

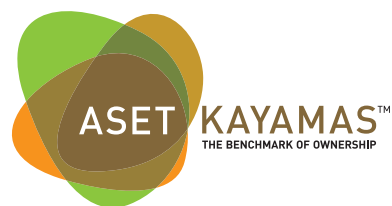
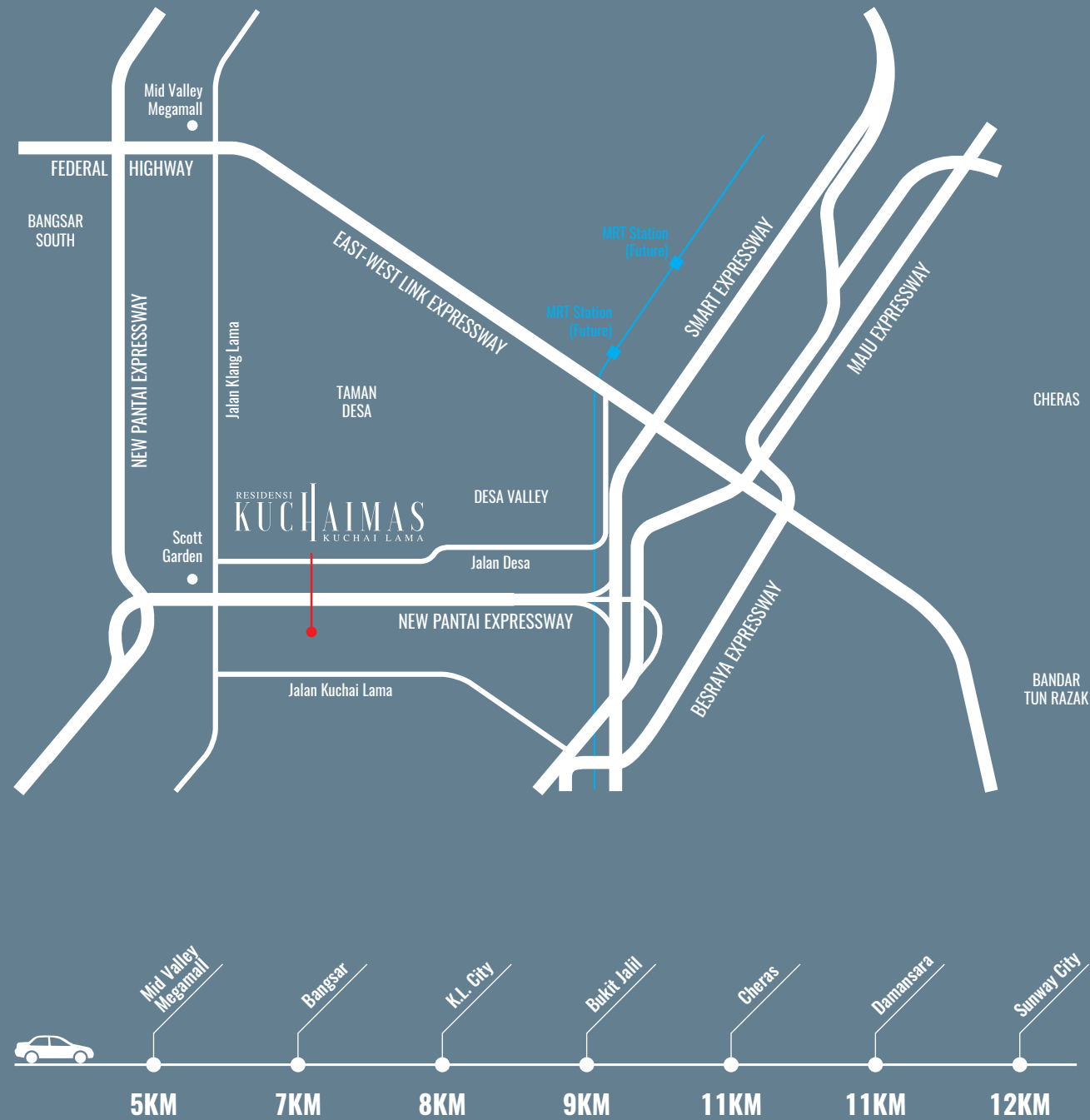
# RESIDENSI KUCHAIMAS KUCHAI LAMA

## OUTSTANDING COMFORT AND CONVENIENCE

Affordable • Comfortable • Convenient

At **RM198,000** / Unit  
Including 1 Covered Car Park

Built-up Area: 800sqft.  
**3 BEDROOMS 2 BATHROOMS**



Associate / Developer:

**UJANA MUTIARA SDN. BHD.** (1126138-A)

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

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**603 7989 9888**

[www.asetkayamas.com](http://www.asetkayamas.com)

**RESIDENSI KUCHAIMAS** • Developer's License No.: 14691-3/09-2019/0703(L) • Validity Period: 16/09/2017 – 15/09/2019 • Expected of Completion: APRIL 2021 (42 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.:BP S1 OSC 2017 1681 • Sales Permit No.: 14691-3/09-2019/0703(P) • Validity Period: 16/09/2017 – 15/09/2019 • Tenure of Land: 99 years Leasehold ( 31 May 2116) • 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: 478 units (Type A/A1 - 800 sqft) • Selling Price: Block A - (min/max: RM198,000.00) • Developed by : UJANA MUTIARA SDN. BHD.



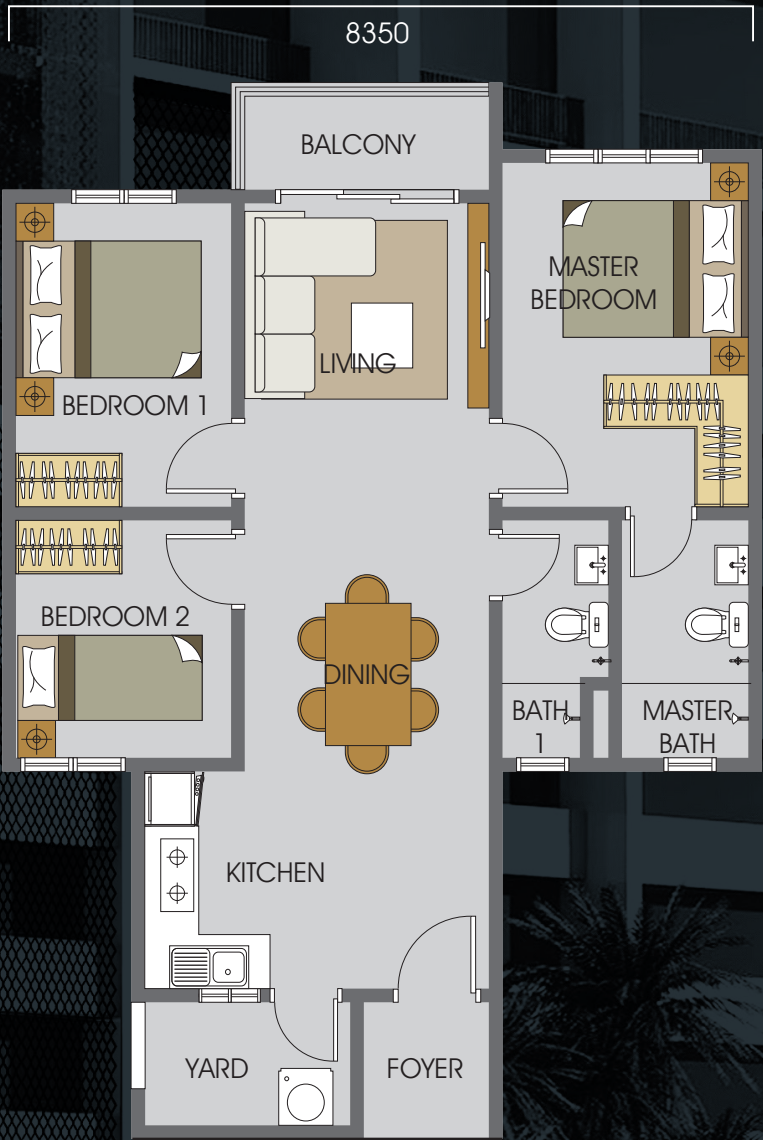
RESIDENSI KUCHAIMAS  
IS A RUMAH MAMPU MILIK  
WILAYAH PERSEKUTUAN (RUMAWIP)  
PROJECT INLINE WITH THE  
GOVERNMENT’S ASPIRATION  
TO MEET THE NEEDS FOR CITY FOLKS  
TO OWN AN AFFORDABLE PROPERTY  
UNDER RUMAWIP ENTITLEMENT.

Strategically located in Kuchai Lama,  
the 49-storeys tall affordable residence  
features 478 apartment units;  
each with a built up area of 800sq ft  
comprising 3 bedrooms and 2 bathrooms.  
Price per unit at **Residensi Kuchaimas**  
starts from an attractive **RM198,000**.

**Residensi Kuchaimas** is an ideal location for  
families to call home. Being served by New Pantai  
Expressway, SMART Expressway, bringing  
Residensi Kuchaimas just under 8km away from the  
excitement and glamour of Kuala Lumpur, and a  
little over 12km to the administrative city of Sunway.  
Besides its strategic location and amenities, residents  
also enjoy its proximity to one of the Malaysia's  
largest megamall, schools and restaurants.

A home that befits today's urbanite **Residensi  
Kuchaimas** boasts a range of modern facilities for  
the whole family to enjoy.

- 24/7 Security
- Kindergarten
- Children’s Playground
- Multi-purpose Hall
- Viewing Deck
- Laundrette
- Shops
- Mail Room
- Surau



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

SPECIFICATIONS

**STRUCTURE**  
Reinforced Concrete Framework / Shear Wall

**WALL**  
Reinforced Concrete Wall / Brick Wall

**ROOF**  
Reinforced Concrete Flat Roof

**CEILING**  
Skim Coat & Paint / Ceiling Board

**FLOOR FINISHES**  
All Bedrooms: Ceramic Tiles  
All Bathrooms: Ceramic Tiles  
Living / Kitchen: Ceramic Tiles  
Dining / Foyer: Ceramic Tiles  
Balcony / Yard: Ceramic Tiles

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

**DOORS**  
Main Entrance: Fire Rated Solid Door  
Balcony: Aluminium Frame Sliding Door  
Others: Timber Flush Door

**WINDOWS**  
Aluminium Frame Window

**IRONMONGERIES**  
Quality Locksets

SANITARY INSTALLATIONS	A	A1
Wash Basin	2	2
Basin Tap	2	2
Water Closet	2	2
Shower Head	2	2
Bib Tap	2	2
Kitchen Sink	1	1
Kitchen Sink Tap	1	1
Yard Tap	1	1

ELECTRICAL INSTALLATION	A	A1
Lighting Point	11	11
13A Switch Socket Outlet	8	8
Distribution Board	1	1
15A Water Heater Point	2	2
SMATV Point	1	1
Fibre Wall Socket	1	1
Ceiling Fan Point	3	3
Door Bell Point	1	1