

RESIDENSI Riamas

Is in line with the Government's aspirations to fulfil the needs of urbanites in owning an affordable home, offering unparalleled comfort and convenience to those entitled under the Residensi Wilayah Persekutuan scheme.



DESIGN & LOCATION

Located in the fast-growing township of Old Klang Road, **RESIDENSI RIAMAS** featuring 646 units well-appointed apartment units built over 46-stores. Priced from RM230,000.00, **RESIDENSI RIAMAS** is set to be the star attraction for young professionals and families in search of the ideal affordable home.



Image shown are for illustration purpose only.

FACILITIES

Designed with your needs in mind, **RESIDENSI RIAMAS** features modern facilities to be enjoyed by the whole family.



SWIMMING POOL

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

CHILDREN PLAYGROUND

Spend even more quality and fun times with your family.

MULTIPURPOSE HALL

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

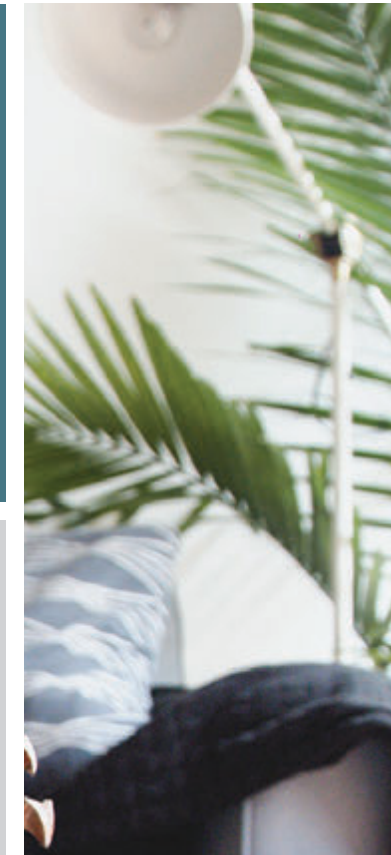
SECURITY

Have peace of mind knowing you and your family are secure at all times.



FLOOR PLAN

TYPE A Built up area
850 sqft
3 Bedrooms
2 Bathrooms



SPECIFICATIONS

STRUCTURE

Reinforced Concrete

WALL

Reinforced Concrete Wall / Masonry

ROOFING

Reinforced Concrete Flat Roof

CEILING

Skim Coat & Paint / Fibrous Plaster

FLOOR FINISHES

Master Bedroom / Bedroom 1 & 2 : Ceramic Tiles
 Living / Kitchen / Dining / Foyer : Ceramic Tiles
 Master Bathroom / Bathroom 1 : Ceramic Tiles
 Balcony / Yard : Ceramic Tiles

WALL FINISHES

External Wall : Plaster & Paint
 Internal Wall : Skim Coat & Paint / Plaster & Paint
 Kitchen : Ceramic Tiles up to 1500mm Height
 Bathrooms : Ceramic Tiles up to 2100mm Height

DOORS

Main Entrance : Fire Rated Door
 Bedroom : Timber Door
 Bathroom : Timber Flush Door
 Balcony : Aluminum Frame Sliding Door

WINDOWS

Aluminium Frame Window / Adjustable Louvres

IRONMONGERIES

Quality Locksets

SANITARY WARES & FITTINGS

	TYPE A	TYPE A1
• Wash Basin	2	2
• Basin Tap	2	2
• Water Closet	2	2
• Shower Head	2	2
• Bib Tap	3	3
• Toilet Paper Holder	2	2
• Kitchen Sink	1	1
• Kitchen Sink Tap	1	1

ELECTRICAL INSTALLATION

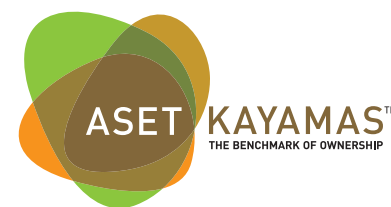
	TYPE A	TYPE A1
• Lighting Point	12	12
• 13A Switch Socket Outlet	9	9
• Distribution Board	1	1
• Water Heater Point	2	2
• SMATV Point	1	1
• Fiber Wall Socket Outlet	1	1
• Ceiling Fan Point	3	3
• Door Bell Point	1	1

LOCATION MAP



ACCESSIBILITY & SURROUNDING AMENITIES

RESIDENSI RIAMAS close proximity to various highways and right next to the intersection of **NPE Highway**. It is abundant with quality amenities such as education institution, shopping mall, supermarket as well as medical centre for the family's needs.



www.asetkayamas.com

Associate/ Developer:
KUNCI MUHIBAH SDN. BHD.
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RESIDENSI RIAMAS • Developer's License No.: 19962-1/08-2022/0533(L) • Validity Period: 19/12/2020 - 18/12/2022 • Expected of Completion: August 2023 (36 months) • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S3 OSC 2017 2710 • Sales Permit No.: 19962-1/08-2022/0533(P) • Validity Period: 19/12/2020 - 18/12/2022 • Tenure of Land: 99 years Leasehold (27 SEPTEMBER 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: 646 units (Type A/A1 - 850 sqft) • Balance Available Unit : 646 units • No. of Level : 46-storey (1 Block) • Selling Price: Type A/A1 (min: RM230,000.00 - max: RM248,000.00) • Developed by : KUNCI MUHIBAH SDN. BHD.

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

All information contained herein including the specifications, plans, measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contract. All measurements are approximate. All pictures and illustrations are artist's impression only.

THE VALUE OF CONVENIENT LIVING

from **RM230,000**
 Including covered car park

• Affordability • Comfortable • Convenient