



maxim  
RISEN



### AMENITIES

#### SHOPPING

|                     |       |
|---------------------|-------|
| EKOCheras Mall      | 400m  |
| Cheras Leisure Mall | 700m  |
| Lotus's Cheras      | 2.2km |
| Cheras Sentral Mall | 3.1km |

#### RECREATIONAL AREA

|                        |       |
|------------------------|-------|
| Ketumbar Hill          | 2.4km |
| Taman Tasik Permaisuri | 5.0km |
| Jeram Besar Bukit Besi | 4.6km |
| Bukit Saga Waterfall   | 7.1km |

#### BANKS

|                        |       |
|------------------------|-------|
| Maybank                | 550m  |
| Public Bank            | 700m  |
| CIMB Bank              | 550m  |
| Bank Simpanan Nasional | 1.5km |

#### HOSPITAL & MEDICAL CENTRE

|                         |       |
|-------------------------|-------|
| Pantai Hospital Cheras  | 850m  |
| HUKM                    | 4.1km |
| Mediviron Clinic        | 350m  |
| Poliklinik Taman Cheras | 1.0km |

#### SCHOOL

|                                       |       |
|---------------------------------------|-------|
| Sri Sempurna International School     | 1.4km |
| Pusat Perubatan Universiti Kebangsaan | 4.1km |
| UCSI International School             | 3.0km |
| UCSI University                       | 3.4km |
| SMK Taman Connaught                   | 3.6km |

#### INFRASTRUCTURE

|               |       |
|---------------|-------|
| Jalan Cheras  | 200m  |
| MRR2          | 1.0km |
| SALAK Highway | 2.8km |
| CKE Highway   | 3.2km |

#### PUBLIC TRANSPORT

|                   |      |
|-------------------|------|
| MRT Taman Mutiara | 600m |
|-------------------|------|

MAXIM GLOBAL BERHAD || BUILTAMONT DEVELOPMENT SDN. BHD.  
No. 2D, Jalan SS 6/6, Kelana Jaya, 47301 Petaling Jaya, Selangor.

Developer: Builtamont Development Sdn. Bhd. [201501014866 (1140198-A)]

Developer's License No.: 30037/04-2027/0036(N) [Validity Period: 4/4/2022 - 3/4/2027] • Advertising & Sales Permit No.: 30037-1/06-2025/0060(N)(S) [Validity Period: 21/06/2022 - 20/06/2025] • Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL)

• Approved Building Plan No.: BP S2 OSC 2021 25 21 • Expected Completion Date: June 2026 • Land Tenure: Leasehold 99 years (Expires in 12 June 2116) • Land Encumbrances: United Overseas Bank Berhad (UOB) • Type: Apartment Suites

• Total Units: Block A: 629 Unit; Block B: 607 Unit • Selling Price From: Block A (RM321,000 - RM513,000); Block B (RM412,000 - RM508,000) (5% Bumiputera Discount)

Disclaimer: All plans, information and specifications contained herein are subject to changes and / or amendments as per required by the relevant authorities and of the developer's architect and can not form part of an offer or contact. Whilst every care is taken in providing this information, the developer and its agent cannot be held liable for any inaccuracies. All pictures and illustration are artist's impression only.

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# A star has RISEN



## UNIT SPECIFICATIONS

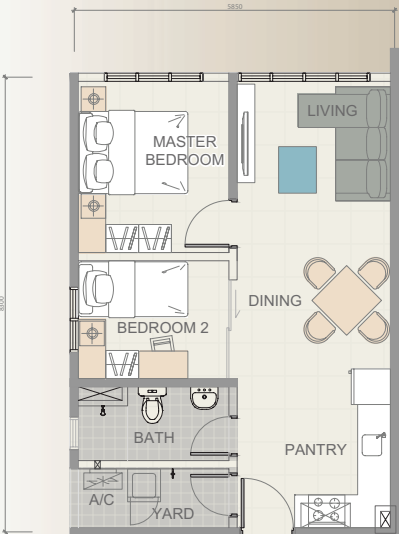
| DETAIL(S)      | SPECIFICATION(S)                            |                         |
|----------------|---------------------------------------------|-------------------------|
| Structure      | Reinforced Concrete Frame                   |                         |
| Walls          | Reinforced Concrete / Brick Wall            |                         |
| Roofing        | Reinforced Concrete Slab / Metal Deck Roof  |                         |
| Ceiling        | Skim Coat / Ceiling Board                   |                         |
| Floor Finishes | Living & Dining                             | Tiles                   |
|                | Bedrooms                                    | Tiles                   |
|                | Bathrooms                                   | Tiles                   |
|                | Kitchen / Pantry                            | Tiles                   |
|                | Foyer / Yard / Balcony                      | Tiles                   |
| Wall Finishes  | General                                     | Plaster & Paint         |
|                | Bathrooms                                   | Tiles                   |
|                | Kitchen / Pantry                            | Tiles / Plaster & Paint |
| Windows        | Aluminum Frame Glass Panel                  |                         |
| Doors          | Fire Rated Door / Flush Door / Sliding Door |                         |
| Locks          | Selected Lock Set                           |                         |
| Internal       | Concealed Conduit                           |                         |

