The background features a central white space with four large, overlapping watercolor washes: a green one in the top-left, a red one in the top-right, a yellow one on the right side, and a blue one in the bottom-right. Scattered throughout are small yellow and orange dots. Botanical illustrations include red and green leaves in the top-left, white line-art leaves in the top-right, and white line-art leaves in the bottom-left.

RADIUM ADESA

DESA EAST RESIDENCES

Fulfill your Desired Lifestyle

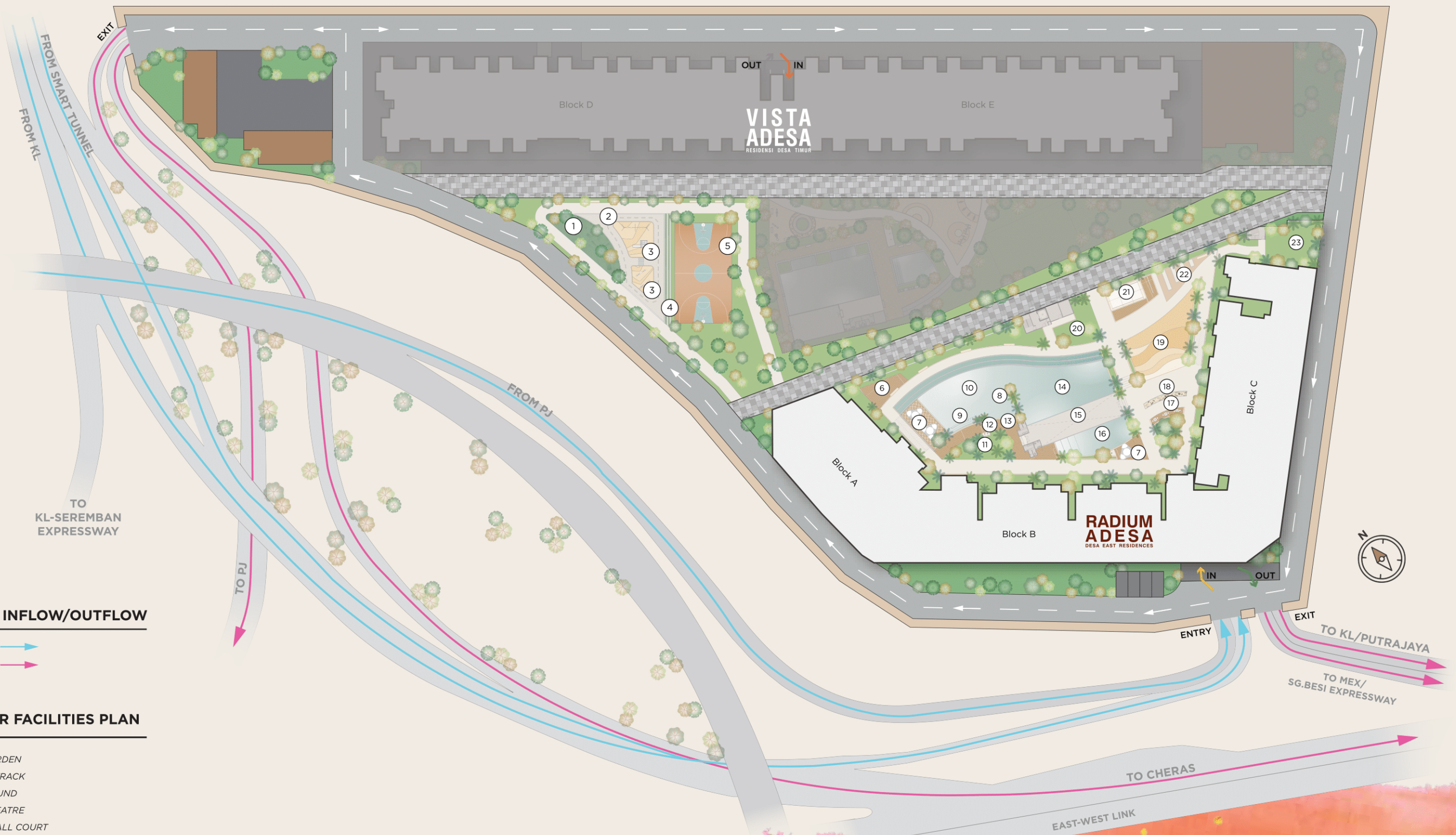
Level up your modern lifestyle with a comfortable home that reflects the way you live. Whether you are looking for a private space to live independently or exploring a residential upgrade for your family, **RADIUM ADESA** is perfect for everyone who desires a city living experience with excellent proximity to vibrant urban offerings.



Overall View of Radium Adesa

Artist's Impression Only

SITE PLAN & FACILITIES PLAN



TRAFFIC INFLOW/OUTFLOW



LG FLOOR FACILITIES PLAN

- ① MAZE GARDEN
- ② BICYCLE TRACK
- ③ PLAYGROUND
- ④ AMPHITHEATRE
- ⑤ BASKETBALL COURT

LEVEL 7 FACILITIES PLAN

- | | | |
|----------------|------------------|-----------------------------|
| ⑥ YOGA DECK | ⑫ OUTDOOR SHOWER | ⑱ REFLEXOLOGY AREA |
| ⑦ PAVILION | ⑬ DRY DECK | ⑲ PLAYGROUND AREA |
| ⑧ WET DECK | ⑭ LAP POOL | ⑳ HAMMOCK GARDEN |
| ⑨ SPA POOL | ⑮ CLUB & GYM | ㉑ BBQ AREA & OUTDOOR DINING |
| ⑩ LEISURE POOL | ⑯ WADING POOL | ㉒ HERB GARDEN |
| ⑪ OPEN LAWN | ⑰ CHESS CORNER | ㉓ SECRET GARDEN |

TYPE
A/A(M)

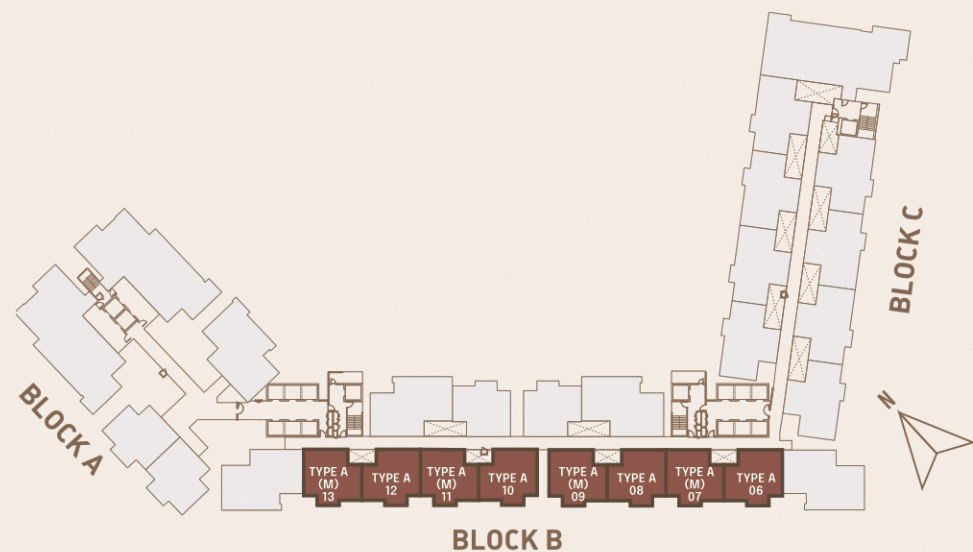
850sq.ft.



