



**Smart City. Smart Move**



# USP FEATURES

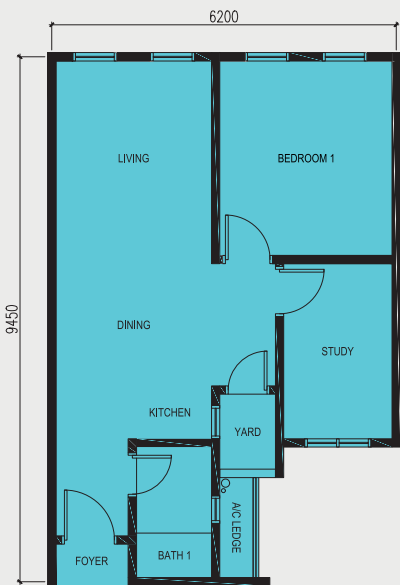




FLOOR PLAN

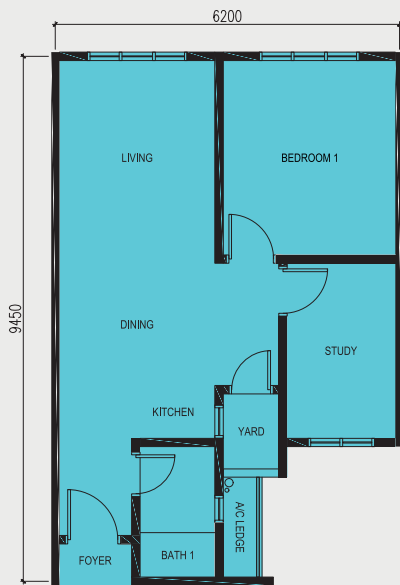
TYPE A & A2

554 sqft | 2  | 1 



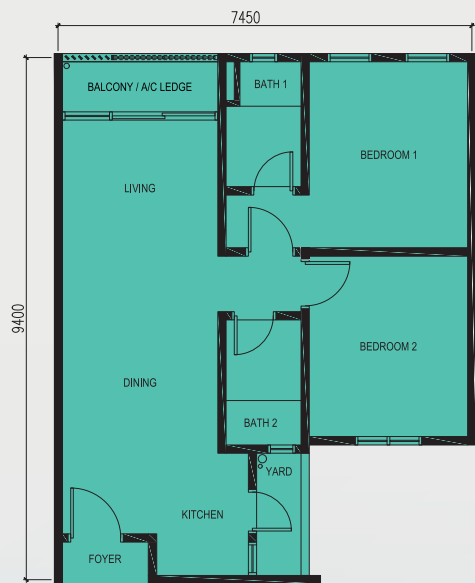
TYPE A1 & A3

554 sqft | 2  | 1 



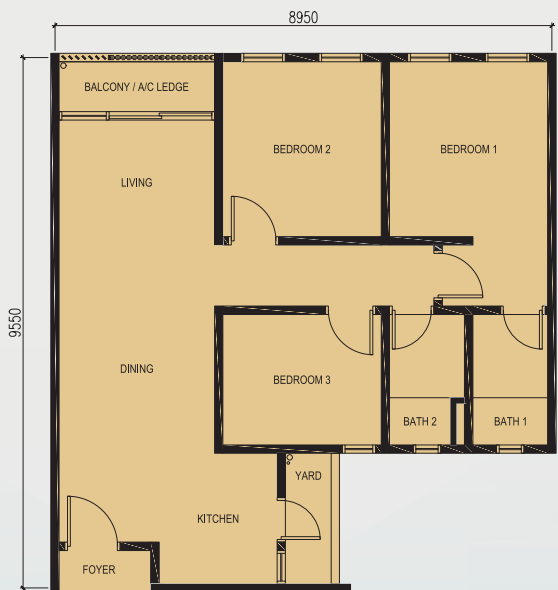
TYPE B

678 sqft | 2  | 2 

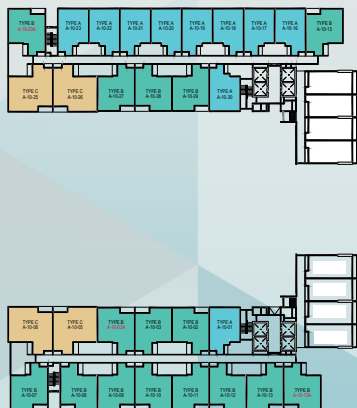


TYPE C

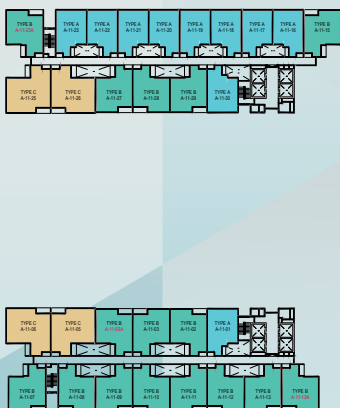
815 sqft | 3  | 2 



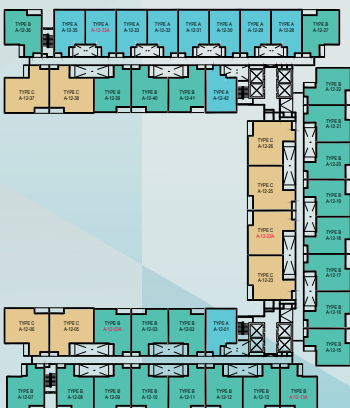
LEVEL 10



LEVEL 11



LEVEL 12-28





# FACILITIES



## Landscape Elements / Facilities

- |                                        |                            |
|----------------------------------------|----------------------------|
| 1. Male and Female Changing Room       | 9. Swimming Pool           |
| 2. Male and Female Sauna Room          | 10. Wading Pool            |
| 3. Laundry Room                        | 11. Elevated Jogging Track |
| 4. Multipurpose Hall (Badminton Court) | 12. Garden/Pocket          |
| 5. Gymnasium                           | 13. Ramp & Staircase       |
| 6. Children Playground                 |                            |
| 7. Outdoor Gym                         |                            |
| 8. Pool Lounge                         |                            |

## Landscape Activities

- |                                  |
|----------------------------------|
| A. Relaxing Area                 |
| B. Pet Park / Pet Training Space |
| C. Leisure Walking               |
| D. Resting Area                  |
| E. Court Sport (Badminton)       |
| F. Swimming                      |
| G. Jogging                       |



Artist's Impression Only.



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# SPECIFICATION

## General Specification

|                  |                                                                                                                |
|------------------|----------------------------------------------------------------------------------------------------------------|
