

The logo for UNA is rendered in a gold-colored, stylized, geometric font. The letter 'U' is a simple U-shape. The 'N' is composed of two parallel diagonal lines connected by a vertical line. The 'A' is a stylized triangle with a horizontal line across its middle. The background is a dark blue-grey color with a repeating pattern of thin, light-grey triangles.

YOUR ARCHITECTURAL MASTERPIECE IN THE CITY



Artist's Impression

A HALLMARK OF ELEVATED LIVING

Drawing inspiration from the early skyscrapers in New York, UNA Serviced Apartments is an architectural masterpiece proclaiming a bold statement that you have arrived. Obscuring the boundaries between private and communal spaces, UNA's contemporary surroundings are designed to bring a unique urban presence.

The lofty arches, the open and sheltered terraces and the practicality of its design exudes diversity, merging well with various amenities for UNA's residents.

UNA. Your Architectural Masterpiece in the City.

An overall view of UNA.



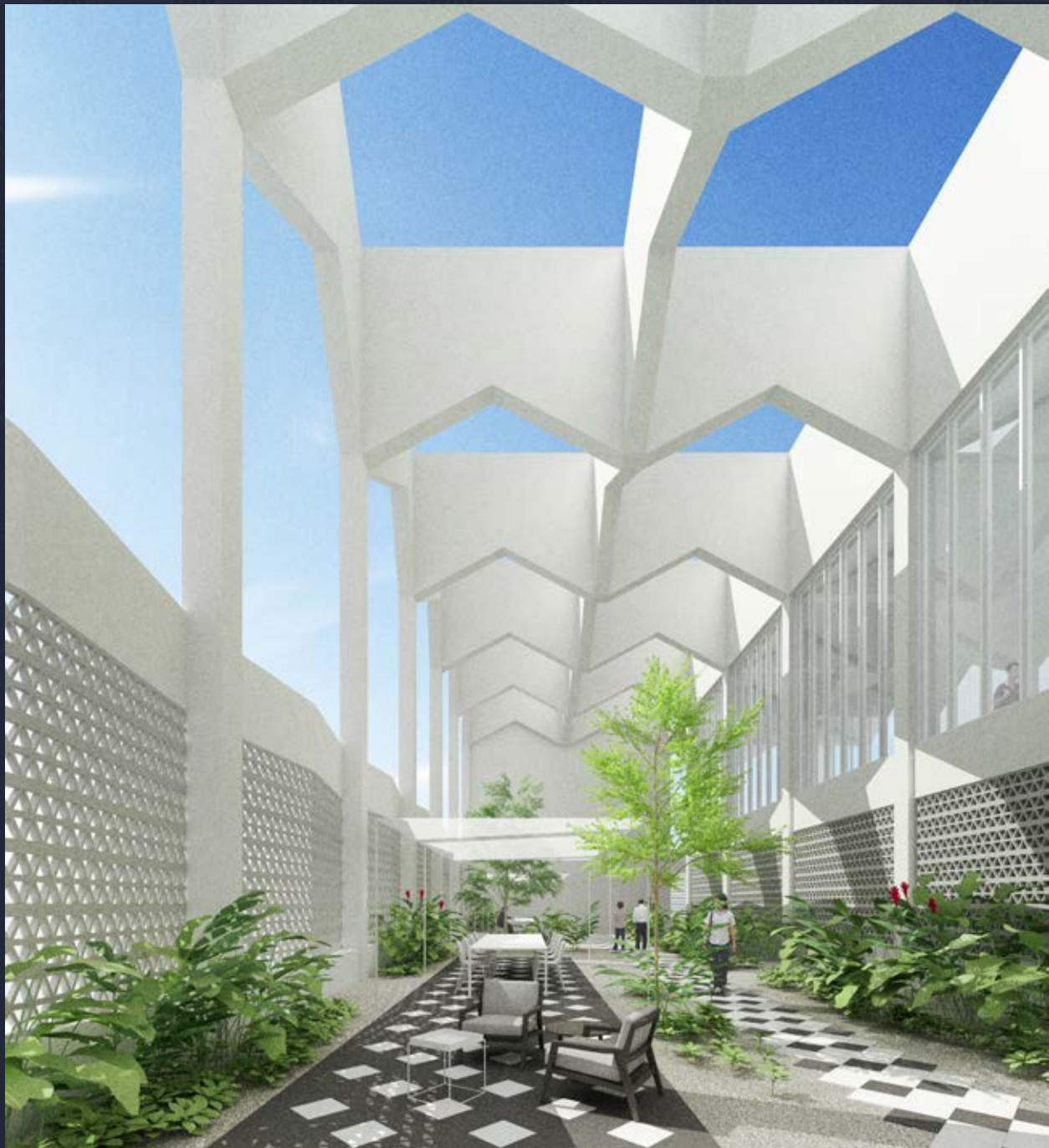
Artist's Impression

INDULGE IN A SPATIAL SANCTUARY

UNA brings a whole new level of residential segmentation. Whether private or communal, UNA's architectural feasibility allows residents to immerse in any activity with friends and family, or on their own. Screened co-working areas are available on the pool and the sky decks, providing ample space for residents to work individually or in groups.

A thin metal screen redefines the space while allowing for natural ventilation and views of the pool and the sky garden. The balcony planters provide an airy relaxed atmosphere, offering a pleasant space for the residents to unwind, work or socialise.

Inflected balconies are designed to create a distinctive private terrace. The shaped elements catch the sunlight at different times of the day, animating the building facade.



Artist's Impression

UNWIND IN AN URBAN ABODE

Designed to meet the demand for urban living, the concept of UNA Serviced Apartments features a rectilinear layout, a sensible idea of eliminating unused spaces within each unit. The apt design is carried through to the finest details of the abode including the expansive living space, a utilitarian balcony, and extensive window panels that allows for natural light penetration and ventilation.

The spatial design of the earthquake resistant tower is embellished by its 'crown' consisting of a Sky Hall and a series of open and sheltered gardens and terraces, which provides an elegant silhouette. UNA's design character is further enhanced by its chamfered motif on the vent block screen and Sky Deck, casting interesting shadow and light across the facade.

Expansive open air terrace with dining and gathering spaces nestled amongst trees and plants.

ACCESS TO THE PULSE OF THE CITY



Situated strategically at the heart of Klang Valley, UNA Serviced Apartments is in close proximity to the MRT stations, with convenient access to SMART, MEX and BESRAYA highways. This connectivity provides easy transit to every amenity within the vicinity including higher educational institutions, international schools, medical centres and other landmarks such as the Royal Selangor Golf Club, Bukit Bintang and KLCC.

Velocity Mall is just a short walk away from UNA, while other shopping destinations and retail outlets including IKEA, MyTown and AEON Taman Maluri are in close distance, allowing UNA's residents to experience the life of KL city.



- LEGEND**
- MRT Sungai Buloh-Serdang-Putrajaya Line Elevated Route
 - MRT Sungai Buloh-Kajang Line Elevated Route
 - Underground Route
 - Interchange Station

- INTERCHANGE**
- KL Monorail Line
 - Ampang LRT Line
 - KTM Komuter and Intercity
 - Kelana Jaya LRT Line
 - KLIA Ekspres Line
 - KLIA Transit Line



Panoramic view of KL city

UNA's accessibility and connectivity to the surrounding amenities stand above the rest. Nestled at the heart of Kuala Lumpur, UNA is in close proximity to the Maluri and Cochrane MRT stations. Other amenities, which include shopping centres, colleges and universities, medical centres, highways and train stations are in close distance for the convenience of UNA's residents.

