



THE VUE

@ MONTEREZ

Discover an inspiring, stimulating and varied lifestyle amidst the leafy lined streets in Shah Alam's suburban charm.

Go on a compelling journey that will open a new chapter in your life and forever change how you experience condominium living.



Live life easy in your own natural element. Only at The Vue, Monterey.









Artist's Impression Only



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**A WARM AND WELCOMING LOBBY,
PERFECTLY DESIGNED FOR THE BEST
COMING HOME EXPERIENCE.**

AN EVERGREEN STYLE

Welcome to The Vue, a collection of low-density condominium towers with a distinguished presence on the high point of Monterez Resort.

Be immediately impressed with its bold architectural elements, which seamlessly integrate the streetscape and main entrance for a grand welcome. At the same time, embrace the serene natural surrounding that is both invigorating and inspiring.

A new living experience awaits, only at The Vue.



Putra Medical Centre
Bukit Rahman Putra

REAL
International
and Private
Schools

Sekolah
Seri Cahaya

DASH
Denai Alam
Interchange

HELP
International
School

Star Avenue

SMK
Subang

DESA SUBANG
PERMAI

Pasaraya
SEGI FreshMart

KAYANGAN
HEIGHTS

The
Vue

U9 SHAH ALAM

Montez
Resort

Cahaya SPK
Resort Club

Mudtrekker
Paintball Park

D'PRIMERA

CAHAYA
SPK

KOTA
DAMANSARA

Tropicana
Gardens Mall

Subang
National
Primary School
(Chinese)

Thomson Hospital
Kota Damansara

Econsave
Kg. Baru
Subang

Petron

SUBANG

Sultan Abdul
Aziz Shah
Airport

Citta Mall

Ara Damansara
Medical Centre

SUBANG
IMPIAN

BUKIT BAYU

SUNWAY
KAYANGAN

KAMPUNG
SUBANG BARU

Shell

BUKIT JELUTONG

Plaza Toll
Bukit Jelutong

Giant Hypermarket
Shah Alam

AEON Mall
Shah Alam

MSU Medical
Centre

FEDERAL HIGHWAY

SUNGAI BULOH

JALAN SUNGAI BULOH

JALAN MERAH MAWAR U9/6

JALAN MERAH KESUMBA U9/7/8

JALAN PEKAN SUBANG

GCE HIGHWAY

JALAN LAPANGAN TERBANG SUBANG

PERSIARAN MOKHTAR DAHARI

NKVE





SCHOOLS

1. *Subang National Primary School (Chinese) 3.7km*
2. *REAL International and Private Schools 4.0km*
3. *Sekolah Seri Cahaya 4.1km*
4. *Sekolah Kebangsaan Subang 4.9km*
5. *HELP International School 10.4km*

SHOPPING MALLS

1. *Eonsave Kg. Baru Subang 2.6km*
2. *Pasaraya SEGI Freshmart 2.9km*
3. *Star Avenue 8.0km*
4. *Giant Hypermarket Shah Alam 9.6km*
5. *AEON Mall Shah Alam 11.0km*
6. *Citta Mall 13.3km*
7. *Tropicana Gardens Mall 15.0km*

MEDICAL CENTRES

1. *MSU Medical Centre 10.8km*
2. *Ara Damansara Medical Centre 12.6km*
3. *Thomson Hospital Kota Damansara 12.8km*
4. *Putra Medical Centre Bukit Rahman Putra 22.0km*

AIRPORT

1. *Sultan Abdul Aziz Shah Airport 8.2km*

PETROL STATIONS

1. *Petron 1.3km*
2. *Shell 2.7km*

HIGHWAYS

1. *DASH Denai Alam Interchange 5.7km*
2. *Guthrie Corridor Expressway Toll 6.7km*
3. *Jalan Lapangan Terbang Subang Baru 7.5km*
4. *Jalan Sg Buloh 10.6km*
5. *NKVE Subang Toll 10.6km*
6. *Federal Highway 15.9km*

LIVE LOCAL

With its close proximity to many facilities from nearby quality schools to reputable medical centres and exciting retailers, life at The Vue is comfortable, convenient, and rewarding.

Welcome to the neighbourhood, where you'll re-learn the art of rekindling and relaxation.





