



# NEXUS

TAMAN PERTAMA MRT STATION

## FREEHOLD

EMBODIMENT OF CONNECTED LIVING

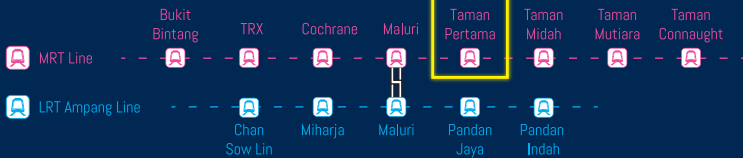




## ENJOY GREATER MOBILITY, LESS STRESS

Nexus Taman Pertama is synonymous with connected living ... and where there's connectivity, there's liveability.

When the world is your oyster, you'd need a home base with great connectivity. Located within walking distance to 2 MRT stations, the liveable TOD that is Nexus Taman Pertama is a sought-after address in Kuala Lumpur City.





## ENJOY UNEXPECTED VALUES

The future has arrived. A new way of living beckons. A smart home that is seamlessly and effortlessly connected by innovations.

How do MKH's SMART FEATURES bring comfort and convenience into your life? Picture this: you are driving home after a long day at work and even before you reach your front door, your home is ready to welcome you back.

MKH's SMART FEATURES are an emerging trend; properties equipped with these smart home technologies are highly desirable to property buyers today. They add value to homes, making them more appealing not only to seasoned homebuyers but also to millennials that are driving a new market with their purchasing power.



TOD | Artist Impression

### SMART SECURITY\*



#### FACE RECOGNITION READER

Face recognition technology at the pedestrian entrance and lift lobby at lower ground floor up to level 7 allows seamless, fuss-free and secure access to your home.



#### QR READER FOR VISITOR MANAGEMENT SYSTEM

By using a QR code, residents are able to pre-register their guests with the in-house security guards, allowing for a smoother process in providing access to your guests.



#### MOBILE ACCESS READER SYSTEM

Activate a "Twist and Go" access control solution; it attempts to provide a pleasant experience to residents by ensuring they get back home securely. It apply to car barrier gate system and up to lift car only (residents only).



#### 24 HOURS CCTV SURVEILLANCE SYSTEM

Enjoy peace of mind with a comprehensive surveillance system that continuously monitors vulnerable points.

### SMART COMMUNITY\*



#### WI-FI ENABLED

Wi-Fi enabled apartment units ensure residents are well-connected and able to surf freely.



#### COIN-OPERATED LAUNDROMATS

The facility helps you in dealing with your laundry piles and you'll find more "me time" while waiting for your laundry to get done.



#### SOLAR PHOTOVOLTAIC PANELS

A feature at common areas that reduces electricity consumption and brings down maintenance cost.



#### EV CHARGING STATION

80% of EV charging takes place at work or home. Having an EV charger on-site will allow you to charge up your car at home for the utmost convenience. This feature helps to attract future and current eco-conscious residents to your home thus elevating the property value.



#### BICYCLES FOR RESIDENTS

Bike shares program is very attractive to prospective tenants who are interested in living more active or eco-friendly lifestyles. It offers an alternate way for city dwellers to save on commuting costs, cycling can save you more on car park rental.

### SMART HOME\*



#### SMART DIGITAL LOCK

Enjoy the convenience of keyless entry with the ability to unlock your door remotely.



#### WIFI SECURITY CAMERA

No matter where you are, keep an eye on your home using portable IP camera and web-enabled smartphone or PC. It's a security measure that safeguards your home and loved ones.



#### FIBER TO THE HOME (FTTH)

FIBER TO THE HOME (FTTH) provides seamless internet connectivity to enhance your enjoyment. It ensures higher speeds and better stability for light browsing and video streaming within your home.



#### WIRELESS DOOR SENSOR

This anti-burglary system prevents the entry of unauthorised persons. An alarm will be triggered when someone attempts to enter your home. Alerts are automatically sent to your smartphone when you are away from home.



#### SMART LIGHTING SYSTEM & SMART PLUG

It's a great feature you can easily turn on and off your house light with a simple touch through your phone.

With our smart power socket adaptor ready, you can easily set a schedule on your phone for any one of your home appliances to turn on/off while you are away, or before you arrive home. This possible to make your space more energy-efficient and makes living more convenient.

A SMARTER  
AND MORE  
PERSONAL HOME

Swimming Pool | Artist impression

The beauty of TOD living: you're near the city, yet  
enjoy privacy in a built environment focused on  
providing a good quality of life.







LG Landscape | Artist Impression

## PRIVACY AMIDST COOL FACILITIES

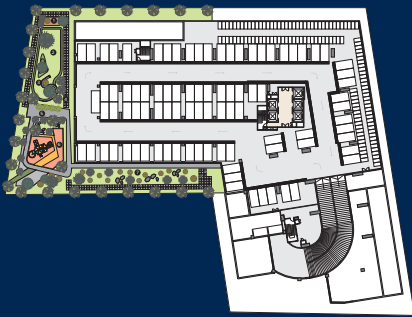
Nexus Taman Pertama is self-contained; designed with comfort and convenience in mind. Three levels of lifestyle facilities and green spaces encourage relaxation including a roof garden complete with landscape and Sky Gym.

A lap pool beckons and likewise the Sky Viewing Deck that offers panoramic views of the KL skyline. Also in place is 24-hour security that provides peace of mind.



Gym View | Artist Impression

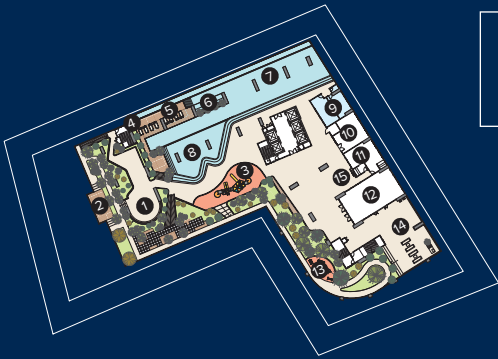




- Qi Deck
- Centre Lawn
- Lawn Seat
- Jogging Path
- Centre Path
- Kid's Play Land
- Ferns and Herbs Garden

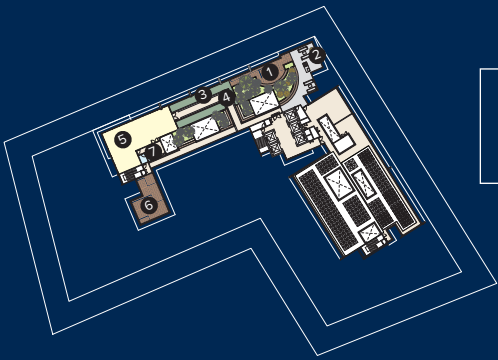
Lower Ground Floor

- 1 Qi Deck
- 2 Centre Lawn
- 3 Lawn Seat
- 4 Jogging Path
- 5 Centre Path
- 6 Kid's Play Land
- 7 Ferns and Herbs Garden



Level 8<sup>th</sup> Facilities Podium

- 1 Sitting Area
- 2 Viewing Deck
- 3 Children's Playground
- 4 Shower
- 5 Pool Deck
- 6 Spa Seats
- 7 Lap Pool
- 8 Kid's Pool
- 9 Changing Room
- 10 Management Office
- 11 Surau
- 12 Multi-purpose Hall
- 13 Outdoor Gym
- 14 BBQ Area
- 15 Laundry



Level 41<sup>st</sup> Sky Roof Podium

- 1 Viewing Sky Deck 1
- 2 Sky BBQ
- 3 Lawn
- 4 Sheltered Canopy
- 5 Gymnasium
- 6 Viewing Sky Deck 2
- 7 Changing Room



COMFORTABLE  
AND COMPACT  
SAFE SPACE

SMART COMPACT ABODES

The cleverly designed compactness of Nexus Taman Pertama's apartments delivers comfort. It should appeal to first-time homebuyers, those seeking home upgrades, and upwardly mobile professionals keen on a week day home.

Living Room | Actual Show Unit



Dining Area | Actual Show Unit



Office Area | Actual Show Unit



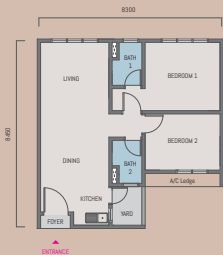
Master Bedroom | Actual Show Unit



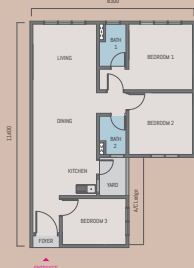
Bedroom | Actual Show Unit

## TYPICAL FLOOR PLANS

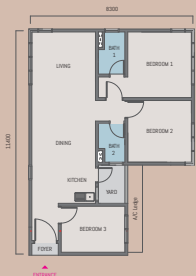
**A** 660 sq.ft.  
2 Bedrooms + 2 Bathrooms



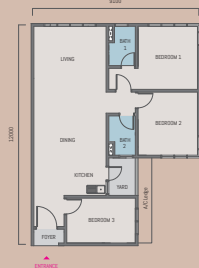
**B** 850 sq.ft.  
3 Bedrooms + 2 Bathrooms



**B1** 850 sq.ft.  
3 Bedrooms + 2 Bathrooms

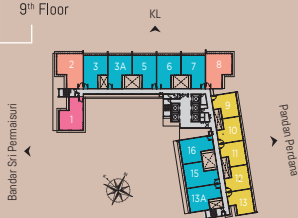


**C** 1000 sq.ft.  
3 Bedrooms + 2 Bathrooms



## KEY PLANS

9<sup>th</sup> Floor



10<sup>th</sup> to 22<sup>nd</sup> &  
24<sup>th</sup> to 40<sup>th</sup> Floor



23<sup>rd</sup> Floor



### SPECIFICATION

Structure	: Reinforced Concrete
Wall	: Brick Wall / Block Wall / Reinforced Concrete Wall
Ceiling	: Ceiling Board / Skim Coat and Paint
Windows	: Aluminium Frame / Glass Window
Doors	: Main Entrance : Fire-rated Door Others : Flush Door
Floor	: Living / Dining / Kitchen : Porcelain Tiles
Finishes	: Bathrooms : Porcelain Tiles Yard : Ceramic Tiles Bedrooms : Porcelain Tiles Others : Cement Render / Concrete Slab
WALL FINISHES	: Bathrooms : Porcelain Tiles (ceiling height) Kitchen : Porcelain Tiles (appx. 1500mm high) Others : Skim Coat / Plaster and Paint

### Type

Type	A	B	B1	C	
Sanitary Installation	Water Closet	: 2	2	2	2
	Basin with Tap	: 2	2	2	2
	Shower Set	: 2	2	2	2
	Hand Bidet	: 2	2	2	2
	Bin Tap	: 1	1	1	1
	Kitchen Sink and Tap	: 1	1	1	1
	Electrical Installation	Light Point	: 10	12	12
Fan Point		: 2	2	2	2
13A Power Point		: 11	11	12	12
Air Conditioning Point		: 3	4	4	4
Water Heater Point		: 2	2	2	2
Fiber Wall Socket		: 1	1	1	1
Door Bell Point		: 1	1	1	1
Hob Point		: 1	1	1	1
SMART TV Point		: 1	1	1	1

Note: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and By-Laws as they arise.



# AMAZING LOCATION. SURROUNDED BY RICH AMENITIES.



## Walking

150 m to Stesen MRT Taman Pertama  
800 m to Stesen MRT Taman Midah



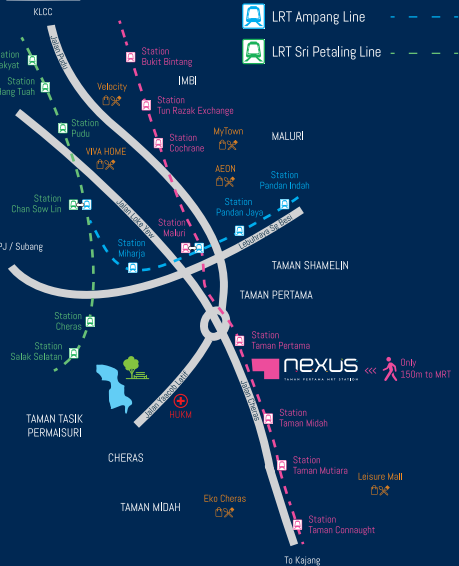
## MRT

- 1 Stop to Aeon Maluri
- 2 Stop to Stesen Cochrane
- 3 Stop to TRX / Imbi
- 4 Stop to Bukit Bintang (Major shopping belt)



## Driving

- 2 km to Velocity
- 2.7 km to HUKM
- 2.8 km to Taman Tasik Permaisuri
- 2.9 km to MyTown / IKEA
- 5.8 km to Eko Cheras / Leisure Mall
- 7 km to Bukit Bintang
- 8.4 km to KLCC / KL Suria



## Transportation

Taman Pertama MRT Station  
Taman Midah MRT Station  
Taman Maluri LRT & MRT Interchange  
Miharja LRT Station



## Institutions

UCSI, Taman Connaught Cheras  
Help Institute of Art & Technology  
IPG Kampus Khas



## Park & Club

Ulu Pudu Recreational Park  
Permaisuri Lake Garden  
Sungai Long GCC  
The Golf Club KLCC  
The Royal Selangor Golf Club



## Shoppings/ F&B

Leisure Mall  
Eko Cheras  
TESCO Cheras  
Viva Homes  
AEON Maluri  
Sunway Velocity Mall  
My Town / Ikea



## Medical Centers

Pantai Hospital Cheras  
HUKM  
Pantai Hospital Ampang  
Prince Court Medical Centre  
Ampang Hospital

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**THE EDGE** Top Projects  
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Award 2016 | 2018 | 2019

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2015

**IKLAN INI TELAH DIBULSKAN OLEH JABATAN PERUMAHAN NEGARA.**

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