

THE

MAXXON

BY HEXXON GROUP

THE

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Experience the ultimate in luxury living with The Maxxon, a freehold development designed to harmoniously blend with nature's beauty. Enjoy an abundance of green space and more than 40 facilities with breathtaking sky facilities.



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# Overview

## PROJECT NAME

**The Maxxon @ Residensi Bukit Perdana**

## DEVELOPER

**Hexxon Development Sdn. Bhd.**

## LOCATION

**Damai Perdana @ Cheras**

## LAND TENURE

**Freehold**

## LAND ACRE

**9.625**

## COMPONENTS

**BLOCK A – 37 Storey**

**BLOCK B – 33 Storey**

# Overview

Total Units	816 (Block A - 446   Block B - 370)
Units Per Floor	Block A - 14   Block B - 13
Schedule of Payment	Under Schedule H (Under HDA)
No. of Lift(s)	Block A - 3 + 1   Block B - 3 + 1   Podium - 1
Expected Completion Date	Q3 2028 (48 Months)
Maintenance Fee	Estimate RM0.25 Per SQ. FT. (Exclude Sinking Fund)
Total Carparks	Residential - 2053 Visitor - 326 OKU - 35 Motorcycle - 326
Selling Price	Block A - RM530,000 - RM953,000 Block B - RM562,000 - RM973,000



# Project features



Live in a thriving, matured township with a wealth of amenities and services



Live worry-free in our Gated & Guarded community



Surround yourself with endless dining options in our food lover's paradise



Privacy at its finest - THE MAXXON, a purely residential development



Invest in your future with our valuable freehold development opportunity



Seamless connectivity through five major roads and highways: Jalan Alam Damai, Jalan Tun Hussein Onn, Besraya Highway, SILK Highway and SUKE Highway

## Project features



Discover over 40 facilities across lobby, podium & sky facilities



Discover a new level of sophistication and relaxation in our Sky Dining Area



Wide facilities space approximal of 100,000 sq. ft.



Convenient parcel room for secure package storage and easy collection.



Never worry about parking again with 326 visitor carparks available



Full-sized multi-purpose court that facilitates various sports and events, such as badminton, basketball, and parties



Our guard house has a modern, minimalist design with light and dark grey tones. The entrance features a large canopy for convenience and shelter. Prominent signage and surrounding greenery add aesthetic appeal and enhance the comfort and security of the environment.





# Number Plate Recognition System



## Enjoy Hassle-Free Access

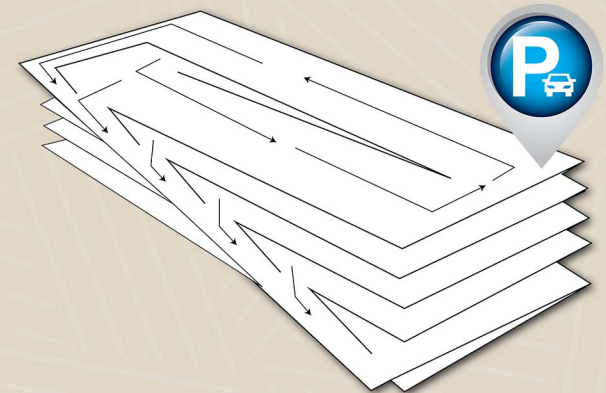
**Number Plate Recognition System** is an image-processing technology used to identify vehicles by their license plates. The system uses illumination and an infrared camera to take the image of the front or rear of the vehicle, then an image-processing software analyses the images and extracts the license plate information. The system ensure the driver a **hassle-free experience** by entering the parking bay **without showing a car-park card**.

# Speed Ramp



## Easy, Convenient, Faster

Experience effortless parking with our car park **speed ramp**, designed to eliminate repetitive turns as you navigate up or down parking levels. Say goodbye to delays and hello to reaching home **faster**, thanks to **direct access** to interval levels..





# EV Charge Point



## Paving The Way For A Sustainable Future

Integrating EV charging into condominiums aligns with **sustainability** objectives, **enhances** property value, and meets the **growing demand** for electric vehicle infrastructure.





# Smart Urban Living Your Private Community App



## JaGaApp 2.0



### Seamless Communication & Ultimate Convenience



**Billing**



**Call Guards 24/7**



**Read Notices**



**Visitor QR Code**



**Submit Feedback**



**Book Facilities**



**Submit e-Forms**



**Home Concierge Service**

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# New Highway



SUKE which begin at the Sri Petaling interchange, span for 24.4km to provide road users more variable route for intra-city travel.

Traffic will be dispersed through SUKE 14 interchanges; Sri Petaling, Sungai Besi, Alam Damai, Cheras-Kajang, Cheras Hartamas, Bukit Teratai, Tasik Tambahan, Permai, Kosas, Pekan Ampang, Ampang Point, Ulu Kelang, Hillview and Bukit Antarabangsa.

REDUCE  
**30%**  
TRAFFIC FROM

MRR2

REDUCE  
**36%**  
TRAFFIC FROM

JALAN  
AMPANG



# New Highway



Sungai Besi-Ulu Kelang Elevated Expressway (SUKE)  
24.4km from Sri Petaling to Ulu Kelang.





# CONNECTIVITY



- Sungai Besi - Ulu Kelang Elevated Expressway (SUKE)
- Cheras - Kajang Highway (SAGA)
- Kajang - Seremban Highway (LEKAS)
- North South Highway (PLUS)
- Sungai Besi Highway (BESRAYA)
- Kajang Dispersal Link Expressway (SILK)
- Maju Expressway (MEX)
- Middle Ring Road 2 (MRR 2)





# Lobby Exterior

Step into a grand entrance featuring expansive double-volume architecture and a seamless drop-off area, designed to make a lasting first impression and set the tone for a tranquil and inviting interior experience.

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Transform your space into a sanctuary of tranquility with our Japanese Zen-inspired lobby. Immerse yourself in the serene beauty of minimalist aesthetics and natural elements, crafted to evoke peace and harmony. Elevate your environment with every thoughtful detail, creating a welcoming retreat that soothes the soul and inspires a sense of calm.

# Lobby Interior

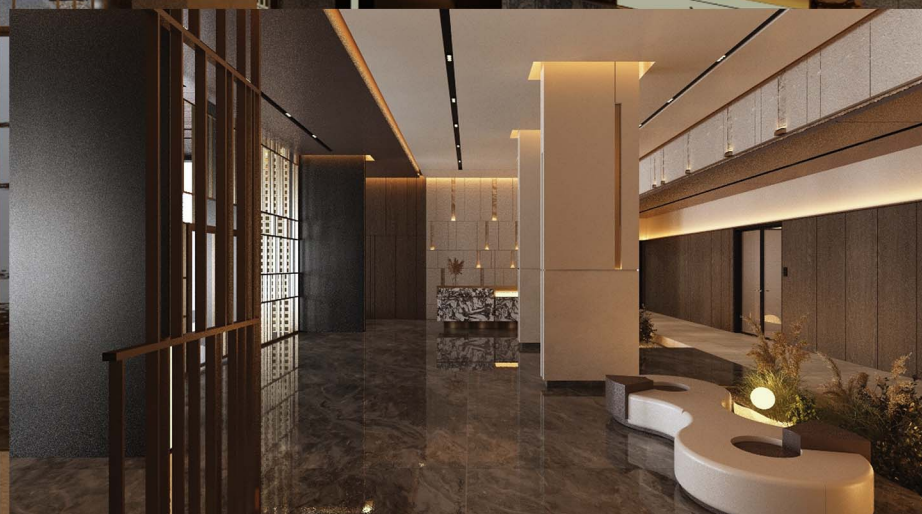


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# LOBBY

Welcome to our opulent and luxurious Main Lobby, where architectural magnificence meets contemporary elegance. With its breathtaking double volume height and exquisite design, it creates an awe-inspiring ambiance that promises an extraordinary and unparalleled living experience for our esteemed residents. Step into a world of sophistication and indulgence as you enter this stunning centerpiece of our prestigious development.



