

Redefining  
Modern  
Co-Living  
Space

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PLATINUM  
M E L A T I  
R E S I D E N C E S

At the heart of  
 a fully developed locale,  
 the vibrant enclave has  
 every lifestyle convenience  
 and more



**SHOPPING**

KL East Mall	1.2KM
M3 Shopping Mall	1.4KM
AEON Big @ The Palette	2.7KM
Setapak Central Mall	3.0KM
Giant Hypermarket Setapak PV128	3.4KM
Aeon Alpha Angle	3.5KM
NSK Wangsa Maju	3.8KM
Rampai Business Park	3.9KM
Melawati Mall	4.0KM
Wangsa Walk	4.2KM
	4.3KM

**RECREATIONAL**

Danau Kota Lake	3.7KM
Tasik Sri Rampai	4.1KM
Zoo Negara	5.0KM
Istana Budaya	7.6KM
Tasik Titiwangsa	8.6KM

**MEDICAL**

Columbia Asia Setapak	3.3KM
KPJ Tawakal	6.9KM
Hospital Kuala Lumpur	7.6KM
Hospital Pusrawi	8.4KM
Institut Jantung Negara	9.3KM

**TRANSPORTATION HUB**

LRT Taman Melati	0.8KM
Terminal Bersepadu Gombak (TBG)	1.3KM



**PLATINUM  
MELATI  
RESIDENCES**

SEKOLAH RENDAH  
AGAMA AL-FALAHIAH

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SPE

SPE

TAR UMT

SK  
TAMAN  
MELATI

JALAN TAMAN MELATI 1

PERSIARAN PERTAHANAN

THE  
PALETTE  
@ THE ARK

MERDEKA  
118

TRX

KLCC

KL  
TOWER

LRT  
TAMAN  
MELATI

SETAPAK  
CENTRAL

THE  
PALETTE  
@  
DANAU KOTA

Artist Impression

**EDUCATION**

**Primary Schools**

SJKC Wangsa Maju	3.4KM
SJKC Mun Yee	4.1KM
SJKC Chong Hwa	6.4KM
SJKC Chiao Nan	6.9KM
SK Taman Melati	0.65KM
SK Taman Setia	1.4KM
SK Danau Kota	2.2KM
SK Danau Kota 2	3.4KM
SK Setapak	6.5KM

**Secondary School**

SMK Taman Melati	0.4KM
SMK Gombak Setia	2.2KM
SMK Danau Kota	3.4KM
SMJK Chong Hwa	5.3KM
Chong Hwa Independent High School	12.5KM

**International School**

Sri Utama International School	3.6KM
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**College/Universities**

TAR UMT	1.1KM
Malaysia Institute of Art	4.2KM

All distances are based on the shortest routes as cited from Google Maps



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# Urban Co-Living & Family Living blending seamlessly



Discover a living space that brings together the warmth of home and the practicality of modern co-living. Designed for connection and comfort, our thoughtfully crafted environment supports both individual lifestyles and shared experiences. Whether you're a growing household or seeking a sense of community, this is where modern living meets timeless togetherness.

Here, every room, corner, and amenity is shaped to encourage harmony, convenience, and a fulfilling way of life.





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# More than a lifestyle choice, it's a great investment

Located in a thriving and well-established township, Platinum Melati Residences presents an excellent choice for family investment. Thoughtfully designed with a modern co-living and family-oriented lifestyle concept, it benefits from strong rental demand due to its proximity to TAR University College and outstanding connectivity—just a short walk from the Taman Melati LRT station. These factors contribute to promising rental yields and long-term capital appreciation, making it an attractive investment option.



**1.1km to TAR UMT campus**



**800m to Taman Melati LRT station**



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Artist Impression

## LEVEL G

- |    |                             |    |                                       |
|----|-----------------------------|----|---------------------------------------|
| 1  | GUARD HOUSE                 | 15 | SPACE FOR KINDERGARTEN                |
| 2  | HOPSCOTCH                   | 16 | SPACE FOR RETAIL                      |
| 3  | PAVILION                    | 17 | MANAGEMENT OFFICE                     |
| 4  | URBAN FARM                  | 18 | SPACE FOR LAUNDRY                     |
| 5  | JOGGING TRACK               | 19 | WAITING LOUNGE (BLOCK A)              |
| 6  | BASKETBALL COURT            | 20 | MAIL ROOM & PARCEL ROOM (BLOCK A)     |
| 7  | GARDEN SEATING CORNER       | 21 | WAITING LOUNGE (BLOCK B & C)          |
| 8  | SPACE FOR MADANI FOOD COURT | 22 | MAIL ROOM & PARCEL ROOM (BLOCK B & C) |
| 9  | SPACE FOR NURSERY           | 23 | WASHROOM                              |
| 10 | POLICE BOOTH                | 24 | LIFT LOBBY 1 (BLOCK A)                |
| 11 | NON-MUSLIM WAKE ROOM        | 25 | LIFT LOBBY 2 (BLOCK B)                |
| 12 | MUSLIM WAKE ROOM            | 26 | LIFT LOBBY 3 (BLOCK C)                |
| 13 | MUSLIM PRAYER ROOM (MALE)   |    |                                       |
| 14 | MUSLIM PRAYER ROOM (FEMALE) |    |                                       |



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# The lifestyle village



More than just a home, it is a lifestyle choice for every member of your family. Simply put, it is a comprehensive living experience that caters to the lifestyle needs of the young to the old.

Platinum Melati Residences offers a wide array of amenities. Whether it's a day of fun at the recreational deck, a refreshing dip in the swimming pool after a workout at the gym or even a barbeque with family and friends, there's something for everyone.

Level G

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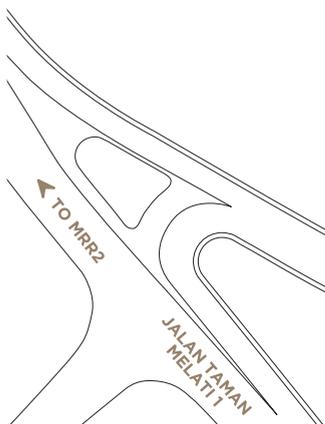
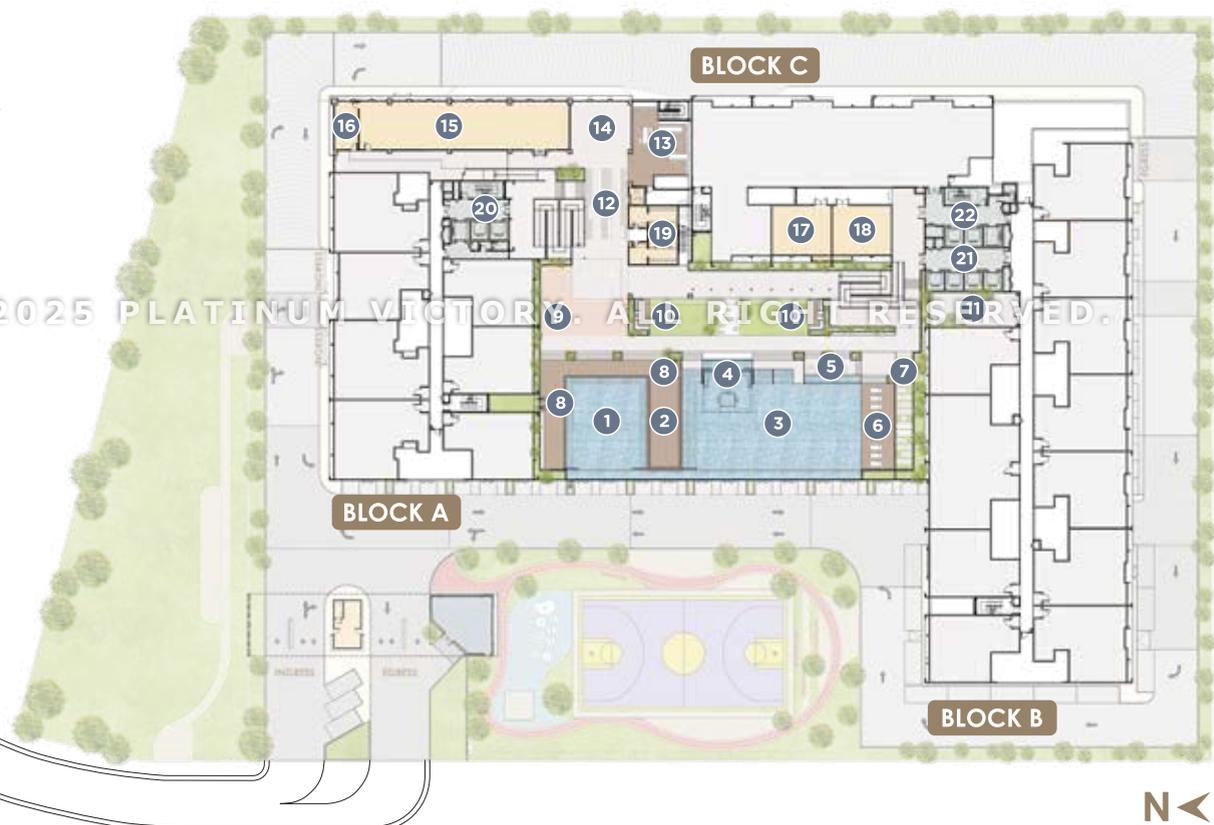
Artist Impression

**LEVEL 8**

- 1 WADING POOL
- 2 FLOATING PAVILION
- 3 SWIMMING POOL
- 4 JACUZZI
- 5 SUNKEN LOUNGE AREA
- 6 POOL DECK
- 7 REFLEXOLOGY PATH
- 8 OUTDOOR SHOWER AREA
- 9 PLAYGROUND
- 10 BBQ AREA
- 11 POCKET GARDEN
- 12 SEATING AREA
- 13 DINING AREA
- 14 PRE FUNCTION SPACE
- 15 MULTIPURPOSE HALL
- 16 PREPARATION ROOM
- 17 INDOOR GAME ROOM
- 18 CO-WORKING SPACE

- 19 CHANGING ROOM / WASHROOM
- 20 LIFT LOBBY 1 (BLOCK A)
- 21 LIFT LOBBY 2 (BLOCK B)
- 22 LIFT LOBBY 3 (BLOCK C)

Level 8



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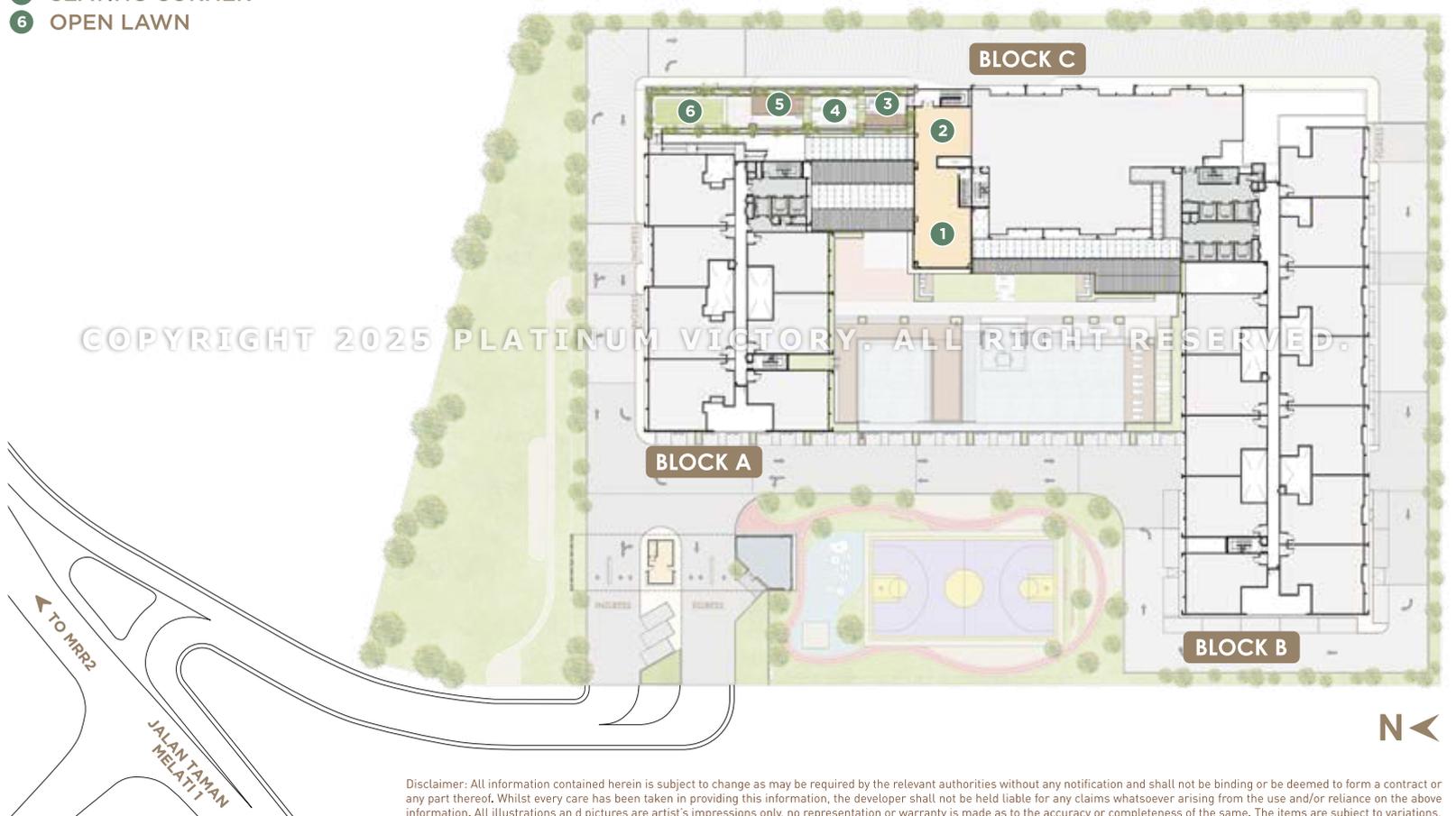


**LEVEL 9**

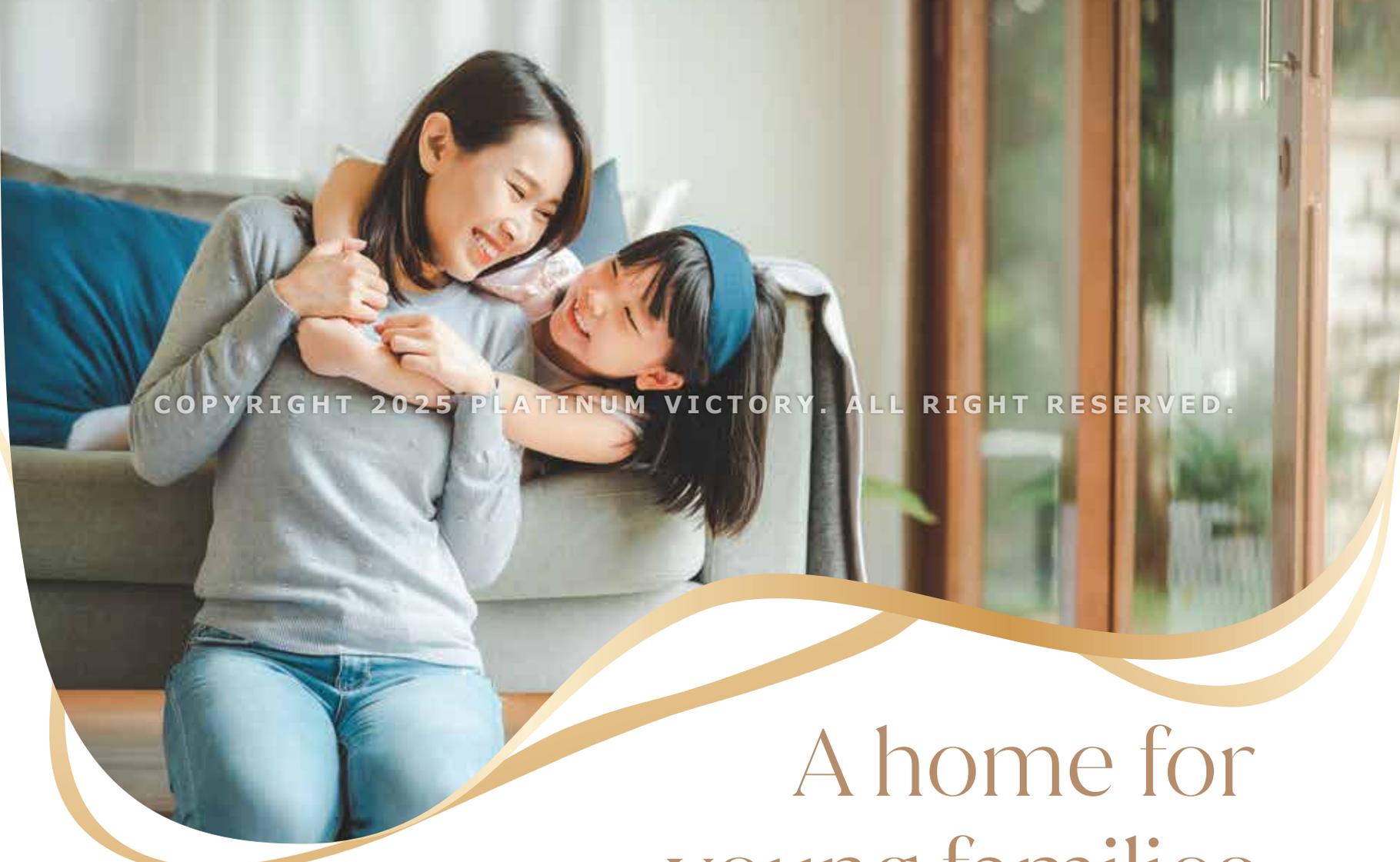
- ① GYM ROOM
- ② YOGA & DANCING AREA
- ③ OUTDOOR LOUNGE
- ④ OUTDOOR FITNESS
- ⑤ SEATING CORNER
- ⑥ OPEN LAWN

Level 9

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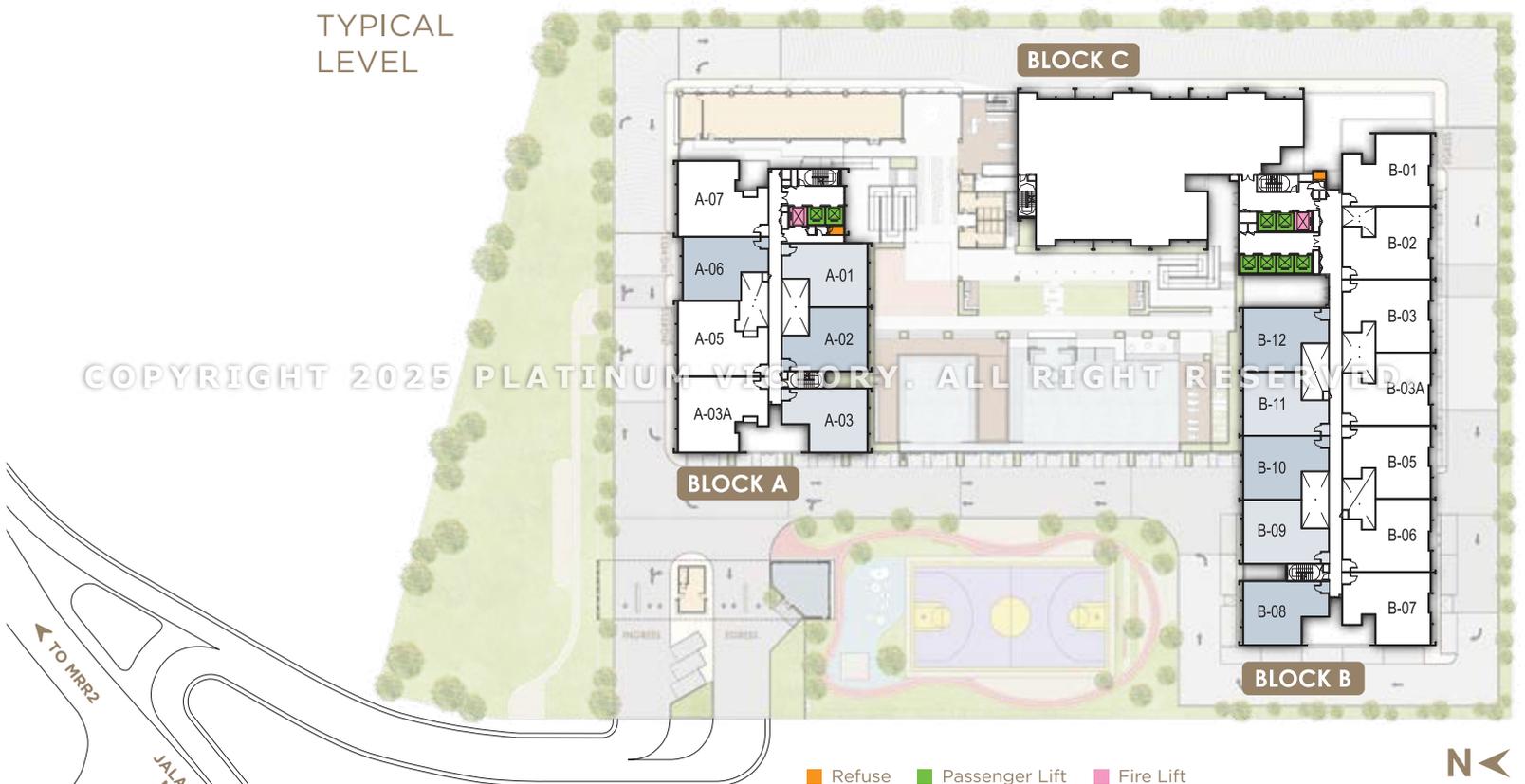
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# A home for young families

Designed with growing families in mind, Platinum Melati Residences offers a nurturing environment that blends modern comfort with everyday practicality. Spacious layouts, thoughtful amenities, and a vibrant community create the perfect setting for young families to thrive.

TYPICAL LEVEL

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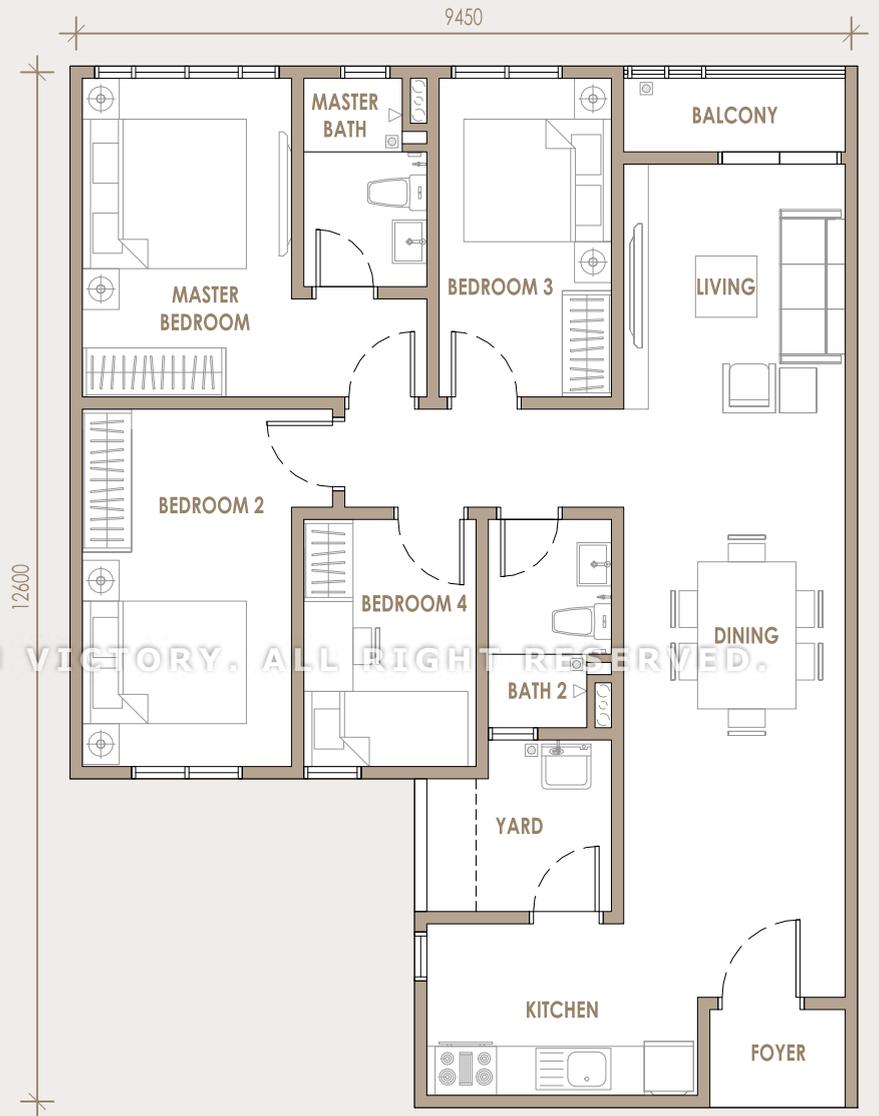


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# TYPE B

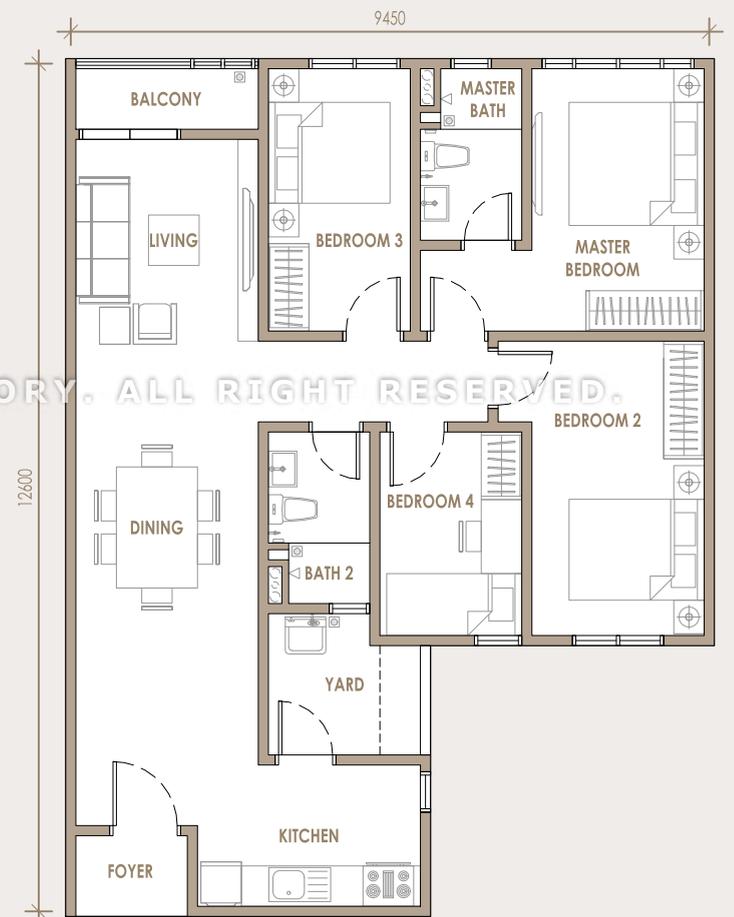
1,100 sq. ft

102 sq. m



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# TYPE B(M)



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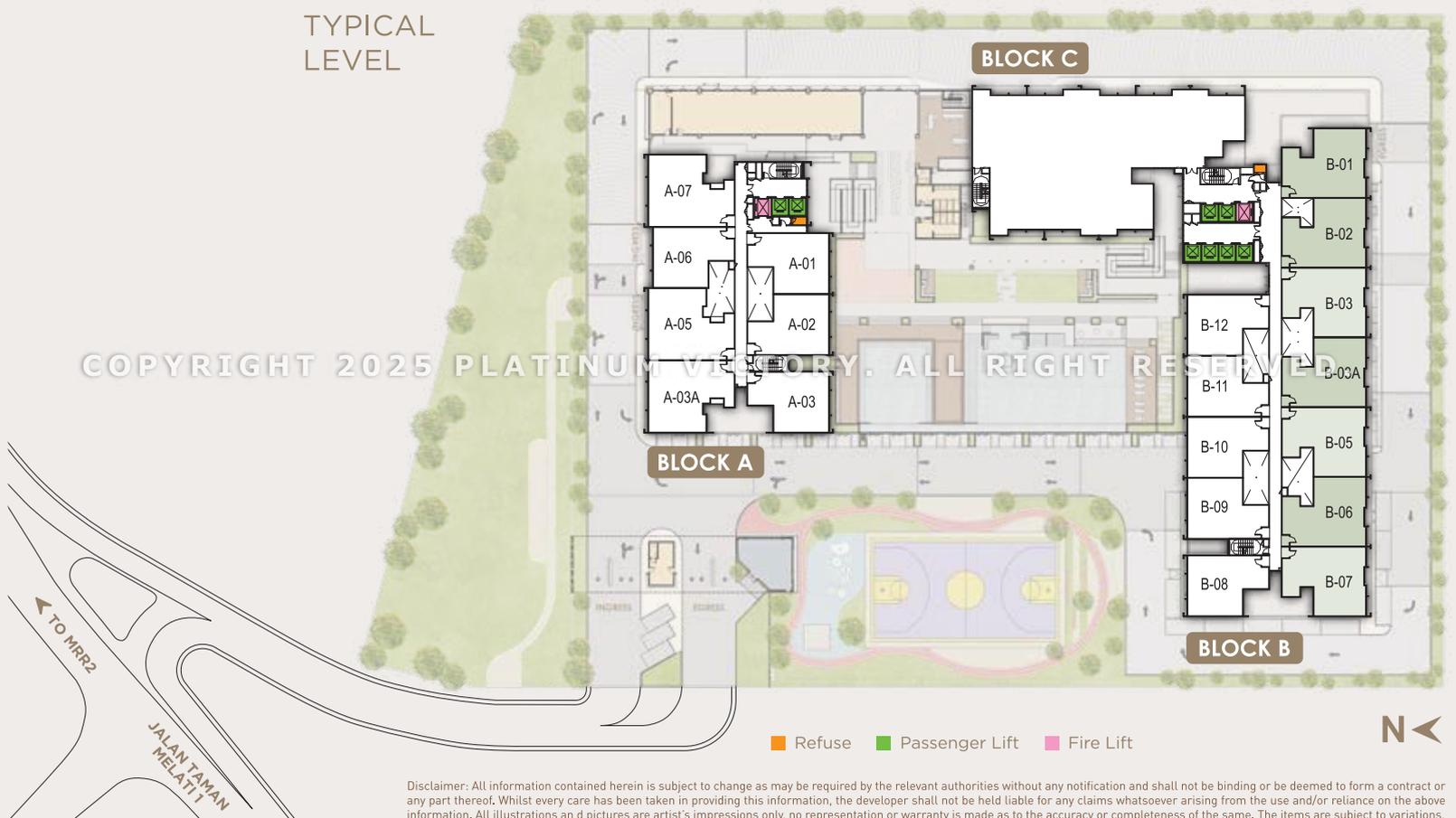
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# Wholesome living for growing & extended families

Thoughtfully designed with inviting spaces, unit layouts and well-crafted amenities, it fosters connection, well-being, and a strong sense of community. Whether raising children or simply enjoying family life, this home supports a wholesome way of living rooted in comfort, harmony, and togetherness.

TYPICAL LEVEL

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# TYPE C

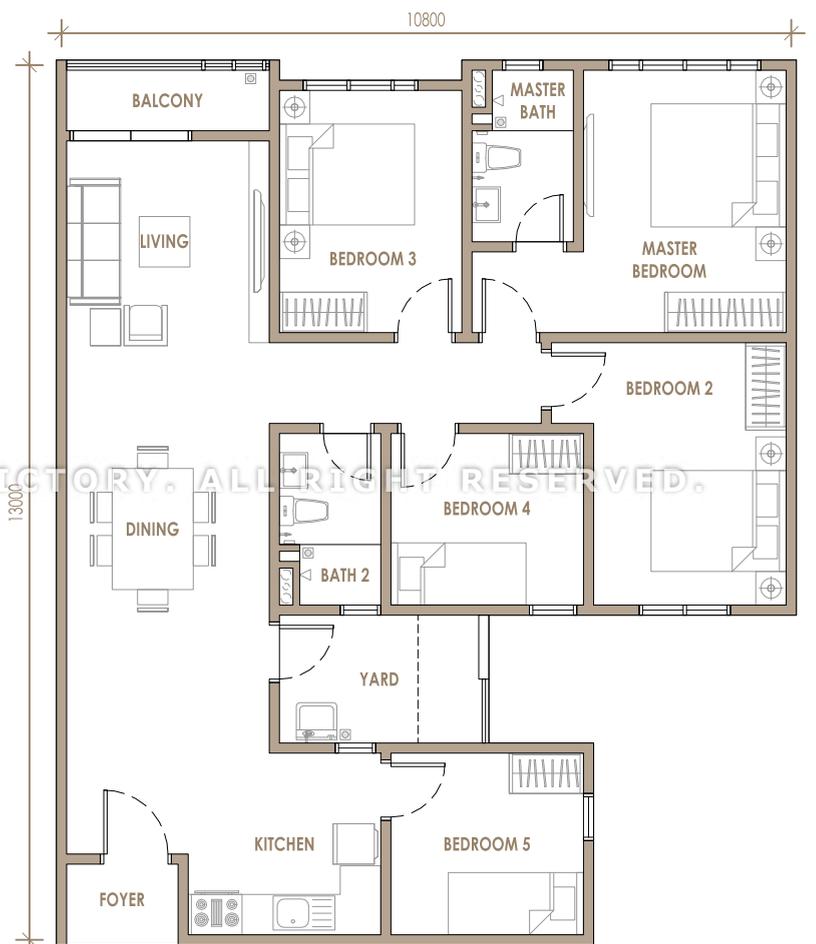
1,310 sq. ft  
122 sq. m

5  2 



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# TYPE C(M)



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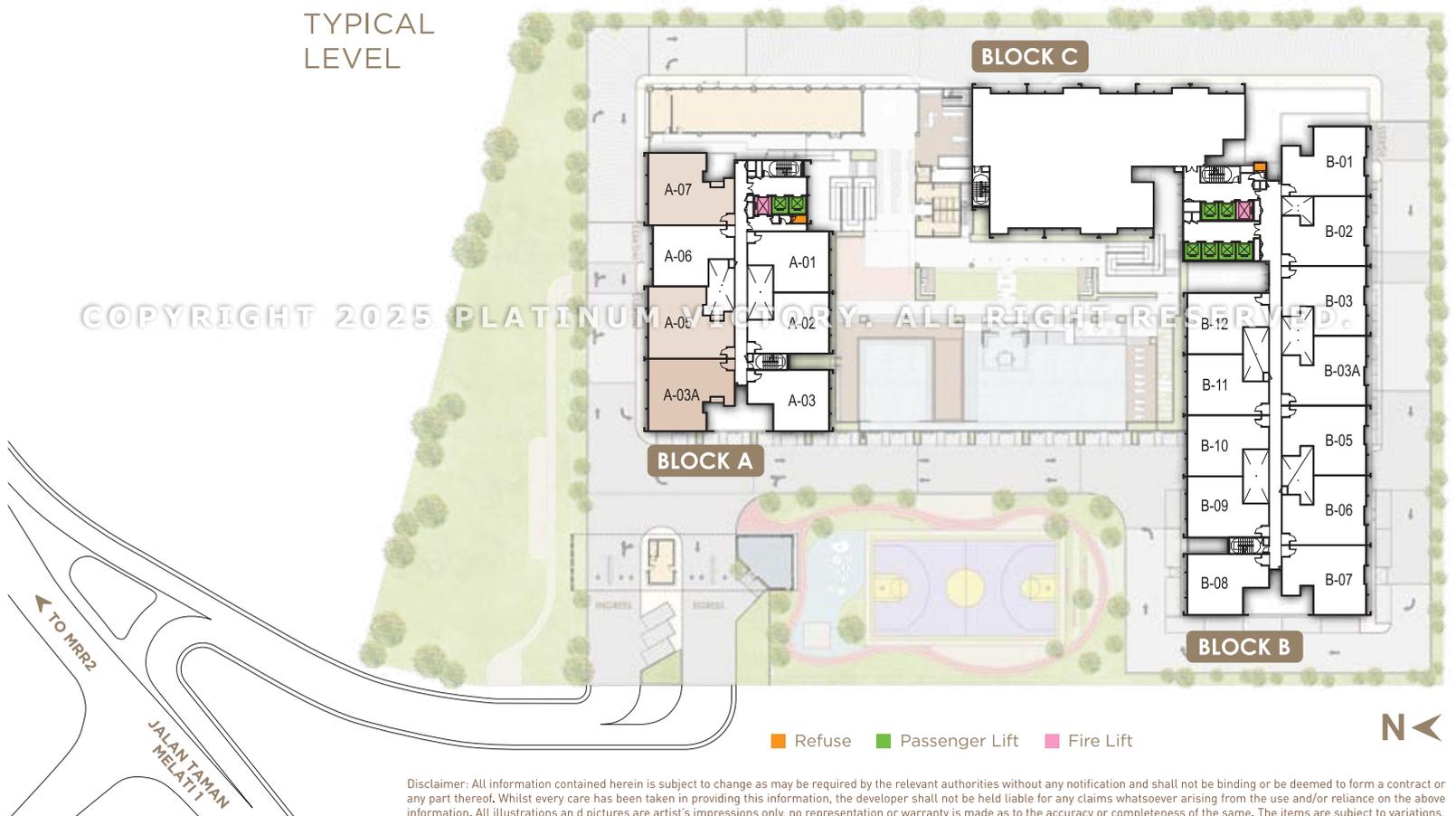
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# Co-living for young adults & multi-generational families

With modern amenities and adaptable layouts, it balances community with privacy, offering young adults independence and multi-generational families a connected, convenient lifestyle.

TYPICAL  
LEVEL

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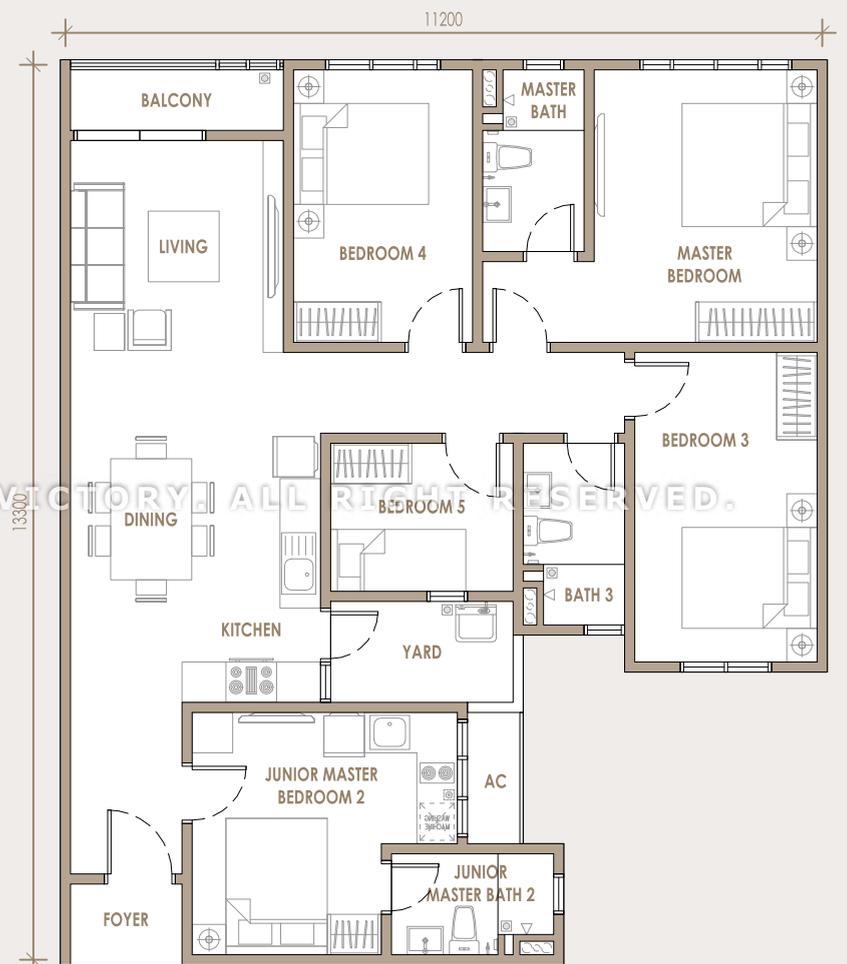
# TYPE D

1,375 sq. ft

128 sq. m



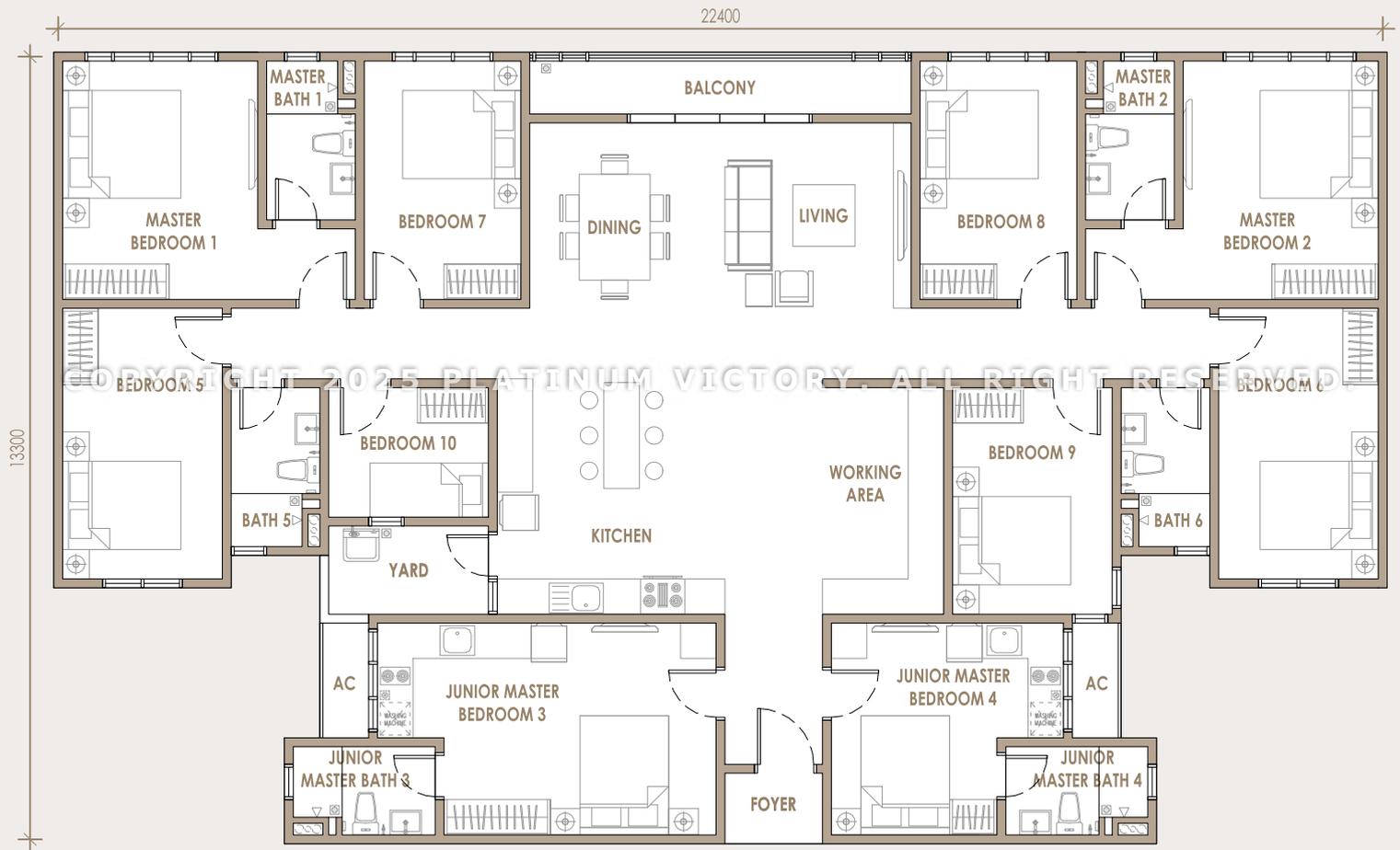
# TYPE D(M)



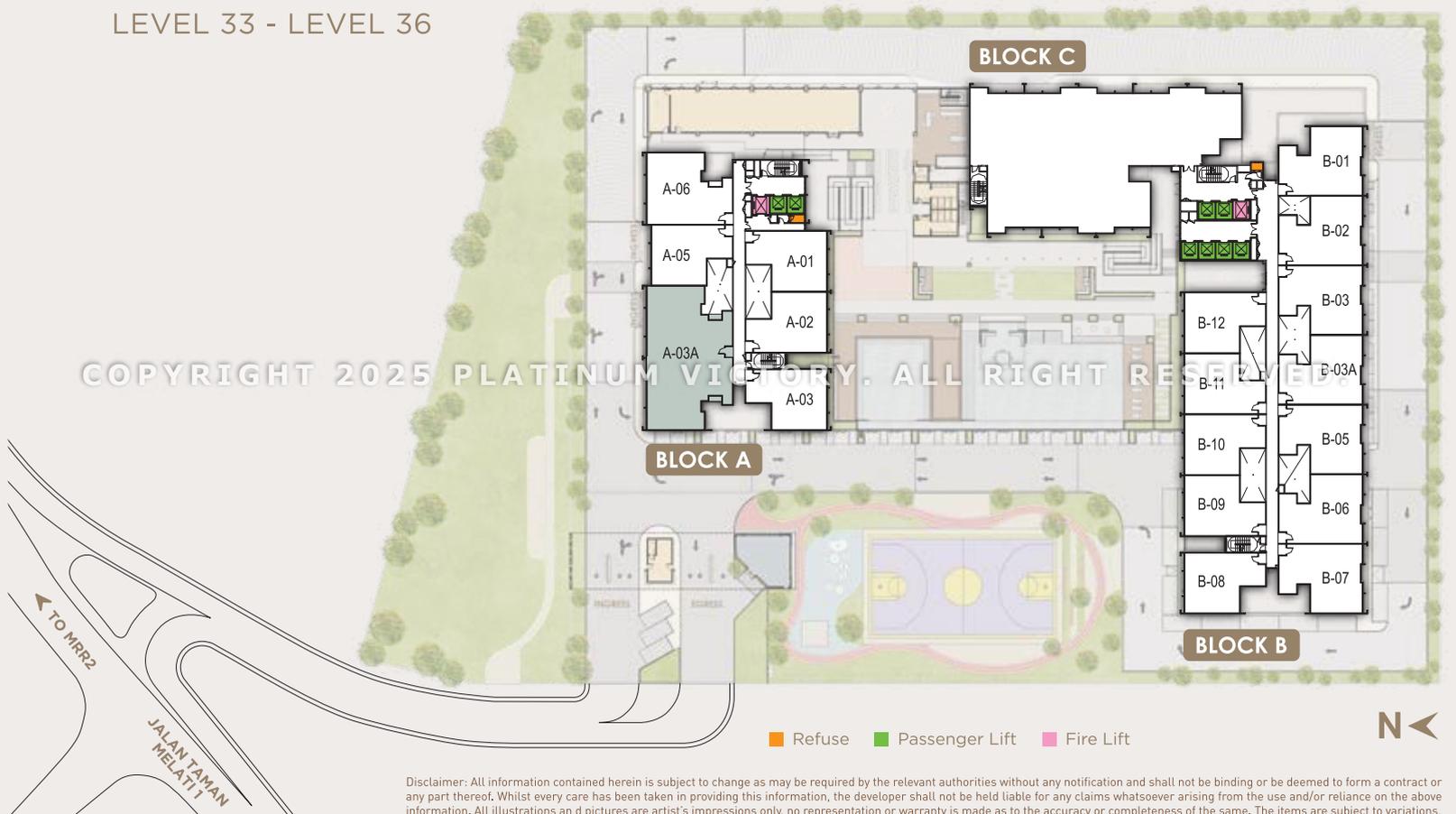
# TYPE E

2,750 sq. ft  
255 sq. m

10  6 



## LEVEL 33 - LEVEL 36

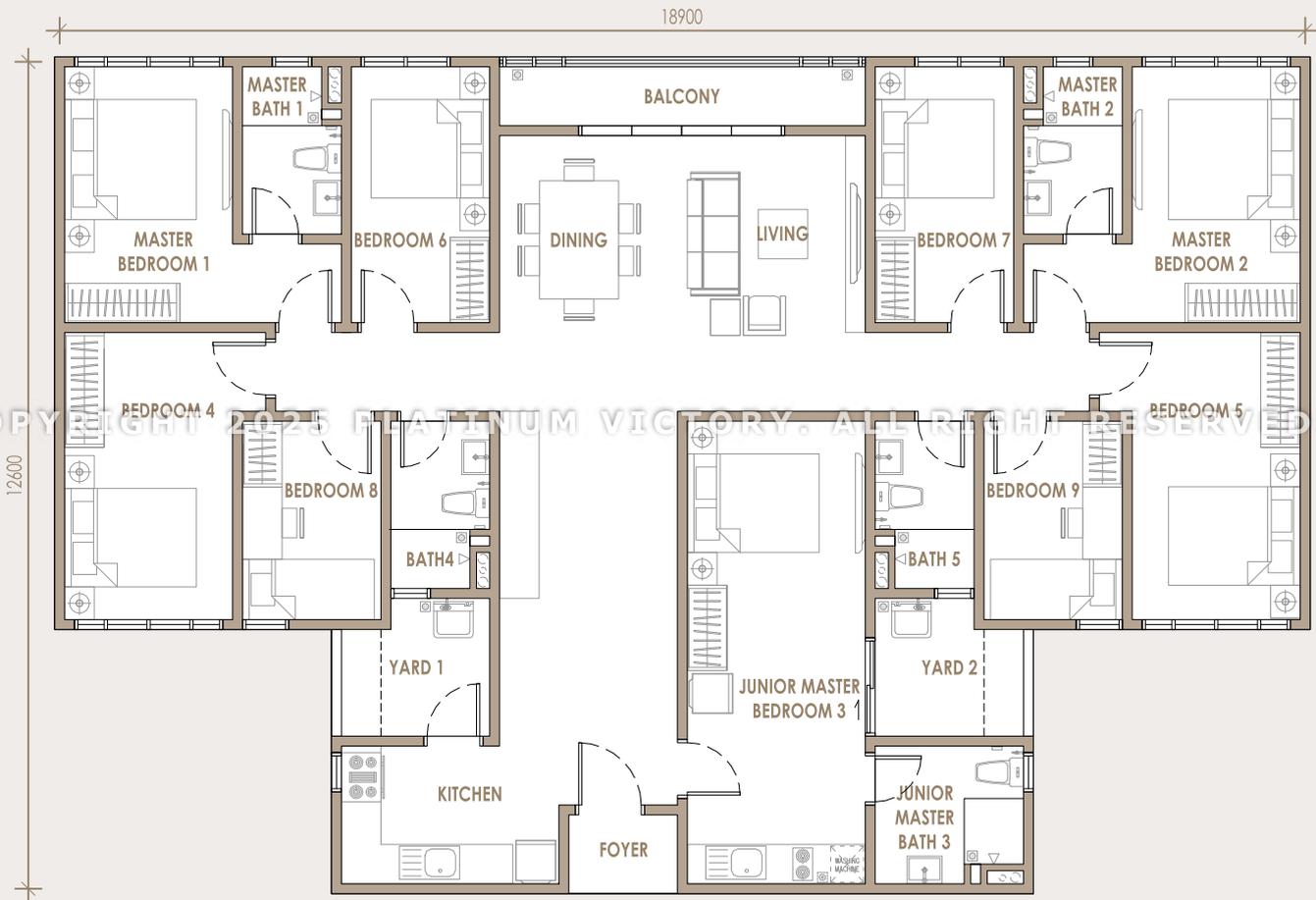


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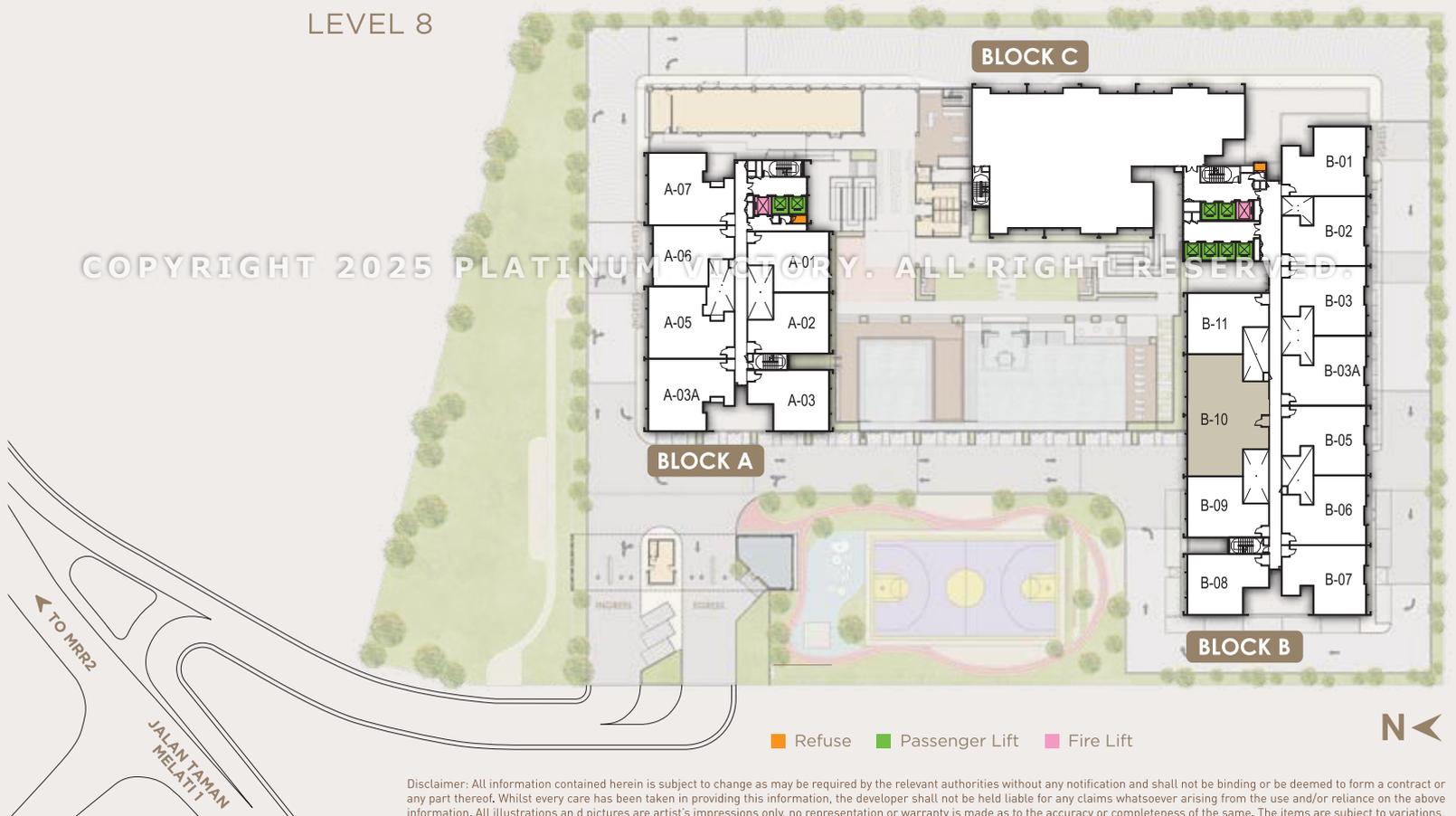
# TYPE F

**2,199** sq. ft  
**204** sq. m

**9**  **5** 



## LEVEL 8



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# S P E C I F I C A T I O N S

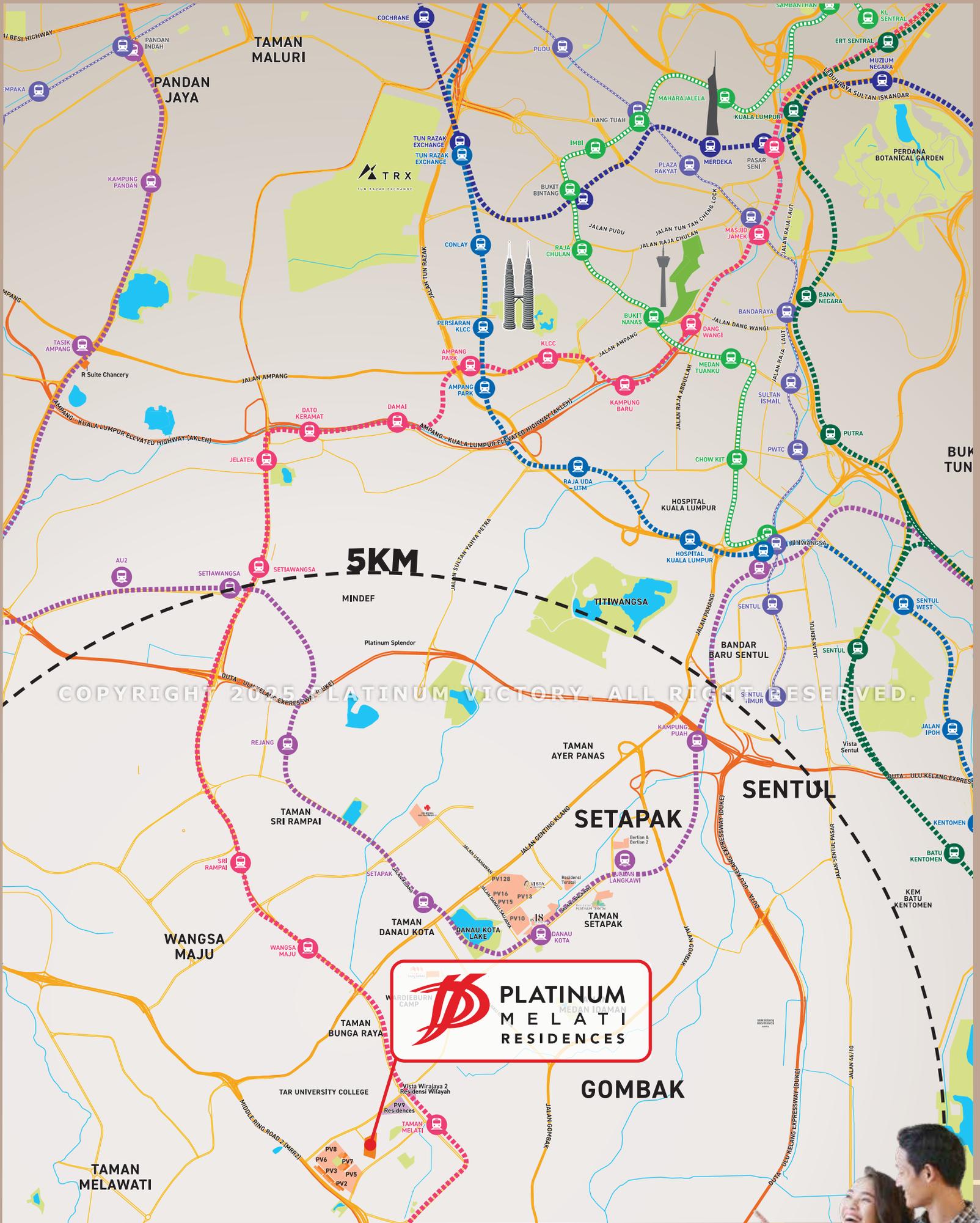
<b>STRUCTURE</b>	Reinforced Concrete	
<b>ROOF COVERING</b>	Reinforced Concrete Roof/ Metal Decking Roof	
<b>ROOF FRAMING</b>	Reinforced Concrete/ Metal Frame	
<b>WALL</b>	Masonry Brick/ Concrete Wall	
<b>WALL FINISHES</b>	Bathroom	Tile up to ceiling height
	Kitchen	Tile up to 1500mm high
	Others	Paint
<b>FLOOR FINISHES</b>	Others	Tiles
	AC Ledge	Cement Render
<b>WINDOWS</b>	Aluminum Framed Glass Window	
<b>DOOR</b>	Fire Door/ Engineered Wooden Door/ Aluminium Framed Sliding Glass Door	
<b>IRONMONGERY</b>	Quality Locksets	
<b>CEILING</b>	Skim Coat & Paint/ Plasterboard and Paint (Where applicable)	

## ELECTRICAL SPECIFICATIONS

TYPE	B/B(M)	C/C(M)	D/D(M)	E	F
Lighting Point	20	22	24	44	40
Fan Point	2	2	3	5	4
Switch Socket Outlet	24	26	28	47	43
AC Point	5	6	6	12	11
Water Heater Point	2	2	3	6	5
SMATV Point (HD)	1	1	2	3	2
Doorbell Point	1	1	1	1	1
Fiber Wall Socket Outlet	1	1	2	3	2
Electrical DB	1	1	2	3	2

## SANITARY SPECIFICATIONS

Wash Basin with Tap	2	2	3	6	5
Bath Bib Tap	2	2	3	6	5
Wash Closet	2	2	3	6	5
Water Heater with Shower Head	2	2	3	6	5
Kitchen Sink with Tap	1	1	2	3	2
Yard Bib Tap	1	1	1	1	2



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CALL **0111 722 6161**

Smart Advance Resources Sdn Bhd (710429-D)

**Head Office:** Lot 25067, Taman Melati Utama, Setapak 53100 Kuala Lumpur.

**Showroom:** No.11, Jalan 1/23e, Taman Danau Kota, 53100 Kuala Lumpur.

**Tel:** +603-4031 3686 / 4031 6816 / 4031 5515

**Fax:** +603-4023 3963

**Email:** sales-rpm@platinumvictory.com

**www.platinumvictory.com**



**PLATINUM VICTORY**  
Creating Magical Moments

RESIDENSI PLATINUM MELATI & RESIDENSI VISTA MELATI | Developer Name: Smart Advance Resources Sdn Bhd | Type of Property: Apartment & Residensi Wilayah | Developer's License No.: 31008/03-2030/0064(N) | Validity Period: 26/03/2025 - 25/03/2030 | Advertising and Sales Permit: 31008-1/06-2028/0483(N)-(S) | Validity Period: 19/06/2025 - 18/06/2028 | Building Plan Approval Authority: Dewan Bandaraya Kuala Lumpur | Reference No.: BP U2 OSC 2024 2058 (34) | Land Tenure: Leasehold (99 years Expiry Date: 16 June 2124) | Encumbrances: No | Expected Date of Completion: December 2029 | Block A - 198 Unit | 36 Storey Apartment | Type B / B(M) - 1,100 sq.ft. ; Type D / D(M) - 1,375 sq. ft.; Type E - 2,750 sq.ft. | No. of carpark: 2 - 5 | Selling Price: RM678,000 (Minimum) and RM1,626,500 (Maximum) | Block B - 358 unit | 37 Storey Apartment | Type B / B(M) - 1,100 sq.ft. ; Type C / C(M) - 1,310 sq. ft.; Type F - 2,199 sq. ft | No. of carpark: 2 - 5 | Selling Price: RM677,500 (Minimum) and RM1,300,000 (Maximum) | 5% Bumiputra discount. | Block C - 238 unit | 37 Storey Apartment | Type A / A(M) - 800sq. ft. | No. of carpark: 1 | Selling Price: RM300,000.

This land cannot be transferred, leased, mortgaged, and pledged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA  
DEVELOPMENT INFORMATION AVAILABLE AT TEDUH.KPKT.GOV.MY PORTAL

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