



Park
RESIDENCY
CHERAS

Experience luxury
eco living in a gated
and guarded precinct

体验奢华与自然的最佳居住环境



Enjoy the extraordinary 非同凡响的体验

Park Residency Homes is an exclusive residential area surrounded by natural landscape. It's a tranquil respite and yet just a stone's throw from the various commercial, recreational and educational amenities located in Cheras. Rest assured, residents can enjoy peace of mind with secured keycard access in a gated & guarded environment.

Experience luxury eco pursuits, modern security systems, convenient amenities & accessibility, right here at Park Residency.

Park Residency Homes 是周边围绕着自然景观的一个独特性住宅区。它不但提供宁静的休闲空间，而且距离位于蕉赖区的各式商业、娱乐休闲及教育设施只是咫尺之遥。

具备现代化安保系统、设施便利和交通便捷条件的 Park Residency，不但是您居住的最佳环境，而且更能让您悠闲的去体验奢华及自然的美丽家园。



Space & luxury living

宽敞的空间与奢华的生活体验

Here, homes are crafted thoughtfully surrounded by boundless lush greenery.

The 3 storey link residences have three designs to choose from; with well-ventilated living spaces and living room on the first floor to enjoy the spectacular unobstructed views overlooking the verdant park.

Double height space mini backyard sits under the open sky, flooding the space around it with daylight. Park Residency also offers a fully covered car porch built perfectly for you & your family.

在这里，我们精心为您打造了这绿荫环绕的梦寐家园。

备有三种格局设计的三层连接式住宅任您选择：位于一楼的客厅让起居空间更开阔，通风明亮，同时也享尽一览无余的壮丽、青翠景色。

每种格局设计都拥有一个双层高度露天迷你型后院，巧妙的让充裕的阳光洒进，让您充分利用这空间。同时每个Park Residency住宅都有一个您和您的家人专属的完全覆盖式汽车停泊空间，即安全又放心。




FIRST FLOOR
LIVING AREA
WITH BALCONY
& PREMIUM VIEW
一楼客厅设有阳台
及美不胜收的景致


GROUND FLOOR
2 NOS OF COVERED
CAR PARKS
底层2个设有顶盖
的停车位



The perfect balance of wellness & sophistication

健康的生活型态 与现代高级品味的 完美结合

Park Residency creates a harmonious co-existence between man and nature in picturesque environment that complements the exciting beauty of the lush yet calming sanctuary.

Immerse and indulge oneself in nature as life slows down at Park Residency, nestled away from the rush of the city. Stroll along the recreational park, curl up with your favorite book or playlist at the gazebo. Stay fit at the 6.9 acre of uniquely combined sculptured and natural landscape park.

郁郁葱葱又宁静的环境营造出如画一般的 Park Residency，让人与大自然和谐共处。

Park Residency 让您放慢生活脚步，恍如远离了都市的尘嚣而享受宁静。置身在高达6.9英亩苍翠树木中，您与家人可悠闲的在公园里漫步或在凉亭里享受阅读乐趣和大自然的声乐。



A true retreat for all generations

您与您家人的 最佳居家选择

Park Residency was designed to encourage a wholesome way of life for young and old.

When it comes to relaxation, be spoilt for choice here. Indulge in a family BBQ picnic, or simply gazing at the stars on the beautifully crafted cantilever platform at the recreation pond.

Park Residency 为各年龄阶层人士建设多种休闲设施去享受健康的生活。

您可与您家人享受烧烤野餐的乐趣或轻松在休闲区的悬台上欣赏令人心旷神怡的景色。



Site plan / 总平面图

Legend / 说明

- Type A / A 户型
- Type A1 / A1 户型
- Type B / B 户型
- Type B1 / B1 户型
- Type C / C 户型
- Type C1 / C1 户型

Facilities / 设施

- 1 Guard House / 警卫室
- 2 6.9 acres Central Garden / 中央花园
- 3 Traditional Games Zone (Kite & Gasing) / 传统游戏区 (风筝与陀螺)
- 4 Outdoor Gym / 户外健身区
- 5 BBQ Terrace / 烧烤区
- 6 Gazebo / 眺望台
- 7 Reflexology Path / 足疗小径
- 8 Children Adventure Zone / 儿童探险区
- 9 Children Playground / 儿童游乐园
- 10 Multipurpose Court / 多功能球场
- 11 Gazebo & Wide Cantilever Platform / 凉亭和宽悬平台
- 12 Recreational Pond / 休闲区
- 13 Jogging Track / 慢跑道



Floor plan / 平面图

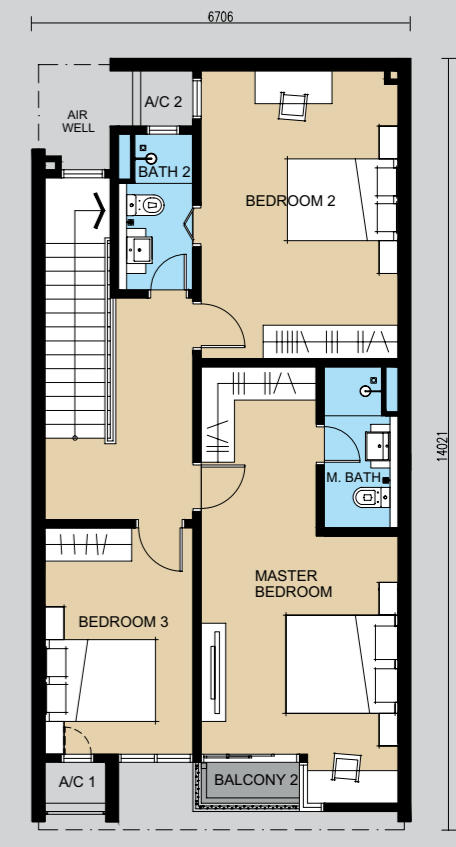
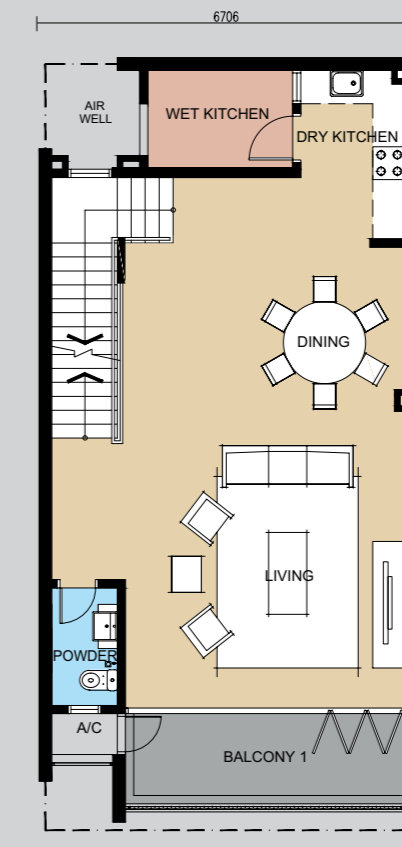
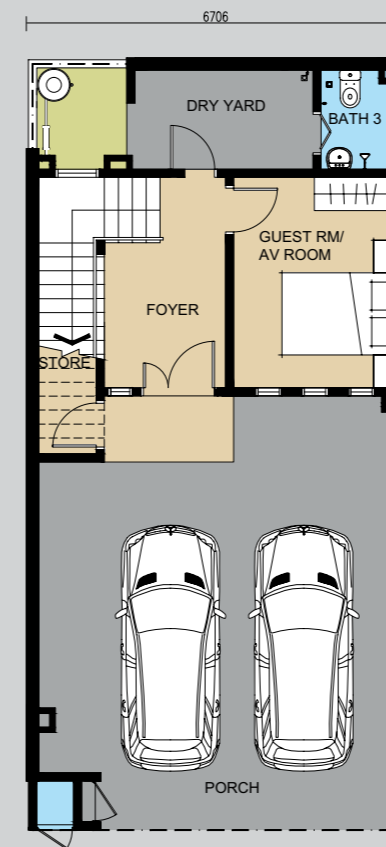
TYPE A / A 户型

