

## Specifications

|                  |                                               |                                                                    |
|------------------|-----------------------------------------------|--------------------------------------------------------------------|
| STRUCTURE        | Reinforced Concrete Frame                     |                                                                    |
| WALL             | Masonry Brick / Concrete / Block / Panel      |                                                                    |
| WALL FINISHES    | Ceramic Tiles                                 | Kitchen 1500mm Height                                              |
|                  | Skim Coat & Paint Finish                      | All Bathrooms Ceiling Height<br>All Other Wall                     |
| FLOOR FINISHES   | Ceramic Tiles                                 | Foyer / Living / Dining / Bedrooms /<br>Kitchen / Bathrooms / Yard |
| WINDOWS          | Aluminium Framed Window                       |                                                                    |
| DOORS            | Timber Door / Plywood Flush Door              |                                                                    |
| IRONMONGERY      | Quality Locksets                              |                                                                    |
| CEILING FINISHES | Skim Coat & Paint<br>Plaster Ceiling          | All Ceiling<br>All Bathrooms                                       |
| ROOF             | Reinforced Concrete Roof / Metal Decking Roof |                                                                    |

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**Call 0111 722 6088**

PLATINUM VICTORY DEVELOPMENT SDN BHD (REG NO. 200401029080)  
PV22 Sales Gallery: No.2, Jalan 3/23a, Setapak, 53000  
Wilayah Persekutuan Kuala Lumpur  
    [www.platinumvictory.com](http://www.platinumvictory.com)



**PLATINUM VICTORY**  
Creating Magical Moments

**Developer Name:** Platinum Victory Development Sdn Bhd (Type of Project: Residential) **Project Name:** Platinum Victory Development Sdn Bhd (Type of Project: Residential) **Project License No.:** 983/2023/2029/00581A1 **Validity Period:** 02/02/2024 - 01/03/2029 **Advertising and Sales Permit:** 9832/11/002/2022/0140A1 **Sale Validity Period:** 12/2/2024 - 11/02/2027 **Building Plan Approval Authority:** Dewan Bandaraya Kuala Lumpur **Reference No.:** BP U2 OC 2023 0179 [25] **Land Tenure:** Leasehold **Leasehold Expiry Date:** 16 November 2021 **Encumbrances:** AmBank (M) Berhad | Existing Date of Completion: 2023/12/01 **Block A - 945 Unit B/B1/M - 700 sq ft C/C1/M - 800 sq ft D - 21 C1/C1M - 830 sq ft, Type D/D1/M - 1,000 sq ft, Type E/E1/M - 1,300 sq ft, Type E1/E1M - 1,300 sq ft, Block B - 1,136 Unit Type A/A1M - 490 sq ft, Type B/B1/M - 700 sq ft, Type C1/C1M - 830 sq ft, Type D/D1/M - 1,000 sq ft, Type E/E1/M - 1,300 sq ft, Type E1/E1M - 1,300 sq ft.) **Noted:** The above information is for general information only. It is not intended to be a contract. The actual information shall be subject to the terms and conditions of the Sale and Purchase Agreement (SPA) and the relevant documents of carpark: 1 - 21 C1/C1M; Block A (min: RM520,000 and max: RM1,007,000); Block B (min: RM373,000 and max: RM1,007,000). 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**

**Disclaimer:** All information contained herein is subjected to change and may be required by the relevant authorities without any notification and shall not be binding or be deemed to form a contract or any part thereof. Whilst every care has been taken in providing this information, the developer shall not be held liable for any claims whatsoever arising from the use and/or reliance on the above information. All illustrations and pictures are artist's impressions only, no representation or warranty is made as to the accuracy or completeness of the same. The items are subject to variations, modifications and substitutions and may be recommended by the relevant authorities or consultants. Please refer to the Sale and Purchase Agreement of the actual unit being purchased for specific detail(s) and/or description(s) approved by the relevant authorities.

PG2/34/24/1

**PV22**  
RESIDENCES  
KUALA LUMPUR

## A Self-Sustaining Development

*A self sustaining  
development*

Meeting the needs of the present without  
compromising the ability of the future

UPR





Greenery Mix Modernity At Central Park And Facility Podium



# A Self-Sustaining Development

Experience the epitome of urban living at PV 22 Residences nestled in the heart of the mature township of Setapak, Kuala Lumpur.

Revel in the convenience of having shops and amenities right at your doorstep, complemented by meticulously designed homes that provide contemporary comfort.



Wellness Promenade



Drive-Through Conveniences



L1 SITE PLAN

## LEGEND

- ① LIFT LOBBY 1 (ASCEND)
- ② LIFT LOBBY 2 (BLISS)
- ③ LIFT LOBBY 3 (CALM)
- ④ LIFT LOBBY 4 (DIVINE)
- ⑤ MAIL ROOM
- RETAIL
- M&E

## The Palette @ PV22

Experience seamless accessibility with retail spaces offering drive-through services from reputable retail brands, and adjacent curb side parking for effortless customer access. Our wellness amenities cater to residents of all ages, fostering an environment that emphasizes preventive care and proactive health management.

The management and tenant mix of The Palette @ PV22 are overseen by the proficient and capable team hailing from The Palette by Platinum Victory. This team represents the esteemed commercial arm and brand known for its successful management of "The Palette" @ Danau Kota, KL; @ Platinum Arena; and @ The Ark, Setapak, thus ensuring the seamless extension and representation of the "The Palette" brand at PV22.





# An Urban Oasis

Indulge in vast green areas and podium gardens, ideal for relaxation and communing with nature. Easy access to nearby green parks enriches your lifestyle, while our safe pathways accommodate all ages, fostering walking and exercise opportunities.

## Olympic-Length Aquatic Escape



Thoughtfully designed for everyone's convenience, PV 22 Residences features prominent access points throughout, ensuring smooth movement for all, from wheelchair users to families with strollers and grocery trolleys.

PV 22 Residences epitomizes inclusivity and accessibility, ensuring that every corner of our self-sustainable community is welcoming to all.

## L9 FACILITIES PLAN



### LEGEND

- |                               |                                     |                  |                              |                          |
|-------------------------------|-------------------------------------|------------------|------------------------------|--------------------------|
| ① 50M INFINITY SWIMMING POOL  | ⑪ REFLEX PATHGREEN                  | ⑳ TREE OF LIFE   | ㉔ HERB FARM                  | ㉙ TOILET & CHANGING ROOM |
| ② INDOOR BASKETBALL COURT     | ⑫ MULTIGENERATIONAL GATHERING SPACE | ㉑ OPEN LAWN      | ㉕ URBAN FARM                 | ㉚ PRAYER ROOM            |
| ③ MULTIPURPOSE HALL & PANTRY  | ⑬ PUTTING GREEN                     | ㉒ TRELLIS        | ㉖ SEATING PODS               | ㉛ LIFT LOBBY 1 (ASCEND)  |
| ④ GYMNASIUM                   | ⑭ SCENT SUNKEN LAWN                 | ㉓ PICNIC SPACE   | ㉗ JOG PATH                   | ㉜ LIFT LOBBY 2 (BLISS)   |
| ⑤ WELLNESS CENTRE & GAME ROOM | ⑮ SUNKEN SEAT                       | ㉔ CANOPY WALKWAY | ㉘ SPACE FOR CONVENIENCE SHOP | ㉝ LIFT LOBBY 3 (CALM)    |
| ⑥ WADING POOL                 | ⑯ GRAVEL SWALE                      | ㉕ BBQ AREA       | ㉙ SPACE FOR LAUNDRY          | ㉞ LIFT LOBBY 4 (DIVINE)  |
| ⑦ JACUZZI                     | ⑰ ENCHANTED FOREST                  | ㉖ YOGA DECK      | ㉚ MANAGEMENT OFFICE          |                          |
| ⑧ GAZEBO                      | ⑱ PAVILION                          |                  |                              |                          |
| ⑨ WATER FEATURES              | ㉒ PLAYGROUND                        |                  |                              |                          |
| ⑩ LIBRARY & AV ROOM           | ㉓ CALISTHENICS                      |                  |                              |                          |





Starter  
Homes

PV 22 Residences offers meticulously designed Starter Homes, catering to diverse needs within our community. Whether you're embarking on homeownership, planning for your family's future, or considering property investment, we provide tailored homes that are both accessible and accommodating.

