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MONISPRINGS DEVELOPMENT SDN BHD (837134-A)  
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RESIDENSI BERLIAN SETAPAK 2 | Developer Name: Monisprings Development Sdn Bhd | Type of Property: Apartment & Residensi Wilayah Keluaga Malaysia | Developer's License No.: 14634/02-2025/0143(A) | Validity Period: 18/02/2023 - 17/02/2025 | Advertising Permit No.: 14634-2/05-2026/0336(A)-S1 | Validity Period: 12/05/2023 - 11/05/2026 | Building Plan Approving Authority: Dewan Bandaraya Kuala Lumpur | Reference No.: BP 22/25C/2023/1043 (G) | Land Tenure: Freehold | Circumstances: Free from Encumbrances | Expected Date of Completion: May 2027 | Residents Wilayah Keluaga Malaysia: 79 units (Type A - 901 sq. ft., Type B - 901 sq. ft., Type C - 901 sq. ft., Type D - 902 sq. ft.) | Selling Price: (min. RM265,000 - max. RM283,000) | No. of Carpark: 1 - 2 | Apartment: 184 units (Type C - 1021 sq. ft., Type D - 1039 sq. ft., Type E - 1265 sq. ft., Type E1a - 1265 sq. ft., Type E1b - 1265 sq. ft., Type E1c - 2531 sq. ft., Type E2 - 1265 sq. ft., Type F - 1009 sq. ft.) | Selling Price: (min. RM677,000 - max. RM1,749,000) | No. of Carpark: 1 - 3 | Total unit: 263 units [5% discount for Bumiputera (for apartment only)]

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Disclaimer: All information contained herein is subjected to change as may be required by the relevant authorities without any notification and shall not be binding or be deemed to form a contract or any part thereof. Whilst every care has been taken in providing this information, the developer shall not be held liable for any claims whatsoever arising from the use and/or reliance on the above information. All illustration and pictures are artist's impressions only, no representation or warranty is made as to the accuracy or completeness of the same. The items are subject to variations, modifications and substitutions as may be recommended by the relevant authorities or consultants. Please refer to the sale and purchase agreement of the actual unit being purchased for specification and description approved by the relevant authorities.

Reference No: BERLIAN2 (B)/05/2023/V1



THE BRILLIANT LIFESTYLE





# LIVE A LIFE AS LUXURIOUS AS THE DIAMOND

Living up to its name, Residensi Berlian Setapak 2 offers only the best conditions, be it the home design, location or amenities.

Enjoy the privilege of living close to the city with convenient highway access, and look no further as everything you need is within your reach. Hit the gym and get yourself pumped in the morning before heading to work, or relax and take a dip in the pool after a long day at work.

Artist impression only.



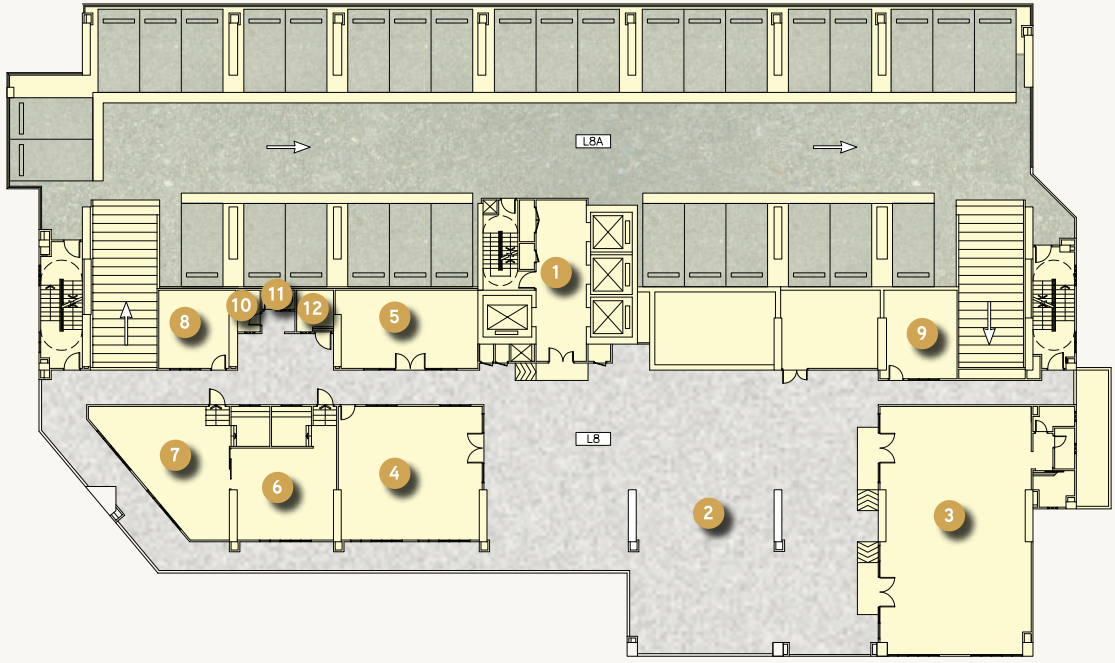
# FACILITIES PLAN



## LIST OF FACILITIES

### SPACES - GROUND FLOOR

- |                             |                    |                          |
|-----------------------------|--------------------|--------------------------|
| 1 - Guard House             | 7 - Utility Room 1 | 13 - Raise Up Deck       |
| 2 - Drop Off / Waiting Area | 8 - Utility Room 2 | 14 - Water Feature       |
| 3 - Space for Nursery       | 9 - Male Toilet    | 15 - Wading Pool         |
| 4 - Meeting Room            | 10 - Female Toilet | 16 - Swimming Pool       |
| 5 - Administration Office   | 11 - Store         | 17 - Sun Deck            |
| 6 - Mail Room               | 12 - OKU Toilet    | 18 - Shower              |
|                             |                    | 19 - Children Playground |



### FACILITIES - LEVEL 8TH

- |                       |                      |
|-----------------------|----------------------|
| 1 - Lift Lobby        | 7 - Male Surau       |
| 2 - Pre-function Area | 8 - Utility Room 3   |
| 3 - Multipurpose Hall | 9 - Utility Room 4   |
| 4 - Space for Shop    | 10 - Male Toilet 1   |
| 5 - Space for Laundry | 11 - Female Toilet 1 |
| 6 - Female Surau      | 12 - OKU Toilet 1    |



### SKY DECK - LEVEL 33A

- |                   |                                    |
|-------------------|------------------------------------|
| 1 - BBQ Area      | 7 - Activity Area                  |
| 2 - Seating Area  | 8 - Fitness Station                |
| 3 - Raise Up Deck | 9 - Reflexology Path               |
| 4 - Gymnasium     | 10 - Male Changing Room & Toilet   |
| 5 - Herbs Garden  | 11 - Female Changing Room & Toilet |
| 6 - Yoga Deck     |                                    |

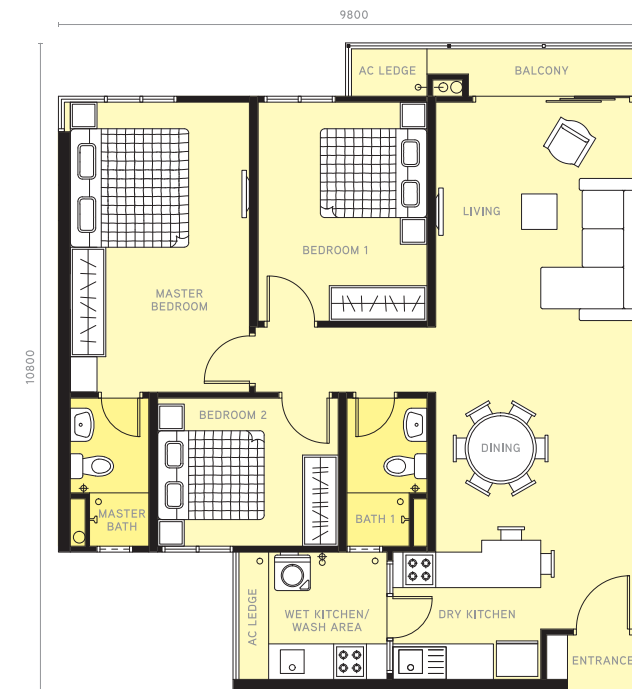




# LIKE THE DIAMOND. IT'S BEAUTIFUL.

The best part is that it's all in one place.  
Your very own place.

Optimised for the modern living experience  
nestles amongst comfort, safety and seam-  
less digital convenience, be a part of the  
community where everything fall into place.

