



# UTAMARA

BOUTIQUE RESIDENCES

2

Blocks

82

Units

5

Storeys

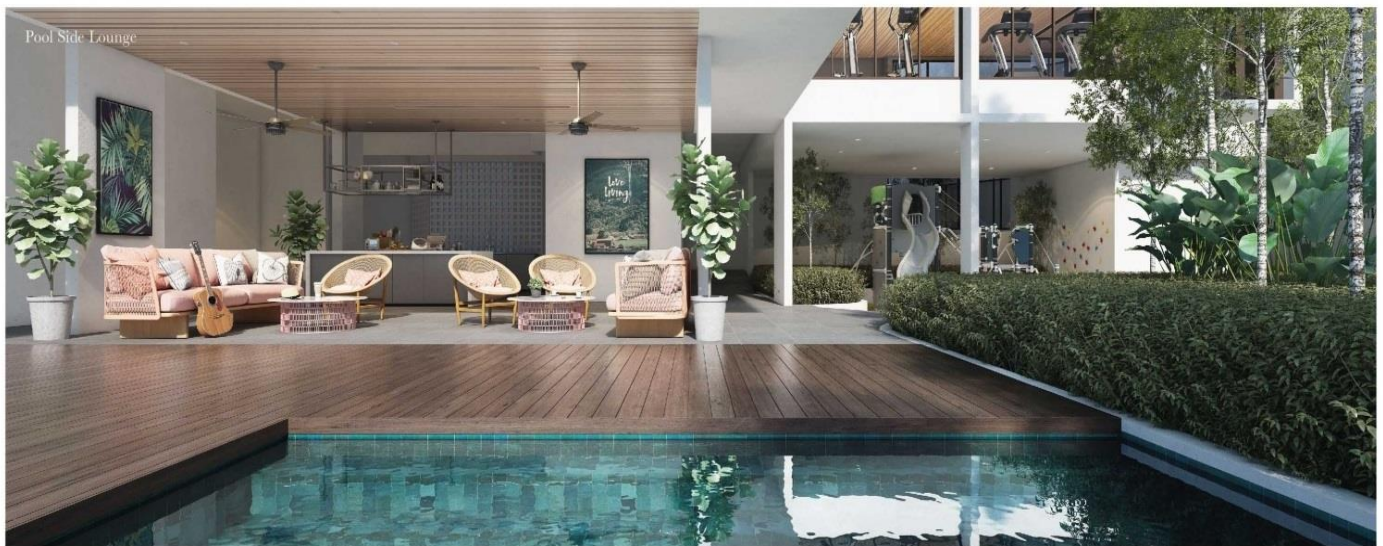




Herbs Garden & Private Roof Farm



Barbecue Area



Pool Side Lounge

Built over a sprawling 1.67 acres green haven, Utamara is an exclusive low-density experience combining the vibrancy and accessibility of Bandar Utama with the rustic, natural charm of Kayu Ara. Intimate, tranquil and connected to the things that matter, it's everything a home should be.

## Podium Facilities Ground Level (BLOCK B)

- |                        |                           |
|------------------------|---------------------------|
| ① Wading Pool          | ⑥ Floating Lounge         |
| ② Children's Play Area | ⑦ Infinity Pool           |
| ③ Pool Side Lounge     | ⑧ Gymnasium (Level 1 & 2) |
| ④ Onsen (Hot Bath)     | ⑨ Shower Area             |
| ⑤ Sun Deck             | ⑩ Restroom                |



## Rooftop Facilities Rooftop (BLOCK A)

- |                                  |                    |                                      |
|----------------------------------|--------------------|--------------------------------------|
| ① Courtyard                      | ⑥ Surau            | ⑪ Terrace Garden with Seating        |
| ② Multipurpose Hall with Kitchen | ⑦ Play Area        | ⑫ Landscape Courtyard (Ground Level) |
| ③ Private Roof Farm              | ⑧ Hammock Area     | ⑬ Restroom                           |
| ④ Herbs Garden                   | ⑨ Barbecue Area    |                                      |
| ⑤ Interactive Terrace            | ⑩ Reflexology Path |                                      |



