

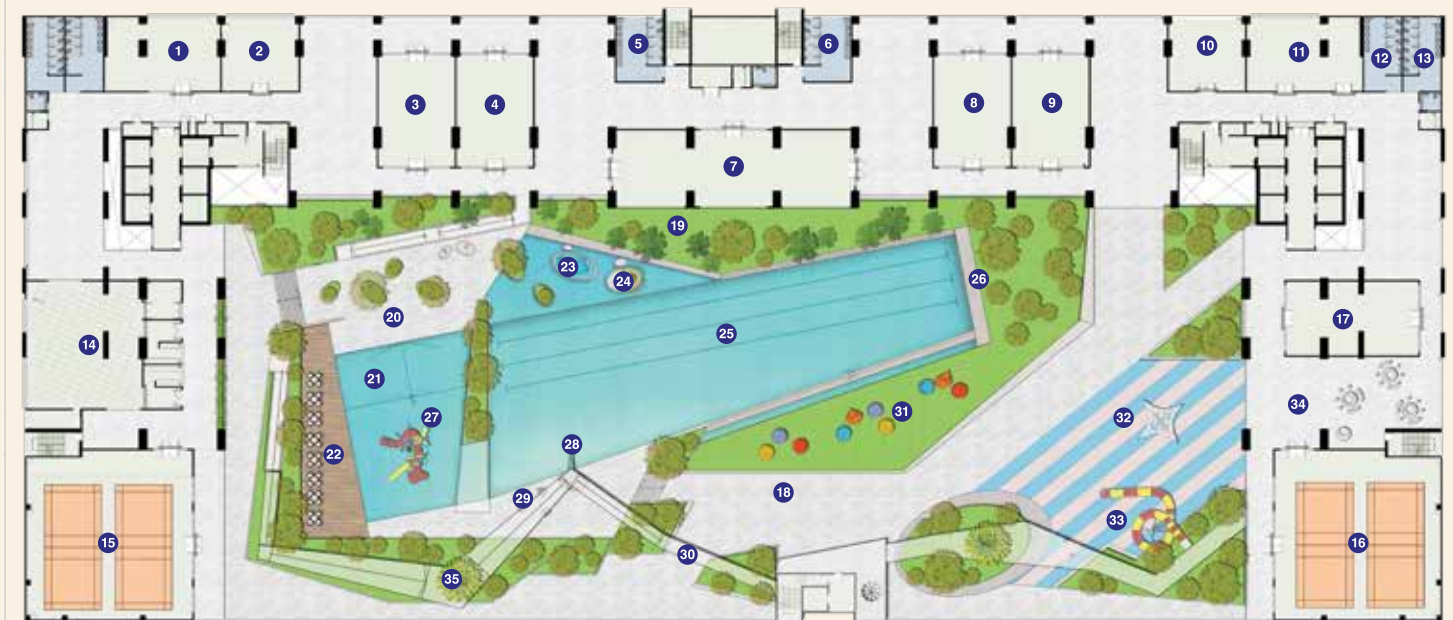


TYPE A | 552 sq.ft. | **Limited Units Only**



Requirements to apply for commercial (Serviced Apartment/SOHO/SOVO/affordable SOFO)

- Malaysian citizens aged 21 years and above;
- Household income up to RM15,000 per month but priority to the applicant is RM 10,000.00 per month according to the applicant's choice;
- Applicant does not have any type of commercial residential house (Service Apartment and SOHO) / boutique office (SOVO / SOFO or SOLO) and is not based on residential ownership;
- Application for transfer of ownership is only allowed after 5 years from the Handover of Keys (VP) with the permission of the State Authority;
- The validity period for each registered application is for 2 years. After that period, the application data that is still on the WAITING LIST will be removed from the system and the applicant will need to make a new application if they are still interested in re-applying.



