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DEVELOPER LICENCE NO: 12025-1/07-2017/937 | **VALIDITY PERIOD:** 18/07/2012 – 17/07/2017 | **ADVERTISING & SALES PERMIT NO:** 12025-1/09-2014/0648(P) | **VALIDITY PERIOD:** 03/09/2013 – 02/09/2014
APPROVING AUTHORITY: DEWAN BANDARAYA KUALA LUMPUR | **BUILDING APPROVAL REF NO:** BP U2 OSC 2012 0759 | **EXPECTED DATE OF COMPLETION:** MARCH 2016 | **TENURE OF LAND:** FREEHOLD |
LAND ENCUMBRANCES: N/A | **TOTAL NO OF UNITS:** 100 | **PRICE MIN:** RM861,270.00 | **PRICE MAX:** RM1,921,800.00 | **BUILT-UP AREA:** 1447 sq ft – 3295 sq ft | **BUMIPUTERA DISCOUNT:** 5%

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100
Residency

Rediscover Exclusive Living

Wake up to the melodious symphony of birds. Take a leisurely stroll along lush green canopies. 100 Residency brilliantly embraces the best of modern lifestyles and exclusive pleasures.

Designed as an all-encompassing freehold living space, here you are free to explore an endless panorama of life's portraits. Chill with friends over a toast of exquisite red wine, spend a blissful evening dining with your loved one or simply unwind at home with front row seats to an immaculate sunset.

At 100 Residency, everything comes together in perfection.





Embrace Serenity Amidst Modernity

Nestled within the bustling suburb of Setapak, 100 Residency offers convenient access to all your lifestyle needs.

Getting to the city centre is a breeze, as the area is well-connected through the MRR2 Highway and DUKE Highway.

Truly, high-end metropolitan living at its finest.

❖ Artist Impression of Main Entrance

❖ 24 Hours 4-tiered Security System With Access Card to the Main Entrance, Carpark, Lobby & Lift.



✦ Artist Impression of Forest Walkway



Retreat To Simplicity

100 Residency features an abundance of green architecture to serve as your perfect escape from the monotony of life.

Signature to this is the Forest Walk, a verdant 120m walkway enveloping the entire block.

It's time to rediscover life's simple touches.



Artist Impression of Community Lounge

Immersed In Pleasures

100 Residency boasts an impressive range of facilities designed for your enjoyment and convenience such as Jacuzzi, Sauna, Children Play Pool, Community Lounge, Children Play Area and a Gym overlooking the Infinity Pool.

Indeed, the best of life's pleasures are at your doorstep.

Artist Impression of Infinity Pool

Impeccable Inspirations

Sleek modern furnishings complete the final masterpiece, giving you a welcoming haven that's simply perfect to call home.

Each individual unit is meticulously designed to incorporate a full range of practical and aesthetic considerations throughout luxurious units each measuring from 1447 square feet.

It's all the space you need for redefining life.





A Class Above

Own a living space crafted with vibrant modernity and cosy luxury, where the best of life comes alive.

Rest assured of a future filled with renewed possibilities, as urban horizons meet nature's gentle comforts and holistic lifestyle comforts.

Here, everything matters again.

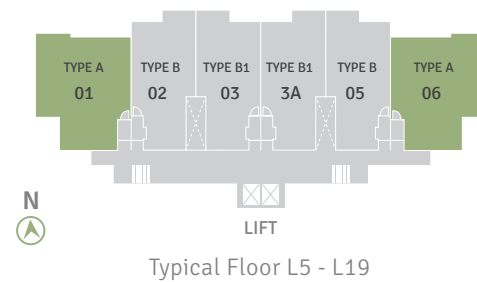
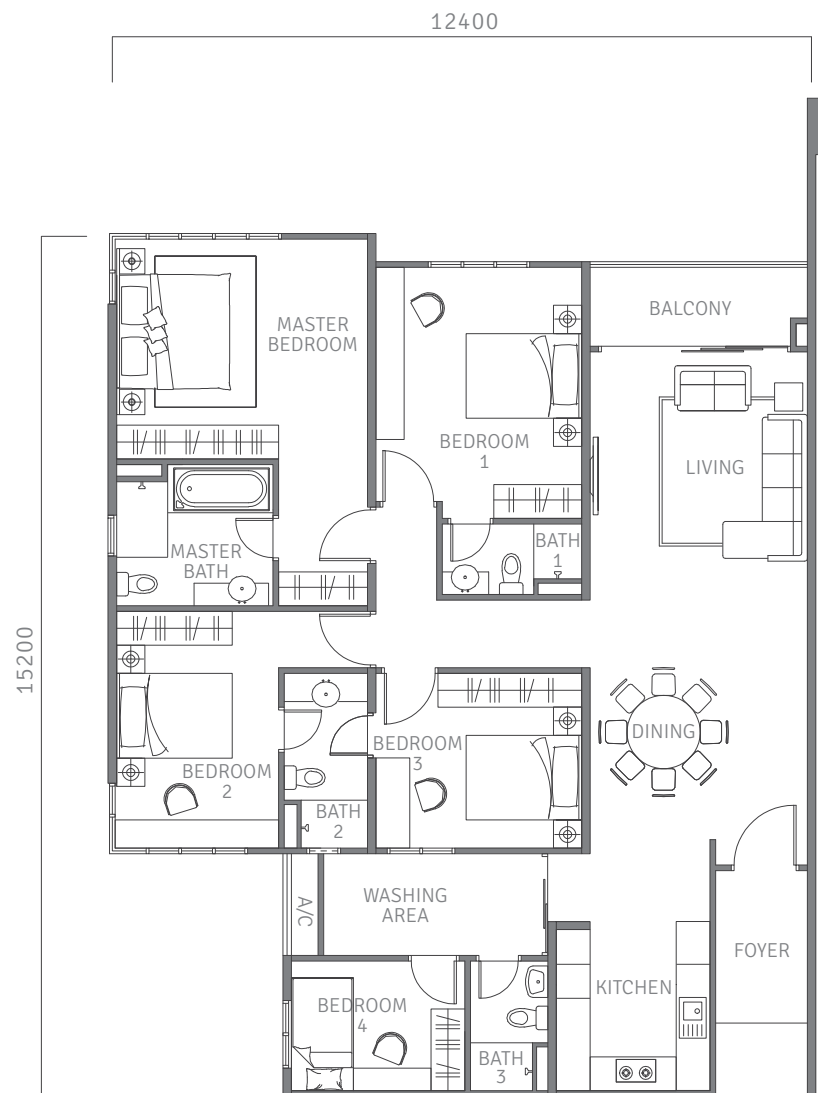
TYPE A

1825 SQ FT / 170 SQ M
5 BEDROOMS + 4 BATHROOMS



Two thoughtfully-conceived layout options of 5-bedroom or 4-bedroom units designed for varying lifestyle needs of both discerning individuals and families.

- ❖ Others
- Hot water supply *
- Air conditioners *
- Vanity top and shower screen to bathroom *
- Washer dryer
- * Wherever applicable

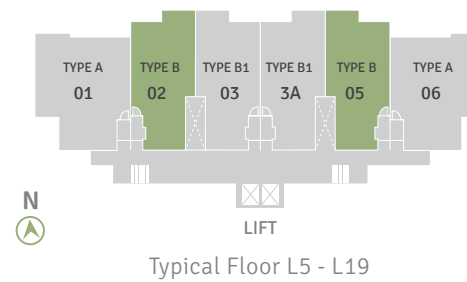
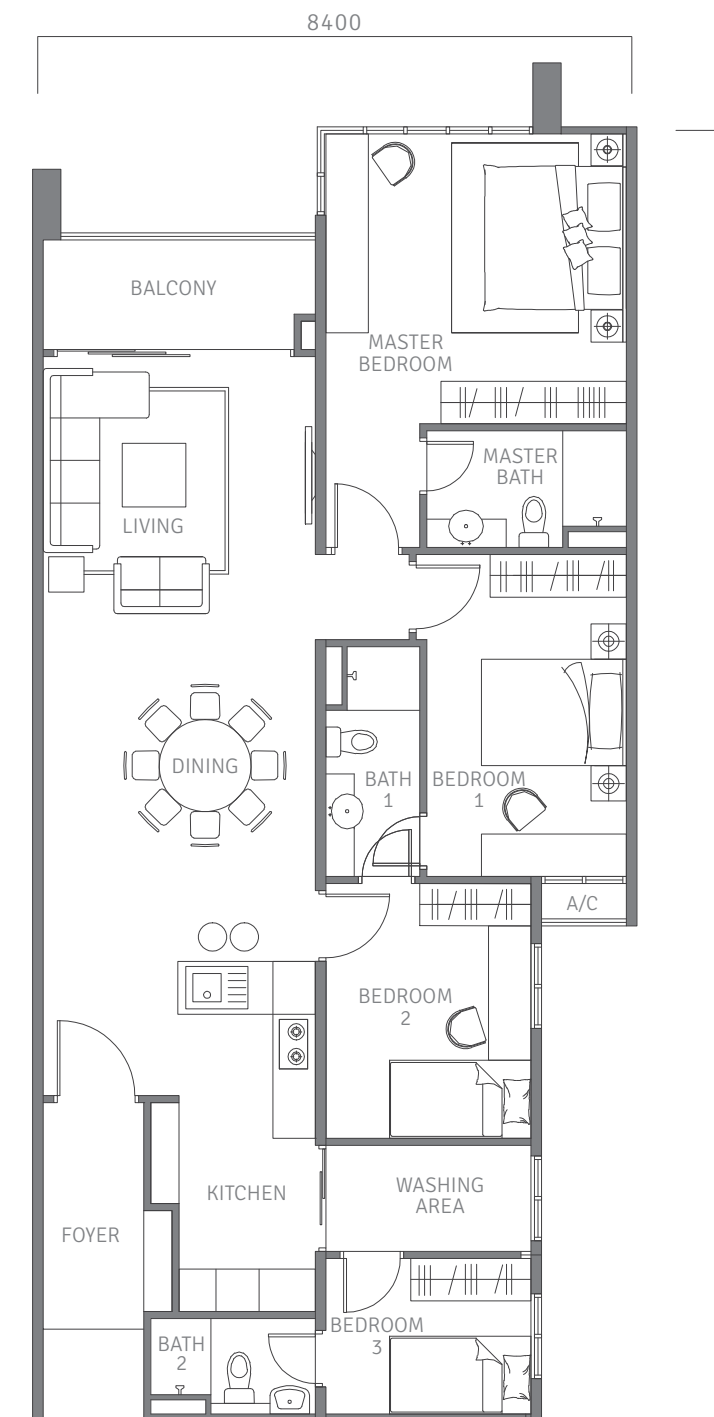


TYPE B

1447 SQ FT / 134 SQ M
4 BEDROOMS + 3 BATHROOMS



The contemporary kitchen includes built-in cabinetry with cooker hood, hob, microwave oven, oven and fridge.



Building Specifications

Structure	Reinforced Concrete Frame
Walls	Masonry/ Reinforced Concrete Wall
Roofs	Reinforced Concrete Flat Roof
Roof Structures	Reinforced Concrete Slab and Beam
Ceiling	Skim Coat/ Ceiling Board/ Cement Plaster *
Windows	General Powder Coated Aluminum Framed Windows

Doors	
Main Entrance	Fire Door
Bedrooms	Flushed Timber Door
Others	Powder Coated Aluminum Framed Sliding door with Glass Panel/ Flushed Timber Door/ Louvered Door *

Floor Finishes	
Dining, Living	Porcelain Tiles
Bedrooms	Timber Flooring/ Homogeneous Tiles/ Porcelain Tiles/ Ceramic Tiles *
Kitchen & Wash Area	Porcelain Tiles/ Ceramic Tiles/ Homogenous Tiles *
Bathrooms	Porcelain Tiles/ Ceramic Tiles/ Homogenous Tiles *
Other Areas	Porcelain Tiles/ Ceramic Tiles/ Homogenous Tiles *

Wall Finishes	
Kitchen	Porcelain Tiles/ Ceramic Tiles/ Skim coat and paint *
Bathrooms	Porcelain Tiles/ Ceramic Tiles
Others	Plaster and Paint/ Skim coat and paint *

Sanitary Installation Selected Quality Sanitary Wares & Fittings

Ironmongery Selected Quality Lockset

Electrical & Telephone Installations:

	Type A	Type A1	Type B, B1	Type B2, B1a
Lighting Point	24	28	16	16
Ceiling Fan Point	2	2	2	2
13A Power Point	21	22	17	17
Air-con Point	5	5	4	4
Water Heater Point	3	3	2	2
MATV Point	2	2	2	2
Telephone Point	2	2	2	2
Door Bell Point	1	1	1	1

* Wherever applicable

Others

- Kitchen Cabinet with cooker hood, hob, microwave oven, oven & fridge
- 2-way audio communication via intercom to guardhouse
- Hot water supply to bathroom shower and/ or bathtub *
- Air conditioners *
- Vanity top and shower screen to bathroom *
- Washer dryer

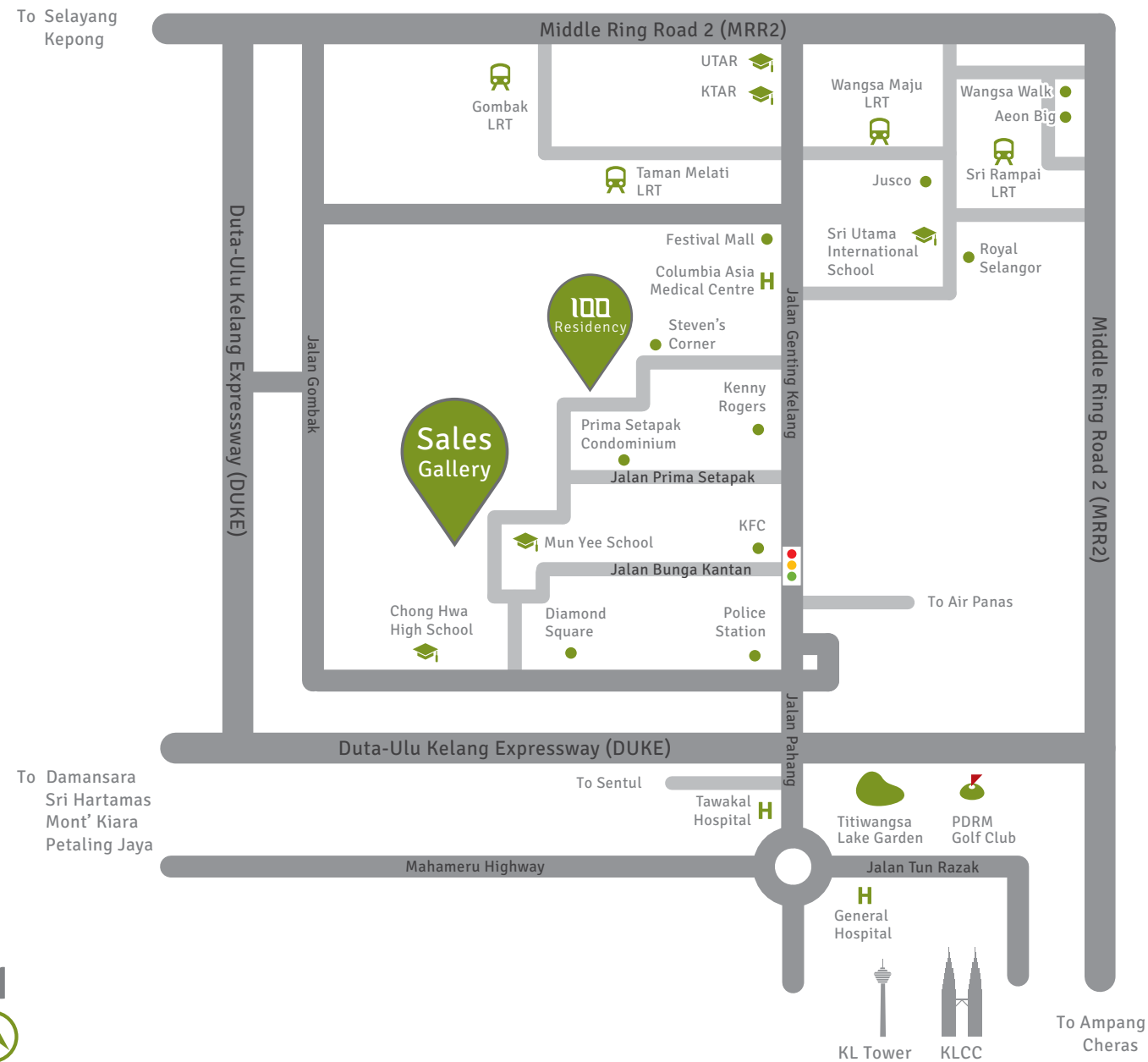


Facilities

- | | | | |
|----------------------------------------|--------------------------------------------------|-----------------------------------------|------------------------------|
| 1 Main Entrance | 5 Forest Walkway | 9 Sauna | 13 Gymnasium |
| 2 Arrival Lobby / Drop Off Area | 6 Indoor Carpark
(Each unit 2 carpark) | 10 Children Play Pool | 14 Community Lounge |
| 3 Visitor Carpark | 7 Management Office | 11 Infinity Pool | 15 Children Play Area |
| 4 Perimeter Screening Planting | 8 Multipurpose Hall | 12 Shallow Pool/
Lazy Jacuzzi | 16 Kindergarten |

Location

GPS Coordinates: 3°11'46"N 101°42'26"E



Nearby vicinity includes multiple institutes of higher learning, populated well-known shopping malls, eateries, schools and public transportation hubs. Major highways such as DUKE Highway, Middle-Ring Road 2 (MRR2), Sentul Link and central roads mean that home is just 15 minutes away from KLCC and Mont Kiara.



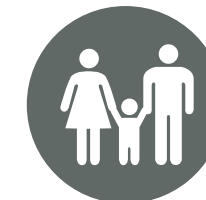
TAR college (3 km)
University TAR (3 km)
Sri Utama Int. Sch. (2km)
Chong Hwa High Sch. (1km)



Wangsa Maju LRT (3 km)
Taman Melati LRT (3 km)
Sri Rampai LRT (5 km)
Gombak LRT (3 km)



Tawakal Hospital (3 km)
General Hospital (4 km)
National Heart Institute (5 km)
Columbia Asia Medical Centre (1km)



Titiwangsa Lake Garden (3 km)
Genting Highlands (40 km)
PDRM Golf Club (3km)
Zoo Negara (6 km)

