

BANGSAR HILL PARK

— URBAN · RESORT · HOME —

SUNSURIA | **suezcap**

A Radiant
State of Calm



TALISA

The Powerhouse Duo

SUNSURIA | **suezcap**

Bangsar Hill Park is the result of the depth of wisdom and breadth of experience between two established developers. Sunsuria Bhd. is a publicly listed property developer with diversified strengths and has branched out into construction, education, healthcare, digital development, and more, standing as a solid, well-rounded company while Suez Capital stands for rehabilitating addresses by improving the locale, community, and nation. This is how a new vision is created.

An Address of Pure Possibilities

Take in the vibrancy of Bangsar, where there is so much to experience. Conveniently nestled along Lorong Maarof, Talisa is never too far - it's where you can retreat to after the end of a long day and find respite within your very own oasis.

BANGSAR HILL PARK

URBAN · RESORT · HOME

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Bangsar
Shopping Centre

Telawi
District

Bangsar
Village I & II

KL Tower

KLCC

PNB 118

Exchange 106

Bangsar
LRT Station

A Vibrant and Distinct Locale



Bangsar is one of Kuala Lumpur's most vibrant and desirable addresses, offering a lifestyle of convenience and excitement. With its trendy cafes and eclectic shops, Bangsar attracts a diverse community of residents, of which are locals and expats, who appreciate its unique blend of urban sophistication and laid-back charm. Close to the city centre and the rest of the Klang Valley, yet still very much a unique cosmopolitan neighbourhood of its own, there is nowhere else like Bangsar. With its perfect mix of culture, cuisine, and community, it's no wonder that so many people choose to call this vibrant place home.



TALISA

In Ideal Balance

Experience privacy unlike any other at Talisa,
with multi-tiered security, flowing water features
around landscaped grounds, and interiors crafted
for unparalleled serenity.

All you need is at home,
within the beauty of balanced living.

An Eminent Entrance

The welcoming lobby is designed for your ultimate comfort and convenience. Enter into Talisa, and be greeted by a spacious purpose-built area that exudes luxury and sophistication, all while being surrounded by landscaped greenery and the soothing lilt of water.



A Fresh Perspective on Life

Experience calm and serenity at Talisa, and recharge through the wellness-themed facilities that include a swimming pool, yoga deck, green community spaces, and a gymnasium. There is no need to rush; everything happens at its own time at Talisa.

Swimming Pool
Artist's Impression Only



Seating Area

Artist's Impression Only

An Enchanting Environment



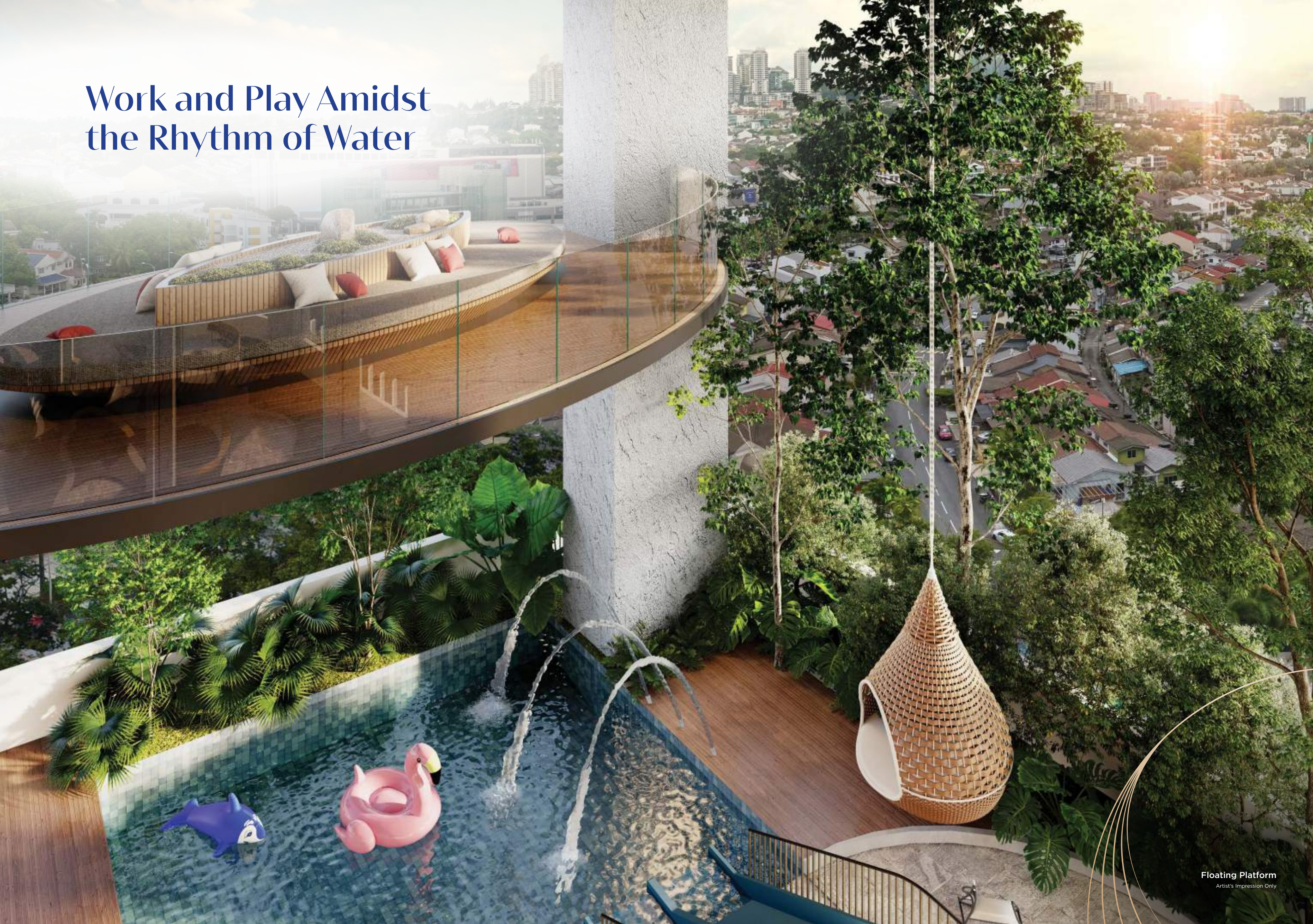
Lobby

Artist's Impression Only



Board Games Space

Work and Play Amidst the Rhythm of Water



Facility Plan

Level 6L



- 1 Swimming Pool

2 Kids' Pool

3 Whirlpool

4 Kids' Water Play
- 5 Kids' Playground

6 Seating Area

7 Swing Seat

8 Water Feature
- 9 Event Space

10 Outdoor Event Space

11 Study Area

12 Pool Deck
- 13 BBQ Area

14 Sauna

15 Changing Area

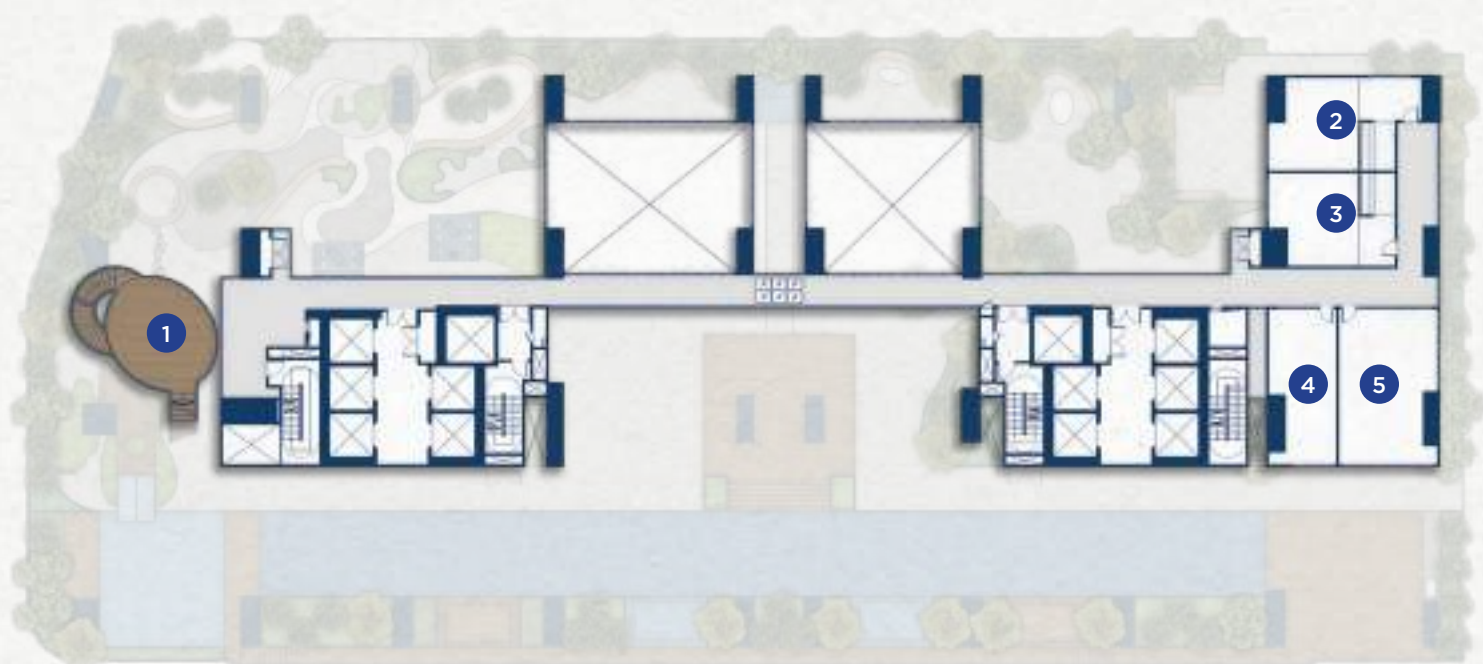
16 Steam

Level 6M



- 1 Co-Working Space @ Floating Platform
- 2 Gymnasium

Level 6U



- 1 Floating Platform

2 Surau (Male)
- 3 Surau (Female)

4 Shop
- 5 Management Office

Rooftop



- 1 Planter Area
- 2 Viewing Area
- 3 Seating Area
- 4 Walkway Path

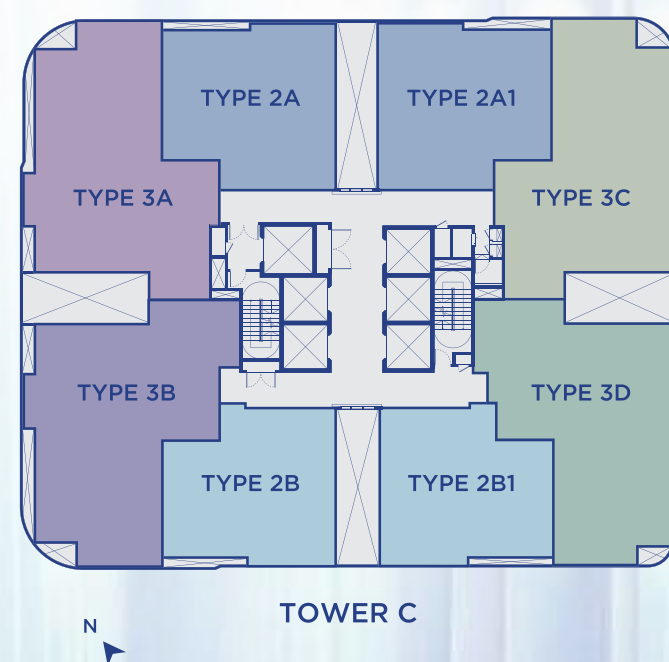
A Well-balanced Life



Step inside your home and into a world of your own that is both elegant and inviting. Your home at Talisa features stunning attention to detail in every corner, creating spaces that are perfect for spending time and making priceless memories with loved ones and friends.

An Oasis of Calm

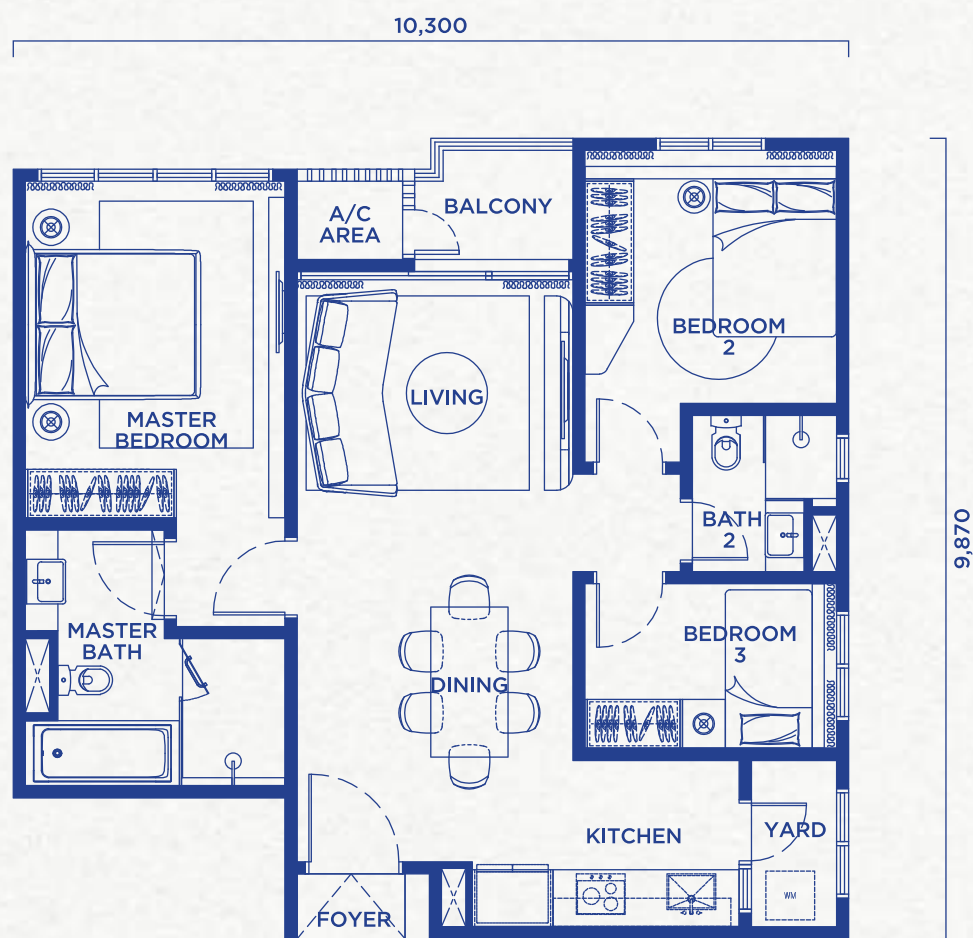
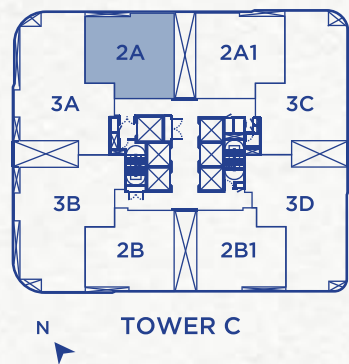
After a long day spent outside, a comfortable, soothing bedroom is your perfect retreat. The bedroom has been thoughtfully designed to provide the ultimate relaxation experience you deserve, where you can unwind and rejuvenate within a cosy atmosphere.



Type 2A

978 SQ.FT.

- 3 Bedrooms
- 2 Bathrooms

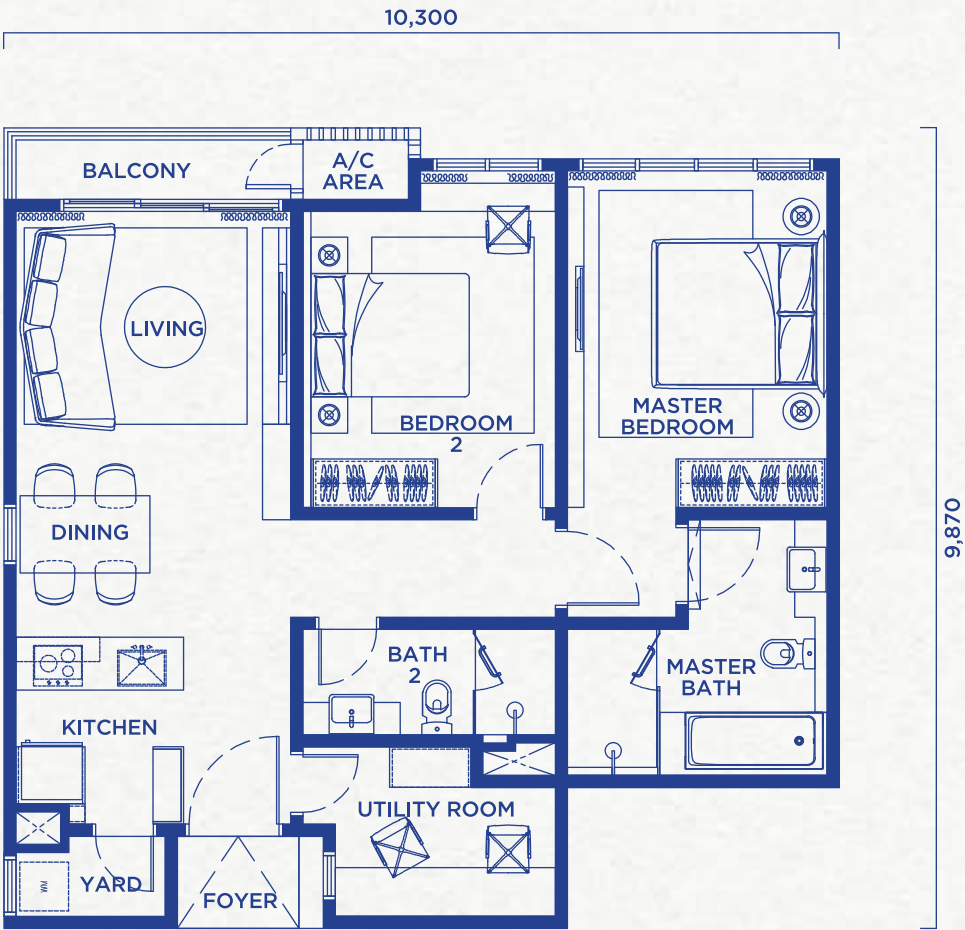
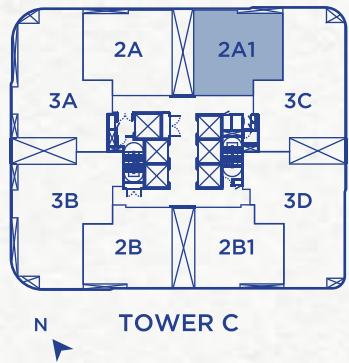


Gaming Room
Artist's Impression Only

Type 2A1

978 SQ.FT.

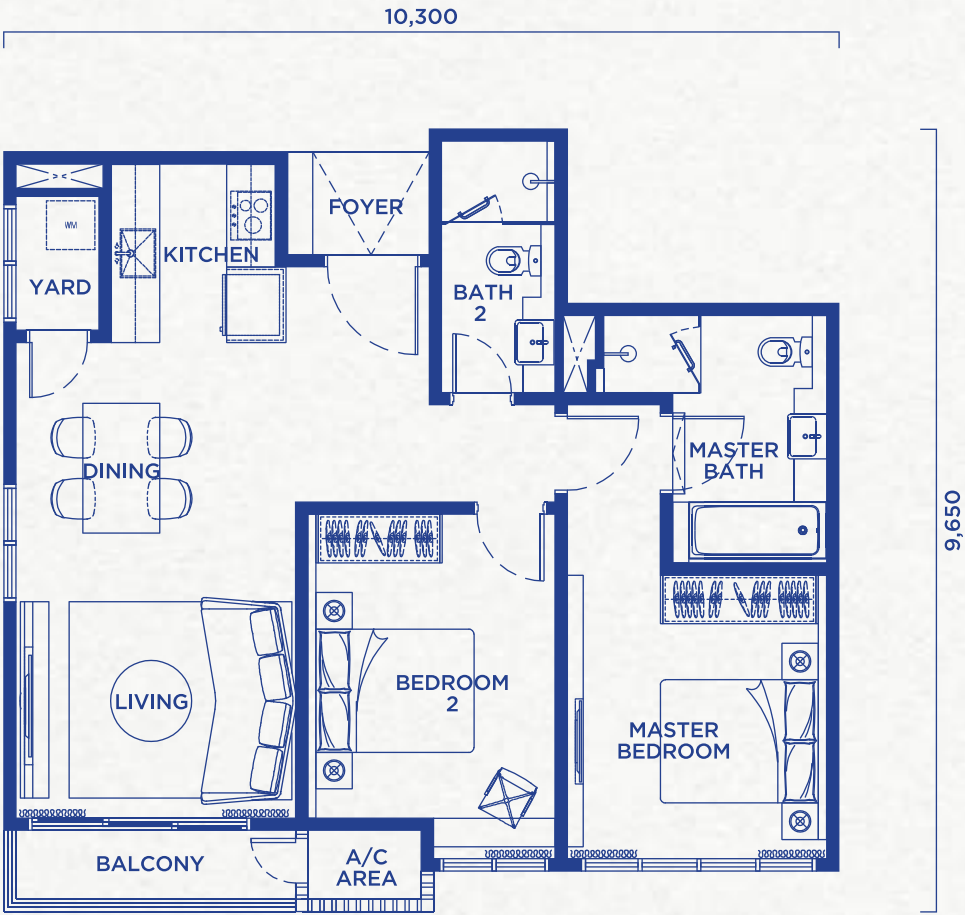
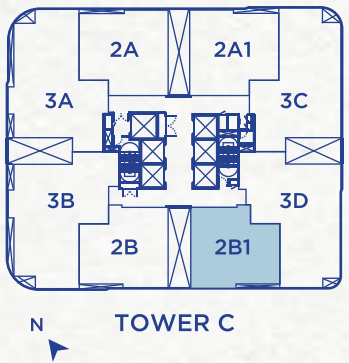
2 + 1 Bedrooms
2 Bathrooms