3 Storey Link Residences

- Land size: From 22' x 46'
- Built-up area: 2,875 sq ft

3 层链接高级住宅

- 土地面积: 22' x 46'
- 建筑面积: 2,875 平方公尺



Floor plan / 平面图

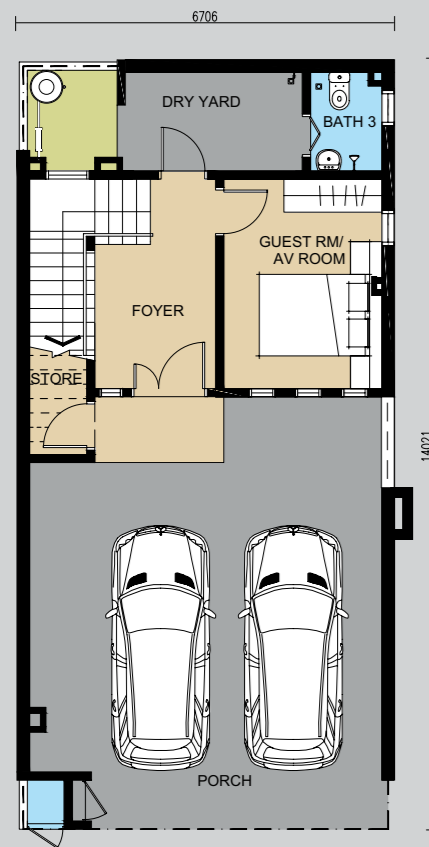
TYPE A1 / A1户型

3 Storey Link Residences

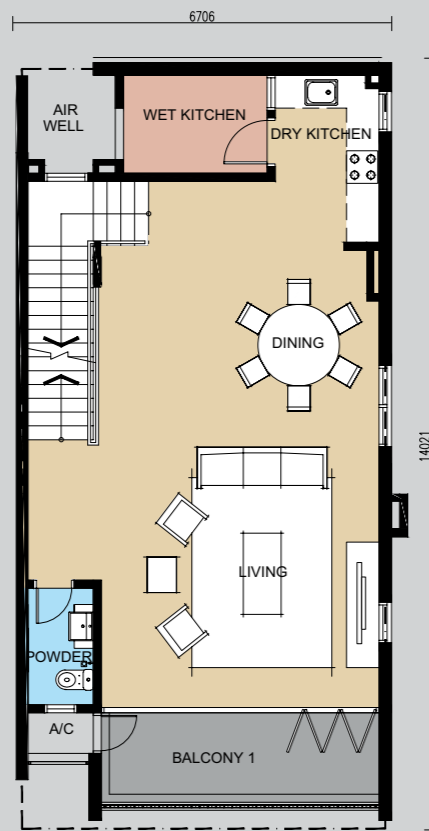
- Land size: From 22' x 46'
- Built-up area: 2,875 sq ft

