



DEVELOPMENT

Profile

Mahogany Residences is the epitome of modern architecture intertwined with mother nature, greeting you every sunrise and sunset with its magnificent array of charm.

We've crafted the ideal version of a modern oasis. Offering awe-inspiring tranquillity against the vast landscape of Kota Damansara forest reserve, you get the best of modern and nature living right at your doorstep.





ASIAN PAC HOLDINGS BERHAD (129-T)
AT THE HELM OF DYNAMIC DEVELOPMENTS

OUR HISTORY OF
CREATING
MEMORIES

2002
Fortune Square,
Kepong KL



2003
Fortune Square 2,
Kepong KL



2004
Levenue I,
Desa Parkcity



2005
Fortune Park,
Kepong KL



2005
Levenue II,
Desa Parkcity



2007
Sutera Bukit Tunku,
Kenny Hills KL



2007
Fortune Avenue,
Kepong KL



2008
KK Times Square,
Kota Kinabalu



2009
Karamunsing Capital,
Kota Kinabalu



2010
Prima Sri Gombak,
Selangor



2014
The Loft Residences,
Kota Kinabalu



2014
Dataran Larkin,
Johor Bahru



2015
Imago Mall,
Kota Kinabalu



2017
Dataran Larkin II,
Johor Bahru



2017
Fortune Perdana,
Kepong KL



2021
Fortune Centra,
Kepong KL



PROJECT NAME

Mahogany Residences

DEVELOPER

Everest Pioneer Sdn Bhd
(A Subsidiary of Asian Pac Holdings Berhad, a public listed company on the mainboard of Bursa Malaysia Securities Berhad)

LAND TENURE

Leasehold 99 Years (Expiring 9th December 2114).
Remaining balance is 93 years.

DESCRIPTION

1 Tower of Condominium

- Ground Level
- Level 1 to 5
- Level 6
- Level 7 to 13
- Level 13A
- Level 15 to 30
- Lobby and car park podium
- Car park podium and residential units
- Facilities podium and residential units
- Residential Units
- Residential Units and M&E Room
- Residential Units

TOTAL CAR PARK

661 Lots
595 Residential Bays
54 Visitor Bays
12 OKU Bays

EXPECTED COMPLETION

36 Months after APDL obtained



LAND AREA

2.14 Acres

LAND USAGE

Residential

MAINTENANCE FEE

Estimated RM0.385 psf inclusive of sinking fund

TOTAL UNITS

281

TOTAL STOREYS

31

UNITS PER FLOOR

Level 1 to 5 : 6 units/floor
Level 6 : 12 units/floor
Level 7 to 13 : 10 units/floor
Level 13A : 9 units/floor
Level 15 to 30 : 10 units/floor

NO. OF LIFTS

3 Residential Lifts + 1 Service Lift - Main Tower
1 Service Lift - Cabana

SECURITY

4 Tiers
1st Tier : Guard House
2nd Tier : Ground level to level 1 car park
3rd Tier : Entrance from designated car park lift lobby
4th Tier : Lift lobby to designated floor or to facility level



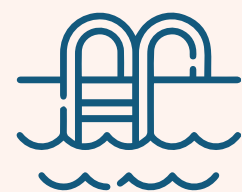


WHERE YOUR

Story Begins



281 Residential
Units



Lifestyle
Facilities



Every Unit
Comes with Balcony



GreenRe Certified
Development



Practical Unit Sizes
from 905 sf to 1,623 sf



2 to 3 Car Park
Spaces



Surrounded by
Lush Green



Cosy & Secluded
Neighborhood



A Host of
Nearby Amenities



North & South
Facing



Well Connected to
Major Highways



Seamless
Connectivity via MRT



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THE PERFECT BALANCE

Where Urban & Nature Converge

Within close proximity to a host of retail and leisure destinations for the highest quality of a holistic modern lifestyle, nestled in a town of convenient living. An enduring tribute to Kota Damansara

One Utama Shopping Centre



Sunway Nexis



Tropicana Gardens Mall



IKEA, IPC, The Curve & Lotus's



Bandar Utama Golf Course



MRT Surian



MRT Kota Damansara



Kota Damansara Community Forest Reserve



Thomson Hospital Kota Damansara



SEGI University & SEGI College



MRT Kwasa Damansara



MRT Kwasa Sentral





SEAMLESS

Connectivity

Peacefully nestled in a vibrant, and self-sustaining township of Klang Valley, Mahogany Residences offers easy access to major central business districts, city centres and lifestyle hubs.



WAKE UP TO

Serenity

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ASIAN PAC HOLDINGS BERHAD (129-T)
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A TOUCH OF

Pure Living



Practical Unit Sizes
from 905 sf to 1,623 sf

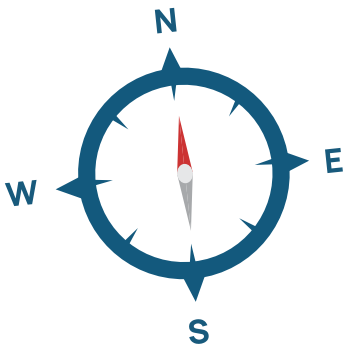
Mahogany Residences caters an atmosphere of unforgettable style and sophistication with its range of practical unit sizes from 905 sq. ft. to 1,623 sq. ft.

Spacious balconies offer room to relax and enjoy the views of the alluring lush greenery practically a stone's throw away.