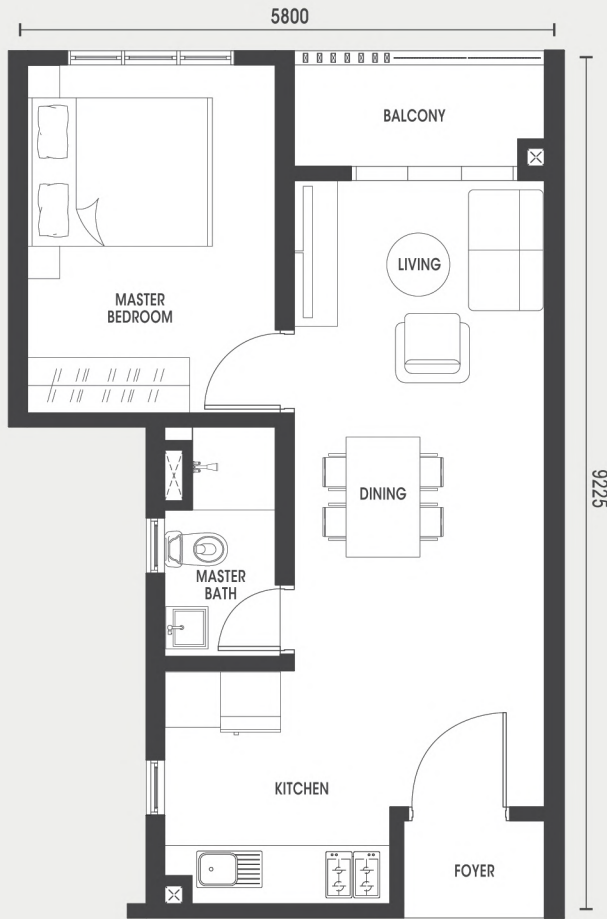
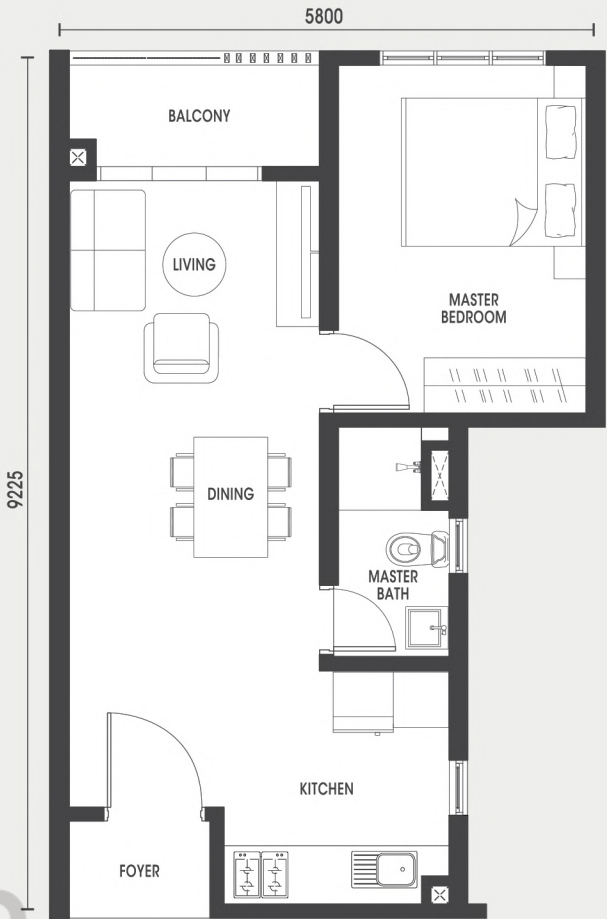


TYPE  
A

approx.  
490 sqft | 46 sqm | 1 bed + 1 bath

TYPE  
A(M)

approx.  
490 sqft | 46 sqm | 1 bed + 1 bath



Easy Entry Starter Home:  
Ideal for young working-  
class individuals seeking  
their own space



TYPE  
**B**

approx. 700 sqft | 65 sqm | 2 beds + 2 baths

TYPE  
**B(M)**

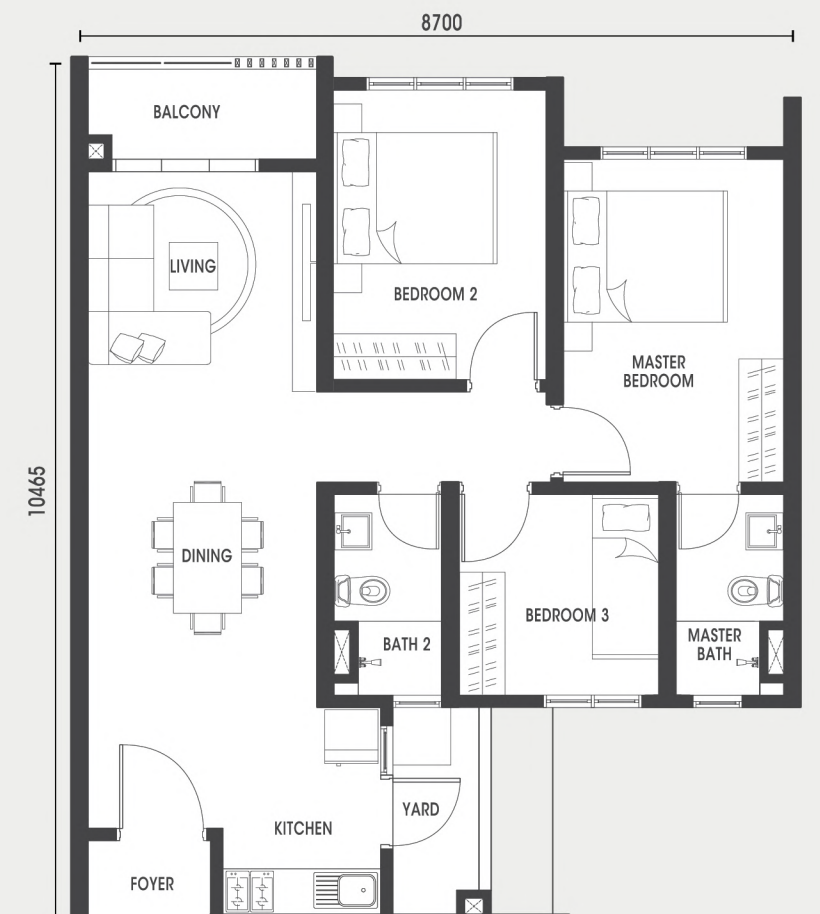
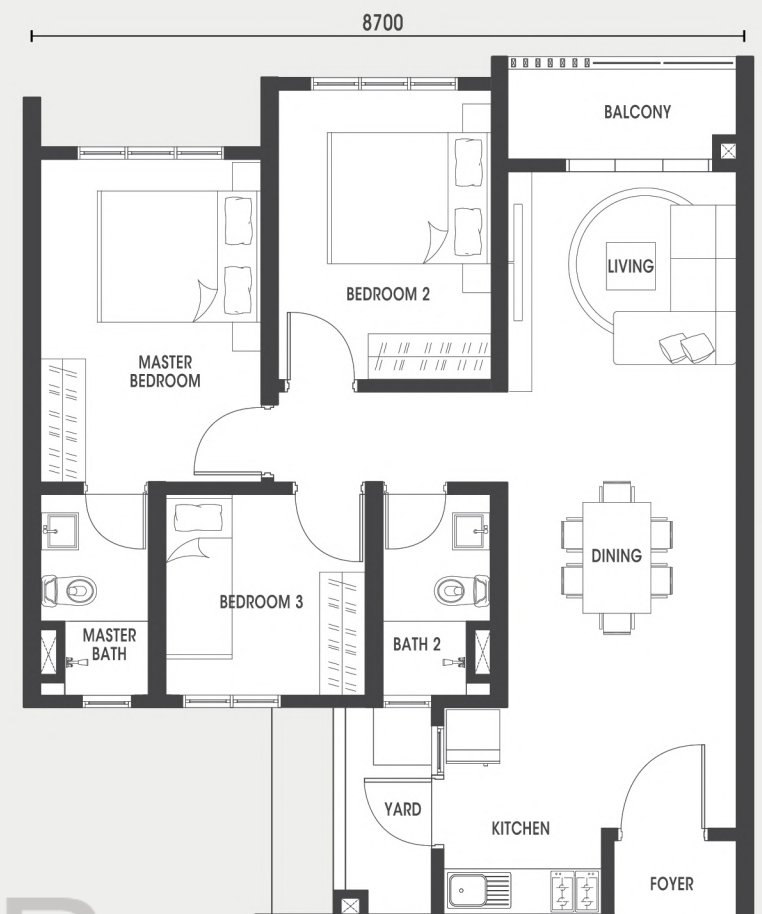
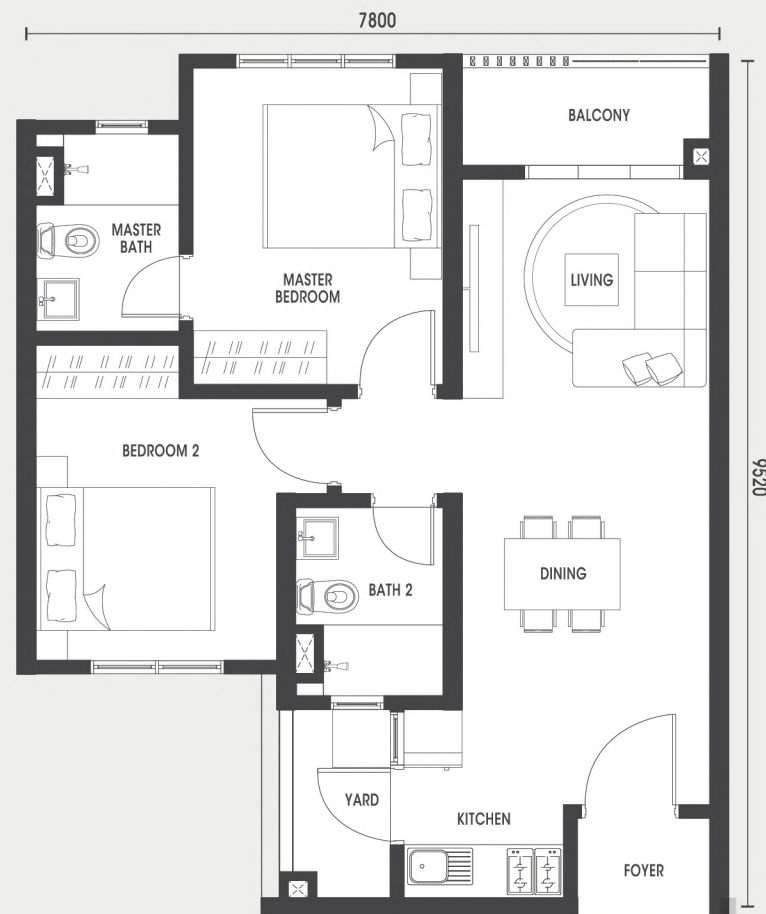
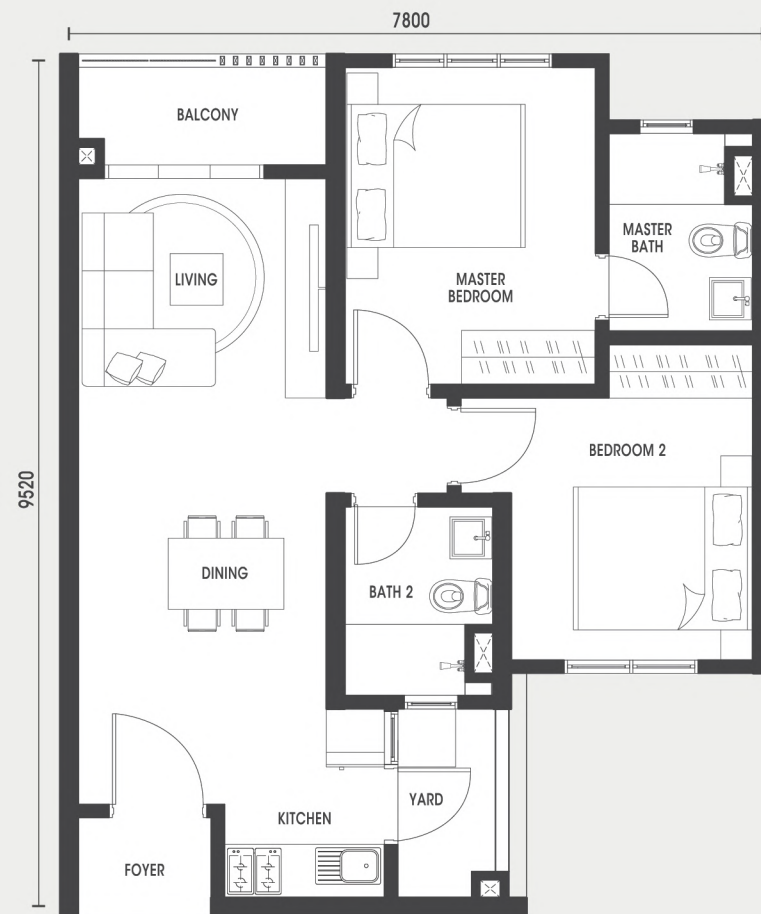
approx. 700 sqft | 65 sqm | 2 beds + 2 baths

