

TAKING LIVING TO GREATER HEIGHTS



Associate / Developer:
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RESIDENSI DESA SENTRALMAS • Developer's License No: 19129-2/12-2022/0838 (L) • Validity Period: 19/12/2020-18/12/2022 • Expected of Completion: OCTOBER 2023 (36 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP S1 OSC 2020 0667 • Sales Permit No.: 19129-2/12-2022/0838 (P) • Validity Period: 19/12/2020-18/12/2022 • Tenure of Land: 99 years Leasehold (25 June 2096) • 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: 298 units (Type A/A1 - 850sq.ft. • No. of Storey : 23-storey (1 block) • Selling Price: Type A/A1 (min/max : RM230,000.00) • Developed by : GARUDA SEARAH SDN. BHD.

***THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT**

- Affordable
- Comfortable
- Convenient

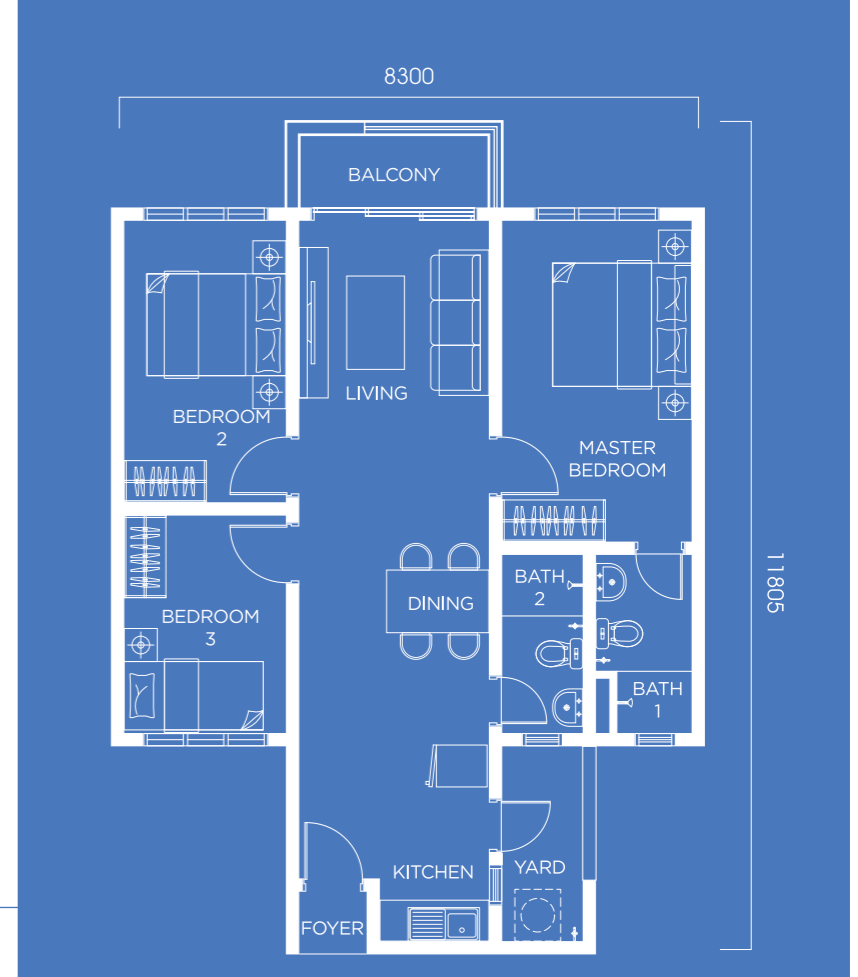
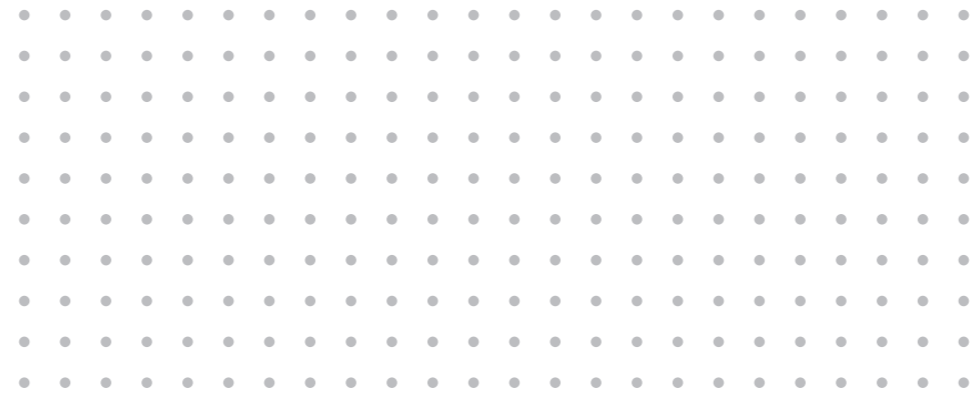
At
RM230,000 Per Unit.
Including Car Park.

Built-up Area: 850 sqft.
3 Bedrooms 2 Bathrooms

**Home is not just a place,
it's a feeling.**

Feel the hum of the urban landscape, in the form of nearby amenities such as shopping malls and schools, as the warmth of the sun permeates your home, spreading the feeling to all corners. Feel at home with your loved ones, only at Residensi Desa Sentralmas.

Seated in the heart of the nation, Residensi Desa Sentralmas presents you a truly Malaysian living experience - a home abundant with quality amenities and plenty of dining choices. Our close proximity to the KL-Seremban Highway, the East-West Link Highway and Mid Valley Megamall even allows swift access to the myriad wonders beyond home.



TYPE A

Built-up Area:
850 sqft.

**3 BEDROOMS
2 BATHROOMS**

SPECIFICATIONS

STRUCTURE

Reinforced Concrete

WALL

Concrete Shear Wall / Masonry

ROOF

Reinforced Concrete Slab

CEILING

Skim Coat & Paint/ Fibrous Plaster

WINDOW

Casement/ Top Hung / Adjustable Louvres

DOORS

Main Entrance - Fire Rated Door
Bedrooms - Timber Door
Bathrooms - Timber Door/ Flush Door
Balcony - Aluminum Frame/ Glass Sliding Door

IRONMONGERIES

Quality Lockset

WALL FINISHES

Internal:
Living : Skim Coat / Plaster & Paint
Dining : Skim Coat / Plaster & Paint
Bedrooms : Skim Coat / Plaster & Paint / Cement Plaster Emulsion Paint
Bathrooms : 2100mm Height Ceramic Tiles / Plaster & Paint
Kitchen : 1500mm Height Ceramic Tiles / Plaster & Paint
External : Plaster & Paint

FLOOR FINISHES

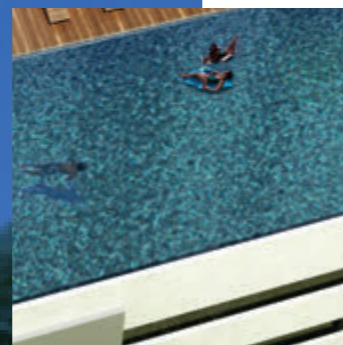
Entrance : Ceramic Tiles
Living / Dining : Ceramic Tiles
Balcony : Ceramic Tiles
Bedrooms / Utility : Ceramic Tiles
Bathrooms : Ceramic Tiles
Kitchen / Yard : Ceramic Tiles

SANITARY FITTINGS

- Kitchen Sink 1 no
- Water Closet 2 nos
- Wash Basin 2 nos
- Shower Rose 2 nos
- Toilet Paper Holder 2 nos
- Basin Tap 2 nos
- Bib Tap 3 nos
- Kitchen Tap 1 no

ELECTRICAL INSTALLATION

- Lighting Wiring Point 11 nos
- 13A Switch Socket Outlet 8 nos
- Water Heater Point 2 nos
- SMATV Point 1 no
- Distribution Board 1 no
- Fiber Wall Socket Outlet 1 no
- Ceiling Fan Point 3 nos
- Door Bell Point 1 no



SWIMMING POOL

Relax with a swim or splash around with your kids after a hard day's work.



PLAYGROUND

Spend quality time with the children and loved one.



24/7 SECURITY

Feel safe and sleep soundly each night.