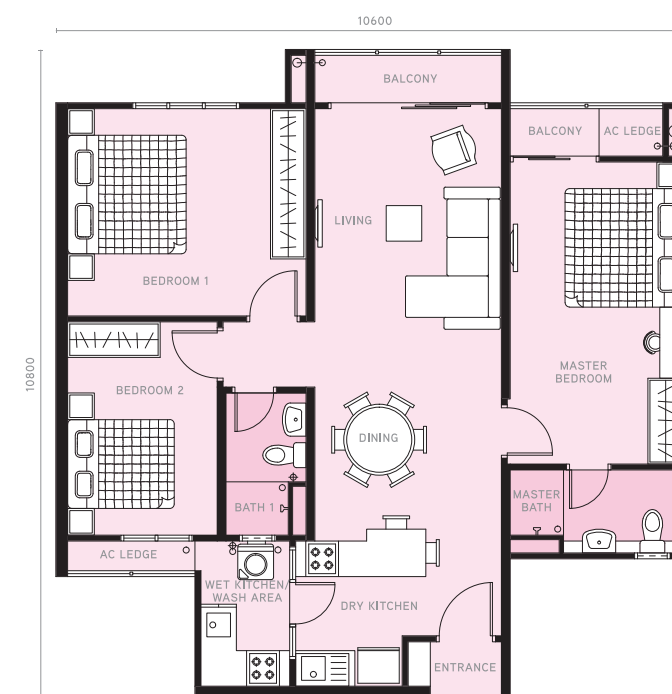
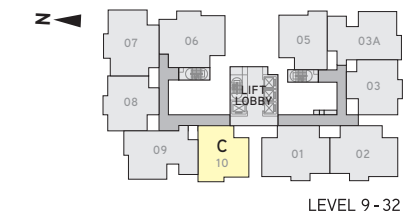


## TYPE C

1021 sqft

3 Bedrooms

2 Bathrooms

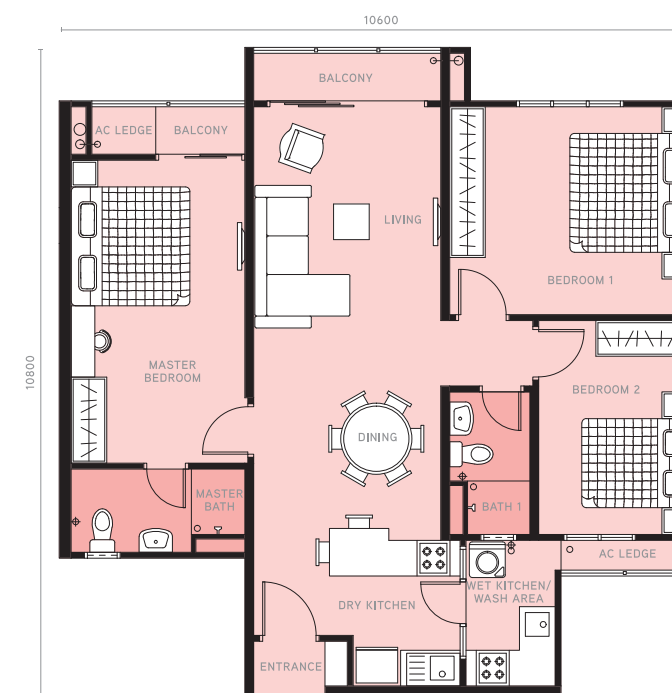


## TYPE D

1039 sqft

3 Bedrooms

2 Bathrooms

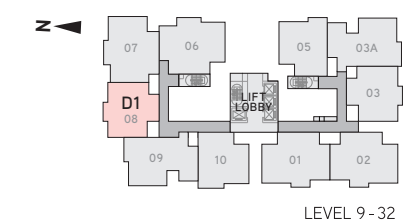


## TYPE D1

1039 sqft

3 Bedrooms

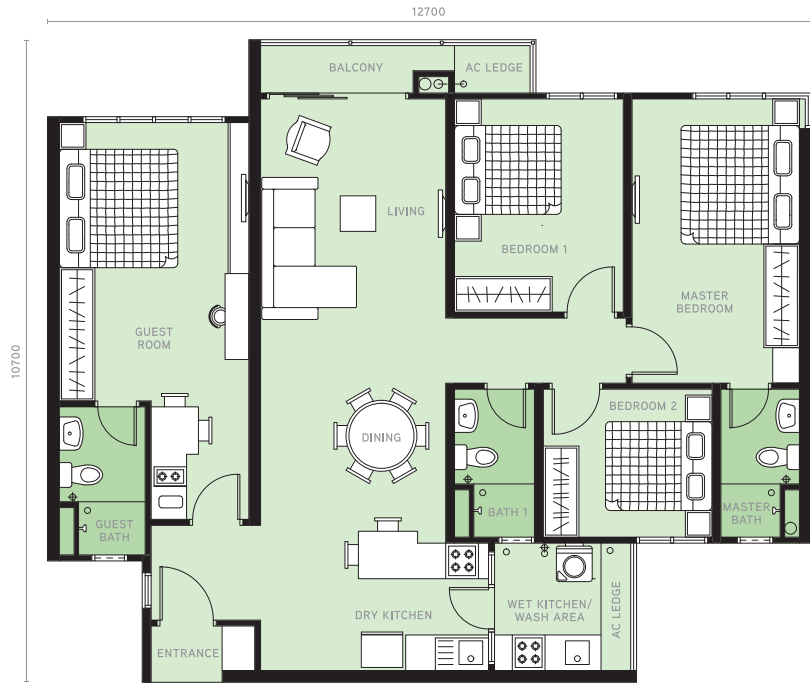
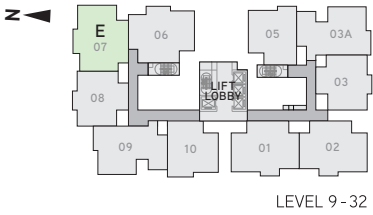
2 Bathrooms





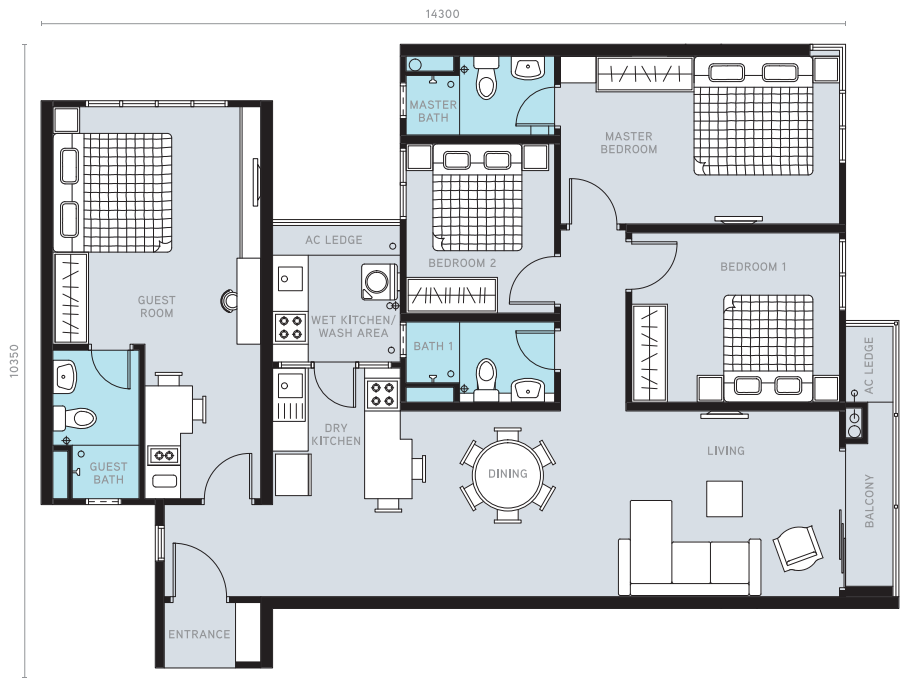
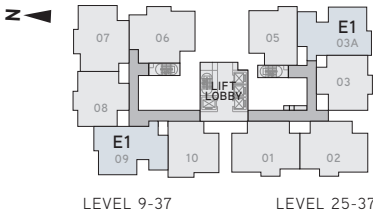
TYPE E

-   
1265 sqft
-   
1 Suite
-   
3 Bedrooms
-   
2 Bathrooms



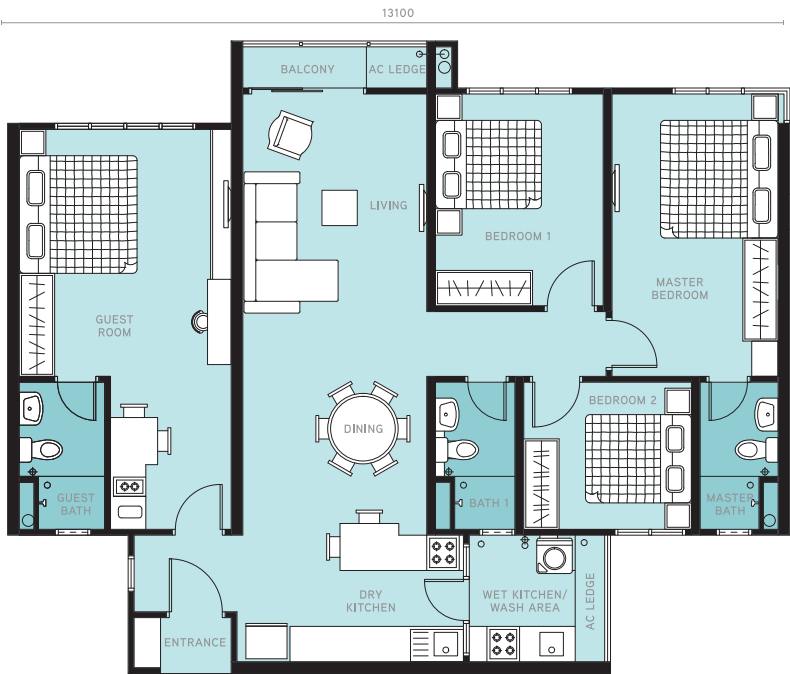
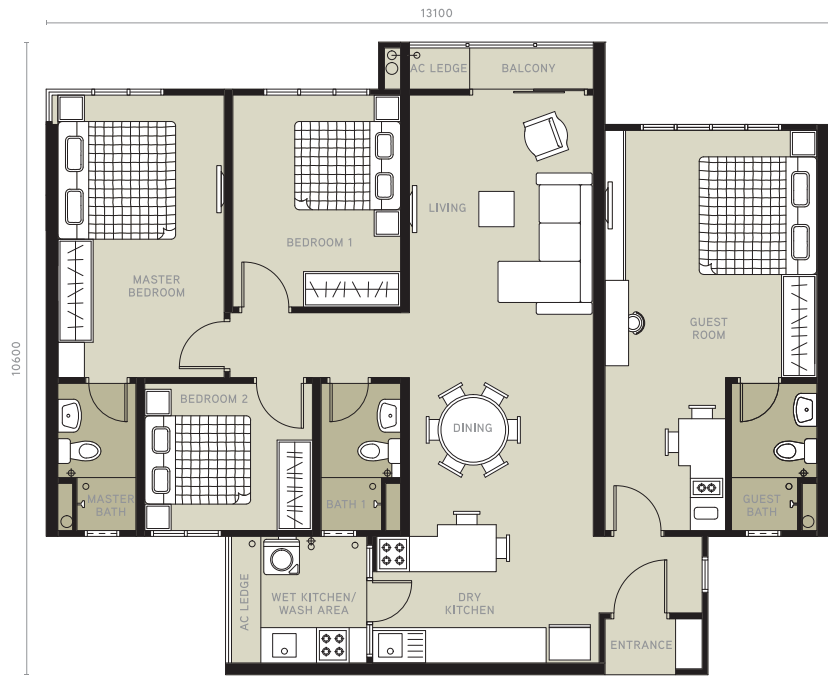
TYPE E1

-   
1265 sqft
-   
1 Suite
-   
3 Bedrooms
-   
2 Bathrooms



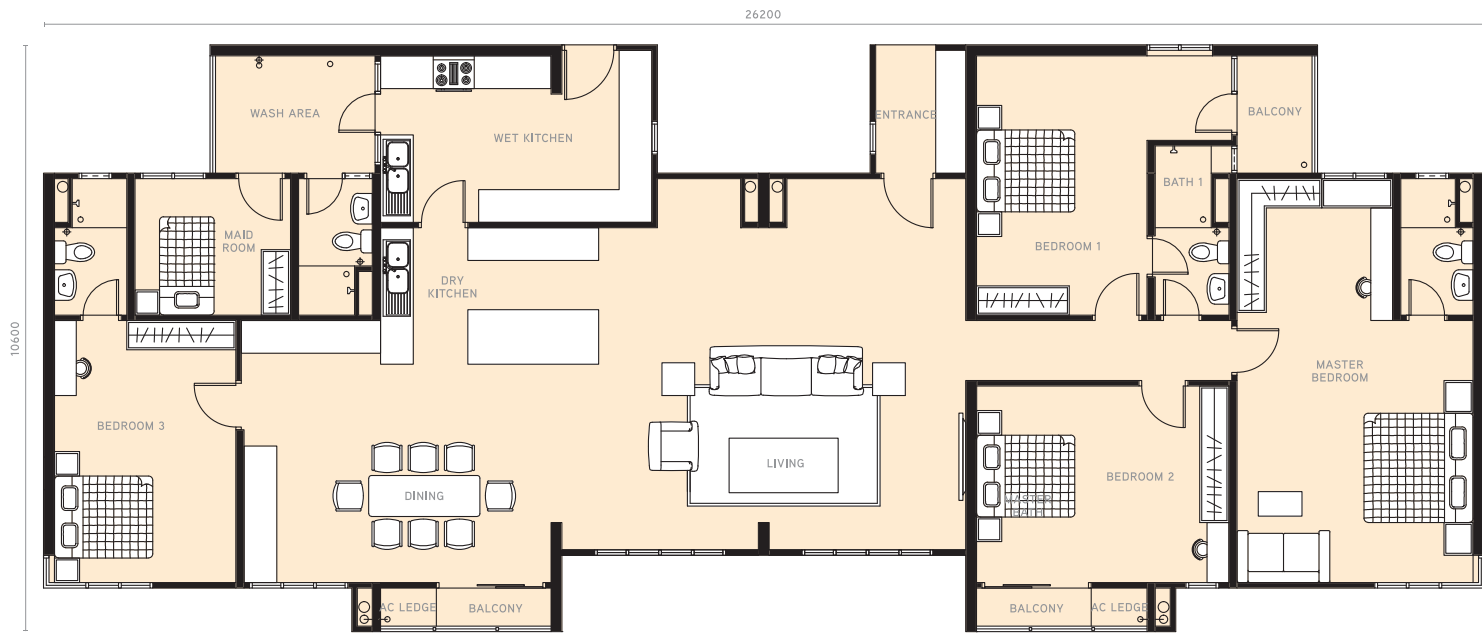
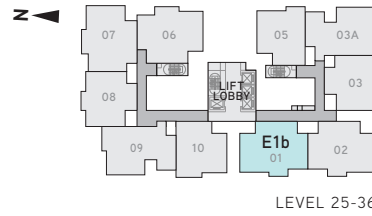
TYPE E1a

-   
1265 sqft
-   
1 Suite
-   
3 Bedrooms
-   
2 Bathrooms



TYPE E1b

-   
1265 sqft
-   
1 Suite
-   
3 Bedrooms
-   
2 Bathrooms



TYPE E1c

-   
2531 sqft
-   
4+1 Bedrooms
-   
4 Bathrooms



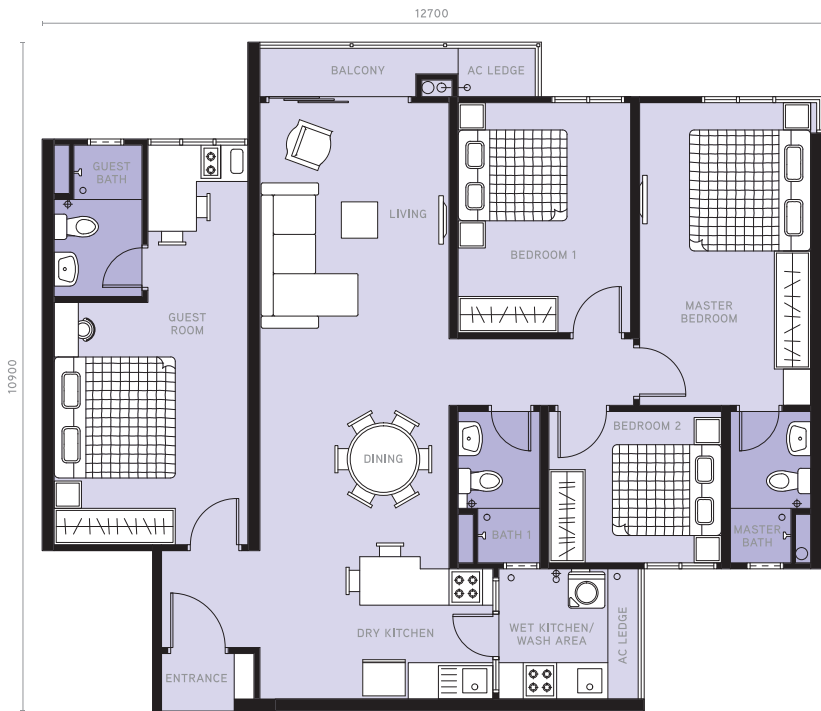
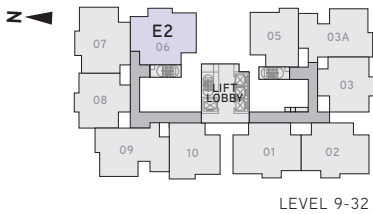
TYPE E2

  
1265 sqft


  
1 Suite


  
3 Bedrooms


  
2 Bathrooms

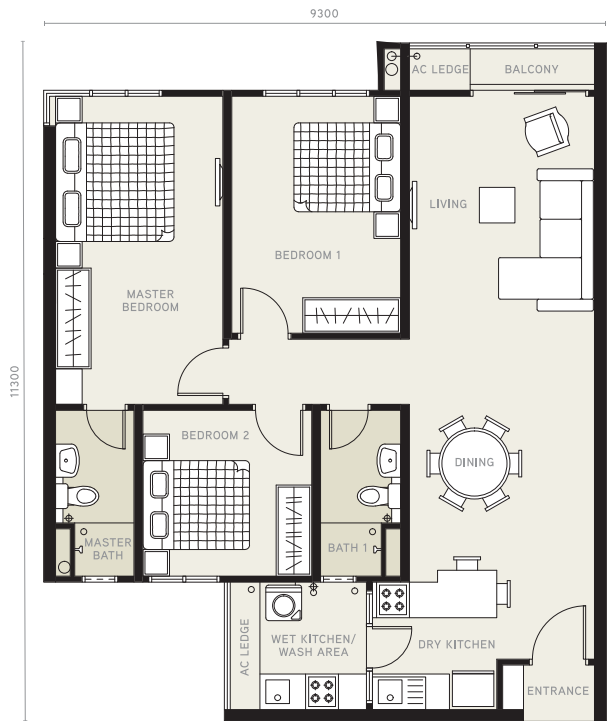
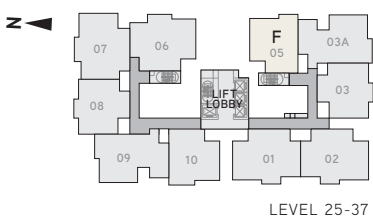


TYPE F

  
1009 sqft

  
3 Bedrooms

  
2 Bathrooms



SPECIFICATIONS  
& FINISHES

STRUCTURE	Reinforced Concrete frame		
WALL	Reinforced Concrete /Quality Bricks		
ROOFING	Reinforced Concrete Slab /Metal Deck		
ROOF	Reinforced Concrete Structure		
CEILING FINISHES	Living /Dining /Kitchen Bedrooms Bathrooms Other Areas	- Skim Coating - Skim Coating - Fiber Plaster - Skim Coating	
WINDOWS	Aluminium Framed Windows		
DOORS	Fire Rated /Timber Flush Door /Sliding Door		
LOCKS	Quality locksets		
FLOOR FINISHES	Living /Dining Bedrooms Bathrooms /Kitchen Foyer /Yard /Balcony Other Areas (Type D & D1 - AC Ledge 2)	- Ceramics Tiles - Ceramics Tiles - Ceramics Tiles - Ceramics Tiles - Cement Render	
WALL FINISHES	Toilets Kitchen Other Areas	- Wall Tiles to Ceiling Height - Wall Tiles to 1.5m Height - Cement & Sand Plaster / Skim Coating with Paint	

SANITARY & PLUMBING FITTINGS	C, F	D, D1	E, E1, E1a, E1b, E2	E1c
Water Closet	2	2	3	4
Wash Basin	2	2	3	4
Shower Point	2	2	3	4
Kitchen Sink	1	1	1	1
Bib Tap	3	3	4	5
ELECTRICAL INSTALLATION				
Lighting Points	16	17	21	30
Power Points	19	19	24	29
Water Heater Points	2	2	3	4
Ceiling Fan Points	2	2	3	5
Fiber Wall Socket	1	1	2	1
A/C Points	4	4	5	7
S.M.A.T.V. Points	1	1	2	1
Door Bell Point	1	1	1	1
Electical DB	1	1	2	1

INTERNAL TELEPHONE TRUNKING : Concealed Conduit