| Sanitary Installation | Unit A | Unit B | Unit C |
|-----------------------|--------|--------|--------|
| Water Closet          | 1 nos. | 2 nos. | 2 nos. |
| Water Basin           | 1 nos. | 2 nos. | 2 nos. |
| Basin Tap             | 1 nos. | 2 nos. | 2 nos. |
| Shower Point          | 1 nos. | 2 nos. | 2 nos. |
| Kitchen Sink          | 1 nos. | 1 nos. | 1 nos. |
| Sink Tap              | 1 nos. | 1 nos. | 1 nos. |
| Bib Tap               | 2 nos. | 3 nos. | 3 nos. |
| Paper Roll Holder     | 1 nos. | 2 nos. | 2 nos. |

| Electrical Installation     | Unit A  | Unit B  | Unit C  |
|-----------------------------|---------|---------|---------|
| Lighting Points             | 8 nos.  | 13 nos. | 15 nos. |
| Ceiling Fan Points          | 3 nos.  | 3 nos.  | 4 nos.  |
| 13 Amp Switch Socket Outlet | 11 nos. | 12 nos. | 14 nos. |
| Air Conditioner Points      | 3 nos.  | 3 nos.  | 4 nos.  |
| Water Heater Points         | 1 nos.  | 2 nos.  | 2 nos.  |
| Doorbell / Chime Points     | 1 nos.  | 1 nos.  | 1 nos.  |
| SMATV Points                | 1 nos.  | 1 nos.  | 1 nos.  |
| Fibre Wall Socket Outlet    | 1 nos.  | 1 nos.  | 1 nos.  |
| Distribution Board          | 1 nos.  | 1 nos.  | 1 nos.  |

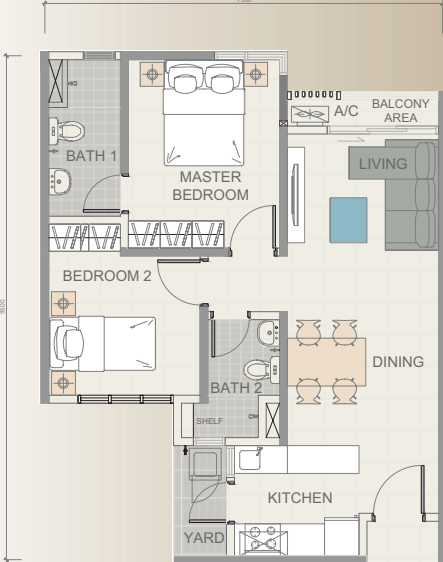
### TYPE A

1 + 1 BEDROOMS AND 1 BATHROOM  
UNIT SIZE : 48.31 SQ.M (523 SQ.FT)



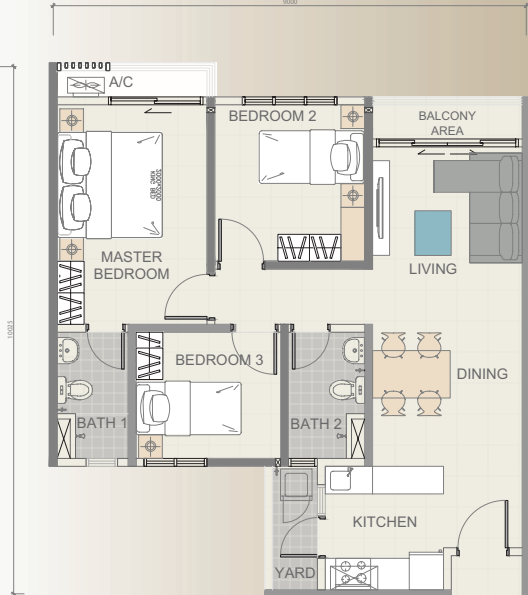
### TYPE B

2 BEDROOMS AND 2 BATHROOMS  
UNIT SIZE : 61.37 SQ.M (660 SQ.FT)



### TYPE C

3 BEDROOMS AND 2 BATHROOMS  
UNIT SIZE : 76.08 SQ. M (819 SQ.FT)



## HOSPITABLE FACILITIES WITHIN REACH

1. Management Office
2. Taska
3. Tadika
4. Surau
5. Pool Deck
6. Swimming Pool
7. Changing Room
8. Multipurpose Hall
9. Gymnasium
10. Playground



## BETTER LIVING THROUGH RISEN