8.725 ACRES

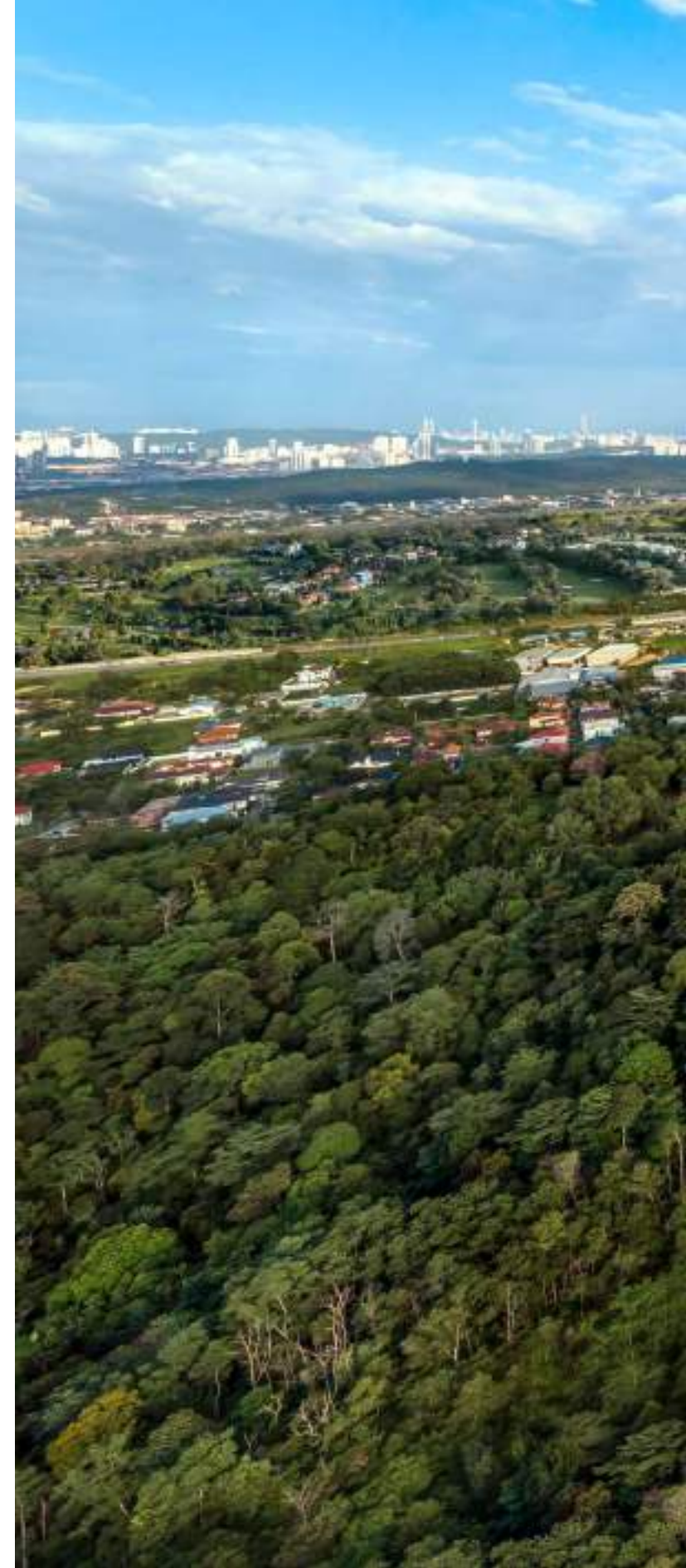
3 TOWERS

**FROM 1,173 SQ FT TO
1,507 SQ FT**

436 UNITS

PICTURESQUE ALL AROUND

Set to become a future landmark in Shah Alam, The Vue offers the most astounding views from every perspective, from the lush surrounding valley landscape to the distant rolling hills that open up to a striking cityscape.





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AN ALLURING COLLECTION OF GARDENS, RELAXING PODS AND ACTIVATION SPOTS

To deliver truly liveable spaces, our approach is a unique creative collaboration with Malaysia's finest architectural and landscape firm, bringing into existence our belief in refined simplicity and curated lifestyles.

Dotted with lush, pocket-sized gardens, The Vue courtyard is the perfect place to entertain guests, enjoy a barbecue, and reminisce over drinks on the plush lounges.



Residents will be inspired to form a genuine community, one where neighbours come together through authentic connections formed in our communal spaces.

FACILITIES PLAN

Ground Floor



Ground Floor

- | | | |
|----------------------------|---------------------|-------------------------|
| 1 Garden Terrace | 11 Outdoor Shower | 21 Garden Courtyard |
| 2 Jungle Walk | 12 Sundeck | 22 Children's Play Pool |
| 3 Garden Stairs | 13 Shallow Wet Deck | 23 Floating Garden |
| 4 Meditative Garden | 14 Main Lap Pool | 24 Garden Ramp |
| 5 Reflexology Pathway | 15 Jacuzzi | 25 Toddlers' Playground |
| 6 Trellis Garden | 16 BBQ Terrace | 26 Nursery |
| 7 Badminton / Takraw Court | 17 Tai Chi Lawn | 27 Gymnasium |
| 8 Children's Playground | 18 Garden Daybed | |
| 9 Outdoor Fitness | 19 Leisure Deck | |
| 10 Covered Walkway | 20 Garden Deck | |

Lower Ground Floor

- | |
|----------------------|
| 28 Chillax Garden |
| 29 Multipurpose Hall |
| 30 Reading Room |
| 31 Gymnasium |
| 32 Surau |
| 33 Management Office |
| 34 Laundry |
| 35 Kiosk |

FACILITIES PLAN

Lower Ground Floor





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GET ACTIVE OR FIND YOUR PEACE, YOUR CHOICE

From an invigorating swim to sweating it out at the gym with a flanking view of the infinity pool, expect a multitude of spaces for you to unwind and energise.



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Live life at your own pace.





Artist's Impression Only



ENABLING A BETTER QUALITY OF LIFE OUTDOORS

The Vue offers no shortage of outdoor areas, playgrounds, walking and cycling paths, children's play pool and other well-thought facilities for you and your family's enjoyment.

There's a large lawn dedicated as a play space for families while benches nearby allow you to pause and enjoy nature's serenity.





FIND BALANCE IN A SUBLIME NATURAL LANDSCAPE

Along with all the luxuries of contemporary living, you can just as easily get away from it all and step into nature. Enjoy yoga and tai chi in a secluded tranquility similar to resort living. This is the ultimate escape, one you call home.



With no more than 12 neighbours per floor, you'll easily form a bond and enjoy a greater sense of security and overall wellbeing that can only come through real connections.



Artist's Impression Only





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RETREAT TO YOUR HOME WITH A VIEW

Find relaxed comfort in your smartly designed four-bedroom home with uninterrupted views that stretch from every direction afforded by the building's unique site.

Embrace a modern and sleek design, all part of The Vue's interpretation of today's contemporary lifestyle that not only includes technical innovation but also sustainability, conservation and liveability.



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SPACIOUS QUALITY

Space planning is key at The Vue, with bedrooms designed as sanctuaries of peace to allow for a perfect environment to unwind and recharge, an experience that is further enhanced by the calming colour palette you can mix and match with personal touches to make it your own.

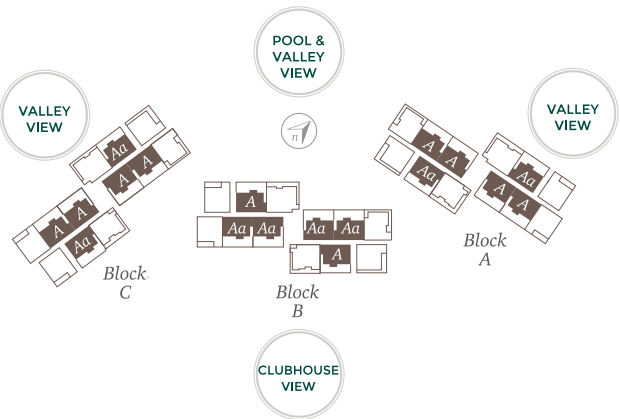
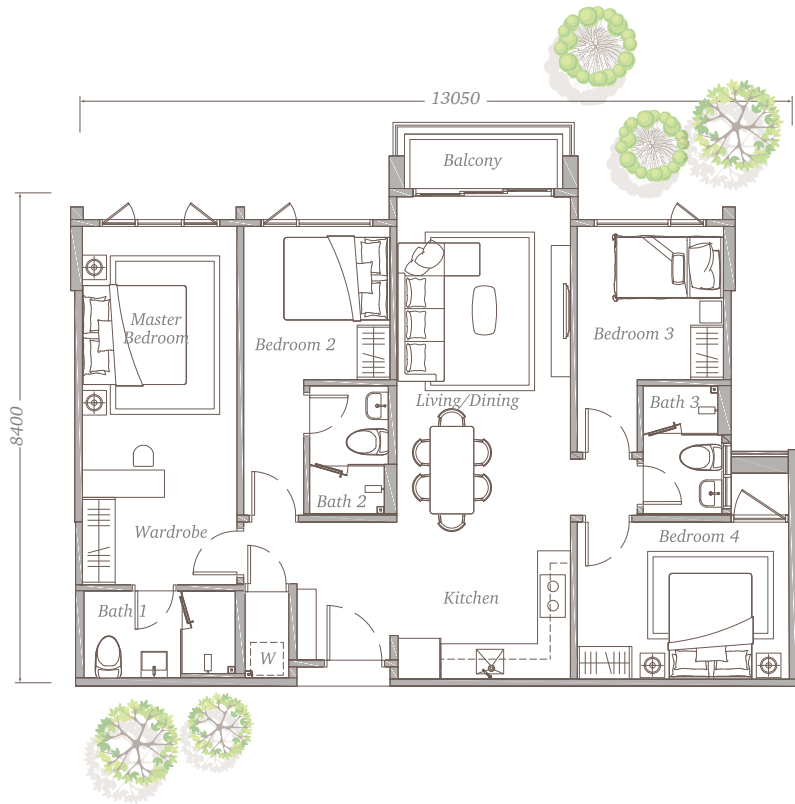


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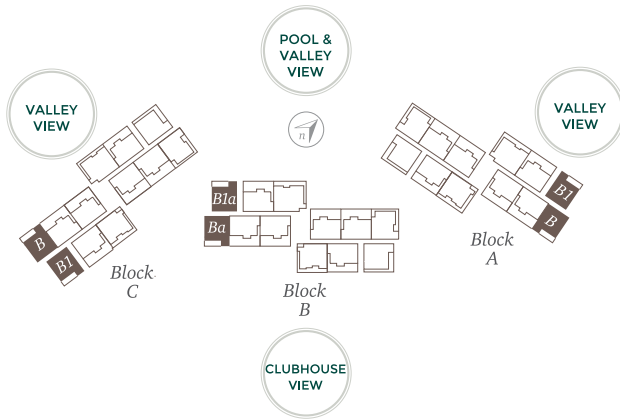
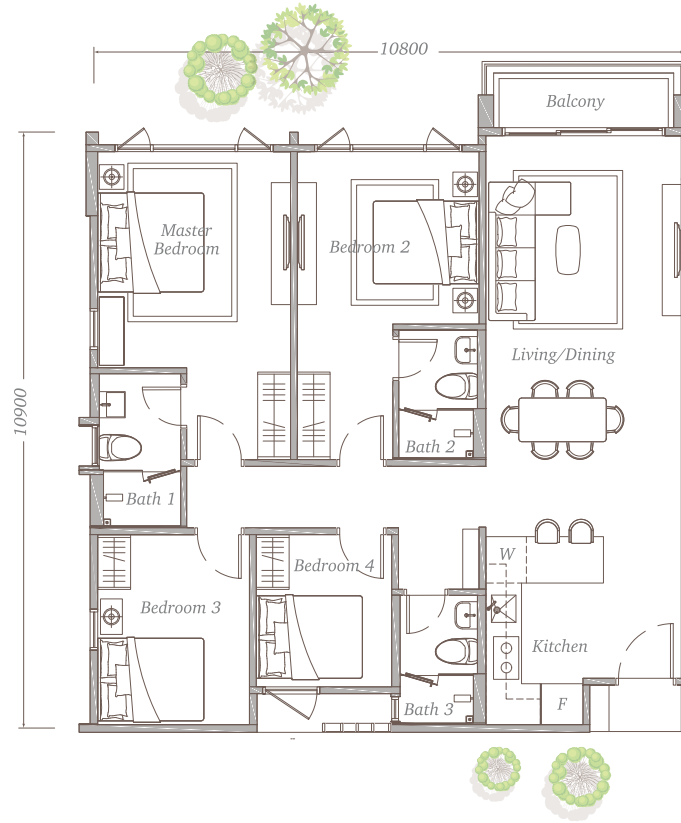
*Contemporary in form to
complement the aspirations
of a modern lifestyle.*



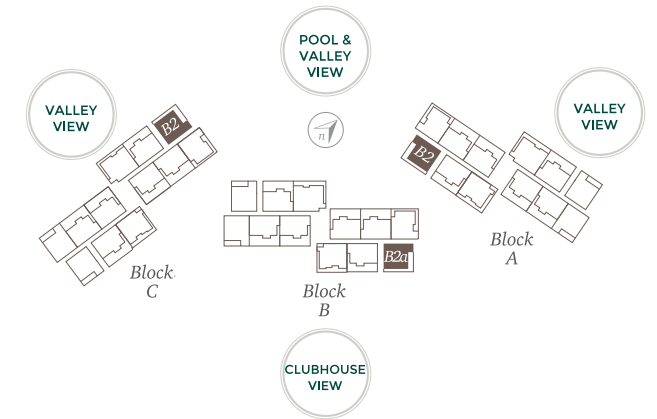
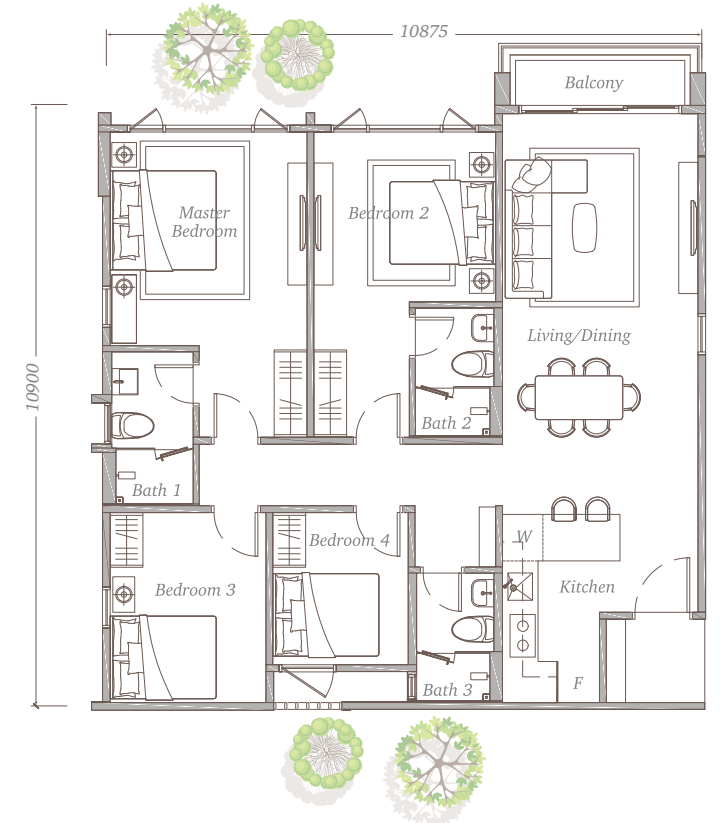
TYPE A
1,173 sq ft



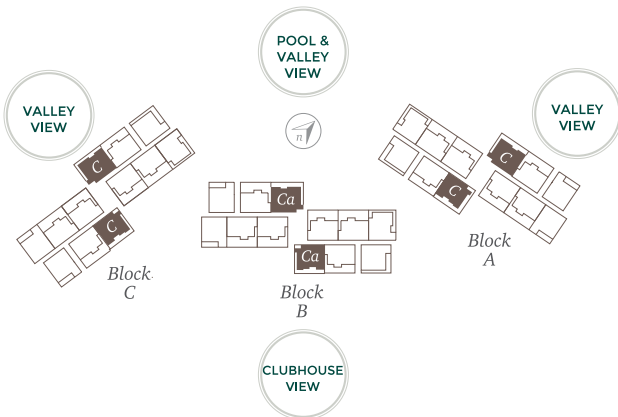
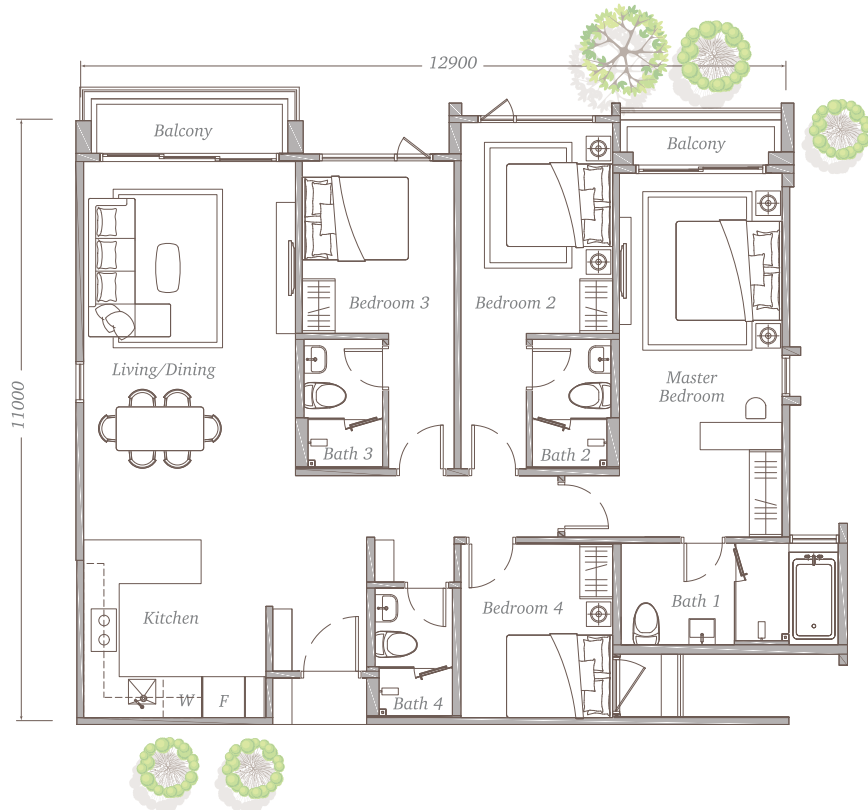
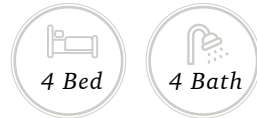
TYPE B, B1
1,292 sq ft



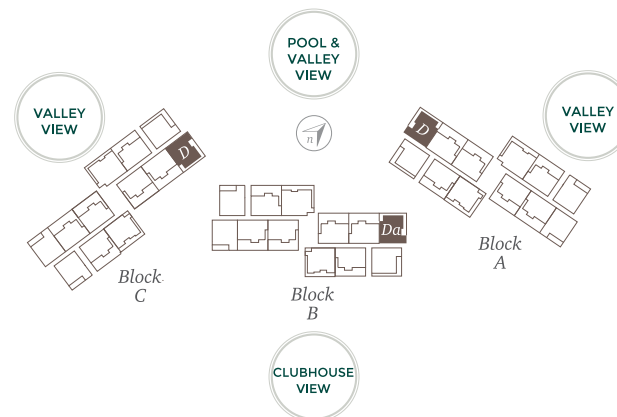
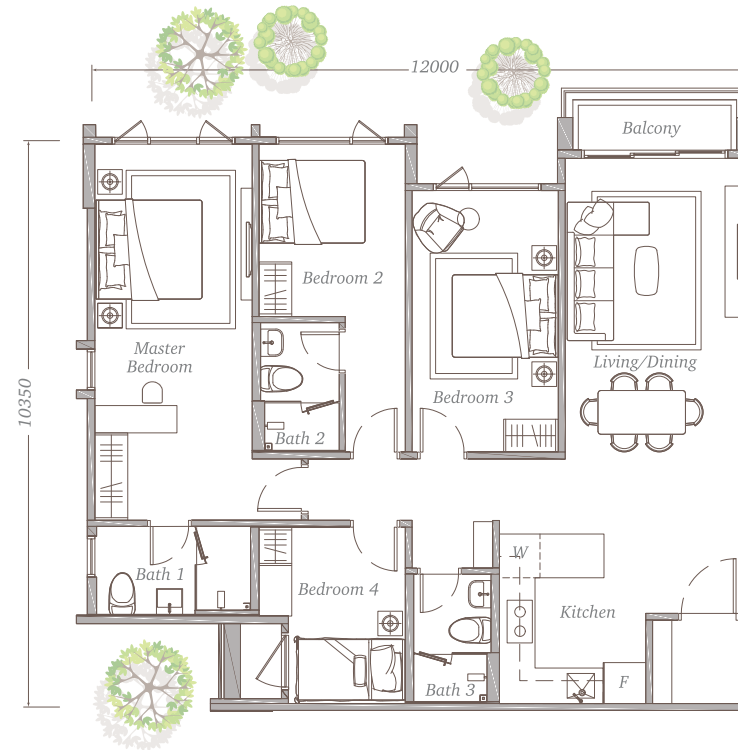
TYPE B2
1,280 sq ft



TYPE C
1,507 sq ft



TYPE D
1,280 sq ft



STRUCTURE	Reinforced concrete framework and concrete wall
WALL	Cement sand brick and concrete wall
ROOF COVERING	Reinforced concrete
ROOF FRAMING	Reinforced concrete
CEILING	Skim coat / fibrous plaster ceiling* (*where applicable)
WINDOWS	Aluminium framed
DOORS	Main entrance - Timber fire door Bedrooms & Bathrooms - Timber flush door Others - Timber flush door / Aluminium framed swing / sliding door* with glass panel (*where applicable)
IRONMONGERY	Selected quality locksets
WALL FINISHES	
Internal / External	Plaster with paint
Kitchen	Plaster with paint / Porcelain tiles* / Ceramic tiles* (*where applicable)
Bathrooms	Plaster with paint / Porcelain tiles* / Ceramic tiles* / Mirror* (*where applicable)
Others	Plaster with paint
FLOOR FINISHES	
Living & Dining	Porcelain tiles* / Ceramic tiles* / SPC* / Vinyl flooring* (*where applicable)
Kitchen	Porcelain tiles* / Ceramic tiles* / SPC* / Vinyl flooring* (*where applicable)
Bedrooms	Laminated timber* / SPC* / Vinyl flooring* (*where applicable)
Bathrooms	Porcelain tiles* / Ceramic tiles* (*where applicable)
Others	Porcelain tiles* / Ceramic tiles* / Cement render* (*where applicable)
SANITARY AND PLUMBING FITTINGS	Selected quality sanitary wares and fittings
INTERNAL TELEPHONE TRUNKING AND CABLING	Fibre wall socket
FENCING	Cement sand brick* / M.S. railing* (*where applicable)

BUILDING SPECIFICATIONS

NO LESEN PEMAJU: 20049/02-2028/0463(R) **TEMPOH SAH:** 18/02/2023 - 17/02/2028 **NO PERMIT IKLAN DAN JUALAN:** 20049-1/02-2024/0427(R)-(S) **TEMPOH SAH:** 18/02/2023 - 17/02/2024 **PIHAK BERKUASA:** MAJLIS BANDARAYA SHAH ALAM (MBSA) **NO RUJUKAN BAGI PELAN BANGUNAN:** MBSA/BGN/BB/600-2(PB)/SEK.U9/0098-2019 **TARIKH DIJANGKA SIAP:** DISEMBER 2025 **PEGANGAN:** PAJAKAN (3/11/2121). **BEBANAN:** TIADA **JUMLAH UNIT BLOK A:** 142 **UNIT HARGA BLOK A:** MIN RM706,800 MAK RM996,000 BAKI UNIT BELUM DIJUAL: 130 UNIT **JUMLAH UNIT BLOK B:** 141 **UNIT HARGA BLOK B:** MIN RM721,200 MAK RM2,314,800 BAKI UNIT BELUM DIJUAL : 141 UNIT **JUMLAH UNIT BLOK C:** 153 **UNIT HARGA BLOK C:** MIN RM763,200 MAK RM1,040,400 BAKI UNIT BELUM DIJUAL : 153 UNIT **LUAS BINAAN:** 1173 - 2755 KAKI PERSEGI **DISKAUN BUMIPUTERA:** 7% **SEKATAN KEPENTINGAN:** TANAH YANG DIBERI MILIK INI TIDAK BOLEH DIPINDAH MILIK, DIPAJAK ATAU DIGADAI MELAINKAN DENGAN KEBENARAN PIHAK BERKUASA NEGERI. IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

*The information contained herein is subject to change as may be required by local authorities and developer's architect.

All information contained herein is subject to change without notification as may be required by the relevant authorities or developer's consultant. All measurements are approximate and all renderings contained in this advertisement are artist's impression only. Every care has been taken in providing this information, the developer cannot be held liable for any variations.



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012 578 2059 / 012 291 4059

Waze: The Vue at Monterez