



- Residential Title
- 42 Acres Lake View
- Low Density Just 690 Units
- Just 450 PSF, Lowest In Kepong
- 923SF RM443K 3R2B
- 1038SF RM498K 4R2B
- Dual Key Available
- 5min To Integrated Township



KLCC



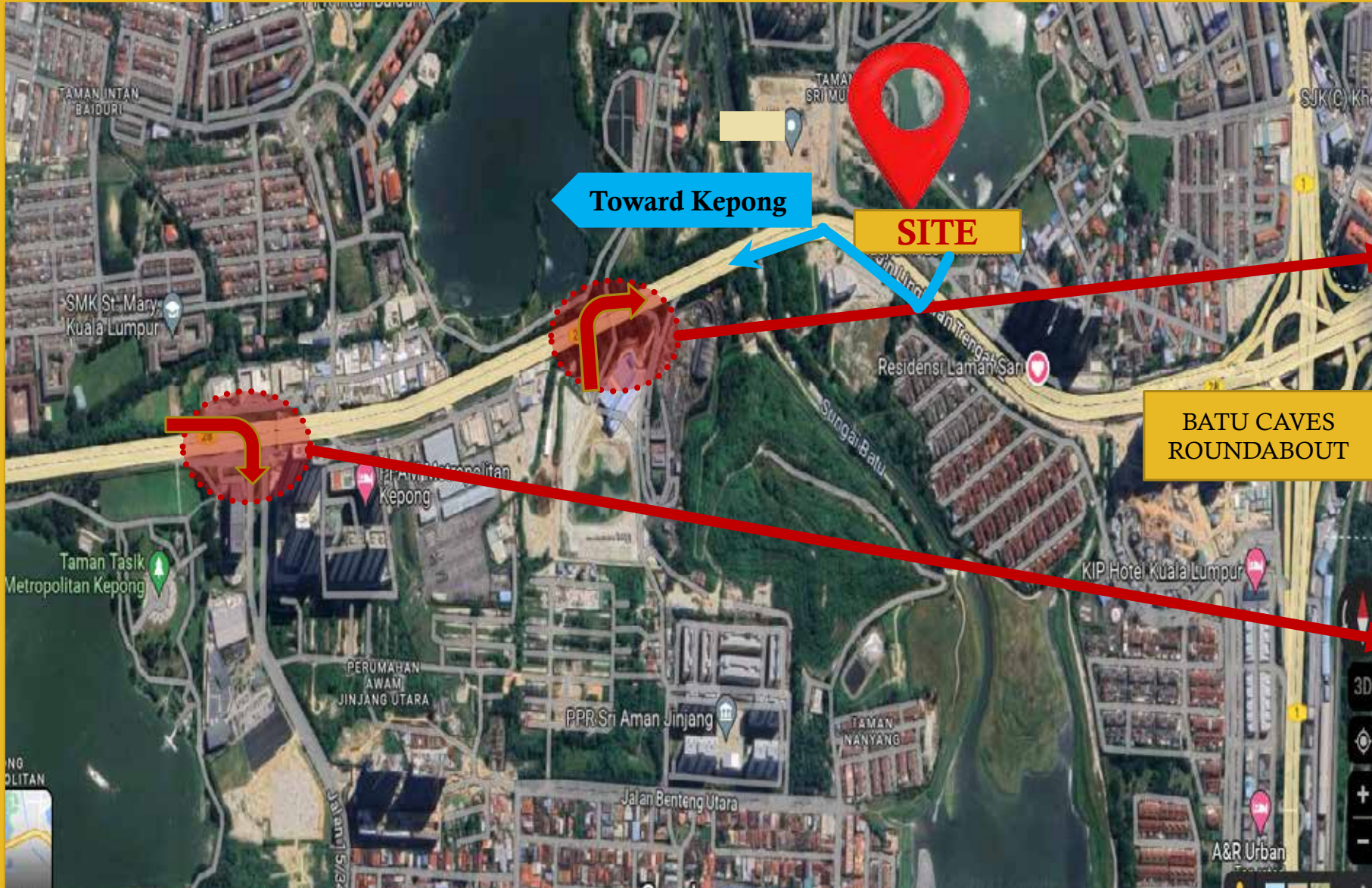
MRR2 Highway

20 mins
to KLCC

ACCESSIBILITY



New Interchange(Kiara Bay)





**From
99 Wonderland Park**

**From
Pasar Borong**

North-East



8 9 10 1 1 109 8
7 6 5 4 3 2 2 3 4 5 6 7

B

A

To Kepong ~ MRR2 ~ To Batu Caves

South-West

To Selayang ~ Jln Ipoh ~ To KL





Kuala Lumpur City Centre

Hotspot Distance



Desa Parkcity
11km (14min)



Kiara Bay
4.1km (5min)



Lake City
5.5km (7min)



Metropolis Mont Kiara
8km (10min)



KL City Centre
12km (15min)

One Utama Mall
15km (16min)









AMENITIES



Shopping Mall / Lifestyle Retail

- Giant Batu Caves – 3.6km
- Kiara Bay – 4.1km
- 168 Park Selayang – 4.2km
- Lake City – 4.9km
- Lotus Selayang – 6.2km
- Aeon Mall Metro Prima - 6.8km
- Solaris Dutamas – 9.1km
- Solaris Mont Kiara – 9.3km
- Lotus Kepong – 9.6km
- Mont Kiara 163 – 11km
- Plaza Arkadia – 11km
- Pavilion KL – 13km

Education

- SJK©Kheow Bin – 1.5km
- SJK©Jinjang Utara – 5.6km
- SJK(T) – 2km
- SK Seri Murni – 1.3km
- SMK Jinjang – 5km
- SMK Kepong – 5.8km

Public Transport

- KTM Taman Wahyu – 2.8km
- MRT Sri Delima – 6km

Healthcare

- Selayang Hospital – 5.2km
- Park City Medical Centre – 11km
- Columbia Hospital – 13km

Leisure

- Metropolitan Lake Garden – 4km
- Kiara Bay – 4.1km
- Selayang Hot Spring – 5.7km
- FRIM – 7.1km
- Desa Park City Central Park – 11km

Lake View



— PRICE —

923 SQFT

3  2 

1006 SQFT

3+1  2 

1038 SQFT

4  2 

1300 SQFT

4  3 

TYPE A&A1

RM443K
NETT PRICE

TYPE A3

RM468K
NETT PRICE

TYPE A2

RM498K
NETT PRICE

TYPE B

RM585K
NETT PRICE



TYPE A
923 sq ft

923SF – 3R2B
(2 Car Park)
From 443,443

- Kitchen Cabinet
- 3 Air-Conditional
- 2 Water Heater
- 2 Basin Cabinet

BLOCK B

BLOCK A



1006SF – 3+1R2B

(2 Car Park)

From 468,377

- Kitchen Cabinet
- 3 Air-Conditional
- 2 Water Heater
- 2 Basin Cabinet

BLOCK B

BLOCK A



1038SF – 4R2B

(2 Car Park)

From 498,680

TYPE A2
1038 sq ft



- Kitchen Cabinet
- 3 Air-Conditional
- 2 Water Heater
- 2 Basin Cabinet

BLOCK B

BLOCK A



TYPE B (DUAL KEY)

1300 sq ft



1300SF – 4R3B

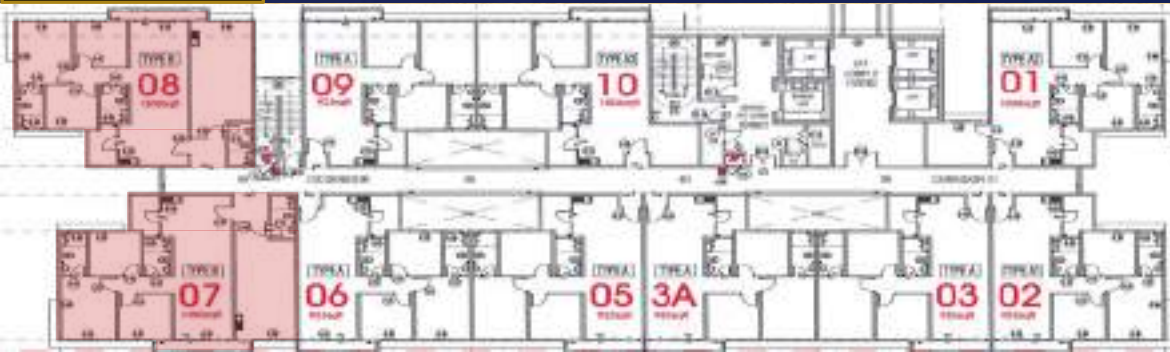
(3 Car Park)

From 585,585

- Kitchen Cabinet
- 4 Air-Conditional
- 3 Water Heater
- 3 Basin Cabinet

BLOCK B

BLOCK A



FACILITIES FLOOR – LEVEL 9



38 TYPES FACILITIES



Recreational Spaces Designed For Every Need.



Ground Floor

- 1 Guardhouse
- 2 Entrance Drop-off
- 3 Management Office
- 4 Landscaped Garden
- 5 Outdoor Gym
- 6 Lift Lobby
- 7 Water Feature
- 8 Lobby
- 9 Landscaped Pond
- 10 Nursery
- 11 Kindergarten
- 12 Surau

9th Floor

- 13 Swimming Pool
- 14 Sun Deck
- 15 Cabana
- 16 BBQ Garden
- 17 Reading Zone & Tropical Garden
- 18 Pocket Garden
- 19 Cafe Lounge (Lower Level)
- 20 Gymnasium (Upper Level)
- 21 Wading Pool
- 22 Pool Deck
- 23 Children's Wet Play Area
- 24 Female Changing Room
- 25 Male Changing Room
- 26 Sauna Room
- 27 Steam Room
- 28 Mini Golf Putting Course
- 29 Yoga Platform
- 30 Tai Chi Platform
- 31 Laundry Room
- 32 Shops
- 33 Media/Reading Room
- 34 Rock Garden
- 35 Games Room
- 36 Multi Purpose Hall
- 37 BBQ Terrace
- 38 Children's Playground



Cafe Lounge and Gymnasium





















Cafe Lounge and Gymnasium



Water Play Park



Children's Playground

MARKET COMPARISON

168 Park Selayang

Commercial Title
Total Unit – 2093
674sf 2R2B – 357k
774sf 3R2B – 415k
1074sf 4R2B – 585k

PSF 544

1

The Zig @ Kiara Bay

Commercial Title
Total Unit – 1126
450sf Studio – 300k
900sf 3R2B – 530k
1000sf 3+1R2B – 580k
1100sf 4R3B – 630k

PSF 590

5

Amira Residence

Residential Title
Total Unit - 690
923sf 3R2B – 443k
1006sf 3+1R2B – 468k
1038sf 4R2B – 498k
1300sf 4R3B – 585k

PSF 450

99 Legend

Commercial Title
Total Unit – 1214
735sf 2R2B – 440k
880sf 3R2B – 527k
1050sf 4R3B – 647k
1152sf 3R3B – 715k

PSF 598

M Zenya

Commercial Title
Total Unit –
718sf 2R2B – 420k
1067sf 4R2B – 620k

PSF 590

6

Below 20% - 40%

Arunya

Commercial Title
Total Unit – 631
743sf 1+1R1B – 461k
840sf 2R2B – 544k
1044sf 3R2B – 692k

PSF 662

4

3

Baron @ Lake City

Commercial Title
Total Unit – 1077
562sf 1R1B – 375k
671sf 2R1B – 459k
872sf 3R2B – 535k
1129sf 3R2B – 701k

PSF 613



DIRECT COMPARISON

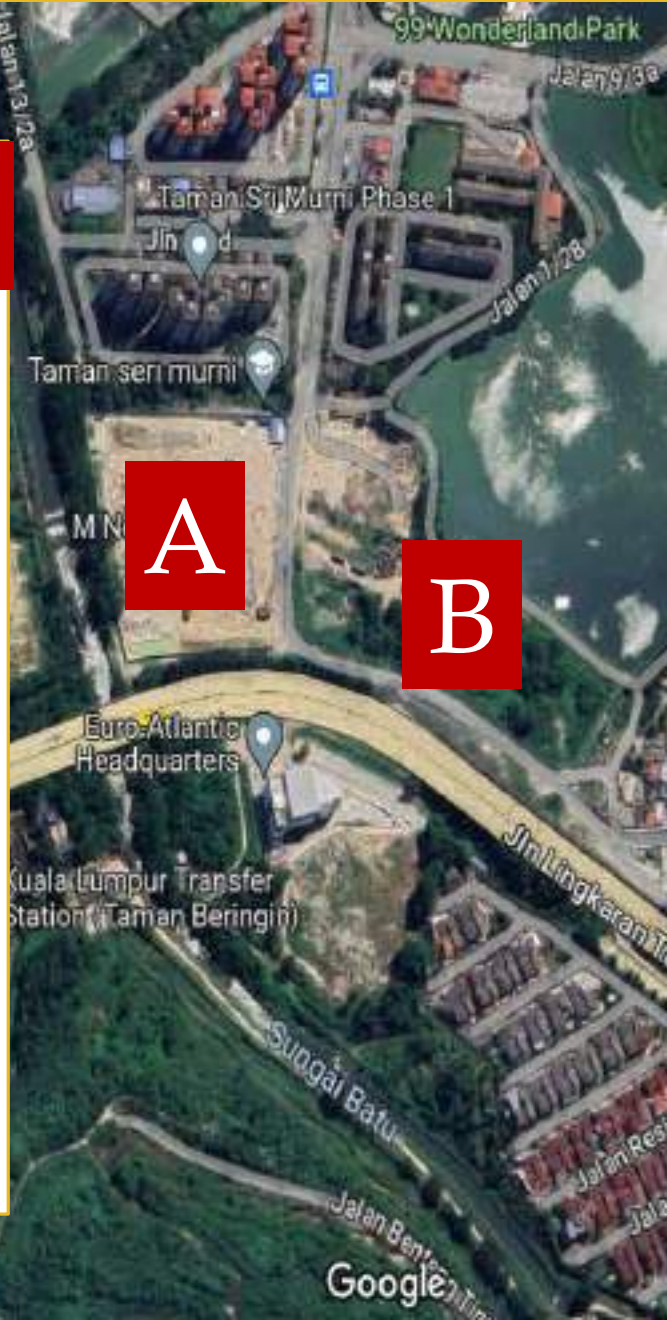
M Nova Residence

A

- Title : Commercial
- Property Type : Service Apartment
- Tenure : Leasehold
- Completion : 2Q 2028
- Total Unit : 1248 (Tower A & B) + Tower C
- Unit Per Floor : 24
- Maintenance Fee : 0.33 PSF

- Type : 700SF 2R2B (RM350K)
850SF 3R2B (RM420K)
1000SF 4R2B (RM490K)

- Furnishing : Bare Unit
- **PSF : RM500**



Amira Residence

B

- Title : Residential
- Property Type : Condominium
- Tenure : Leasehold
- Completion : 4Q 2027
- Total Unit : 690 (Tower A & B)
- Unit Per Floor : 10
- Maintenance Fee : 0.28 PSF

- Type : 923SF 3R2B (RM443K)
1006SF 3+1R2B (RM468K)
1038SF 4R2B (RM498K)
1300Sf 4R3B (RM585K)

- Furnishing : Kitchen Cabinet, Aircond, Water Heater, Basin Cabinet
- **PSF : RM450**

3 Room Rental

RM2100 to RM2600



Mizumi Residences
Jalan Metro Perdana Barat, Tmn Metropolitan Kepong, Ke...

RM 2,100 /mo
3 3/4 2 1/2 · 901 sqft · RM 2.33 psf

Service Residence Fully Furnished
Completion: 2020

14 LiveTour

Listed by



Fortune Centra Residences
Fortune Centra, Jalan Metro Perdana 7, Taman Usahawa...

RM 2,400 /mo
3 3/4 2 1/2 · 1005 sqft · RM 2.39 psf

Condominium Fully Furnished
Completion: 2019

13

Listed by



Lakeville Residence
Jalan Sibu Off Jalan Ipoh, Taman Wahyu, Jalan Ipoh, KL C...

RM 2,200 /mo
3 3/4 2 1/2 · 976 sqft · RM 2.25 psf

Condominium Partially Furnished
Completion: 2017

21 LiveTour

Listed by



UNIO Residence
Jalan Kepong, Jinjang, Kepong, Kuala Lumpur

RM 2,600 /mo
3 3/4 2 1/2 · 866 sqft · RM 3.00 psf

Completion: 2021 Apartment Fully Furnished

18 LiveTour

Listed by a

ROOM RENTAL

RM 550.00



[CLEAN] Single Room at Lakeville Residenc... 763 Views

Kuala Lumpur

Publish Date: 06/09/2023

📍 Lakeville Residence, Jalan Ipoh

🏠 Single Room

📦 Air-Conditioning, Washing Machine, Wifi / Internet Access, Cooking Allowed, Share Bathroom, Near KTM, Near MRT, Near Train, Near Bus stop, 24 hours security, Swimming Pools, Gymnasium Facility, OKU Friendly, Multi-purpose hall, Playground, Covered car park, Surau, Mini Market

👁️ View

RM 800.00



Middle Room at Lakeville Residence, Jalan... 31 Views

Kuala Lumpur

Publish Date: 14/09/2023

📍 Lakeville Residence, Jalan Ipoh

👤 Prefer muslim friendly, Prefer move-in immediately, 6 month, 12 month and above, Malaysian, Student, Employed, Malay, Chinese, Couple

🏠 Middle Room

📦 Air-Conditioning, Washing Machine, Wifi / Internet Access, Cooking Allowed, TV, Near KTM / LRT, Near LRT / MRT, Near KTM, Near LRT, Near MRT, Near Train, Near Bus stop, 24 hours security, Swimming Pools, Gymnasium Facility, Multi-purpose hall, Playground, Covered car park, Mini Market

👁️ View

RM 900.00



Master Room at Lakeville Residence, Jala... 93 Views

Kuala Lumpur

Publish Date: 14/09/2023

📍 Lakeville Residence, Jalan Ipoh

👤 6 month, 12 month and above, Student, Employed, Malay, Chinese

🏠 Master Room

📦 Air-Conditioning, Washing Machine, Wifi / Internet Access, Cooking Allowed, TV, Private Bathroom, Near KTM / LRT, Near KTM, Near MRT, Near Train, Near Bus stop, 24 hours security, Swimming Pools, Gymnasium Facility, OKU Friendly, Multi-purpose hall, Playground, Covered car park, Surau, Mini Market

👁️ View

Small Room – 550

Middle Room – 800 = RM2250

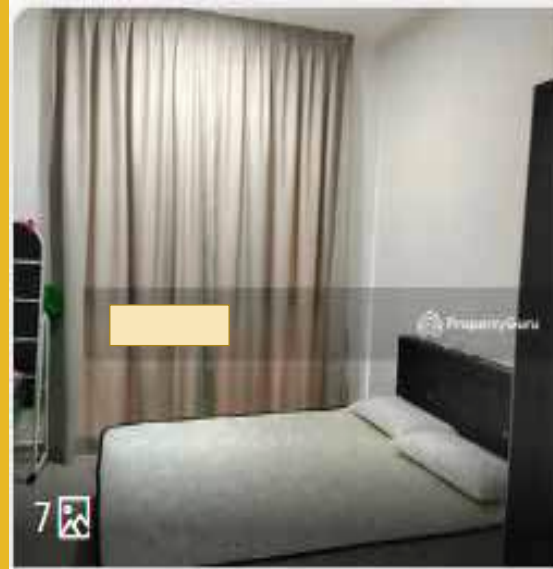
Master Room – 900

Studio Rental

225SF to 300SF
RM1200 – RM1500

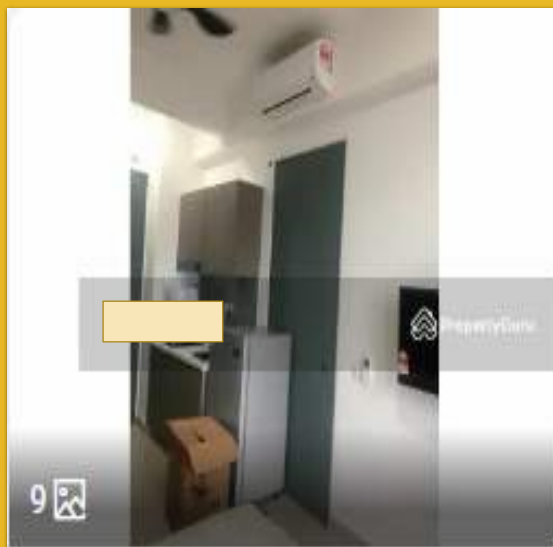


UNIO Residence
Jalan Kepong, Jinjang, Kepong, Kuala Lumpur
RM 1,500 /mo
Studio 1b - 290 sqft - RM 5.17 psf
Completion: 2021 Apartment Fully Furnished



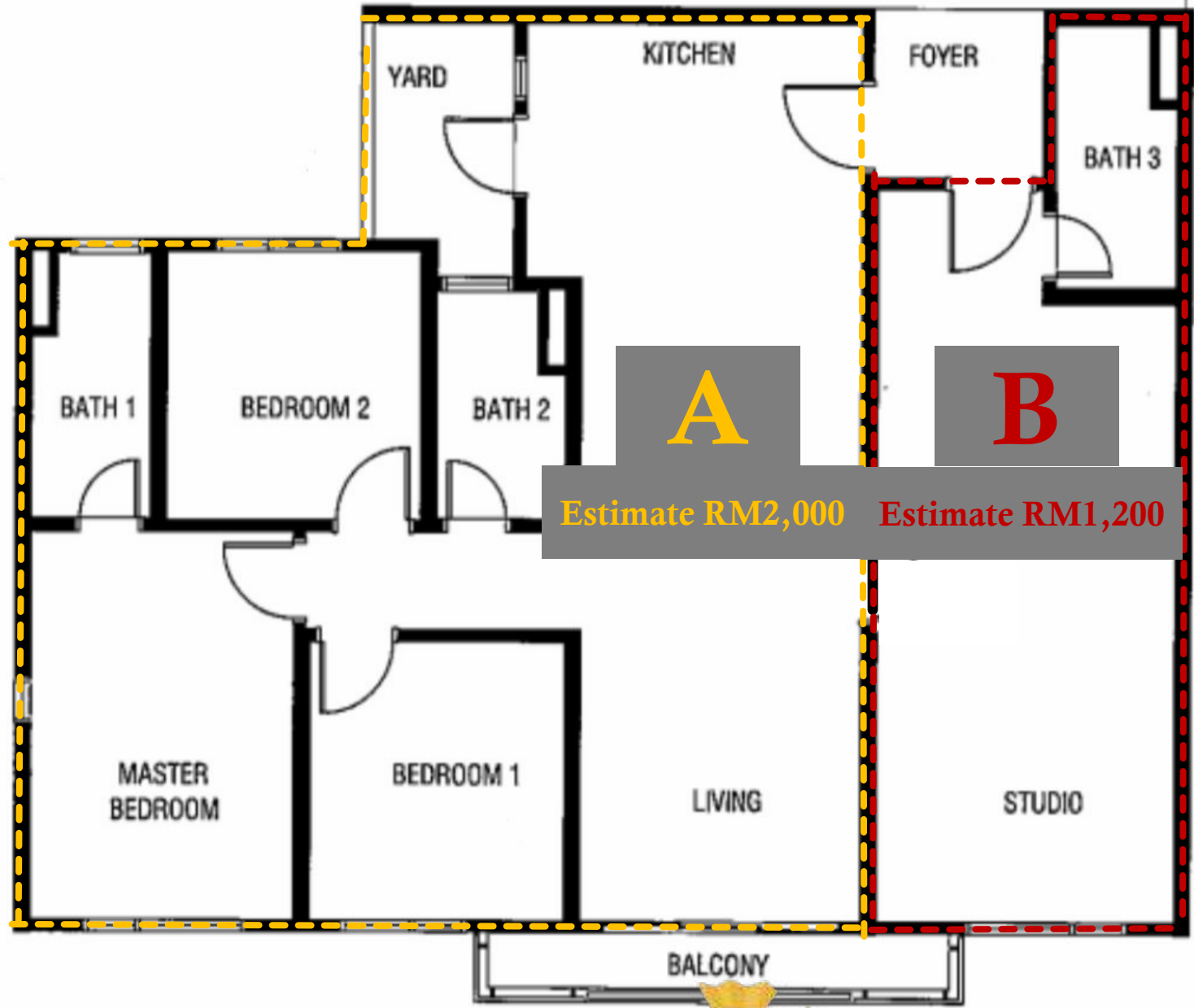
Listed by [redacted]

VIEWED
Fortune Centra Residences
Fortune Centra, Jalan Metro Perdana 7, Taman Usahawa...
RM 1,200 /mo
Studio 1b - 225 sqft - RM 5.33 psf
Service Residence Completion: 2019 1w



Listed by [redacted]

Fortune Centra Residences
Fortune Centra, Jalan Metro Perdana 7, Taman Usahawa...
RM 1,300 /mo
1b 1c - 300 sqft - RM 4.33 psf
Condominium Fully Furnished
Completion: 2019 1w



A **B**

Estimate RM2,000 Estimate RM1,200

1300SF
3R+1Studio
3Bathroom

Dual Key : **3 Room(invest) + Studio(invest)**
 Estimated Rental = **A(2000) + B(1200)**
= 3,200

Loan Instalment = 2,5xx

ROI
6.5%



Nett Rental Income = RM6xx



Stay

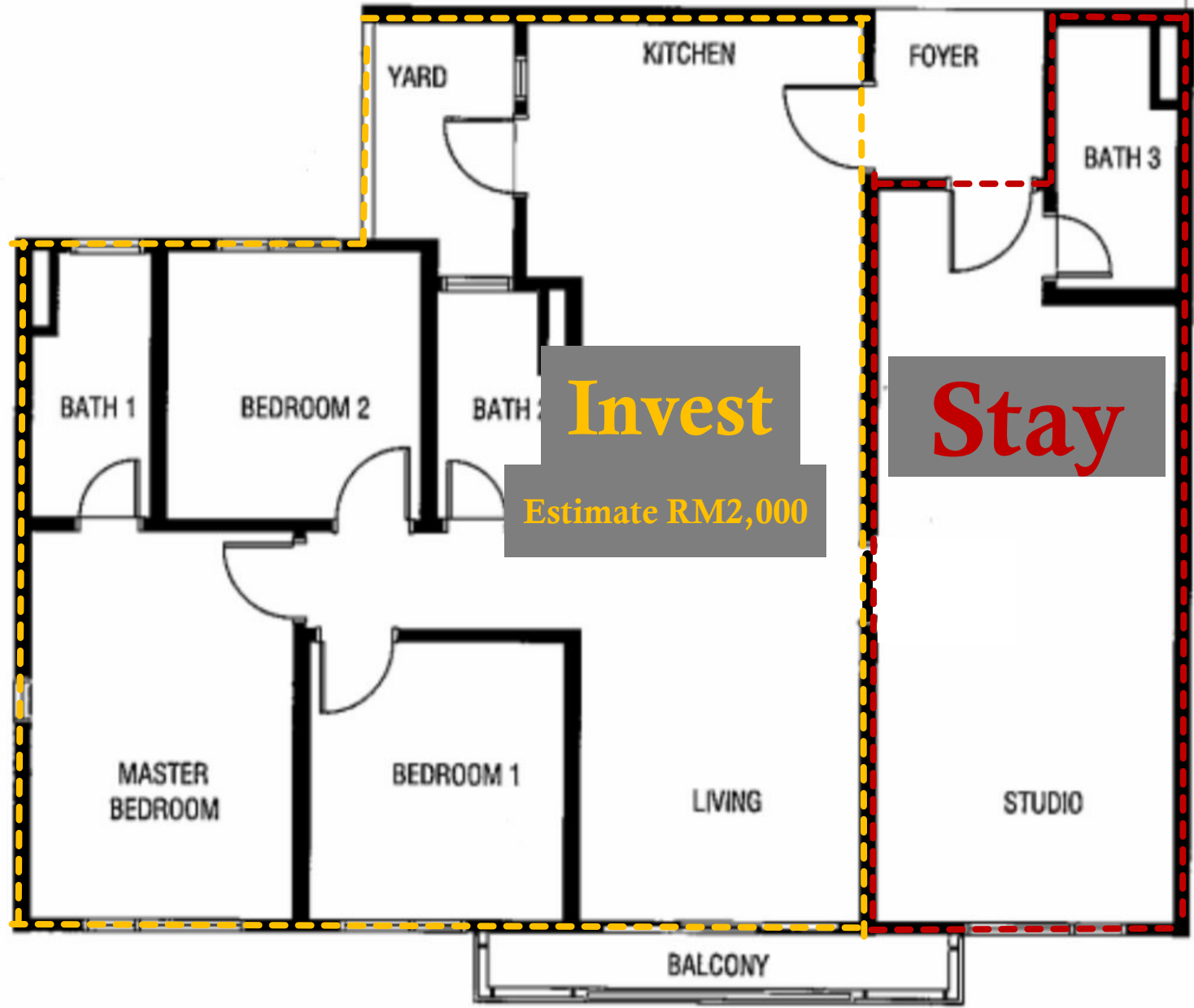
Invest
 Estimate RM1,200

1300SF
3R+1Studio
3Bathroom

Dual Key : **3 Room(Stay)** + **Studio(invest)**
 Loan Instalment = 2,5xx

Estimated Instalment = 2,5xx - 1,200
 = 1,3xx

Monthly Instalment = **RM1,3xx**



Invest
 Estimate RM2,000

Stay

1300SF

3R+1Studio

3Bathroom

Dual Key : **3 Room(Invest)** + **Studio(Stay)**
 Loan Instalment = 2,5xx

Estimated Instalment = 2,5xx - **2,000**
 = **5xx**

Monthly Instalment = **RM5xx**