





Cheras Vista

Semi Detached &  
Superlink Homes

## Dwell Into Nature's Essence

Be greeted by the wonders of nature as you enter Cheras Vista's residential community, with 76 units of 3-storey semi detached homes and 92 units of 3-storey superlink homes. Sitting atop high ground, this residence offers a contemporary living inspired by nature.

## A Modern Touch

Clean lines and elegant design form this modern architecture of sleek design. Offering a simplistic style with a distinctive look, these elements of design make up a polished yet homely look.



## Practical Living Spaces

Indulge in comfort and freedom with 5 plus 1 rooms for multi-generational families to use their space however they like, be it for hosting party events, simple family gatherings or relaxing with the family. Functional spaces give the liberty to create personalised spaces such as pantry, and karaoke room.



## Perfect Craftmanship

Installed with large glass windows, more light is allowed to travel through your home to create a well-lit environment. This unique built structure offers good ventilation that allows fresh air flow for a comfortable living experience.



## Enhanced Safety

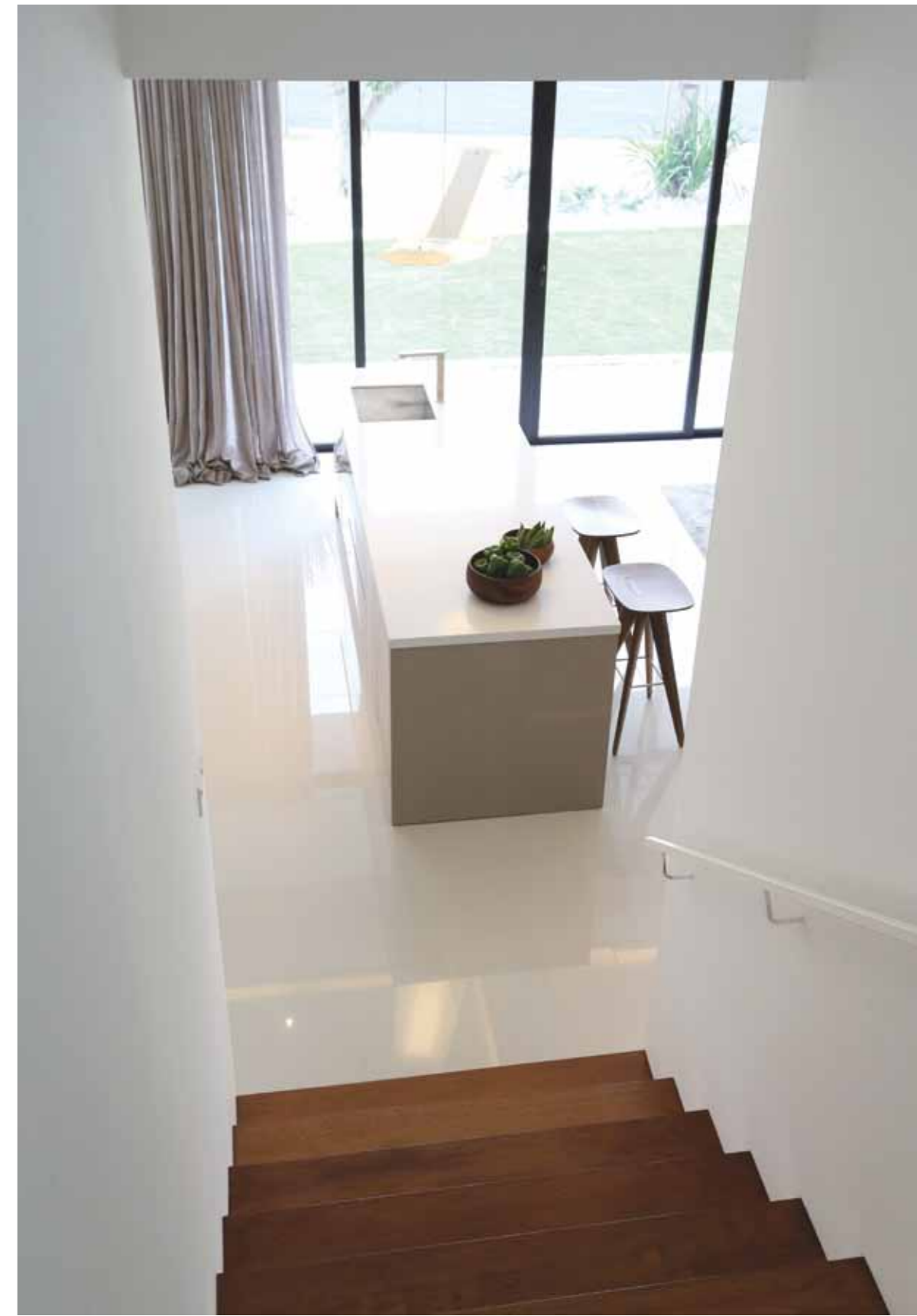
The gated and guarded community, assures the privacy and security of residents. The alarm system offers an additional tier of safety.



## Enhanced Home Experience

Exquisite features provide an enhanced living experience. Equipped with solar water heater, air-cond units and auto-gate, these features are great additions for ideal home living.



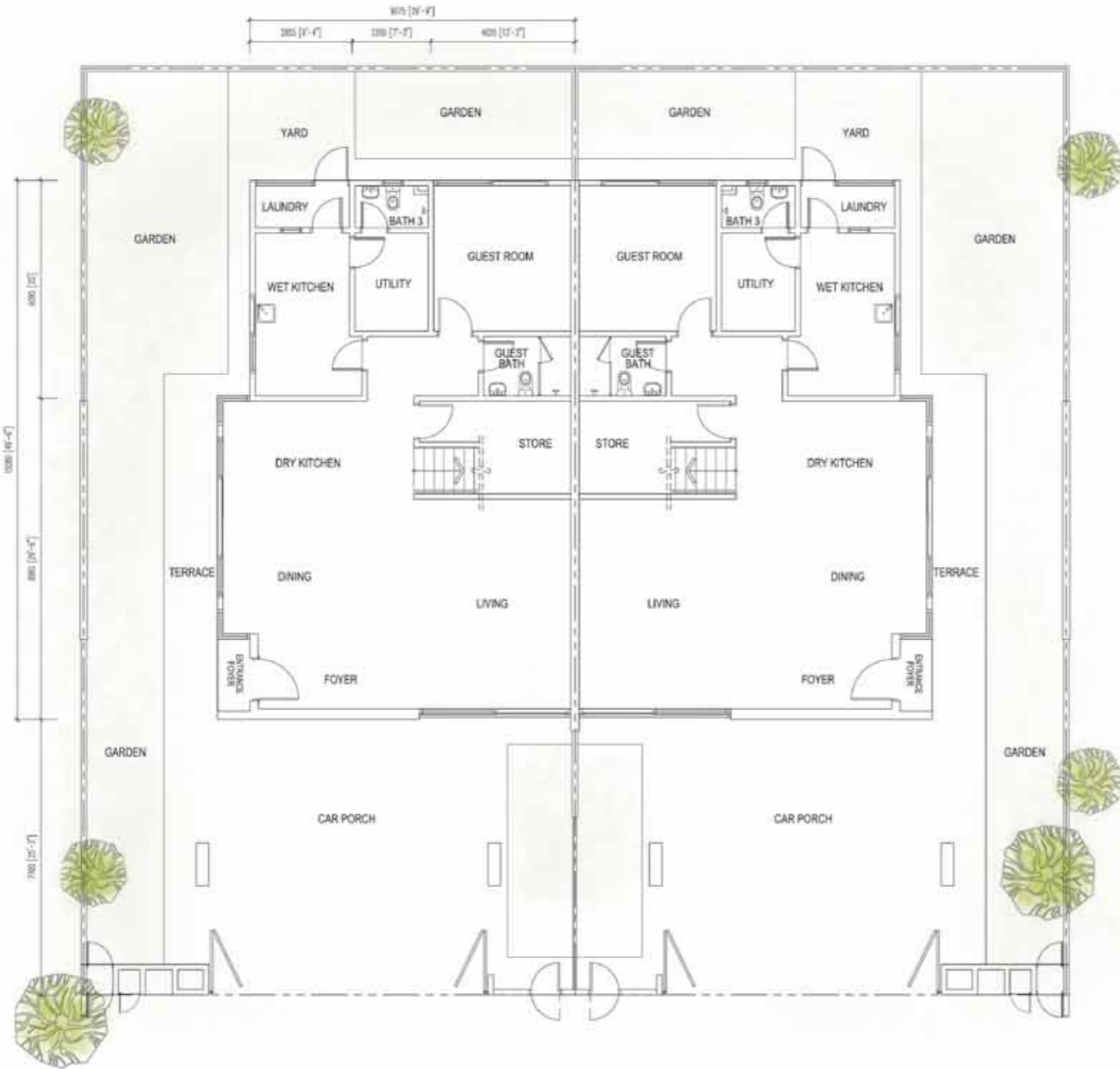


Semi Detached

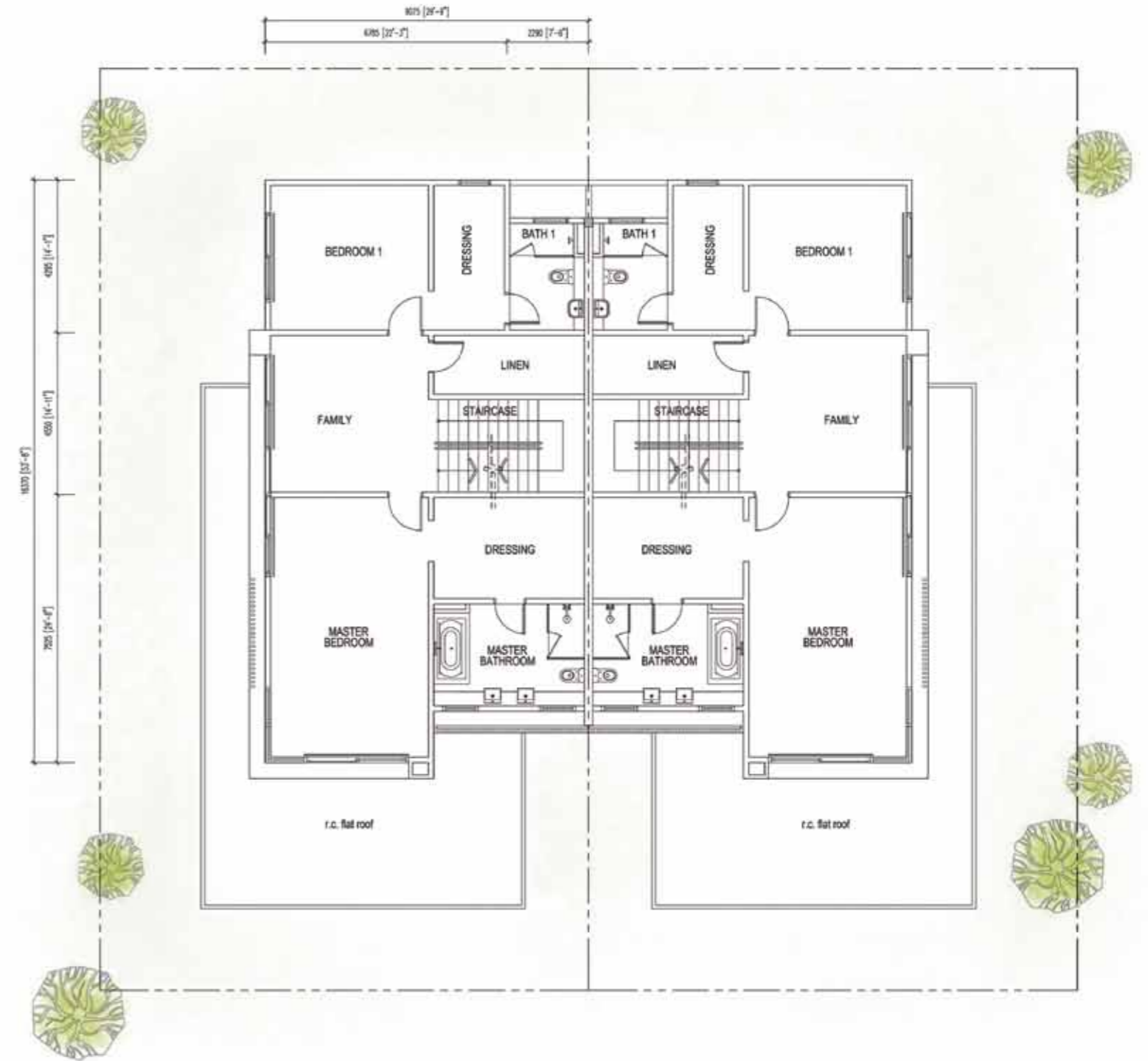


# Floor Plan

3 storey  
76 units  
45' x 85'  
5,000 sq.ft.



