

# LOCATION MAP



RESIDENSI  
**razakmas 2**



## AFFORDABLE URBAN LIVING

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

AFFORDABLE • COMFORTABLE • CONVENIENT



Associate / Developer:

**SINERJUTA SDN. BHD.** Registration No.: 201201028921 [1013408-T]  
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**RESIDENSI RAZAKMAS 2** • Developer's License No.: 14028-5/07-2020/02343 (L) • Validity Period: 03/07/2019 – 02/07/2020 • Expected of Completion: JULY 2022 (36 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S2 OSC 2016 1014 • Sales Permit No.: 14028-5/07-2020/02343(P) • Validity Period: : 03/07/2019 – 02/07/2020 • Tenure of Land: 99 years Leasehold (5 April 2116) • 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: 828 units (Block A – 414 units, Block B – 414 units) • Balance Available Unit: Block A – 243 units, Block B – 414 units • No. of Level : 40-storey • Selling Price: Block A - (min/max: RM198,000,00) | Block B - (min/max: RM198,000,00) • Developed by : SINERJUTA SDN. BHD.

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

## RESIDENSI RAZAKMAS 2

is yet another quality affordable residence under the Residensi Wilayah Persekutuan scheme, offering urbanites outstanding comfort and convenience in metropolitan Kuala Lumpur.

Strategically located in Bandar Tun Razak, the 41-storeys tall affordable residence features 828 apartment units; each with a built up area of 805sqft comprising 3 bedrooms and 2 bathrooms. **RESIDENSI RAZAKMAS 2** units priced at an attractive RM198,000.

**RESIDENSI RAZAKMAS 2** is well-served by major highways such as the MRR2 and is just a short distance from the city centre.

Taking comfort and convenience to the next level, **RESIDENSI RAZAKMAS 2** features a range of modern facilities for the whole family's enjoyment.

### Multipurpose Hall

Celebrate auspicious days without the steep price of renting a ballroom.

### 24/7 Security

Feel safe and sleep soundly each night.

### Playground

Spend even more quality and fun times with your family.

### Kindergarten

Watch kids happily play and socialise with one another.



## TYPE A

Built-up Area: 805sqft.  
3 Bedrooms 2 Bathrooms

### SPECIFICATIONS

**STRUCTURE** Reinforced Concrete Framework  
**WALL** Brick Wall / Reinforced Concrete Wall  
**ROOF** Reinforced Concrete Flat Roof  
**CEILING** Skim Coat finish with paint / Ceiling Board  
**WINDOWS** Aluminium Frame Window  
**DOORS** Main Entrance: Solid Core Timber Door  
 Sliding Door: Aluminium Frame Sliding Door  
 Others: Timber Flushed Door

**IRONMONGERIES:** Quality Locksets

### FLOOR FINISHES

Living / Dining: Ceramic Tiles  
 All Bedrooms: Ceramic Tiles  
 Kitchen: Ceramic Tiles  
 All Bathrooms: Ceramic Tiles  
 Balcony: Ceramic Tiles  
 Yard: Ceramic Tiles

### WALL FINISHES

Living / Dining: Skim Coated & Paint/ Plaster & Paint  
 All Bedrooms: Skim Coated & Paint/ Plaster & Paint  
 Kitchen: Ceramic Tiles up to 1500mm Height  
 All Bathrooms: Ceramic Tiles up to 1500mm Height  
 Balcony: Plaster & Paint  
 Yard: Skim Coated & Paint/ Plaster & Paint

### SANITARY WARES AND FITTINGS

- Water Closet	2 nos
- Wash Basin	2 nos
- Basin Tap	2 nos
- Bidet Tap	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
- 13 amp Switch Socket Outlet	8 nos
- 15 amp Water Heater Point	2 nos
- Fiber Wall Socket	1 no
- SMATV Outlet	1 no
- Distribution Board	1 no

Residents and their families can also find all their leisure and recreational needs fulfilled with the wide array of eateries and amenities in the **RESIDENSI RAZAKMAS 2** vicinity, including the beautiful Permaisuri Lake Gardens and the Kuala Lumpur Football Stadium.

