

SERINI
MELAWATI

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Content

Foreword	2
SECTION I	
CREATING A NEW COMMERCIAL AND LIFESTYLE HUB	
Melawati–Kuala Lumpur’s best kept secret	8
SECTION II	
SERINI MELAWATI RESIDENCES	
Introducing SERINI Melawati– Stylish living above the rest	18
Two towers, an unbeatable vista, four choices	20
More than half-an-acre dedicated to recreation	24
Next door to the largest shopping mall this part of the city...	34
... and next door to Melawati’s green centre	36
Close enough for easy access, isolated enough for a more serene experience	38
SERINI Melawati Serviced Apartments	39
About Sime Darby Property Berhad	49

The spectacular view of Bukit Tabur and the Klang Gates Lake—a view very few can claim to have.



Foreword

Forty years ago in the mid seventies, a rubber plantation in Ulu Kelang known as Hawthornton Estate was developed into Taman Melawati—a residential park targeting the growing middle-income group. With the beautiful backdrop of the Klang Gates Quartz Ridge, Melawati, as it is known today, enjoyed an abundance of nature which quickly became a vast adventure land for the children of Melawati’s early residents.

Today, Melawati is coming of age.

Its nature backdrop is becoming more and more mainstream as urbanites become more eco-conscious and support the sustainability agenda. The exodus into the suburbs is slowing down, as city living becomes a more conscious choice amongst the Gen Y’s. Accessibility has become just as important as location. All this Melawati has in spades. A township with mature facilities, amenities and services plus convenient accessibility to Kuala Lumpur, it is undergoing an urban redevelopment initiative by Sime Darby Property and is seeing the renaissance of Melawati, transforming this sought after residential enclave into the area’s commercial and lifestyle destination.

With its quiet and unassuming but vibrant and dynamic growth, Melawati is heralded as Kuala Lumpur’s best kept secret.



The surrounding greens do not only provide a beautiful backdrop but is also accessible from Melawati itself.

SECTION 1

CREATING A NEW COMMERCIAL
AND LIFESTYLE HUB





Casa Rimba premier residential enclave

Melawati–Kuala Lumpur’s best kept secret

The future is exciting for Melawati, the 900-acre township located a mere 15-minutes from KLCC. Launched in the mid-seventies, Melawati was envisioned as a tranquil residential park set against dramatic landscape features at the city limits. As development radiated outwards from the Kuala Lumpur city centre, Melawati has found its potential being realised, becoming a prime location offering easy accessibility to both the city and an increasingly appreciated nature amongst an increasingly eco-conscious community.

Melawati is now a sought after residential enclave with a range of high-end residential developments which include Casa Rimba and 3Residen.

With an increasingly affluent population, Melawati is leading the rediscovery of the Ulu Kelang area and its transformation into an active & vibrant urban lifestyle destination.

Melawati is in the midst of an urban redevelopment initiative with the area earmarked for residential, commercial, retail and lifestyle developments.



The 3Residen condominium in Melawati



Melawati is in the midst of an urban redevelopment initiative with the area earmarked for residential, commercial, retail and lifestyle developments.



15
minutes to
KLCC

5+2
highways +
LRT stations

4
catalyst
developments

More than
635k
sq ft
Melawati Mall

106
flexible offices
and retail space
Melawati
Corporate
Centre

Four catalyst developments within the Melawati Urban Centre are currently in various stages of development which, upon completion will change the township's urban landscape.

Developed at an investment of more than RM1 billion, Melawati is being transformed into a modern-day urban township envisioned as the area's commercial and lifestyle hub. Among the development projects currently in progress are Melawati Mall, a 10-storey shopping and lifestyle centre offering 635,000 sq ft of retail space jointly developed by Sime Darby Property and CapitaMalls Asia; the much-anticipated Melawati Corporate Centre featuring flexible office and choice retail space—both targeted for completion in 2016; and SERINI Melawati—Melawati's latest high-rise residential offering with arguably the best views in Melawati located less than 5-minutes walk from Melawati Mall.



LEFT
Melawati Corporate
Centre—Melawati's
premier office tower
RIGHT
Artist impression
of Melawati Mall



Four catalyst developments within the Melawati Urban Centre are changing the township's urban landscape and transforming it into the area's commercial and lifestyle hub.

SECTION 2

SERINI MELAWATI
RESIDENCES



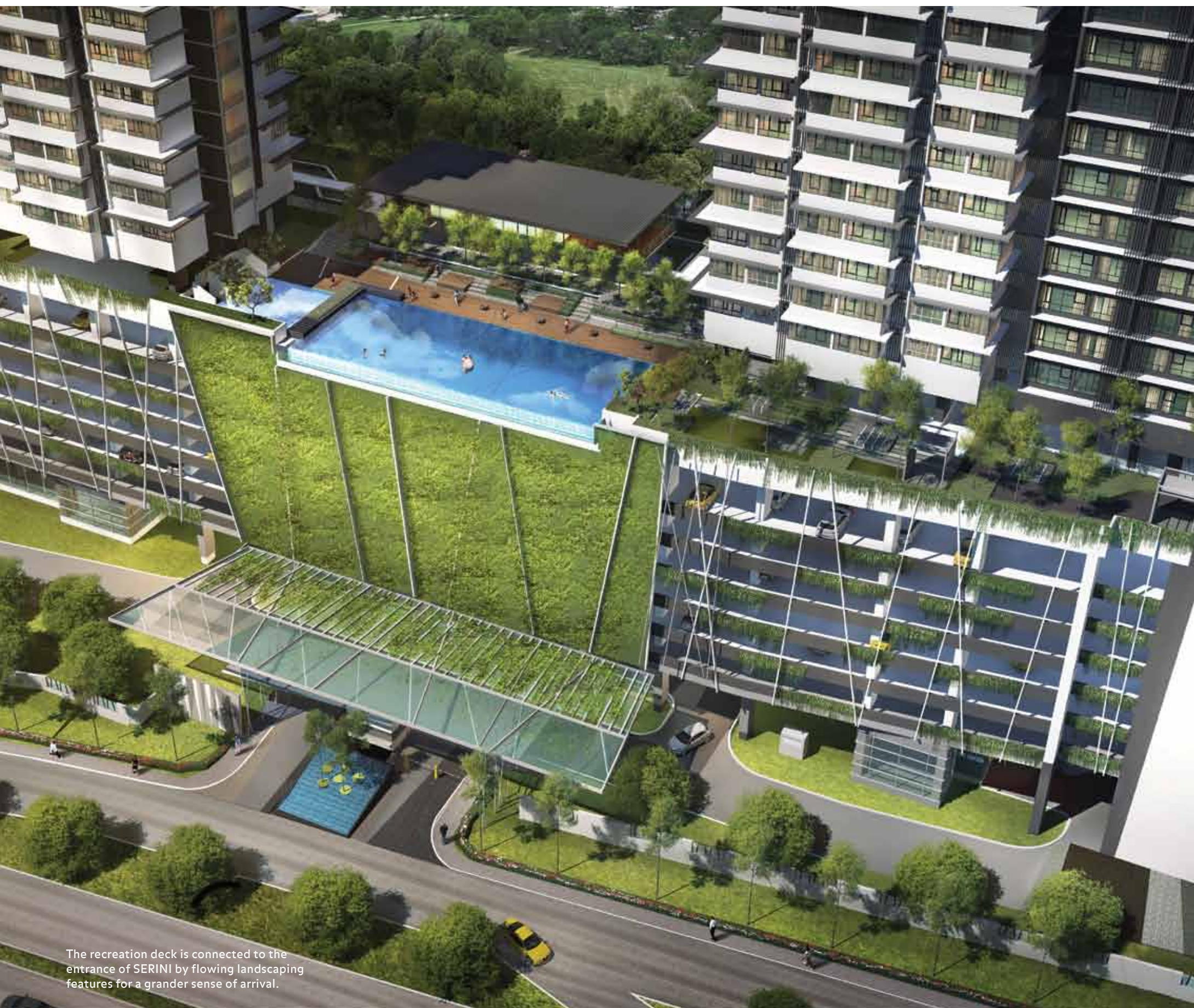
Introducing SERINI Melawati –Stylish living above the rest

Enhancing the way
you live into the way
you want to live.



SERINI Melawati, located within Melawati's urban centre is the latest and tallest high-rise development in Melawati. These two 38-storey lifestyle towers are designed to enhance and elevate the way you live into the way you want to live.

SERINI Melawati is more than just a home; it is an extension of a modern and contemporary urban lifestyle connected to the beautiful greens in and around Melawati.



The recreation deck is connected to the entrance of SERINI by flowing landscaping features for a grander sense of arrival.

38
storeys tall

4
choice of
layouts

1,273
parking bays

5
minutes walk to
Melawati Mall

630–
1,500
approximate
built up sq ft

Two towers, an unbeatable vista, four choices

The majestic towers offer a total of 528 units comprising four types of layouts. These 1+1, 2, 3 and 4+1 bedrooms apartments come in built ups ranging from about 630 sq ft to 1,500 sq ft. The layouts are especially designed to combine beauty and functionality—spaces that are comfortable, charming and so very stylish.

The flexibility of open plan living, dining and kitchen areas cater to the typical modern urban family lifestyle. These areas flow into ample-sized bedrooms for personal spaces that exude comfort and privacy. Large openings not only create a sense of spaciousness but are also designed to allow for brighter and airier living spaces. A 3-level security system via access card for the main entrance, lobby lift and residences further enhances security for that added piece of mind.

Leveraging on their position as corner units, the unique semi-detached apartments are thoughtfully designed to maximise the best views possible. The ample windows and wide spread balconies give a sense of openness and freedom making residents truly feel like they are living in the sky.

These lifestyle residences enjoy arguably the best views in and around Melawati of both the East and West ridges framing the Klang Gates Lake of the world's longest quartz ridge.



More than half-an-acre recreation deck for a private escape from the rest of the world

The half olympic sized pool is a great way to stay active and healthy or to simply have a little fun.



More than half-an-acre dedicated to recreation

Inspired by the iconic green hills of Melawati, SERINI's recreation deck continues the natural theme with lush landscaped gardens complementing the large infinity swimming pool—a great way to relax on a hot day or to keep active. Unobstructed views of Melawati and the surrounding hills complete the relaxing and refreshing experience as you enjoy a host of full serviced condominium facilities, which include a gym, playground, function rooms and barbeque area.

The open-view gym and open roof yoga area allows you to keep active while remaining connected with the surrounding greens. Take power walks or leisurely strolls along the dedicated 200m circuit or simply enjoy a nice afternoon tea at the café—all on the SERINI recreation deck.

Children can have hours of fun at SERINI's very own private playground. A Spice Garden will awaken your senses while a design feature called the 'Eye on Moon' reflects the moonlight casting a warm glow over SERINI—a magical sight from your very own apartment.





Experience the amazing view of the quartz ridge while enjoying a relaxing dip in the pool.

Landscaped walkways form an
approximate 200m circuit for power-
walking to stay fit, healthy and in shape

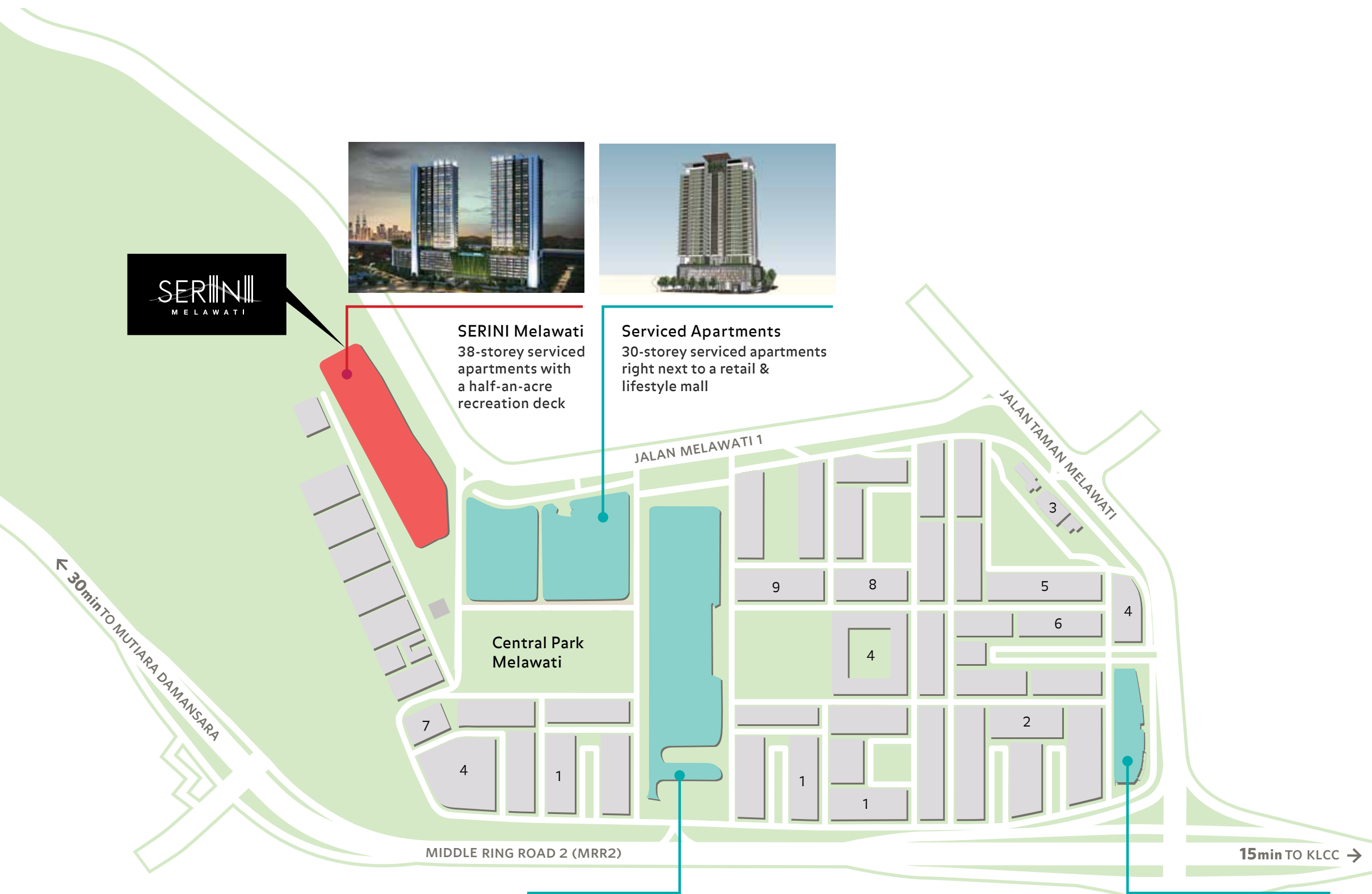






Next door to the largest shopping mall this part of the city...

SERINI Melawati sits less than a 5-minute walk from the new 10-storey Melawati Mall. It is so conveniently close that it feels almost like an extension of your living space. Upon completion in 2016, the mall will offer premier brands, themed F&B outlets, specialty shops, a Cineplex as well as leisure and entertainment outlets.



LEGEND

- 1. Bank
- 2. Post Office
- 3. Petrol Station
- 4. Food Court/Themed Restaurants
- 5. Hospital
- 6. Police Station
- 7. Malaysian Institute of Art
- 8. Jabatan Pendaftaran Negara (JPN)
- 9. Lembaga Jurukur Tanah (LJT)



Melawati Mall

The new retail and lifestyle mall with 635,000 sq ft of retail space (under construction)



Melawati Corporate Centre

Offering 100 flexi office suites & 6 retail suites (under construction)

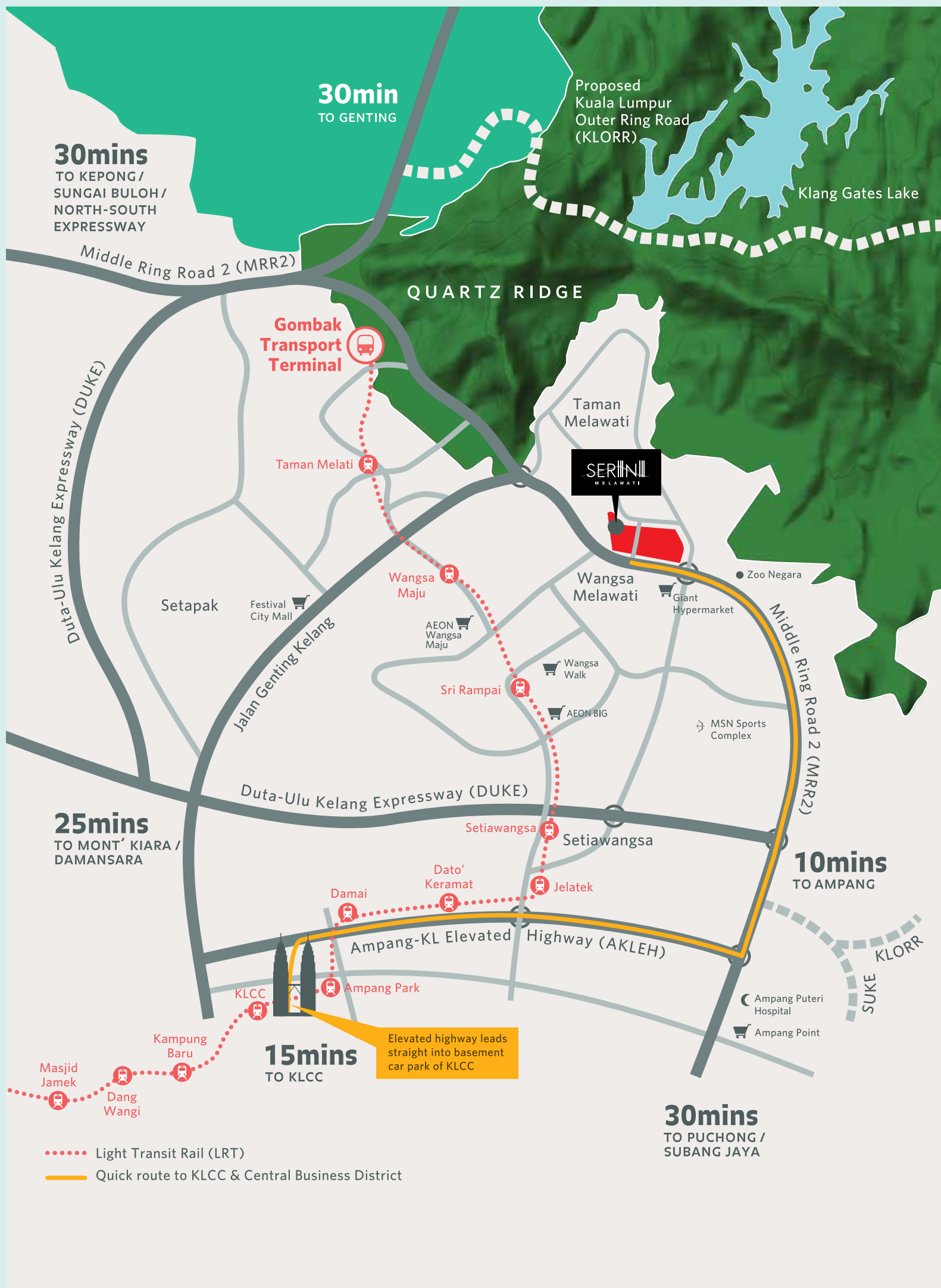


...and next door to Melawati's green centre.

Even closer will be the brand new Central Park Melawati. This park will boast immaculately designed green spaces, water features and activity centres. It is an oasis of soothing landscaped spaces with greens and beautiful tropical flowers amongst the stylish commercial and retail-scape of the township's urban centre. To residents of SERINI, Central Park Melawati is an extension of the green spaces within the development.

Adjacent to SERINI is the Melawati service cluster that will house the new Melawati Police Station—helping to create and promote a safer and more secure environment. There is no other development better placed to enjoy and benefit from the redevelopment of Melawati.

Add to this all the existing amenities and facilities in this elevated and enhanced township and you have yourself an experience that is near unbeatable for its convenience and its potential.



Close enough for easy access, isolated enough for a more serene experience

SERINI enjoys convenient accessibility and connectivity placing it only 15 minutes from KLCC and short drives from other hotspots via a network of highways which include the MRR2 (Middle Ring Road 2), DUKE (Duta-Ulu Kelang Expressway), AKLEH (Ampang-Kuala Lumpur Elevated Highway). Once completed, the proposed SUKE (Sungai Besi-Ulu Kelang Elevated Expressway) will further enhance accessibility and convenience.

As an alternative to driving, two LRT stations are a mere 5-minute drive away for hassle-free trips into the city.

SERINI Melawati Serviced Apartments

SERINI Melawati Serviced Apartments is a development poised to benefit from the on going transformation of Melawati’s urban centre into the area’s preferred commercial and lifestyle destination. It is clearly today’s investment for a larger slice of tomorrow’s appreciation opportunities.

- Freehold with excellent potential for real estate appreciation
 - 2 towers with 528 residential units
 - 4 layout types—1+1, 2, 3 and 4+1 bedroom
 - Open plan living, dining and kitchen areas for added spaciousness & flexibility
 - Approximate built up from 630 sq ft—1500 sq ft
 - Full condominium facilities to enjoy and stay active with
 - Lush gardens at the arrival plaza and recreation deck
- 1,273 parking bays on 6½ car park levels
 - Easy accessibility and convenient connectivity served by a network of highways and rail transportation
 - Only 15 minutes from KLCC/City Centre
 - Within the redeveloped Melawati Urban Centre, leading the rediscovery of the Ulu Kelang area into an active and vibrant urban lifestyle destination

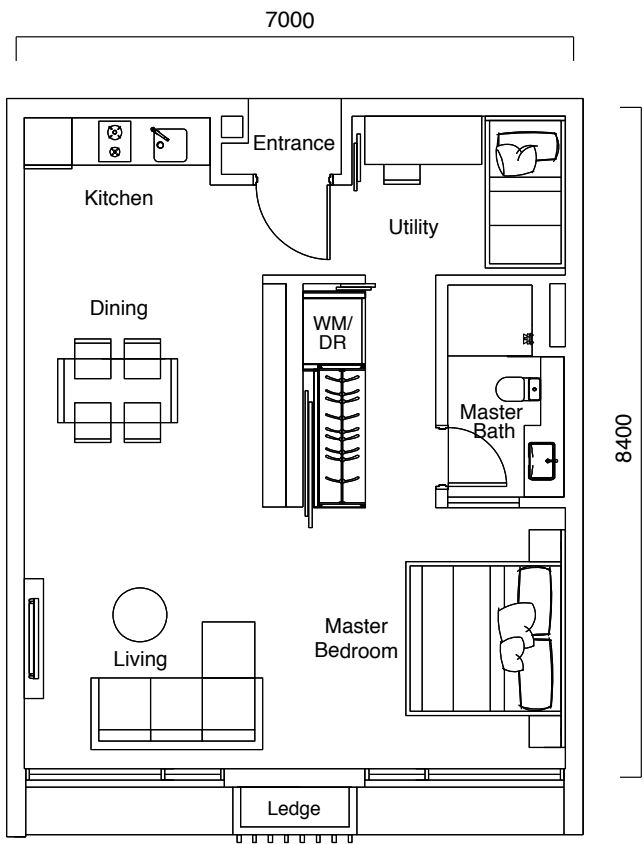
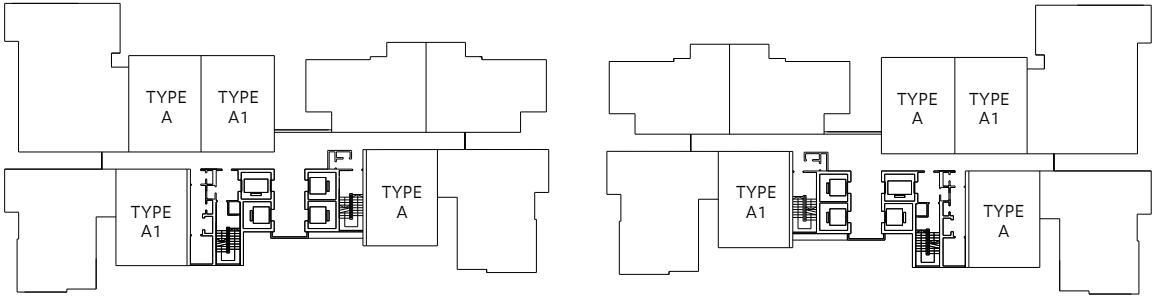


Specification

Structure	Reinforced Concrete			
Wall	Reinforced Concrete/Masonry			
Roof	Reinforced Concrete Flat Roof			
Ceiling	Plaster Ceiling/Skim Coat and Painted			
Windows	Aluminium Frame			
Door				
Main Entrance	Timber Door			
All Internal Doors	Timber Flush Door/Timber louvred door			
Bathroom and Yard	Timber Flush Door			
Sliding Glass Door	Aluminium Frame <i>(only for Type C & Type D)</i>			
Locks	Lockset with accessories			
Floor Finishes	TYPE A	TYPE B	TYPE C	TYPE D
Entrance	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Living & Dining	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Kitchen	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Bedroom	Porcelain Tiles	Laminated Timber	Laminated Timber	Laminated Timber
Bathroom	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles	Porcelain Tiles
Yard	-	-	Porcelain Tiles	Porcelain Tiles
Balcony	-	-	Porcelain Tiles	Porcelain Tiles
Utility	-	Porcelain Tiles	-	Porcelain Tiles
Wall Finishes				
General	Plaster and Paint			
Kitchen	Porcelain Tiles			
All Bathroom	Porcelain Tiles			
Sanitary Wares and Fittings	Sanitary Wares and Fittings			

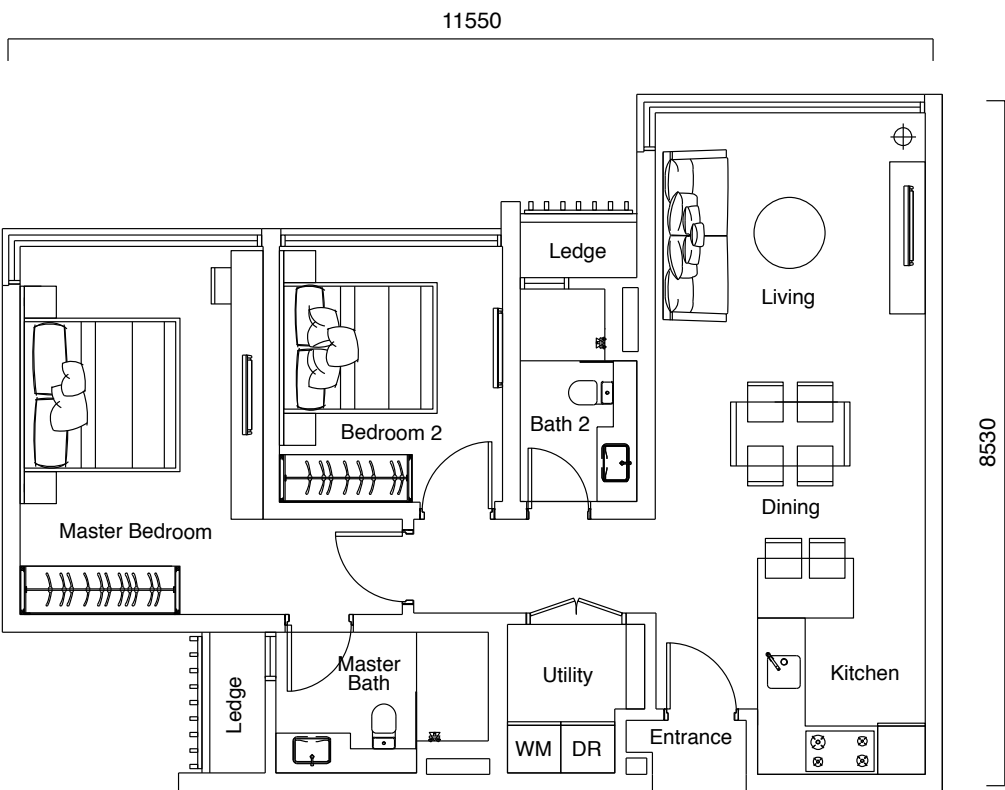
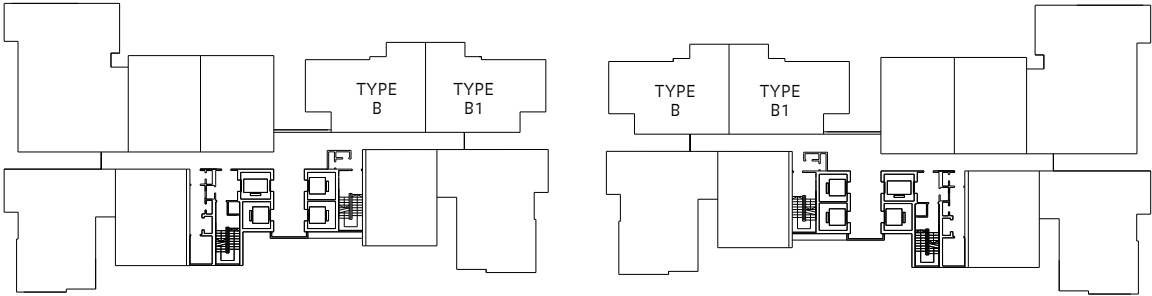
Type A&A1

BUILT UP AREA
633 sq ft
1+1 Bedrooms



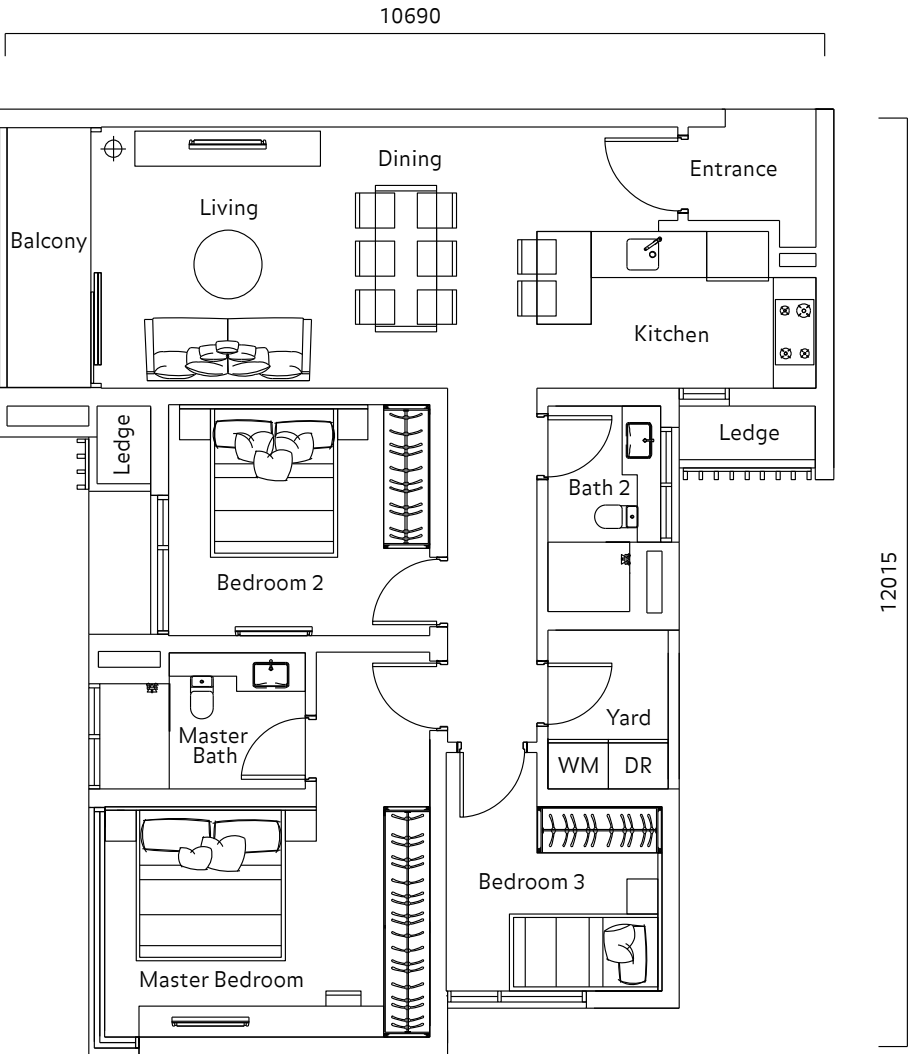
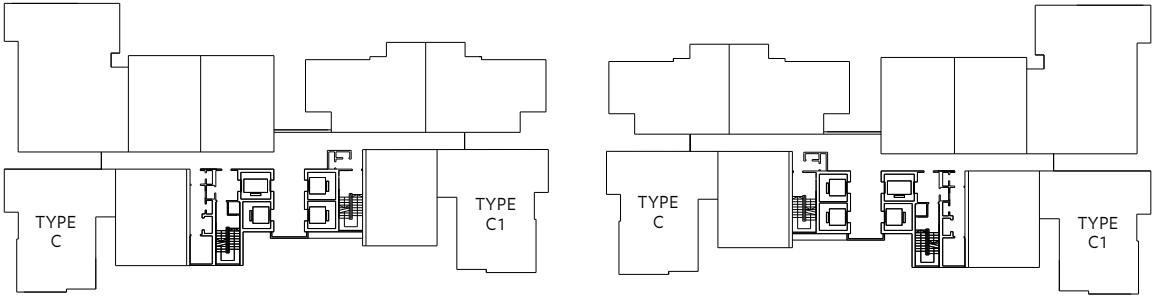
Type B&B1

BUILT UP AREA
836 sq ft
2 Bedrooms



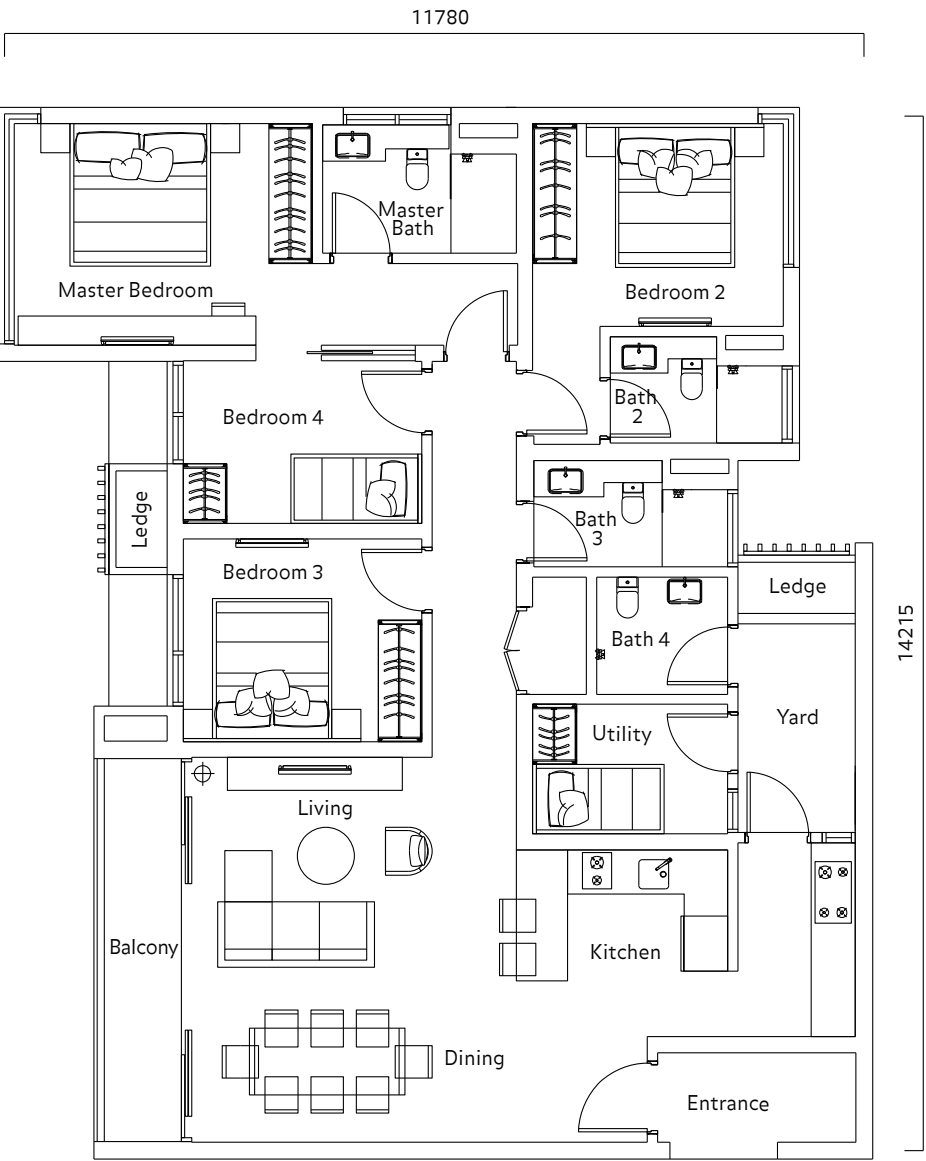
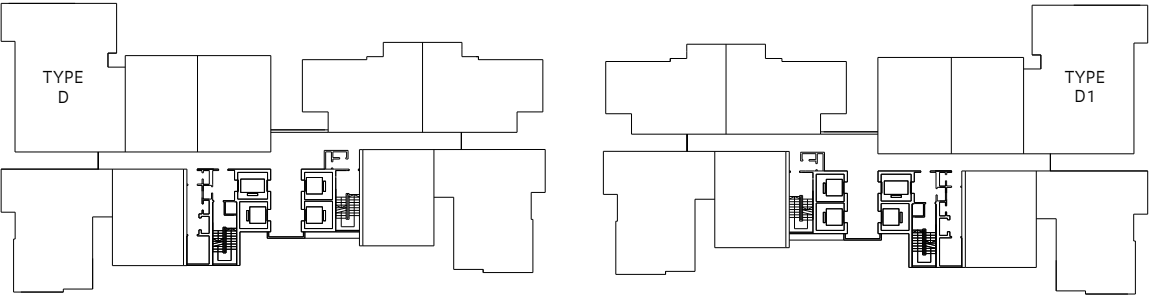
Type C&C1

BUILT UP AREA
1,037 sq ft
3 Bedrooms



Type D&D1

BUILT UP AREA
1,494 sq ft
4+1 Bedrooms





Site Plan

Legend

- | | |
|--------------------------|------------------------------|
| 1 Eye on the moon | 10 Space for Cafeteria |
| 2 Kids' play area | 11 Spice garden |
| 3 Walking path | 12 Utility |
| 4 Terrace | 13 Management office |
| 5 Space for Kindergarten | 14 Space for Conference room |
| 6 Gymnasium | 15 Space for Meeting room |
| 7 Wading pool | |
| 8 Swimming pool | |
| 9 Surau | |

Storey Plan

TOWER 1

West View					
LEVEL 38	TYPE C 1-38-6	TYPE A1 1-38-5	LIFT CORE	TYPE A 1-38-3A	TYPE C1 1-38-3
LEVEL 37	TYPE C 1-37-6	TYPE A1 1-37-5		TYPE A 1-37-3A	TYPE C1 1-37-3
LEVEL 36	TYPE C 1-36-6	TYPE A1 1-36-5		TYPE A 1-36-3A	TYPE C1 1-36-3
LEVEL 35	TYPE C 1-35-6	TYPE A1 1-35-5		TYPE A 1-35-3A	TYPE C1 1-35-3
LEVEL 33A	TYPE C 1-33A-6	TYPE A1 1-33A-5		TYPE A 1-33A-3A	TYPE C1 1-33A-3
LEVEL 33	TYPE C 1-33-6	TYPE A1 1-33-5		TYPE A 1-33-3A	TYPE C1 1-33-3
LEVEL 32	TYPE C 1-32-6	TYPE A1 1-32-5		TYPE A 1-32-3A	TYPE C1 1-32-3
LEVEL 31	TYPE C 1-31-6	TYPE A1 1-31-5		TYPE A 1-31-3A	TYPE C1 1-31-3
LEVEL 30	TYPE C 1-30-6	TYPE A1 1-30-5		TYPE A 1-30-3A	TYPE C1 1-30-3
LEVEL 29	TYPE C 1-29-6	TYPE A1 1-29-5		TYPE A 1-29-3A	TYPE C1 1-29-3
LEVEL 28	TYPE C 1-28-6	TYPE A1 1-28-5	LIFT CORE	TYPE A 1-28-3A	TYPE C1 1-28-3
LEVEL 27	TYPE C 1-27-6	TYPE A1 1-27-5		TYPE A 1-27-3A	TYPE C1 1-27-3
LEVEL 26	TYPE C 1-26-6	TYPE A1 1-26-5		TYPE A 1-26-3A	TYPE C1 1-26-3
LEVEL 25	TYPE C 1-25-6	TYPE A1 1-25-5		TYPE A 1-25-3A	TYPE C1 1-25-3
LEVEL 23A	TYPE C 1-23A-6	TYPE A1 1-23A-5		TYPE A 1-23A-3A	TYPE C1 1-23A-3
LEVEL 23	TYPE C 1-23-6	TYPE A1 1-23-5		TYPE A 1-23-3A	TYPE C1 1-23-3
LEVEL 22	TYPE C 1-22-6A	TYPE A1 1-22-3		M&E	M&E
LEVEL 21	TYPE C 1-21-6	TYPE A1 1-21-5		TYPE A 1-20-3A	TYPE C1 1-20-3
LEVEL 20	TYPE C 1-20-6	TYPE A1 1-20-5		TYPE A 1-19-3A	TYPE C1 1-19-3
LEVEL 19	TYPE C 1-19-6	TYPE A1 1-19-5		TYPE A 1-18-3A	TYPE C1 1-18-3
LEVEL 18	TYPE C 1-18-6	TYPE A1 1-18-5	LIFT CORE	TYPE A 1-17-3A	TYPE C1 1-17-3
LEVEL 17	TYPE C 1-17-6	TYPE A1 1-17-5		TYPE A 1-16-3A	TYPE C1 1-16-3
LEVEL 16	TYPE C 1-16-6	TYPE A1 1-16-5		TYPE A 1-15-3A	TYPE C1 1-15-3
LEVEL 15	TYPE C 1-15-6	TYPE A1 1-15-5		TYPE A 1-14-3A	TYPE C1 1-14-3
LEVEL 13A	TYPE C 1-13A-6	TYPE A1 1-13A-5		TYPE A 1-13-3A	TYPE C1 1-13-3
LEVEL 13	TYPE C 1-13-6	TYPE A1 1-13-5		TYPE A 1-12-3A	TYPE C1 1-12-3
LEVEL 12	TYPE C 1-12-6	TYPE A1 1-12-5		TYPE A 1-11-3A	TYPE C1 1-11-3
LEVEL 11	TYPE C 1-11-6	TYPE A1 1-11-5		TYPE A 1-10-3A	TYPE C1 1-10-3
LEVEL 10	TYPE C 1-10-6	TYPE A1 1-10-5		TYPE A 1-09-3A	TYPE C1 1-09-3
LEVEL 9	TYPE C 1-09-6	TYPE A1 1-09-5			
LEVEL 8	FACILITIES			FACILITIES	
LEVEL 7U	CAR PARK				
LEVEL 7	CAR PARK				
LEVEL 6	CAR PARK				
LEVEL 5	CAR PARK				
LEVEL 3A	CAR PARK				
LEVEL 3	CAR PARK				
LEVEL 2	CAR PARK				
LEVEL 1	LOBBY				
SUB-BASEMENT	CAR PARK				

East View					
LEVEL 38	TYPE B1 1-38-2	TYPE B 1-38-1	LIFT CORE	TYPE A1 1-38-8	TYPE A 1-38-8
LEVEL 37	TYPE B1 1-37-2	TYPE B 1-37-1		TYPE A1 1-37-8	TYPE A 1-37-8
LEVEL 36	TYPE B1 1-36-2	TYPE B 1-36-1		TYPE A1 1-36-8	TYPE A 1-36-8
LEVEL 35	TYPE B1 1-35-2	TYPE B 1-35-1		TYPE A1 1-35-8	TYPE A 1-35-8
LEVEL 33A	TYPE B1 1-33A-2	TYPE B 1-33A-1		TYPE A1 1-33A-8	TYPE A 1-33A-8
LEVEL 33	TYPE B1 1-33-2	TYPE B 1-33-1		TYPE A1 1-33-8	TYPE A 1-33-8
LEVEL 32	TYPE B1 1-32-2	TYPE B 1-32-1		TYPE A1 1-32-8	TYPE A 1-32-8
LEVEL 31	TYPE B1 1-31-2	TYPE B 1-31-1		TYPE A1 1-31-8	TYPE A 1-31-8
LEVEL 30	TYPE B1 1-30-2	TYPE B 1-30-1		TYPE A1 1-30-8	TYPE A 1-30-8
LEVEL 29	TYPE B1 1-29-2	TYPE B 1-29-1		TYPE A1 1-29-8	TYPE A 1-29-8
LEVEL 28	TYPE B1 1-28-2	TYPE B 1-28-1	LIFT CORE	TYPE A1 1-28-8	TYPE A 1-28-8
LEVEL 27	TYPE B1 1-27-2	TYPE B 1-27-1		TYPE A1 1-27-8	TYPE A 1-27-8
LEVEL 26	TYPE B1 1-26-2	TYPE B 1-26-1		TYPE A1 1-26-8	TYPE A 1-26-8
LEVEL 25	TYPE B1 1-25-2	TYPE B 1-25-1		TYPE A1 1-25-8	TYPE A 1-25-8
LEVEL 23A	TYPE B1 1-23A-2	TYPE B 1-23A-1		TYPE A1 1-23A-8	TYPE A 1-23A-8
LEVEL 23	TYPE B1 1-23-2	TYPE B 1-23-1		TYPE A1 1-23-8	TYPE A 1-23-8
LEVEL 22	TYPE B1 1-22-2	TYPE B 1-22-1		TYPE A1 1-22-8	TYPE A 1-22-8
LEVEL 21	TYPE B1 1-21-2	TYPE B 1-21-1		TYPE A1 1-21-8	TYPE A 1-21-8
LEVEL 20	TYPE B1 1-20-2	TYPE B 1-20-1		TYPE A1 1-19-8	TYPE A 1-19-8
LEVEL 19	TYPE B1 1-19-2	TYPE B 1-19-1		TYPE A1 1-18-8	TYPE A 1-18-8
LEVEL 18	TYPE B1 1-18-2	TYPE B 1-18-1	LIFT CORE	TYPE A1 1-17-8	TYPE A 1-17-8
LEVEL 17	TYPE B1 1-17-2	TYPE B 1-17-1		TYPE A1 1-16-8	TYPE A 1-16-8
LEVEL 16	TYPE B1 1-16-2	TYPE B 1-16-1		TYPE A1 1-15-8	TYPE A 1-15-8
LEVEL 15	TYPE B1 1-15-2	TYPE B 1-15-1		TYPE A1 1-14-8	TYPE A 1-14-8
LEVEL 13A	TYPE B1 1-13A-2	TYPE B 1-13A-1		TYPE A1 1-13A-8	TYPE A 1-13A-8
LEVEL 13	TYPE B1 1-13-2	TYPE B 1-13-1		TYPE A1 1-13-8	TYPE A 1-13-8
LEVEL 12	TYPE B1 1-12-2	TYPE B 1-12-1		TYPE A1 1-12-8	TYPE A 1-12-8
LEVEL 11	TYPE B1 1-11-2	TYPE B 1-11-1		TYPE A1 1-11-8	TYPE A 1-11-8
LEVEL 10	TYPE B1 1-10-2	TYPE B 1-10-1		TYPE A1 1-10-8	TYPE A 1-10-8
LEVEL 9	TYPE B1 1-09-2	TYPE B 1-09-1		TYPE A1 1-09-8	TYPE A 1-09-8
LEVEL 8	FACILITIES			FACILITIES	
LEVEL 7U				CAR PARK	
LEVEL 7				CAR PARK	
LEVEL 6				CAR PARK	
LEVEL 5				CAR PARK	
LEVEL 3A				CAR PARK	
LEVEL 3				CAR PARK	
LEVEL 2				CAR PARK	
LEVEL 1				LOBBY	
SUB-BASEMENT				CAR PARK	

Storey Plan

TOWER 2

West View					
LEVEL 38	TYPE C 2-38-7	TYPE A1 2-38-6	LIFT CORE	TYPE A 2-38-5	TYPE C1 2-38-3A
LEVEL 37	TYPE C 2-37-7	TYPE A1 2-37-6		TYPE A 2-37-5	TYPE C1 2-37-3A
LEVEL 36	TYPE C 2-36-7	TYPE A1 2-36-6		TYPE A 2-36-5	TYPE C1 2-36-3A
LEVEL 35	TYPE C 2-35-7	TYPE A1 2-35-6		TYPE A 2-35-5	TYPE C1 2-35-3A
LEVEL 33A	TYPE C 2-33A-7	TYPE A1 2-33A-6		TYPE A 2-33A-5	TYPE C1 2-33A-3A
LEVEL 33	TYPE C 2-33-7	TYPE A1 2-33-6		TYPE A 2-33-5	TYPE C1 2-33-3A
LEVEL 32	TYPE C 2-32-7	TYPE A1 2-32-6		TYPE A 2-32-5	TYPE C1 2-32-3A
LEVEL 31	TYPE C 2-31-7	TYPE A1 2-31-6		TYPE A 2-31-5	TYPE C1 2-31-3A
LEVEL 30	TYPE C 2-30-7	TYPE A1 2-30-6		TYPE A 2-30-5	TYPE C1 2-30-3A
LEVEL 29	TYPE C 2-29-7	TYPE A1 2-29-6		TYPE A 2-29-5	TYPE C1 2-29-3A
LEVEL 28	TYPE C 2-28-7	TYPE A1 2-28-6	LIFT CORE	TYPE A 2-28-5	TYPE C1 2-28-3A
LEVEL 27	TYPE C 2-27-7	TYPE A1 2-27-6		TYPE A 2-27-5	TYPE C1 2-27-3A
LEVEL 26	TYPE C 2-26-7	TYPE A1 2-26-6		TYPE A 2-26-5	TYPE C1 2-26-3A
LEVEL 25	TYPE C 2-25-7	TYPE A1 2-25-6		TYPE A 2-25-5	TYPE C1 2-25-3A
LEVEL 23A	TYPE C 2-23A-7	TYPE A1 2-23A-6		TYPE A 2-23A-5	TYPE C1 2-23A-3A
LEVEL 23	TYPE C 2-23-7	TYPE A1 2-23-6		TYPE A 2-23-5	TYPE C1 2-23-3A
LEVEL 22	M&E	M&E		TYPE A 2-22-5	TYPE C1 2-22-3A
LEVEL 21	TYPE C 2-21-7	TYPE A1 2-21-6		TYPE A 2-21-5	TYPE C1 2-21-3A
LEVEL 20	TYPE C 2-20-7	TYPE A1 2-20-6		TYPE A 2-20-5	TYPE C1 2-20-3A
LEVEL 19	TYPE C 2-19-7	TYPE A1 2-19-6		TYPE A 2-19-5	TYPE C1 2-19-3A
LEVEL 18	TYPE C 2-18-7	TYPE A1 2-18-6	LIFT CORE	TYPE A 2-18-5	TYPE C1 2-18-3A
LEVEL 17	TYPE C 2-17-7	TYPE A1 2-17-6		TYPE A 2-17-5	TYPE C1 2-17-3A
LEVEL 16	TYPE C 2-16-7	TYPE A1 2-16-6		TYPE A 2-16-5	TYPE C1 2-16-3A
LEVEL 15	TYPE C 2-15-7	TYPE A1 2-15-6		TYPE A 2-15-5	TYPE C1 2-15-3A
LEVEL 13A	TYPE C 2-13A-7	TYPE A1 2-13A-6		TYPE A 2-13A-5	TYPE C1 2-13A-3A
LEVEL 13	TYPE C 2-13-7	TYPE A1 2-13-6		TYPE A 2-13-5	TYPE C1 2-13-3A
LEVEL 12	TYPE C 2-12-7	TYPE A1 2-12-6		TYPE A 2-12-5	TYPE C1 2-12-3A
LEVEL 11	TYPE C 2-11-7	TYPE A1 2-11-6		TYPE A 2-11-5	TYPE C1 2-11-3A
LEVEL 10	TYPE C 2-10-7	TYPE A1 2-10-6		TYPE A 2-10-5	TYPE C1 2-10-3A
LEVEL 9	TYPE C 2-09-7	TYPE A1 2-09-6		TYPE A 2-09-5	TYPE C1 2-09-3A
LEVEL 8	FACILITIES			FACILITIES	
LEVEL 7U	CAR PARK				
LEVEL 7	CAR PARK				
LEVEL 6	CAR PARK				
LEVEL 5	CAR PARK				
LEVEL 3A	CAR PARK				
LEVEL 3	CAR PARK				
LEVEL 2	CAR PARK				
LEVEL 1	LOBBY				
SUB-BASEMENT	CAR PARK				

East View					
LEVEL 38	TYPE D1 2-38-3	TYPE A1 2-38-2	TYPE A 2-38-1	LIFT CORE	TYPE B1 2-38-9
LEVEL 37	TYPE D1 2-37-3	TYPE A1 2-37-2	TYPE A 2-37-1		TYPE B1 2-37-9
LEVEL 36	TYPE D1 2-36-3	TYPE A1 2-36-2	TYPE A 2-36-1		TYPE B1 2-36-9
LEVEL 35	TYPE D1 2-35-3	TYPE A1 2-35-2	TYPE A 2-35-1		TYPE B1 2-35-9
LEVEL 33A	TYPE D1 2-33A-3	TYPE A1 2-33A-2	TYPE A 2-33A-1		TYPE B1 2-33A-9
LEVEL 33	TYPE D1 2-33-3	TYPE A1 2-33-2	TYPE A 2-33-1		TYPE B1 2-33-9
LEVEL 32	TYPE D1 2-32-3	TYPE A1 2-32-2	TYPE A 2-32-1		TYPE B1 2-32-9
LEVEL 31	TYPE D1 2-31-3	TYPE A1 2-31-2	TYPE A 2-31-1		TYPE B1 2-31-9
LEVEL 30	TYPE D1 2-30-3	TYPE A1 2-30-2	TYPE A 2-30-1		TYPE B1 2-30-9
LEVEL 29	TYPE D1 2-29-3	TYPE A1 2-29-2	TYPE A 2-29-1		TYPE B1 2-29-9
LEVEL 28	TYPE D1 2-28-3	TYPE A1 2-28-2	TYPE A 2-28-1	LIFT CORE	TYPE B1 2-28-9
LEVEL 27	TYPE D1 2-27-3	TYPE A1 2-27-2	TYPE A 2-27-1		TYPE B1 2-27-9
LEVEL 26	TYPE D1 2-26-3	TYPE A1 2-26-2	TYPE A 2-26-1		TYPE B1 2-26-9
LEVEL 25	TYPE D1 2-25-3	TYPE A1 2-25-2	TYPE A 2-25-1		TYPE B1 2-25-9
LEVEL 23A	TYPE D1 2-23A-3	TYPE A1 2-23A-2	TYPE A 2-23A-1		TYPE B1 2-23A-9
LEVEL 23	TYPE D1 2-23-3	TYPE A1 2-23-2	TYPE A 2-23-1		TYPE B1 2-23-9
LEVEL 22	TYPE D1 2-22-3	TYPE A1 2-22-2	TYPE A 2-22-1		TYPE B1 2-22-9
LEVEL 21	TYPE D1 2-21-3	TYPE A1 2-21-2	TYPE A 2-21-1		M&E
LEVEL 20	TYPE D1 2-20-3	TYPE A1 2-20-2	TYPE A 2-20-1		TYPE B1 2-20-9
LEVEL 19	TYPE D1 2-19-3	TYPE A1 2-19-2	TYPE A 2-19-1		TYPE B1 2-19-9
LEVEL 18	TYPE D1 2-18-3	TYPE A1 2-18-2	TYPE A 2-18-1	LIFT CORE	TYPE B1 2-18-9
LEVEL 17	TYPE D1 2-17-3	TYPE A1 2-17-2	TYPE A 2-17-1		TYPE B1 2-17-9
LEVEL 16	TYPE D1 2-16-3	TYPE A1 2-16-2	TYPE A 2-16-1		TYPE B1 2-16-9
LEVEL 15	TYPE D1 2-15-3	TYPE A1 2-15-2	TYPE A 2-15-1		TYPE B1 2-15-9
LEVEL 13A	TYPE D1 2-13A-3	TYPE A1 2-13A-2	TYPE A 2-13A-1		TYPE B1 2-13A-9
LEVEL 13	TYPE D1 2-13-3	TYPE A1 2-13-2	TYPE A 2-13-1		TYPE B



Property

About Sime Darby Property Berhad

Sime Darby Property is the property arm of Bursa Malaysia-listed Sime Darby Berhad, a Malaysia-based diversified multinational with a market capitalisation of around RM60 billion (approx. USD20 billion) and a history that spans over a century. As a leading integrated property group, its core businesses are Property Development and Property Investment. It is currently Malaysia's largest property developer in terms of property landbank and active developments.

On the back of a successful 40-year track record of developing sustainable communities, Sime Darby Property has to date built more than 15 townships. From an illustrious tradition of developing themed townships and commercial centres, the company is on a journey of innovation and creativity to spearhead various initiatives including integrated and niche developments, re-generation of transit-oriented developments, business centres and retail malls.

Sime Darby Property is a multiple award-winning property group with numerous local and international accolades. In addition to Malaysia, it also has a global reach that encompasses assets and operations in Australia, Singapore, United Kingdom and Vietnam.



For enquiries, please call or visit us at:

SERINI Melawati Show Units & Satellite Sales Office,
Lot 14840, Lorong Perak, Taman Melawati,
53100 Kuala Lumpur

Opens daily from 9.30am–6.30pm
(including Public Holidays)

Tel

019-211 6915 / 019-211 7970

Fax

019-211 5192

No of Units: 528 • Type: Serviced Apartment • Date of Completion: April 2018
• Land: Free from Encumbrances • Tenure of Land: Freehold • Developer's
License No: 597-10/04-2016/0337(L) • Validity: 12/04/2014-11/04/2016 •
Advertising & Sales Permit No: 597-10/04-2016/0337(P) • Validity: 12/04/2014-
11/04/2016 • Appropriate Authority which Approves the Building Plans: Majlis
Perbandaran Ampang Jaya • Reference No.: (18) dlm.MPAJ 04/740-1/2-22/13 •
Developed by: Sime Darby Melawati Development Sdn. Bhd. (Co. No. 15228-T),
Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya,
Selangor • Selling Price: RM580,888 (min)–RM 1,430,888 (max)

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maybe required by the authorities or developer's architect. Whilst every care has been taken in providing these information,
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