FACILITIES

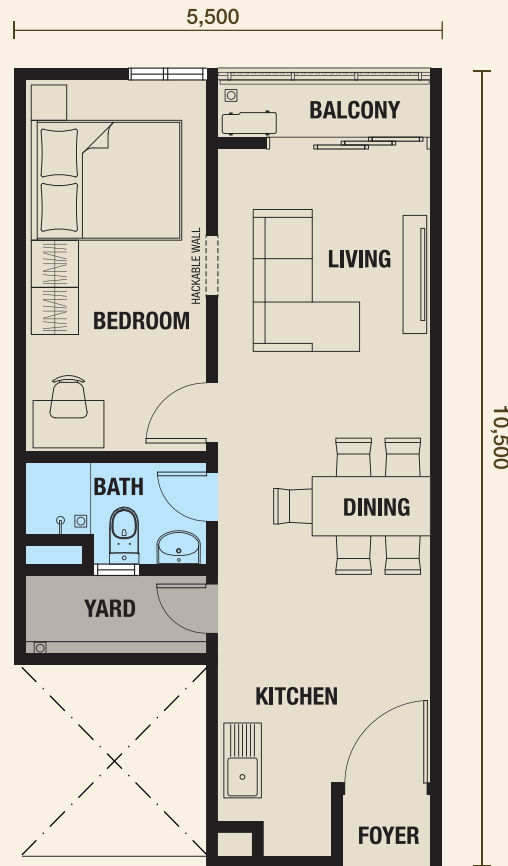
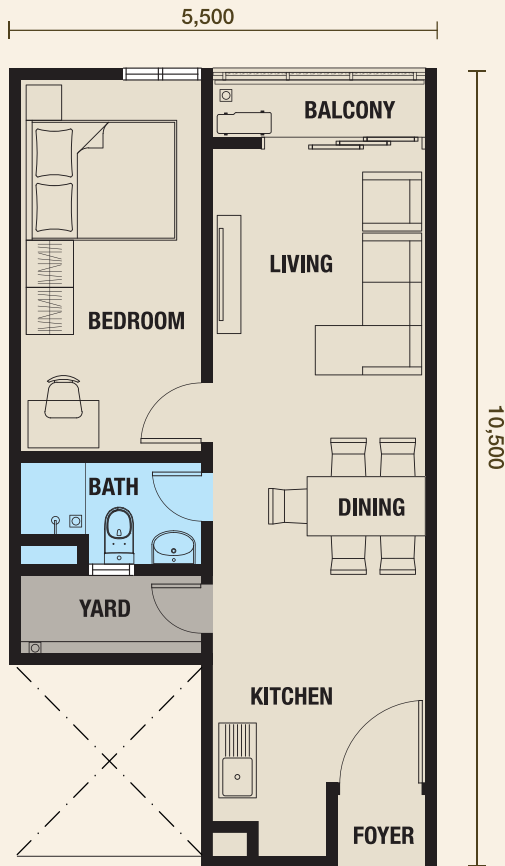
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|--|--------------------------------|------------------------------|
| 1 MANAGEMENT OFFICE | 13 COMMON TOILET FEMALE | 25 50 METER LAP POOL |
| 2 MEETING ROOM | 14 SURAU & MUSLIM JENAZAH ROOM | 26 LAZY DECK |
| 3 GAMES ROOM 1 | 15 MULTIPURPOSE HALL 1 | 27 KIDS POOL WITH WATER PLAY |
| 4 GAMES ROOM 2 | 16 MULTIPURPOSE HALL 2 | 28 FEATURE WATERFALL |
| 5 TOILET & CHANGING ROOM FEMALE | 17 READING ROOM | 29 HAMMOCK CORNER |
| 6 TOILET & CHANGING ROOM MALE | 18 GARDEN WALKWAY | 30 CANOPY WALK |
| 7 GYMNASIUM | 19 PALM GROVE | 31 OPEN LAWN |
| 8 CONVENIENCE SHOP (TO BE OPERATED BY THIRD PARTY) | 20 POOL DECK | 32 OUTDOOR PLAY STATION |
| 9 LAUNDRY (TO BE OPERATED BY THIRD PARTY) | 21 BEACH DECK | 33 FOREST SLIDE |
| 10 GENERAL JENAZAH ROOM | 22 WOODEN DECKING | 34 BBQ CORNER |
| 11 MULTIPURPOSE ROOM | 23 SPA PAVILION | 35 VIEWING DECK |
| 12 COMMON TOILET MALE | 24 FLOATING PAVILION | 36 KINDERGARTEN 1 (LEVEL 1) |
| | | 37 KINDERGARTEN 2 (LEVEL 1) |

FLOOR PLAN



552 sq.ft.
1 + 1

*Only applicable for units from **Level 25 to 41.**



SPECIFICATIONS

STRUCTURE	REINFORCED CONCRETE
WALL	REINFORCED CONCRETE / BRICK WALL (WHERE APPLICABLE)
ROOFING COVERING	REINFORCED CONCRETE
ROOF FRAMING	REINFORCED CONCRETE
CEILING	SKIM COAT / PLASTER CEILING AND PAINT (WHERE APPLICABLE)
WINDOWS	ALUMINIUM FRAMED POWDER COATED GLASS WINDOW (WHERE APPLICABLE)
DOORS	
MAIN ENTRANCE	FIRE RATED DOOR
INTERNAL DOORS	METAL FRAMED TIMBER FLUSH DOOR
BALCONY	ALUMINIUM FRAMED SLIDING DOOR WITH FIXED GLASS PANEL
IRONMONGERY	SELECTED LOCKSET
WALL FINISHES	
ENTRANCE / LIVING	SKIM COAT / PLASTER AND PAINT
/ DINING / BEDROOMS	(WHERE APPLICABLE)
/ OTHERS	
ALL BATHROOMS	CERAMIC TILES UP TO CEILING HEIGHT
	(WHERE APPLICABLE)
KITCHEN	CERAMIC TILES UP TO 2100MM HEIGHT / SKIM COAT / PLASTER AND PAINT
	(WHERE APPLICABLE)
FLOOR FINISHES	
FOYER / LIVING /	PORCELAIN TILES
DINING / BEDROOMS	
/ KITCHEN	
BATHROOMS / YARD	CERAMIC TILES
/ BALCONY	

ELECTRICAL	
LIGHTING POINT (WALL/CEILING)	10
13A POWER POINT	11
AIR-CON POINT	2
CEILING FAN POINT	3
TV POINT	2
FIBER WALL SOCKET	1
WATER HEATER POINT	1
DOOR BELL POINT	1
SANITARY INSTALLATION	
WC	1
WASH BASIN	1
BASIN TAP	1
SHOWER HEAD	1
KITCHEN SINK	1
KITCHEN TAP	1
HAND BIDET	1
WATER TAP	1

Easy Accessibility



LEISURE

Gua Damai Extreme Park	1.1 km
Batu Caves Gombak	4.9 km
Stadium MPS	5.1 km
Zoo Negara Malaysia	11 km



HOSPITAL / MEDICAL CENTRE

Klinik Mesra Batu Caves	1.3 km
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SHOPPING

Giant Hypermarket Batu Caves	4.2 km
NSK Trade City Selayang	7.1 km



HIGHWAY

Easy Access to MRR 2
Easy Access to Karak Highway
Easy Access to DUKE Highway



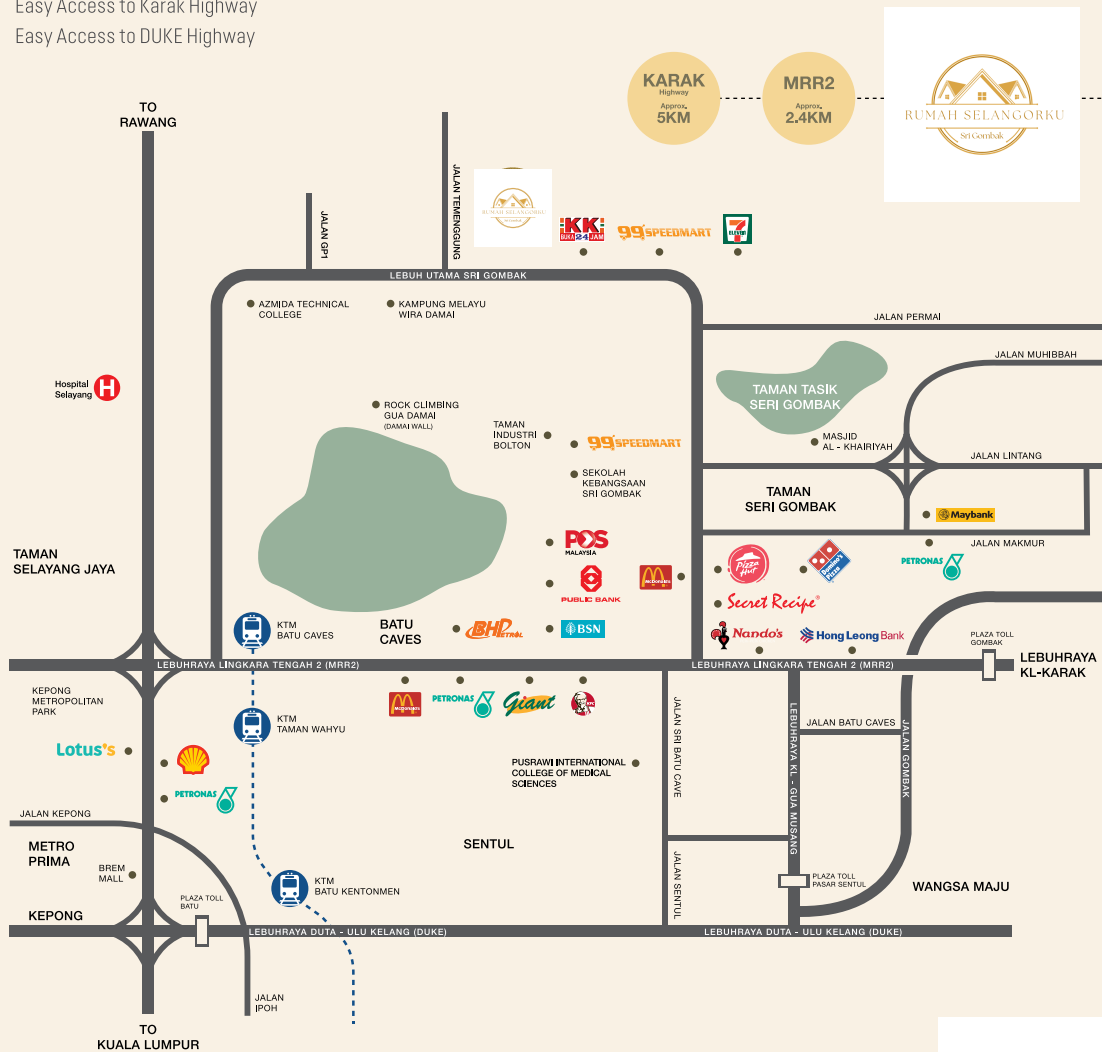
INSTITUTION

SMK Sg.Kertas	1.0 km
SJK(C) Selayang Baru	3.8 km
SMK Seri Gombak	4.5 km
International Islamic College	5.6 km
PUSRAWI International College Of Medical Sciences	5.8 km
Gombak Integrated Boarding School	6.9 km
International Islamic University Malaysia	7.3 km
University Kuala Lumpur British Malaysia Institute	7.8 km



OTHERS

Pos Malaysia Taman Sri Gombak	2.9 km
Pasar Selayang Baru	3.5 km
Pejabat KWSP Gombak	4.1 km
KTM Batu Caves	5.1 km
Puspakom Batu Caves	5.2 km
Balai Polis Gombak	7.2 km



REXPOINT RESOURCES SDN BHD

5, Jalan Titiwangsa, 53200 Kuala Lumpur T. 03 4022 2177 F. 03 4022 2024

Lesen Pemaju : 19763-2/02-2024/91(L) , Tempoh Sahlaku Lesen : 10/02/2022 - 09/02/2024 , Permit Iklan dan Jualan : 19763-2/02-2024/91(P) , Tempoh Sahlaku Permit : 10/02/2022 - 09/02/2024 , Tarikh dijangka siap : Jan 2025 , Pihak Berkuasa Yang Meluluskan Pelan Bangunan : MPS , No. Rujuk : BII (12)dlm , MPS.3/2/1371/2401(OSC3.0)PB(A)/S.A Beban Tanah : Tiada , Pegangan Tanah : Pajak Selama Tempoh 99 tahun Berakhir Pada 9 Mac 2120 , Sekatan Kepentingan: (i) Tanah Ini Tidak Boleh Dipindahmilik, Dipajak, Atau Digadai Melainkan Dengan Kebenaran Daripada Pihak Berkuasa Negeri , Jumlah Unit : 1240 unit Pangsapuri , Jenis A 552 Kaki Persegi-248 Unit Harga RM250,000 (Harga Tetap) , Jenis B 659 Kaki Persegi-248 Unit Harga RM366,600(Min) ; RM411,400(Max) , Jenis C 753 Kaki Persegi-310 Unit Harga RM408,300(Min) ; RM460,300(Max) , Jenis D 862 Kaki Persegi-434 Unit Harga RM455,700(Min) ; RM518,000(Max) , Jenis : Pangsapuri Perkhidmatan

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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USAHASAMA:



PKNS

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