Type 2B1

917 SQ.FT.

2 Bedrooms
2 Bathrooms



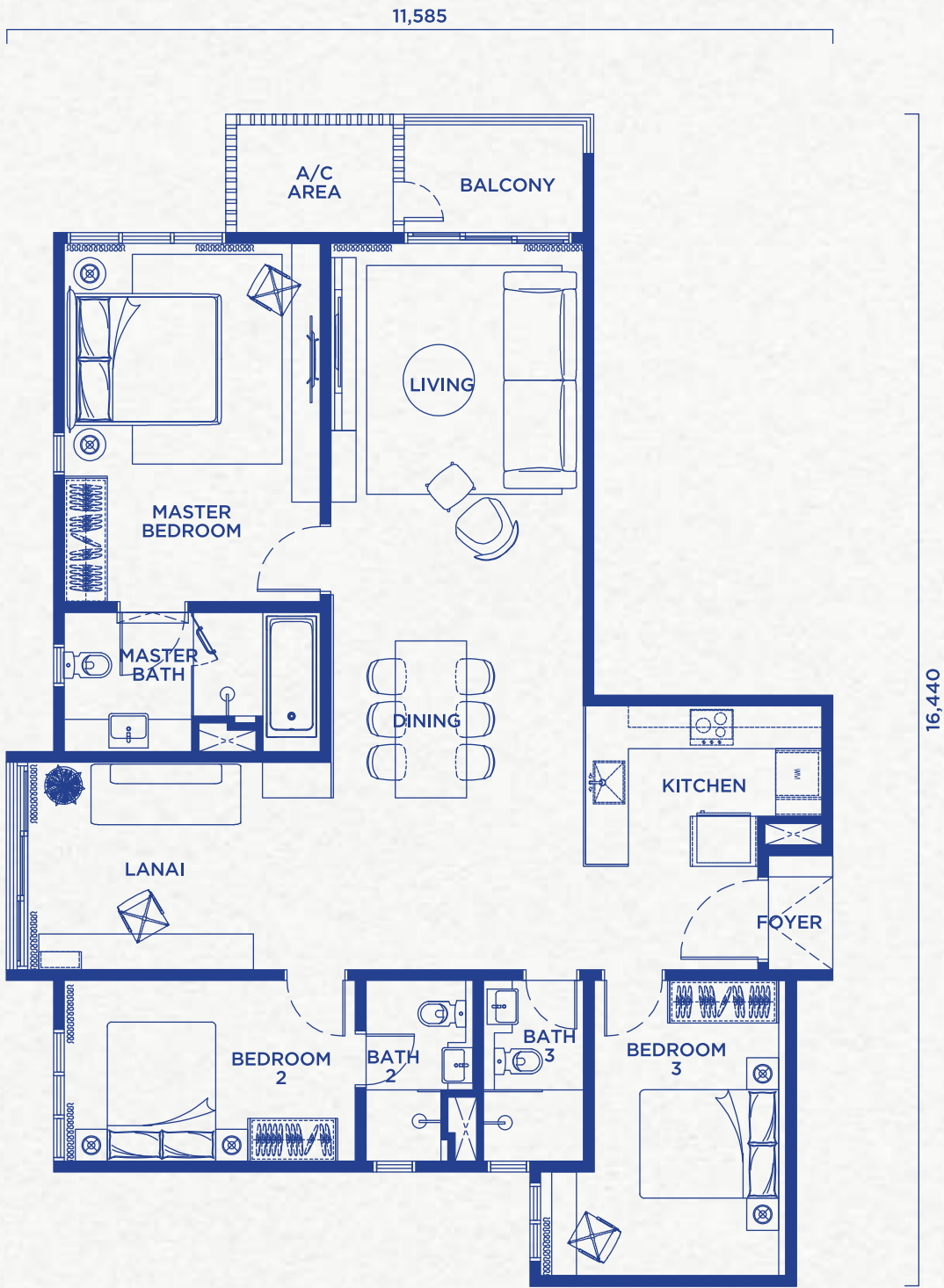
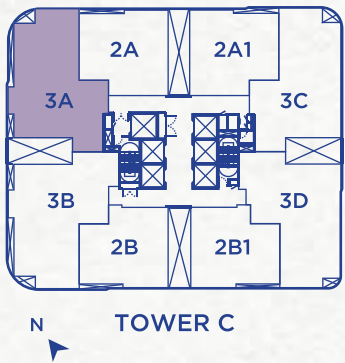


Lanai
Artist's Impression Only

Type 3A

1,435 SQ.FT.

- 3 Bedrooms
- 3 Bathrooms
- Lanai

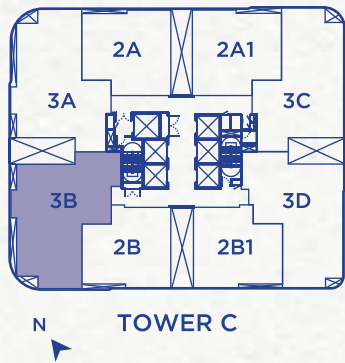




Type 3B

1,478 SQ.FT.