# Site Plan



# Floor Plan

Type 1  
3 Bedrooms  
1485 sf



Type 2  
3 Bedrooms  
1625 sf



Type 3  
3 Bedrooms  
1701 sf



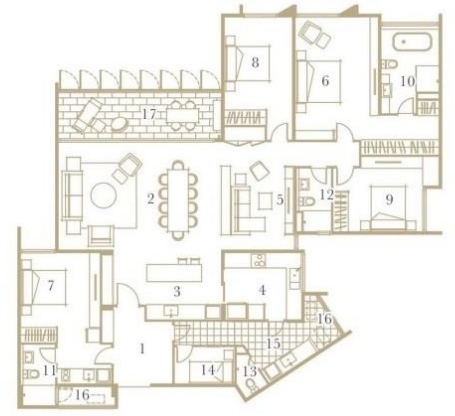
Type 5  
3 Bedrooms  
1647 sf



Type 8  
4 Bedrooms  
2239 sf  
Dual Key



Type 9  
4 Bedrooms  
2379 sf  
Dual Key

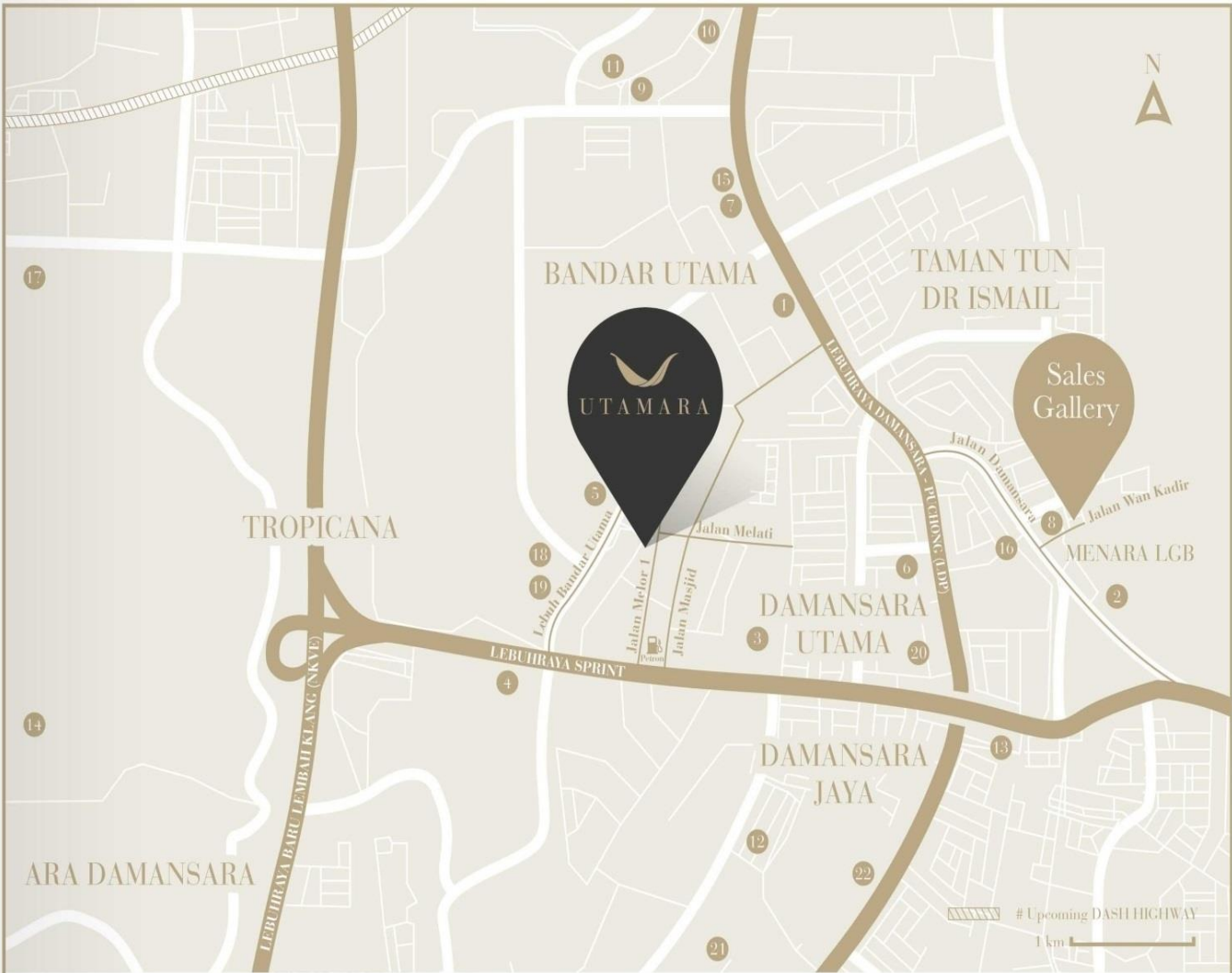


Type 1, 2, 3 & 5

- 1. Foyer
- 2. Living / Dining
- 3. Kitchen
- 4. Study
- 5. Master Bedroom
- 6. Bedroom 1
- 7. Bedroom 2
- 8. Master Bathroom
- 9. Bathroom 1
- 10. Yard
- 11. A/C Ledge
- 12. Balcony / Lanai

Type 8 & 9  
Dual Key

- 1. Foyer
- 2. Living / Dining
- 3. Dry Kitchen
- 4. Wet Kitchen
- 5. Family
- 6. Master Bedroom
- 7. Bedroom 1
- 8. Bedroom 2
- 9. Bedroom 3
- 10. Master Bathroom
- 11. Bathroom 1
- 12. Bathroom 2
- 13. Toilet
- 14. Utility
- 15. Yard
- 16. A/C Ledge
- 17. Balcony / Lanai



## Surrounded By Comfort & Convenience

	<b>TRAIN STATION</b>	<ul style="list-style-type: none"> <li>1 MRT Bandar Utama 1.4 km</li> <li>2 MRT TTDI 2.2 km</li> <li>3 LRT Damansara Utama* 800 m</li> <li>4 LRT Tropicana* 850 m</li> </ul>		<b>LEISURE</b>	<ul style="list-style-type: none"> <li>14 Tropicana Golf &amp; Country Resort 3.1 km</li> <li>15 Bandar Utama Golf House 1.5 km</li> </ul>		