3 层链接高级住宅

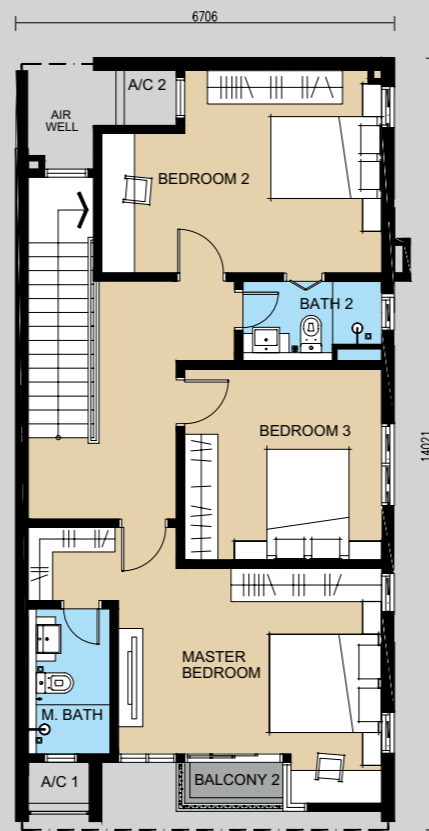
- 土地面积: 22' x 46'
- 建筑面积: 2,875 平方公尺



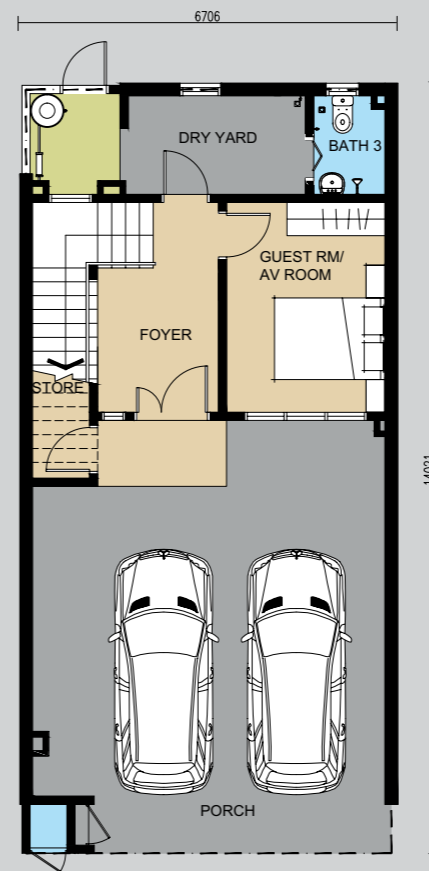
Ground Floor
底层



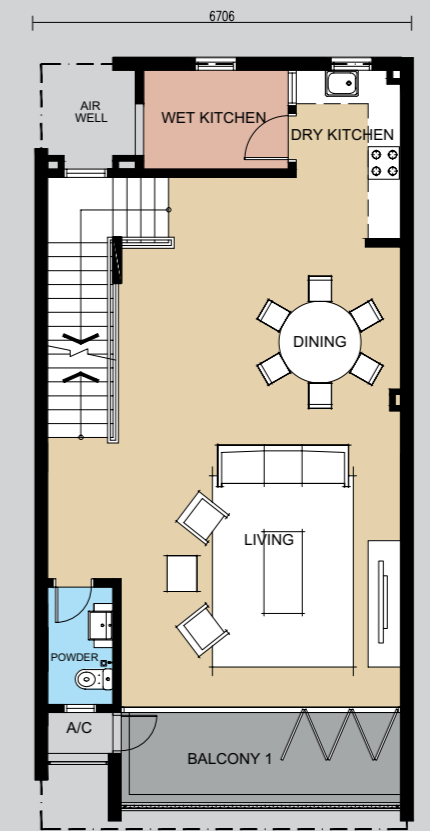
First Floor
一楼



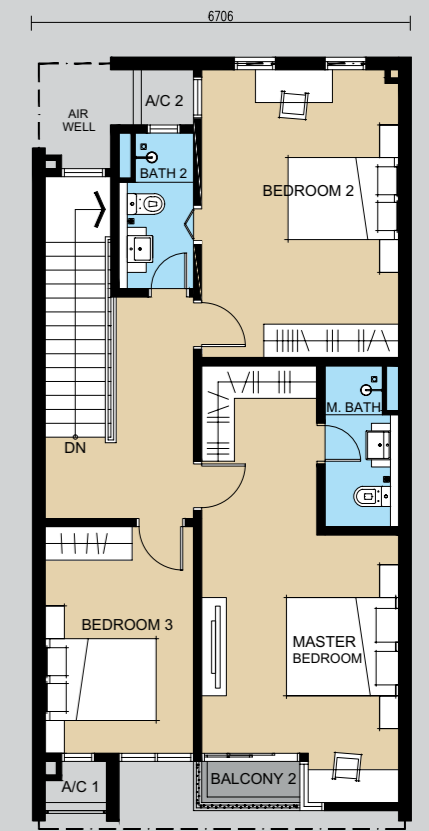
Second Floor
二楼



Ground Floor
底层



First Floor
一楼



Second Floor
二楼

3 Storey Link Residences

- Land size: From 22' x 46'
- Built-up area: 2,875 sq ft

3 层链接高级住宅

- 土地面积: 22' x 46'
- 建筑面积: 2,875 平方公尺

Floor plan / 平面图

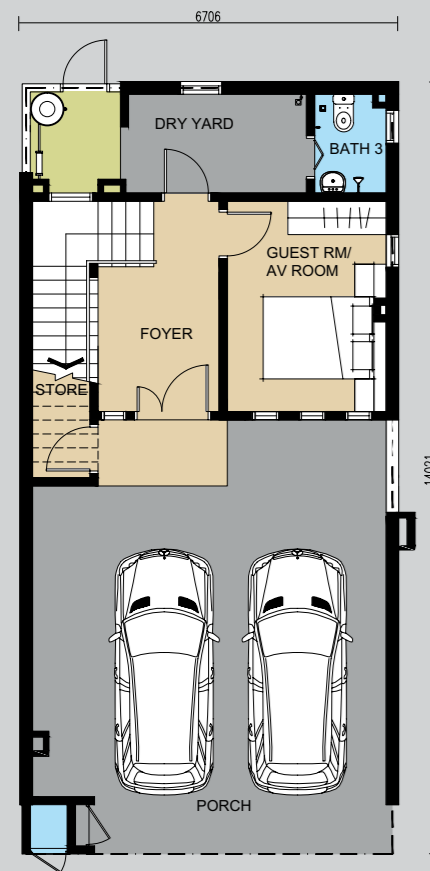
TYPE B1 / B1户型

3 Storey Link Residences

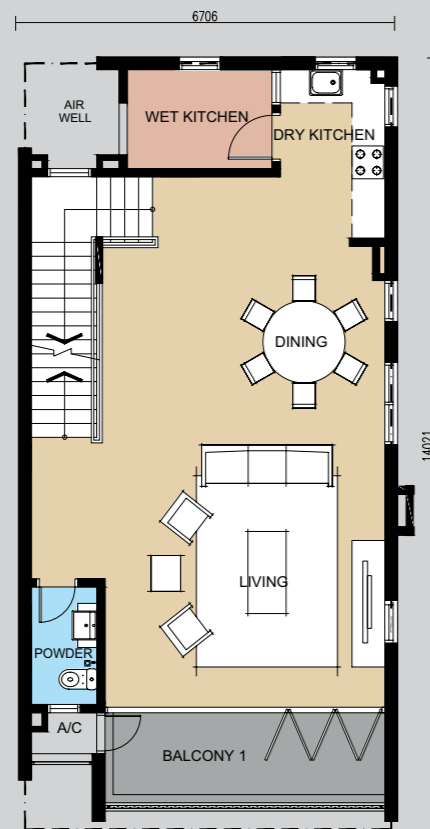
- Land size: From 26' x 46'
- Built-up area: 2,875 sq ft

3 层链接高级住宅

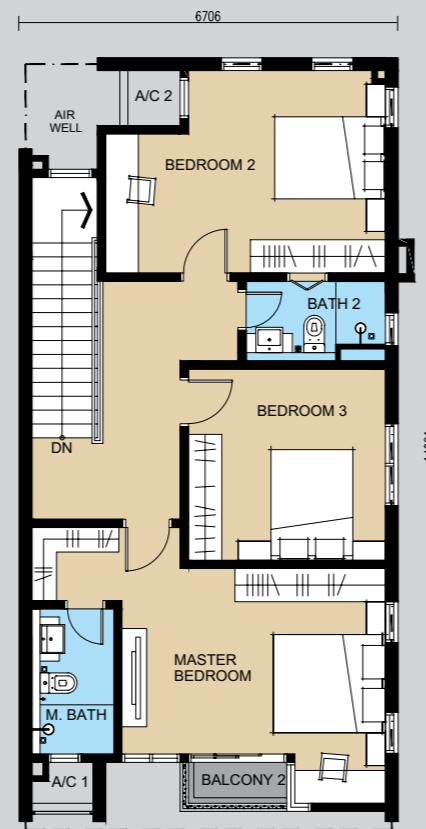
- 土地面积: 26' x 46'
- 建筑面积: 2,875 平方公尺



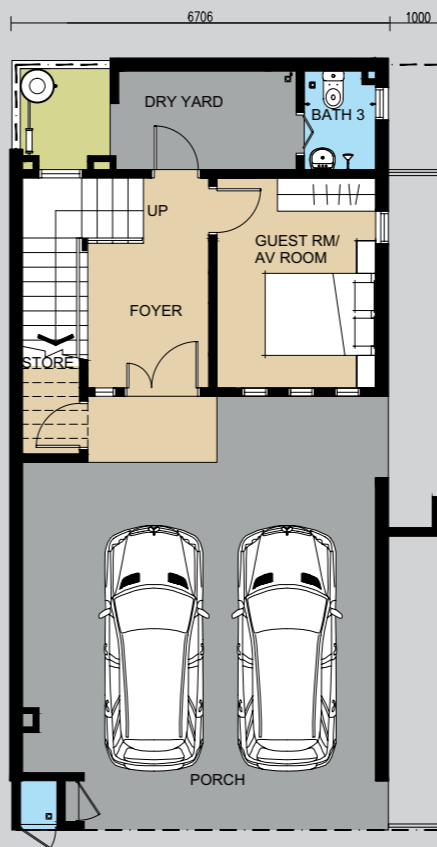
Ground Floor
底层



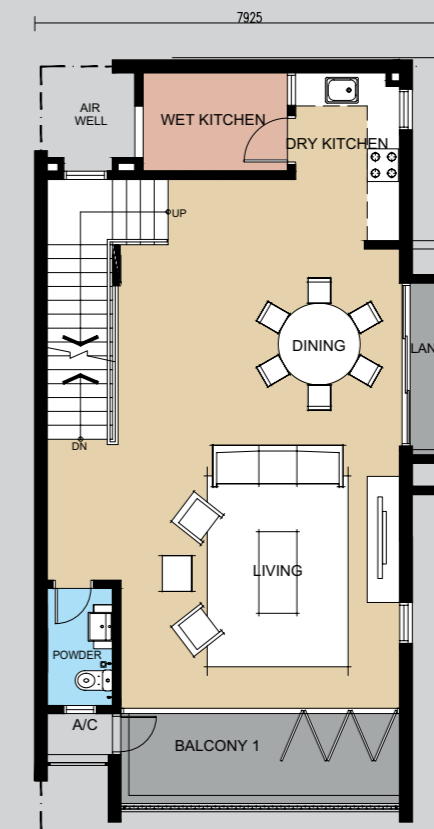
First Floor
一楼



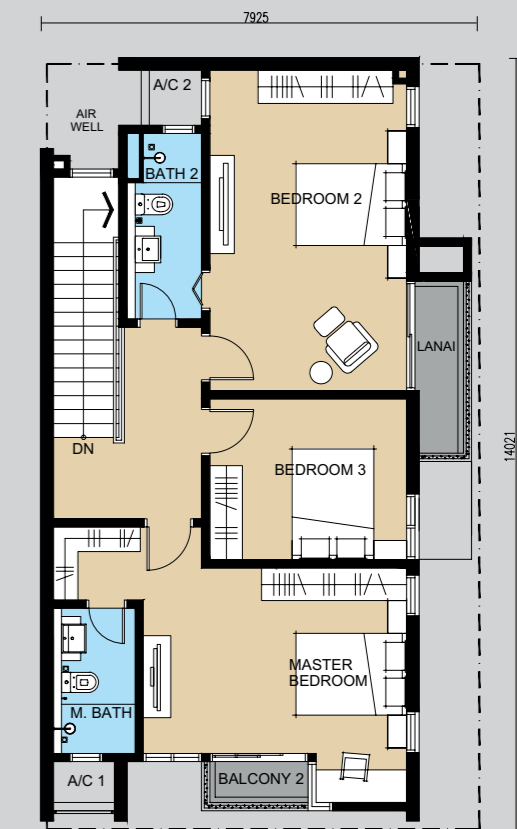
Second Floor
二楼



Ground Floor
底层



First Floor
一楼



Second Floor
二楼

TYPE C / C户型

3 Storey Link Residences

- Land size: From 26' x 46'
- Built-up area: 2,947 sq ft

3 层链接高级住宅

- 土地面积: 26' x 46'
- 建筑面积: 2,947 平方公尺

Floor plan / 平面图

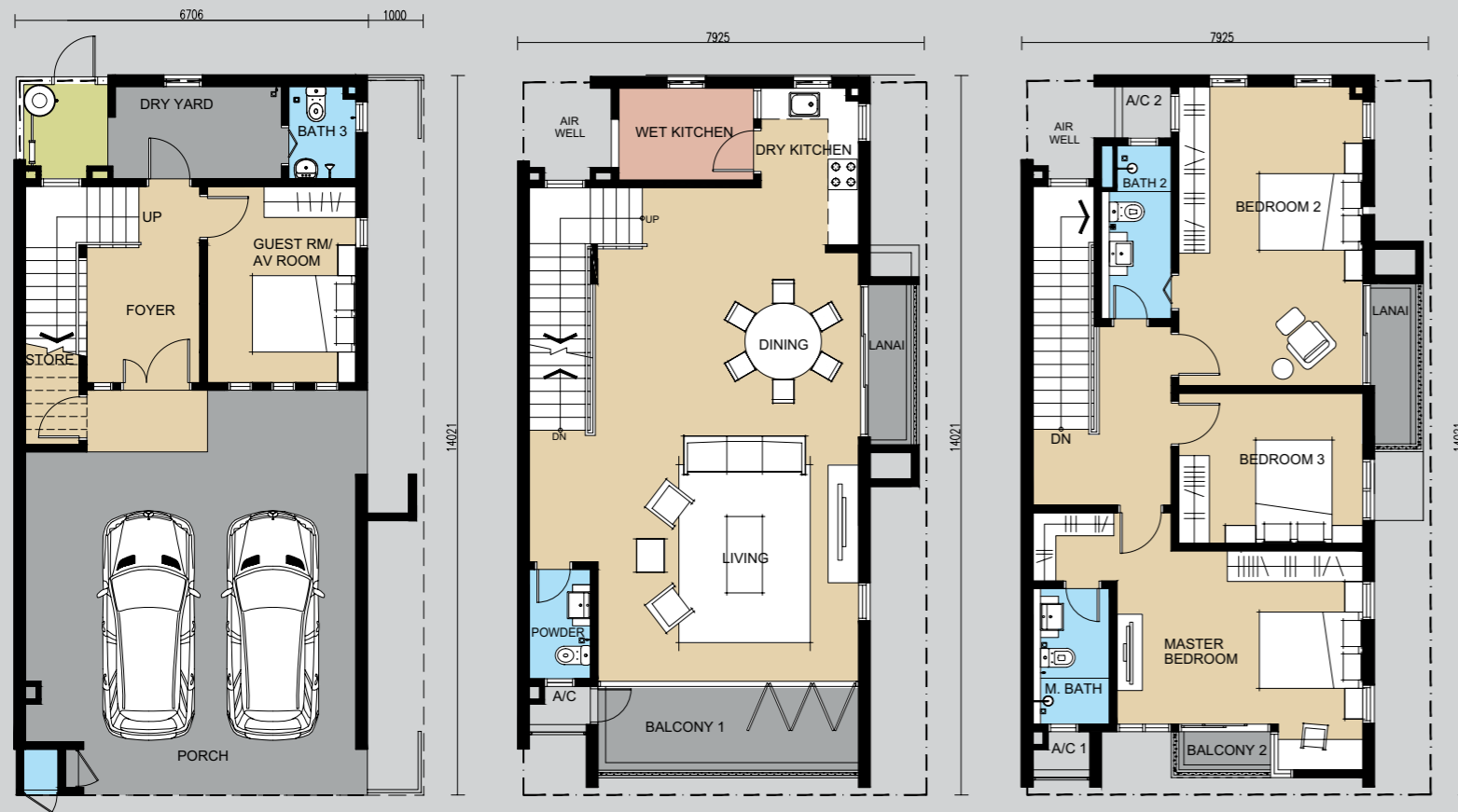
TYPE C1 / C1户型

3 Storey Link Residences

- Land size: From 26' x 46'
- Built-up area: 2,947 sq ft

3层链接高级住宅

- 土地面积: 26' x 46'
- 建筑面积: 2,947 平方公尺



Ground Floor
底层

First Floor
一楼

Second Floor
二楼

Specifications / 规格

- Structure** : Reinforced Concrete Frame
- Wall** : Generally Reinforced Concrete Wall / Brick Wall
- Roof** : R.C. Flat Roof / Metal Roof
- Ceiling** : Plaster Ceiling / Skim Coat
- Floor Finishes** :
 : Wet Kitchen / Dry Yard / * Lanai (Type C & C1 only) : Porcelain Tiles
 : Living / Dining / Dry Kitchen / AV Room / Guestroom / Foyer : Porcelain Tiles
 : Master Bedroom / Bedroom 2 / Bedroom 3 : Laminated Timber Floor
 : Master Bath / Bath 2 / Bath 3 / Powder : Porcelain Tiles
 : Staircase : Laminated Timber Floor
 : Balconies : Porcelain Tiles
 : AC Ledges : Cement Render
 : Porch : Concrete In Print

- Wall Finishes** :
 : Kitchen : Ceramic Tiles
 : Master Bath / Bath 1 / Bath : Porcelain Tiles To Ceiling Height
 : Interior Walls : Emulsion Paint
 : Exterior Walls : Weather Resistant Paint

- Doors** :
 : Main Entrance / Bedrooms : Timber Door
 : Living : Powder Coated Aluminium Framed Folding Glass Door
 : Bathrooms : Flush Door / Bi-Fold Door
 : Balcony : Powder Coated Aluminium Sliding Door
 : Store : Timber Louver Door

- Windows** : Powder Coated Aluminium Framed Glass Window

Sanitary Fittings

	Type A	Type A1	Type B	Type B1	Type C	Type C1
: Wash Basin with Vanity Top	: Nos. 3	3	3	3	3	3
: Wash Basin	: Nos. 1	1	1	1	1	1
: Water Closet	: Nos. 4	4	4	4	4	4
: Shower Rose	: Nos. 3	3	3	3	3	3
: Cold Water Tap :- (Hand Bidet = 3 Bid Tap = 1 Basin Tap = 4 Sink Tap = 1 Yard Tap = 2)	: Nos. 11	11	11	11	11	11
: Toilet Roll Holder	: Nos. 4	4	4	4	4	4
: Single Bowl Sink	: Nos. 1	1	1	1	1	1

Electrical Points

	Type A	Type A1	Type B	Type B1	Type C	Type C1
: Distribution Board (60A, 1ph)	: Nos. 1	1	1	1	1	1
: Lighting Point	: Nos. 31	31	31	31	33	31
: Power Point	: Nos. 21	21	21	21	21	21
: Fan Point	: Nos. 3	3	3	3	3	3
: Air-cond Point C/W Concealed Pipe	: Nos. 2	2	2	2	2	2
: Water Heater Point	: Nos. 2	2	2	2	2	2
: Door Bell Point	: Nos. 1	1	1	1	1	1
: Telephone Point	: Nos. 2	2	2	2	2	2
: MATV Point	: Nos. 3	3	3	3	3	3

- Ironmongery** : Quality Lock Sets and Accessories

- Miscellaneous** : Letter Box

Notes : All information is subjected to changes or deviations as may be required or approved by the appropriate authorities.

Accessibility to convenience / 便利设施近在咫尺



Education

- ▶ SRJK C Connaught II
- ▶ SMK Bandar Damai Perdana
- ▶ SK Desa Baiduri
- ▶ SK Tanming Jaya
- ▶ SMK Bandar Tun Hussein Onn
- ▶ Sri Cempaka International School
- ▶ UCSI

Shopping

- ▶ AEON Big
- ▶ Eonsave
- ▶ Giant Hypermarket
- ▶ The Mines
- ▶ IKON
- ▶ Cheras Sentral Mall
- ▶ Leisure Mall
- ▶ AEON Cheras Selatan

Medical

- ▶ Hospital Universiti Kebangsaan Malaysia
- ▶ Pantai Medical Centre
- ▶ Columbia Asia Hospital Cheras

Recreation Park

- ▶ Sungai Long Golf Club
- ▶ Saujana Golf Club
- ▶ Selangor Tuff Club
- ▶ Alam Damai Recreation Park

Public Transportation

- ▶ KTM Komuter

Location map / 位置图



2.3 公里 kilometer Alam Damai Recreation Park
Giant Cheras Utama

6.8 公里 kilometer The Mines

7.0 公里 kilometer Cheras Sentral Mall
Leisure Mall

6.0 公里 kilometer AEON Cheras Selatan
Eonsave
AEON Big Tun Hussein Onn
Selangor Tuff Club
Palace Of The Golden Horses Hotel

14.4 公里 kilometer Cheras Pantai Medical Centre
KTM Komuter Bandar Tasik Selatan

1300 22 9898
www.titijaya.com.my

Please visit our sales gallery and show unit at



Park Residency
Cheras Sales Gallery



PREMSDALE DEVELOPMENT SDN BHD (1121985-U)
N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G,
47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

Housing Developer License No.: 14674-1/03-2019/0202(L). Validity Date: 17/03/2017 – 16/03/2019. Advertising & Sales Permit No.: 14674-1/03-2019/0202(P). Validity Date: 17/03/2017 – 16/03/2019. Approving Authority: Majlis Bandaraya Kajang (MPKJ). Approve Building Plan No: MBKJ 6/P/41/2015. Tenure of Land: Leasehold (93 Years). Expected Date of Completion: Dec 2020. Land Encumbrances: Al Rajhi Bank & Investment Corporation (Malaysia) Berhad. No. of Units: 62. Selling Price : RM 1,028,000.00 (min) – RM 1,398,000.00 (max). Bumiputra Discount: 7%.

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