



FORGED WITH
PASSION

CRAFTED WITH
THE HUMAN TOUCH

HOMES YOUR LOVED
ONES DESERVE

City living

DESIGNED AROUND YOU & THE *family*

Carved out of a corner of the metropolis just 4km from KL City Centre, Pitta Residensi is a rare gem for contemporary urban living on the outside, wholesome family living on the inside - amidst well thought through designs, facilities and greenery.

TASTEFULLY ORCHESTRATED

Artist's impression only

ALL-ROUND *Advantages*



Each unit has an exclusive balcony with optimised open view



Residents-only gym, landscaped facilities deck, and rooftop skydeck



Private gated-and-guarded compound with grand entrance archway



2-tier security - CCTV and access card to lift and door

We go beyond expectations to ensure your daily experience is optimal, even the building itself is carefully orientated to face the priceless-view of KL's iconic skyline - the Merdeka 118, TRX Exchange 106, Petronas Twin Towers and KL Tower.

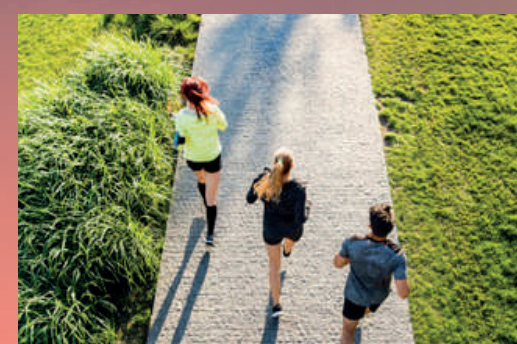


WITHIN REACH

Express Ramp for quick access to carpark levels. Walking distance with covered walkway to LRT, MRT, schools and malls (nearest is 300m away).



Artist's impression only



DIRECT ACCESS TO
FOOTBALL FIELD AND
LEISURE JOGGING TRACK

FACILITIES *Plan*



PUBLIC

1. Football Field
2. Leisure Jogging Track
3. Picnic Area
4. Children's Playground
5. Outdoor Gym

RESIDENTS-ONLY

GROUND FLOOR

6. Grand Entrance with RFID-access

LEVEL 8

7. Gymnasium (Male)
8. Gymnasium (Female)
9. Yoga Deck
10. Chill-out Area
11. Children's playground
12. Children's Bicycle Track
13. Management's Office
14. Chill-out Deck

15. Changing Room / Shower / Washroom

16. Multi-purpose Hall
17. Wading Pool
18. Children's Water Playground
19. Swimming Pool
20. Maze Garden with Reflexology
21. Cabana
22. BBQ Area (Muslim & Non-muslim)

LEVEL 45 (Roof Top)

23. Roof Top Viewing Deck (Block A & B)

Thoughtfully CRAFTED UNIT

TYPE A | 859 (sq. ft.)

Floor Plan

Bedroom(s)



3

Bathroom(s)



2

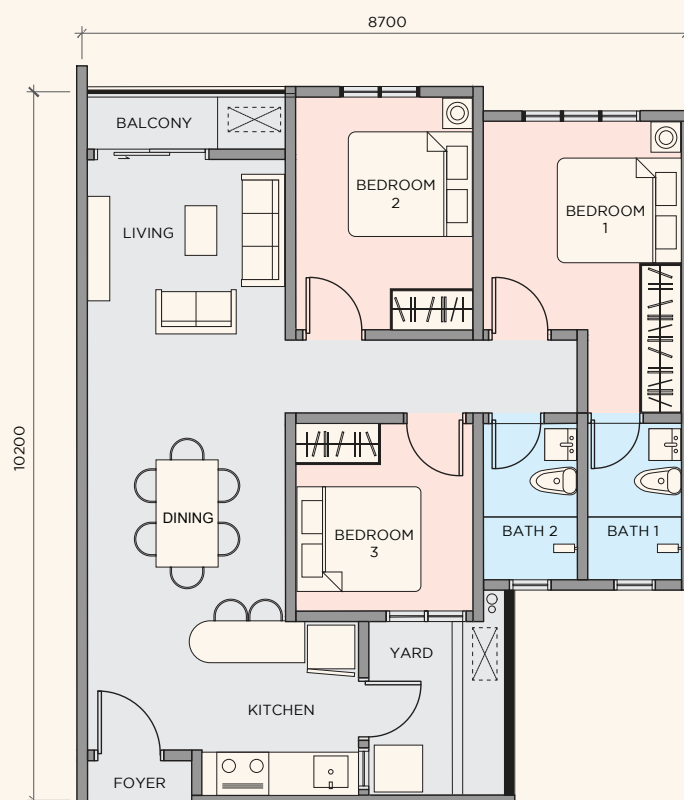
Balcony



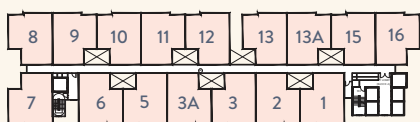
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With Yard



KL CITY VIEW

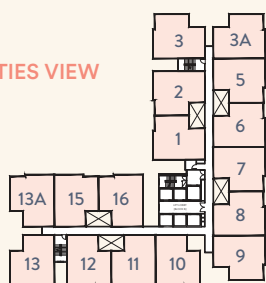


BLOCK A

FACILITIES VIEW



BLOCK B



AMPANG HILL VIEW

CHERAS CITY VIEW



Highly CONNECTED

Nestled within Taman Miharja, Cheras in the heart of the city, Pitta Residensi has great accessibility and connections. The popular Suria KLCC, KL Tower, Pavilion Mall, Bintang Walk, TRX and IKEA are all less than 7km from here. Within a 3km radius, there are at least seven schools and colleges, four hospitals - Sunway Medical Centre Velocity, Pantai Cheras, Prince Court, HUKM; with one MRT and two LRT stations all sited less than 1km away.



Artist's impression only

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Crafted By

BEAKS
DEVELOPMENT



• Type of Residential: Apartment • Developer's License No: 30024/03-2027/0023(N) • Validity Period: 28/03/2022 – 27/03/2027 • Sales Permit No: 30024-1/04-2025/0011(N)-(S) • Validity Period: 25/04/2022 – 24/04/2025 • Approval Authority: DBKL • Building Plan Reference No: BP U3 OSC 2021 2240 (19) • Tenure of Land: Leasehold (09 July 2117) • Land Encumbrances: RHB Bank Berhad • Expected of Completion: MAR 2025 • Selling Price: Block A 576 units (Min RM300,000 – Max RM318,000), Block B 592 units (RM300,000) • Total No of Units: 1168 unit Type A (859sqft) • Developed by: BEAKS DEVELOPMENT SDN BHD Restriction: The Land cannot be transferred, leased or mortgaged without any consent from the Land Committee of Kuala Lumpur, Federal Territory.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.