



# MHP3

- KUALA LUMPUR -

FREEHOLD

DISCOVER THE STORY OF THE NEW-YOUNG COMMUNITY

DEVELOPMENT AREA:

**4.97 Acres**

LAND TITLE:

**Commercial  
Strata**

LAND TENURE:

**Freehold**

SELLING PRICE FROM:

**RM377,000**

DEVELOPMENT TYPE:

**Residential**

TOTAL UNITS:

**1,688 Units**

NO. OF BLOCK:

**2**

MENU



- 2 towers of 41 storeys residences <
- 3 Tiers security level <
- Facilities @ Level 8 <
- Sky Garden @ Level 41 <
- Sky deck <

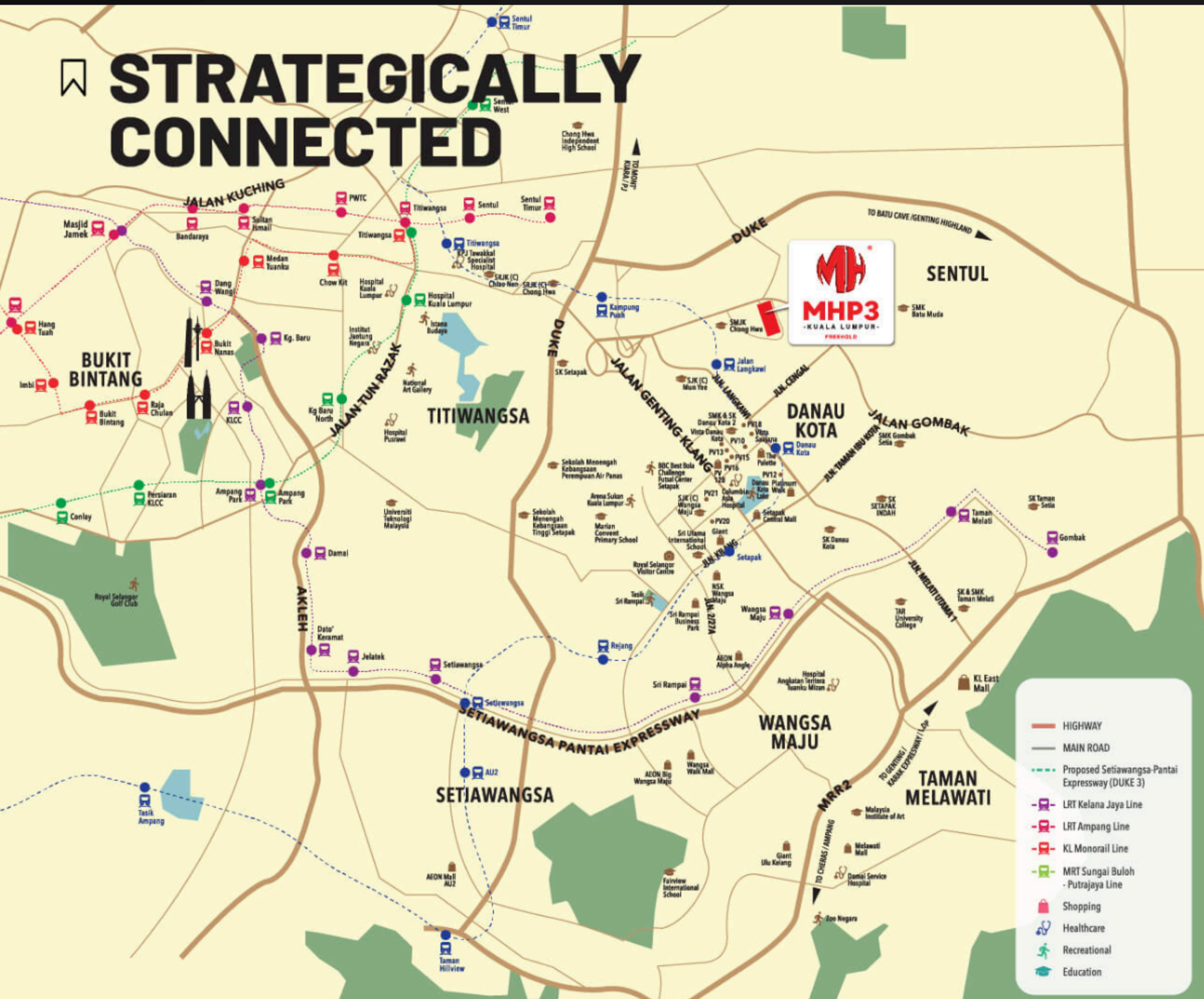
MENU

# Elevate your every moment here

What's your mood today?