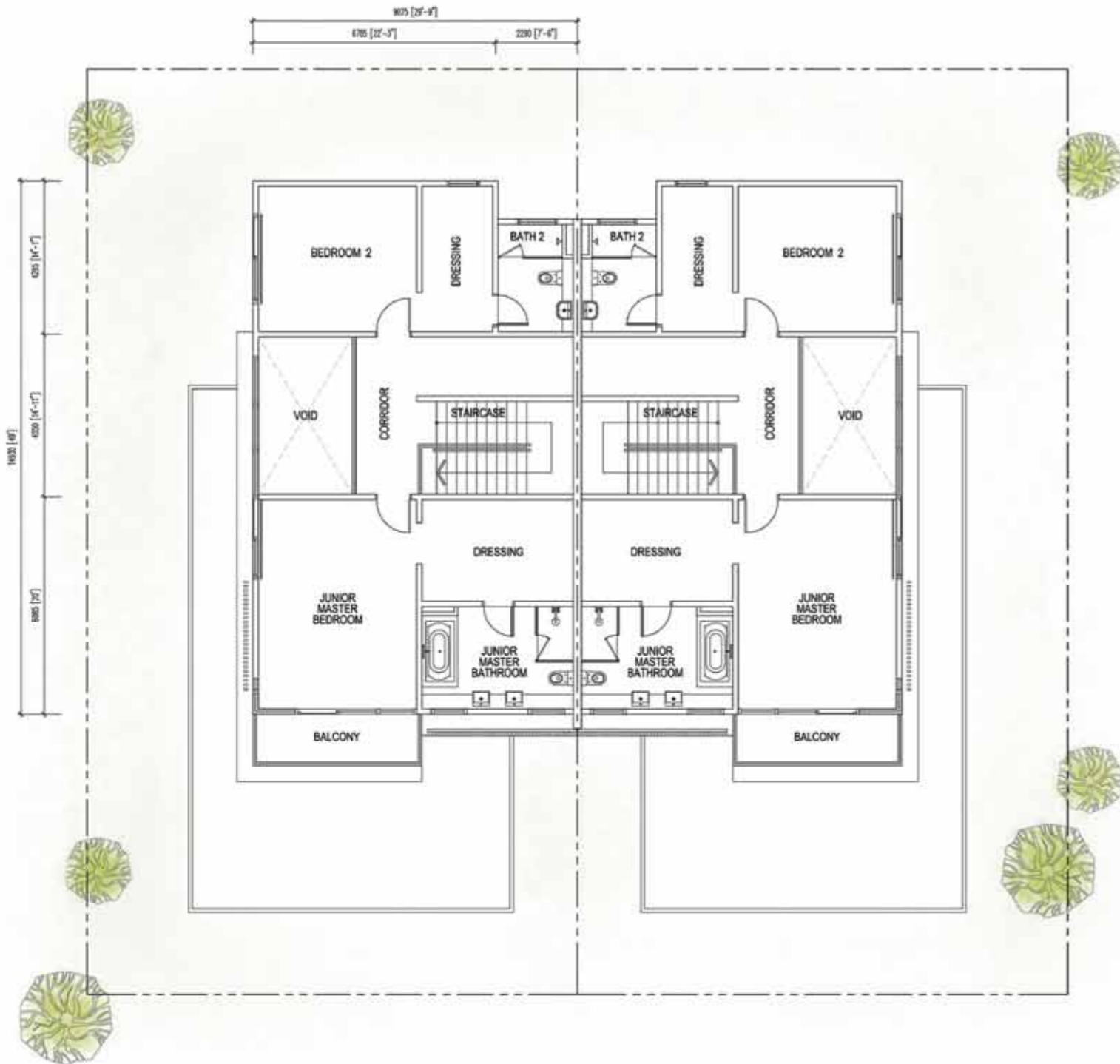
Ground Floor



First Floor



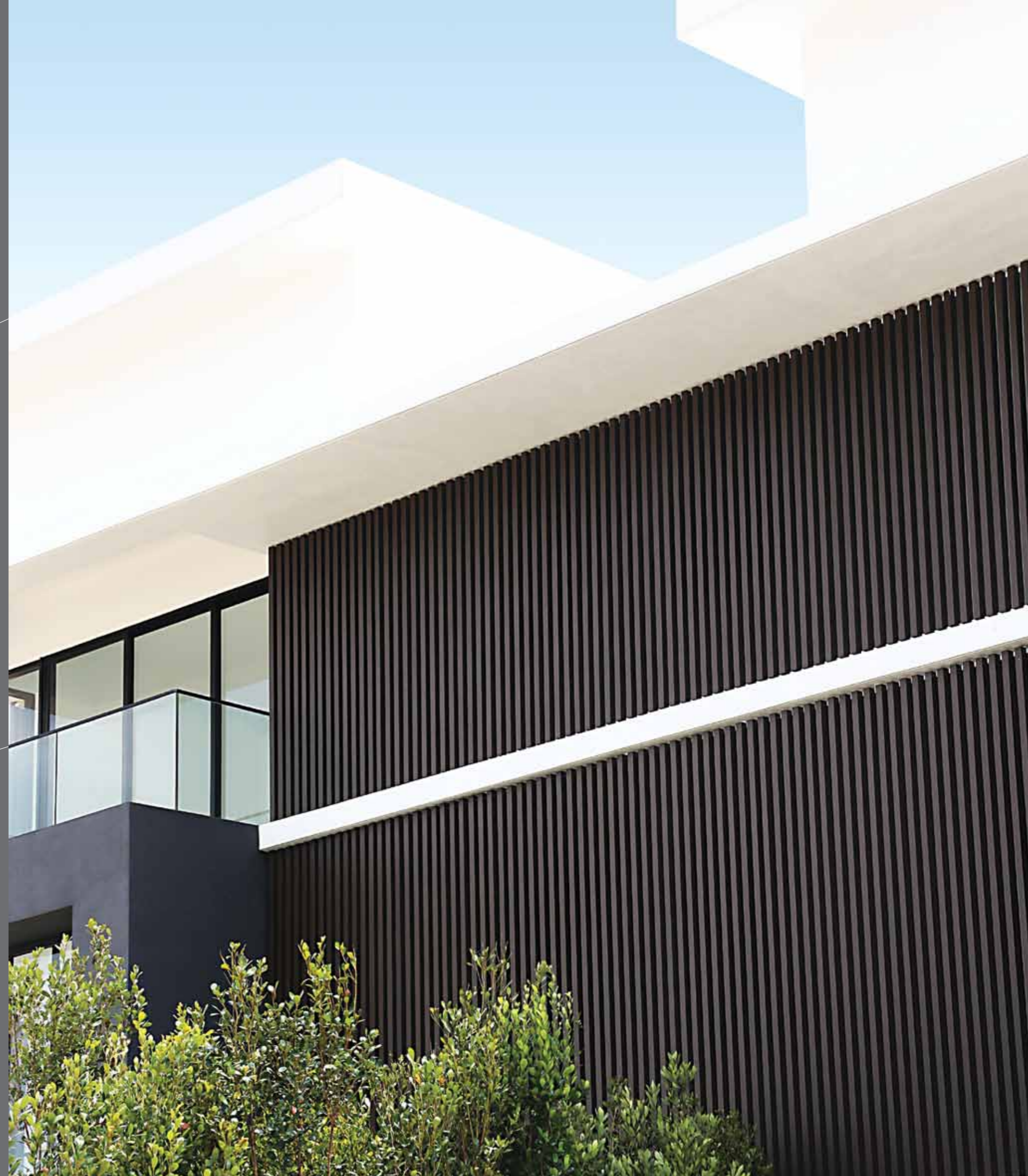
# Specifications



Second Floor

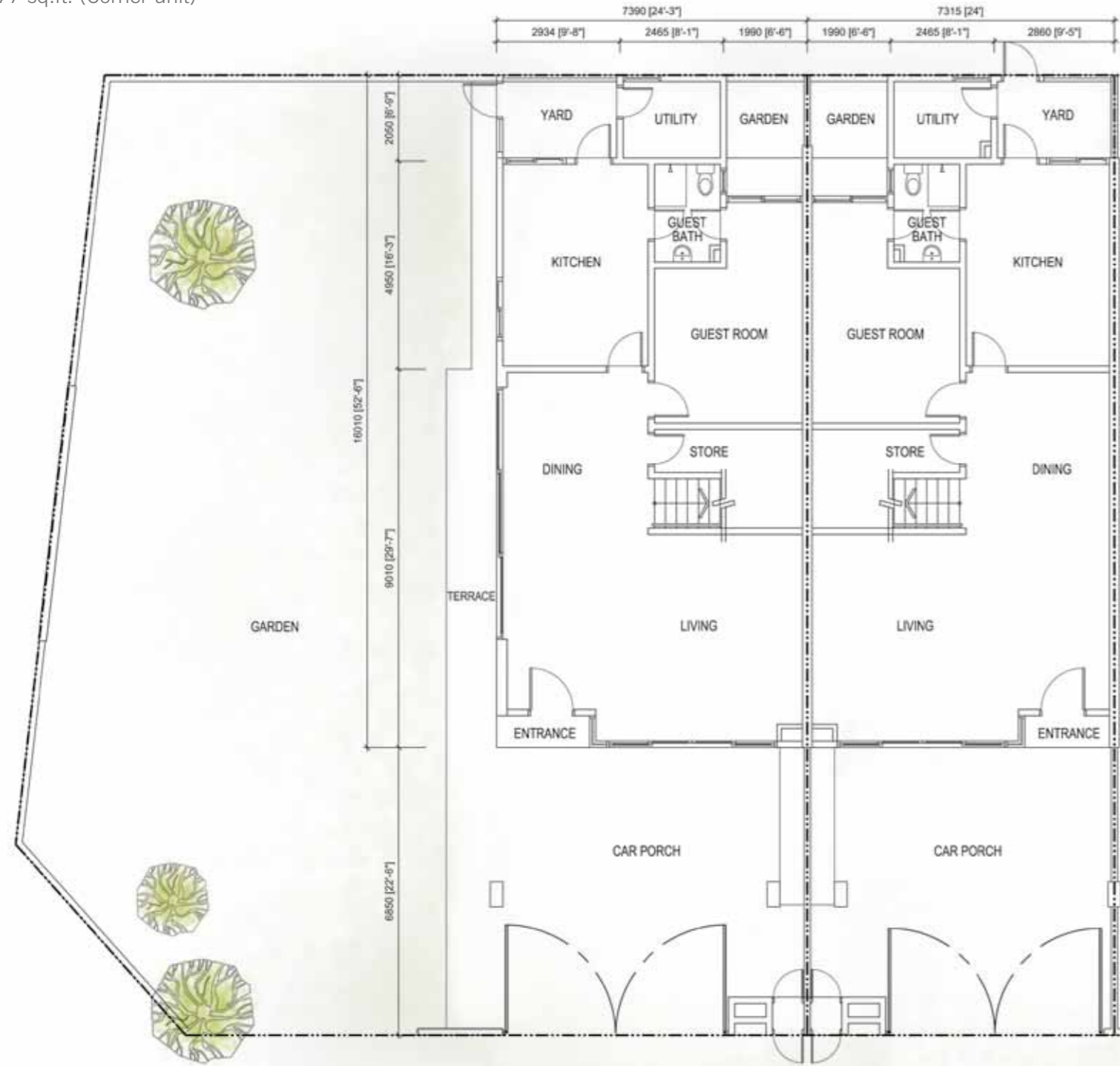
STRUCTURE	Reinforced concrete	SANITARY WARES & FITTINGS	
WALLS	Brick walls	Bath Tub	2 nos.
ROOFING COVERING	R.C. flat roof / Metal decking	Water Closet	6 nos.
ROOFING FRAMING	Metal roof framing	Wash Basin	8 nos.
CEILING FINISHES	Concrete slab / Skim coat / Plaster ceiling	Shower Rose	6 nos.
WINDOWS	Powder coated aluminium frame glass window	Hand Shower	7 nos.
DOORS	Timber door / Timber louvered door / Powder coated aluminium frame sliding glass door	Kitchen Sink	1 no.
IRONMONGERY	Quality locksets	ELECTRICAL FITTINGS	
FLOOR FINISHES		Light Point	50
Car Porch / Terrace / Apron / Yard	Porcelain tiles	Ceiling Fan Point c/w hook	8
Entrance Foyer	Porcelain tiles	Doorbell Point	1
Foyer / Living / Dining / Store	Porcelain tiles	Power Point	60
Dry Kitchen / Wet Kitchen	Porcelain tiles	TV Point	7
Guest Room	Porcelain tiles	Telephone Point	3
Utility	Porcelain tiles	Data Point	3
Guest Bath / Bath 3	Porcelain tiles	Air-Conditioning Point	10
Laundry	Porcelain tiles	Garden Point	3
Staircase	Timber plank / Porcelain tiles	Distribution Board	3
Family / Linen / Corridor	Porcelain tiles	TNB Metering Panel	1
Master Bedroom / Junior Master Bedroom	Porcelain tiles	FEATURES	
Bedroom 1 / Bedroom 2	Porcelain tiles	Air-Conditioning System	
Master Bath / Junior Master Bath	Porcelain tiles	Rainwater Collection Tank	
Bath 1 / Bath 2	Porcelain tiles	Solar Water Heater System	
Balcony	Porcelain tiles	Home Security Alarm System	
WALL FINISHES		Automatic Gate System	
External Walls	Plaster with weather-shield paint		
Feature Wall	Broken slate / Aluminium screen / Textured coating		
Internal Walls	Plaster with emulsion paint		
Wet Kitchen	Ceramic tiles		
Guest Bath	Ceramic tiles		
Master Bath / Junior Master Bath	Porcelain tiles		
Bath 1 / Bath 2	Porcelain tiles		

Superlink

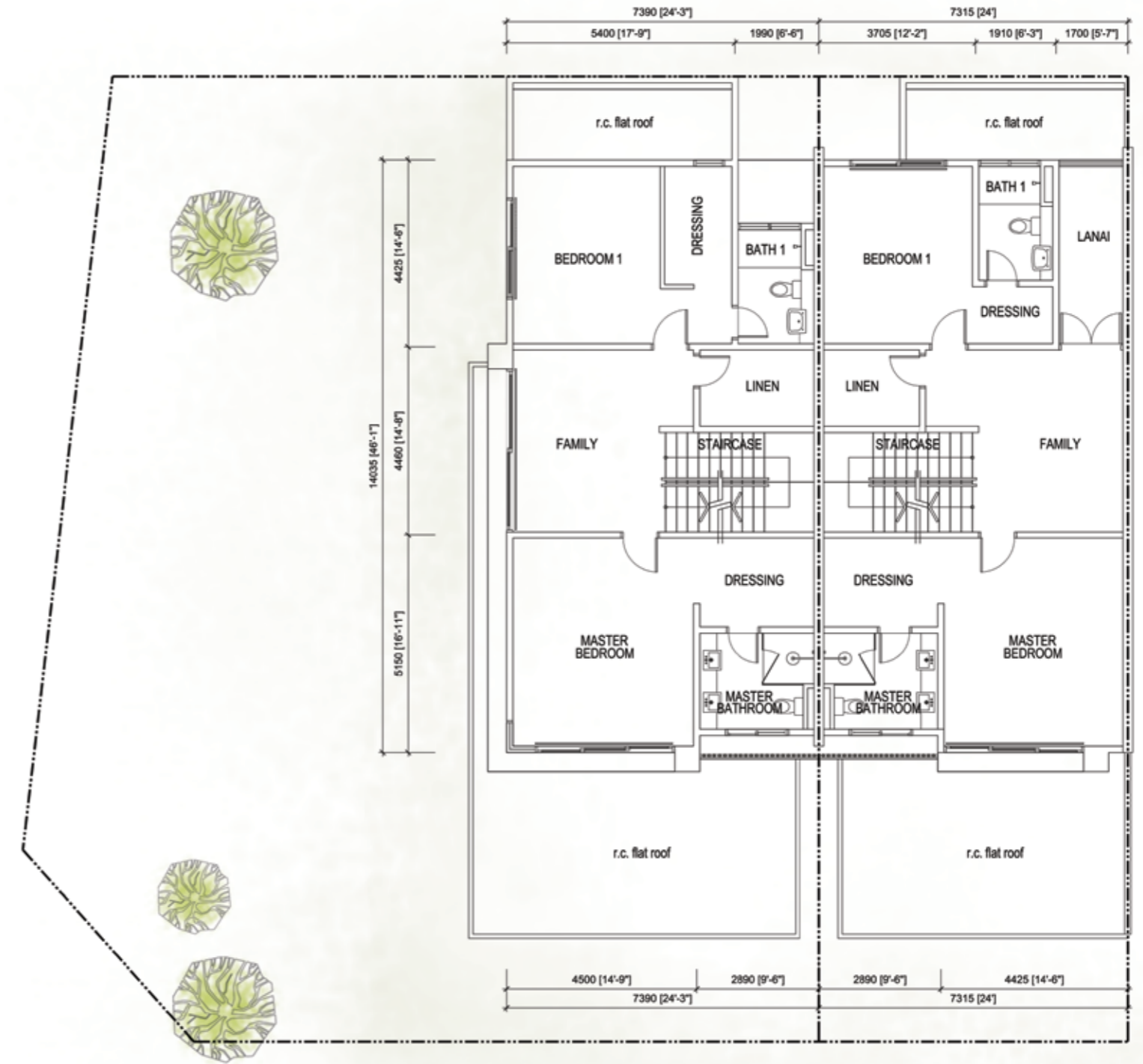


# Floor Plan

3 storey  
 92 units  
 24' x 75'  
 3,488 sq.ft. (Intermediate unit)  
 3,677 sq.ft. (Corner unit)

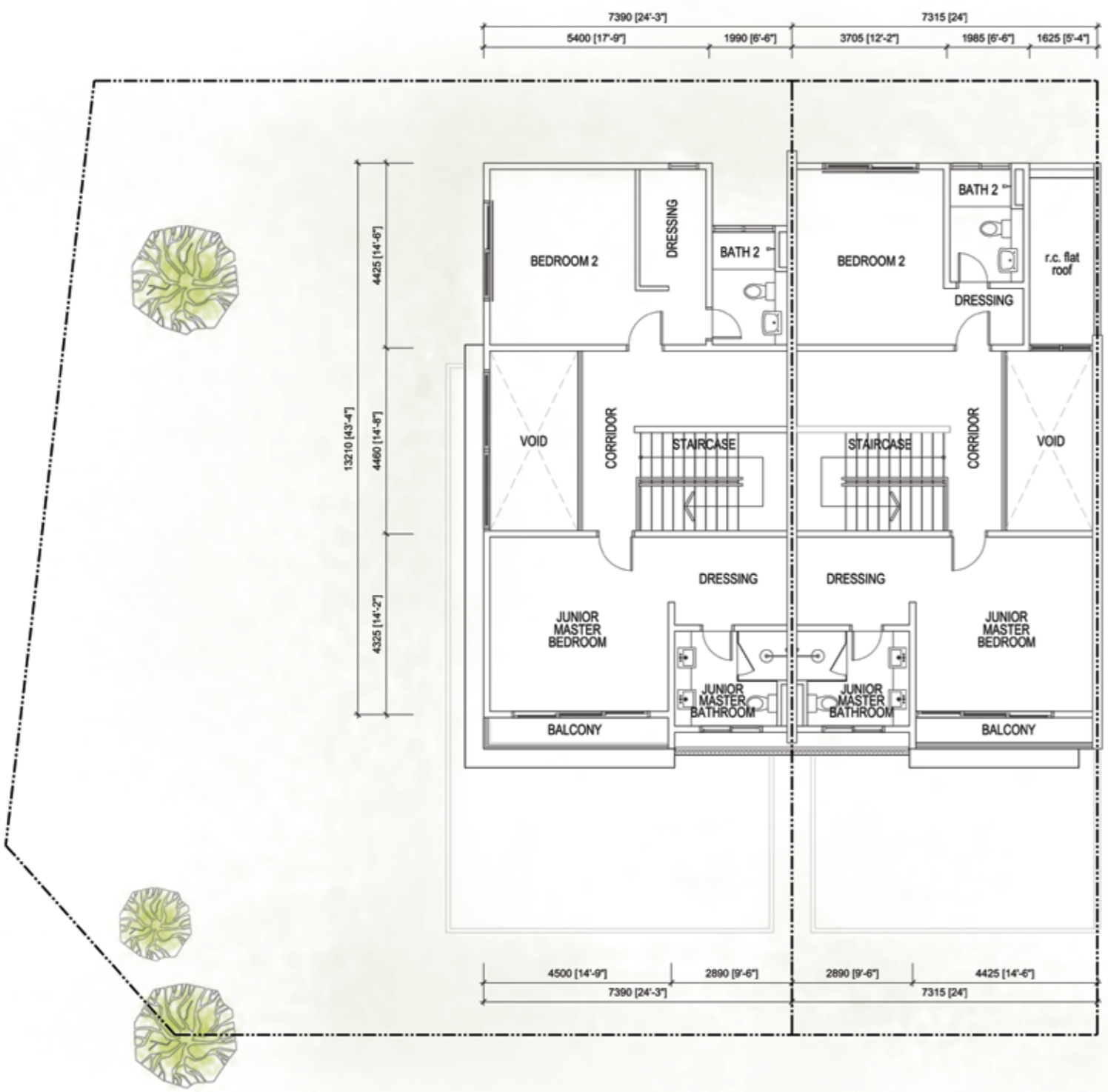


Ground Floor



First Floor

# Specifications



Second Floor

<b>STRUCTURE</b>	Reinforced concrete	<b>SANITARY FITTINGS</b>	
<b>WALLS</b>	Brick walls	Water Closet	5 nos
<b>ROOFING COVERING</b>	R.C. flat roof / Metal decking	Basin	7 nos
<b>ROOFING FRAMING</b>	Metal roof framing	Shower Rose	5 nos
<b>CEILING FINISHES</b>	Concrete slab / Skim coat / Plaster ceiling	Hand Shower	5 nos
<b>WINDOWS</b>	Powder coated aluminium frame glass window	Kitchen Sink	1 no
<b>DOORS</b>	Timber door / Timber louvered door Powder coated aluminium frame sliding glass door	<b>ELECTRICAL FITTINGS</b>	
<b>IRONMONGERY</b>	Quality locksets	Lighting Point	44
<b>FLOOR FINISHES</b>		Ceiling Fan Point c/w hook	8
Car Porch / Yard	Porcelain tiles	Doorbell Point	1
Terrace / Apron ( Corner Unit )	Porcelain tiles	Power Point	44
Entrance / Living / Dining / Store	Porcelain tiles	TV Point	7
Kitchen	Porcelain tiles	Telephone Point	3
Guest Room	Porcelain tiles	Data Point	3
Utility	Porcelain tiles	Air-Conditioning Point	8
Guest Bath	Porcelain tiles	Garden Point ( Corner Unit )	3
Staircase	Timber plank / Porcelain tiles	DB Board	3
Family / Linen / Corridor	Porcelain tiles	TNB Meter	1
Lanai ( Intermediate Unit )	Porcelain tiles	<b>FEATURES</b>	
Master Bedroom / Junior Master Bedroom	Porcelain tiles	Air-Conditioning System	
Bedroom 1 / Bedroom 2	Porcelain tiles	Solar Water Heater System	
Master Bath / Junior Master Bath	Porcelain tiles	Home Security Alarm System	
Bath 1 / Bath 2	Porcelain tiles	Automatic Gate System	
Balcony	Porcelain tiles		
<b>WALL FINISHES</b>			
External Walls	Plaster with weather-shield paint		
Feature Wall	Aluminium screen / Textured coating		
Internal Walls	Plaster with emulsion paint		
Kitchen	Ceramic tiles		
Guest Bath	Ceramic tiles		
Master Bath / Junior Master Bath	Porcelain tiles		
Bath 1 / Bath 2	Porcelain tiles		

# Site Plan



- Semi Detached (phase 4) - 28 units
- Semi Detached (phase 5) - 48 units
- Superlink - 92 units

## Convenience & Accessibility

Strategically located near to Bandar Mahkota Cheras, residents are surrounded by amenities such as banks, shopping complex, medical centre, community halls, schools, kindergarten, recreational park, and restaurants, all a stone's throw away.