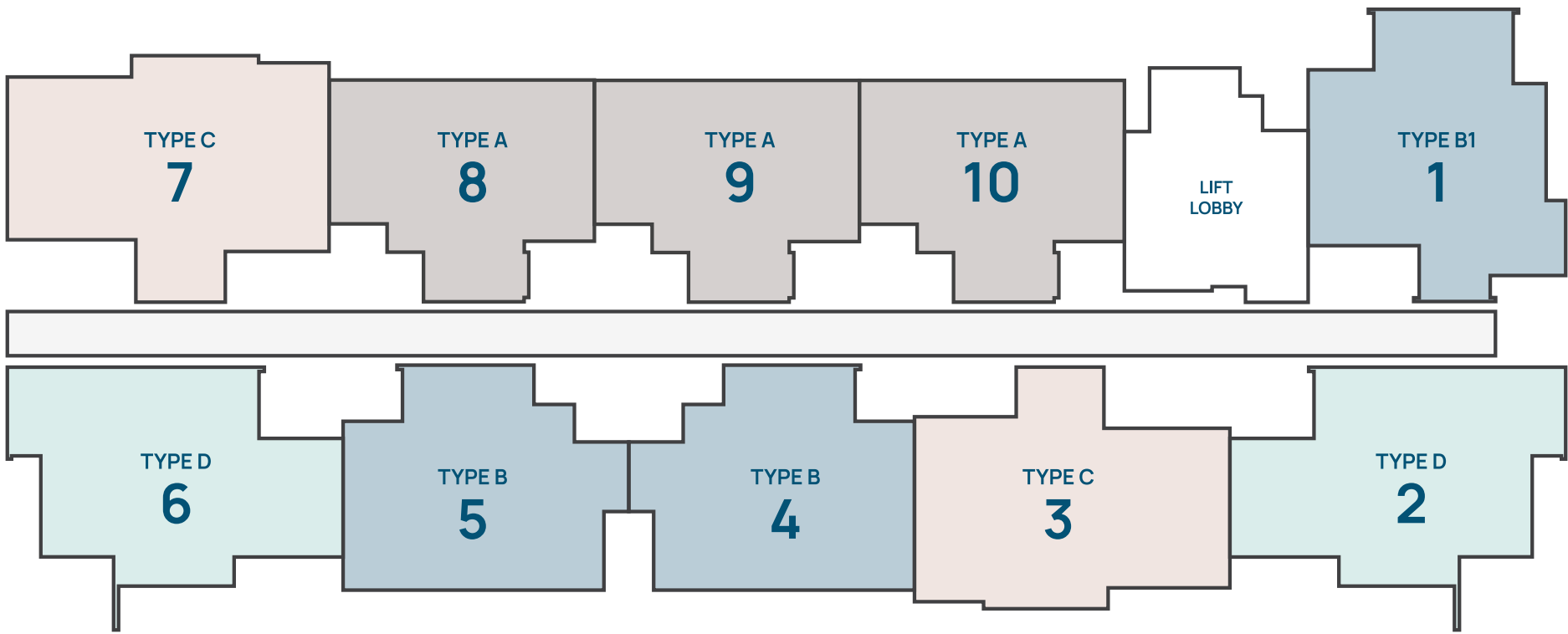
KEY

Plan



Sungai Buloh

Kwasa Damansara



Kota Damansara
Business Centre

Kota Damansara Community
Forest Reserve



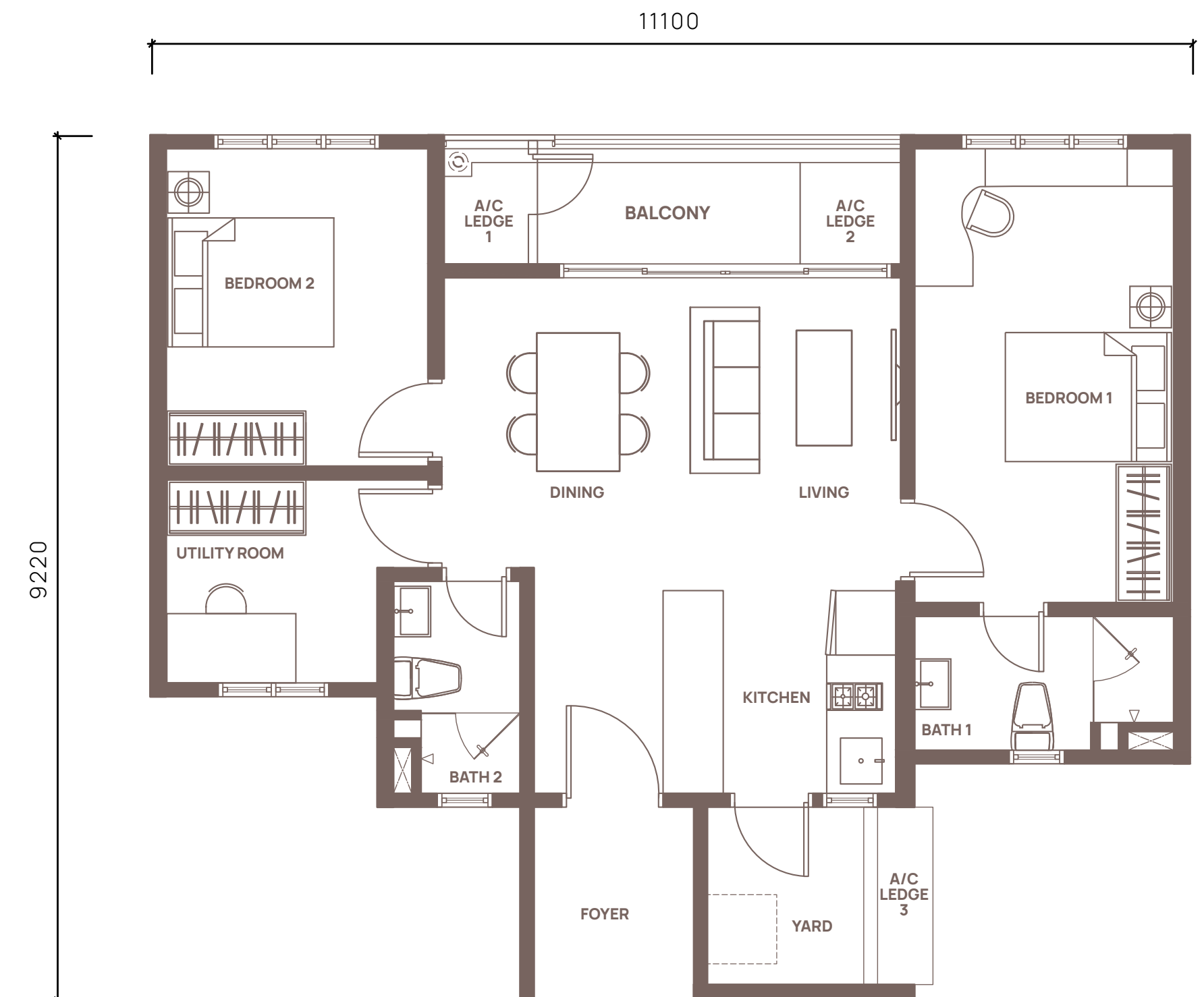
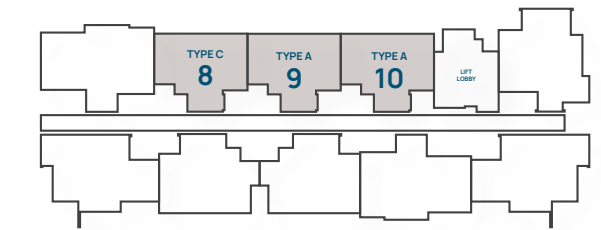
UNIT Layout



TYPE
A

905 SQ.FT.

2 Bedrooms + 1 Utility Room,
2 Baths

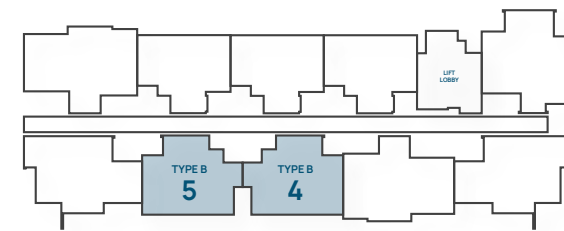


TYPE

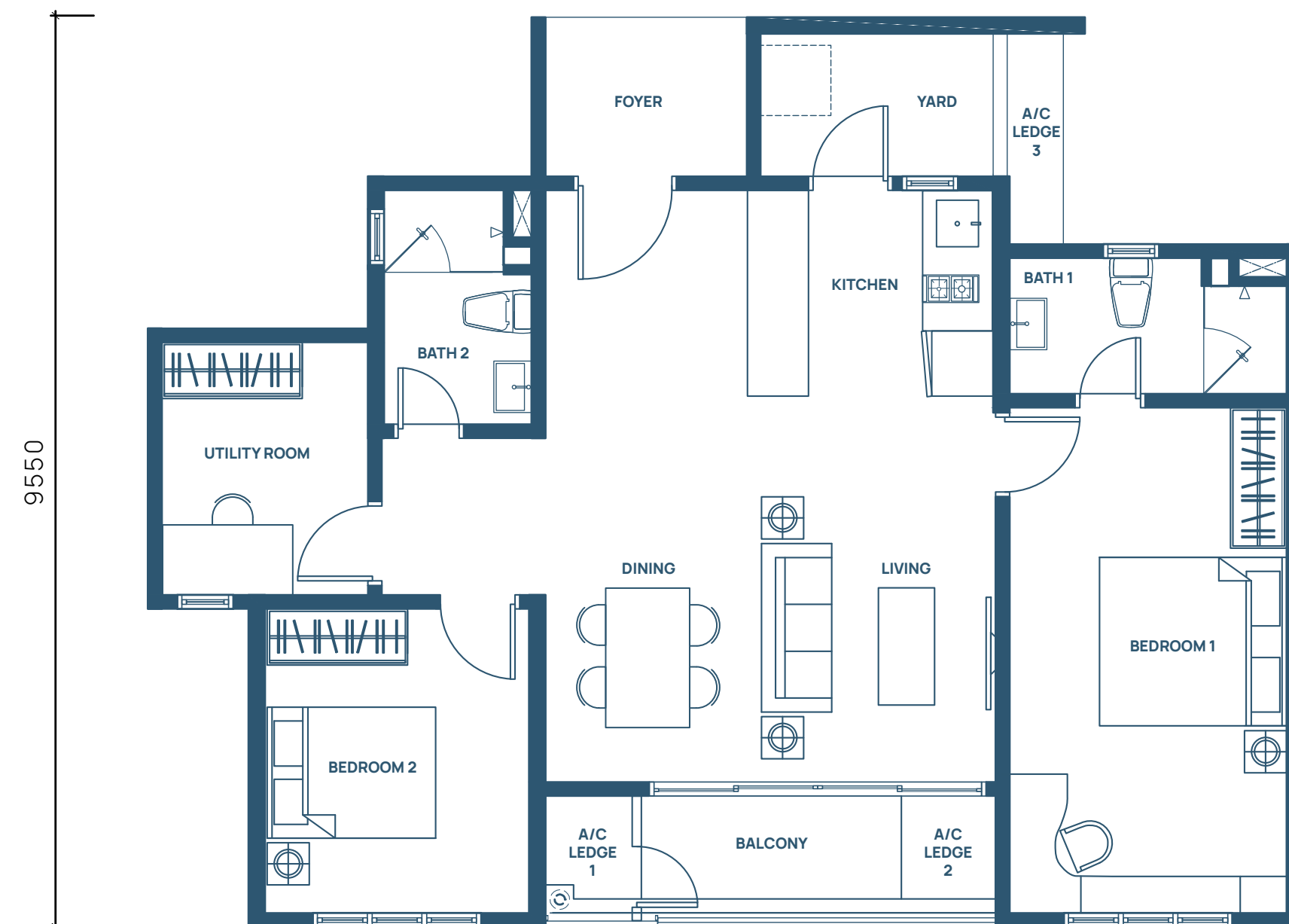
B

1,033 SQ.FT.

2 Bedrooms + 1 Utility Room,
2 Baths

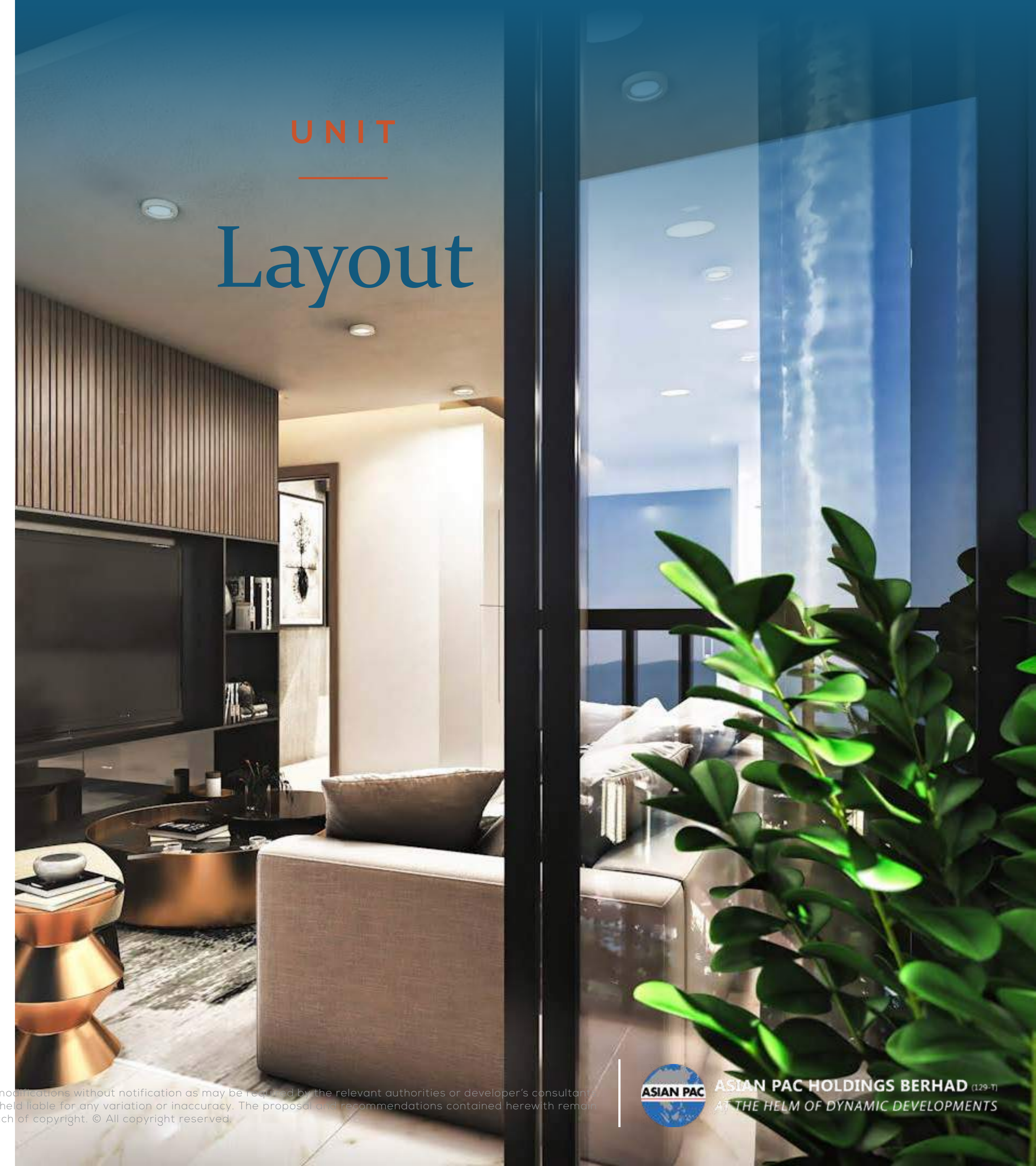


12185



UNIT

Layout





UNIT

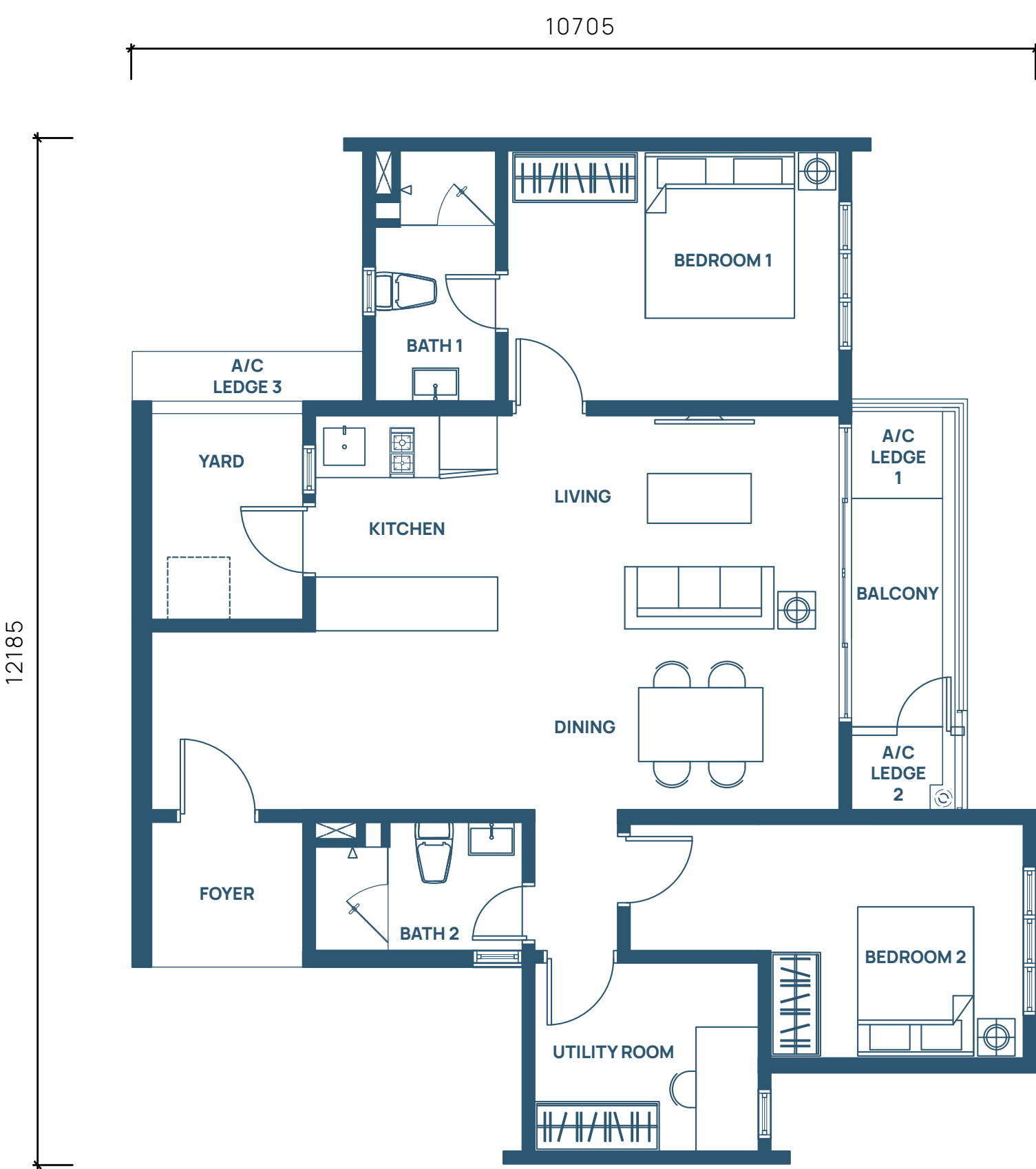
Layout

TYPE

B1

1,055 SQ.FT.

2 Bedrooms + 1 Utility Room,
2 Baths

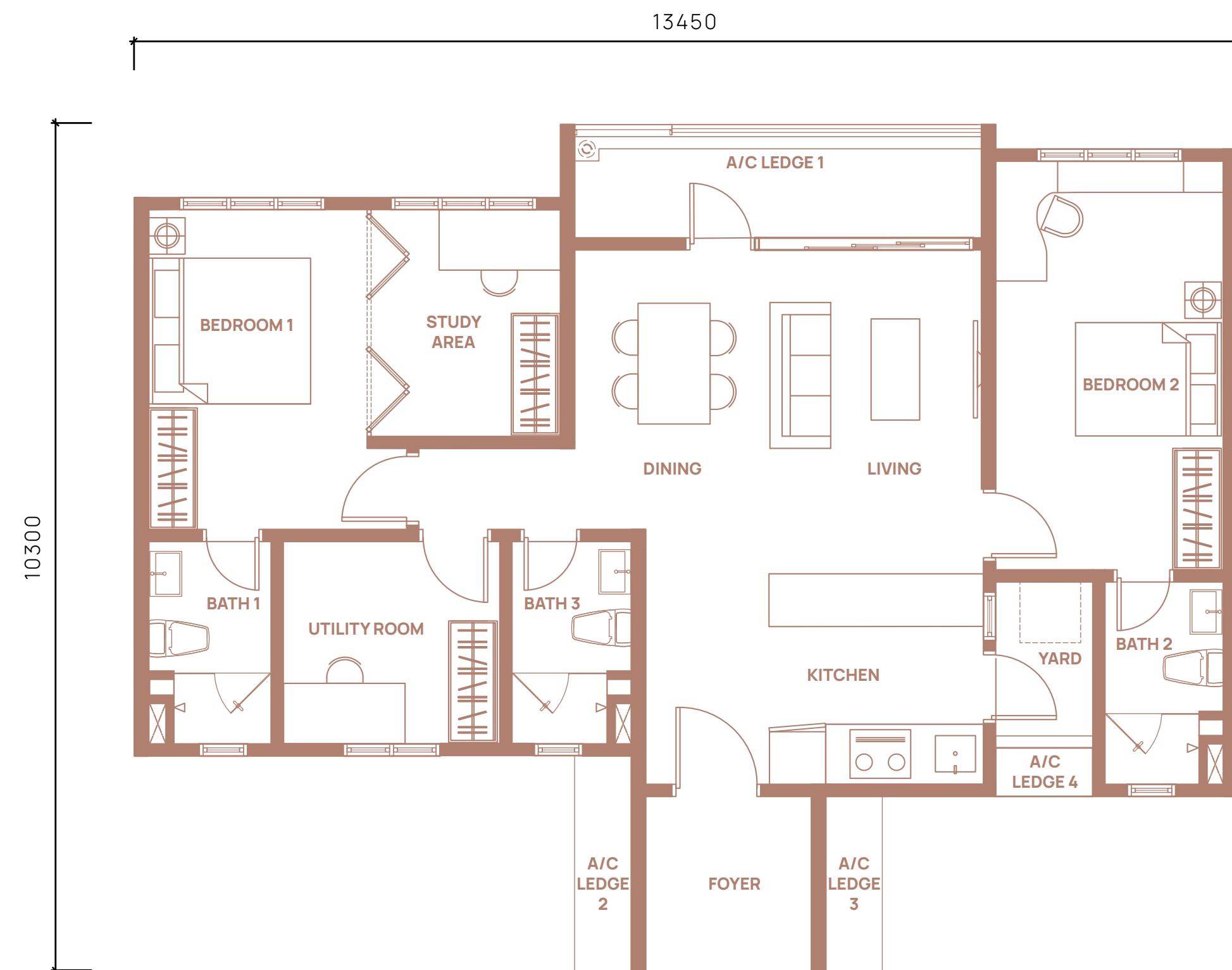
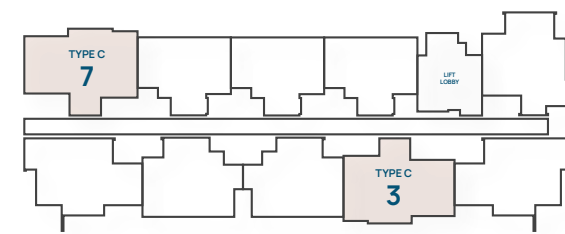


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TYPE

C 1,178 SQ.FT.

2 Bedrooms + 1 Utility Room,
3 Baths



UNIT

Layout





UNIT

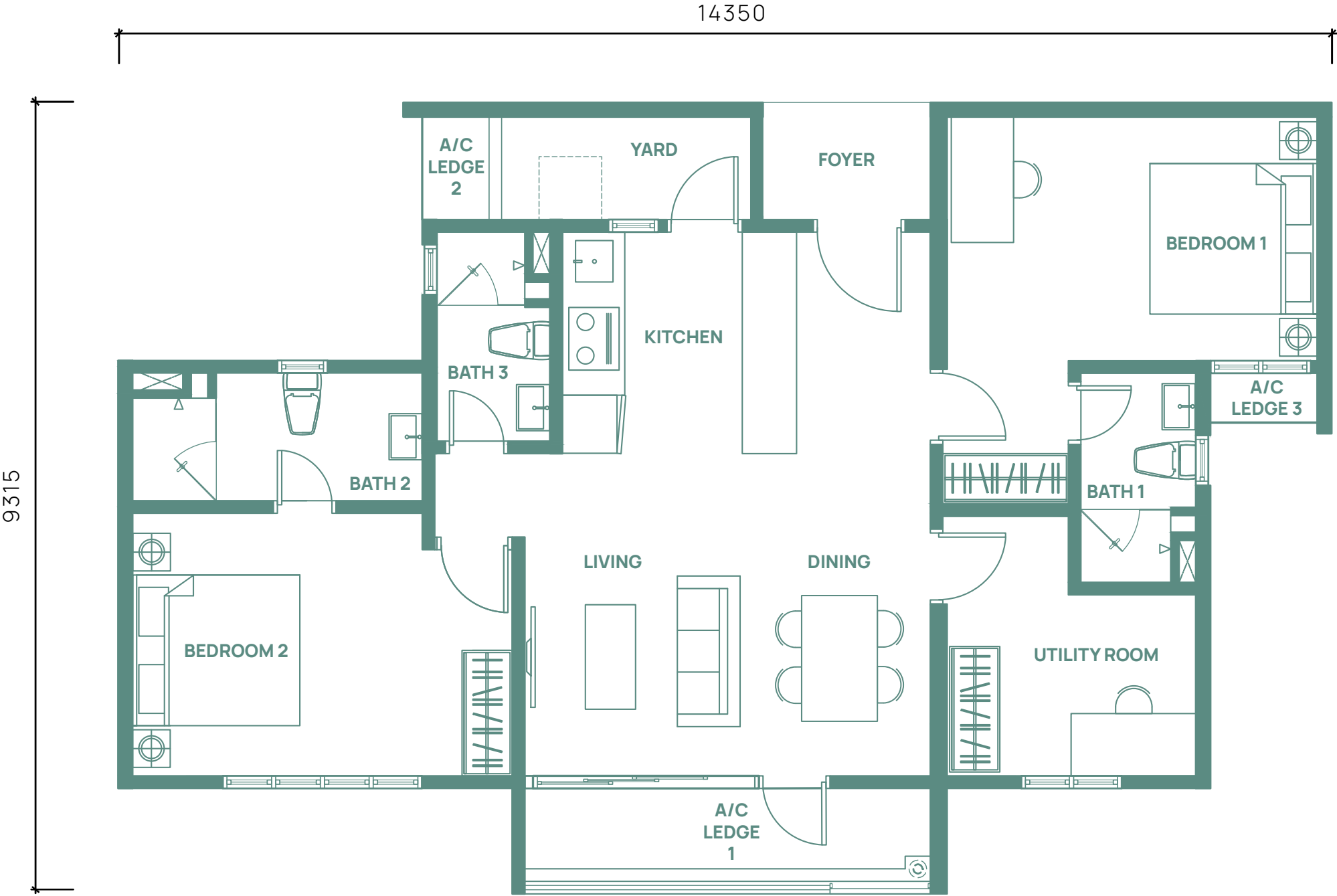
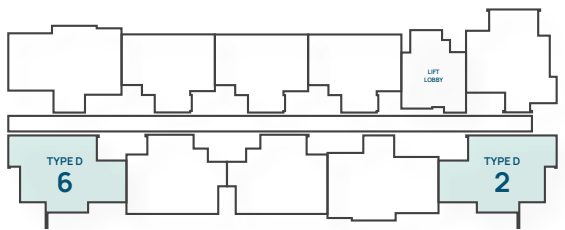
Layout

TYPE

D

1,121 SQ.FT.

2 Bedrooms + 1 Utility Room,
3 Baths



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EXCLUSIVE

Cabana Units

The Epitome of Timeless Elegance and
Gracious Living.

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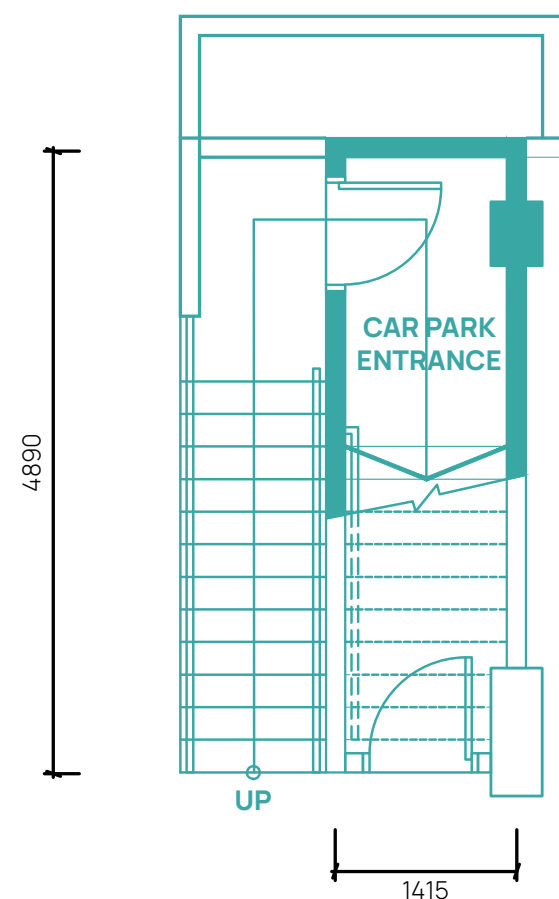
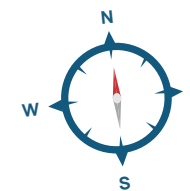
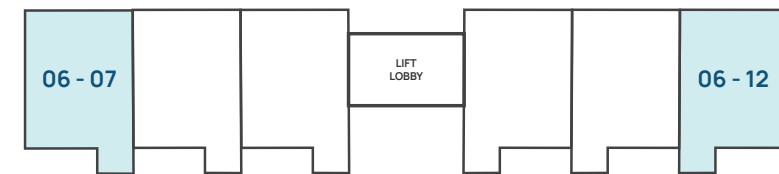


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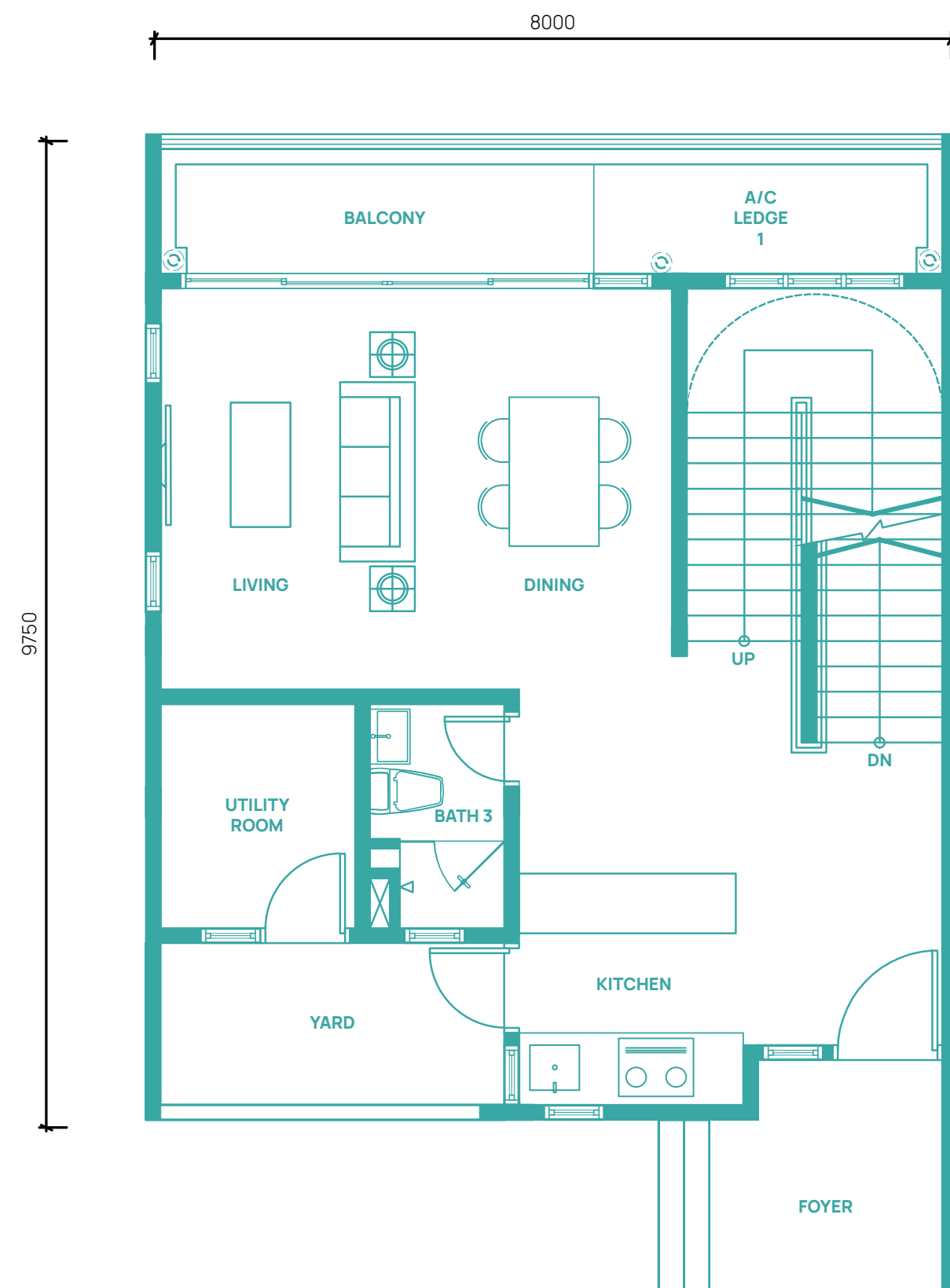
TYPE
E1 1,623 SQ.FT.

3 Bedrooms + 1 Utility Room,
4 Baths

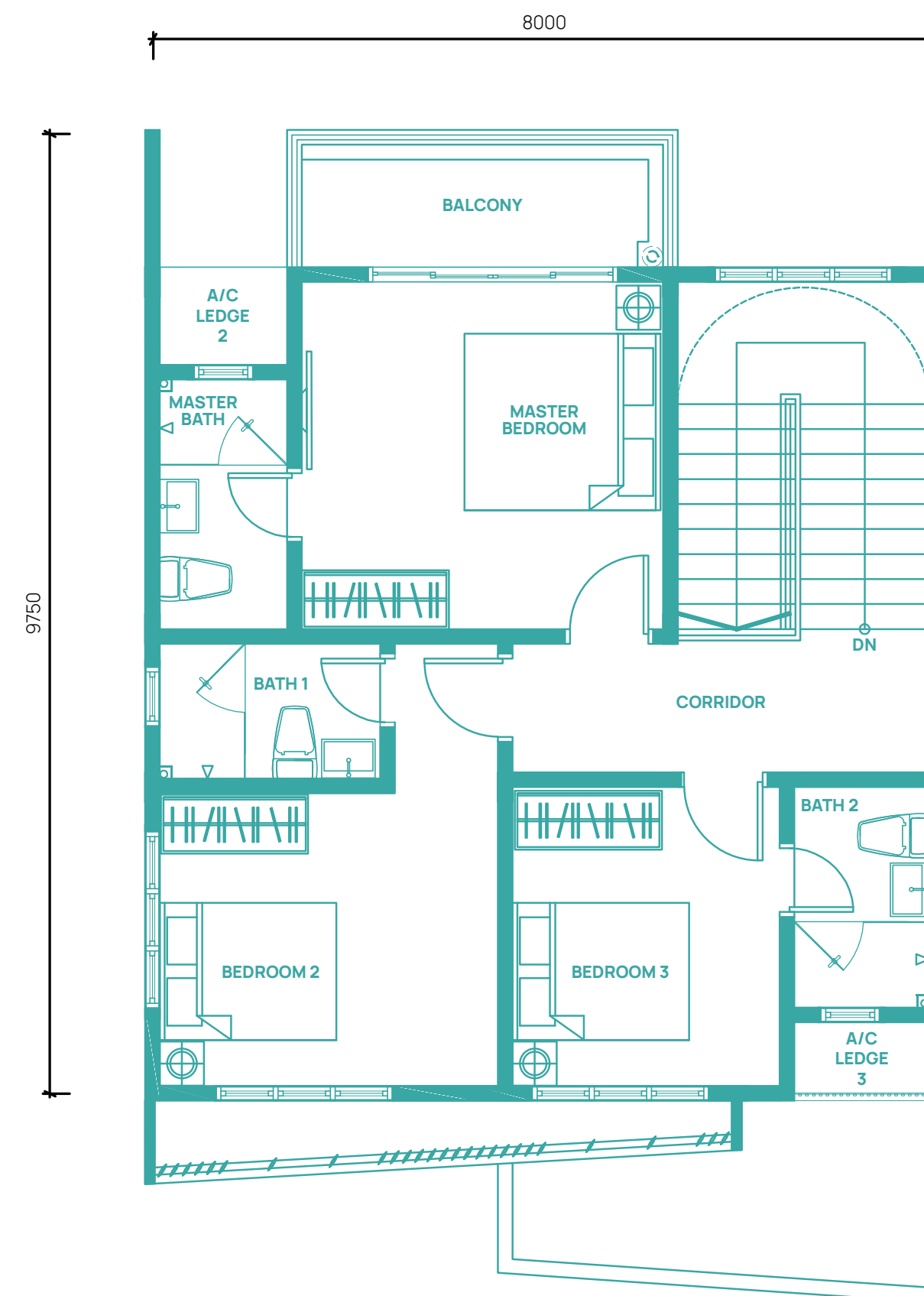
CORNER



LOWER FLOOR
PLAN (LEVEL 5)



GROUND FLOOR
PLAN (LEVEL 6)



FIRST FLOOR
PLAN (LEVEL 7)

CABANA

Layout





CABANA

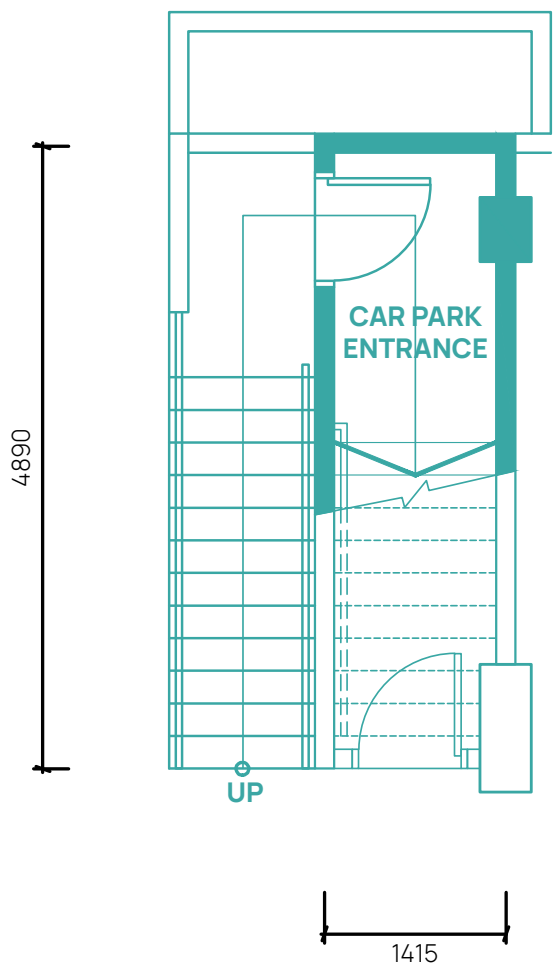
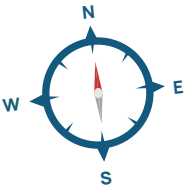
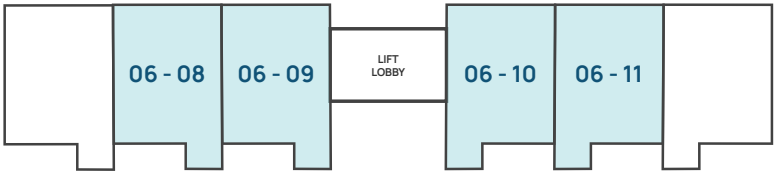
Layout

TYPE
E

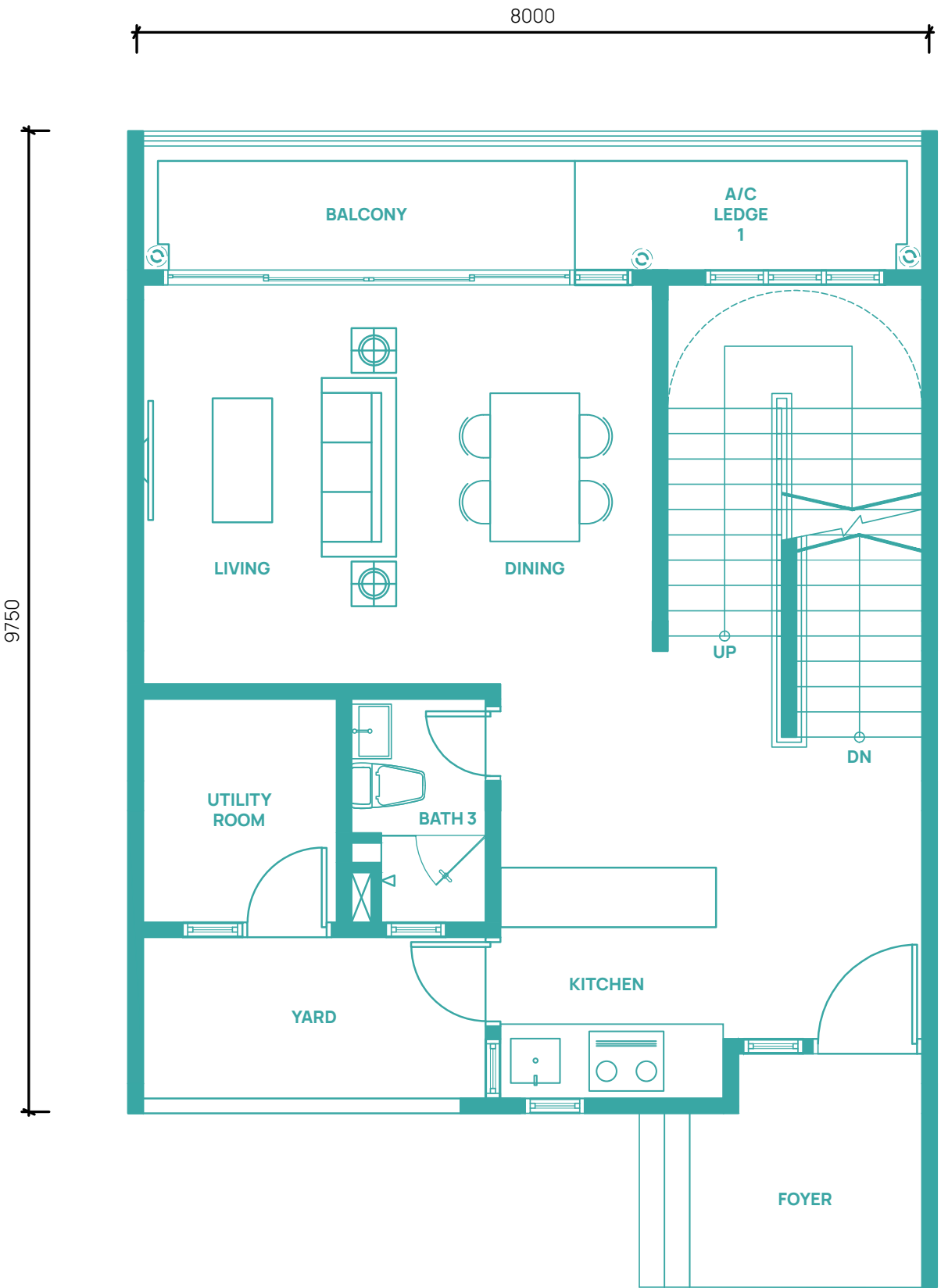
1,623 SQ.FT.

3 Bedrooms + 1 Utility Room,
4 Baths

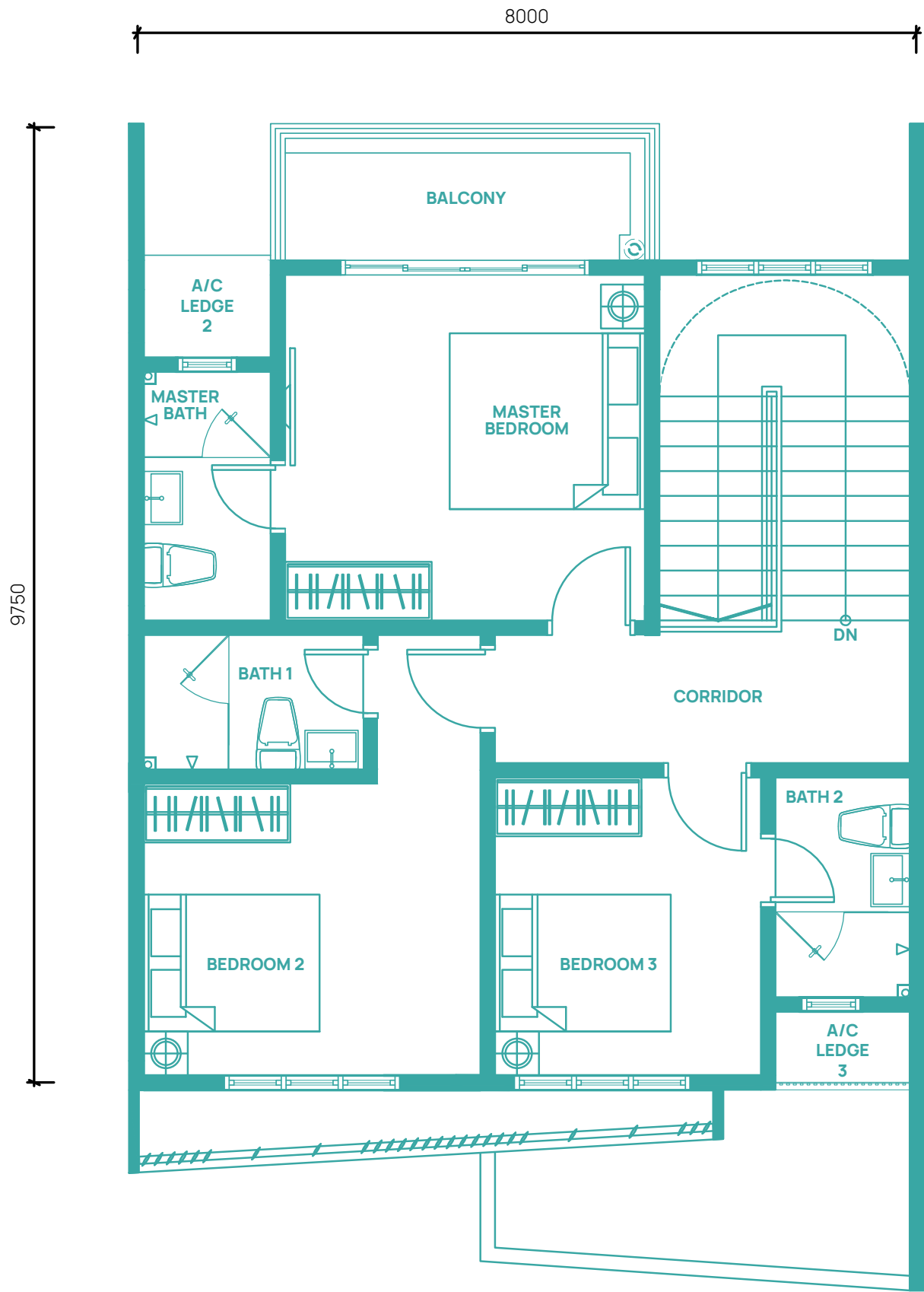
INTERMEDIATE



LOWER FLOOR
PLAN (LEVEL 5)



GROUND FLOOR
PLAN (LEVEL 6)



FIRST FLOOR
PLAN (LEVEL 7)

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ENRICHING

Lifestyle Facilities



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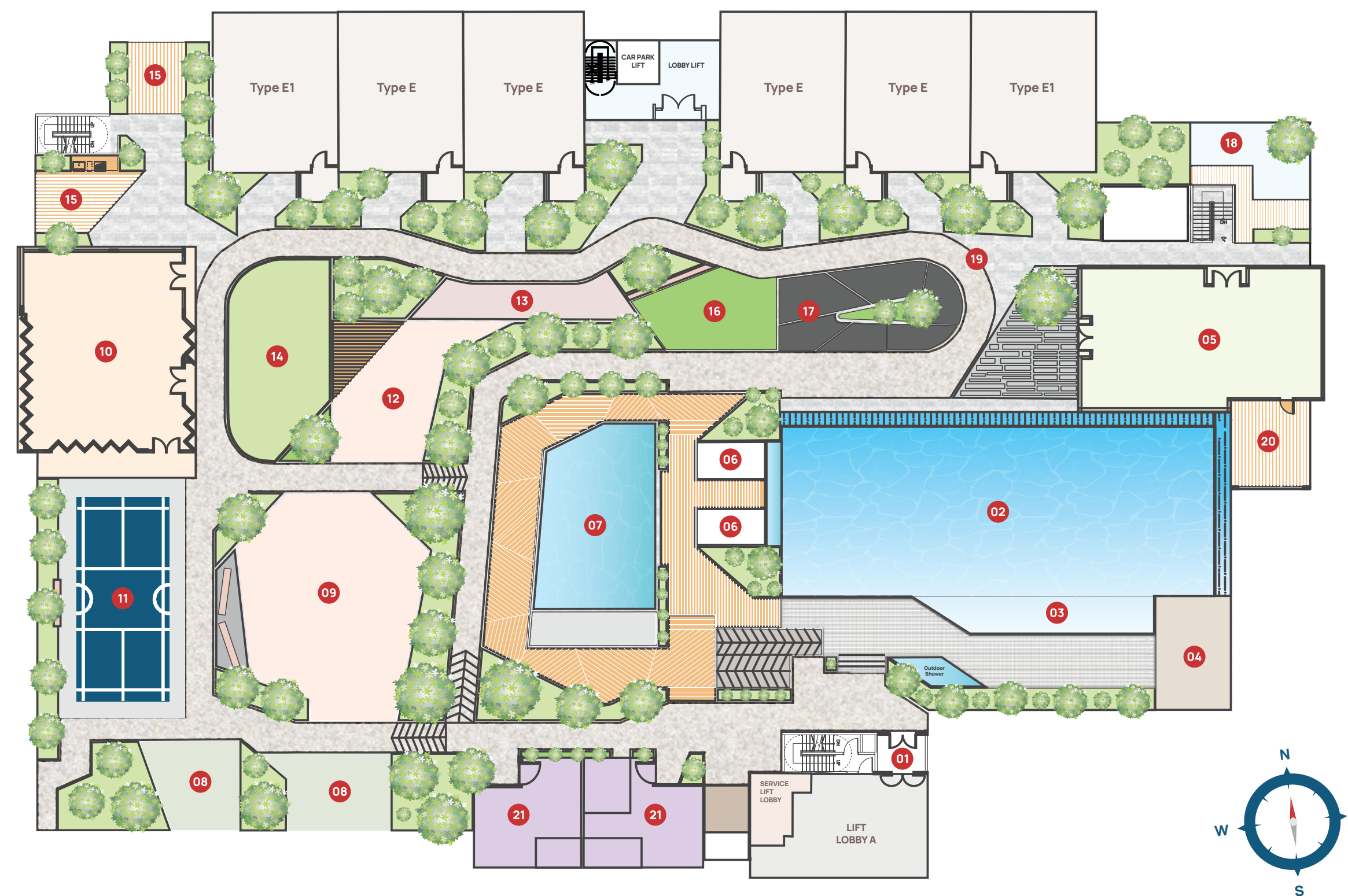


ASIAN PAC HOLDINGS BERHAD (129-T)
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FACILITIES

Plan

Experience leisure to your hearts content like never before. Discover the complete range of health, leisure and fitness facilities. Mahogany Residences offers the perfect setting for you to relax and unwind.



- | | | |
|----------------------|---------------------------|-----------------------------------|
| 01 Resident Entrance | 08 Children Fun Challenge | 15 BBQ Terrace |
| 02 Swimming Pool | 09 Children Playground | 16 Taichi Corner |
| 03 Sun Loungers Pool | 10 Multipurpose Hall | 17 Reflexology Area |
| 04 Viewing Deck | 11 Multipurpose Court | 18 Tree Hammock |
| 05 Gymnasium | 12 Toddler Play Zone | 19 Walking Trails / Jogging Track |
| 06 Pool Pavillion | 13 Outdoor Parcourse | 20 Yoga Deck |
| 07 Wading Pool | 14 Flexible Lawn | 21 Changing Rooms |



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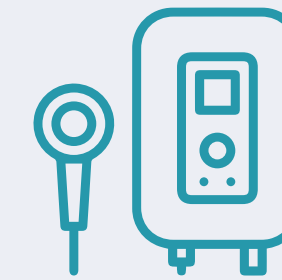


FURNISHING

Package



4 Units of
Air-Conditioner



2/3 Units of
Water Heater



1 Set of Kitchen
Cabinet with
Hood & Hob



2/3 Units of
Shower Screen



2/3 Units of
Carpark



1 unit of
kitchen Island
*Without the bar counter
top as per show unit

PROMOTIONAL

Package

FREE

SPA
LEGAL FEES

FREE

LOAN
LEGAL FEES

FREE

SPA & LOAN
DISBURSEMENT
FEES

FREE

LOAN
STAMP DUTY

