

The Heart Is Where The Family Is.

Home Is Where The Heart Is;



VIRIDIAN
CHERAS IDAMAN

Where nature
nurtures the family



Artist impression of facade



Viridian Cheras Idaman embodies a family oriented lifestyle that values and promotes the Asian tradition of generational living. While the homes have been designed to facilitate greater family unity, they are also large enough to offer a sense of privacy for individual family members. At Viridian Cheras Idaman, you'll find the ideal home that will allow you to value the past generation, while nurturing the future.





Artist impression of aerial view

Safeguarding Your Peace-Of-Mind

Viridian Cheras Idaman is a freehold, gated and guarded development that encompasses a first phase of 52 units of 3-storey semi-detached homes and a second phase of 30 units of 2-storey townhouses that are designed for you to enjoy your everyday living in a quiet and safe environment.



Luxury And Assurance Unfold To Greet You

As you drive up to Viridian Cheras Idaman, you'll be struck at once by the grandeur of the beautifully crafted signature wall that greets your arrival; just as you will be reassured by the attentive security in place at the entrance guardhouse.



Artist impression of signature wall



Where Modern Styling Meets Nature

The first phase Semi-D units have sleek and contemporary facades that are timeless in design and present a neutral canvas for the natural greenery of the landscaping to take centre stage. Here, tree-lined broad frontage roads pave the way to your home, while a landscaped playground provides safe enjoyment for your children. At Viridian Cheras Idaman, you can enjoy elegant Semi-D living today, and in the years to come.





Artist impression of pond

Entertain In Style

Whether you're hosting a family reunion or entertaining friends, the ground floor of the semi-detached homes will meet your needs perfectly. Here, the generous living and dining spaces, combined with high ceilings and sweeping windows that open out to a private terrace, create an extension of the entertainment areas that span indoors and outdoors.





Fostering Togetherness

A dining area large enough to accommodate a vast 8-seater table is the secret to family unity, as well as formal dining occasions.



Kitchens That Span Generations

Both age-old family recipes and contemporary favourites receive their due with the ample wet and dry kitchens that accommodate all cooking styles.





Unwind In Comfort

The semi-detached homes incorporate 5 airy bedrooms with their own attached bathrooms so every family member is comfortable in their own space. 2 spacious bedrooms, the master bedroom and the junior suite, are set apart from the rest of the home to offer a sense of privacy. With the large walk-in wardrobe area, luxurious bathrooms fitted with his and hers wash basins, a shower stall and even a long bath, here is a perfect sanctuary for private spaces. The spaciousness of these 2 bedrooms also offers the flexibility to convert either room into a home-office, entertainment area or even a majestic guest room.



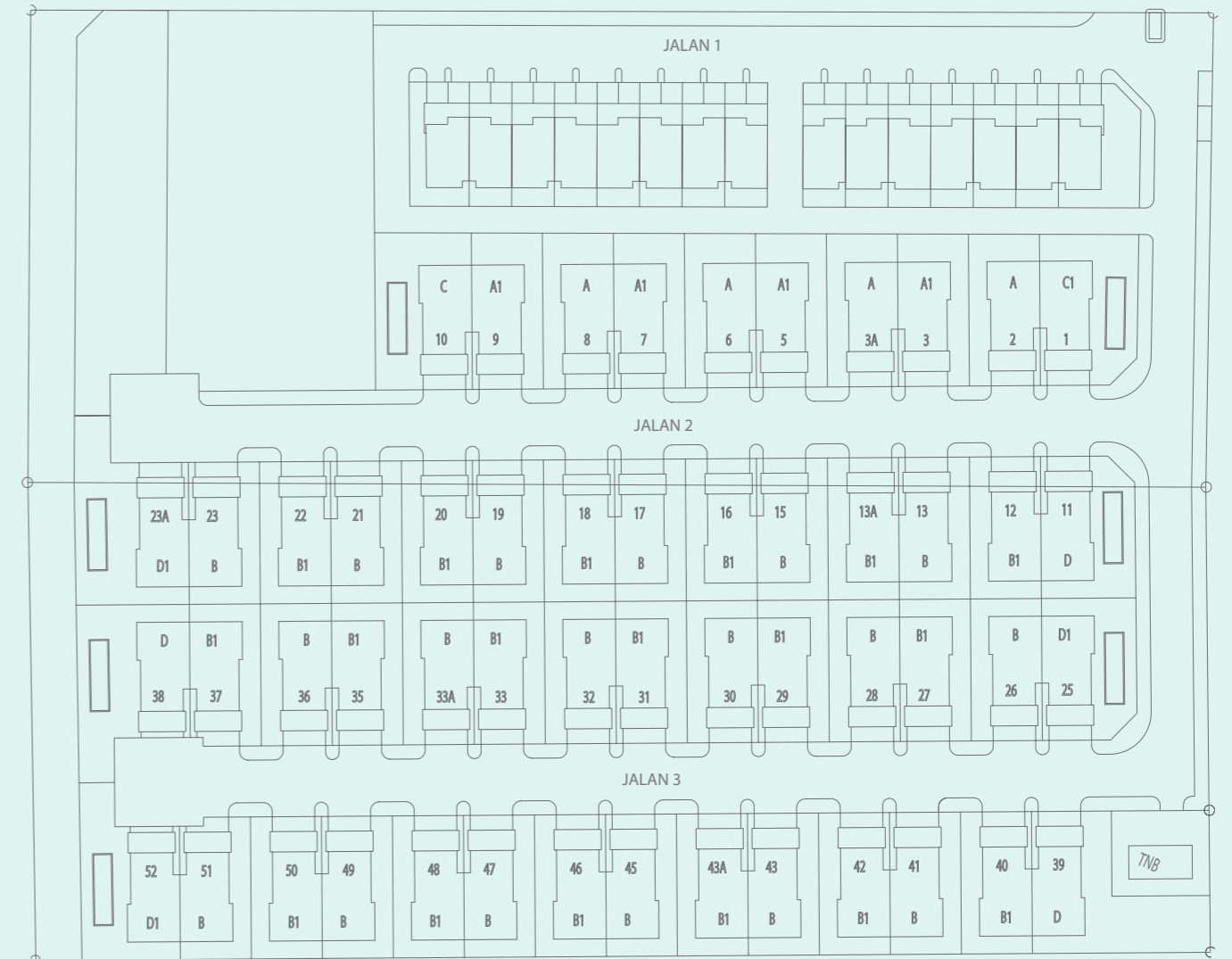


Artist impression of roof top garden

Crowning your home at Viridian Cheras Idaman is an open terrace on the upper floor that can double up as a roof garden to keep your home naturally cool, and offer you a moment of welcome solitude.



