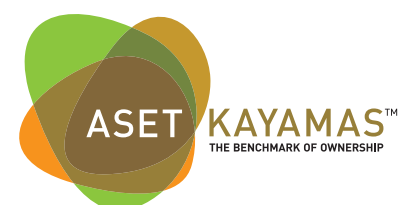


LOCATION MAP



www.asetkayamas.com

Associate / Developer:

UJANA MUTIARA SDN. BHD. [1126138-A]

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RESIDENSI KEPONGMAS 2 • Developer's License No.: 14691-2/07-2019/0543(L) • Validity Period: 21/07/2017 - 20/07/2019 • Expected of Completion: FEB 2021 (42 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2016 2003 • Sales Permit No.: 14691-2/07-2019/0543(P) • Validity Period: 21/07/2017 - 20/07/2019 • Tenure of Land: 99 years Leasehold (19 SEPTEMBER 2115) • Restriction-in-Interest: This land cannot be transferred, pledged, or charged without consent from Jawatan Kuasa Kerja Tanah W.P. • Encumbrances: NIL • Type of Residential: Apartment • Total No. of Units: 324 units (Type A/A1 - 800 sqft) • No. of Level : 31-storey • Selling Price: Block A - (min/max: RM198,000.00) • Developed by : UJANA MUTIARA SDN. BHD.

Residensi KepongMas 2

**LIVE CENTRALLY.
VALUE AFFORDABILITY.**

At **RM198,000** per unit
Including 1 Covered Car Park



**AFFORDABLE
COMFORTABLE
CONVENIENT**

For urbanites who appreciate the beauty of nature whilst needing the convenience of access to the bustling city of Kuala Lumpur, **RESIDENSI KEPONGMAS 2** is your solution.

Located at Kepong Metro Prima, **RESIDENSI KEPONGMAS 2** is another quality affordable residence under the Rumah Mampu Milik Wilayah Persekutuan (RUMAWIP) scheme.

Designed with a contemporary facade at the middle Kepong Metro Prima, **RESIDENSI KEPONGMAS 2** brings to you both modern and convenient worlds.

This one block 31-storey tall apartment features 324 apartment units. Each unit has a built up area of 800 sqft, comprising of 3 bedrooms and 2 bathrooms and 1 covered car park with price per unit at an affordable RM198,000 only.

RESIDENSI KEPONGMAS 2 easily accessible by major roads such as the Middle Ring Road 2 (MRR2) and Jalan Kuching, and is just 12km away from the city centre.

Residents can also find all leisure and recreational needs fulfilled at the Kepong Metropolitan Lake Garden, just 1km walking distance. Spend your evenings or weekends walking, cycling, or even having a waterside picnic with your loved ones.



TYPE A
Built-up Area: 800sqft.
3 Bedrooms 2 Bathrooms

SPECIFICATIONS

STRUCTURE Reinforced Concrete Framework	WINDOWS Aluminium Frame Window	SANITARY WARES AND FITTINGS - Water Closet 2 nos - Wash Basin 2 nos - Basin Tap 2 nos - Bidet Tap 2 nos - Shower Pole 2 nos - Kitchen Sink 1 no - Kitchen Sink Tap 1 no - Yard Tap 1 no
WALL Brick Wall / Reinforced Concrete Wall	IRONMONGERIES Quality Locksets	ELECTRICAL INSTALLATION - Lighting Point 10 nos - Ceiling Fan Point 3 nos - 13A Switch Socket Outlet 8 nos - 15A Water Heater Point 2 nos - Fiber Wall Socket 1 no - SMATV Outlet 1 no - Distribution Board 1 no
ROOF Reinforced Concrete Flat Roof	FLOOR FINISHES Living / Dining: Ceramic Tiles All Bedrooms: Ceramic Tiles Kitchen: Ceramic Tiles All Bathrooms: Ceramic Tiles Balcony: Ceramic Tiles Yard: Ceramic Tiles	
CEILING Ceiling Board/ Skim Coat Finish with Paint	WALL FINISHES Living / Dining: Skim Coated & Paint All Bedrooms: Skim Coated & Paint Kitchen: Ceramic Tiles up to 1500mm Height All Bathrooms: Ceramic Tiles up to 1500mm Height Balcony: Plaster & Paint Yard: Plaster & Paint/ Skim Coated & Paint	
DOORS Main Entrance: Solid Core Timber Door Sliding Door: Aluminium Frame Sliding Door Others: Timber Flushed Door		

RESIDENSI KEPONGMAS 2 features a range of modern facilities for the convenience and enjoyment of residents.



Surau male & female



Function Room



Nursery



Playground