HIGHER EDUCATIONAL INSTITUTIONS
/ INTERNATIONAL SCHOOLS

- NATIONAL UNIVERSITY OF MALAYSIA (UKM)	3.5KM
- WAWASAN OPEN UNIVERSITY	900M
- MALAYSIAN HOSPITALITY COLLEGE	900M
- SMART COLLEGE	3.4KM
- HELP COLLEGE OF ARTS & TECHNOLOGY	4.1KM
- TAYLOR'S INTERNATIONAL SCHOOL	2KM
- ETONHOUSE INTERNATIONAL SCHOOL	4KM
- ALICE SMITH INTERNATIONAL SCHOOL	5.7KM

TRAIN STATIONS

- MRT MALURI	250M
- MRT COCHRANE	850M
- LRT MALURI	400M

EXPRESSWAYS

- BESRAYA HIGHWAY (E9)	2.6KM
- MAJU EXPRESSWAY (E20)	1KM

MEDICAL CENTRES / HOSPITALS

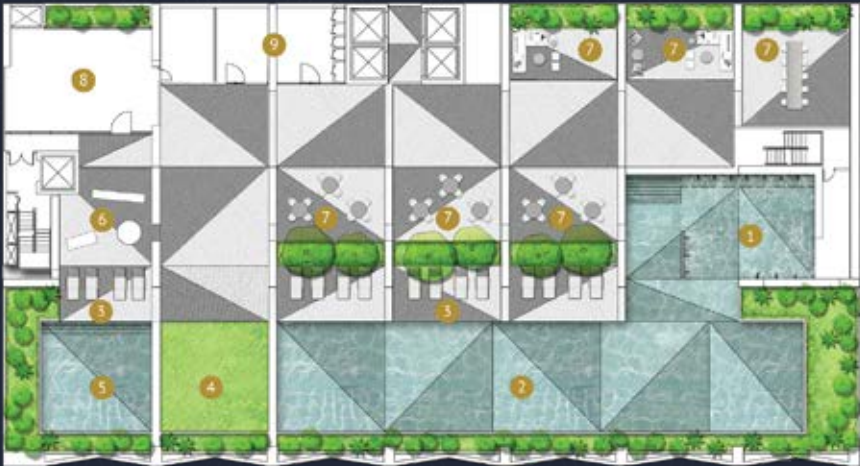
- SUNWAY VELOCITY MEDICAL CENTRE	850M
- PRINCE COURT MEDICAL CENTRE	3.4KM
- UKM MEDICAL CENTRE	3.5KM
- PANTAI HOSPITAL CHERAS	4.2KM

RETAIL LANDMARKS

- SUNWAY VELOCITY MALL	50M
- AEON TAMAN MALURI	190M
- MYTOWN CHERAS	1KM
- IKEA CHERAS	1.2KM
- PAVILION BUKIT BINTANG	4.2KM
- SURIA KLCC	6.5KM

FACILITY PLANS

LEVEL 9



- 1 Hydrotherapy Pool
- 2 38m Lap Pool
- 3 Pool Deck
- 4 Open Lawn
- 5 Children's Pool
- 6 Children's Playground
- 7 Lounge
- 8 Nursery
- 9 Changing Room

LEVEL 9M



- 1 Lounge
- 2 Gymnasium

For reference only. Not to scale.

FACILITY PLANS

LEVEL 46



- 1 Canopy Dining
- 2 Roof Terrace
- 3 Red Forest Garden
- 4 Sky Hall

LEVEL 46M



- 1 Lounge
- 2 Sky Garden

For reference only. Not to scale.

BLOCK CHART



Artist's Impression

	South West						North East					
Level 46M	Common Facilities											
Level 46												
Level 45	SA 45-01	SA 45-01	SA 45-05	SA 45-01	SA 45-09	SA 45-09	SA 45-06	SA 45-2A	SA 45-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 45A-01	SA 45A-03	SA 45A-05	SA 45A-01	SA 45A-09	SA 45A-06	SA 45A-06	SA 45A-2A	SA 45A-02			
Level 43A	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 43-01	SA 43-03	SA 43-05	SA 43-01	SA 43-09	SA 43-06	SA 43-06	SA 43-2A	SA 43-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 43	SA 42-01	SA 42-03	SA 42-05	SA 42-01	SA 42-09	SA 42-06	SA 42-06	SA 42-2A	SA 42-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 41-01	SA 41-03	SA 41-05	SA 41-01	SA 41-09	SA 41-06	SA 41-06	SA 41-2A	SA 41-02			
Level 42	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 40-01	SA 40-03	SA 40-05	SA 40-01	SA 40-09	SA 40-06	SA 40-06	SA 40-2A	SA 40-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 41	SA 39-01	SA 39-03	SA 39-05	SA 39-01	SA 39-09	SA 39-06	SA 39-06	SA 39-2A	SA 39-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 38-01	SA 38-03	SA 38-05	SA 38-01	SA 38-09	SA 38-06	SA 38-06	SA 38-2A	SA 38-02			
Level 40	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 37-01	SA 37-03	SA 37-05	SA 37-01	SA 37-09	SA 37-06	SA 37-06	SA 37-2A	SA 37-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 39	SA 36-01	SA 36-03	SA 36-05	SA 36-01	SA 36-09	SA 36-06	SA 36-06	SA 36-2A	SA 36-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 35-01	SA 35-03	SA 35-05	SA 35-01	SA 35-09	SA 35-06	SA 35-06	SA 35-2A	SA 35-02			
Level 38	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 34-01	SA 34-03	SA 34-05	SA 34-01	SA 34-09	SA 34-06	SA 34-06	SA 34-2A	SA 34-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 37	SA 33-01	SA 33-03	SA 33-05	SA 33-01	SA 33-09	SA 33-06	SA 33-06	SA 33-2A	SA 33-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 32-01	SA 32-03	SA 32-05	SA 32-01	SA 32-09	SA 32-06	SA 32-06	SA 32-2A	SA 32-02			
Level 36	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 31-01	SA 31-03	SA 31-05	SA 31-01	SA 31-09	SA 31-06	SA 31-06	SA 31-2A	SA 31-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 35	SA 30-01	SA 30-03	SA 30-05	SA 30-01	SA 30-09	SA 30-06	SA 30-06	SA 30-2A	SA 30-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 29-01	SA 29-03	SA 29-05	SA 29-01	SA 29-09	SA 29-06	SA 29-06	SA 29-2A	SA 29-02			
Level 29	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 28-01	SA 28-03	SA 28-05	SA 28-01	SA 28-09	SA 28-06	SA 28-06	SA 28-2A	SA 28-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 28	SA 27-01	SA 27-03	SA 27-05	SA 27-01	SA 27-09	SA 27-06	SA 27-06	SA 27-2A	SA 27-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 26-01	SA 26-03	SA 26-05	SA 26-01	SA 26-09	SA 26-06	SA 26-06	SA 26-2A	SA 26-02			
Level 27	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 25-01	SA 25-03	SA 25-05	SA 25-01	SA 25-09	SA 25-06	SA 25-06	SA 25-2A	SA 25-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 26	SA 24-01	SA 24-03	SA 24-05	SA 24-01	SA 24-09	SA 24-06	SA 24-06	SA 24-2A	SA 24-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 23-01	SA 23-03	SA 23-05	SA 23-01	SA 23-09	SA 23-06	SA 23-06	SA 23-2A	SA 23-02			
Level 25	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 22-01	SA 22-03	SA 22-05	SA 22-01	SA 22-09	SA 22-06	SA 22-06	SA 22-2A	SA 22-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 23A	SA 21A-01	SA 21A-03	SA 21A-05	SA 21A-01	SA 21A-09	SA 21A-06	SA 21A-06	SA 21A-2A	SA 21A-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 20-01	SA 20-03	SA 20-05	SA 20-01	SA 20-09	SA 20-06	SA 20-06	SA 20-2A	SA 20-02			
Level 23	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 19-01	SA 19-03	SA 19-05	SA 19-01	SA 19-09	SA 19-06	SA 19-06	SA 19-2A	SA 19-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 22	SA 18-01	SA 18-03	SA 18-05	SA 18-01	SA 18-09	SA 18-06	SA 18-06	SA 18-2A	SA 18-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 17-01	SA 17-03	SA 17-05	SA 17-01	SA 17-09	SA 17-06	SA 17-06	SA 17-2A	SA 17-02			
Level 21	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 16-01	SA 16-03	SA 16-05	SA 16-01	SA 16-09	SA 16-06	SA 16-06	SA 16-2A	SA 16-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 20	SA 15-01	SA 15-03	SA 15-05	SA 15-01	SA 15-09	SA 15-06	SA 15-06	SA 15-2A	SA 15-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 14-01	SA 14-03	SA 14-05	SA 14-01	SA 14-09	SA 14-06	SA 14-06	SA 14-2A	SA 14-02			
Level 19	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 13-01	SA 13-03	SA 13-05	SA 13-01	SA 13-09	SA 13-06	SA 13-06	SA 13-2A	SA 13-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 18	SA 12-01	SA 12-03	SA 12-05	SA 12-01	SA 12-09	SA 12-06	SA 12-06	SA 12-2A	SA 12-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 11-01	SA 11-03	SA 11-05	SA 11-01	SA 11-09	SA 11-06	SA 11-06	SA 11-2A	SA 11-02			
Level 17	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 10-01	SA 10-03	SA 10-05	SA 10-01	SA 10-09	SA 10-06	SA 10-06	SA 10-2A	SA 10-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 16	Services											
	SA 15A-01	SA 15A-03	SA 15A-05	SA 15A-01	SA 15A-09	SA 15A-06	SA 15A-06	SA 15A-2A	SA 15A-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 15	SA 14-01	SA 14-03	SA 14-05	SA 14-01	SA 14-09	SA 14-06	SA 14-06	SA 14-2A	SA 14-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 13A-01	SA 13A-03	SA 13A-05	SA 13A-01	SA 13A-09	SA 13A-06	SA 13A-06	SA 13A-2A	SA 13A-02			
Level 13A	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 12-01	SA 12-03	SA 12-05	SA 12-01	SA 12-09	SA 12-06	SA 12-06	SA 12-2A	SA 12-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 12	SA 11-01	SA 11-03	SA 11-05	SA 11-01	SA 11-09	SA 11-06	SA 11-06	SA 11-2A	SA 11-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 10-01	SA 10-03	SA 10-05	SA 10-01	SA 10-09	SA 10-06	SA 10-06	SA 10-2A	SA 10-02			
Level 11	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	SA 9-01	SA 9-03	SA 9-05	SA 9-01	SA 9-09	SA 9-06	SA 9-06	SA 9-2A	SA 9-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
Level 10	SA 8-01	SA 8-03	SA 8-05	SA 8-01	SA 8-09	SA 8-06	SA 8-06	SA 8-2A	SA 8-02			
	R29 sq ft	1	1,055 sq ft	1	1,012 sq ft	1,376 sq ft	1,055 sq ft	1,055 sq ft	1,006 sq ft			
	Common Facilities											
Level 9M												
Level 8												
Level 7												
Level 6												
Level 5												
Level 3A	Carpark						Carpark					
Level 3												
Level 2												
Level 1												
GL	Lobby & Retail Outlets											
B1	Carpark						Carpark					
B2												

Coffered ceilings create a unique and spacious sky hall terrace, while the open mezzanine terrace offers views of the garden, surrounded by the KL skyline.

STANDARD			
 Type 1	807sq ft	1+1 bedrooms	68 units
 Type 1A	829sq ft	1+1 bedrooms	32 units
PREMIUM			
 Type 2	1,055sq ft	2 bedrooms	36 units
 Type 2A	1,012sq ft	2 bedrooms	36 units
 Type 2B	1,066sq ft	2 bedrooms	36 units
 Type 2C	1,055sq ft	3 bedrooms	72 units
DUAL-KEY			
 Type 3	1,356sq ft	2 bedrooms + studio	36 units

TYPE STANDARD

1

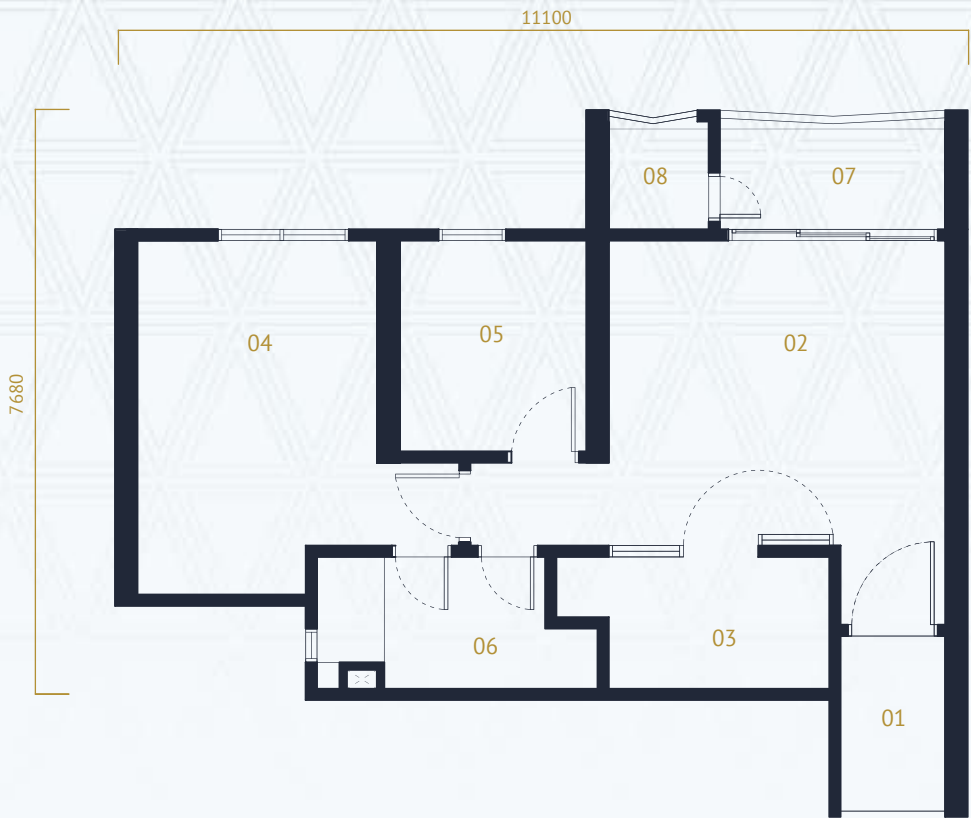
approx built-up
807 sq ft / 75 sm
unit 03 & 07



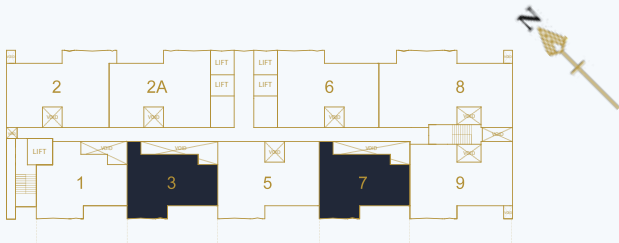
Actual Show Unit Photo - Type 3



Living



- | | |
|--------------------|--------------|
| 01 Entrance | 05 Bedroom 2 |
| 02 Living / Dining | 06 Bath |
| 03 Kitchen | 07 Balcony |
| 04 Master Bedroom | 08 A/C Ledge |



For reference only. Not to scale.