| Structure        | Reinforced Concrete                                                                                            |
| Wall             | Brick wall / Reinforced Concrete                                                                               |
| Door             | Main Entrance Door, Bedroom Door & Bathroom Door                                                               |
| Window           | Aluminium Framed Window                                                                                        |
| Floor Finishes   | Internal Finishes: Tiles and Laminated Timber Flooring (where applicable)<br>Bathroom: Tiles<br>Balcony: Tiles |
| Wall Finishes    | Internal Finishes: Interior: Plaster & Paint and Quality Tiles (where applicable)<br>Bathroom: Tiles           |
| Ceiling Finishes | Skim Coat & Paint and Painted Plaster Ceiling (where applicable)                                               |

| TYPE UNITS             | A  | A1 | A2 | A3 | B  | C  |
|------------------------|----|----|----|----|----|----|
| Kitchen Fixtures       |    |    |    |    |    |    |
| Stainless Kitchen Sink | 1  | 1  | 1  | 1  | 2  | 2  |
| Water Tap              | 1  | 1  | 1  | 1  | 2  | 2  |
| Bathroom Fixtures      |    |    |    |    |    |    |
| Water Closet           | 1  | 1  | 1  | 1  | 2  | 2  |
| Wash Basin             | 1  | 1  | 1  | 1  | 2  | 2  |
| Basin Tap              | 1  | 1  | 1  | 1  | 2  | 2  |
| Shower Head            | 1  | 1  | 1  | 1  | 2  | 2  |
| Electrical             |    |    |    |    |    |    |
| Lighting Points        | 12 | 12 | 12 | 12 | 14 | 18 |
| Fan Point              | 2  | 2  | 2  | 2  | 3  | 4  |
| Socket                 | 15 | 15 | 15 | 15 | 16 | 17 |
| Water Heater Point     | 1  | 1  | 1  | 1  | 2  | 2  |
| Air Cond Point         | 3  | 3  | 3  | 3  | 3  | 4  |
| SMATV                  | 1  | 1  | 1  | 1  | 1  | 1  |
| Fibre Wall Socket      | 1  | 1  | 1  | 1  | 1  | 1  |
| Balcony                |    |    |    |    |    |    |
| Sliding Glass Door     | NA | NA | NA | NA | 1  | 1  |



