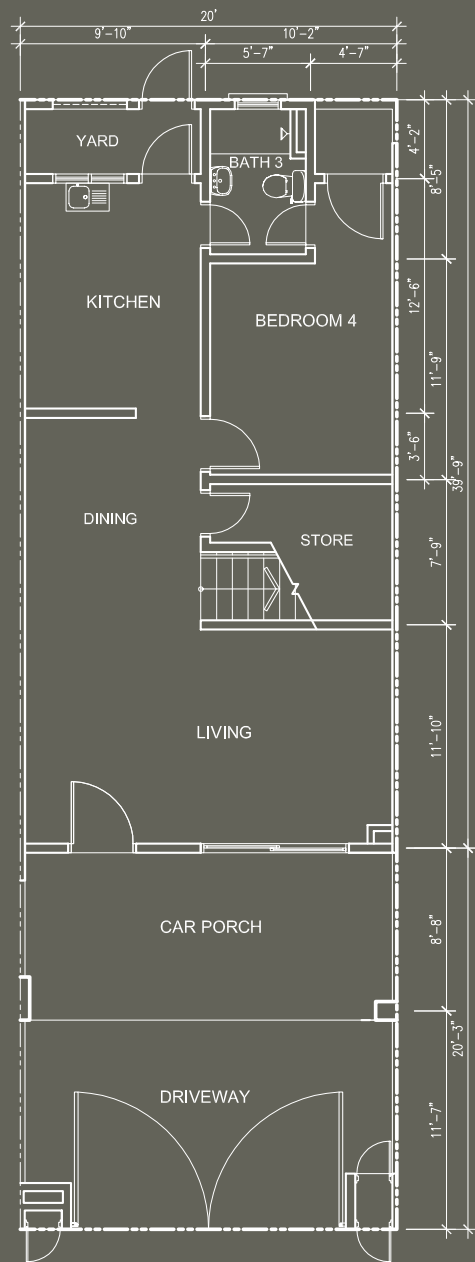
first floor

floor plans

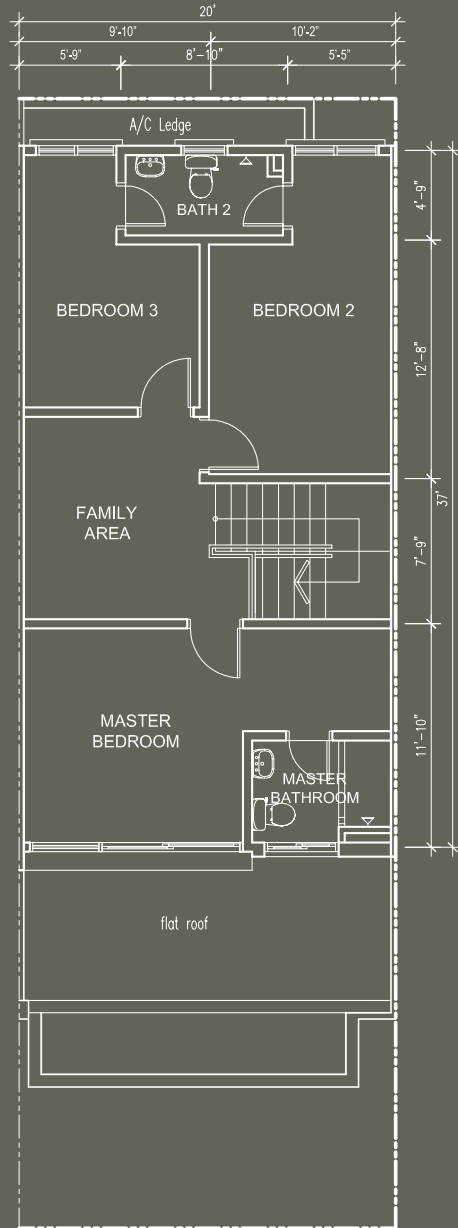
20' x 70'

floor plans

20' x 65'



ground floor



first floor

# specification

- STRUCTURE - Reinforced Concrete Framework
- WALL - Bricks with Cement Plaster
- ROOF - Concrete Roof Tiles
- CEILING - Skim Coat / Plaster Glass Ceiling
- WINDOWS - Aluminium Frame & Glazing

- DOORS - Timber / Flush Door
- Aluminium Frame Glass Door
- M.S. Grille Door with Paint Finish

- LOCKS - Quality Locksets

- FLOORING
- Living / Dining - Porcelain Tiles
- Kitchen - Ceramic Tiles
- Bathrooms - Ceramic Tiles
- Store / Yard - Ceramic Tiles
- Master Bedroom - Porcelain Tiles
- Other Bedrooms - Porcelain Tiles
- Terrace - Homogeneous Tiles ( Corner Unit )

- Car Porch - Homogeneous Tiles
- Staircase - Timber
- Other Areas - Cement Render

- WALL FINISHES
- Bathrooms - Ceiling Height Ceramic Tiles
- Kitchen - Ceiling Height Ceramic Tiles
- Other Areas - Plaster & Paint

- FENCING - Bricks with Cement Plaster, M.S. Grille & Chain Link

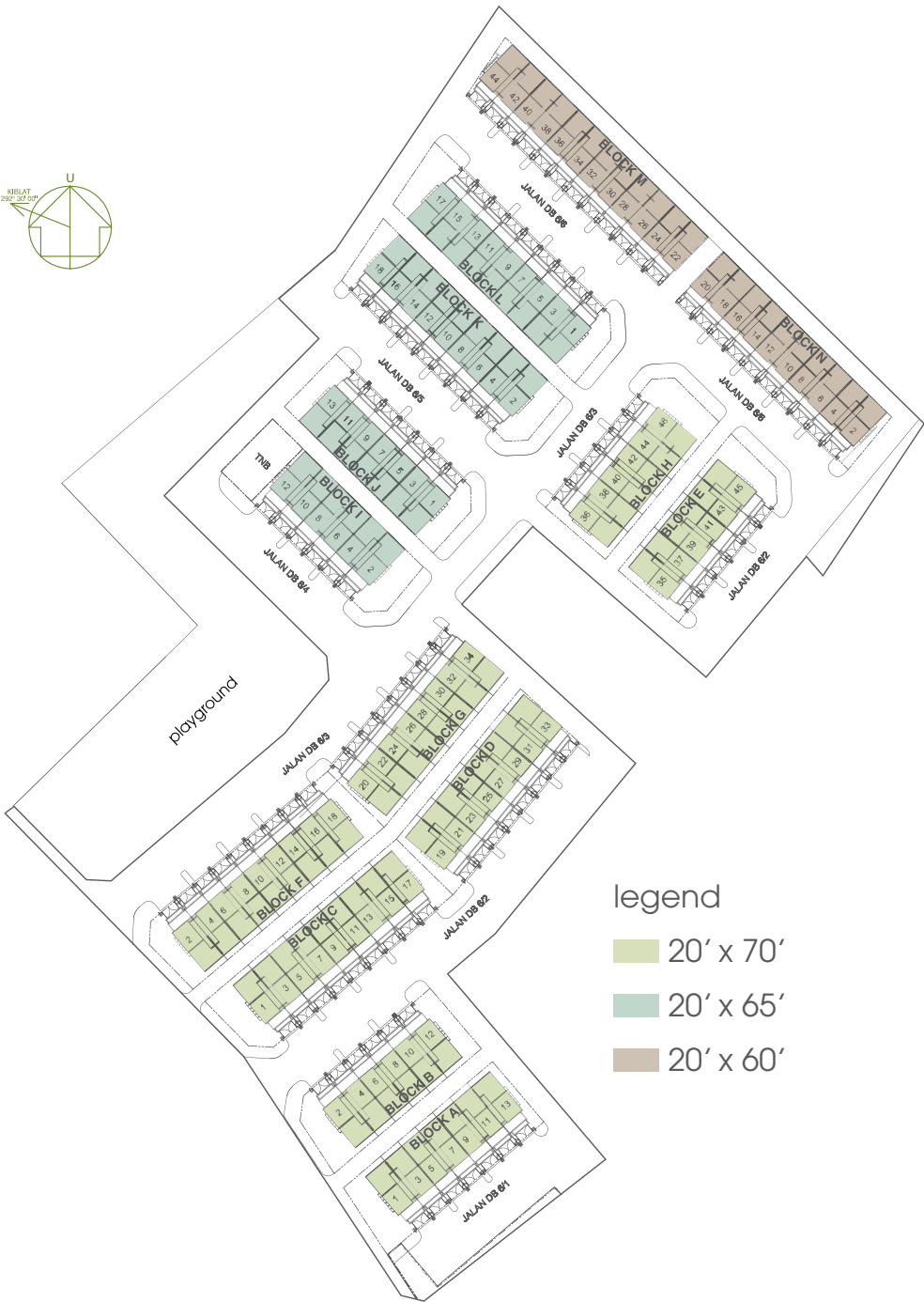
- PAINTING
- External Wall - Acrylic Paint
- Internal Wall - Emulsion Paint
- Timber / Metal - Timber / Metal Paint

- SANITARY FITTINGS
- Wash Basin - 3 nos.
- Shower Head - 3 nos.
- WC - 3 nos.
- Aluminium Kitchen Sink - 1 no.

- | ELECTRICAL FITTINGS  | Corner    | Intermediate |
|----------------------|-----------|--------------|
| Lighting Point       | - 21 nos. | 20 nos.      |
| 13-Amp Socket Outlet | - 19 nos. | 19 nos.      |
| Ceiling Fan Point    | - 6 nos.  | 6 nos.       |
| Air-condition Point  | - 5 nos.  | 5 nos.       |
| TV Point             | - 3 nos.  | 3 nos.       |
| Telephone Point      | - 2 nos.  | 2 nos.       |
| Water Heater Point   | - 3 nos.  | 3 nos.       |
| Auto Gate Point      | - 1 no.   | 1 no.        |
| Door Bell Point      | - 1 no.   | 1 no.        |
| Garden Point         | - 1 no.   | -            |

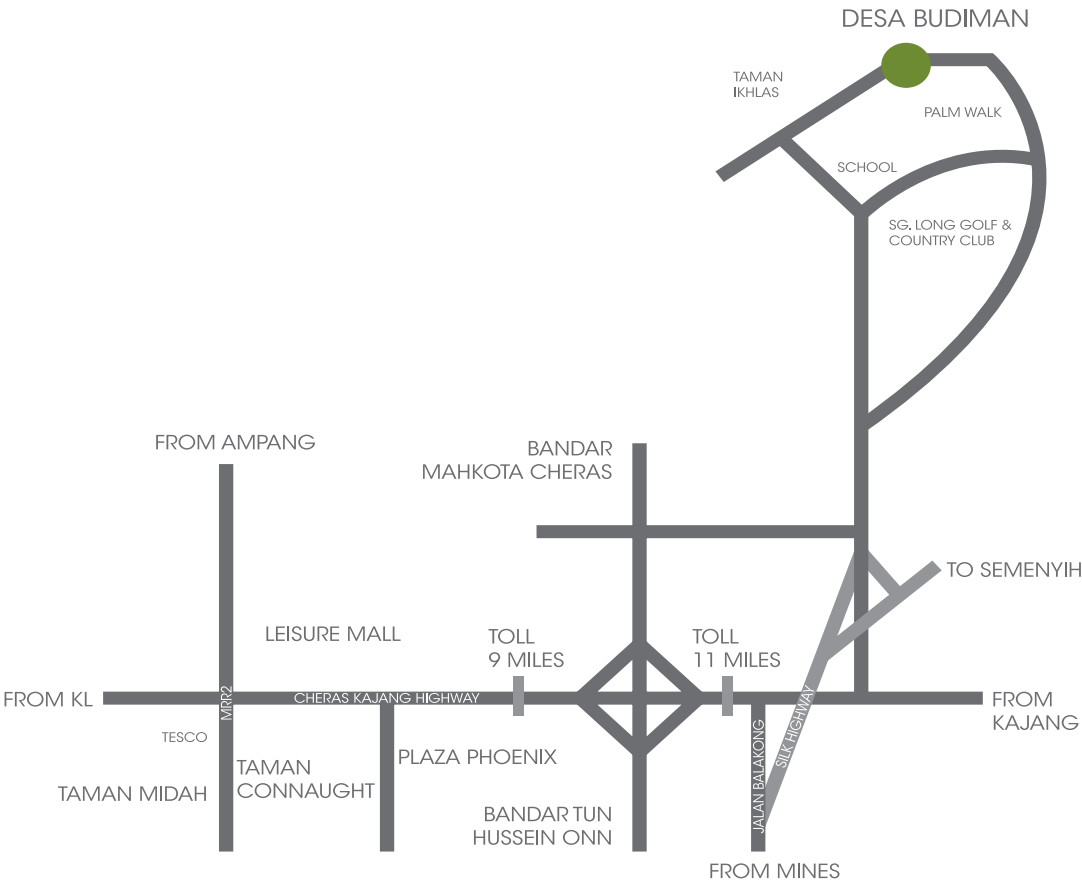


# site plan



Located in the vicinity of Cheras, residents have access to the best of amenities, all of which are just a stone's throw away.

# location



Another prestigious project by



**03 9080 2988 / 89**

1 - G, Jalan Kasturi 1, Plaza Kasturi, Off Jalan Balakong, 43200 Cheras, Selangor.

Developer's License No.: 11162-3/12-2014/1500 • Validity Period: 05-12-2011 to 04-12-2014 • Advertising & Sales Permit No.: 11162-3/2771/2012(12) • Validity Period: 23-12-2011 to 22-12-2012 • Approval Authority: Majlis Perbandaran Kajang (MPKj) • Reference No.: MPKJ 6/P/13/2011 • Land Encumbrances: Nil • Tenure: Leasehold 99 years (expire 19-04-2110) (Malay Reservation Land) • Expected Date Of Completion: May 2014 • Total Units: 112 • Min. Price: RM340,845 • Max. Price: RM724,175 • Special Conditions: The land cannot be transferred, leased or charged without prior consent from the State Authority.