		<b>SHOPPING</b>		<ul style="list-style-type: none"> <li>5 Centrepoin 260 m</li> <li>6 The Starling 1.3 km</li> <li>7 One Utama Shopping Centre 1.5 km</li> <li>8 TTDI Market 2.0 km</li> <li>9 IPC Shopping Centre 2.3 km</li> <li>10 Ikea Damansara 2.4 km</li> <li>11 eCurve 2.4 km</li> <li>12 Atria Shopping Gallery 1.2 km</li> <li>13 3 Damansara 1.8 km (Formerly known as Tropicana City Mall)</li> </ul>		<b>HEALTH CARE</b>	<ul style="list-style-type: none"> <li>16 KPJ Damansara Specialist Hospital 1.8 km</li> <li>17 Thomson Hospital Kota Damansara 3.9 km</li> </ul>
				<b>EDUCATION</b>		<ul style="list-style-type: none"> <li>18 First City University College 500 m</li> <li>19 The British International School 500 m</li> <li>20 UCSI College 1.5 km</li> <li>21 Beaconhouse Sri Inai International School 1.6 km</li> <li>22 KDU University College 1.6 km</li> </ul>	

\* Upcoming LRT Station

PARKWOOD SALES GALLERY:  
No.28 Ground Floor, Jalan Wan Kadir 1,  
Taman Tun Dr. Ismail, 60000, Kuala Lumpur  
(Waze or Google Map)

OPENING HOURS:  
9:00am – 6:00pm (except Public Holiday)

**CC Koh**  
**017-325 2920**

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