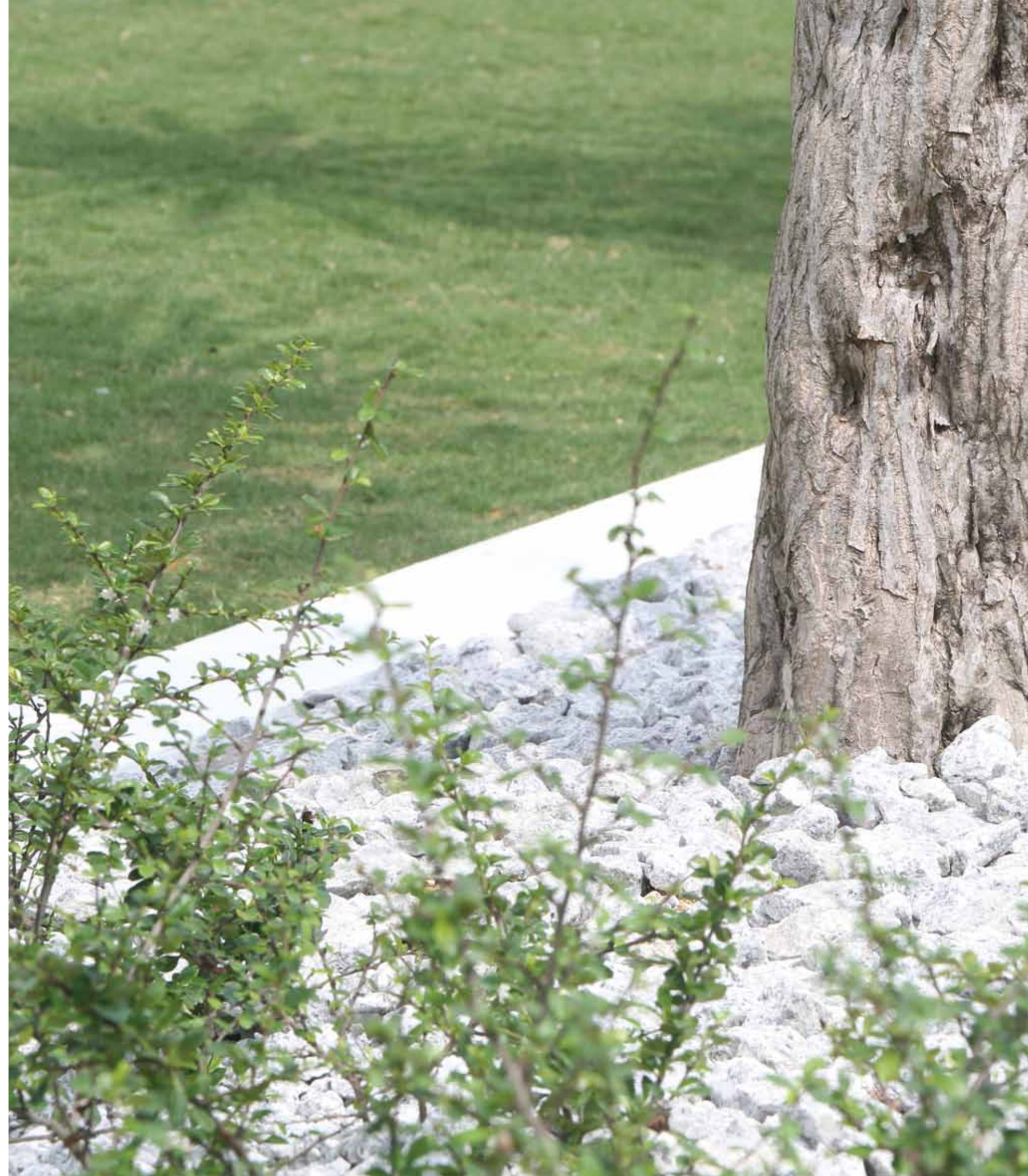


Pujangga Budiman Sdn Bhd (364101-T)  
23A, Jalan Budiman, Budiman Business Park, Off Jalan Sungai Long, 43000 Kajang, Selangor Darul Ehsan  
Tel: 03-8741 4870 / 71 Fax: 03-8741 4872

Developer:  
MAGNA BAY SDN BHD (586989-H)

Semi Detached • Developer's License No.: 9320-4/04-2017/0349 • Validity Period: 01/05/2015-30/04/2017 • Advertising & Sales Permit No.: 9320-4/04-2017/0349 • Validity Period: 01/05/2015-30/04/2017 • Land Encumbrances: Nil • Tenure: Freehold • Approval Authority: Majlis Perbandaran Kajang (MPKj) • Reference No.: MPKj 6/P/23/2014 • Expected Date of Completion: Aug, 2017 • Total Units: 28 • Min. Price: RM2,200,000.00 • Max. Price: RM4,135,300.00 • Bumiputera Discount: 7% • Land Area: 45' x 85' • Built-up Area: 5,000 sq.ft.

Superlink • Developer's License No.: 9320-5/05-2017/0381 • Validity Period: 13/5/15-12/5/17 • Advertising & Sales Permit No.: 9320-5/05-2017/0381 • Validity Period: 13/5/15-12/5/17 • Land Encumbrances: Nil • Tenure: Leasehold 99 years (expiring 26 February, 2114) • Approval Authority: Majlis Perbandaran Kajang (MPKj) • Reference No.: MPKj 6/P/40/2014 • Expected Date of Completion: Aug, 2017 • Total Units: 92 • Min. Price: RM1,360,000.00 • Max. Price: RM3,222,700.00 • Bumiputera Discount: 7% • Land Area: 24' x 75' • Built-up Area: 3,488 sq.ft.



Cheras  ista