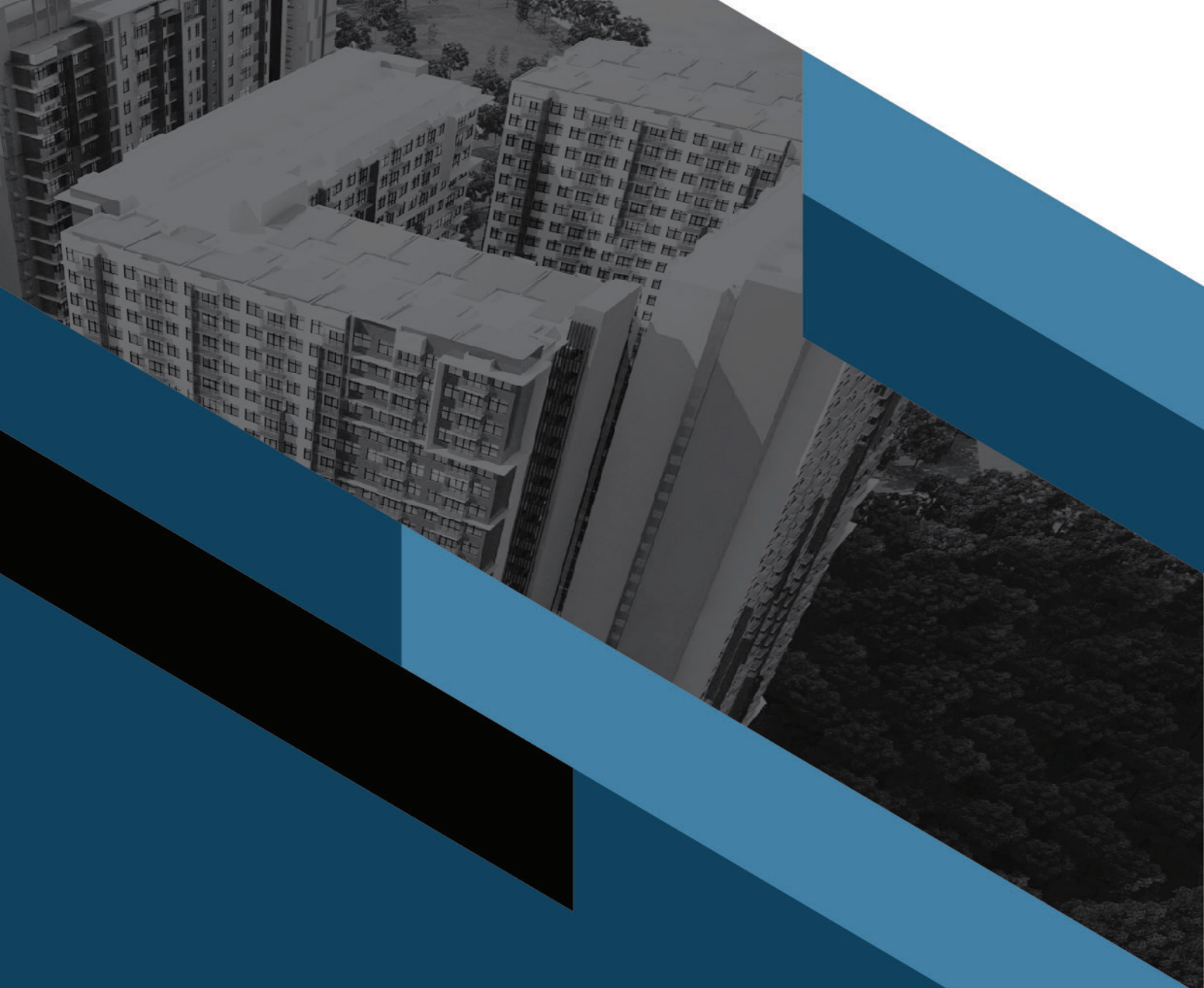


# Residensi KepongMas



Associate / Developer:

**SINERJUTA SDN. BHD.** (1013408-T)

Lot 33545, Batu 5, Jalan Klang Lama,  
58000 Kuala Lumpur.

Fax: 03-7972 0888 Email : info@sinerjuta.com

**03 7989 9888**

GPS Coordinates  
3.220488, 101.641427

RESIDENSI KEPONGMAS • Developer's License No.: 14028-2/07-2017/0653(L) • Validity Period: 16/07/2015 - 15/07/2017 • Expected of Completion: MARCH 2020 (54 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP U1 OSC 2014 2415 • Sales Permit No.:14028-2/07-2017/0653(P) • Validity Period: 16/07/2015 - 15/07/2017 • Tenure of Land: 99 years Leasehold • Lease Expiring Date: 23 JUNE 2114 • Encumbrances: NIL • Restriction-in-Interest: This land cannot be transferred, pledged, or charged without consent from Jawatan Kuasa Kerja Tanah W.P. • Type of Residential : Apartment • Total No. of Units: Block A - 41 Storeys (Type A - 800 sqft, 790 units), Block B - 41 Storeys (Type A - 800 sqft, 724 units) • Selling Price: Type A - (min: RM188,000.00 - max: RM198,000.00) • Developed by : SINERJUTA SDN. BHD.



## Where Urban Living Meets Nature

From **RM198,000**  
Including 1 Covered Car Park

**AFFORDABLE  
COMFORTABLE  
CONVENIENT**





Designed with a contemporary facade beside the Kepong Metropolitan Lake Garden, **RESIDENSI KEPONGMAS** brings to you both modern and natural worlds.

This two-block 41-storey tall condominium features 1,514 apartment units. Each unit has a built up area of 800 sqft, comprising of 3 bedrooms and 2 bathrooms, with price per unit at an affordable RM188,000 to RM198,000.

While tucked away at a serene natural lake, **RESIDENSI KEPONGMAS** 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.

Boasting over 220 acres, residents can also find all leisure and recreational needs fulfilled at the Kepong Metropolitan Lake Garden, right at your doorsteps. Spend your evenings or weekends walking, cycling, or even having a waterside picnic with your loved ones.

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

- NURSERY**  
The opportunity for your children to play and socialise with other neighbouring children.
- RECREATIONAL AREA**  
Spend quality time with the children and loved ones.
- MULTIPURPOSE HALL**  
Host your family and friends at a private event right at home.
- 24/7 SECURITY**  
Feel safe and sleep soundly each night.
- READING/ GAMES ROOM**  
Relax and enjoy with your kids after a hard day's work.
- KIOSK**  
A convenience store to provide for your last-minute or urgent needs.

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

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



## TYPE A

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

### SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework
WALL	Brick Wall / Reinforced Concrete Wall
ROOF	Reinforced Concrete Flat Roof/ Metal Deck Roof
CEILING	Ceiling Board / Skim Coat Finished With Paint
WINDOWS	Aluminium Frame Window

DOORS	
Main Entrance Door:	Solid Core Timber Door
Sliding Door:	Aluminium Frame Sliding Door
Others:	Timber Flushed Door

IRONMONGERIES	Quality Locksets
---------------	------------------

WALL FINISHES	
Internal Walls:	Skim Coated & Paint
External Walls:	Plaster & Paint
Kitchen:	Ceramic Tiles up to 1500mm Height
All Bathrooms:	Ceramic Tiles to Ceiling Height

FLOOR FINISHES	
Living / Dining	Ceramic Tiles
Master Bedroom / bedroom	Ceramic Tiles
Kitchen	Ceramic Tiles
All Bathrooms	Ceramic Tiles
Balcony	Ceramic Tiles
Yard	Ceramic Tiles

SANITARY WARES AND FITTINGS		
- Water Closet		2 nos
- Bidet Tap		2 nos
- Basin Tap		2 nos
- Wash Basin		2 nos
- Shower Head		2 nos
- Kitchen Sink		1 no
- Kitchen Sink Tap		1 no
- Yard Tap		1 no

ELECTRICAL INSTALLATION		
- Lighting Point		10 nos
- Ceiling Fan Point		3 nos
- 13A Switch Socket Outlet		8 nos
- 15A Water Heater Point		2 nos
- 15A Water Heater Switch		2 nos
- Fiber Wall Socket		1 no
- SMATV Outlet		1 no
- Distribution Board		1 no