# STRATEGICALLY CONNECTED



Surrounded by a wealth of amenities, Setapak is a self-contained township that caters to everyone's lifestyle needs.

### Shopping Malls / Hypermarkets / Commercial

- 3.3KM - THE PALETTE
- 4.0KM - SETAPAK CENTRAL MALL
- 4.3KM - GIANT HYPERMARKET SETAPAK
- 4.9KM - NSK WANGSA MAJU
- 4.9KM - RAMPAI BUSINESS PARK
- 5.6KM - AEON ALPHA ANGLE
- 6.5KM - KL EAST MALL
- 7.0KM - WANGSA WALK MALL
- 7.8KM - MELAWATI MALL

### Hospitals

- 2.7KM - COLUMBIA ASIA HOSPITAL
- 3.7KM - TAWAKAL HEALTH CENTRE
- 4.9KM - HOSPITAL KUALA LUMPUR
- 5.0KM - HOSPITAL PUSRAWI
- 6.0KM - INSTITUT JANTUNG NEGARA

### Train Station

- 4.7KM - LRT TAMAN MELATI
- 5.3KM - LRT WANGSA MAJU
- 6.7KM - LRT SRI RAMPAI

### Recreation / Places of interest

- 3.7KM - DANAU KOTA LAKE
- 4.2KM - ISTANA BUDAYA
- 5.2KM - TASIK SRI RAMPAI
- 5.3KM - TASIK TITIWANGSA
- 8.6KM - ZOO NEGARA

### Primary Schools

- 1.3KM - SJKC MUN YEE
- 3.0KM - SJKC LEE RUBBER
- 3.0KM - SK DANAU KOTA 2
- 3.1 KM - SJKC CHONG HWA
- 3.6KM - SJKC WANGSA MAJU
- 3.6KM - SK DANAU KOTA
- 4.0KM - SMK TINGGI SETAPAK
- 4.2KM - SK SETAPAK INDAH
- 5.4KM - SK TAMAN SETIA
- 5.2KM - SK TAMAN MELATI
- 5.6KM - SMK TAMAN MELATI
- 5.9KM - SK TAMAN SERI RAMPAI
- 5.9KM - SMK TAMAN SERI RAMPAI
- 6.0KM - SK DESA SETAPAK

### Secondary Schools

- 0.5KM - SMJK CHONG HWA
- 2.6KM - SMK(P) AIR PANAS
- 2.9KM - SMK DANAU KOTA
- 3.3KM - SMK TINGGI SETAPAK
- 4.2KM - SMK GOMBAK SETIA
- 5.8KM - SMK TAMAN MELATI
- 5.9KM - SMK TAMAN SERI RAMPAI