TYPE  
**C1**

approx. 830 sqft | 77 sqm | 3 beds + 2 baths

TYPE  
**C1(M)**

approx. 830 sqft | 77 sqm | 3 beds + 2 baths



**Home Maker Starter Home:**  
Perfect for young couples looking to create a private sanctuary to build their future



**Family Living Starter Home:**  
Designed for growing families in need for additional space for their expanding household







# Luxurious Homes

## Upgrade Your Lifestyle

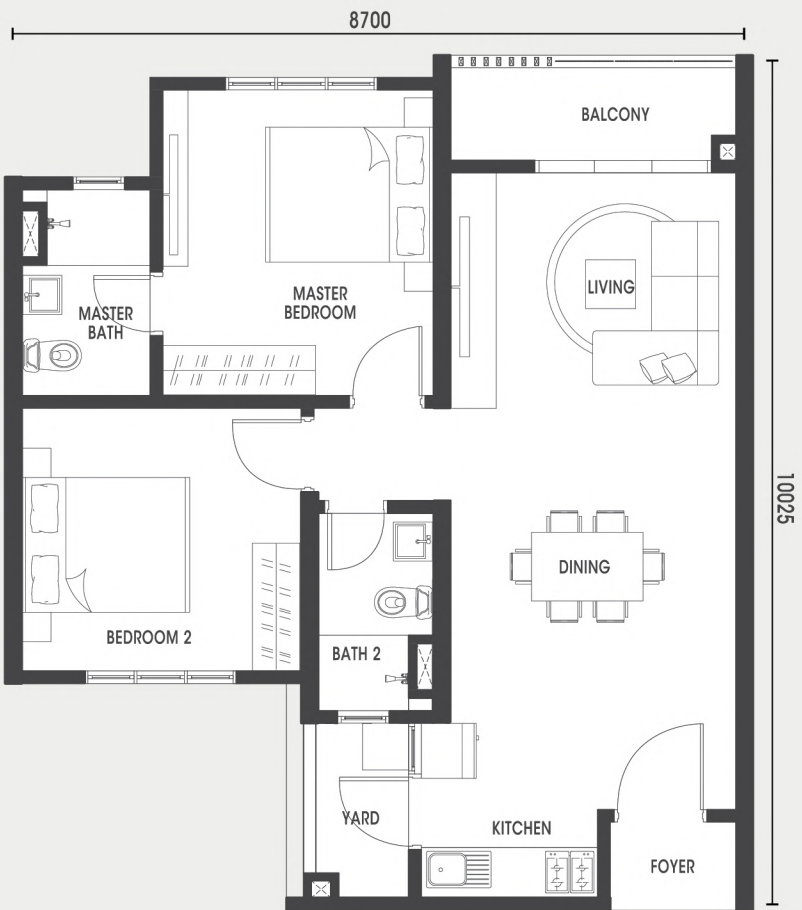
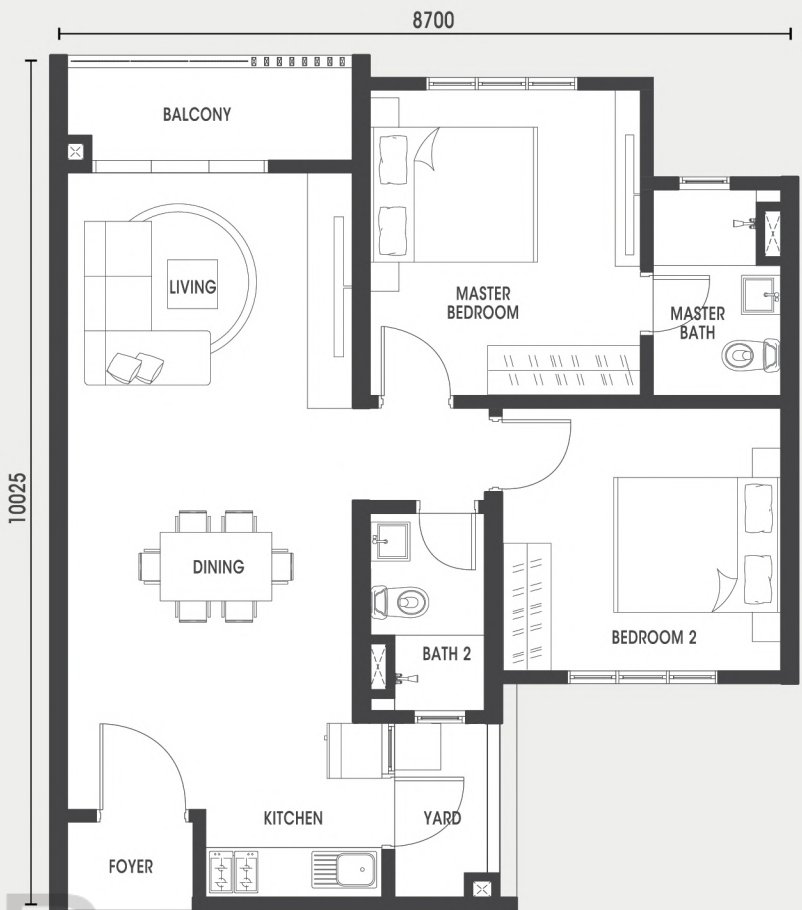


Indulge in spacious living areas, designer kitchens, and spa-like bathrooms crafted to elevate your lifestyle to new heights. PV22 Residences caters to all, from singles to young couples (1 to 2 bedroom-dwellers) to growing families (looking to upgrade into spacious 2 to 3 bedroom-premises) inclusive with luxurious options and ample square footage.

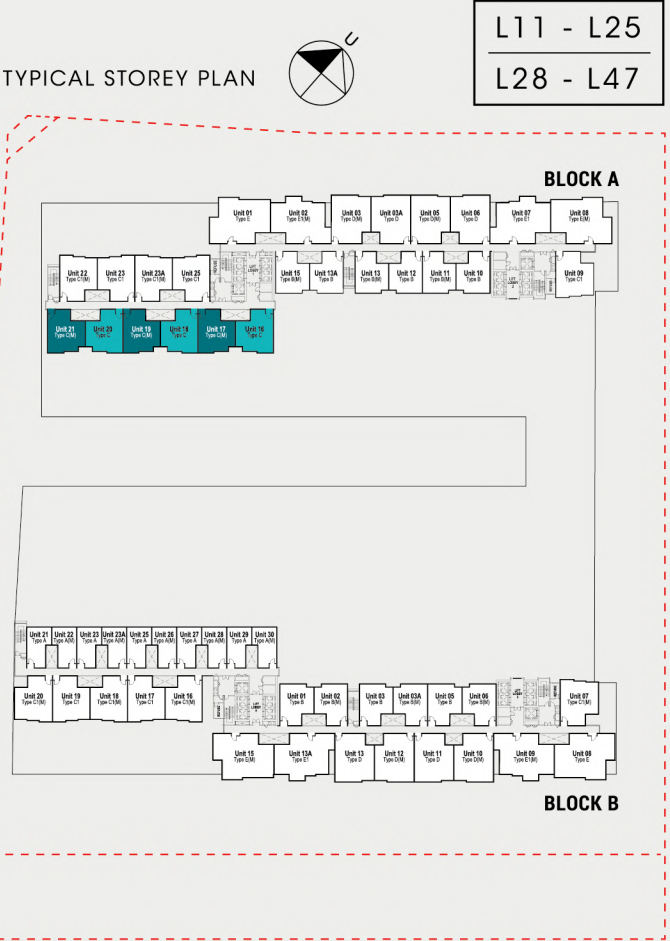
With a focus on quality craftsmanship and attention to detail, residents can enjoy the epitome of luxury living without compromising financial prudence. Immerse yourself in a world where extravagance meets accessibility at our esteemed residences.



| TYPE | approx.  |        |        |           |  |
|------|----------|--------|--------|-----------|--|
| C    | 800 sqft | 74 sqm | 2 beds | + 2 baths |  |
| TYPE | approx.  |        |        |           |  |
| C(M) | 800 sqft | 74 sqm | 2 beds | + 2 baths |  |



The perfect blend of functionality and comfort, designed for those seeking to elevate their living space from a one-room dwelling to a more spacious and accommodating environment. Ideal for upgraders who are ready to start a family or desire an additional room for guests.



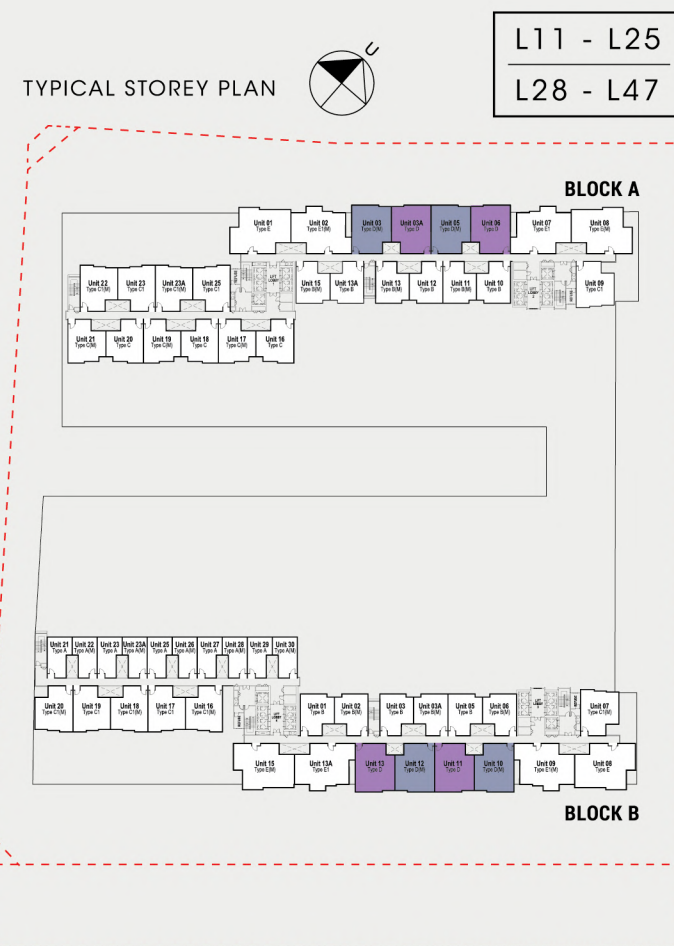
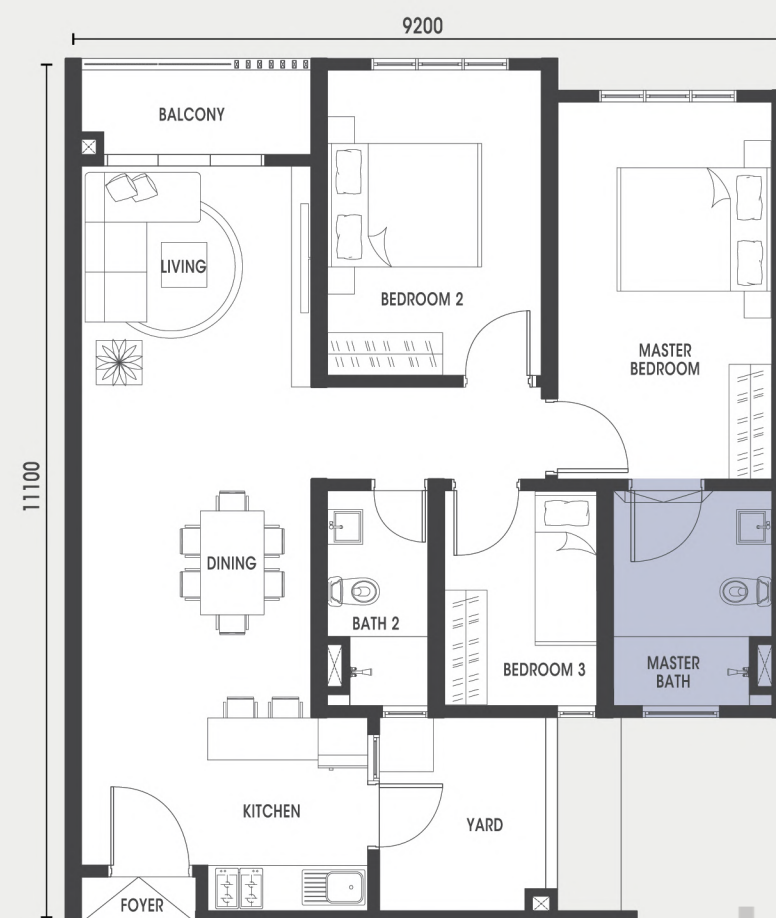


TYPE  
D

approx.  
1000 sqft | 93 sqm | 3 beds + 2 baths

TYPE  
D(M)

approx.  
1000 sqft | 93 sqm | 3 beds + 2 baths



Our residences are uniquely suited for those aiming to create a comfortable and accessible home, especially for their elderly parents. Noteworthy among our features are the expansive and mobility-friendly featured bathroom, designed to enhance convenience and safety.

The Type D residences are thoughtfully curated to cater to the specific needs of the elderly and mobility-impaired. With carefully planned features such as wider doorways, our residences ensure seamless mobility and enhanced safety measures, creating an environment where every family member, including empty nesters, can thrive.

All drawings and published measurements are approximate and are subjected to variation, modification & substitution as recommended/dictated by the Architect and / or directed by the relevant Authority.

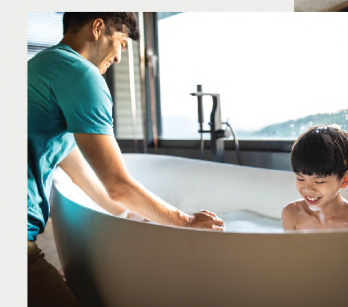


PV 22 Residences is developed to ensure easy access and adaptability for residents of all ages and abilities.

Wheelchair-friendly features are seamlessly integrated, making movement effortless for those with mobility challenges. This commitment to inclusivity and convenience is evident throughout our residences.

Residents can personalize their spacious bathrooms with features like bathtubs, catering to individual needs. Families with young children can enjoy a dedicated infant-bathing space for added convenience and safety.

These thoughtful enhancements elevate daily living, reflecting our dedication to enhancing the quality of life for all residents.





TYPE  
**E**

approx.

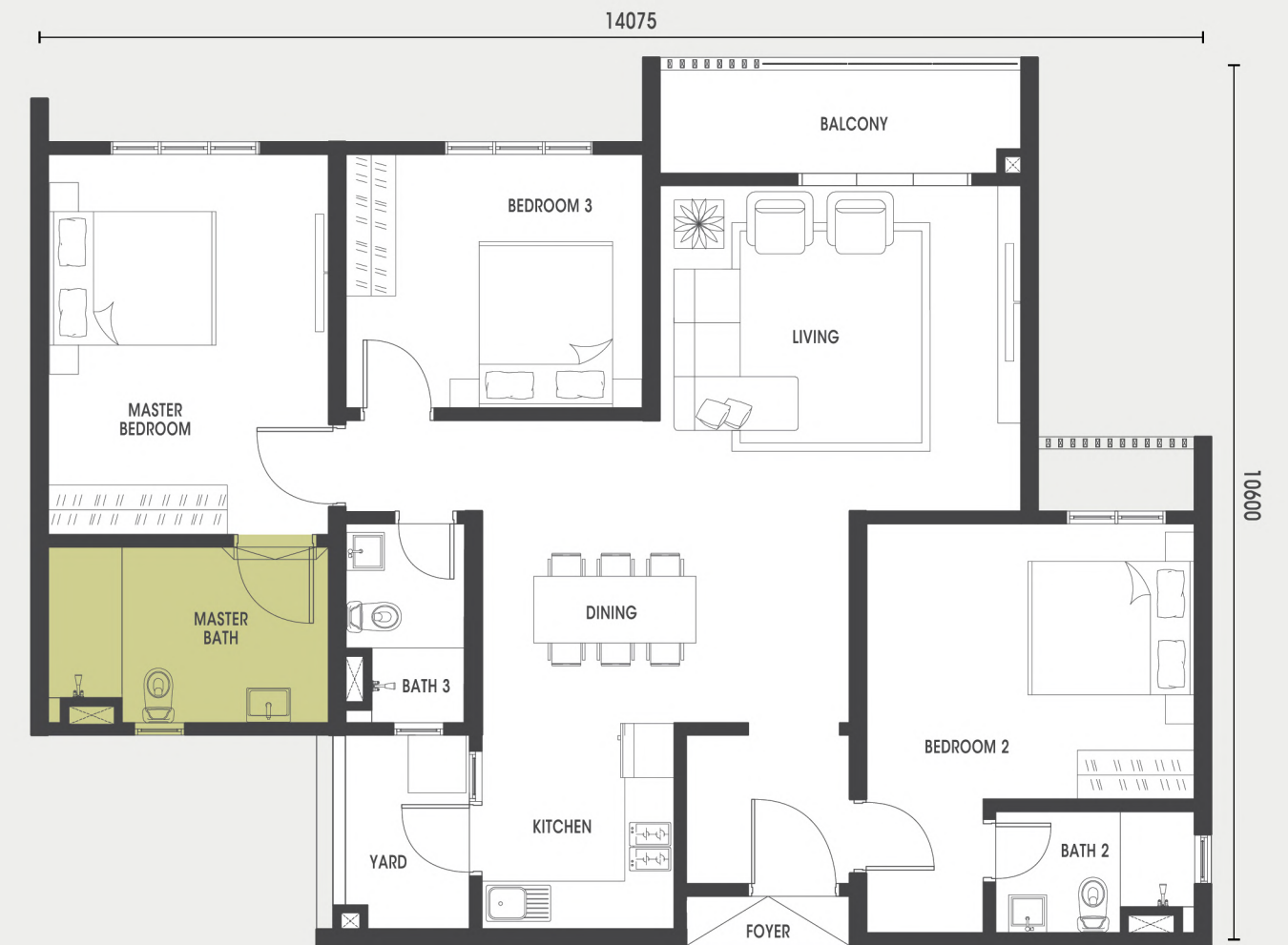
1300 sqft | 121 sqm | 3 beds + 3 baths



TYPE  
**E(M)**

approx.

1300 sqft | 121 sqm | 3 beds + 3 baths



UPR



The dual key concept optimizes living spaces for multigenerational families, harmonizing personal privacy with dedicated areas for shared connections. This innovative approach strengthens family bonds by seamlessly balancing individual needs with the benefits of close proximity.

All drawings and published measurements are approximate and are subjected to variation, modification & substitution as recommended/dictated by the Architect and / or directed by the relevant Authority.



Our property boasts **featured bathroom** designed to cater to the needs of every resident, including those with mobility challenges or parents looking to bathe their young children. With ample space and thoughtful accessibility features, our bathrooms ensure comfort and convenience for all.

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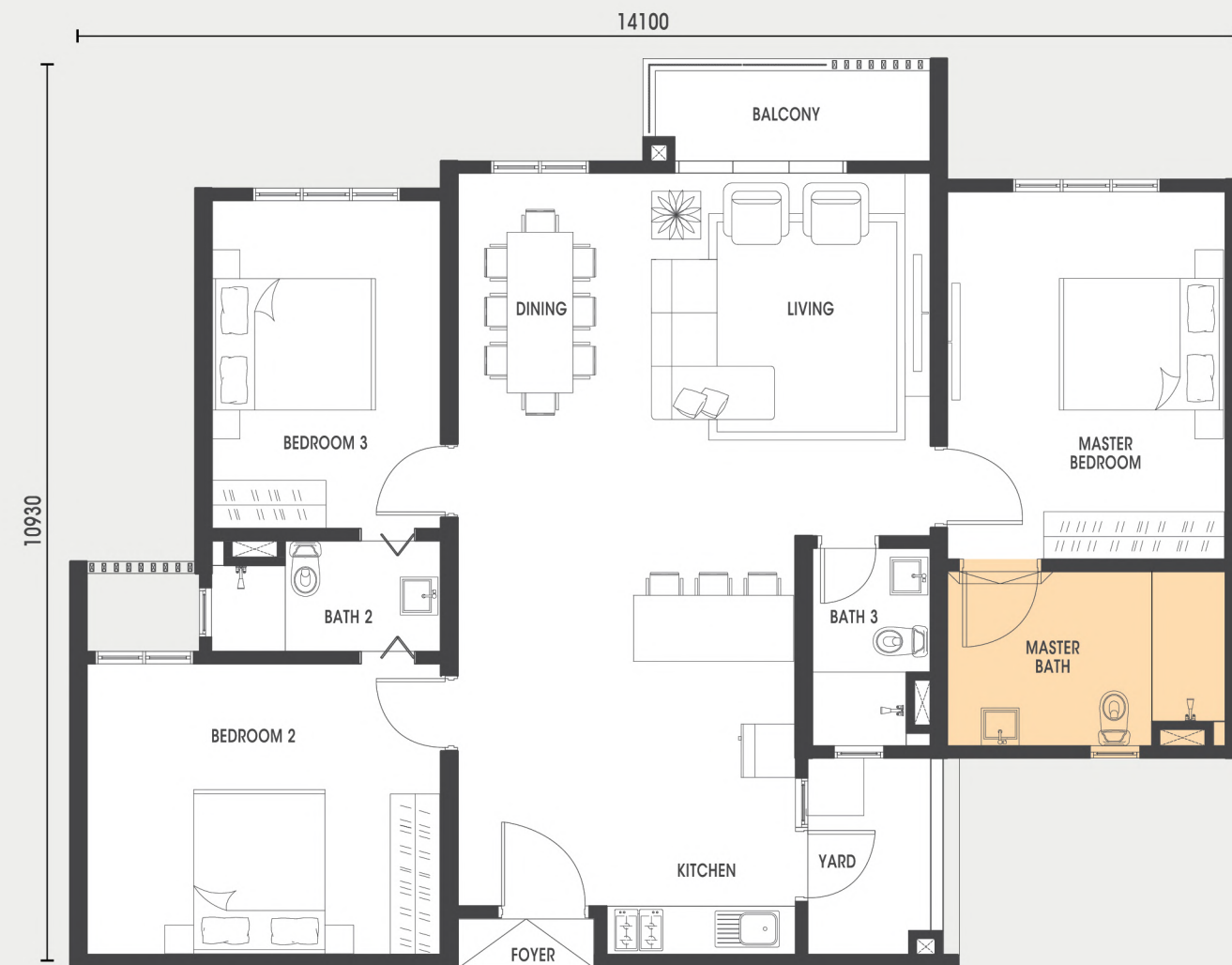




TYPE  
**E1**

approx.

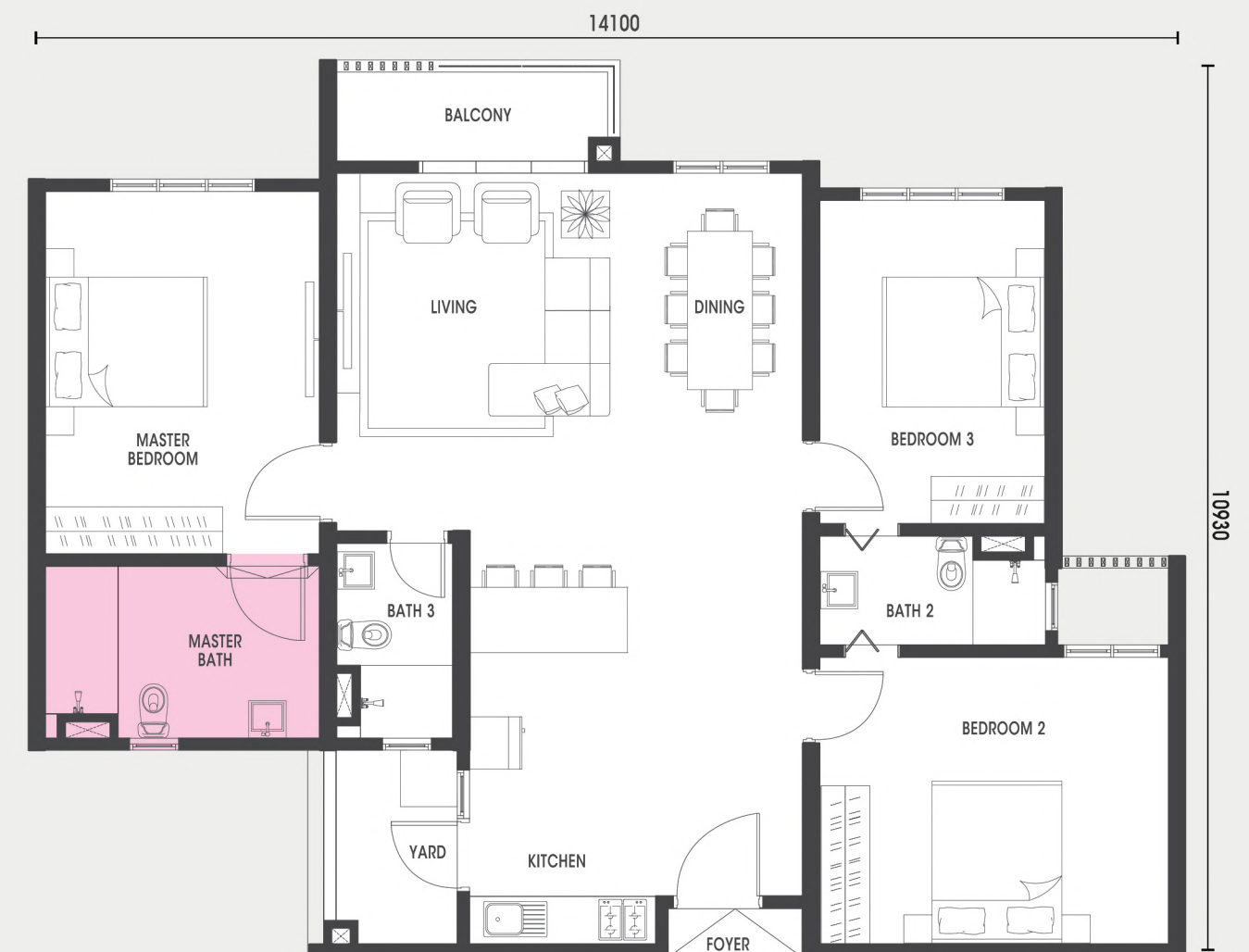
1300 sqft | 121 sqm | 3 beds + 3 baths



TYPE  
**E1(M)**

approx.

1300 sqft | 121 sqm | 3 beds + 3 baths



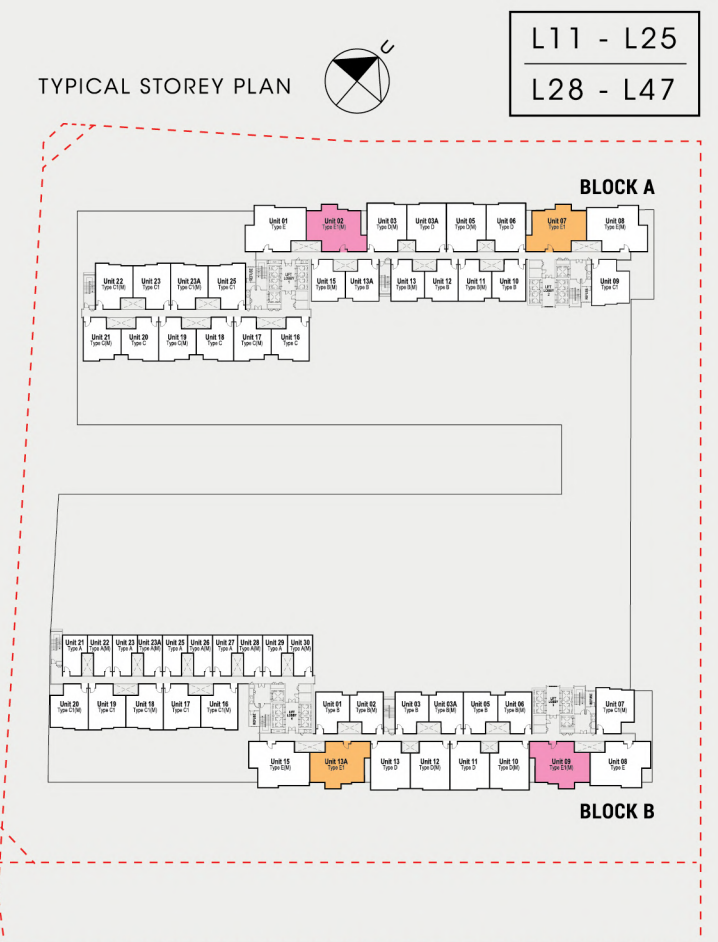
UPR



A contemporary, expansive, and opulent residence crafted for multi-generational living, seamlessly merging style and comfort. The generously sized featured bathroom, chic interiors and adaptable layouts form sanctuaries tailored to meet the unique needs of each generation within this exquisite dwelling.



Envision an extravagant, contemporary bedroom that exudes luxury with its abundant space and modern design. This sophisticated retreat is adorned with stylish furnishings and features a generously spacious layout, providing a comfortable and opulent haven for relaxation and rejuvenation.





