LOCATION MAP

RESIDENSI SENTUL MAS

AFFORDABLE CENTRAL LIVING
at **RM300,000** Including 1 Covered Car Park

Location Map labels:

Duta - Ulu Kelang Highway
Duta - Sg. Buloh Highway
Jalan Segambut
Mutiara Complex
Chong Hwa Independent High Scholl
Sentul Timur LRT
KLPAC
Jalan Ipoh
Jalan Sentul
MECC
SRK & SMK Bandar Baru Sentul
Jalan Kuching
Jalan Pahang
Jalan Tuanku Abdul Halim
KTM Sentul
Jalan Tuanku Abdul Halim
RESIDENSI SENTUL MAS
Jalan Sultan Azlan Shah
Jalan Enam
UTC
La Salle School Sentul
Wesley Methodist School
Taman Tasik Titiwangsa
Sentul LRT
Jalan Sentul
Dynasty Hotel
Titiwangsa LRT
Sultan Iskandar Highway
Jalan Tun Razak
PWTC LRT
PWTC
KLCC

Legend:
- LRT Station
- KTM Station
- School
- Mosque

Developed By:

SINERJUTA

SINERJUTA SDN. BHD. [1013408-T]
3rd Floor, Wisma Cergaz, Lot 45182 Sungai Penchala, Off Jalan Damansara,
60000 Kuala Lumpur. **Email :** info@sinerjuta.com

03-7727 3366

GPS Coordinates
3.179686, 101.698023

RESIDENSI SENTULMAS

SPECIFICATIONS

STRUCTURE
Reinforced Concrete Framework

WALL
Brick Wall /
Reinforced Concrete Wall

CEILING
Ceiling Board /
Skim Coat Finished With Paint

WINDOWS
Natural Anodized
Aluminium Window

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

IRONMONGERIES
Quality Locksets

WALL FINISHES
- Plaster & Paint
- Skim Coated & Paint
- Ceramic Tiles

FLOOR FINISHES
- Ceramic Tiles

SANITARY WARES AND FITTINGS
- WC	2 nos
- Bip Tap	2 nos
- Wash Basin	2 nos
- Basin Tap	2 nos
- Shower Head	2 nos
- Kitchen Sink	1 no
- Kitchen Tap	1 no
- Yard Tap	1 no

ELECTRICAL INSTALLATION
- Lighting Point	12 nos
- Ceiling Fan Point	3 nos
- 13A Switch Socket Outlet	10 nos
- 15A Water Heater Socket Outlet	2 nos
- 15A Air Conditioning Socket Outlet	2 nos
- SMATV Outlet	1 no
- Door Bell	1 no
- Fiber Wall Socket	1 no
- Distribution Board	1 no

RESIDENSI SENTULMAS

is in line with the Government's aspirations to fulfil
the needs of urbanites in owning an affordable home,
redefining affordability and convenience for those entitled under
the Rumah Mampu Milik Wilayah Persekutuan (**RUMAWIP**) scheme.

The home you have long been waiting for is now here with **RESIDENSI SENTULMAS** at Bandar Baru Sentul. Priced at an affordable RM300,000, **RESIDENSI SENTULMAS** is developed across 1.16 acres of land, featuring 351 units of well-designed apartments that are spread over 31 levels.

In addition to the easy access of the DUKE highway for drivers, **RESIDENSI SENTULMAS**'s strategic location, a mere 6 kilometres away from the heart of Kuala Lumpur; also provides convenience to those who rely on public transportation with UTC Sentul & LRT Sentul within walking distance.

A home that befits today's urbanite, **RESIDENSI SENTULMAS** boasts a range of modern facilities the whole family can enjoy.

Swimming Pool
Experience the therapeutic effects of a good swim each day.

Gymnasium
Stay fit and active right in the comfort of your home.

Recreational Area
Have even more fun with the kids and tighten that familial bond.

Multipurpose Hall
Celebrate special days with friends and loved ones without overpriced hall rentals.

Security Guard
Sleep easy at night knowing you and your family's safety is well taken care of.

Nursery & Kindergarten
Enjoy this value-added service exclusively at **RESIDENSI SENTULMAS.**

Security Guard | Swimming Pool | Gymnasium | Multipurpose Hall | Nursery & Kindergarten | Recreational Area

TYPE A:

900sqft.
3 Bedrooms
2 Bathrooms