

[**URBAN VILLAS**]

floor plans & specifications

d'Brightton

RESIDENSI TIARA TITIWANGSA



DO MORE OF WHAT MAKES YOU HAPPY

Secured, expansive with five (5)
car parks and your very own private
lift, these limited Urban Villas will
bedazzle your expectations.

D'BRIGHTTON URBAN VILLAS



Artist's Impression Only

FACILITIES LAYOUT PLAN

LEVEL 1

- | | | |
|--------------------------|----------------------|-----------------------------|
| [A] Guard House | [F] Basketball Court | [K] Co-working Space |
| [B] Jogging Trail | [G] Climbing Wall | [L] Grand Entrance |
| [C] Outdoor Fitness Area | [H] Nature's Corner | [M] Car Wash Area |
| [D] Multipurpose Deck | [I] Drop-off Zone | [N] Parcel Collection Point |
| [E] BBQ Pavilion | [J] Waiting Lounge | |

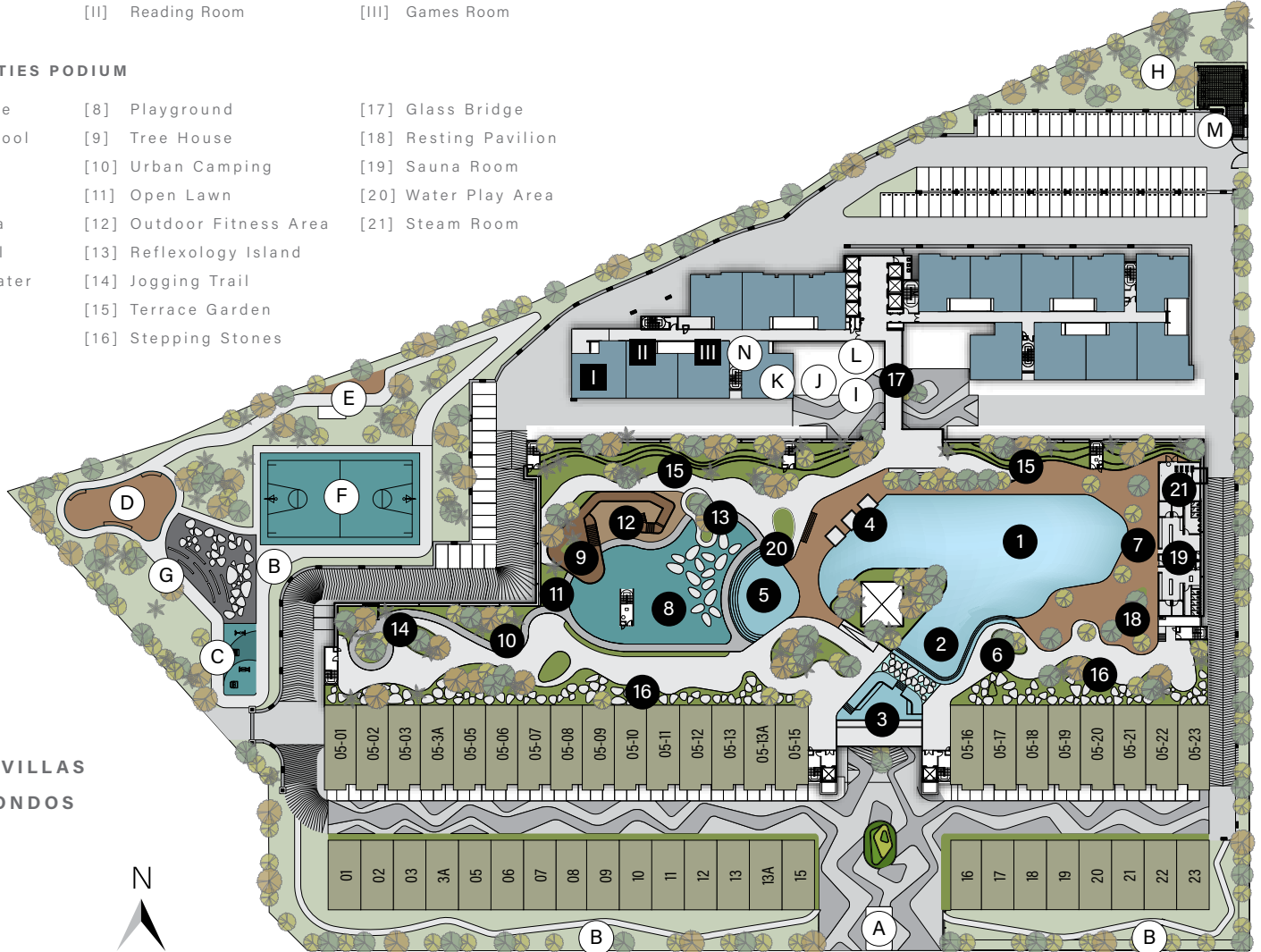
LEVEL 2

- | | | |
|-----------------|-------------------|------------------|
| [I] Launderette | [II] Reading Room | [III] Games Room |
|-----------------|-------------------|------------------|

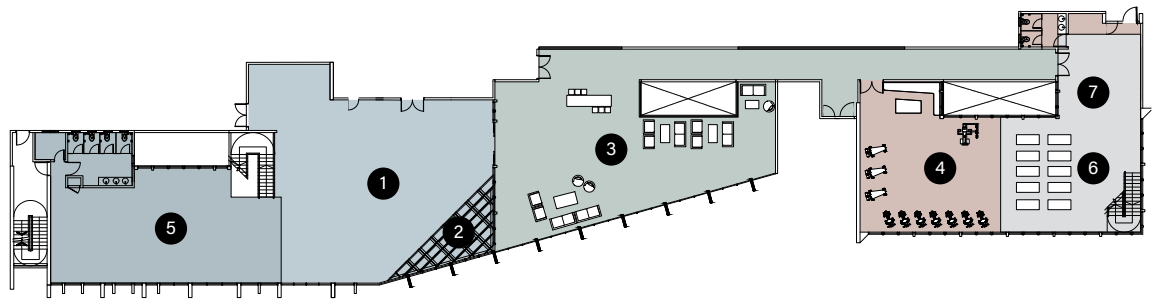
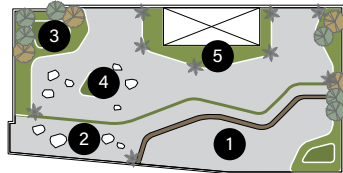
LEVEL 5 FACILITIES PODIUM

- | | | |
|--------------------------------|---------------------------|-----------------------|
| [1] Olympic-Size Swimming Pool | [8] Playground | [17] Glass Bridge |
| [2] Aqua Yoga | [9] Tree House | [18] Resting Pavilion |
| [3] Jacuzzi | [10] Urban Camping | [19] Sauna Room |
| [4] Pool Cabana | [11] Open Lawn | [20] Water Play Area |
| [5] Wading Pool | [12] Outdoor Fitness Area | [21] Steam Room |
| [6] Overflow Water Feature | [13] Reflexology Island | |
| [7] Sun Deck | [14] Jogging Trail | |
| | [15] Terrace Garden | |
| | [16] Stepping Stones | |

- URBAN VILLAS
- CITY CONDOS



LEVEL 1, LEVEL 2 & LEVEL 5 FACILITIES PODIUM



LEVEL 46 SKY GARDEN

- | |
|----------------------|
| [1] Observation Deck |
| [2] Garden Lawn |
| [3] Terrace Greens |
| [4] Gathering Corner |
| [5] Starry Garden |

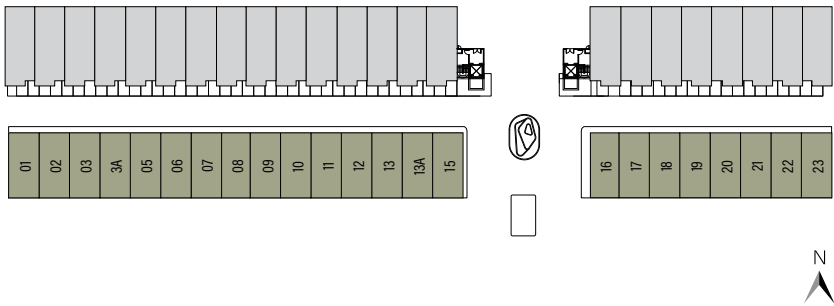
LEVEL 48

- | |
|----------------------------|
| [1] Function Hall |
| [2] Glass Observation Deck |
| [3] Sky Terrace |
| [4] Sky Gym |

LEVEL 49

- | |
|------------------|
| [5] Sky Lounge |
| [6] Dance Studio |
| [7] Yoga Studio |

FLOOR PLAN

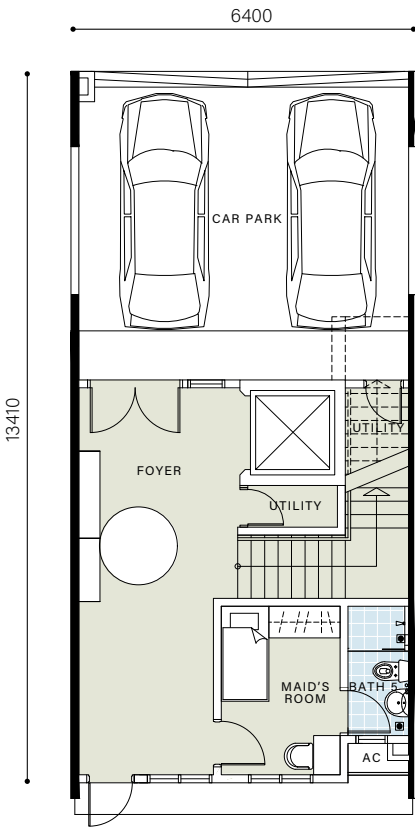


4-STOREY VILLAS
ON GROUND

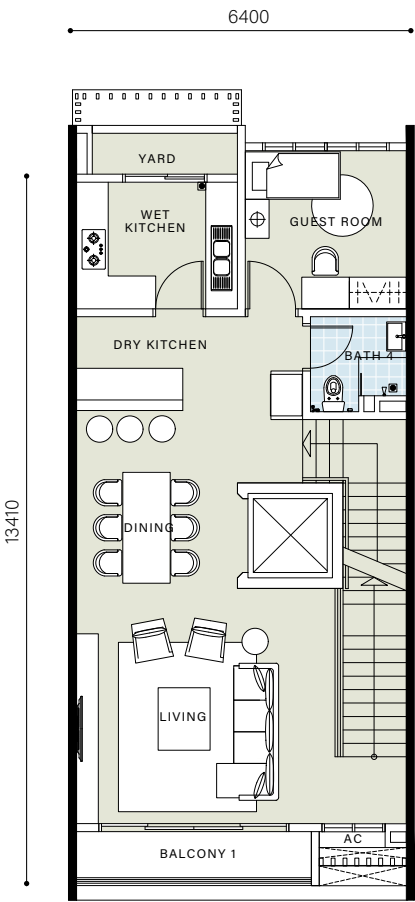
LAND AREA
21' x 44'

BUILT-UP
3,756 sf

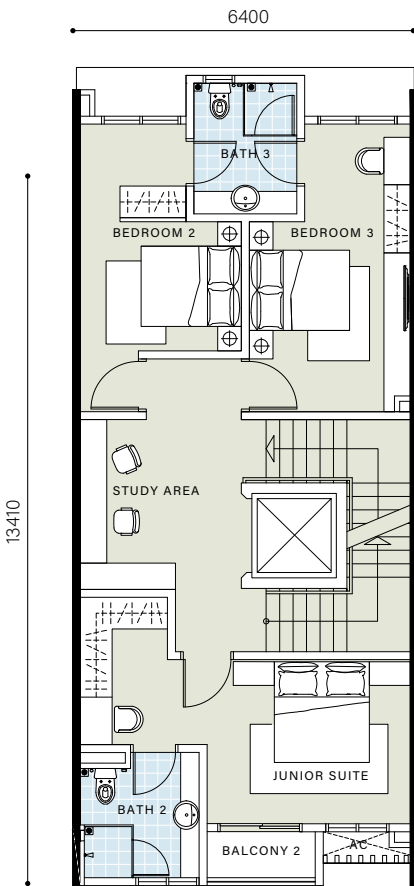
5+1 BEDROOMS | 5 BATHROOMS | STUDY AREA



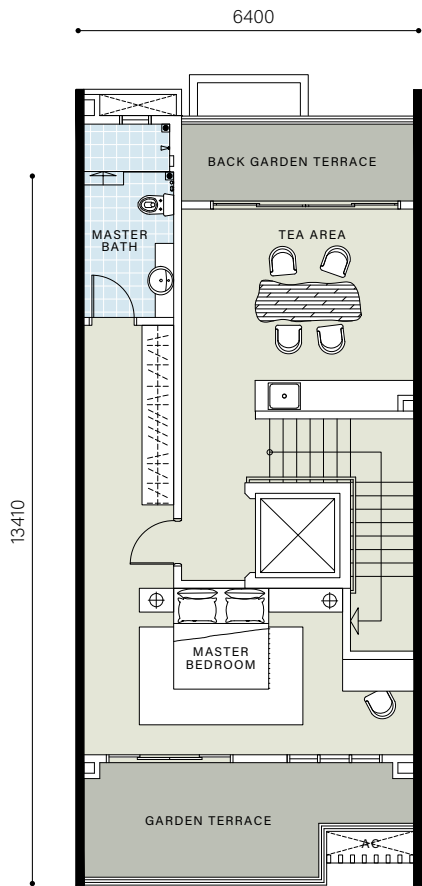
LEVEL 1



LEVEL 2

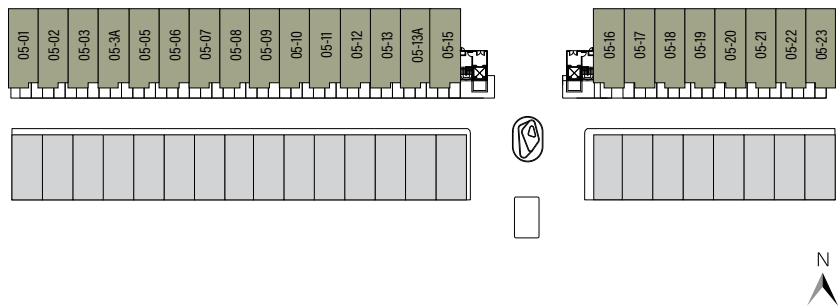


LEVEL 3



LEVEL 4

FLOOR PLAN



3-STOREY VILLAS
ON PODIUM

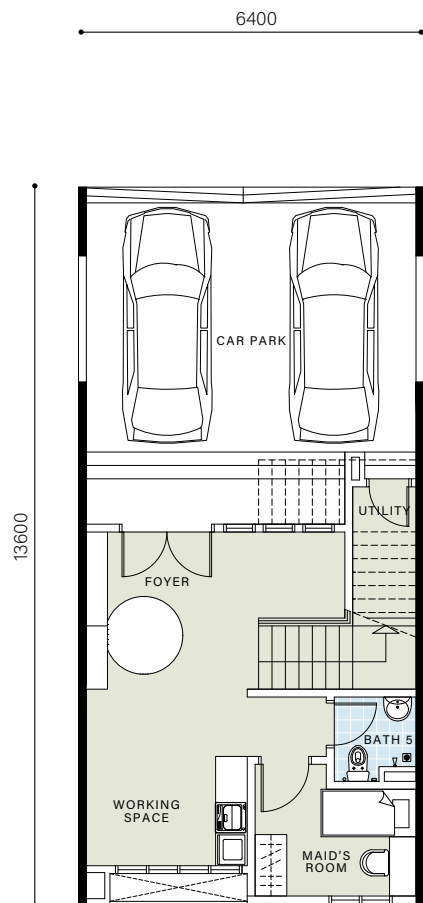
LAND AREA

21' x 44'

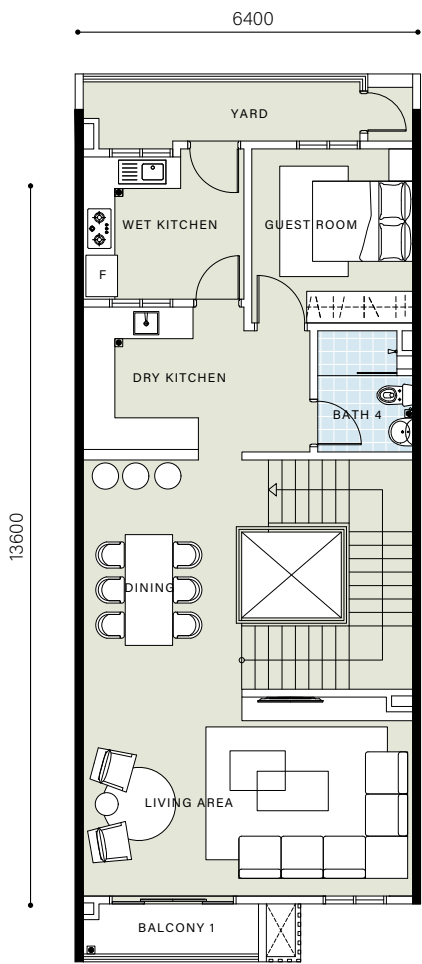
BUILT-UP

2,927 sf

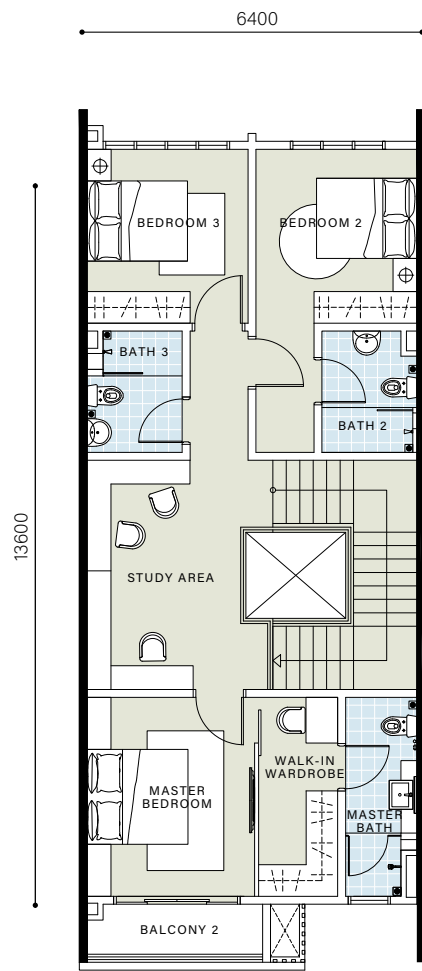
4+1 BEDROOMS | 5 BATHROOMS | STUDY AREA



LEVEL 1



LEVEL 2



LEVEL 3

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework		
WALL	Brick Wall / Concrete Wall		
ROOF COVERING	Metal Roof / R.C. Flat Roof		
ROOF FRAMING	R.C. Flat Roof / Metal Roofing Frame		
CEILING	Skim Coat / Suspended Ceiling		
WINDOWS	Aluminium Frame Window		
DOORS	Main Entrance Bedrooms / Bathrooms / Yard Balcony Lounge	Decorative Timber Door Flush Door Sliding Door Glass Door <i>(Only Applicable for 4-Storey Villas)</i>	
FLOOR FINISHES	Living / Dining / Kitchen / Dry Yard / Bathrooms / Balcony Bedrooms / Staircase Car Porch Other Areas	Quality Tiles Timber Flooring / Quality Tiles Homogeneous Tiles Cement Render	
WALL FINISHES	Kitchen Bathrooms Others	Plaster & Paint / 5' Strip Wall Tiles at Designated Area Wall Tiles Up to Ceiling Height Plaster & Paint / Skim Coat & Paint	
IRONMONGERY	Quality Lockset		
		3-STOREY VILLAS	4-STOREY VILLAS
SANITARY & PLUMBING FITTINGS	Basin	5	5
	Water Closet	5	5
	Shower	5	5
	Toilet Roll Holder	5	5
	Bib Tap	5	5
	Washing Tap	1	1
ELECTRICAL INSTALLATION	Lighting Point	35	44
	Power Point	27	32
	Air-conditioning Point	5	6
	Water Heater Point	5	5
	Ceiling Fan Point	6	7
	TV Point	2	2
	Doorbell Point	1	1
INTERNET TELEPHONE TRUNKING & CABLING	Broadband Point	1	1

A COVETED ADDRESS

Access to d'Brightton is a breeze with a multitude of road and highway networks. Home is a mere 3 km from KLCC and no place in Greater Klang Valley is ever too far away – major highways such as the DUKE and DUKE 2, Jalan Tun Razak and Lebuhraya Sultan Iskandar (MRR1) plus Jalan Pahang and the Sentul Link will get you where you need to be.

If you prefer the convenience of public transport, taxis and RapidKL busses ply the major thoroughfares with regularity. Titiwangsa LRT and the monorail are close by.



Lakaran Ceria Sdn Bhd (931565-M)
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Developer: Lakaran Ceria Sdn Bhd • Company No.: 931565-M • Developer's License No.: 20013-1/12-2022/0789(L) • Validity Period: 05/12/2020 – 04/12/2022 • Advertising & Sales Permit No.: 20013-1/12-2022/0789(P) • Validity Period: 05/12/2020 – 04/12/2022 • Expected Completion Date: December 2024 • Land Tenure: Leasehold • Leasehold Period: 93 Years (Expiry Date: 7 September 2113) • Encumbrances: Maybank • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP U2 OSC 2020 0213 OSC (B) U2 160531-004 • Type of Property: 3-storey Villa • Total No. of Units: 23 • Built-up Area: 2,927 sf • Price: RM1,975,200.00 (min.) – RM1,987,200.00 (max.) • Type of Property: 4-storey Villa with Lift • Total No. of Units: 23 • Built-up Area: 3,756 sf • Price: RM2,598,000.00 (min.) – RM2,610,000.00 (max.) • Bumiputera Discount: 5%

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

GSD Land (M) Sdn Bhd. All drawings and illustrations herein are artist's impressions only. All plans, specifications, measurements and information contained herein are subject to variations, amendments and changes as may be required by the relevant authorities and/or project architect without prior notification to purchasers and cannot form part of an offer or contract.