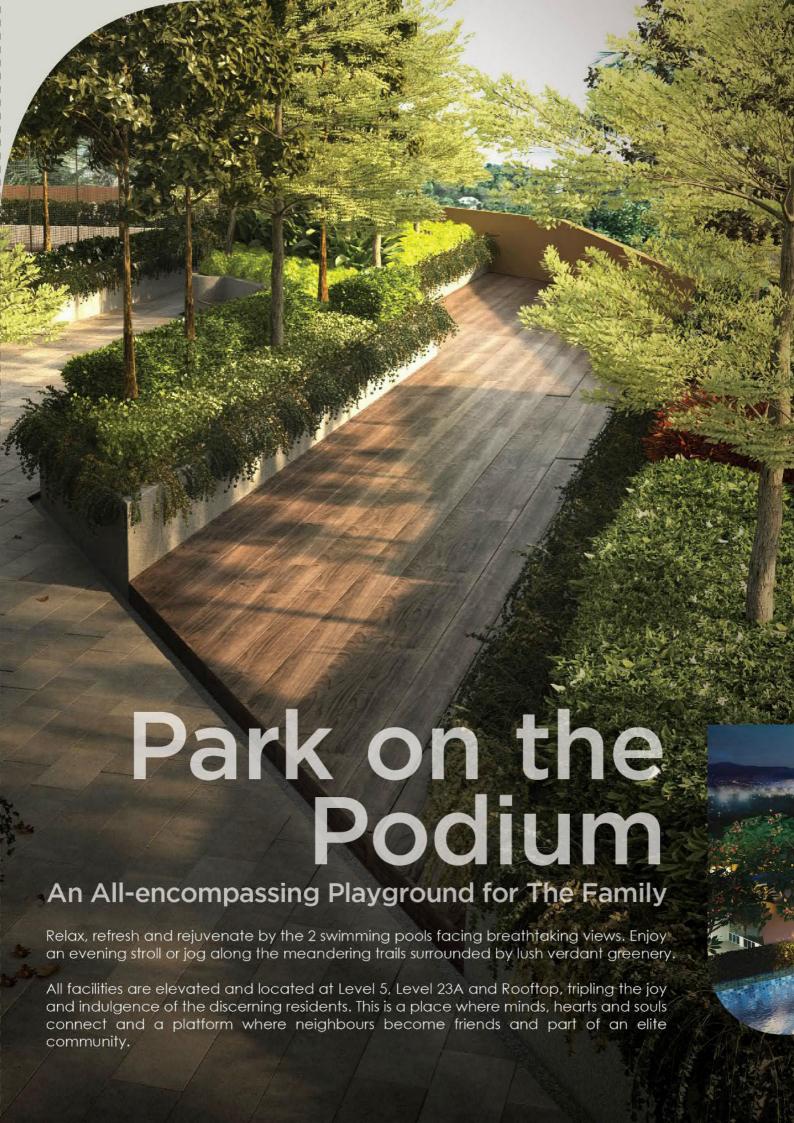
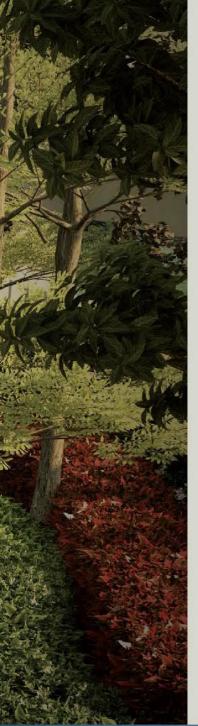


Urban Living. Resort Lifestyle.





A Breathtaking **Sky Gym** & Exclusive Dining Experience in the **Sky Function Hall**









The double-volume Sky Gym at Level 23A provides a visually-spacious workout zone, whilst the Sky Function Hall is an impressive venue to celebrate special occasions with loved ones and private guests.

Be mesmerised by the spectacular panoramic view, through the seamless double-height glazing. It is truly a picture perfect moment to commemorate those special memories.









Types

Every Unit is a Corner Unit



Type A

Built-up: 711 sq. sf. (1 bedroom + 1 study + 2 baths)





Type B

Built-up: 600 sq. ft. (1 bedroom + 1 bath)



INNOVATION IN DESIGN Coveted by Many

Embodies a series of subtle features, specifically designed and detailed to enhance the living experience







- High ceilling for good natural ventilation
- Layouts with wide frontage ensure maximum exposure to natural light
- 8 lifts to every floor, ensuring good accessibility and minimal waiting time
- Functional layout ranging from 600 sq. ft. to 1,522 sq. ft.
- Choice of 1 Bedroom, 1 Bedroom + 1 Study, 3 Bedrooms, 4 Bedrooms & Dual-key units



Type E

Built-up: 1,160 sq. ft. (3 bedrooms + 2 baths)





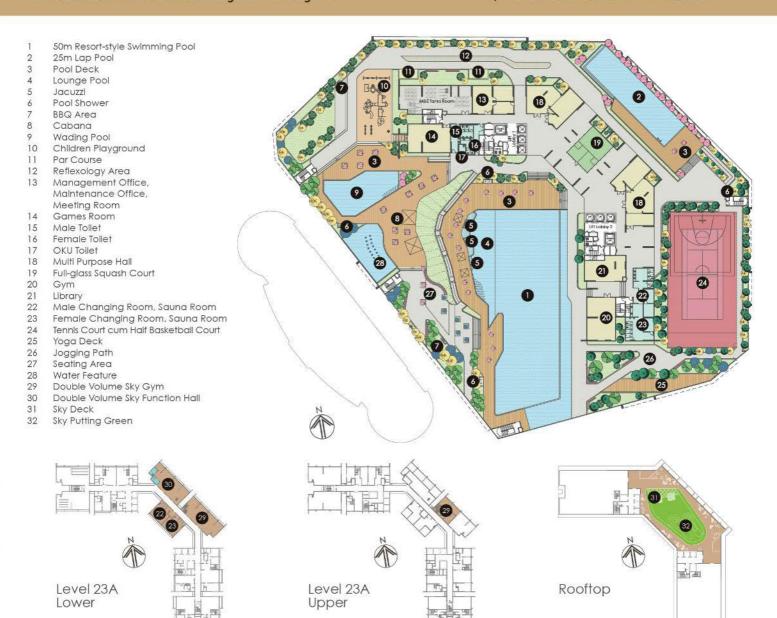
Type F

Built-up: 1,102 sq. ft. (3 bedrooms + 2 baths)



COMPREHENSIVE LIFESTYLE FACILITIESCurated for a Classy Lifestyle

100,000+ sq. ft. Park on the Podium











Type I Built-up: 1,522 sq. ft. (4 bedrooms + 3 baths)



SPECIFICATIONS & FINISHES

thoughtfully selected for quality living

STRUCTURE	;	Reinforced Concrete
WALLS	:	Reinforced Concrete / Brickwall
ROOF COVERING	÷	Reinforced Concrete Slab
CEILING FINISHES	;	Skim Coat / Ceiling Board
WINDOWS	:	Aluminium Frame With Glass
DOORS	:	Solid Door - Entrance
		Painted Flush Door - Bedroom / Toilet / Yard
		Aluminium Frame Sliding Glass Door - Balcony (Type E, G, H, I, J, K)
IRONMONGERY	•	Quality Lockset
FLOOR FINISHES	:	Entrance - Tile
		Living / Dining - Tile
		Kitchen / Yard - Tile
		Bedrooms - Laminated Timber Floor - Laminated Timber Floor / Tile (Type J)
		Bathrooms - Tile
		Balcony - Tile
WALL FINISHES	:	Kitchen - 1500mm Height Tile / Plaster & Paint Finish
		Bathrooms - Tile Up To Ceiling Height
		Other - Plaster & Paint Finish

SANITARY & PLUMBING FITTINGS	Α	В	С	D	Е	F	G	Н	1	J	K
Wash Basin with Tap	2	1	2	2	2	2	3	3	3	3	5
Water Closet	2	1	2	2	2	2	3	3	3	3	5
Shower Rose	2	1	2	2	2	2	3	3	3	3	5
Віь Тар	1	1	1	1	1	1	1	1	1	1	ì
Hand Bidet	2	1	2	2	2	2	3	3	3	3	5
Soap Holder	2	1	2	2	2	2	3	3	3	3	5
Paper Roll Holder	2	1	2	2	2	2	3	3	3	3	5
Kitchen Sink With Tap	1	1	1	1	1	1	1	1	1	2	1
ELECTRICAL INSTALLATIONS	Α	В	С	D	Е	F	G	Н	Ĺ	J	K
Lighting Point	10	9	14	12	14	13	15	19	16	17	23
Fan Point	2	2	2	2	2	2	2	2	2	2	3
Door Bell Point	1	1	1	1	1	1	1	1	1	1	1
13A Switched Socket Outlet	12	11	16	13	15	16	17	18	17	21	25
15A Switched Socket Outlet (For Kitchen Hood)	1	1	1	1	1	1	1	1	1	2	1
Water Heater Point	2	1	2	2	2	2	3	3	3	3	5
Air Cond Power Point	2	2	3	3	4	4	4	4	5	5	7
Telephone Socket Outlet	2	2	2	2	2	2	3	2	2	3	3
SMATV Socket Outlet	2	2	2	2	2	2	3	2	2	3	3
Intercom	1	1	1	1	1	1	1	1	1	1	1



Type J (Dual-key)

Built-up: 1,510 sq. ft. (4 bedrooms + 3 baths)



Wonderfully Crafted Layout

Well-thought design to suit every functional need

24 HOURS 4-TIER SECURITY STRATEGIC LOCATION









Connectivity

Duke 2, LDP, Sprint, NKVE and MRR2

Education

Park City International School and Garden International School

Shopping

One Utama, Mont Kiara and IKEA (The Curve)

Amenities

Medical centres, banks and restaurants

Hypermarkets

Tesco Kepong. Tesco Mutiara Damansara and **AEON Big**

Another prestigious project by:

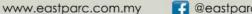


FIAMMA HOLDINGS BERHAD

Developer:

Active Edge Sdn Bhd 273356-P No. 20, Jalan 7A/62A, Bandar Manjalara, 52200 Kuala Lumpur. Tel: +603-6279 8888 Fax: +603-6279 8766

03-6279 8708 | 03-6279 8712





🔐 @eastparcmenjalara 🗓 🛣



East Parc | Developer: Active Edge Sdn Bhd (273356-P) • Developer's License No.: 14306-1/04-2019(01636(L) • Advertisement and Sale Permit No.: 14306-1/04-2019/01636(P) • Validity Date: 14/04/2018 • 13/04/2019 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2015 1004 • Expected Date of Completion: May 2020 • Land Tenure: 99 Years (Expiry on 25th August 2077) • Land Encumbrance: Ambank • Selling Price: RM424,900 (Min) RM1,622,300 (Max) • Total No. of Units: 432 Units • 5% Bumiputra Discount

Restrictions in interest of land: This land can only be transferred, leased or charged upon approval of the state authority. *Terms and conditions apply. Disclaimer: **All pictures, photos and renderings contained herein are artist's impressions only. The information contained herein us subject to change without notification as may be required by relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement.