


maxiim
D'PARC
— RESIDENCE —

LIFE BY THE PARK


maxim
D'PARC
RESIDENCE




Shuttle Bus
(UCSI & MRT Taman Mutiara)



EV Charging
with Dedicated Bays



43
Lifestyle
Facilities



2-3 Rooms
in Practical
Living Layouts



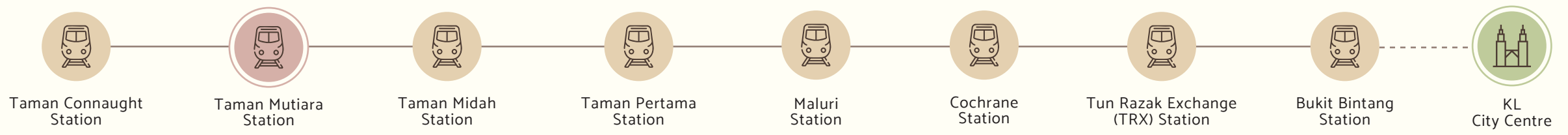
2 Parking Bays
for 680 & 811 sq.ft Units



Public Park
Next Door



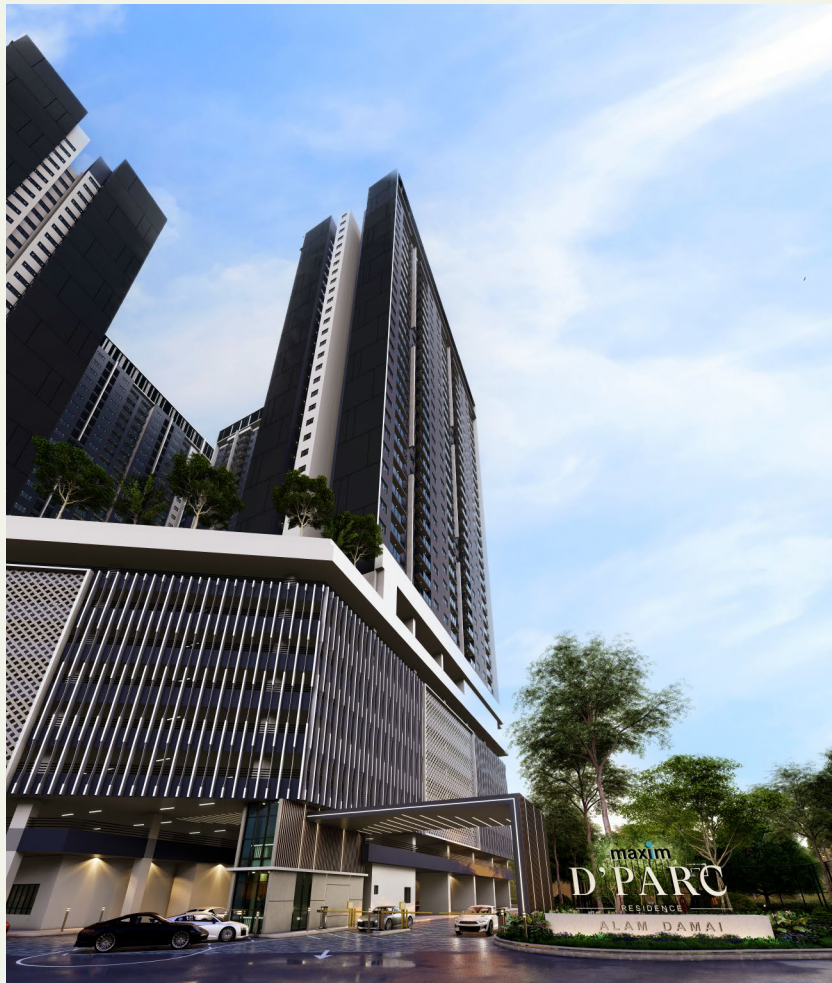
MRT CORP Only 7 Stations Away
from KL City Centre





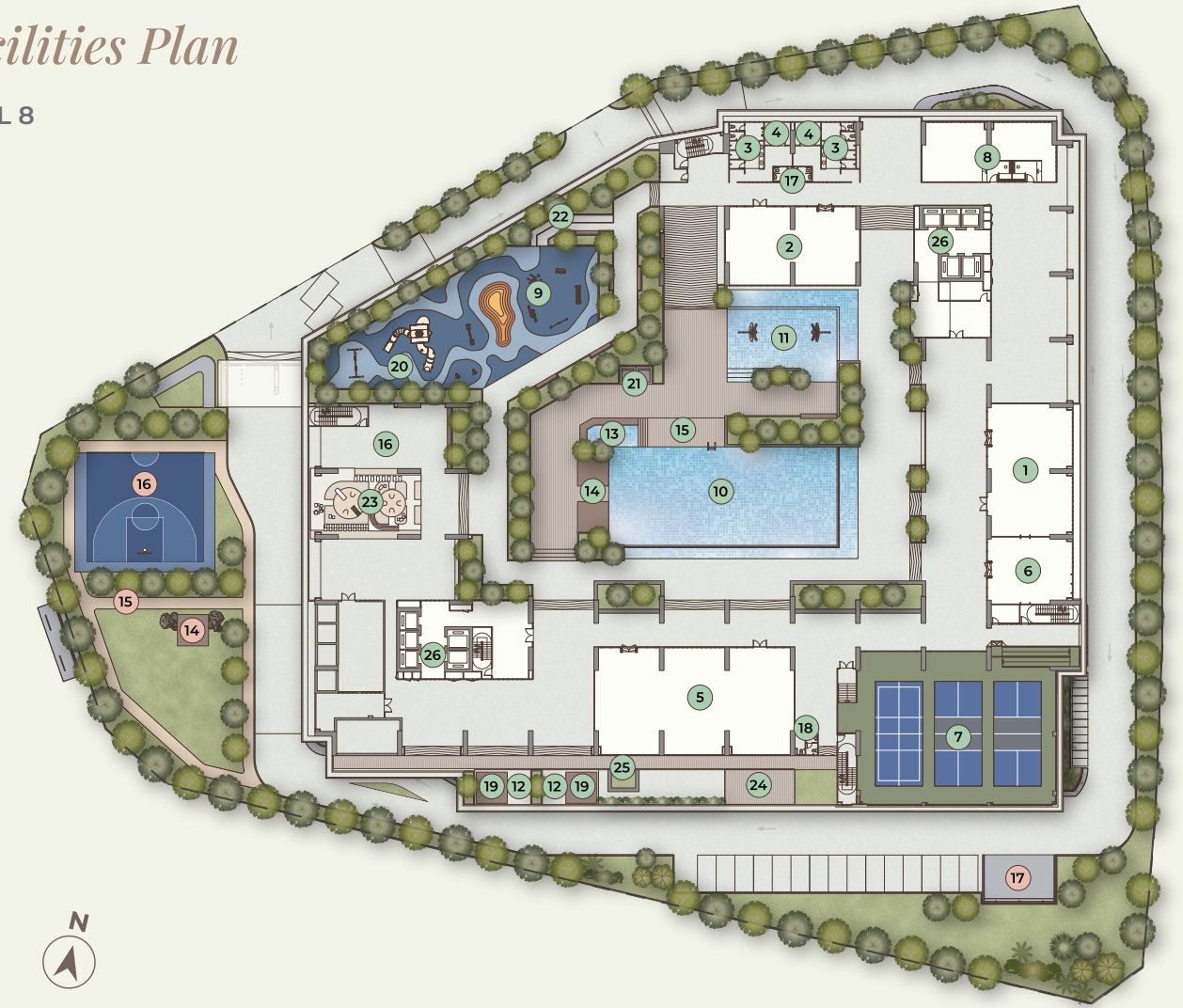
A Parkside take on *City Living*

Maxim D'Parc Residence blends modern design with the natural surroundings for a lifestyle that's stylish yet grounded. Enjoy spacious family homes, thoughtful facilities, and everyday ease right next to the park.



Facilities Plan

LEVEL 8



GROUND FLOOR

- 1. Management Office
- 2. Guard House
- 3. Nursery
- 4. Kindergarten
- 5. Lift Lobby
- 6. Letter Box
- 7. Guest Lounge
- 8. Washroom
- 9. EV Charging Bay (14 Nos)
- 10. Madani Food Court
- 11. Muslim Mortuary Space
- 12. Non-Muslim Mortuary Space
- 13. Parcel Room
- 14. Pavilion
- 15. Jogging Path
- 16. Half Basketball Court
- 17. Car Wash Area

8TH FLOOR

- 1. Cafeteria / Shop
- 2. Gymnasium
- 3. Male / Female Changing Room
- 4. Male / Female Sauna
- 5. Multi-Purpose Hall / Table Tennis Area
- 6. Laundrette
- 7. Pickleball Court / Badminton Court
- 8. Male and Female Solat Room
- 9. Outdoor Fitness
- 10. Swimming Pool
- 11. Children Pool
- 12. Alfresco Area / BBQ Area
- 13. Spa Pool
- 14. Poolside Pavilion
- 15. Wet Deck
- 16. Guest Lounge
- 17. Male / Female Disable Washroom
- 18. Male / Female Washroom
- 19. Pavilion
- 20. Playground
- 21. Pool Side Rain Shower
- 22. Foot Reflexology Path
- 23. Toddler Playground
- 24. Yoga Deck
- 25. Outdoor Lounge
- 26. Lift Lobby 1 & 2



Site Plan

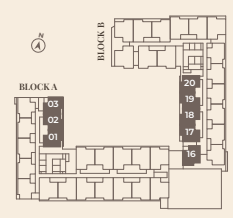


Specifications

STRUCTURE	Reinforced Concrete Frame		
WALL	Reinforced Concrete/Bricks		
ROOFING	Reinforced Concrete Slab/Metal Roof Decking		
ROOF	Reinforced Concrete Structure		
CEILING FINISHES	Living/Dining Bedrooms Bathrooms Other Areas	Skim Coating Skim Coating Fiber Plaster Ceiling Skim Coating / Cement & Sand Plaster	
WINDOWS	Alum. Framed Windows		
DOORS	General Quality Door		
LOCKS	General Quality Locksets		
DECORATION	Not Applicable		
FLOOR FINISHES	Living/Dining Bedrooms Bathrooms Kitchen/Wash Area Terrace Balcony	Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles Porcelain Tiles	
WALL FINISHES	Toilets Kitchen Other Areas	Wall Tiles to Ceiling Height Wall Tiles to 1.5m Height Cement & Sand Plaster/Skim Coating with Paint	
SANITARY INSTALLATION	Water Closet Wash Basin Shower Head Kitchen Sink Bib Tap Paper Roll Holder	TYPE A/AI 2 2 2 1 2 2	TYPE B/B1 2 2 2 1 2 2
ELECTRIC INSTALLATION	Lighting Point Ceiling Fan Point 13A Power Point Air Cond. Power Point Water Heater Power Point Door Bell/Chime Point SMATV Point Fibre Wall Socket	13 3 11 3 2 1 1 1	TYPE C/C1 2 2 2 1 2 2 1 1

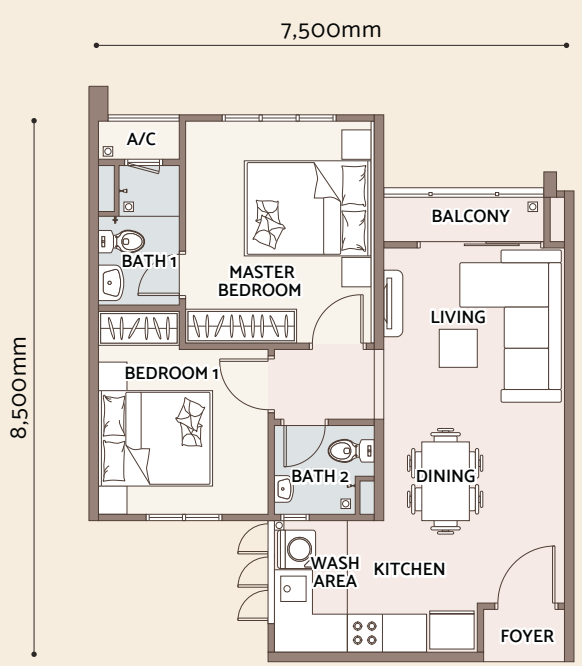
TYPE

A/A1



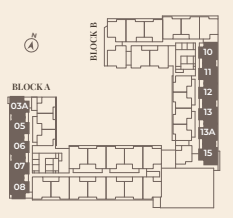
580 sq.ft.

- 2 Bedrooms
- 2 Bathrooms
- 1-2 Carparks



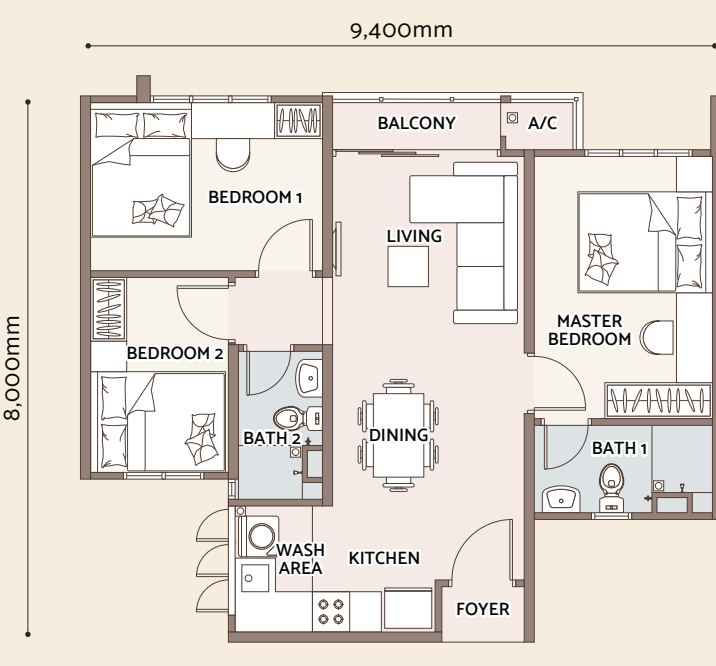
TYPE

B/B1



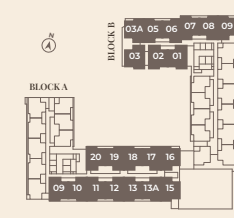
680 sq.ft.

- 3 Bedrooms
- 2 Bathrooms
- 2 Carparks



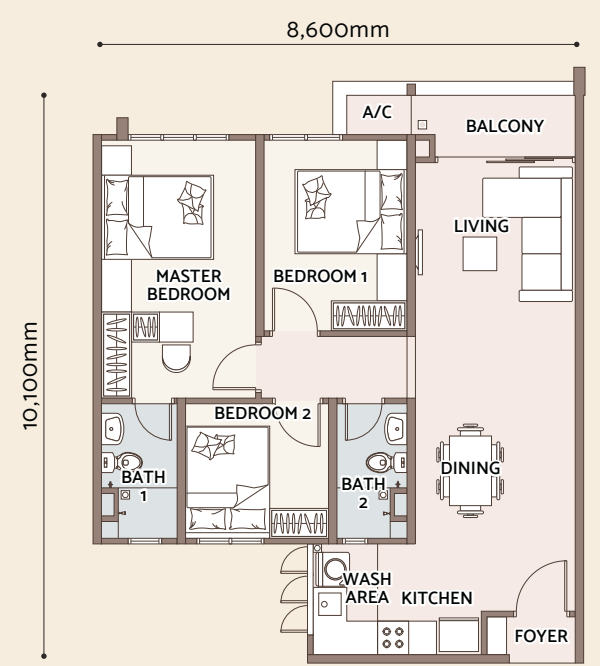
TYPE

C/C1



811 sq.ft.

- 3 Bedrooms
- 2 Bathrooms
- 2 Carparks



Close to the City, Closer to *Serenity*.

Right beside Taman Alam Damai, Maxim D'Parc Residence brings together city convenience and parkside peace. Highways, public transport, local eats, and daily needs are all nearby, while the green space next door offers a breath of fresh air whenever you need it.



Shopping

MeMi ZoooZoo	1.9km
Pasaraya CS Cheras	2.1km
EkoCheras Mall	3.8km
AEON Cheras Selatan	7.0km
Mid Valley Megamall	12.0km
Pavilion KL	13.7km
KLCC	17.6km

Healthcare

Klinik Azurose 24 Jam	450m
Pantai Hospital Cheras	5.3km
Columbia Asia Hospital Cheras	6.3km
Gleneagles Hospital Kuala Lumpur	13.0km
Pantai Hospital Kuala Lumpur	13.3km
Prince Court Medical Centre	15.0km

Education

Sekolah Rendah Agama Al-Mukhlisin	400m
A Star Kids Montessori Pre School	450m
Sekolah Kebangsaan Alam Damai	1.3km
Sekolah Kebangsaan Seri Anggerik	1.8km
UCSI University & College	3.2km
SJK(C) Connaught (2)	3.4km
SJK(C) Taman Connaught (1)	4.4km
SMK Cheras Perdana	5.7km
Tadika Seri Soka	5.9km
Cempaka National Schools	7.4km
Universiti Tunku Abdul Rahman (UTAR)	9.4km

Banks

Maybank	350m
OCBC	2.0km
CIMB	2.7km
Public Bank Berhad	2.7km
HSBC	2.7km
AmBank	2.7km
Hong Leong Bank	2.7km
UOB	2.9km
RHB Bank	2.9km
Alliance Bank	2.9km
Affin Bank	5.7km

DEVELOPED BY:



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Sales Gallery:
Maxim D'Parc Sales Gallery

Site:
Maxim D'Parc