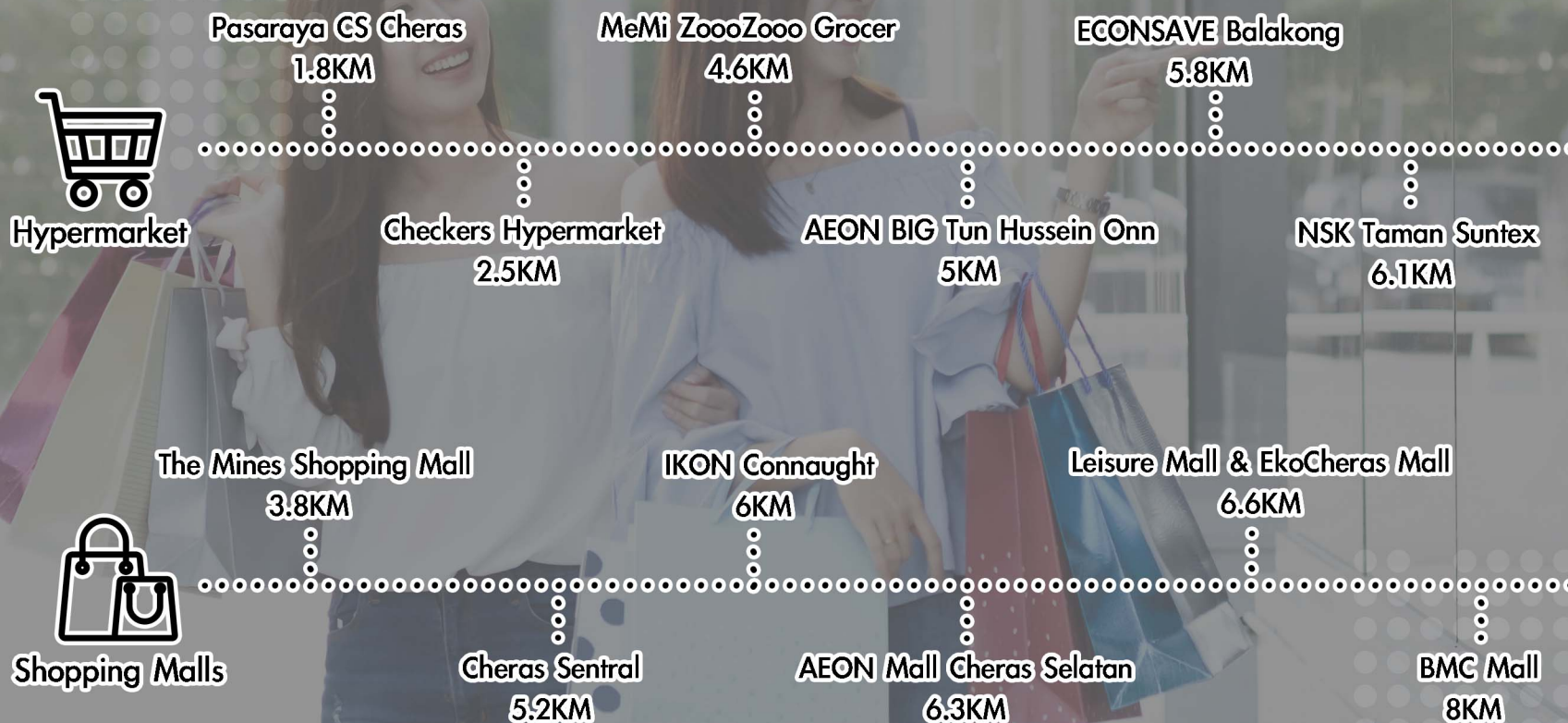


# ACCESSIBILITY

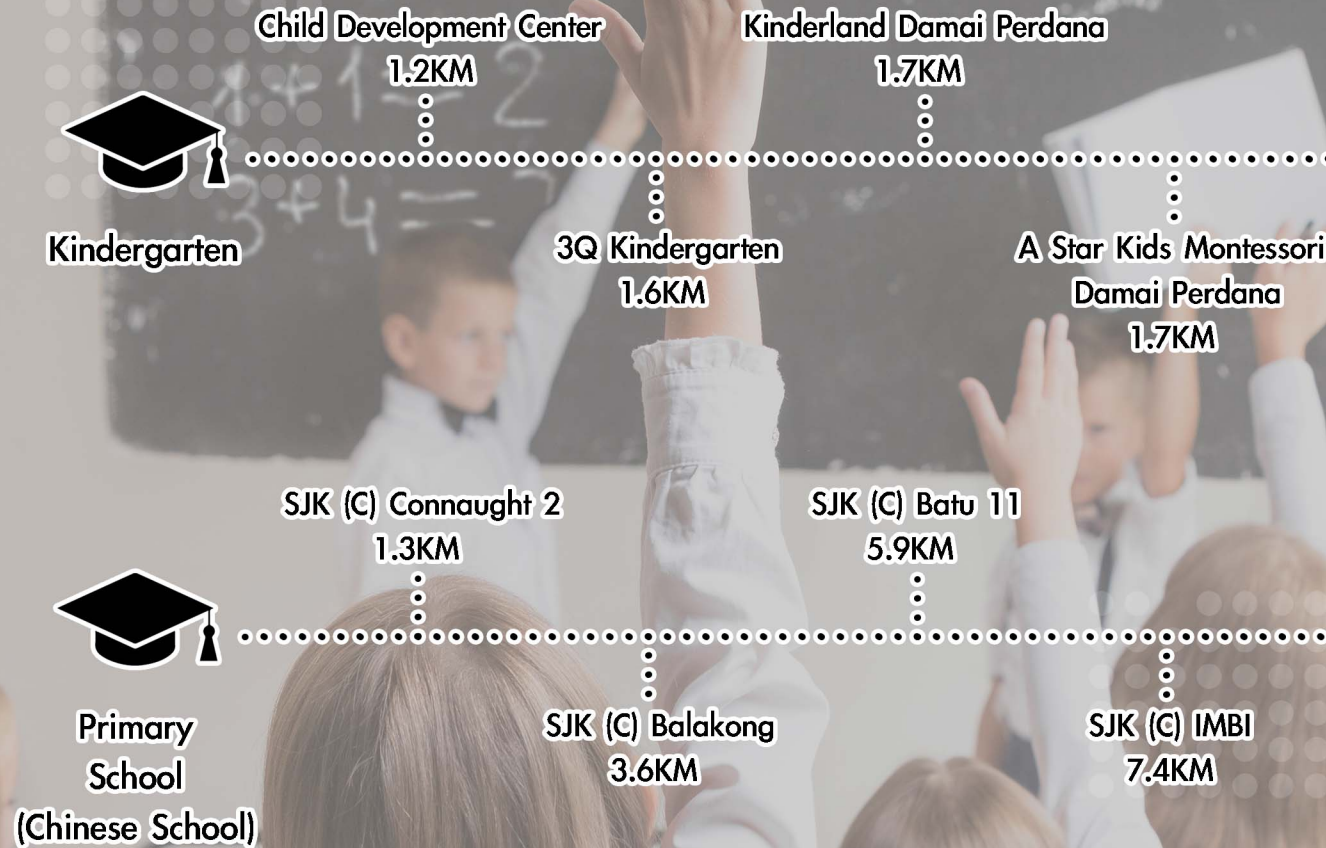




# AMENITIES

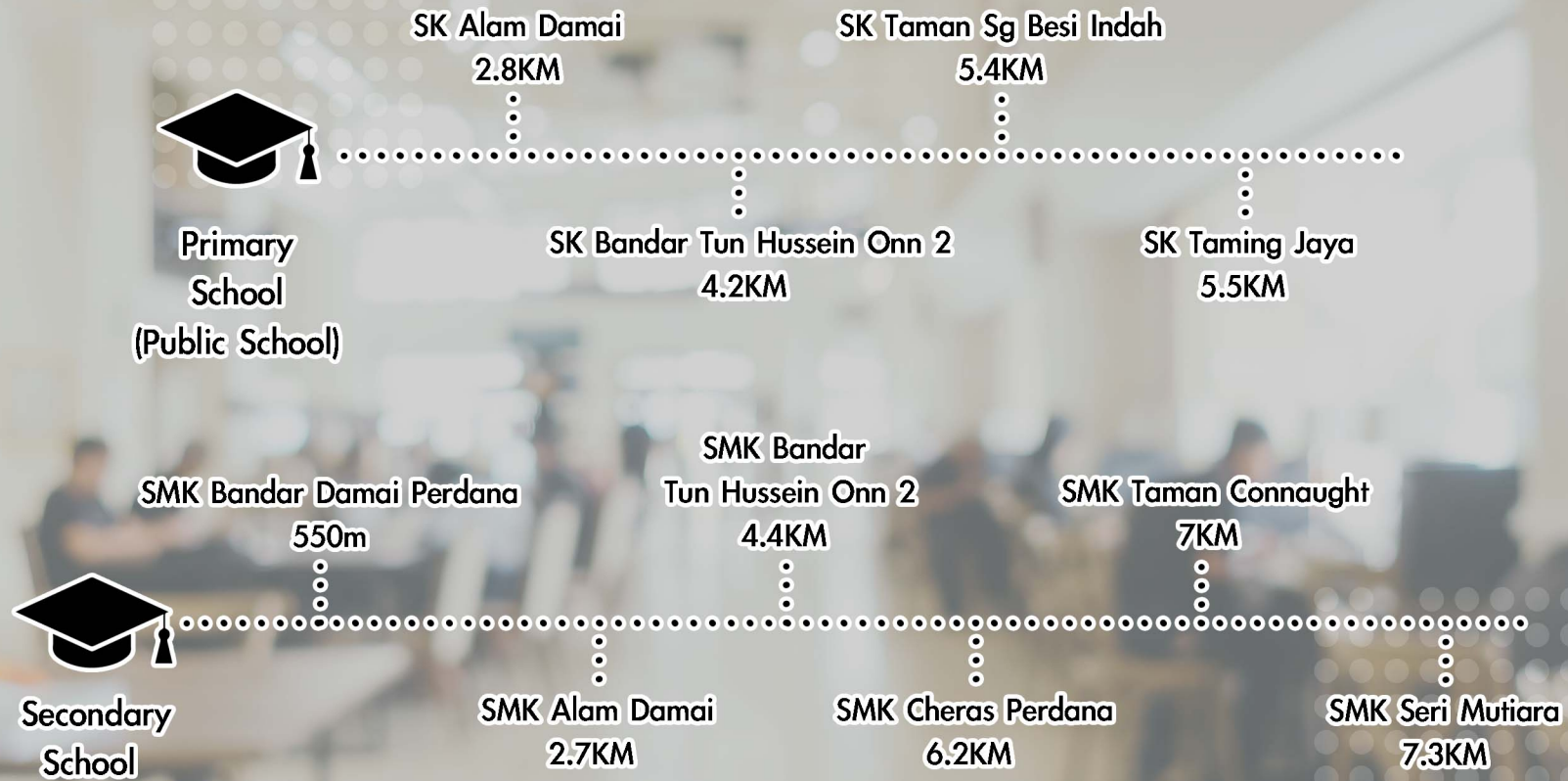


# EDUCATION



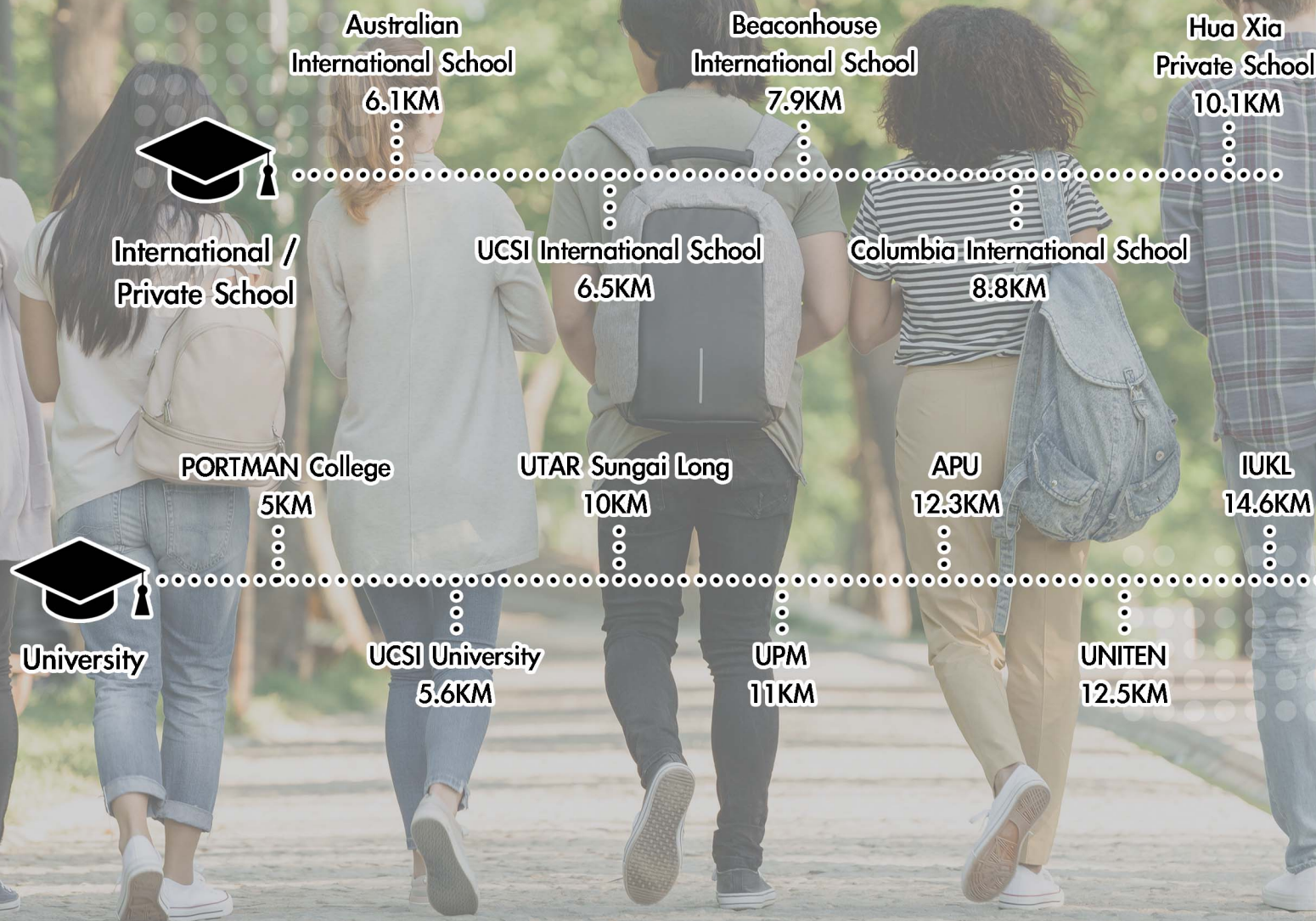


# EDUCATION



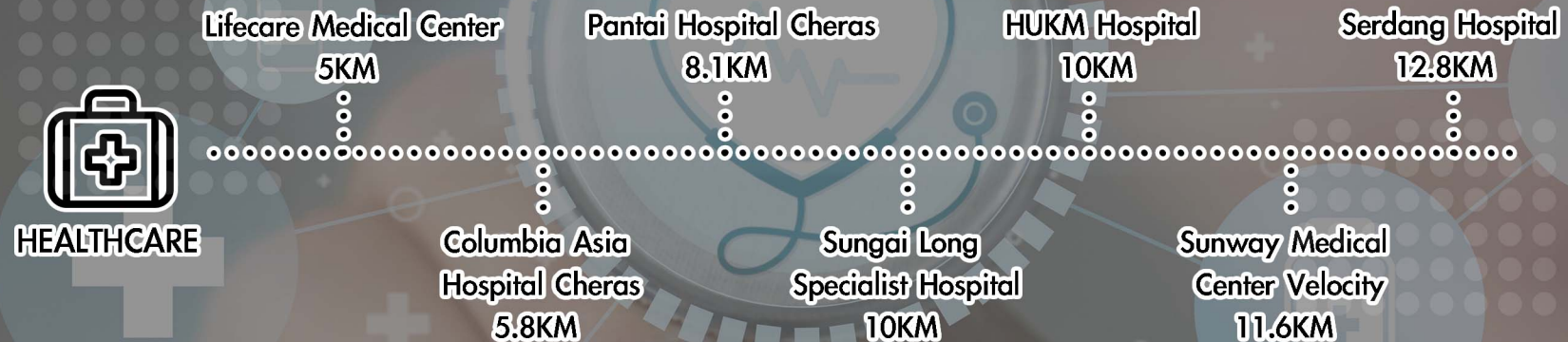


# EDUCATION





# HEALTHCARE





## OUTDOOR RECREATION



Park & Lake

Alam Damai Recreation Park

3.5KM

Tasik Bandar

Tun Hussein Onn

5KM



Hiking

Bukit Besi Trailhead

5KM

Hatamas Trail

9.3KM



Golf Club

The Mines Golf Club

5.2KM

Sungai Long Golf &  
Country Club

11.6KM



# Reading Room @ Ground Floor



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# Table Tennis Room @ Level 1



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# Meditation Room @ Level 1



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# Swimming Pool @ Level 7



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# Co-working Space @ Level 7



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# Games Room @ Level 7



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# Gymnasium & Martial Art @ Level 7



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# Indoor Playground @ Level 7



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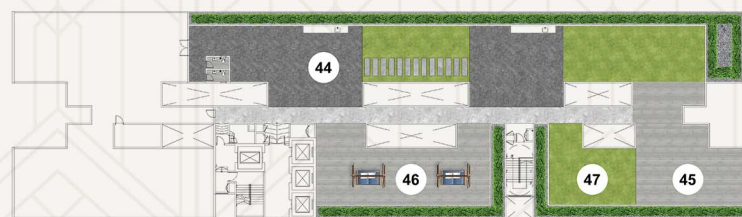
# Multi-purpose Court @ Level 7



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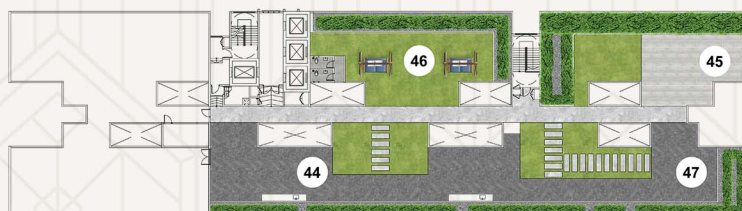
# FACILITIES



ROOF TOP BLOCK B



ROOF TOP BLOCK A



## Lobby Area

1. Lobby / Waiting Lounge
2. Parcel Room
3. Meeting Room
4. Management Office
5. Nursery
6. Meditation Room
7. Aerobic Room
8. Table Tennis Room
9. Reading Room
10. Laundrette

## Podium

11. Swimming Pool
12. Shallow Pool
13. Vincy Shower
14. Jacuzzi
15. Gym
16. Martial Art Corner
17. Games Room
18. Cabana
19. Outdoor Shower
20. Seatings
21. Turfing
22. Garden Bench
23. Jogging Track
24. Maze Garden
25. Co-working Space
26. Children Indoor Play Area
27. Badminton Court

## Podium

28. Multipurpose Hall
29. Basketball Court
30. Utility Room
31. Preparation Zone
32. Male / Female Toilet
33. Steam Room
34. Amphitheatre
35. Outdoor Dining Area
36. Children Playground
37. Reflexology Path
38. Wading Pool
39. Children Water Playground
40. Outdoor Gym
41. Table Chess
42. Viewing Deck
43. Ablution Room

## Sky Facilities (Block A & Block B)

44. Sky BBQ
45. Sky Yoga
46. Sky Viewing Chair
47. Sky Garden Podium



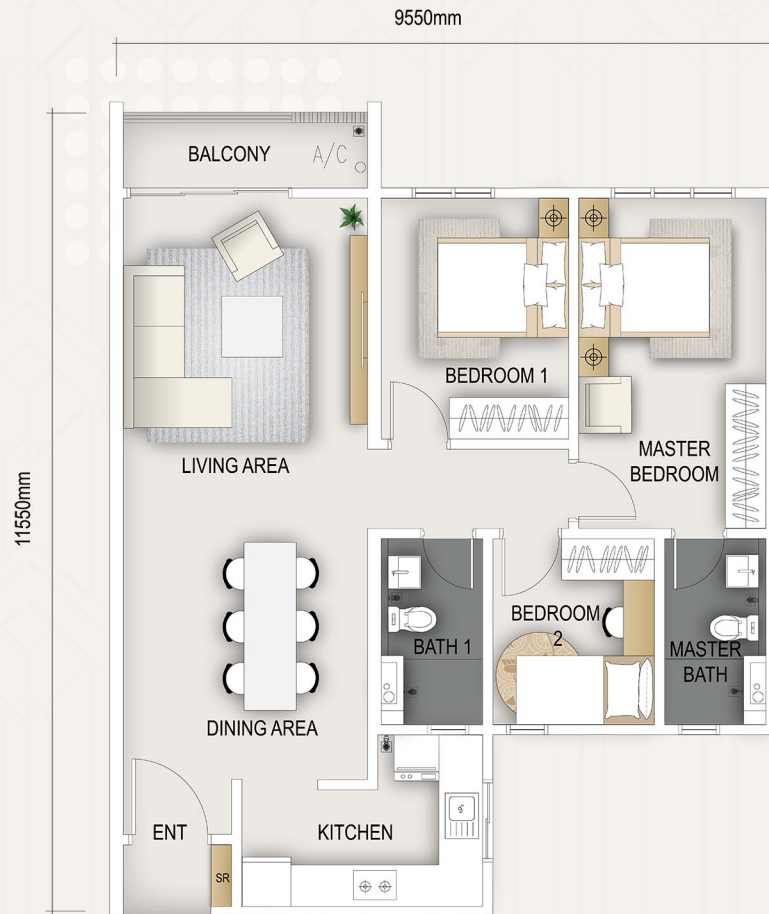
## Unit Overview

TYPE	BUILT-UP	NO. OF BEDROOMS & BATHROOMS	NO. OF UNITS
A	1,000 sq. ft.	3 BEDROOMS 2 BATHROOMS	217
B	1,150 sq. ft.	4 BEDROOMS 2 BATHROOMS	515
C	1,500 sq. ft.	4 + 1 BEDROOMS 3 BATHROOMS	84
TOTAL UNITS			816



# Unit Floor Plan

## Type A



1000sq ft

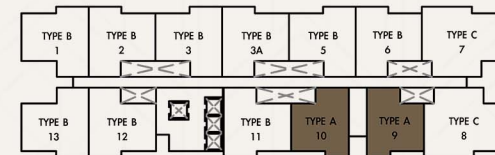
3 BEDROOMS | 2 BATHROOMS

BLOCK A : 167 Units

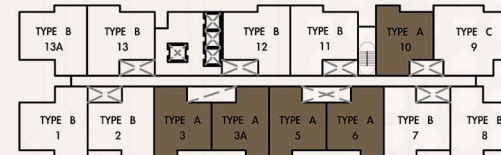
BLOCK B : 50 Units

Total Units : 217 Units

BLOCK B



FACILITIES

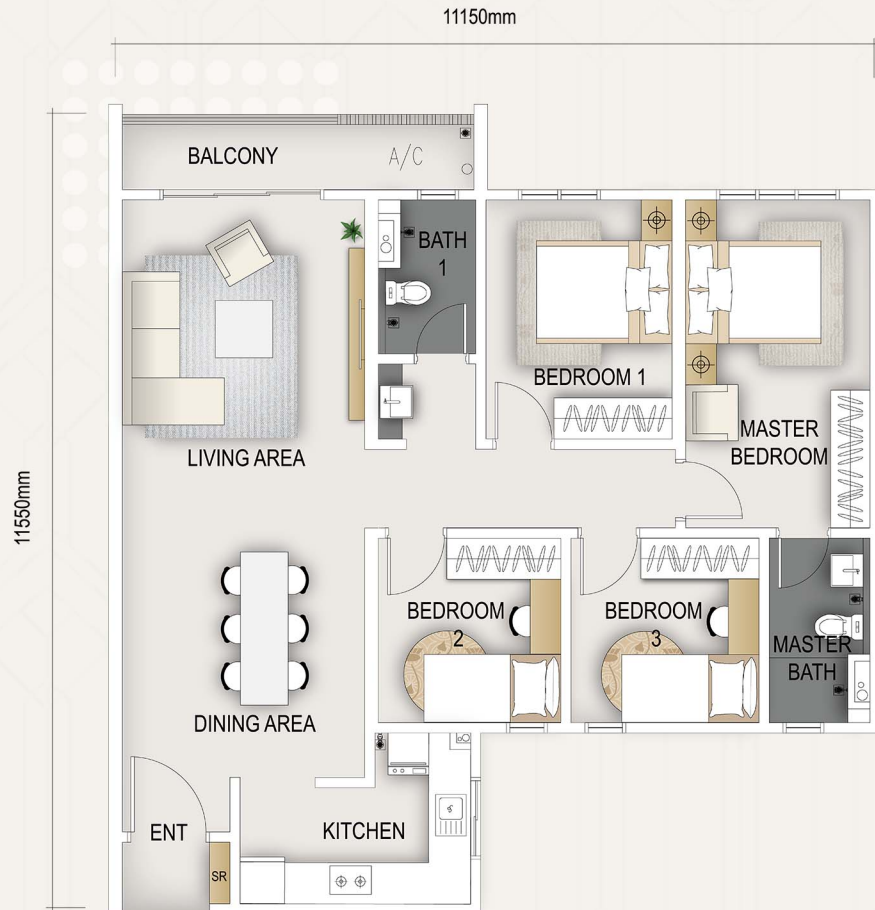


BLOCK A



# Unit Floor Plan

## Type B



1150sq ft

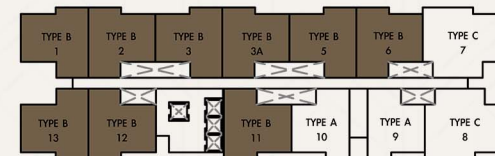
4 BEDROOMS | 2 BATHROOMS

BLOCK A : 252 Units

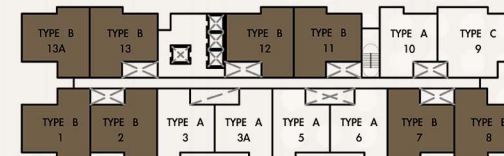
BLOCK B : 263 Units

Total Units : 515 Units

BLOCK B



FACILITIES



BLOCK A



# Unit Floor Plan

## Type C



1500sq ft

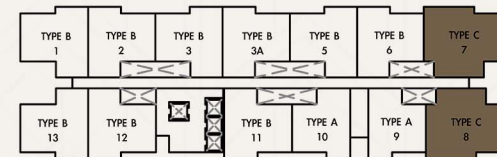
4+1 BEDROOMS | 3 BATHROOMS

BLOCK A : 27 Units

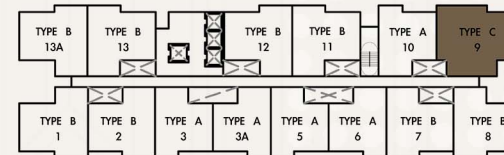
BLOCK B : 57 Units

Total Units : 84 Units

BLOCK B



FACILITIES



BLOCK A



# DUAL-KEY OPTION

## Type C



1500sq ft

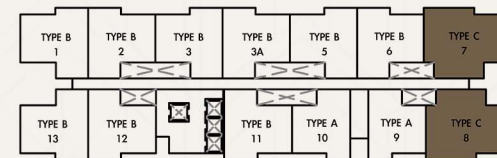
4+1 BEDROOMS | 3 BATHROOMS

BLOCK A : 27 Units

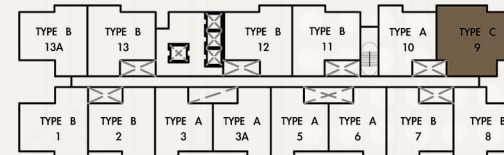
BLOCK B : 57 Units

Total Units : 84 Units

BLOCK B



FACILITIES



BLOCK A



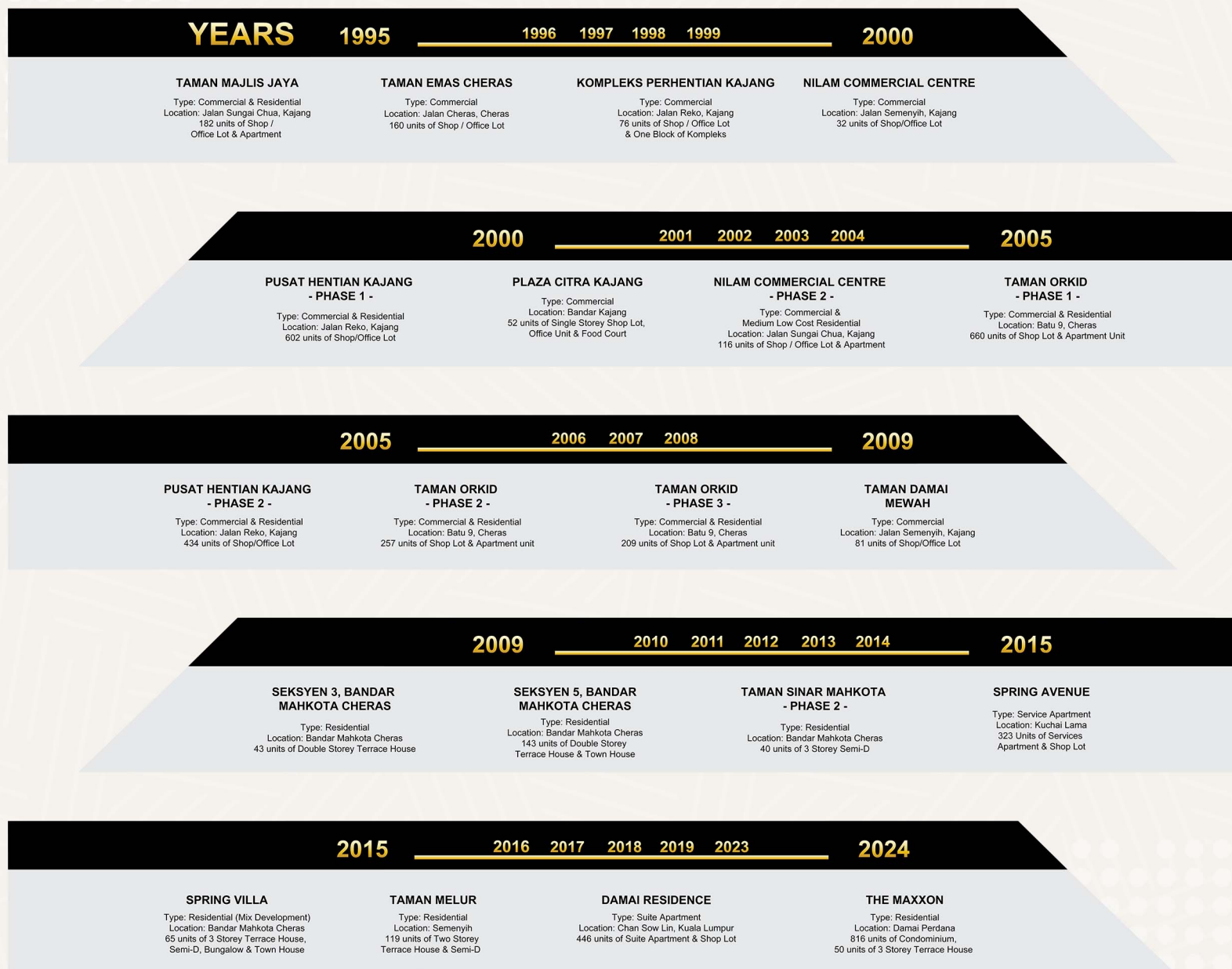
## SPECIFICATIONS

STRUCTURE	Reinforced Concrete						
WALL	Masonry Wall						
ROOF COVERING	Reinforced Concrete						
CEILING	Skim Coat / Plaster Board Ceiling						
WINDOW	Powder Coated Aluminium Frame Window						
DOOR	Main Entrance	Fire Rated Door					
	Others	Flush Door / Powder Coated Aluminium Frame Sliding Door (where applicable)					
IRONMONGERY	Quality Locksets and Accessories						
WALL FINISHES	Kitchen	Tile up to Ceiling Height					