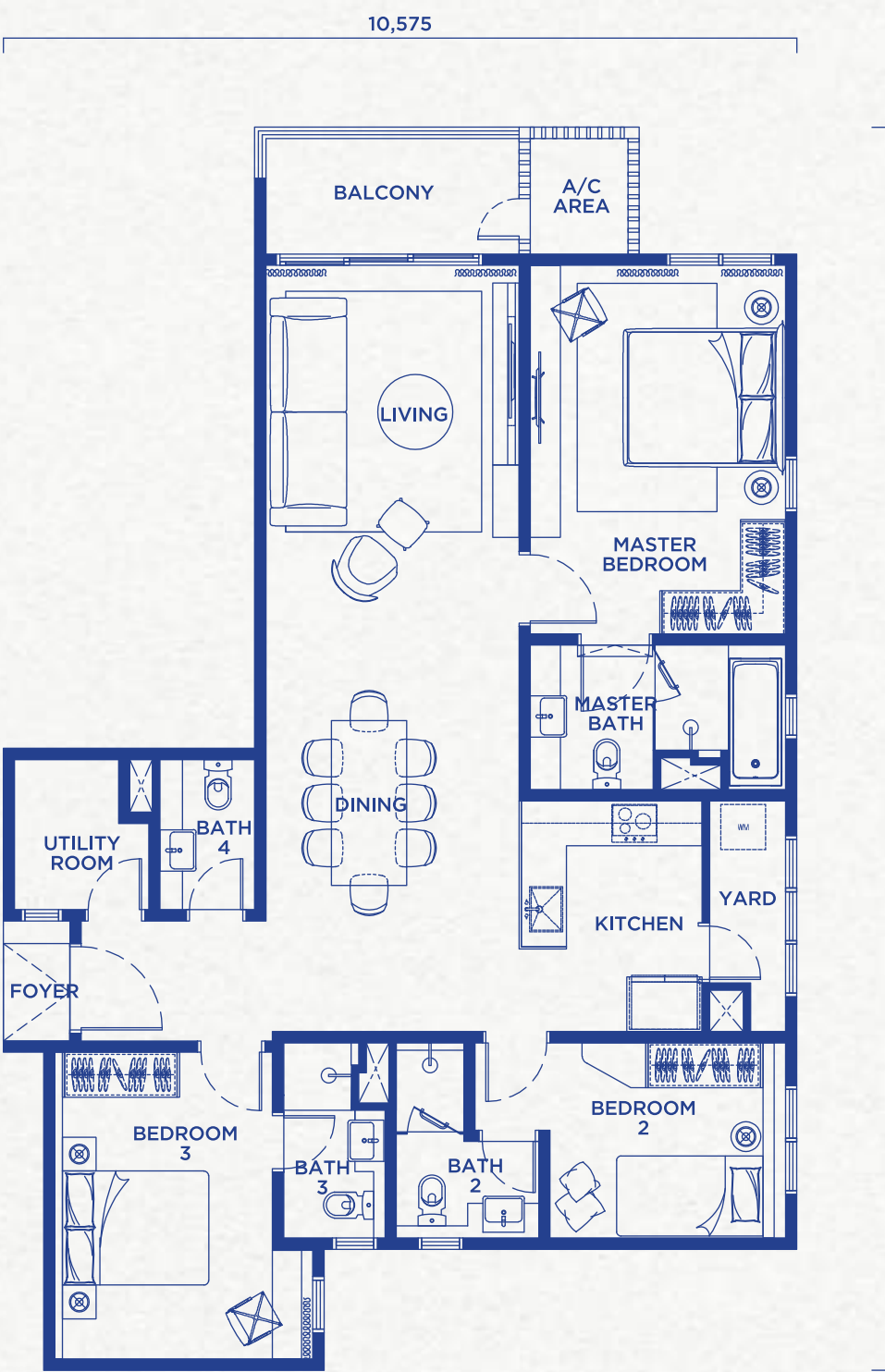
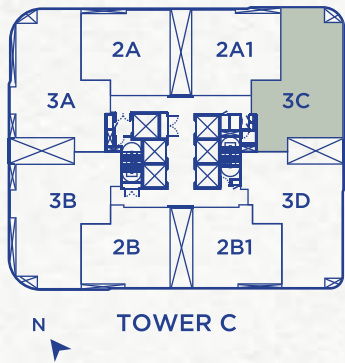
- 3 + 1 Bedrooms
- 3 + 1 Bathrooms



Type 3C

1,372 SQ.FT.