TYPE

1A

STANDARD

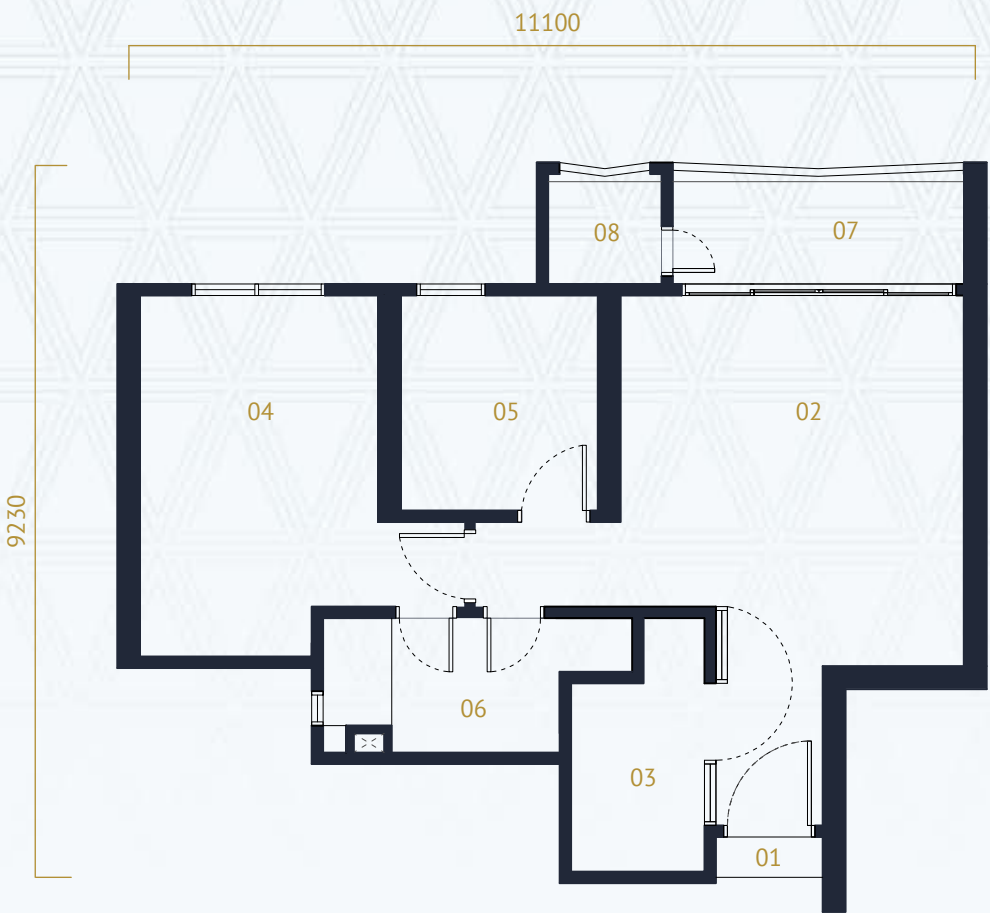
approx built-up
829 sq ft / 77 sm
unit 01



Actual Show Unit Photo - Type 3



Dining



- 01 Entrance

02 Living / Dining

03 Kitchen

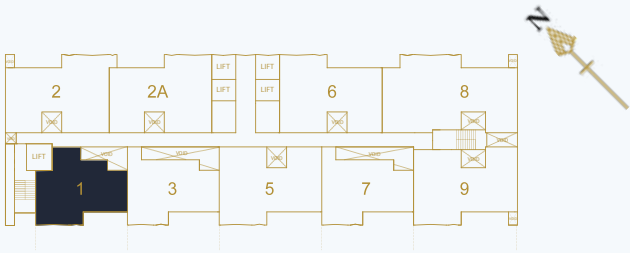
04 Master Bedroom

05 Bedroom 2

06 Bath

07 Balcony

08 A/C Ledge



For reference only. Not to scale.

TYPE

2

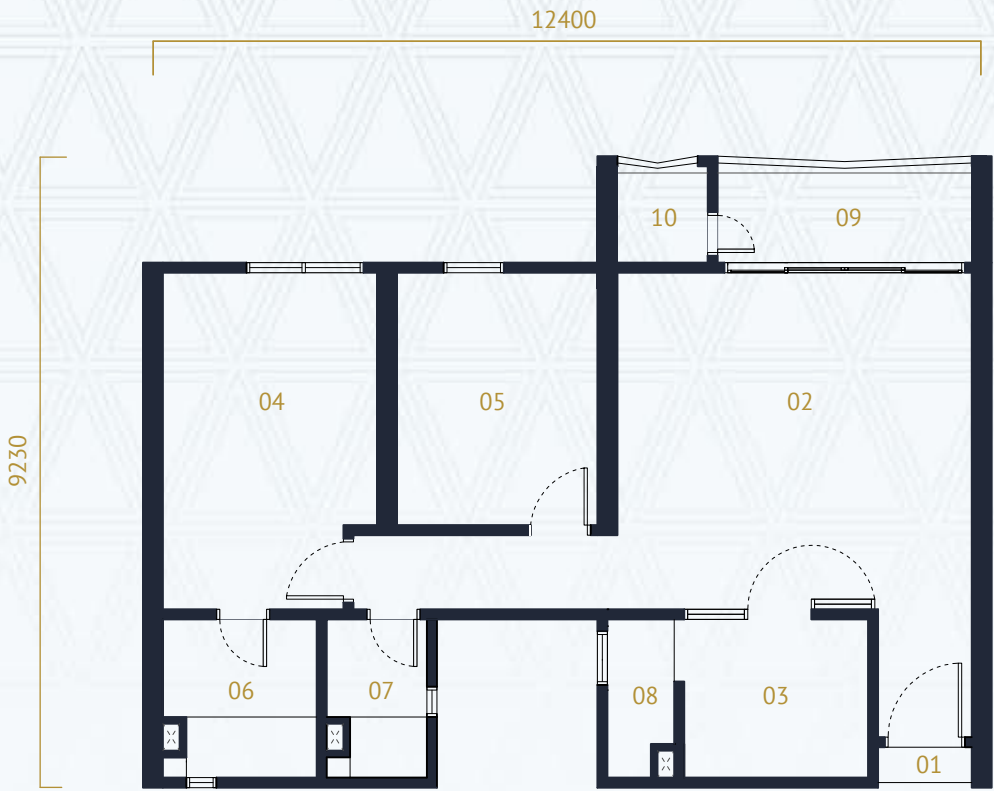
PREMIUM

approx built-up
1,055 sq ft / 98 sm
unit 05

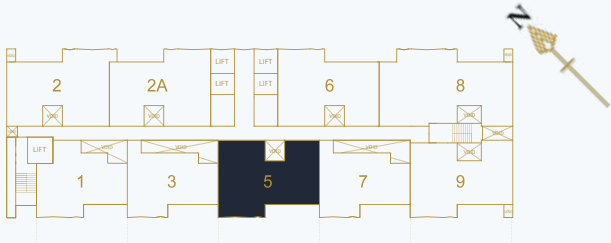


Actual Show Unit Photo - Type 3

Master Bedroom



- | | |
|--------------------|----------------|
| 01 Entrance | 06 Master Bath |
| 02 Living / Dining | 07 Bath 2 |
| 03 Kitchen | 08 Yard |
| 04 Master Bedroom | 09 Balcony |
| 05 Bedroom 2 | 10 A/C Ledge |



For reference only. Not to scale.

TYPE

2A

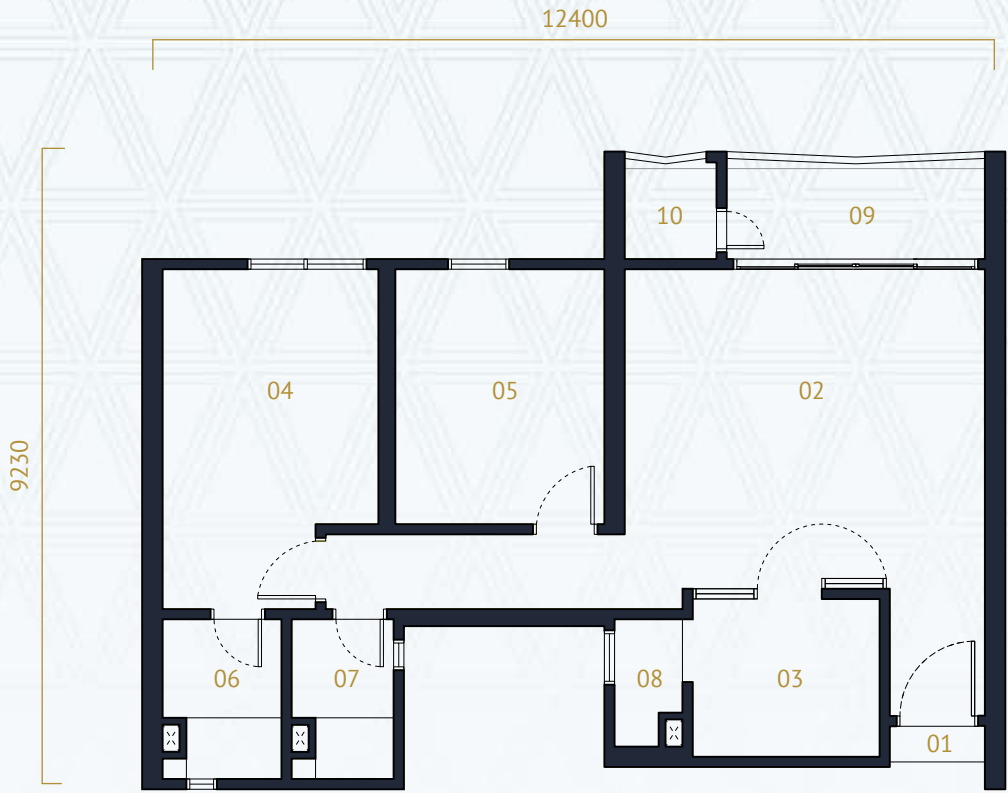
PREMIUM

approx built-up
1,012 sq ft / 94 sm
unit 09

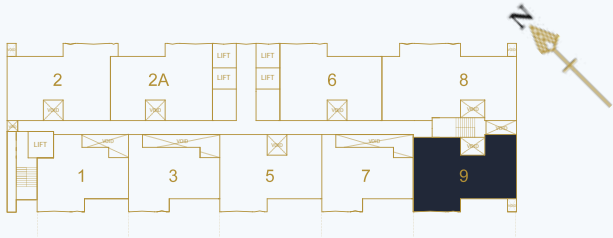


Actual Show Unit Photo - Type 3

Bedroom 2



- | | |
|--------------------|----------------|
| 01 Entrance | 06 Master Bath |
| 02 Living / Dining | 07 Bath 2 |
| 03 Kitchen | 08 Yard |
| 04 Master Bedroom | 09 Balcony |
| 05 Bedroom 2 | 10 A/C Ledge |



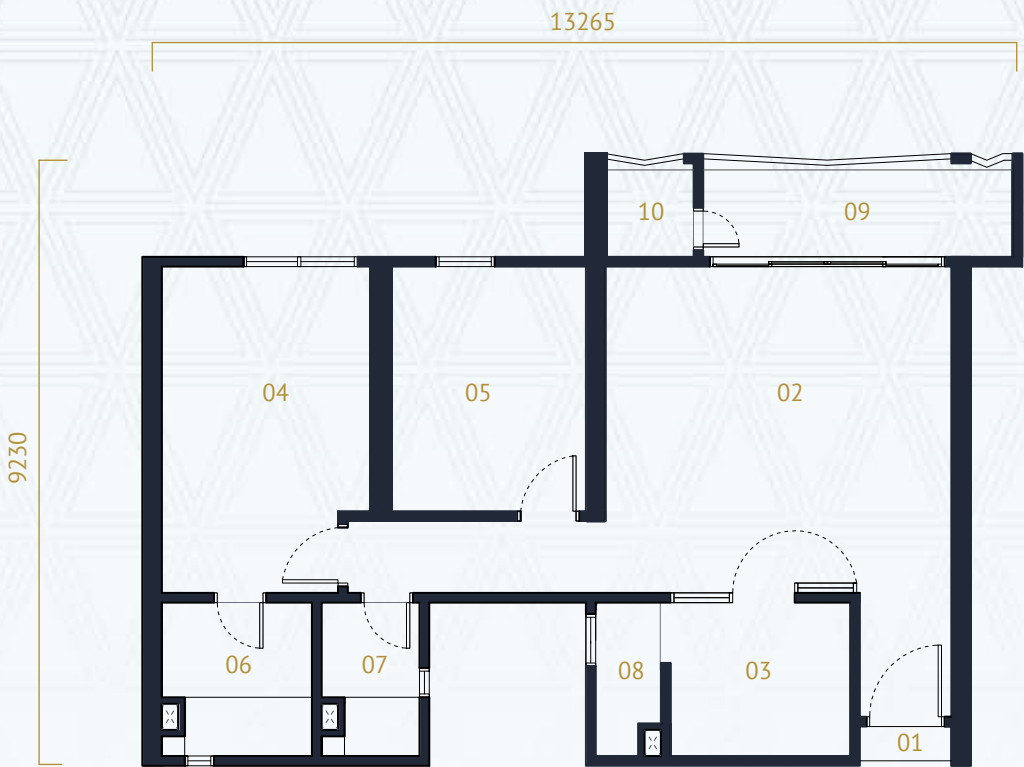
For reference only. Not to scale.

TYPE
2B

PREMIUM
approx built-up
1,066 sq ft / 99 sm
unit 02

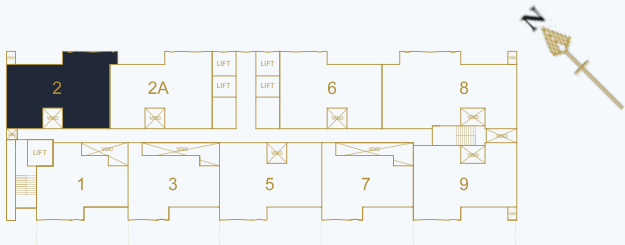


Actual Show Unit Photo - Type 3



Dining

- | | |
|--------------------|----------------|
| 01 Entrance | 06 Master Bath |
| 02 Living / Dining | 07 Bath 2 |
| 03 Kitchen | 08 Yard |
| 04 Master Bedroom | 09 Balcony |
| 05 Bedroom 2 | 10 A/C Ledge |



For reference only. Not to scale.

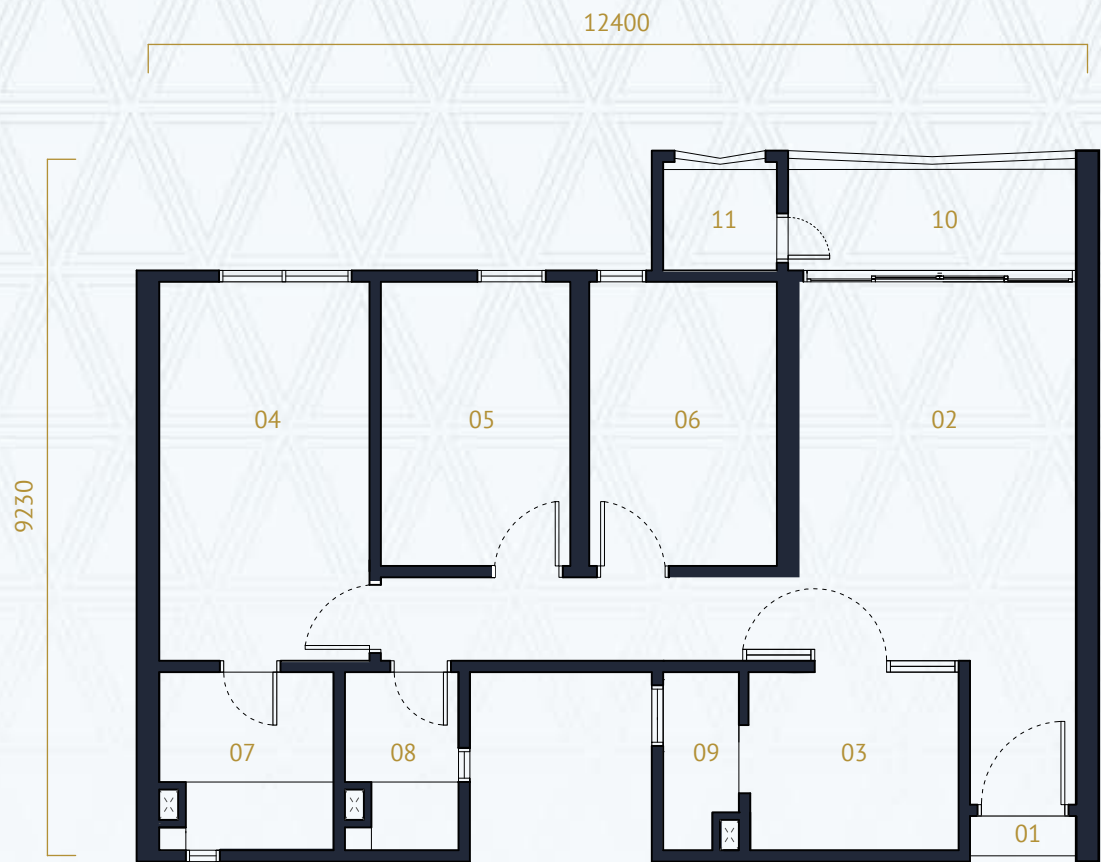
TYPE 2C PREMIUM

approx built-up
1,055 sq ft / 98 sm
unit 2A & 06

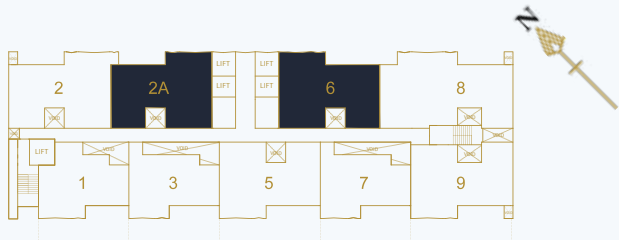


Actual Show Unit Photo - Type 3

Kitchen



- 01 Entrance
- 02 Living / Dining
- 03 Kitchen
- 04 Master Bedroom
- 05 Bedroom 2
- 06 Bedroom 3
- 07 Master Bath
- 08 Bath 2
- 09 Yard
- 10 Balcony
- 11 A/C Ledge



For reference only. Not to scale.

TYPE

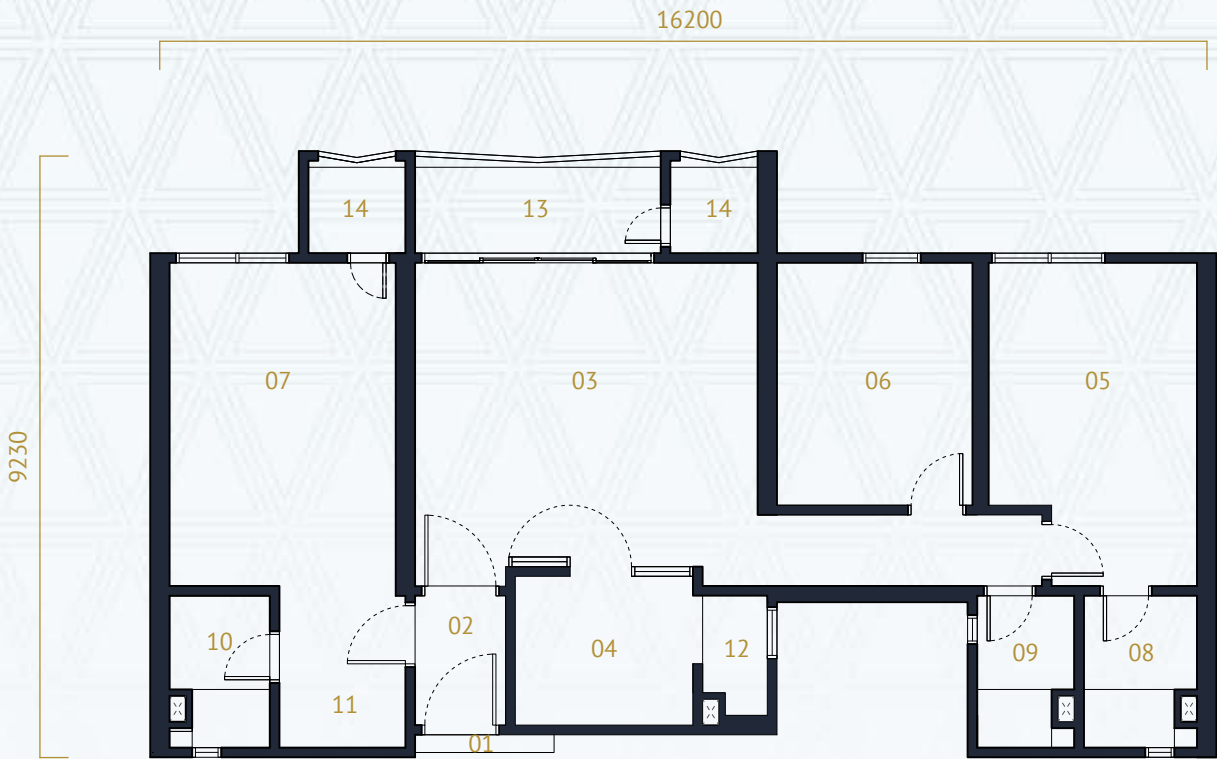
3

DUAL-KEY

approx built-up
1,356 sq ft / 126 sm
unit 08



Actual Show Unit Photo - Type 3



- 01 Entrance

02 Entryway

03 Living / Dining

04 Kitchen

05 Master Bedroom

06 Bedroom 2

07 Studio
- 08 Master Bath

09 Bath 2

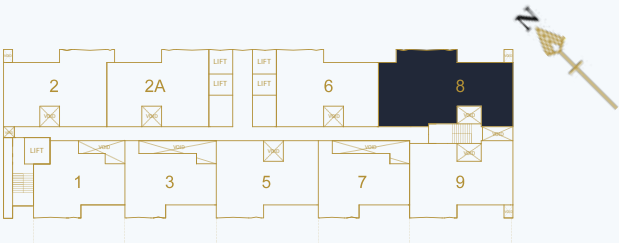
10 Studio Bath

11 Pantry

12 Yard

13 Balcony

14 A/C Ledge



For reference only. Not to scale.

Studio & Pantry

BUILDING SPECIFICATIONS



Actual Show Unit Photo - Type 3

Pantry & Studio Bath

Structure	Reinforced Concrete
Walls	Reinforced Concrete and/or Brick Wall and/or Composite Wall (where applicable)
Roofing	Reinforced Concrete
Ceiling General Kitchen/ Pantry/ Bathroom	Skim Coat and/or Paint Plaster Ceiling & Paint
Windows	Aluminium Framed Glass Window
Doors Main Entrance Others	Timber Fire-Rated Door Timber Door and/or Aluminium Framed Glass Door and/or Metal Door and/or Timber Framed Glass Door
Locks	Quality Lockset
Floor Finishes Living/ Dining/ Studio/ Bedroom Others A/C Ledges	Laminated Timber Flooring Tiles Cement Render
Wall Finishes General Bathroom Kitchen	Plaster & Paint Tiles and/or Plaster & Paint Tiles and/or Plaster & Paint

SANITARY WARES & FITTINGS

Type	1	1A	2	2A	2B	2C	3
Water Closet	1	1	2	2	2	2	3
Basin	1	1	2	2	2	2	3
Shower Rose	1	1	2	2	2	2	3
Kitchen Sink	1	1	1	1	1	1	2
Bib Tap	3	3	5	5	5	5	6
Toilet Roll Holder	1	1	2	2	2	2	3

ELECTRICAL INSTALLATIONS

Type	1	1A	2	2A	2B	2C	3
Lighting Point	11	11	13	13	13	15	17
Door Bell with Push Button	1	1	1	1	1	1	2
Fan Point	3	3	3	3	3	4	4
Fibre Wall Socket	1	1	1	1	1	1	2
13A Plug Point	18	18	18	18	18	20	25
Hood Point	1	1	1	1	1	1	2
Hob Point	1	1	1	1	1	1	2
Audio Intercom	1	1	1	1	1	1	2
SMATV Point	2	2	2	2	2	2	3
Water Heater Point	1	1	2	2	2	2	3
Air Conditioning Point	3	3	3	3	3	4	4
Distribution Board	1	1	1	1	1	1	1
Data Point	2	2	2	2	2	2	3

PROJECT LISTINGS MALAYSIA

By The Sea, Penang



The Hub@SS2, Petaling Jaya



Windows On The Park, Cheras



Dedaun, Kuala Lumpur



SqWhere, Sungai Buloh



Jui Residences



One Draycott



Village At Pasir Panjang



Hijauan On Cavenagh



OKIO



SDB PROJECTS IN MALAYSIA

SQWHERE

A mixed development with direct connection to MRT consisting of Serviced Apartment, SOVO and retail offices located in Sg Buloh.

WINDOWS ON THE PARK

8.9 acres of parkland surrounding 540 units of condominiums ranging from 916 sq ft - 4,311 sq ft with stunning views of the surroundings.

PARK SEVEN

A 105-unit luxury condominium at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

20TREES

A 201-unit mixed development overlooking the worlds longest quarts ridge, just 15km from Kuala Lumpur City Centre.

DEDAUN

A freehold low-rise development of 38 limited edition luxury residences, nestled in a secluded corner of Kuala Lumpur City Center.

THE HUB @SS2

Gardens, rooftop swimming pool, fully-equipped gym, open air promenade-they all add up to a great place to think, work and connect.

FIVE STONES

A collection of 377 units of low and high-rise condominiums with extensive facilities located in Petaling Jaya.

20TREES WEST

An exclusive collection of 48 bungalows with private pools adjacent to 20trees.

BY THE SEA

138 beachfront luxury suites with panoramic views. Located on Batu Ferringhi, Penang designed for the global executives.

AMAN & BAYU

A guarded community comprising 72 units of 2-storey and 2 1/2-storey semi-Ds with excellent connectivity located in Puchong South.

AMEERA RESIDENCES

An 11-acre residential and commercial development in SS2 Petaling Jaya - comprises of a low-rise block and 30-storey tower block.

AMAN SARI

Located in Puchong, this development comprising of semi-Ds and bungalow homes in a gated and guarded enclave.

SDB PROJECTS IN SINGAPORE

JUI RESIDENCES (ONGOING)

117 units of apartments situated next to Kallang River at Serangoon. Inspired by heritage, designed for quality living.

HIJAUAN ON CAVENAGH

41 handcrafted low-rise luxury apartments in a coveted green lung located off Orchard Road.

JIA@65 WILKIE

An exclusive 7-storey development with only 22 units located just off Orchard Road.

ONE DRAYCOTT (ONGOING)

64 units of well-crafted luxury apartments situated in one of Singapore's most sought after address.

OKIO

An 18-storey stylish contemporary residential and commercial development located on Balestier Road.

VILLAGE AT PASIR PANJANG

148 units of apartments situated next to a 7,000 sq ft three-dimensional lawn with calming water features.

GILSTEAD TWO

A 34-storey luxury development in the prime Newton locale.

A manifesto for living well and living responsibly

sdb
walking
our
talk

At SDB, we have always strived for excellence in all that we do, and we believe in accountability for our actions. This 7-point manifesto therefore represents our values, our beliefs and our standards. It serves as a reference point to help our customers understand what we stand for, the quality of life that we provide through our products, and our principles and responsibilities as a developer. As a key participant in the communities that we build and in the journey ahead of us, you play an important role in keeping us true to our path.

Some people say talk is easy, which is why the evidence we provide here is to prove that we walk our talk. That's also why it has taken us 12 years to write this manifesto on the importance of living well and living responsibly, grounded on the idea that in order to evolve the way you live, we need to evolve the way we build.

Manifesto #1 Investing in our product

We believe that every product we create must be carefully crafted and curated to deliver, as much as possible, an extraordinary living experience; and not a generic one. To deliver this, we are determined to change our mindsets and aspire to higher standards. Our approach is 3-pronged:

a. Design Thinking

We believe the future of the SDB brand is intrinsically tied to the practice of "Design Thinking". We are firmly committed to innovation. We pledge to deliver well thought-out solutions that intelligently respond to the way we should be living. And go beyond any minimum regulatory requirement. To assure you that this is more than just talk, you would be pleased to know that we are already practicing this in most, if not all, of our developments.

b. Aesthetics & Environment

Because there is always room for beauty in our lives, we pledge to pay close attention to the aesthetics of all our developments, ensuring that more than 35% of total acreage is dedicated to creating an artistically designed landscape; and to creating a nurturing biophilic environment that complements the unique characteristics of each site so that we can deliver a truly harmonious living experience for all our residents.

c. Being future-focused

At SDB, we are here for the long-term. Across all our developments, we pledge to adopt a future-ready mindset that recognizes that the way we now live has changed significantly from our parents' generation and to prioritize features and environments that are more suited to today's lifestyles.

Manifesto #2 Investing in our community

We firmly believe that no man is an island; that we are always stronger, together. As such, we pledge to develop modern-age communities.

a. By modern-age community, we mean where every feature and every facility we put in is designed to enhance livability; to enable our residents to easily and conveniently engage with each other and thrive from such engagements.

b. As a modern-age community, we pledge to give back through innovative CSR projects that support equality, diversity and the environment.

We have created multiple feedback channels, both physical and digital, for all our customers to confidently reach out to us with the knowledge that we will immediately respond to their queries and issues. These feedback channels, together with our resident engagement activities and yearly resident dialogues, are tied to our customer satisfaction programme and are evaluated by actual customer experiences and regular audits that are measured against high satisfaction standards in the service industry.

Manifesto #3 Investing in our quality

At SDB, we believe that it is only when we measure ourselves that we are able to improve. To ensure every single one of our developments is always built to the highest possible standards that commensurate with its value, this means we must continue to:

a. Commit to quality

We pledge that all our future developments much achieve a CONQUAS rating, and an In-Process Product Quality Audit (IPQA) – an internal quality audit, of 75; and, where relevant and possible, adopt technologies that enable the delivery of such quality.

b. Commit to working with best-of-class experts

We pledge to actively seek out and work with best-of-class experts and partners to ensure that every concept we develop and every product we deliver is in the best interest of our customers.

c. Commit to learning

Our belief in quality is what will ultimately differentiate us in the long term. Because the consistent delivery of quality can only come from accumulated knowledge and experience, we pledge to continue investing in and enhancing our one-of-a-kind 'SDB Centre of Excellence'.

Manifesto #5 Investing in our people

At SDB, we want our people to feel excited and engaged about working with us. We are committed to investing in their success, for their benefit and for that of our business. Our aim is to create a fair and impartial workforce who feel inspired to deliver brilliant results, and who are strongly aligned to the aims of the business and our purpose. To this end, we pledge to practice:

a. A performance-driven culture

where we have a dedicated team to monitor the progress of the company's strategic plans and to ensure our people have full clarity of the direction of the company so that they can achieve their targets based on clear KPIs and Scorecards.

b. An equal opportunity policy

that is inclusive of people with diverse backgrounds or physical and learning challenges; not just among our employees but in all our community and social activities.

c. A constant learning environment

that recognizes the importance of knowledge development among our people by introducing an employee certification programme that will nurture their personal and professional growth.

d. Active employee wellbeing

where we introduce flexible work hours and other practices to inspire and motivate our people and to inculcate a compassion and sensitivity for the world around us.

Manifesto #6 Investing in our environmental sustainability

We believe environmental sensitivity isn't just a millennial trend. It's a duty. As a developer, we are fully aware of the consequences of our actions, particularly our impact on the environment. As such, we pledge not just to comply with minimum standards in environmental sustainability, but to exceed them as much as possible. These standards cover our developments' design efficiency, energy efficiency, ecological footprint, as well as our increased use of renewable resources.

Manifesto #7 Investing in our peace-of-mind

With a 53-year history in Malaysia, 12 years in property development, and as homeowners and as parents ourselves, we believe in the critical importance of feeling secure in our own environment. To ensure that your peace-of-mind is not misplaced, we pledge to:

a. Practice a holistic, pragmatic approach to security

one that is not about how many stages of security a development should have, but about adopting sound measures instead, and ensuring mutual responsibility at all times.

b. Incorporate earthquake-resistant specifications

in most of our future developments as a measure of quality and regardless of where we live in.

EXTRAORDINARY LIVING EXPERIENCES FROM SDB

Incorporated in 1962, Selangor Dredging Berhad (SDB) was until the 1980's, principally involved in tin mining. Today, SDB is positioned as an award-winning property developer.

SDB is a brand that is known for its niche luxury developments and innovative designs. SDB has consistently been recognized for its innovation and its excellence by numerous professional bodies such as International Real Estate Federation (FIABCI), Singapore Institute of Architects (SIA), and Pertubuhan Arkitek Malaysia (PAM) for setting new benchmarks in the industry.

SDB is committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".



THE FIABCI PRIX
D'EXCELLENCE AWARDS
2019, 2018, 2017, 2016,
2013 & 2010



THE ASIA PACIFIC
INTERNATIONAL PROPERTY
AWARDS 2017, 2012,
2011 & 2010



THE FIABCI MALAYSIA
PROPERTY AWARD
2016, 2015, 2012 & 2009



THE FIABCI SINGAPORE
PROPERTY AWARDS
2018 & 2017



THE ASIA RESPONSIBLE
ENTREPRENEURSHIP AWARD
(AREA), SOUTH-EAST ASIA
2015, 2014 & 2012



THE ASIA PACIFIC
ENTREPRENEURSHIP AWARD
(APEA), MALAYSIA
2012



PERTUBUHAN ARKITEK
MALAYSIA (PAM) AWARD
2014, 2011, 2007 & 2006



SOUTH-EAST ASIA
PROPERTY AWARDS
2011



THE INTERNATIONAL
STAR FOR LEADERSHIP IN
QUALITY AWARD
2012



SINGAPORE INSTITUTE
OF ARCHITECTS (SIA)
ARCHITECTURAL DESIGN
AWARDS 2010 & 2006

Ask for a copy of our complete manifesto or download from www.sdb.com.my



SDB
Selangor Dredging Berhad

12th Floor, South Block, Wisma Golden Eagle Realty,
142-A Jalan Ampang, 50450 Kuala Lumpur.

UNA Show Gallery

+603 9212 8333

www.sdb.com.my

[f/selangordredgingberhad](https://www.facebook.com/selangordredgingberhad)

Type of Development: Serviced Apartment • Developer: SDB Damansara Sdn Bhd (245857-U), Level 18, West Block, Wisma Golden Eagle Realty, 142-C, Jalan Ampang, 50450 Kuala Lumpur • Tel: +603 2711 2288 • Developer's License: 10542-2/11-2021/03256(L) • Validity Period: 2/11/2020 - 1/11/2021 • Advertising and Sales Permit: 10542-2/11-2021/03256(P) • Validity Period: 2/11/2020 - 1/11/2021 • Expected Date of Completion: December 2021 • Total Unit: 316 units • Selling Price: RM 1,137,240.00 (Min.) to RM 1,886,040.00 (Max.) • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan No.: BP U3 OSC 2017 0871 • Tenure of Land: Leasehold 99 Years Ending at 8 September 2114 • Restriction In Interest: This land may be transferred, leased, or charged with consent of the State Authority • Bumiputra Discount : 5%

All information contained herein including visuals, illustrations, specifications, furniture and fittings layout and the presentation of show units are subject to change as may be required by the Developer's consultants and/or relevant authorities and cannot form part of an offer or contract for the sale and purchase of any unit. While every reasonable care has been taken in providing this information, the developer or its agent cannot be held responsible for any inaccuracies. Illustrations and pictures in the printed materials are computer-generated artists' impressions only and are meant to give an approximate idea of the development. All items or plans are subject to variation, modifications, amendments and substitution as may be recommended by the Developer's consultants and/or relevant authorities.