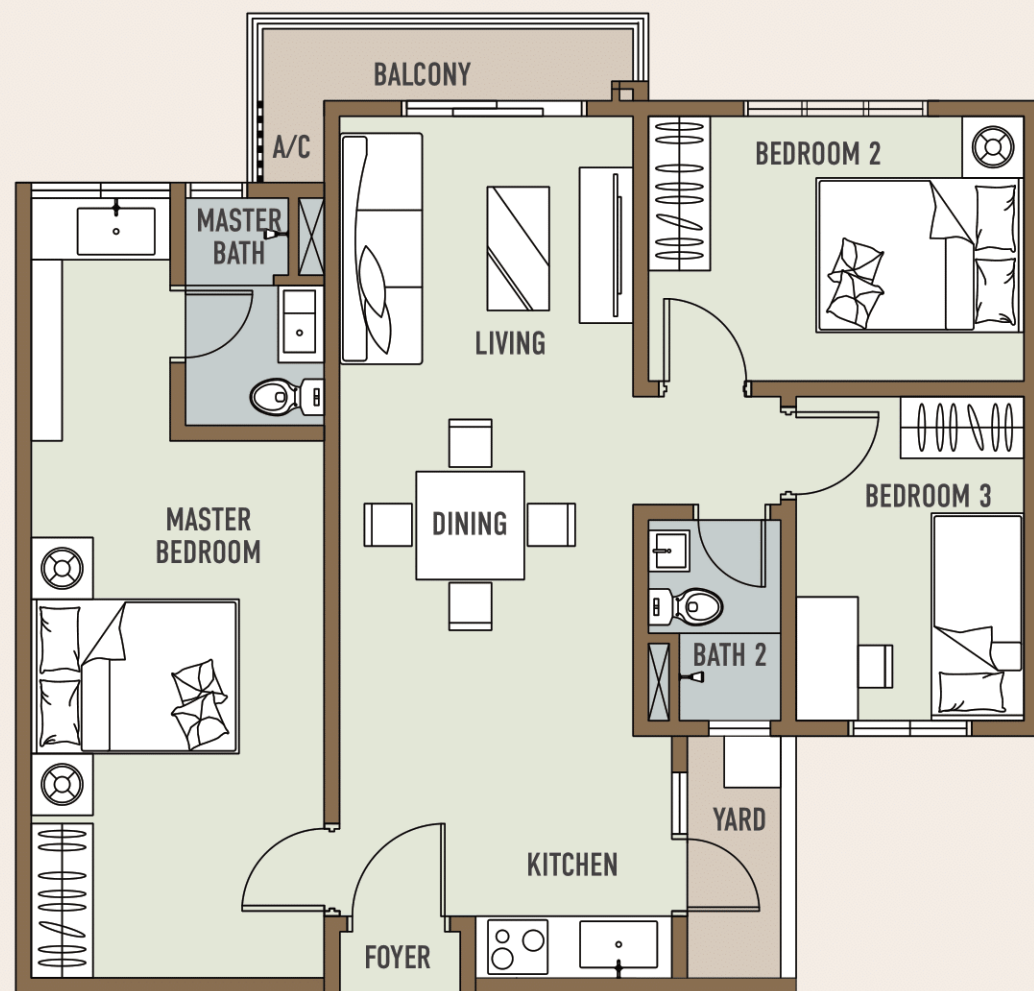
3 BEDROOMS



2 BATHROOMS



9800



TYPE A

TYPE
A1/A1(M)

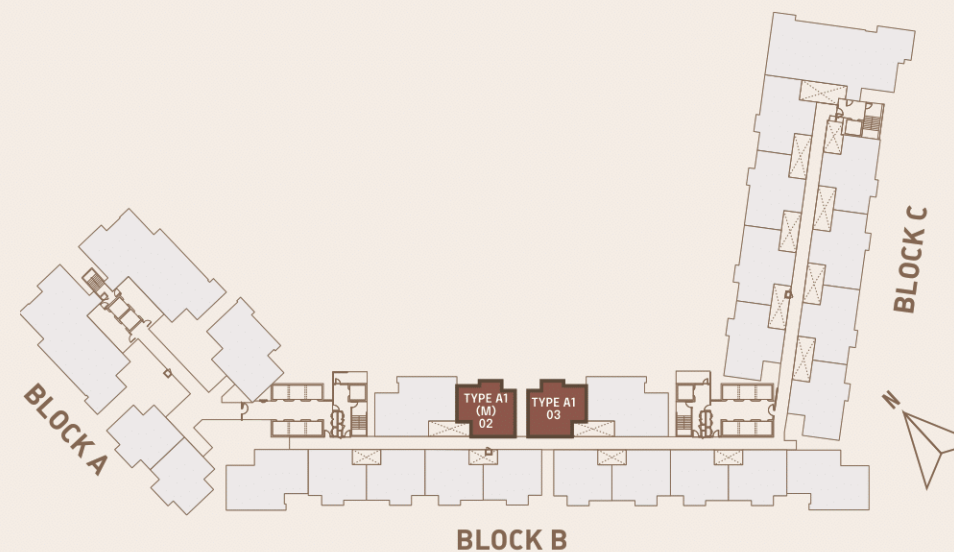
850sq.ft.



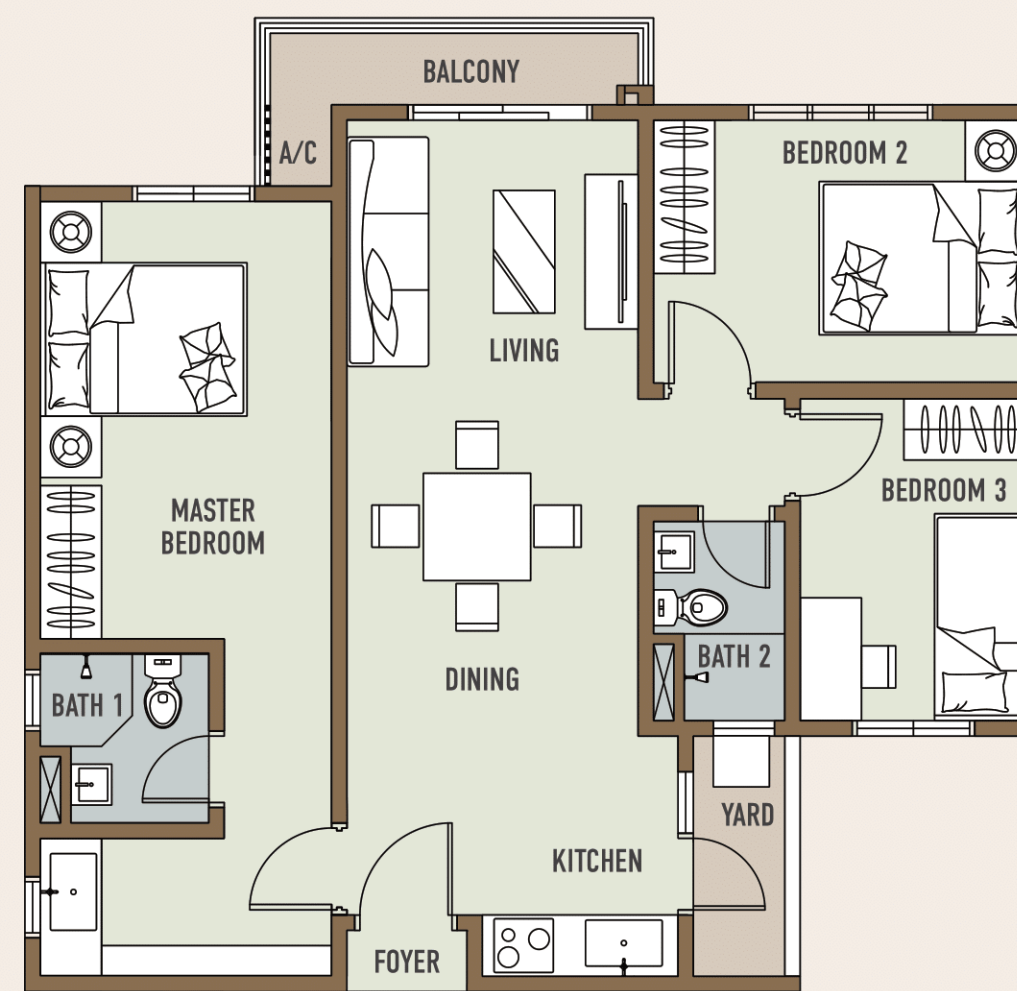
3 BEDROOMS



2 BATHROOMS



9800



TYPE A1

TYPE
B/B(M)

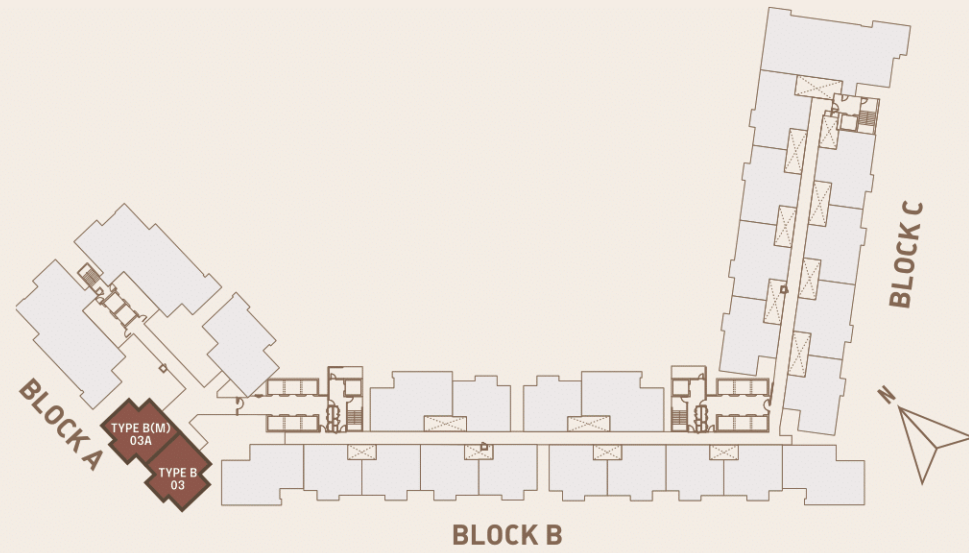
900sq.ft.



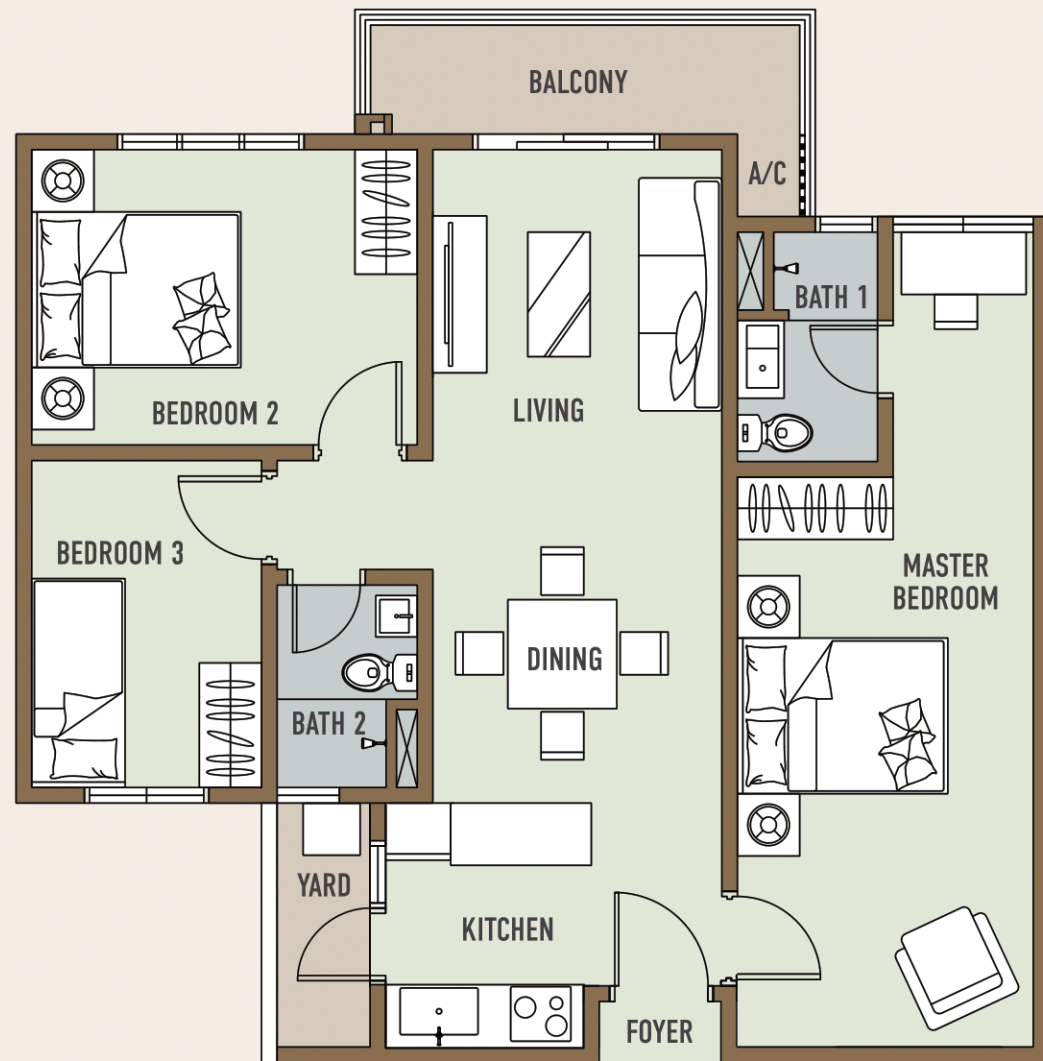
3 BEDROOMS



2 BATHROOMS

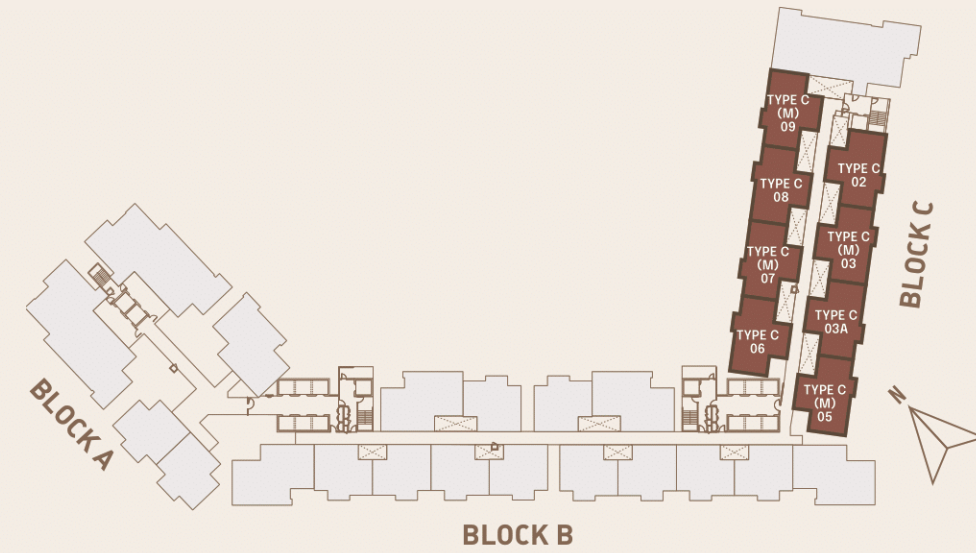


9800

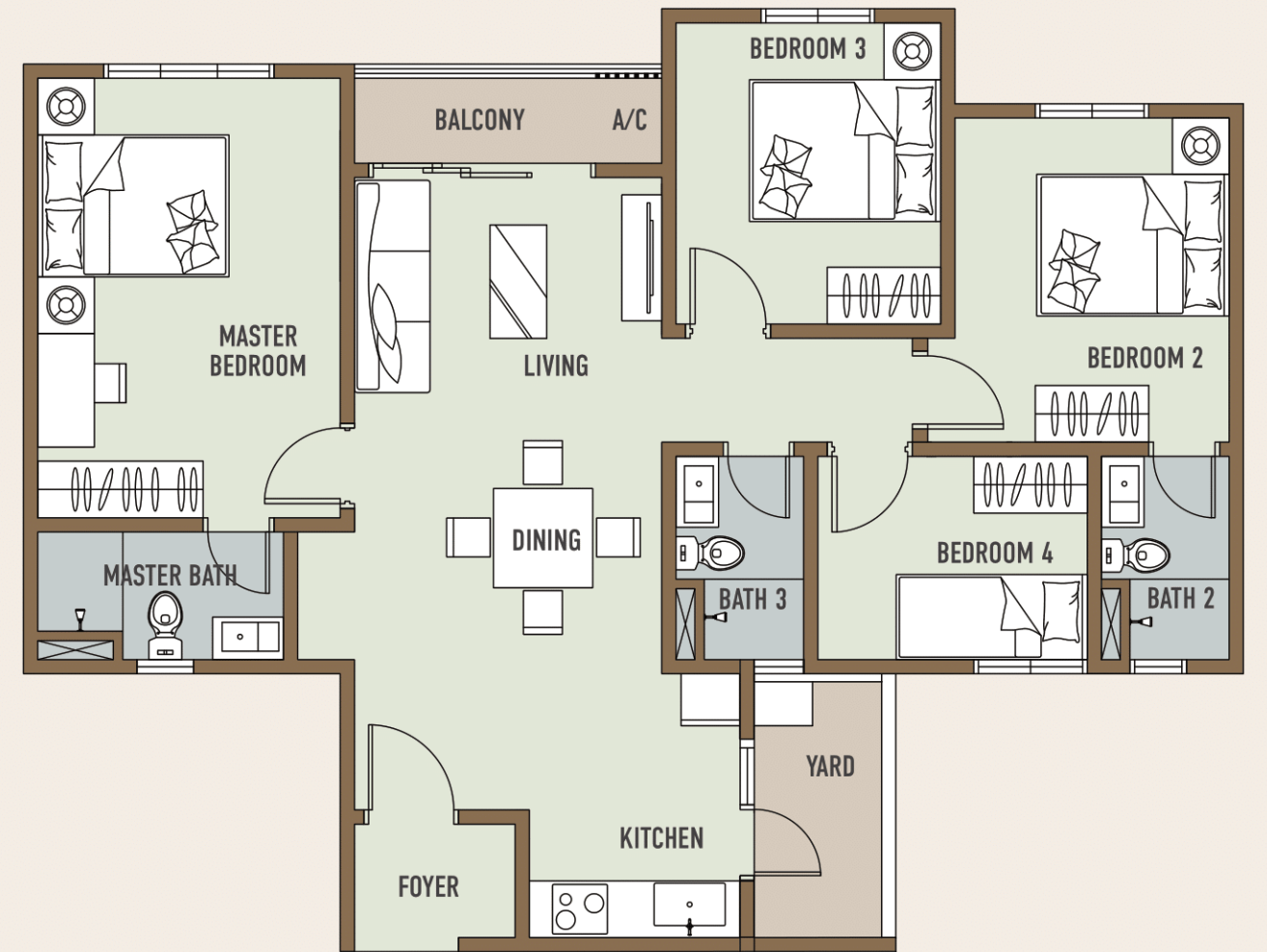


TYPE B

9995



12750



TYPE C

9825

TYPE
C/C(M)

1,050sq.ft.



4 BEDROOMS



3 BATHROOMS

TYPE
D/D(M)

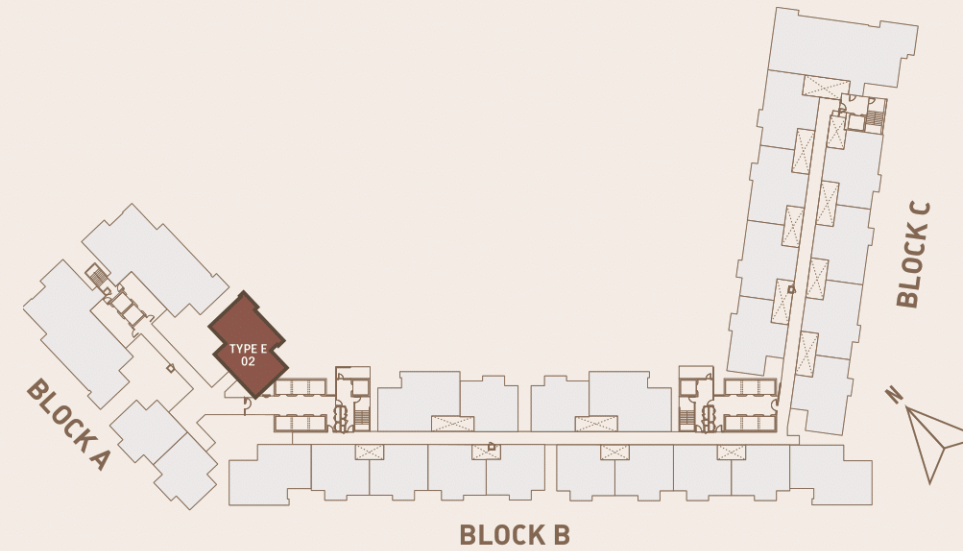
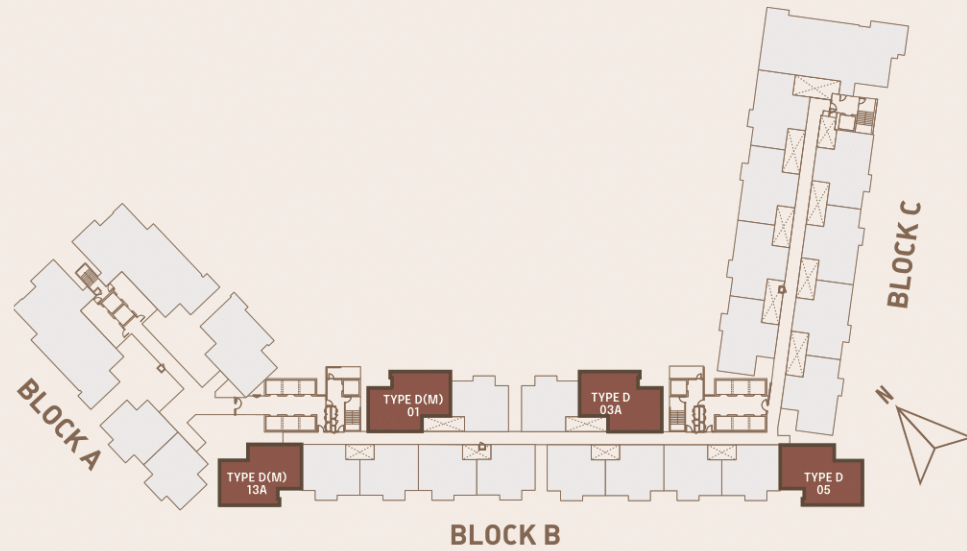
1,250sq.ft.



4 BEDROOMS



3 BATHROOMS



TYPE

E

1,260sq.ft.

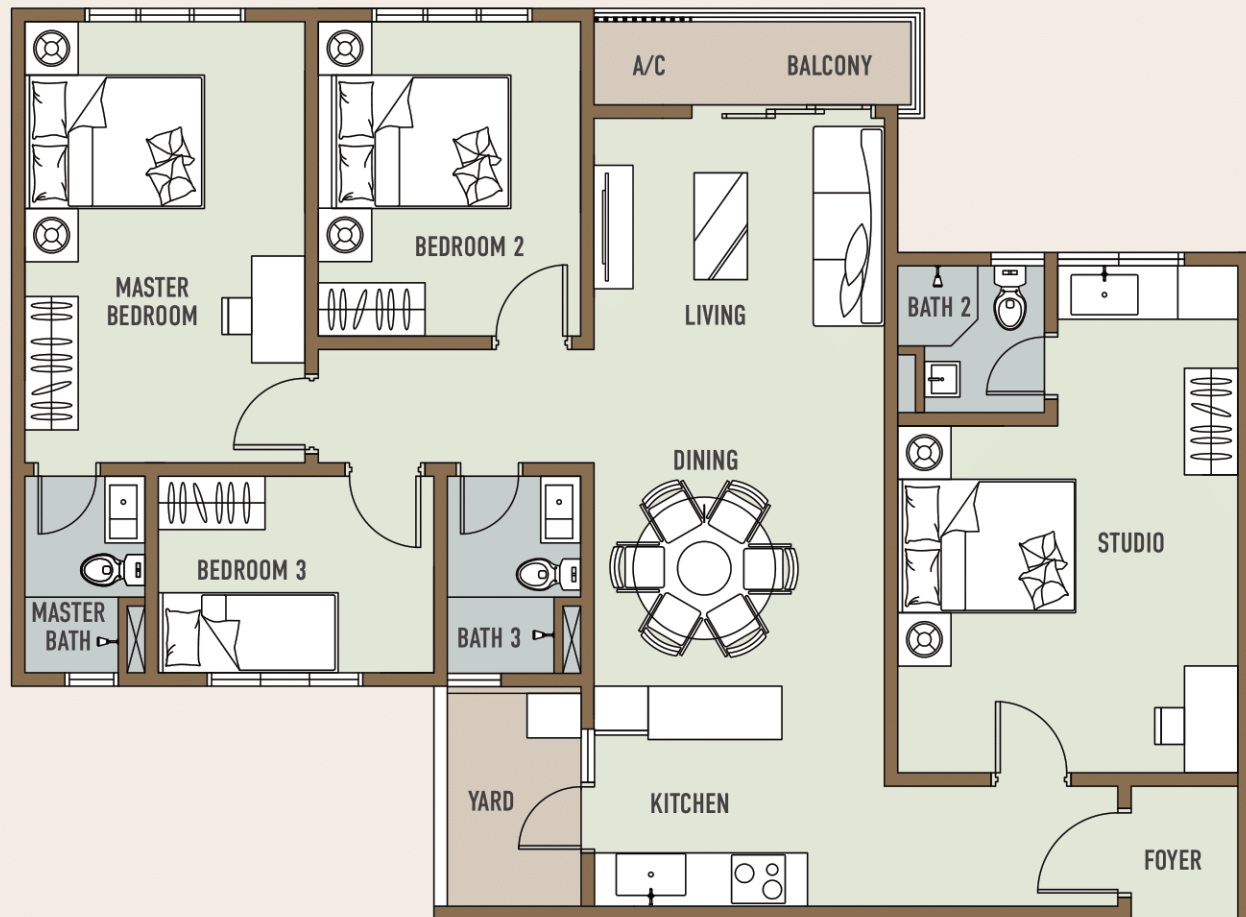


4 BEDROOMS



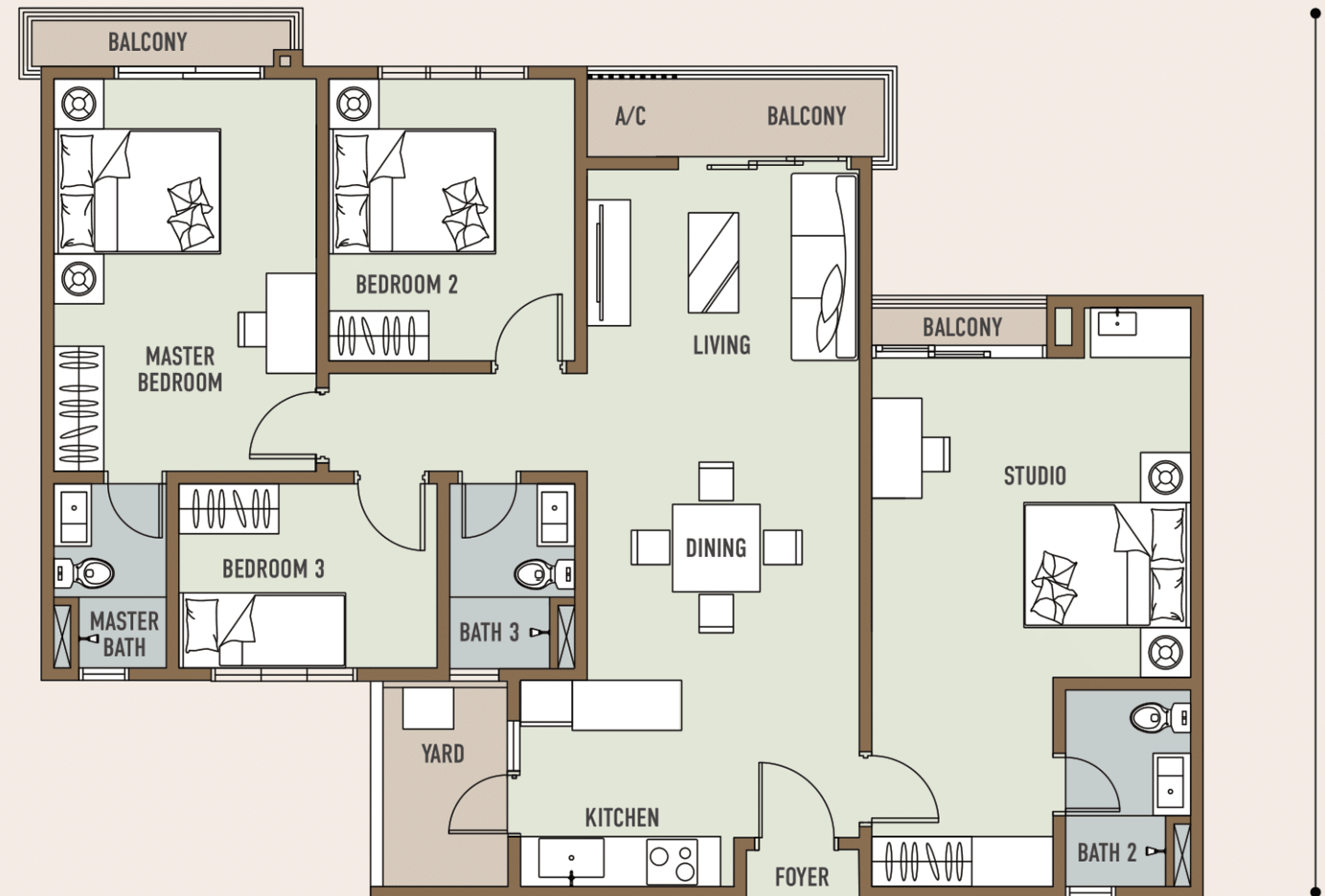
3 BATHROOMS

13790



TYPE D

13790



TYPE E

10095

10545

TYPE
F/F(M)

MAIN PARCEL
2,300SQ.FT.

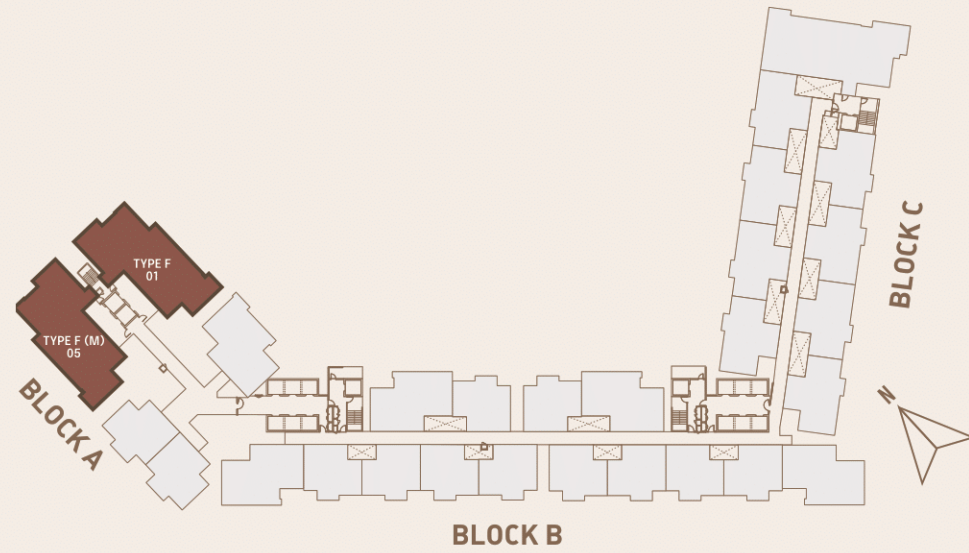
ACCESSORY PARCEL
312SQ.FT.



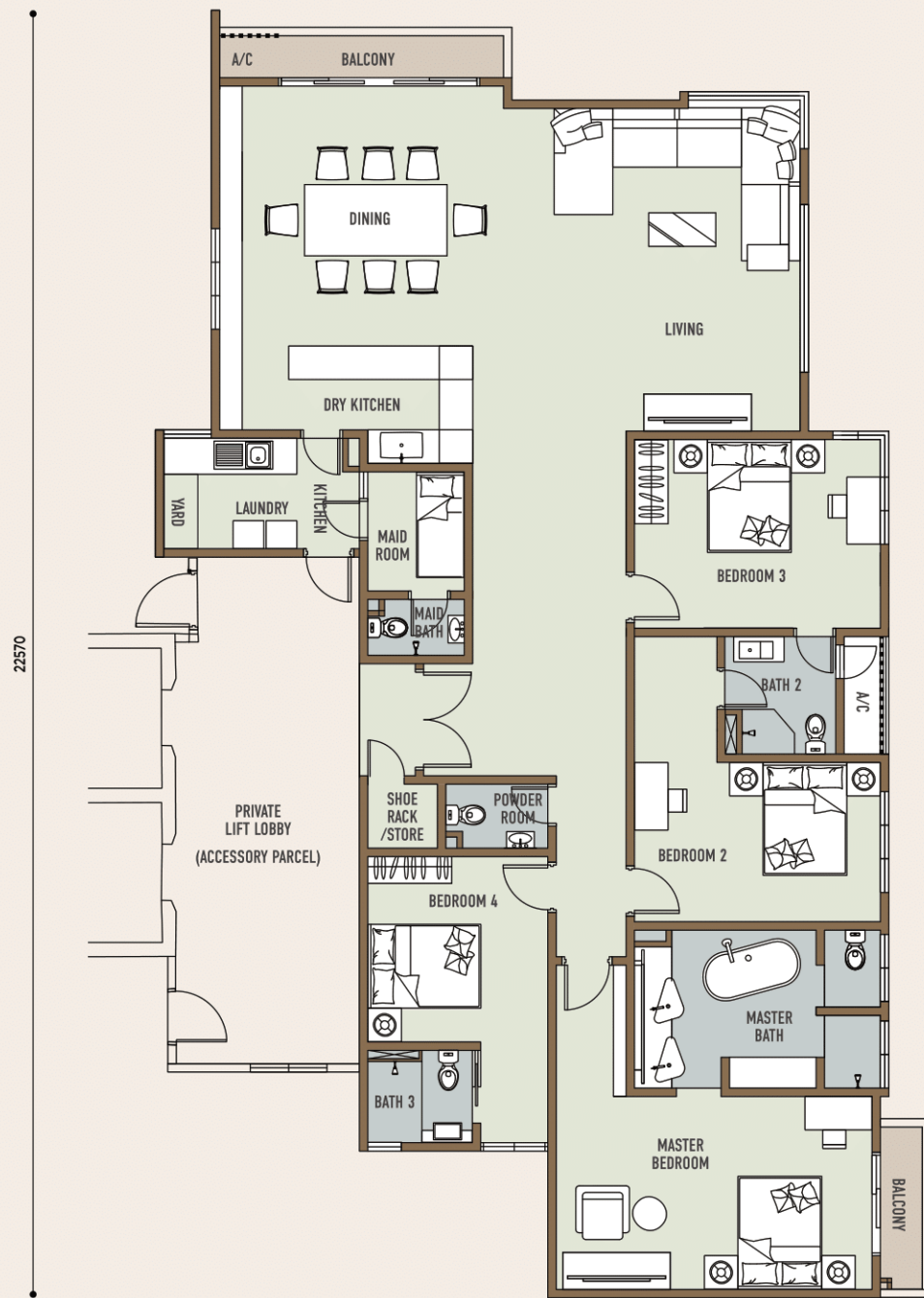
4+1 BEDROOMS



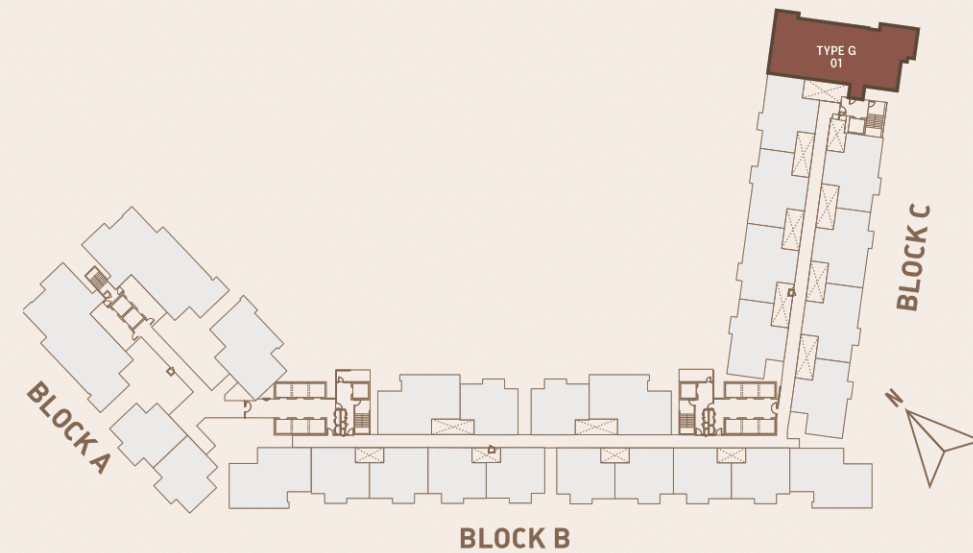
4 BATHROOMS
+ 1 POWDER ROOM



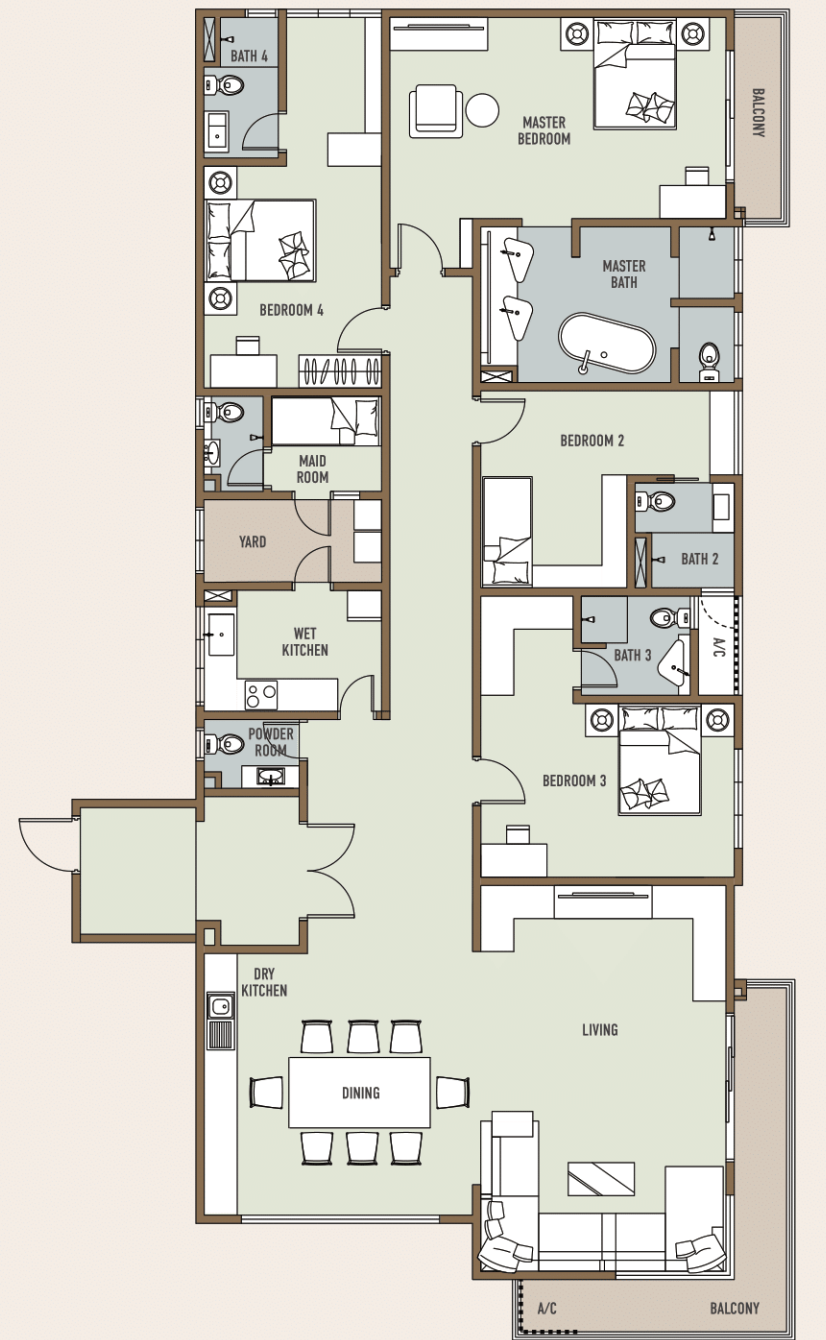
13720



TYPE F



10625



TYPE G

TYPE

G

2,560SQ.FT.



4+1 BEDROOMS



5 BATHROOMS
+ 1 POWDER ROOM

24000

SPECIFICATIONS

FOUNDATION	Reinforced Concrete							
STRUCTURE	Reinforced Concrete							
WALL	Masonry / Reinforced Concrete Wall / Lightweight Block & Panel							
ROOF	Reinforced Concrete Slab							
CEILING FINISHES	Skimcoat / Plaster Board & Paint							
WINDOW	Aluminium / Metal Framed Window							
DOORS	Main Entrance Door			Fire Rated Timber Door				
	Balcony			Aluminium Framed Sliding Door				
	Bathroom / Others			Timber Flush Door				
LOCKS	Selected Lockset							
FLOOR FINISHES	Living			Tiles				
	Dining			Tiles				
	Kitchen			Tiles				
	Foyer			Tiles				
	Bedrooms			Laminated Flooring				
	Maid Room			Tiles				
	Bathrooms / Powder Room			Tiles				
	Balcony With A/C Ledge			Tiles				
	Yard			Tiles				
	Store			Tiles				
	A/C Ledge (Type F & G)			Cement Render				
WALL FINISHES/POWDER ROOMS	Interior			Plaster/Skimcoat & Paint				
	Bathrooms/Powder Rooms (Type F & G)			Tiles Up To Ceiling Height				
	Kitchen/Dry Kitchen (Type F & G)			Tiles up to 1500mm in Height				
SANITARY FITTINGS	Type A/A(M)	Type A1/A1(M)	Type B/B(M)	Type C/C(M)	Type D/D(M)	Type E	Type F/F(M)	Type G
Pedestal Water Closet c/w Bib Tap	2	2	2	3	3	3	5	6
Wash Basin c/w Tap	2	2	2	3	3	3	6	7
Kitchen Bowl Sink w/o Drainer c/w Tap	1	1	1	1	1	1	2	2
Washing Machine Tap	1	1	1	1	1	1	1	1
Paper Roller Holder	2	2	2	3	3	3	5	6
Overhead & Handheld Shower Fittings with Mixer	N/A	N/A	N/A	N/A	N/A	N/A	1	1
Long Bath	N/A	N/A	N/A	N/A	N/A	N/A	1	1
ELECTRICAL FITTINGS								
Lighting Point	16	17	16	19	20	21	35	35
13 Amp Switch Socket Point	18	18	19	20	23	22	30	30
Ceiling Fan Point	2	2	2	2	3	3	3	3
Air-Conditioning Point	4	4	4	5	5	5	6	6
Water Heater Point	2	2	2	3	3	3	2	3
SMATV point	1	1	1	1	1	1	2	2
Fiber Wall Socket (FWS)	2	2	2	2	2	2	2	2
Door Bell Point	1	1	1	1	1	1	1	1
Electrical DB (Single Phase)	1	1	1	1	1	1	N/A	N/A
Electrical DB (Three Phase)	N/A	N/A	N/A	N/A	N/A	N/A	1	1

All the above specification shall be subject to variation and modification as required by the vendor's Architect and / or appropriate Approving Authorities.



RADIUM
BUILDING GOOD

FITRAH RESOURCES SDN BHD
199801009044 (465171-T)
Anak syarikat dimiliki oleh
Radium Development Berhad

SALES GALLERY

Lot G-13, Residensi Platinum Arena,
No. 116, Jalan Kelang Lama, Batu 5 1/2,
Taman Sentosa, 58000 Kuala Lumpur

0111-722 5566
RADIUMDEVELOPMENT.COM

Developer: Fitrah Resources Sdn Bhd | Development's Name : Residensi Desa Timur | Property Type : Apartment Suites | Developer's License No.: 30363/02-2028/0040(N) | Validity Period : 13/02/2023 - 12/02/2028 | Advertising & Sales No.: 30363-2/06-2026/0744(N)-(S) | Validity Period : 23/06/2023 - 22/06/2026 | Approving Authority : Dewan Bandaraya Kuala Lumpur | Reference No.: DBKL.JKB.BP S1 OSC 2022 2532 | Tenure of Land : Leasehold (99 Years ended 13 November 2118) | Land Encumbrance: Mortgage (Maybank Islamic Berhad) | Expected Completion Date : September 2027 | Total No. of units : Phase 2; Block A : 215 units; Block B : 616 units; Block C : 387 units; Parking: 1/2/3 | Selling Price: RM498,000 (min) and RM1,562,000 (max) | Bumiputera Discount : 5% (for apartment suites only)

Disclaimer:

The information contained herein this material is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurement are approximate. While every reasonable care has been taken in preparing this material, the developer/proprietor cannot be held responsible for any inaccuracy. All the above items are subject to variation, modifications & substitutions as may be required by the Authorities or recommended by the Architect or the Engineer.

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