### International Schools

- 7.2KM - MAREFAT INTERNATIONAL SCHOOL
- 8.8KM - BRIGHTON INTERNATIONAL SCHOOL

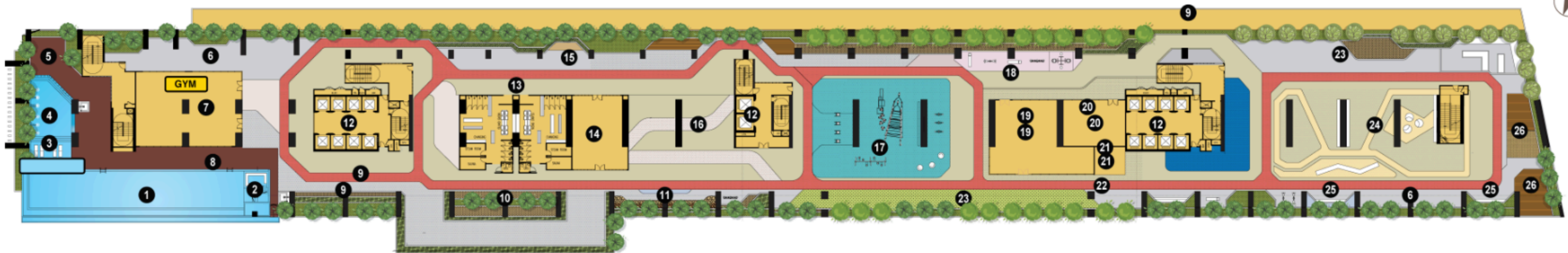
### College / Universities

- 5.1 KM - OUM LEARNING CENTRE
- 5.5KM - TARUMT
- 7.9KM - MALAYSIA INSTITUT OF ART

# Enjoy more than 1 ACRE of endless delight at Facilities Podium

**PODIUM @ LEVEL 8**

- ❶ Swimming Pool
- ❷ Spa Pool
- ❸ Wet Deck
- ❹ Wading Pool
- ❺ Family Port
- ❻ Lounge
- ❼ Gymnasium
- ❽ Pool Deck
- ❾ Tiered Planter
- ❿ Pavilion Benches
- ⓫ Reflexology Path
- ⓬ Lift Lobby
- ⓭ Changing Room / Toilet
- ⓮ Utility Room
- ⓯ Reading Nook
- ⓰ Clubhouse Open Activity
- ⓱ Playground
- ⓲ Outdoor Gym
- ⓳ Games Room
- ⓴ Retail Shop
- ⓵ Laundry
- ⓶ Jogging Track
- ⓷ Open Lawn
- ⓸ Toddler's Play Area
- ⓹ Sitting Pod
- ⓺ BBQ Area



# SITE PLAN

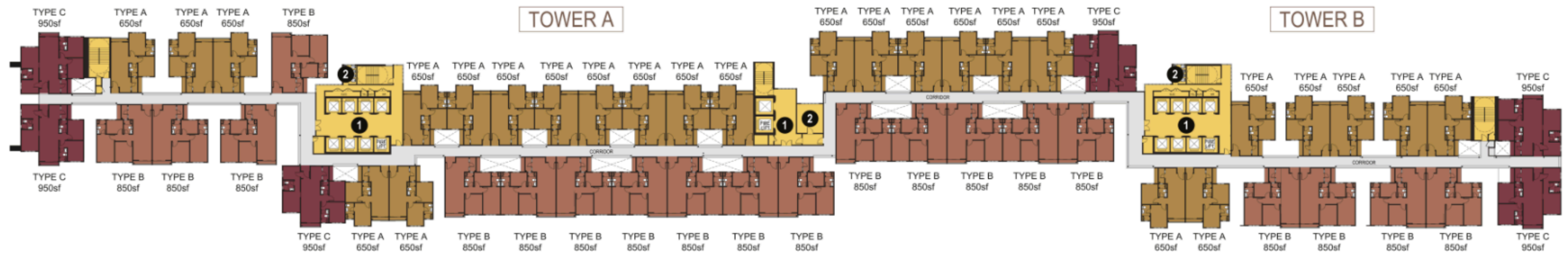


- |                                   |  |
|-----------------------------------|--|
| 1 Grab Station                    | 9 Prayer Room (Female)                 |
| 2 Security Guard Room             | 10 Prayer Room (Male)                  |
| 3 Half Basketball Court           | 11 Non-Muslim Mortuary Management Room |
| 4 Management Office               | 12 Kindergarten                        |
| 5 Lobby                           | 13 Child Care Center                   |
| 6 Lift Lobby                      | 14 Bulky Waste Room                    |
| 7 Letter Box Room                 | 15 Refuse Chamber Room                 |
| 8 Muslim Mortuary Management Room | 16 Commercial Shop                     |



JALAN KAMPUNG KUANTAN

# Of comfort and meticulous details



- 1 Lift Lobby
- 2 Refuse Room



LEVEL 9-19 & 21-40

<p>TYPE A 650sf   2 Bedrooms + 2 Bathrooms</p>	<p>TYPE B 850sf   3 Bedrooms + 2 Bathrooms</p>	<p>TYPE C 950sf   3 Bedrooms + 3 Bathrooms</p>
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# Recharge and relax at the Sky Garden

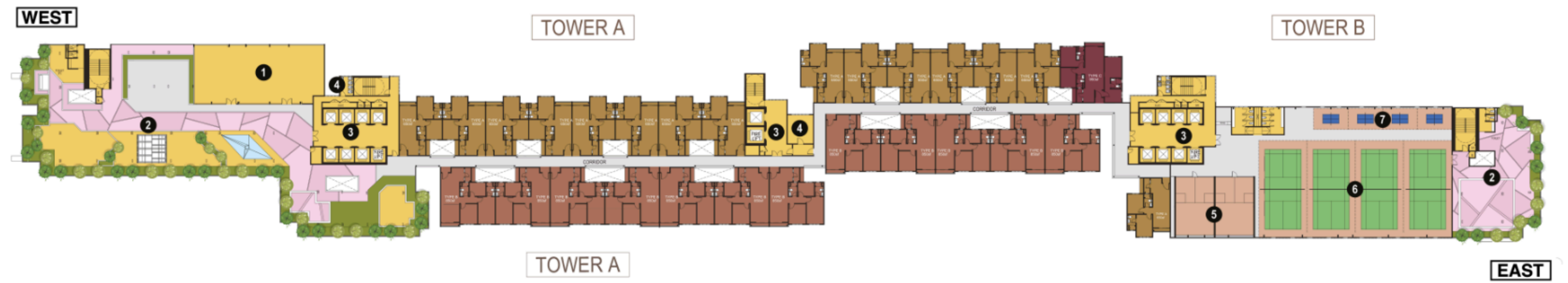
## SKY GARDEN @ LEVEL 41

### LEGENDS (WEST SIDE)

- 1 Function Hall
- 2 Sky Garden
- 3 Lift Lobby
- 4 Refuse Room

### LEGENDS (EAST SIDE)

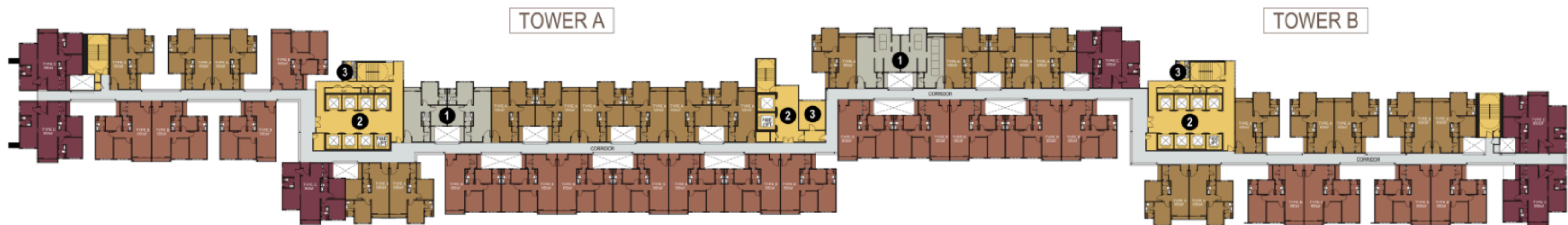
- 5 Squash Court
- 6 Badminton Court
- 7 Table Tennis Court



## LEVEL 41 FACILITIES



LEVEL 41



- 1 Wet Riser Pump & Break Tank RM
- 2 Lift Lobby
- 3 Refuse Room



LEVEL 20



TYPE A



TYPE A (M)

## TYPE A

# 650 Sqft

### 2 Bedrooms + 2 Bathrooms





TYPE B

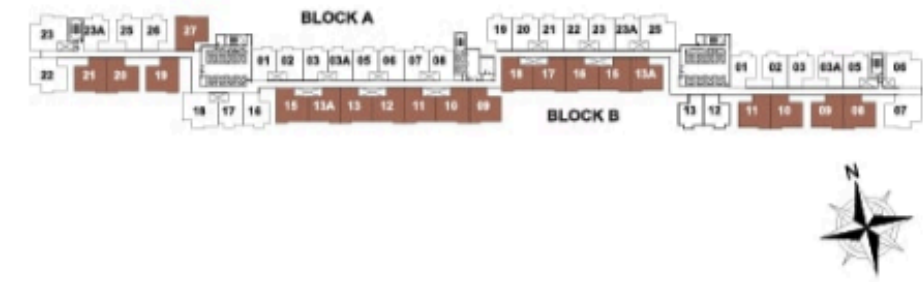


TYPE B (M)

## TYPE B

# 850 Sqft

### 3 Bedrooms + 2 Bathrooms





TYPE C

TYPE C (M)

**TYPE C**  
**950 Sqft**  
**3 Bedrooms + 3 Bathrooms**



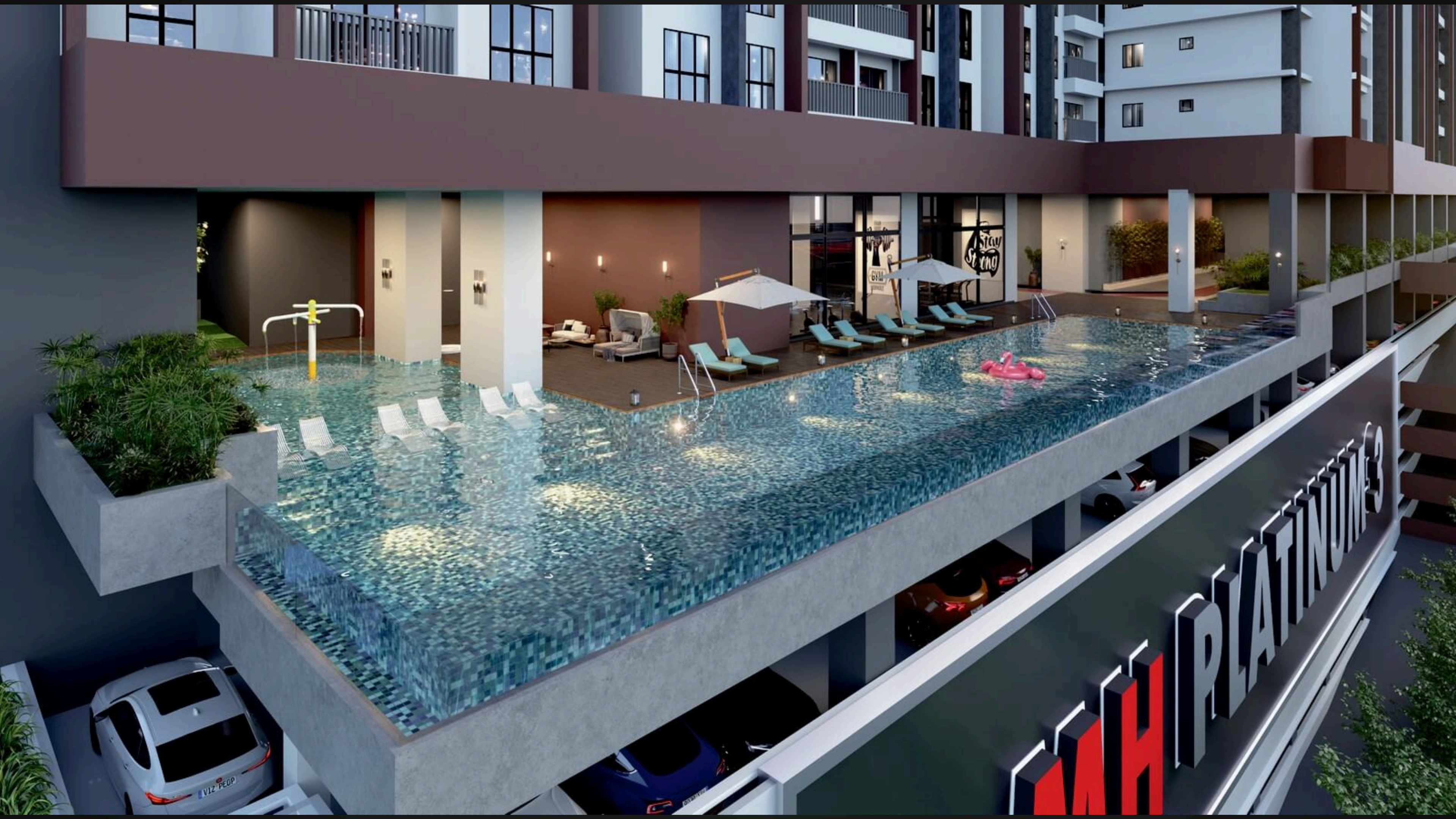












**MH PLATINUM 3**