# LOCATION MAP



## Shopping Mall

|                            |      |
|----------------------------|------|
| NSK Grocery Star Avenue    | 150M |
| Star Avenue Lifestyle Mall | 200M |
| Sunway Giza                | 6KM  |
| Sunway Nexis               | 7KM  |
| Tropicana Garden Mall      | 7KM  |
| The Curve, Ikea & IPC      | 10KM |
| 1 Utama Shopping Centre    | 12KM |

## Hospital

|                              |      |
|------------------------------|------|
| Thomson Hospital             | 5KM  |
| Ara Damansara Medical Centre | 9KM  |
| Hospital Sungai Buloh        | 10KM |

## Education

|                            |     |
|----------------------------|-----|
| HELP University            | 2KM |
| HELP International School  | 3KM |
| SMK Seksyen 10 Kota D'sara | 5KM |
| SEGI University College    | 6KM |
| Sri KDU School             | 5KM |

## Petrol Station

|                         |     |
|-------------------------|-----|
| Petronas Subang Bestari | 2KM |
| Petron KM7 Sg Buloh     | 3KM |

## Connectivity

|                                           |     |
|-------------------------------------------|-----|
| DASH Highway To Puncak Alam And Damansara | 1KM |
| MRT Kwasa Sentral                         | 3KM |
| MRT Sungai Buloh Depot                    | 6KM |
| MRT Kwasa Damansara                       | 5KM |

## Airport

|                                |     |
|--------------------------------|-----|
| Sultan Abdul Aziz Shah Airport | 8KM |
|--------------------------------|-----|



Developer

**HCK Bestari Sdn Bhd**

201701010085(122425C-P)

Level 40, HCK Tower (J-40-1),  
No. 8 Jalan Damansara, Empire City, PJU 8,  
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Marketing & sales enquiries

**e.Sentral Property Gallery**

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**PKNS**

Smart City, Smart Move.

HCK Bestari Sdn Bhd is a member of the HCK Capital Group

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Nombor Lesen Pemajuan Perumahan: 30636/12-2028/0311(N) • Tempoh sah dari 07/12/2023 hingga 12/06/2028 • Nombor Permit Iklan dan Jualan: 30636-1/10-2027/0924(N)-(S) • Tempoh sah dari 10/10/2024 hingga 10/09/2027 • Pangasapuri Perkhidmatan • Kelulusan Pihak Berkuasa: Majlis Bandaraya Shah Alam (MBSA) • Kelulusan Pelan Bangunan: MBSA, BGN, 600-3/5/39 • Pelan Tapak Rujukan Nombor: MBSA/PRG/KMPB/SEK/U5/0193-3-2023 • Tarikh Siap Pembinaan: November 2028 • Pemaju: Hck Bestari Sdn Bhd • Pegangan Tanah: Pajakkan • Bebanan Tanah: Gadaian (OCBC BANK (MALAYSIA) BERHAD) • 774 Unit Pangasapuri Servis 29 Tingkat, RM270,000.00 (Minima) • RM597,000.00 (Maksima) • Jumlah Unit (Servis Apartment Mampu Milik Jenis A & A1): 155 unit • Luas Binaan 51.47/mps • Harga Minima: RM270,000.00 • Harga Maksima: RM270,000.00 • Jumlah Unit (Pangasapuri Perkhidmatan Jenis A2 & A3): 35 unit • Luas Binaan 51.47/mps • Harga Minima: RM432,000.00 • Harga Maksima: RM432,000.00 • Jumlah Unit (Pangasapuri Perkhidmatan Jenis B): 440 unit • Luas Binaan 62.99/mps • Harga Minima: RM513,000.00 • Harga Maksima: RM516,000.00 • Jumlah Unit (Pangasapuri Perkhidmatan Jenis C): 144 unit • Luas Binaan 75.72/mps • Harga Minima: RM594,000.00 • Harga Maksima: RM597,000.00 Unit • Parkir : 2 • Diskaun Bumiputera: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA