

one

SEPUTEH
RESIDENCE

FREEHOLD



ASIABINA

One ADDRESS INFINITE POSSIBILITIES

Step into a new level of urban living at One Seputeh, where luxury, convenience, and connectivity come together in perfect harmony. Designed for those who appreciate refined comfort and effortless access, One Seputeh offers premium residences, thoughtfully crafted amenities, and a prime location just moments from KL's most vibrant districts.



Artist's Impression Only

-  Rare freehold KL address
-  Exclusive & low density
-  Close to prestigious educational institutions
-  ~ 40 years of track record



20+ COMPREHENSIVE FACILITIES

Artist's Impression Only



2KM TO MID VALLEY CITY



3KM TO KL SENTRAL

KL Sentral

One of One Seputeh's greatest distinctions lies in its strategic location—just moments from three of the city's most dynamic integrated destinations: KL Sentral, the nation's premier transportation hub; Merdeka 118, the city's newest iconic landmark; and Mid Valley City, a vibrant retail and commercial enclave. This rare proximity places you at the centre of it all, offering effortless access to key destinations across Greater Kuala Lumpur—and the world beyond.

THE *One* NEXUS WHERE THE CITY WORKS FOR YOU

THEAN HOU
TEMPLE

MID VALLEY
CITY

KL SENTRAL &
NU SENTRAL

MERDEKA
118

KUEN CHENG
HIGH SCHOOL

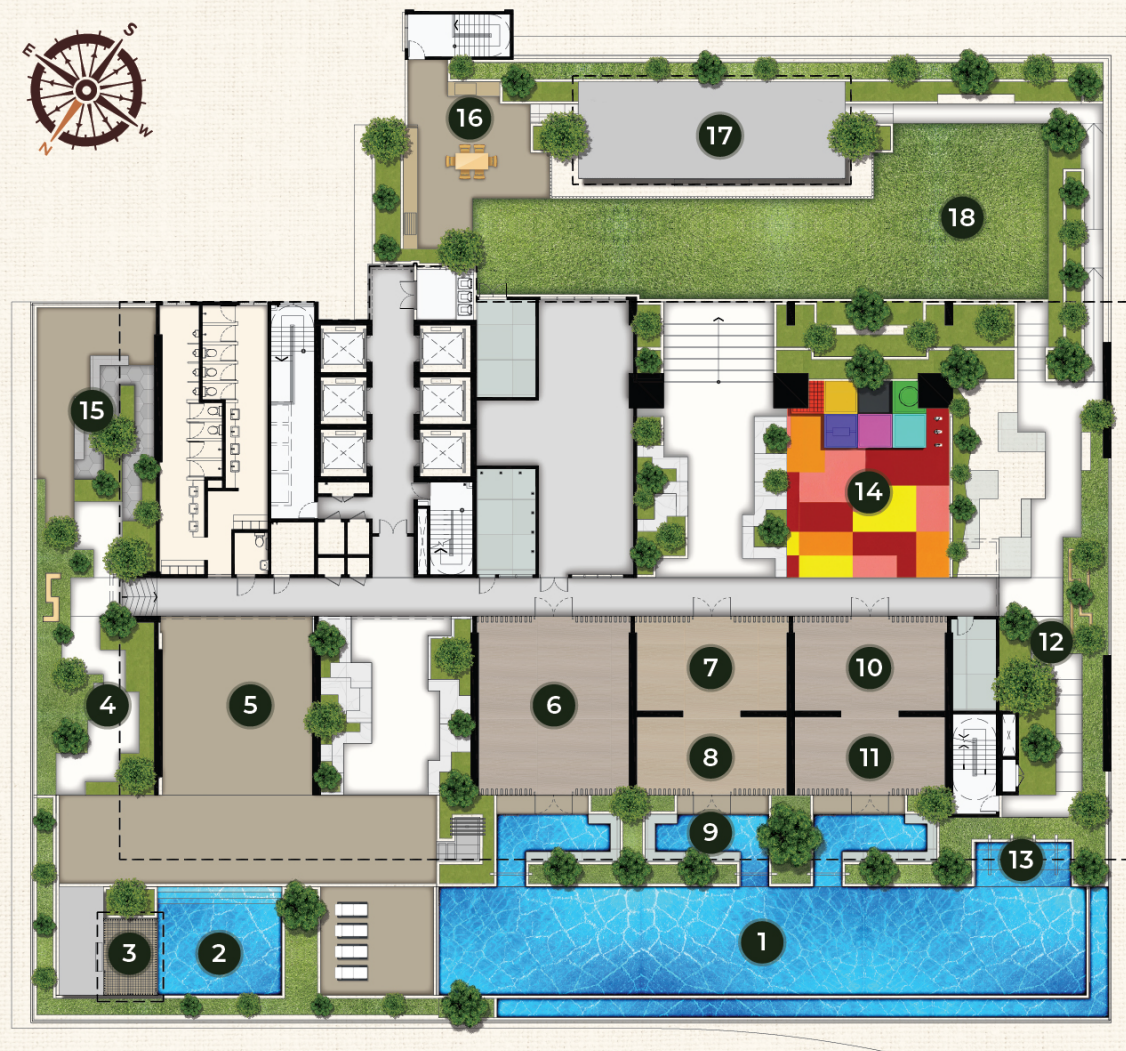


JALAN SYED PUTRA

Imagine waking up, the entire city unfolding beneath your gaze, its pulse synchronized to your own ambition.

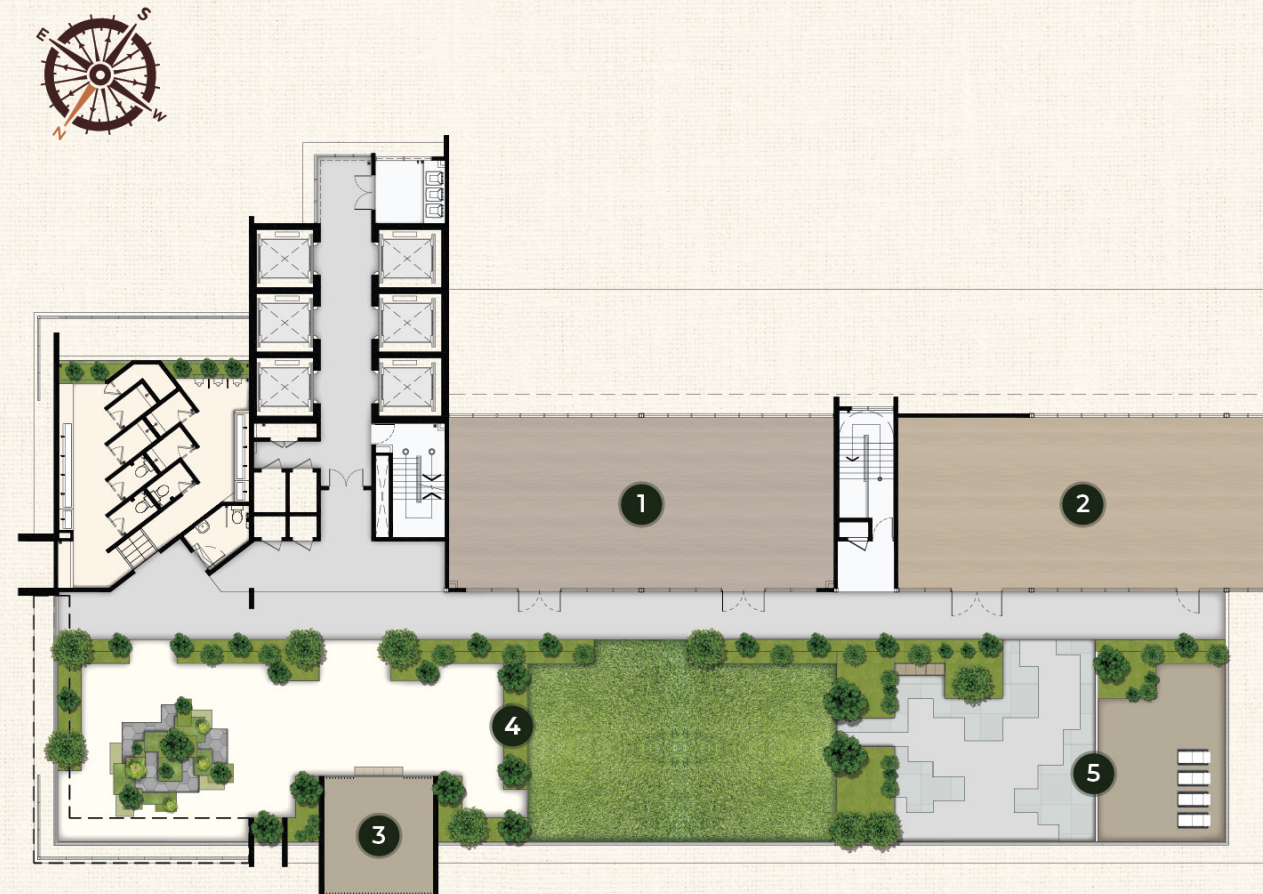
At One Seputeh, the struggle for time and access simply dissolves. This is more than centrality; it is the graceful assurance that every opportunity is already aligned with your path. The city silently anticipates your next move, allowing you to operate with a pure, unmatched momentum. Here, your life is an inspired story, seamlessly integrated with the success you command.

THE *One* PRIVATE COLLECTION OF CURATED INDULGENCES



LEVEL 9

1. Infinity Pool
2. Wading Pool
3. Pool-Side Cabana
4. Zen Garden
5. Games Lounge
6. Multi-Function Room
7. Co-working Space
8. Reading Lounge
9. Leisure Pool
10. Yoga Room
11. Meditation Room
12. Garden Terrace
13. Jacuzzi
14. Children's Play Area
15. Wellness Terrace
16. Barbeque Area
17. Gourmet Kitchen
18. Lawn



LEVEL 50

1. Sky Hall
2. Sky Gym
3. Sky Pavilion
4. Sky Garden
5. Sky Lounge

THE *One* VIEW THAT IS
PURELY, BEAUTIFULLY YOURS

At One Seputeh, life flows effortlessly between work, leisure, and rest. Every moment is thoughtfully curated — from tranquil mornings surrounded by lush greens to evenings lit by the pulse of the city skyline.

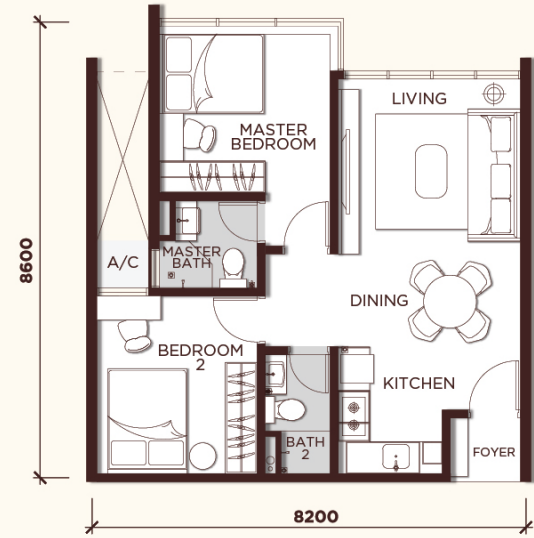
Here, balance is not a pursuit, but a way of living. Be one with comfort, connection, and calm — all within one remarkable address.



DUOB

657 SQ.FT.

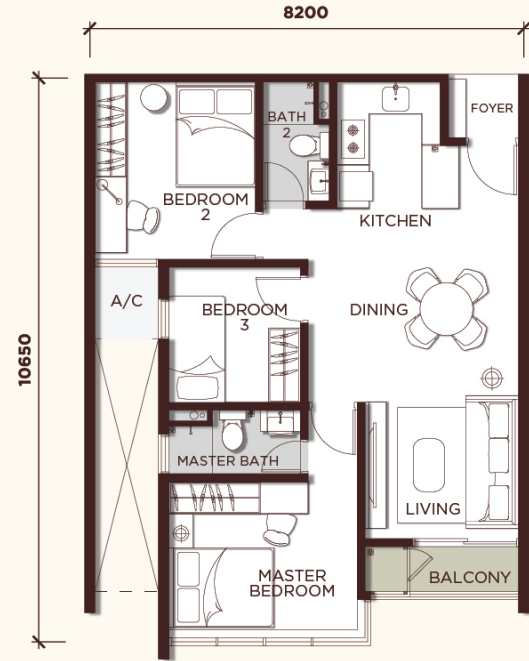
- 2 Bedrooms
- 2 Bathrooms



TRIA

804 SQ.FT.

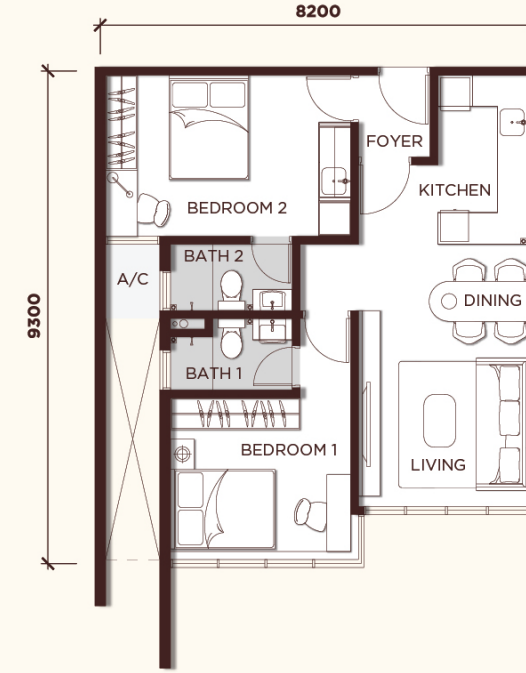
- 3 Bedrooms
- 2 Bathrooms



DKC

705 SQ.FT.

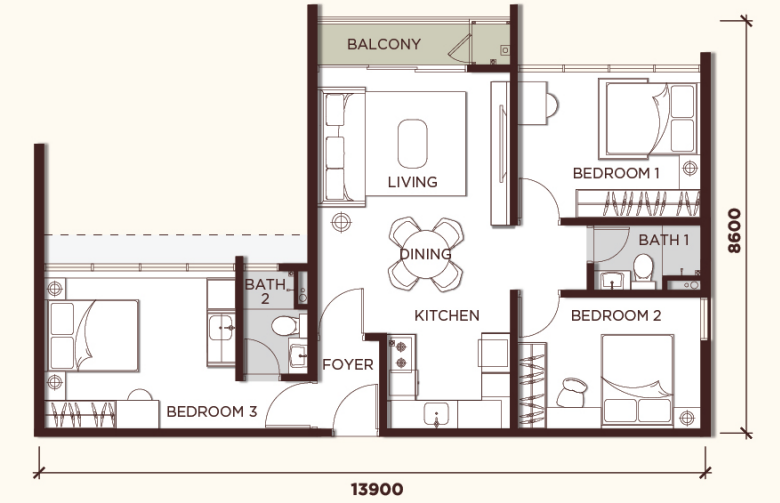
- Dual Key Ready
- 2 Bedrooms
- 2 Bathrooms



DKF

928 SQ.FT.

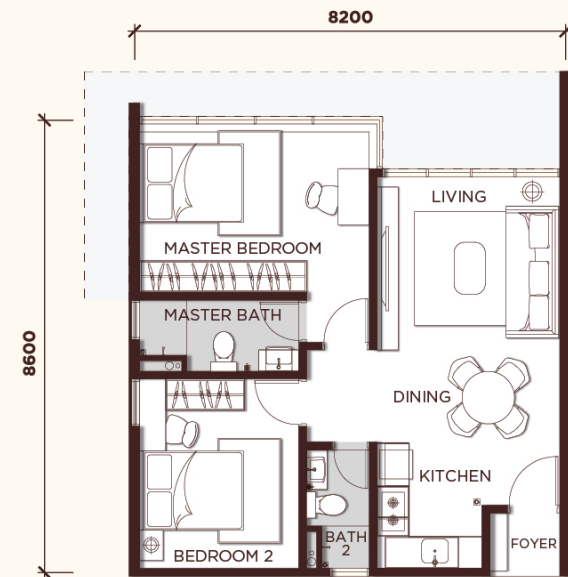
- Dual Key Ready
- 3 Bedrooms
- 2 Bathrooms



DUOE

721 SQ.FT.

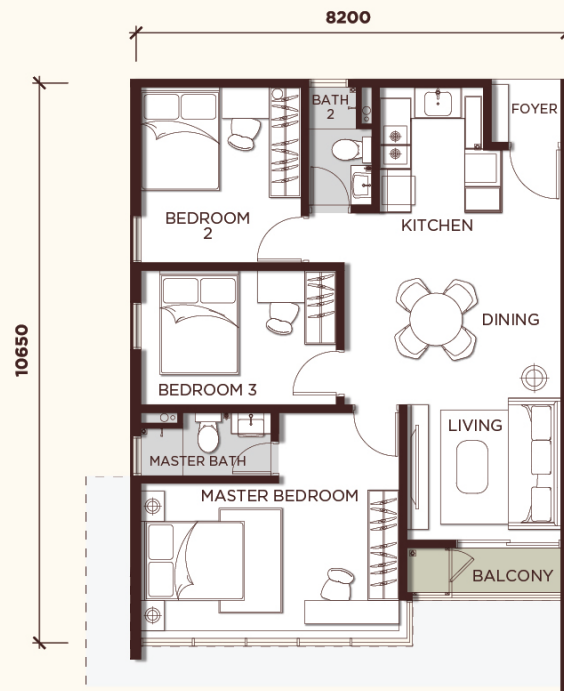
- 2 Bedrooms
- 2 Bathrooms



TRID

912 SQ.FT.

- 3 Bedrooms
- 2 Bathrooms



YOUR *One* DEFINING MOMENT. YOUR HOME

A home defined by balance and calm — where every line, texture, and detail is crafted to offer complete peace of mind.

At One Seputeh, space isn't just beautifully designed; it's thoughtfully considered, giving you the freedom to live, rest, and feel entirely at ease.



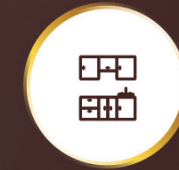
Quality Lock System



Natural Lighting & Ventilation



Air Conditioning Units for Living Room & Bedrooms



Branded Kitchen Cabinet



Branded Sanitary Wares & Fittings



Waterproofing at Windows



Shower Screen & Mirror



9-10 Units per Floor with 6 Lifts

MULTI-TIER SECURITY SYSTEMS



Key card access



CCTV surveillance



License plate recognition



24/7 security patrols

Artist Impression Only



SPECIFICATIONS



Structure
Reinforced concrete



Ceiling
Skim Coat & Paint and Plasterboard with paint



Ironmongery
Quality lockset



Walls
Autoclaved aerated concrete & Reinforced Concrete



Windows
Aluminium frame casement window with fixed glass panel
Aluminium frame top hung window



Doors
1Hr Fire Rated Door
MS frame Plywood flush door



Roof Covering
Reinforced concrete Slab



Internet telephone trunking and cabling
Concealed



Wall Finishes
External wall : Weather shield paint
Internal wall : Emulsion paint
Kitchen : Emulsion paint
Bathrooms : Quality tiles



Floor Finishes
Bathroom : Quality tiles
Kitchen : Quality tiles
Bedroom : Vinyl Flooring
Others : Quality tiles



Fencing
Nil



Fencing
Nil



Gas Pipe
Nil

Note : The developer shall at its own cost and expense install or construct all of the items listed above in accordance to the description out save for the item or items marked with an * which may be deleted if not applicable



Sanitary and Plumbing Fittings

Bathroom	TRI A	DUO B	DK C	DK C1	TRI D	DUO E	DK F	TYPE G	TYPE H/HI
Basin	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	3 NOS	4 NOS
Water closet	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	3 NOS	4 NOS
Bidet	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	3 NOS	4 NOS
Kitchen									
Sink	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS
Water Tap	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS
Yard									
Water Tap	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS



Electric Installations

	TRI A	DUO B	DK C	DK C1	TRI D	DUO E	DK F	TYPE G	TYPE H/HI
DB	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS
Lighting Point	12 NOS	10 NOS	10 NOS	10 NOS	12 NOS	10 NOS	13 NOS	19 NOS	21 NOS
Air Cond Point	4 NOS	3 NOS	3 NOS	3 NOS	4 NOS	3 NOS	2 NOS	6 NOS	4 NOS
Ceiling Fan Point c/w hook	4 NOS	3 NOS	3 NOS	3 NOS	4 NOS	3 NOS	4 NOS	5 NOS	5 NOS
Fibre Wall Socket	1 NOS	1 NOS	2 NOS	2 NOS	1 NOS	1 NOS	2 NOS	1 NOS	1 NOS
13A Socket Point	13 NOS	12 NOS	15 NOS	15 NOS	13 NOS	11 NOS	14 NOS	15 NOS	17 NOS
SMATV Outlet	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS
Bell Point	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS	1 NOS
Water Heather Point	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	2 NOS	3 NOS



one
SEPUTEH
RESIDENCE

An Address of
PRESTIGE & CONVENIENCE

At One Seputeh, everything comes together with quiet confidence — the architecture, the location, the rhythm of city life.

It's a place that feels complete, where every detail has purpose and every moment finds its balance. More than a residence, One Seputeh is a lasting statement of refined living — inviting you to be part of the one address that defines it all.



Developer: Seputeh Kukuh Sdn. Bhd. (1215651-T)
Sales Office: One Seputeh Sales Gallery
Ground Floor, MCOBA Building, 42, Jalan
Syed Putra, 50460, Kuala Lumpur,
Wilayah Persekutuan.



**ONE SEPUTEH
SALES GALLERY**

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Nama Pemaju: Seputeh Kukuh Sdn. Bhd. • Nama Perumahan: Residensi Seputeh 1 • No. Lesen Pemaju Perumahan: 30947/01-2030/0003(N) • Tempoh Sahlaku Lesen: 04/01/2025 - 03/01/2030 • No. Permit Iklan dan Jualan: 30947-1/10-2028/0867(N)-(S) • Tempoh Sahlaku Permit Iklan: 21/10/2025 - 20/10/2028 • Jenis Hakmilik Tanah: Kekal • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Nama Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur • No. Rujukan : DBKL_JKB.BPSIOSC20243192 (22) • Tarikh Dijangka Siap: 52 Bulan dari Perjanjian Jual Beli • Jenis Pembangunan: Pangsapuri Servis 50 Tingkat • Bilangan Unit: 383 Unit ; 114 unit - Jenis A (804 kaki persegi) ; 76 unit - Jenis B (657 kaki persegi) ; 38 unit - Jenis C (705 kaki persegi); 38 unit - Jenis D (912 kaki persegi); 38 unit - Jenis E (721 kaki persegi); 36 unit - Jenis F (928 kaki persegi); 2 unit - Jenis G (1,820kaki persegi) ; 2 unit - Jenis H (1,612 kaki persegi) ; 1 unit - Jenis H1 (1,611kaki persegi) • Bilangan Ruang Tempat Letak Kereta Bagi Setiap Unit : 1-2 • Harga Minimum: RM 734,790.00 • Harga Maximum: RM 2,026,290.00