Revealing Scenic Beauty  
From A *New Heights.*



**Train  
Station**

- 2.3KM – LRT WANGSA MAJU
- 3.0KM – LRT TAMAN MELATI
- 3.2KM – LRT SRI RAMPAI

**Nearby Shopping Malls /  
Hypermarkets / Commercial**

- 1.2KM – SETAPAK CENTRAL MALL
- 1.4KM – GIANT HYPERMARKET
- 1.6KM – NSK WANGSA MAJU
- 1.7KM – PLATINUM WALK
- 2.0KM – AEON BIG @THE PALETTE
- 2.4KM – AEON ALPHA ANGLE
- 3.6KM – WANGSA WALK
- 5.1KM – MELAWATI MALL
- 5.3KM – KL EAST MALL

**Nearby Recreation /  
Places Of Interest**

- 1.0 KM – DANAU KOTA LAKE
- 1.2 KM – ROYAL SELANGOR VISITOR CENTRE
- 1.9 KM – TASIK SRI RAMPAI
- 4.6 KM – ISTANA BUDAYA
- 4.9 KM – NATIONAL ART GALLERY
- 5.0 KM – ZOO NEGARA
- 5.7 KM – TITIWANGSA LAKE

**Nearby  
Hospitals**

- 2.7 KM – COLUMBIA ASIA HOSPITAL SETAPAK
- 4.2KM – TAWAKAL MEDICAL CENTRE
- 5.3KM – HOSPITAL KUALA LUMPUR
- 5.4KM – HOSPITAL PUSRAWI
- 5.6KM – INSTITUT JANTUNG NEGARA

**Primary  
Schools**

- 0.5 KM – SJKC WANGSA MAJU
- 1.9 KM – SJKC MUN YEE
- 3.0 KM – SJKC LEE RUBBER
- 1.7 KM – SK DANAU KOTA
- 2.6 KM – SK DANAU KOTA 2
- 2.6 KM – SK SETAPAK INDAH
- 2.8 KM – SK TAMAN SRI RAMPAI

**Secondary  
Schools**

- 2.1 KM – SMK TINGGI SETAPAK
- 2.5 KM – SMK (P) AIR PANAS
- 2.6 KM – SMK DANAU KOTA
- 2.6 KM – SMK TAMAN SRI RAMPAI

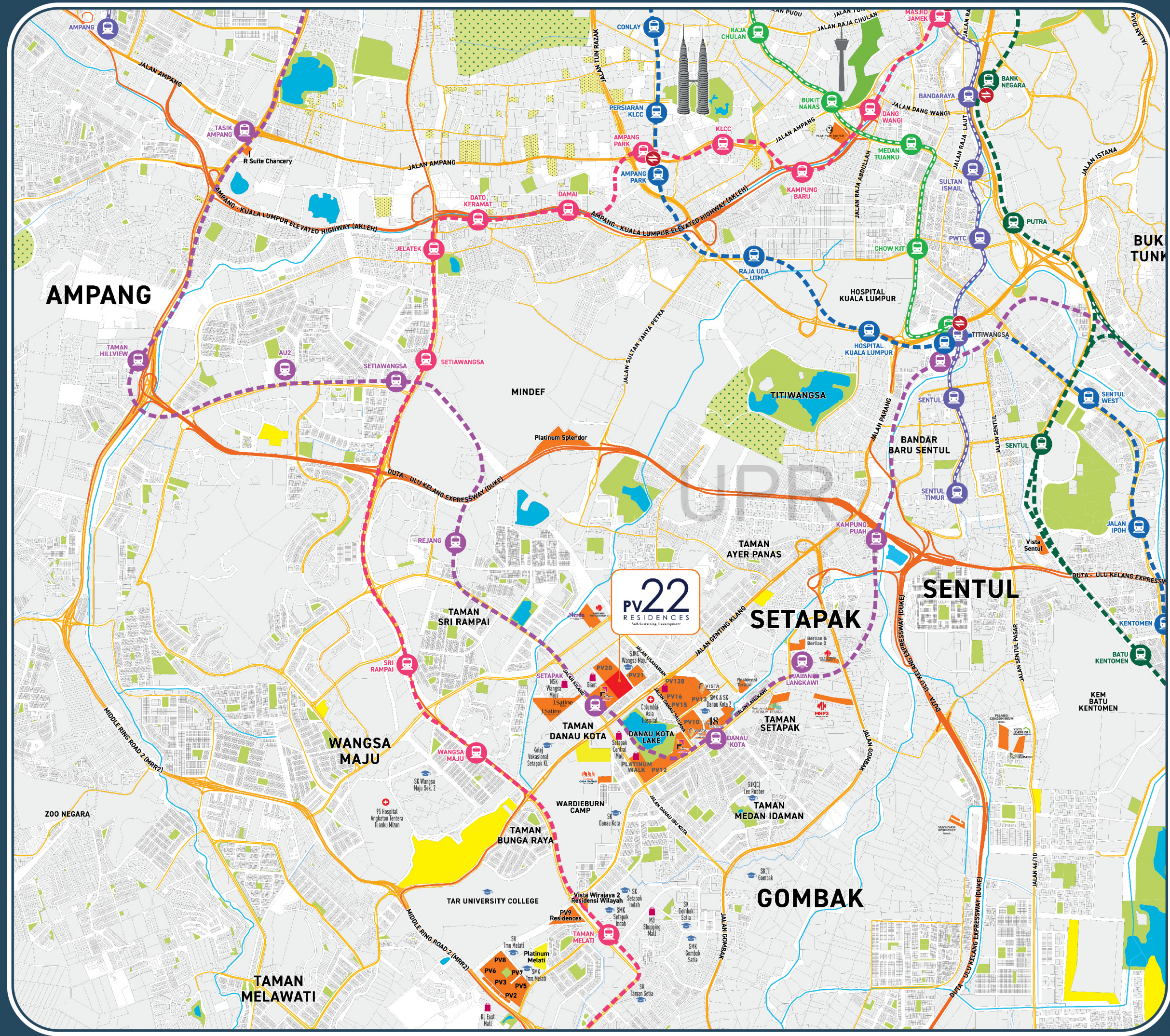
**International  
Schools**

- 1.5 KM – SRI UTAMA
- 4.3 KM – MAREFAT INTERNATIONAL SCHOOL
- 5.3 KM – FAIRVIEW INTERNATIONAL SCHOOL
- 6.3 KM – BRIGHTON INTERNATIONAL SCHOOL

**College /  
Universities**

- 1.9 KM – OPEN UNIVERSITY MALAYSIA
- 2.6 KM – TARUC
- 2.3 KM – VOCATIONAL COLLEGE SETAPAK
- 5.1 KM – MALAYSIA INSTITUTE OF ART
- 6.4 KM – INTERNATIONAL UNIVERSITY OF MALAYA





LEGEND

- LRT KELANA JAYA LINE
- LRT AMPANG & SRI PETALING LINE
- LRT SHAH ALAM LINE
- MRT KAJANG LINE
- MRT PUTRAJAYA LINE
- PROPOSED MRT 3 CIRCLE LINE
- KTM KOMUTER
- MONORAIL
- EXPRESS RAIL LINK
- INTERCHANGE STATION
- HEALTHCARE
- EDUCATION
- SHOPPING