

PROJECT BRIEF

Company : Selat Makmur Sdn Bhd (Co. No.189914-H)
(A wholly-owned subsidiary of Berjaya Land Berhad – Co. No. 201765-A)

Total Development Area : 17,034 m²

Type of Development : 3 Bungalows & 22 Link Villas

		Land Area (sq ft)	Built-up Area (sq ft)
Land Area / Built-up :	Bungalow	6,316 to 11,524	5,743 to 7,665
	Link Villa	4,971 to 12,944	5,947 to 7,616

Winning Features :

- 25 Freehold Limited Edition Bungalows / Villas
- Gated & Guarded sanctuary
- Private Swimming Pool & Private Lift for all units
- Security System to Individual unit: Audio Intercom/ LCD Monitor
- Security Alarm
- Rain Harvesting (330 gallons)
- Energy Efficient - Solar Water Heater
- Stunning City Skyline Views
- An Elite Address with Good Potential for Capital Appreciation
- Only minutes' drive to Kuala Lumpur City Centre

Maintenance Charges : RM0.075 psf (land area) per month

Accessibility :

- Jalan Syed Putra
- KL-Seremban Highway
- Bangsar-Federal Highway

Facilities :

- 24-hour security
- Perimeter wall with surveillance camera
- CCTV at Guard House to screen through visitors at the main entrance
- Drive Through Access Gate System
- Beautifully landscaped with decorative street lighting and jogging tracks
- Children's playground

Amenities :

- Established schools and colleges
- Mid-Valley Megamall & Hypermarket
- Business Centres and Financial Institution
- Hotel and Restaurants
- Kindergartens
- Police Station and Fire Brigade
- Private Hospital and Clinics