A Secret Garden And Your Very Own Sanctuary



Site plan * from client

Site Plan

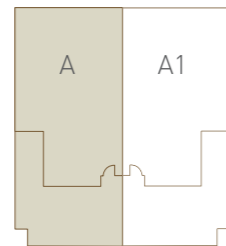


TYPE

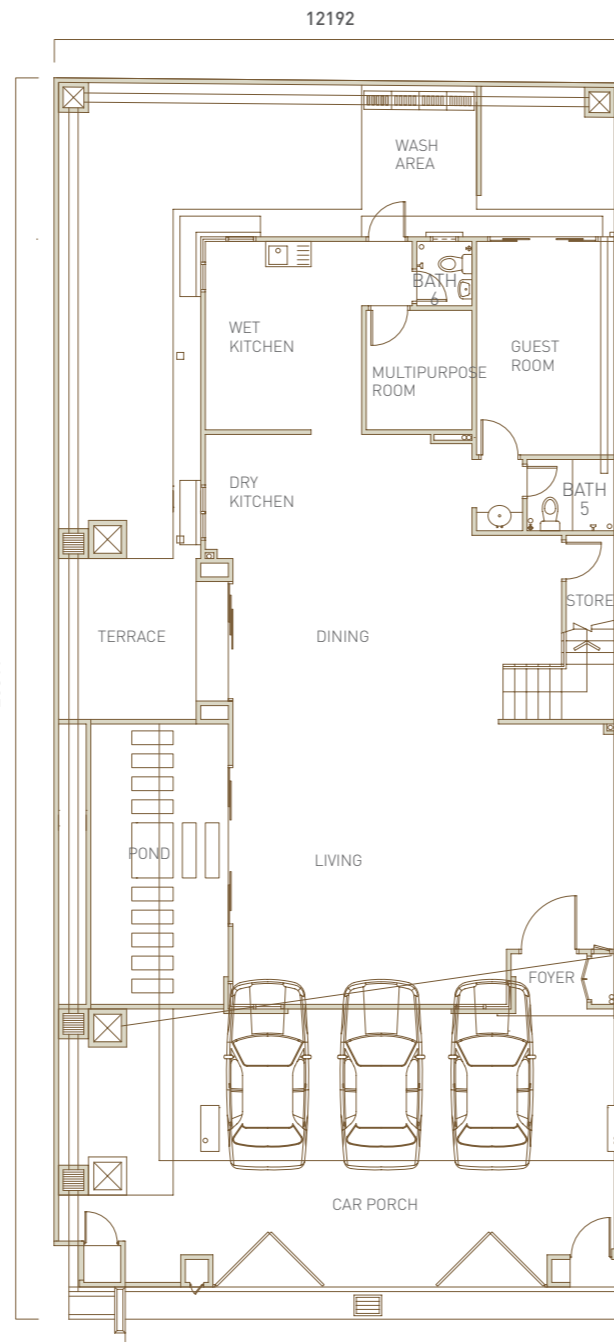


5401 SQ FT / 495.25 SQ M
 LAND AREA : ??' x ??'
 5 BEDROOMS + 6 BATHROOMS

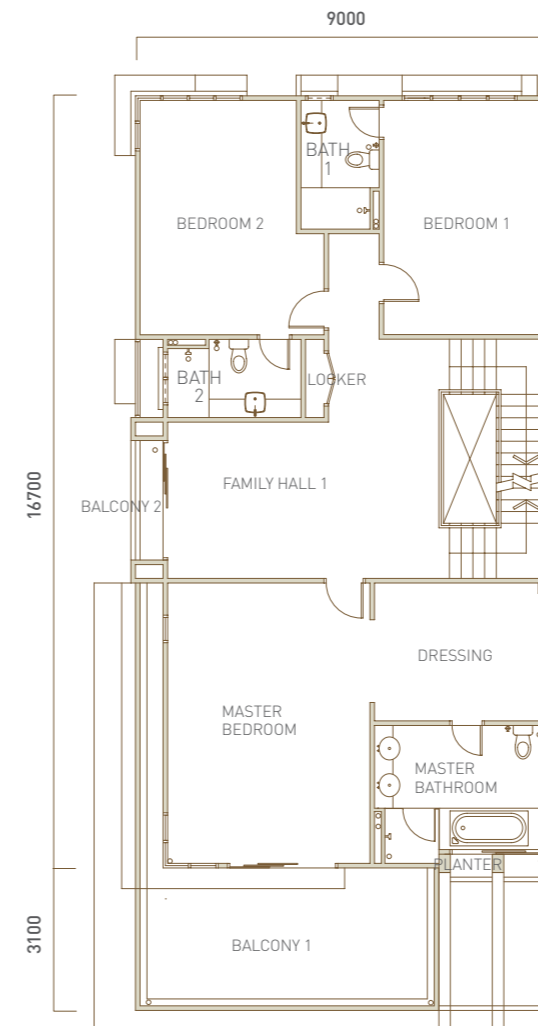
The spacious semi-detached homes range from 4732 sq ft to 4856 sq ft.



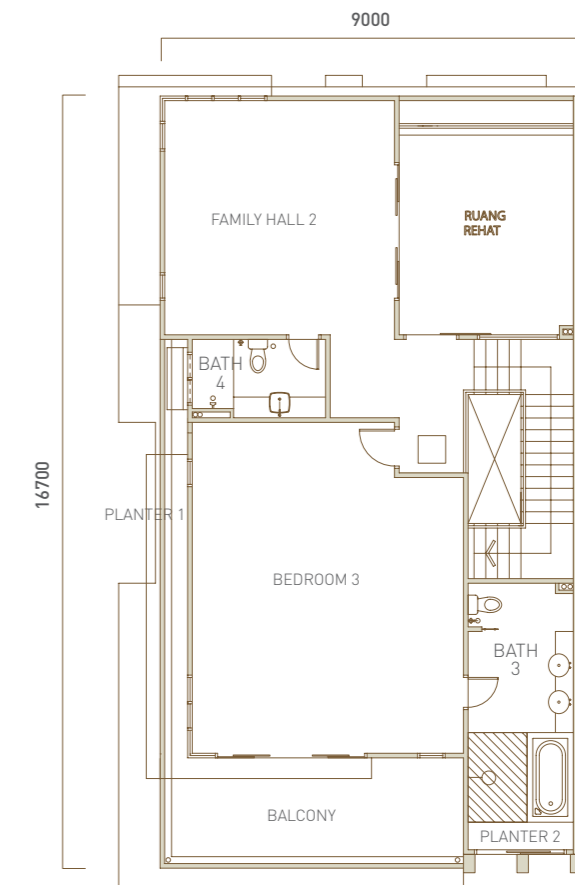
TYPE A1 IS THE MIRROR LAYOUT OF TYPE A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

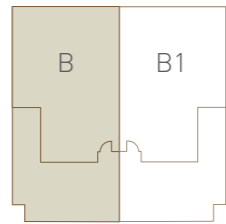


TYPE B

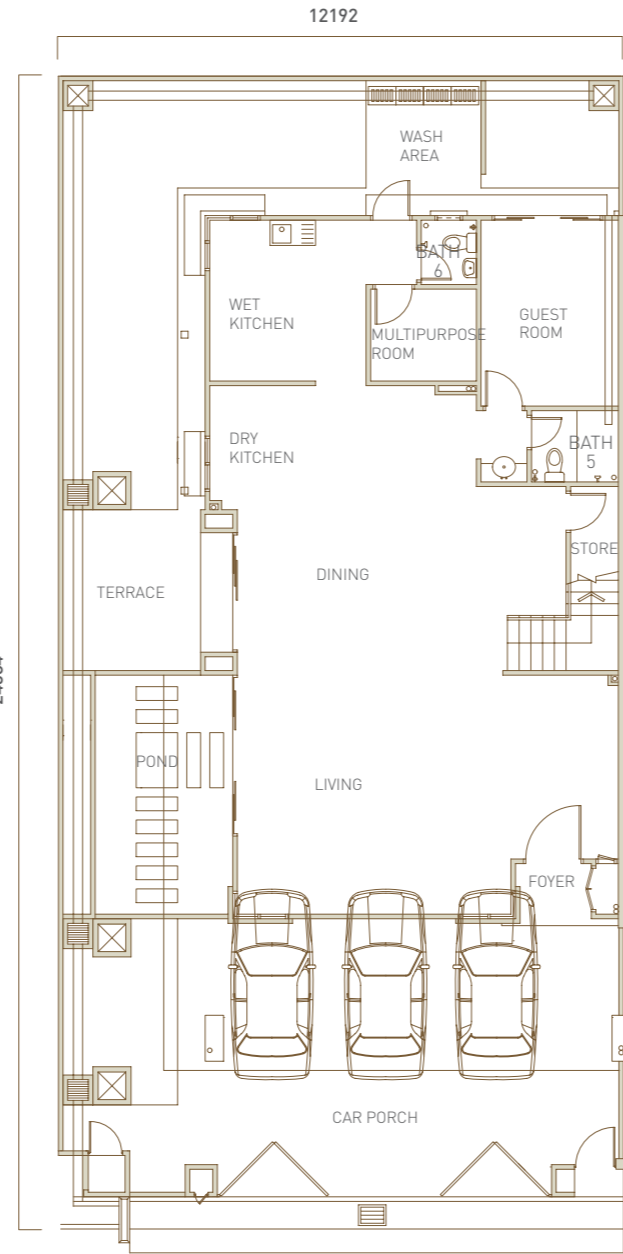


4969 SQ FT / 456.47 SQ M
 LAND AREA : ??' x ??'
 5 BEDROOMS + 6 BATHROOMS

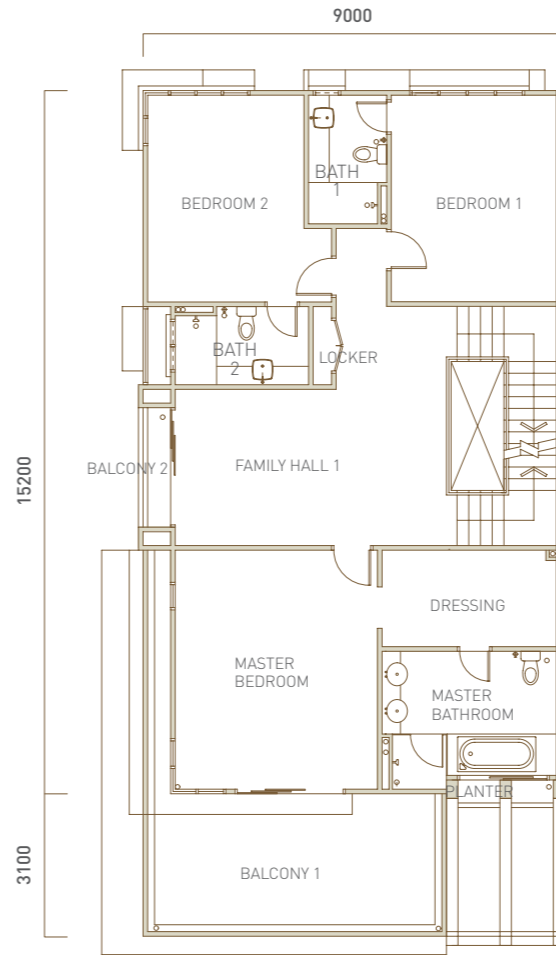
The spacious semi-detached homes range from 4732 sq ft to 4856 sq ft.



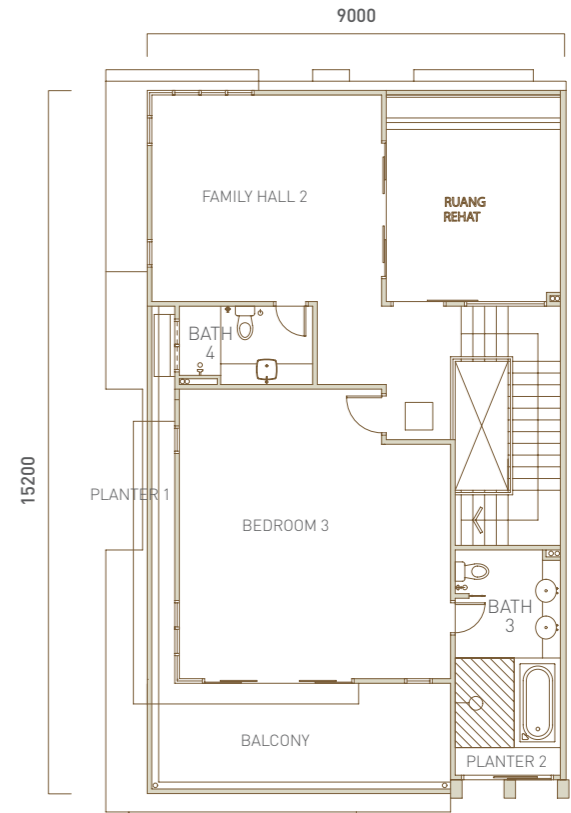
TYPE B1 IS THE MIRROR LAYOUT OF TYPE B



GROUND FLOOR



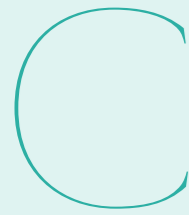
FIRST FLOOR



SECOND FLOOR

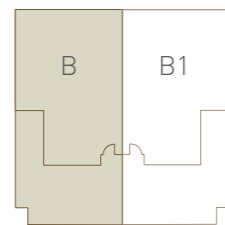


TYPE

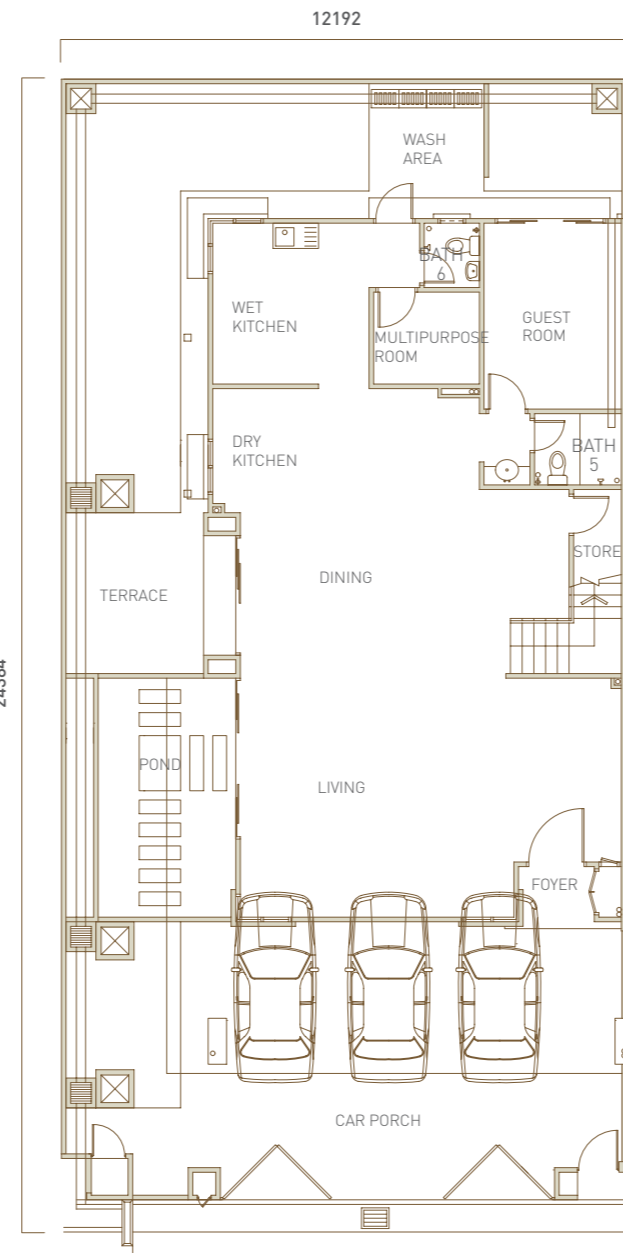


4969 SQ FT / 456.47 SQ M
 LAND AREA : ??' x ??'
 5 BEDROOMS + 6 BATHROOMS

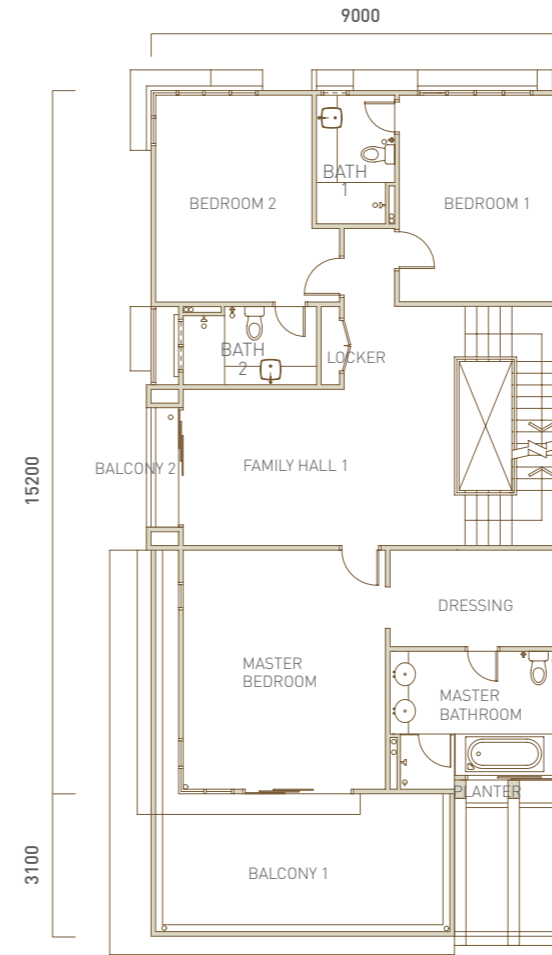
The spacious semi-detached homes range from 4732 sq ft to 4856 sq ft.



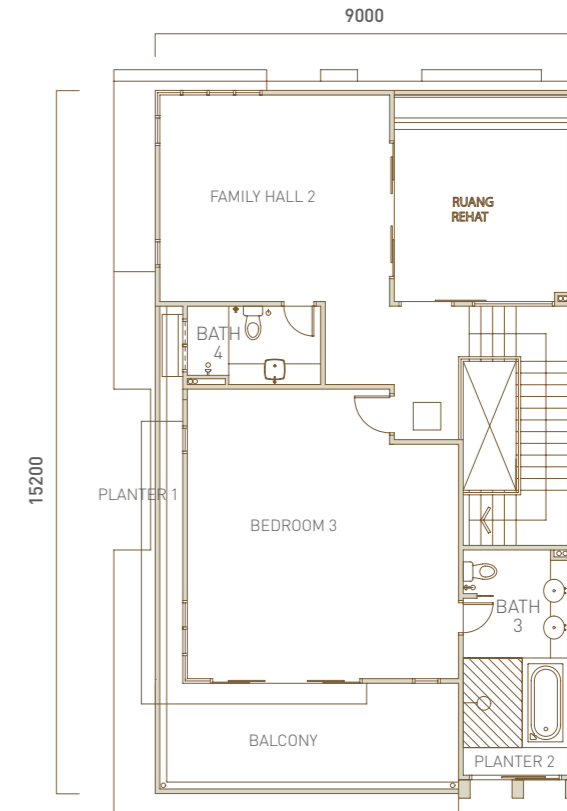
TYPE B1 IS THE MIRROR LAYOUT OF TYPE B



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Building Specifications

STRUCTURE	Reinforced Concrete
BRICKS	Quality Clay Bricks
ROOF COVERING	Clay Roofing Tiles
ROOF FRAMING	Metal Framing
CEILING	R.C. Slab with Skin Coat / Fibre Plaster Ceiling
WINDOW	Aluminium Frame with Clear Glass

DOOR	
Main Entrance	Solid Hard Wood Door (Vanishing)
Others	Plywood Flush Doors (Painted)

IRONMONGERY	
Main Entrance/ Bedroom Doors	Lever Handle Lockset
Others	Quality Cylindrical Lockset

WALL FINISHES	
Kitchen/ Toilet	300mm x 600mm Ceramic Tiles to Ceiling Height (with Feature Wall: Glass Mosaic or Marble or Travertine)
Other	Plastering and Paint

FLOOR FINISHES	
Living, Dining, Dry Kitchen & Guest Room	600mm x 600mm Porcelain Tiles
Wet Kitchen & Wash Area	300mm x 600mm Homogeneous Tiles
Maid's Room & Toilet	200mm x 200mm Ceramic Tiles
Staircase & Bedrooms	Teak Parquet
Toilets	300mm x 600mm Ceramic Tiles
Outdoor SPA/ Balcony	300mm x 600mm Homogeneous Tiles with Pebble Border

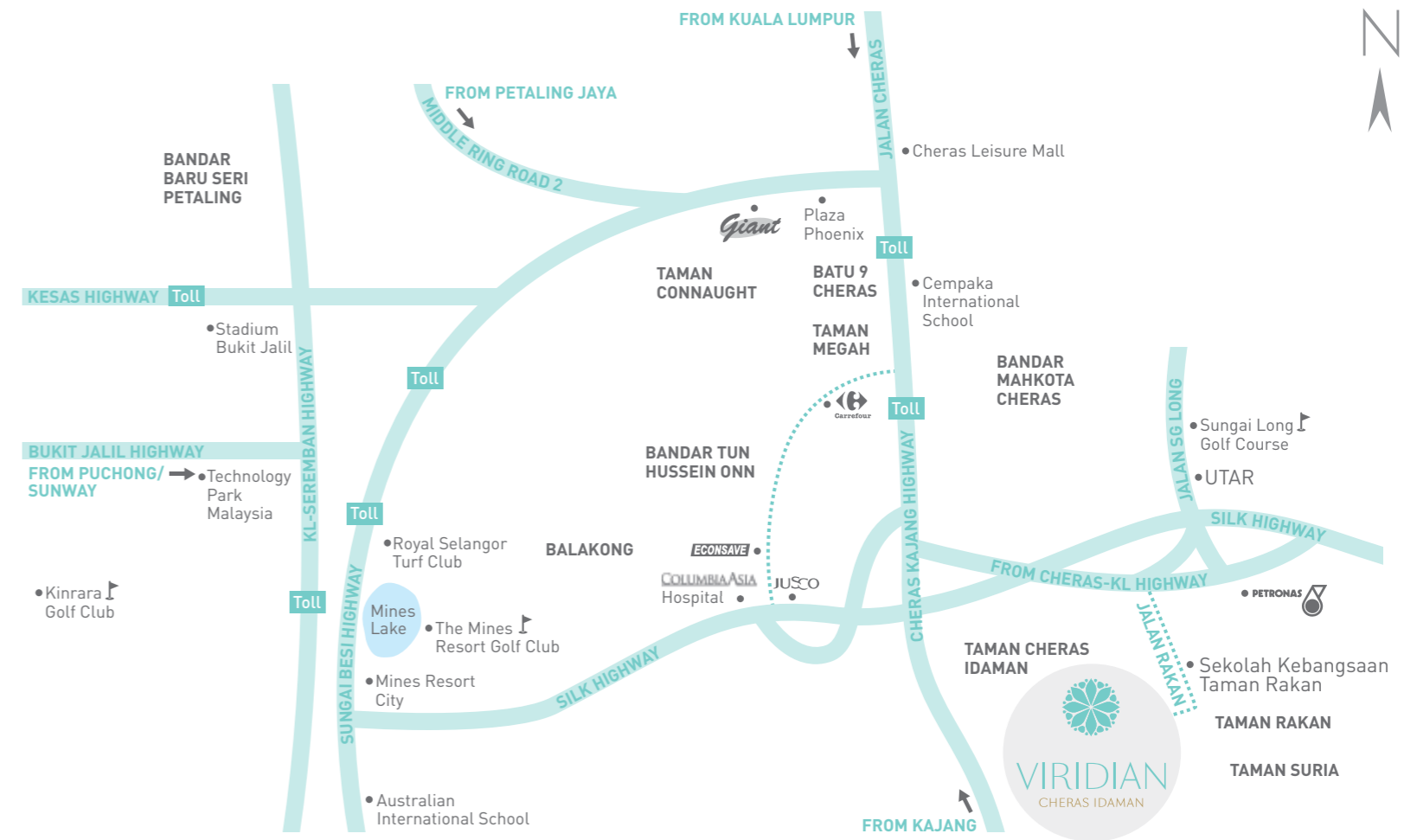
FOYER	Pebble Stone (no. 8-10 Yellow Brown Pebble)
--------------	--

CAR PORCH	Concrete Inprint
APRON	Color Cement Rendering

SANITARY & PLUMBING FITTING	
Water Closet	6 nos.
Basin	6 nos.
Shower Rose	3 nos.
Long Bath	2 nos.
Kitchen Sink	1 nos.
Tap	8 nos.

SANITARY & PLUMBING FITTING	
Light Point	35
Fan Point	5
13A Power Point	20
Telephone Point	2
TV Point	2
A/C Point	2
Water Heater Point	2
Autogate Point	1
Door Bell	1
Internal Telephone Trunking and Cabling	

FENCING	Brick Wall/ M.S. Railing
TURFING	Spot Turfing
GAS PIPING	Not Applicable



Strategically Located To Keep You Well Connected

Sg. Long, Cheras is a prime urban suburb that is both conveniently located, yet distinctly buffered from urban excesses. Viridian Cheras Idaman is in close proximity to major banks, shopping malls, golf courses, international schools, colleges and a private medical centre. Major highways such as SILK, Lebuhraya Cheras-Kajang, MRR2 & Kesas facilitate direct and easy access to the KL City Center, Petaling Jaya and other key destinations.



Developed With Credibility

Incorporated in July 1995, Kerjaya Prospek (M) Sdn Bhd (KPSB) has a solid reputation as a builder of high-end properties with industry leaders such as the E&O group, on both the St Mary and Dua Residency projects. KPSB has also worked with ECH Development Sdn Bhd for the Lumina development in Mont' Kiara, SP Setia, IOI Group, AP Land, UM Land, Malaysian Resources Corporation Bhd and the Belle View Group in Penang.

KPSB's success and experience in property construction has given rise to the Kerjaya Prospek Property Development Division. This new property development company was set up in 2009 by KPSB to leverage on the experience of its parent company in overall building expertise, as well as in the attention to detail applied across areas such as the selection of materials. To this end, KP Property Sdn Bhd has launched their first project in Setapak, known as 222 Residency. This 1.85-acre freehold serviced apartment project was marketed in the third quarter of 2010, with 90% of its units sold within a week. The success of 222 Residency paved the way for another luxury high rise development named 288 Residency also located in Setapak. More than 80% of the units have since been sold after its soft launch in end of 2010.



KP VISION PROPERTY SDN BHD (679896-M)
A MEMBER OF KERJAYA PROSPEK GROUP
No. 1, Jalan Wangsa Permai
1st Floor, Bangunan One Wangsa
Taman Wangsa Permai
52200 Kuala Lumpur
TEL 603 6277 2666
FAX 603 6277 6222

www.kerjayaprospek.com

FOR ENQUIRIES, PLEASE CALL
603 8737 2666

DEVELOPER LICENSE NO: 10640-1/04-2013/340 | **VALIDITY PERIOD:** 07/04/2008 – 06/04/2013 | **ADVERTISING & SALES PERMIT NO:** 10640-1/348/2012[02] | **VALIDITY PERIOD:** 22/02/2011 – 21/02/2012
APPROVING AUTHORITY: MAJLIS PERBANDARAN KAJANG | **BUILDING APPROVAL REF NO:** MPKJ 6/P/71/2008 | **EXPECTED DATE OF COMPLETION:** FEBRUARY 2013 | **TENURE OF LAND:** FREEHOLD | **LAND ENCUMBRANCES:** N/A | **TOTAL NO OF UNITS:** 52 UNITS | **PRICE (MIN):** [??????????] | **PRICE (MAX):** [??????????] | **BUILT-UP AREA:** TYPE A (5451 SQ FT), TYPE B (5012 SQ FT) | **LAND SIZE:** 8.11 ACRES | **SEMI-DETACHED HOUSES:** 3-STOREY SEMI-DETACHED | **BUMIPUTERA DISCOUNT:** 7%

THE INFORMATION CONTAINED IN THIS BROCHURE IS SUBJECT TO CHANGE AND CANNOT FORM PART OF AN OFFER OR CONTRACT. ALL RENDERINGS ARE ARTIST'S IMPRESSION ONLY. ALL MEASUREMENTS ARE APPROXIMATE. WHILE EVERY REASONABLE CARE HAS BEEN TAKEN IN PREPARING THIS BROCHURE, THE DEVELOPER CANNOT BE HELD RESPONSIBLE FOR ANY INACCURACY. ALL THE ABOVE ITEMS ARE SUBJECT TO VARIATIONS, MODIFICATIONS & SUBSTITUTIONS AS MAY BE REQUIRED BY THE AUTHORITIES OR RECOMMENDED BY THE ARCHITECT OR ENGINEER.