	All Baths	Tile up to Ceiling Height					
	Others	Plaster & Paint					
FLOOR FINISHES	Entrance / Dining / Living	Tile					
	Kitchen	Tile					
	Master Bedroom / Bedroom 1 / 2	Stone Plastic Composite					
	Master Bath / Bath 1	Tile					
	Balcony / A/C	Tile					
		Type A	TypeB	Type C	Type D	Type E	Type F
SANITARY AND PLUMBING FITTINGS	Water Closet and Tap	2	2	3	2	2	3
	Basin and Tap	2	2	3	2	2	3
	Shower Head	2	2	3	2	2	3
	Sink and Tap	1	1	1	1	1	1
	Washing Machine Tap	1	1	1	1	1	1
	Garden Tap	-	-	-	1	1	1
ELECTRICAL INSTALLATION	Light Point	13	15	19	14	16	20
	Fan Point	1	1	1	1	1	1
	Power Point	12	13	16	13	14	17
	Air-cond Point	4	5	5	4	5	5
	Water Heater Point	2	2	3	2	2	3
	Bell Point	1	1	1	1	1	1
TELECOMMUNICATION AND ELV	Fibre Wall Socket (FWS)	1	1	1	1	1	1

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# Company Milestones



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## Hexxon与Getha合作让购屋者享优质生活

— 文 —

2024年6月9日 534点阅



林申酉（左）与林健杰在签署合作备忘录后合影。

房产发展商Hexxon宣布与床褥品牌Getha携手合作，为前者位于蕉赖首都镇（Bandar Damai Perdana）的全新发展项目之住宅单位提供高品质Getha床褥及床架，让购屋者享有优质且舒适的生活与睡眠品质。

双方日前在蕉赖Hexxon销售廊签署合作备忘录。双方签约代表为Hexxon销售总监林健杰与Getha战略伙伴关系主管林申酉。出席签约仪式的尚有Getha项目经理陈嘉严及营运经理杨绣滢。

林健杰指出，Hexxon不仅销售房屋，也在于为客户打造一个舒适、健康的家居环境，并希望通过此合作提高购屋者的生活质量，为他们提供更优质的睡眠环境。他相信此合作计划将为发展项目注入新活力和创意，并为购屋者增添独特附加价值。

林申酉透露，由于高度注重品质，Getha无法短时间内大量生产，且价格稍高，因此鲜少有发展商找他们合作；而Hexxon是首家不计成本与他们合作，致力于为购屋者提供高质量产品的发展商。

发展总值达6亿令吉，位于蕉赖首都镇的Hexxon全新住宅项目预计将在今年第3季度推介。

网址：[hexxon.my](https://hexxon.my)



## Our Panel Banks

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Thank You