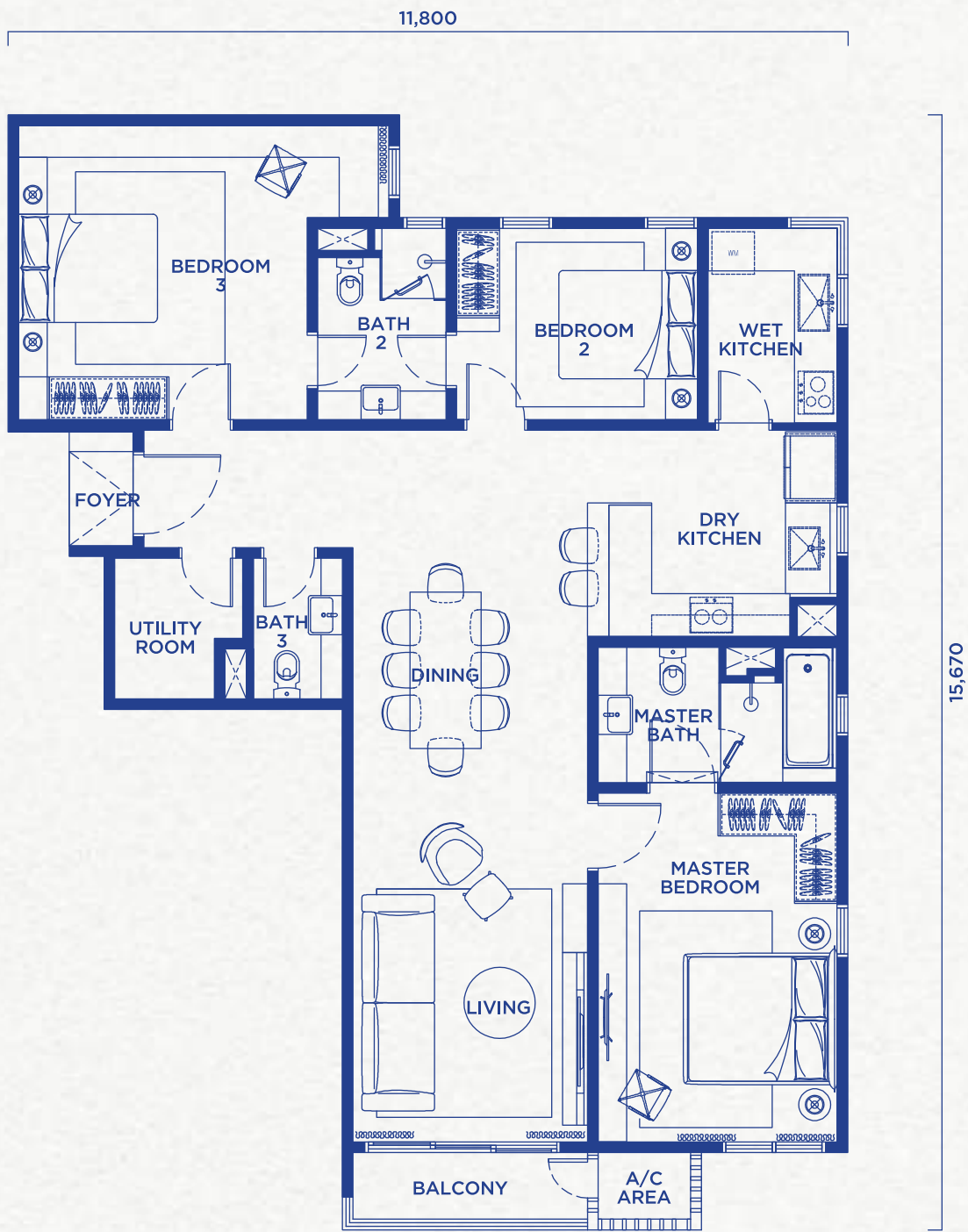
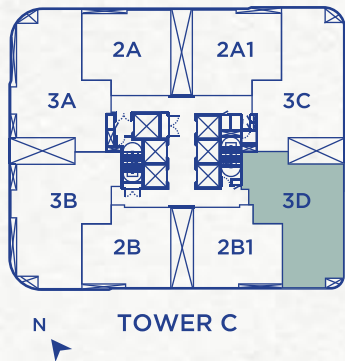
- 3 + 1 Bedrooms
- 3 + 1 Bathrooms



Type 3D

1,407 SQ.FT.

3 + 1 Bedrooms
2 + 1 Bathrooms



Specifications

Structure	Reinforced Concrete / Shear Wall System	
Walls	Masonry / Reinforced Concrete Wall / Lightweight Concrete Wall	
Roofing	Reinforced Concrete	
Ceiling	Skim Coat / Ceiling Board Finished with Paint	
Windows	Powder Coated Aluminium Frame Glass Window	
Ironmongery	Quality Locksets	
Doors	Main Door	Fire-rated Door
	Bedroom / Bathrooms / Utility Room / Yard Balcony	Timber Flush Door Powder Coated Aluminium Sliding Door with Glass Panel
Wall Finishes	Foyer / Living / Dining / Kitchen / Bedrooms / Yard / Balcony / Utility Bathrooms	Skim Coat / Plaster / Paint Porcelain Tiles up to Ceiling Height
Floor Finishes	Foyer / Living / Dining / Kitchen / Yard / Balcony / Utility	Porcelain Tiles with Skirting
	Bathrooms	Porcelain Tiles
	Bedrooms	Engineered Hardwood Flooring with Timber Skirting

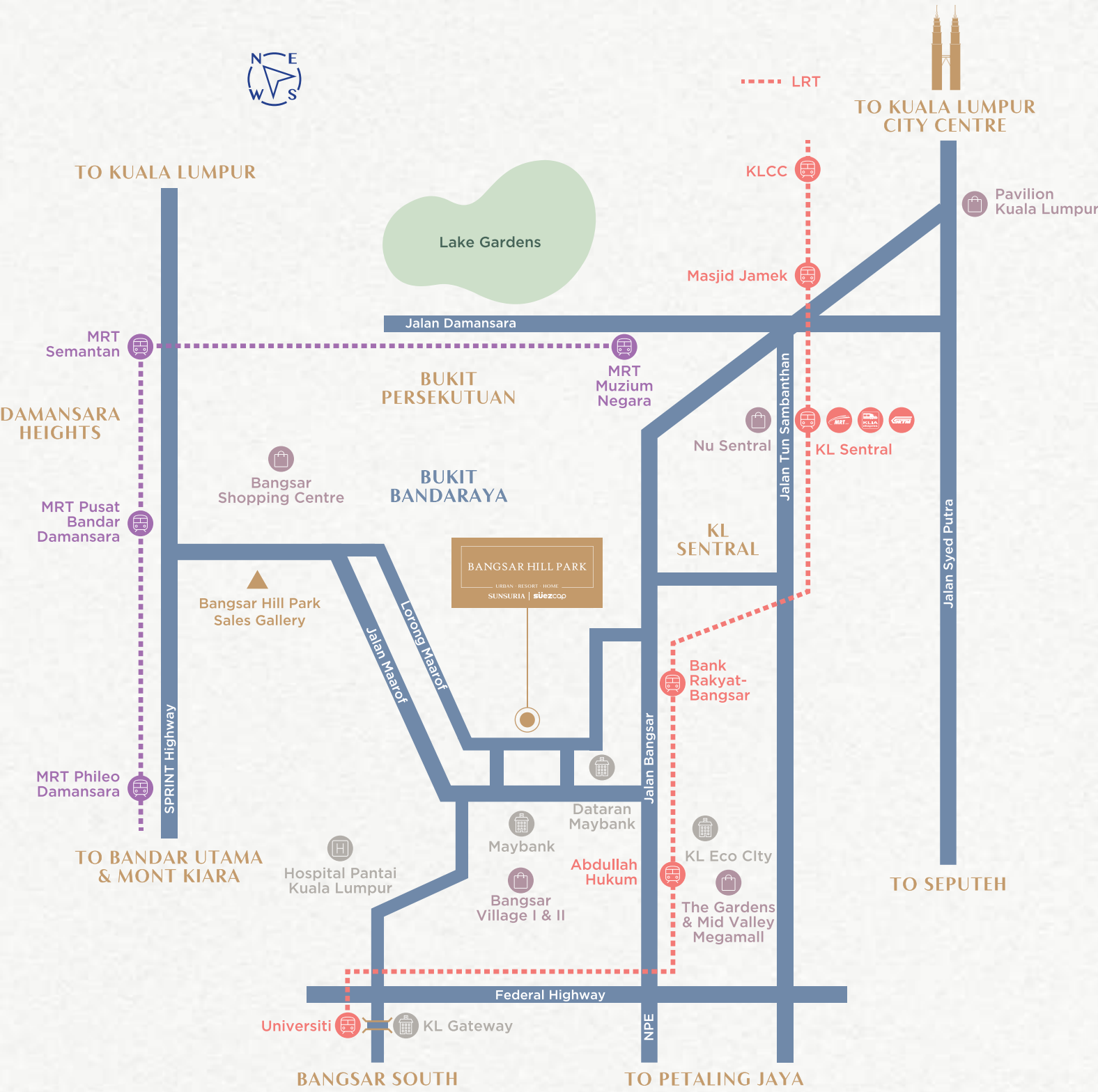
	Type 2A	Type 2A1	Type 2B	Type 2B1	Type 2C1	Type 3A	Type 3B	Type 3C	Type 3D
Sanitary Wares & Fittings									
Water Closet	2	2	2	2	1	3	4	4	3
Hand Bidet	2	2	2	2	1	3	4	4	3
Bathtub	1	1	1	1	-	1	1	1	1
Shower Rose	2	2	2	2	1	3	3	3	2
Shower Screen	2	2	2	2	1	3	3	3	2
Hand Basin	2	2	2	2	1	3	4	4	3
Vanity Top	2	2	2	2	1	3	4	4	3
Vanity Mirror	2	2	2	2	1	3	4	4	3
Kitchen Sink & Tap	1	1	1	1	1	1	2	1	2
Bib Tap	1	1	1	1	1	1	1	1	1

Electrical Installation									
Lighting point	22	21	18	18	12	27	27	29	27
Ceiling Fan Point	5	5	4	4	3	6	5	6	6
13A Power Point	22	21	21	21	18	25	27	24	29
15A Power Point	2	2	2	2	2	2	2	2	3
SMATV Point	2	2	2	2	1	2	2	2	2
Fibre Wall Socket	1	1	1	1	1	1	1	1	1
Doorbell Point	1	1	1	1	1	1	1	1	1
Storage Water Heater	1	1	1	1	-	1	1	1	1
Instant Water Heater	-	-	-	-	1	-	-	-	-
Water Heater Point	-	-	-	-	-	-	1	1	1
Air Conditioning Units	4	3	3	3	2	6	5	5	5

Internal Telecommunication System: Intercom (Audio) for all units

A Well-connected Sanctuary

Located along the esteemed Jalan Maarof, Talisa brings together the convenience of a quintessential Bangsar lifestyle experience together with the serenity of a peaceful sanctuary. Step outside the residence and find everything you need at your fingertips.



Bangsar Hill Park Development Sdn. Bhd. (492755-M)
Bangsar Hill Park Sales Gallery
182, Jalan Maarof, Taman Bangsar, 59000 Kuala Lumpur, Malaysia.

+603 2281 1818
www.bangsarhillpark.com

A Development By
SUNSURIA | **suezcap**

Developer: Bangsar Hill Park Development Sdn. Bhd. 19990107855 (492755-M), L3.01 & L3.02, KL Gateway Mall, No. 2, Jalan Kerinchi, Gerbang Kerinchi Lestari, 59200 Kuala Lumpur, Malaysia | Contact No: +603-7941 1199 | Developer License No: 7997/02-2026/0421(A) | Validity Period: 15/02/2023 - 12/02/2026 | Advertising & Sales Permit No: 7997-4/07-2026/0768(A)*S | Validity Period: 04/07/2023 - 03/07/2026 | Building Plan No: BP S1 OSC 2022 2431 (19) | Approving Authority: Dewan Bandaraya Kuala Lumpur | Expected Completion: Jan 2028 | Land Encumbrances: OCBC Bank Berhad (295400-W) | Land Tenure: Leasehold (99 years - expiring on 13/10/2119) | Type of Property: Condominium | Total Units: Block B - 410 unit ; Block C - 392 unit | Built-up: Block B - 803 sq. ft. (Min) - 1,478 sq. ft. (Max) ; Block C - 803 sq. ft. (Min) - 1,478 sq. ft. (Max) | Selling Price: Block B - RM 934,000 (Min) - RM 1,807,000 (Max) ; Block C - RM 914,000 (Min) - RM 1,749,000 (Max) | Bumiputera Discount: 5% | Disclaimer: The information herein is subject to change and cannot form an offer or contract, and all illustrations/pictures are artist's impression only. The developer reserves the right to modify any part of the buildings, developments and/or units prior to completion and as directed and/or approved by the architects and/or the relevant authorities. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA