

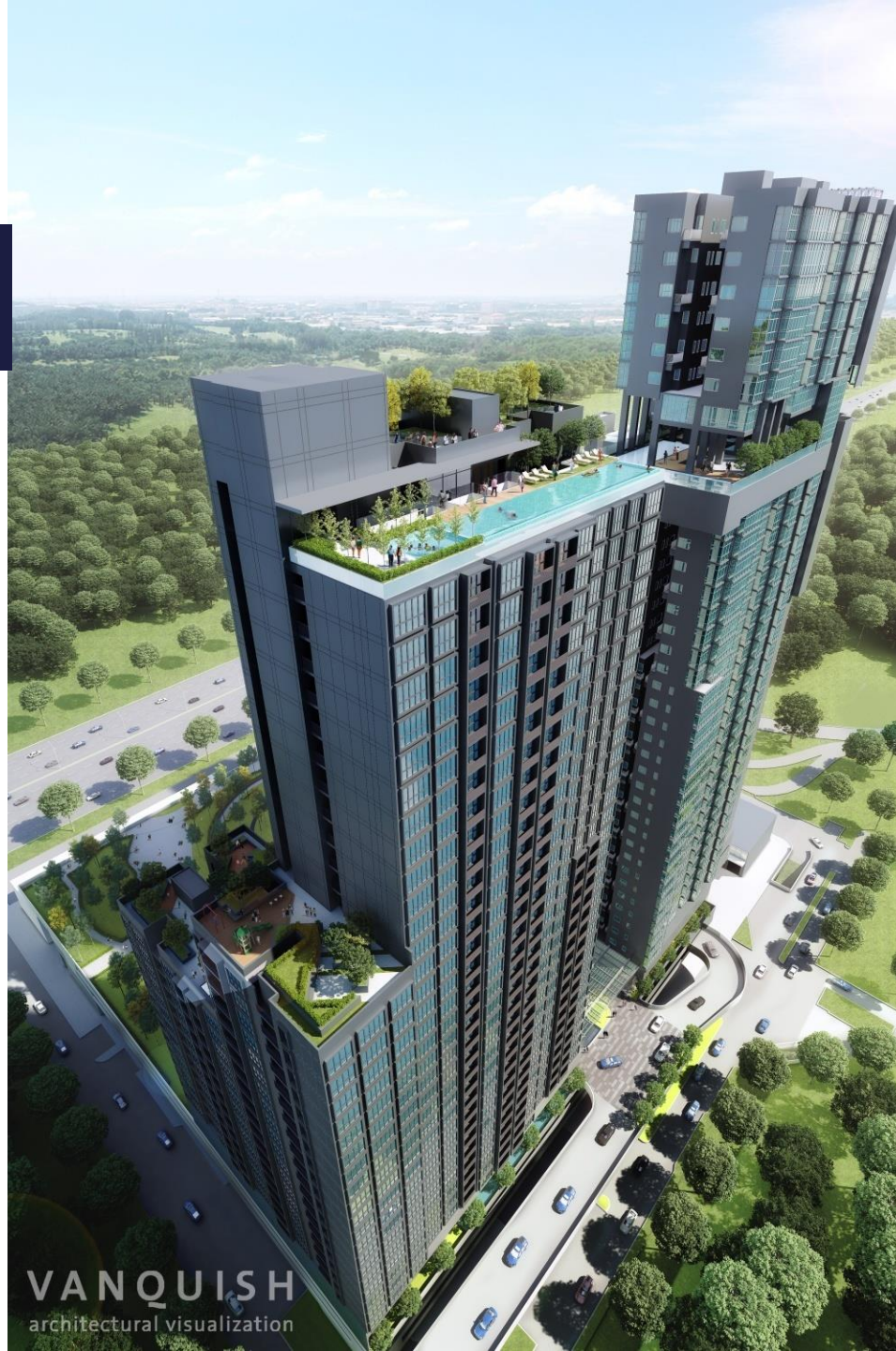


RESIDENZ₂



BIRD EYE VIEW

RESIDENZ₂



VANQUISH
architectural visualization

POOL VIEW

RESIDENZ₂



VANQUISH
architectural visualization

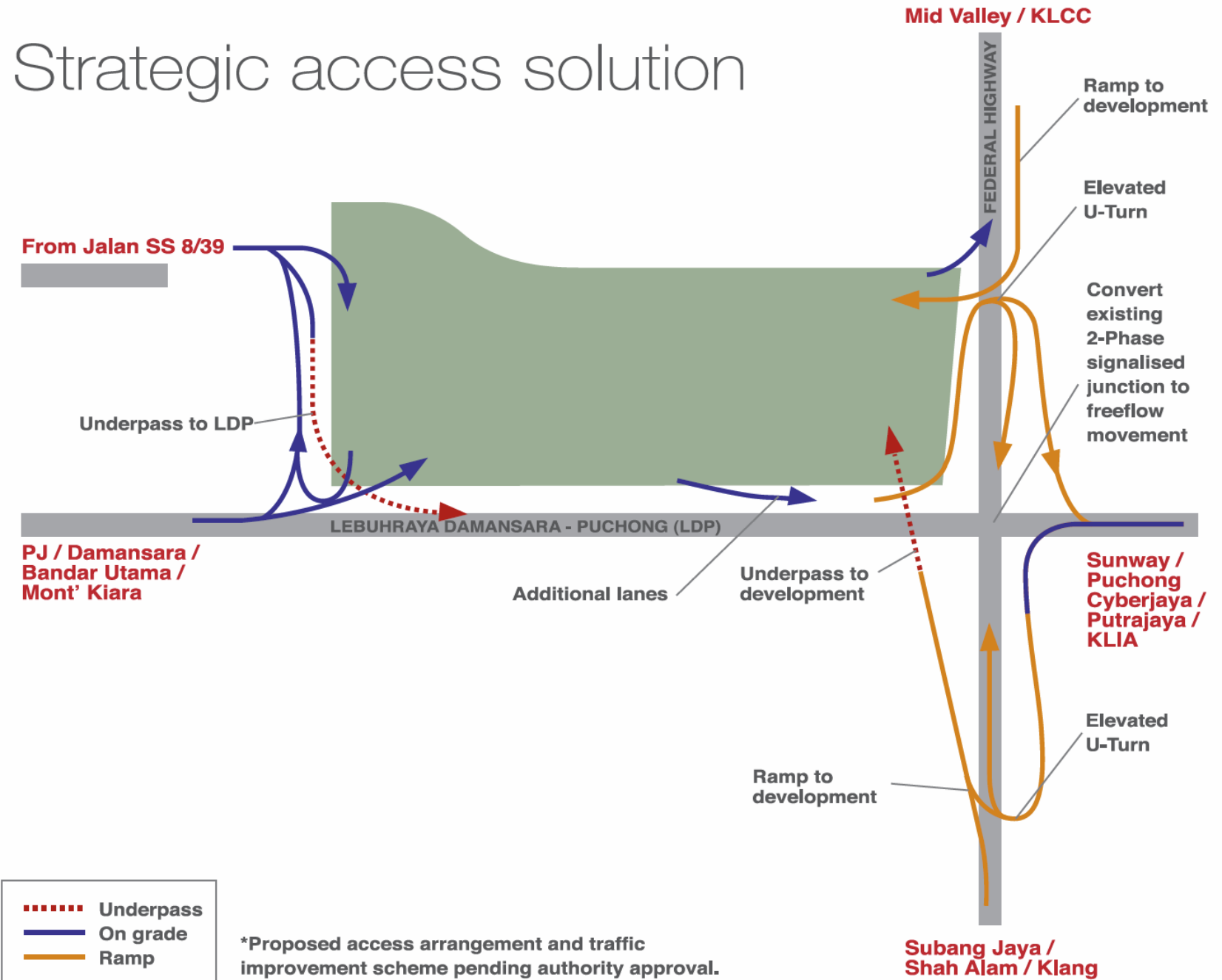
DROP OFF AREA

RESIDENZ₂





Strategic access solution



FACT SHEET

Product : Serviced Residence

Total Block : Tower 2

No of Level : 39 -storeys (including 3 podium car park)

No of Units : 333

Built-up	Size	Tower 1 Price Range (MYR)	Tower 1 (Units)
Type B (2 Bedrooms)	675sf – 922sf	626k – 819k	179
Type C (3 Bedrooms)	965sf – 992sf	875k – 924k	74
Type D (2 & 3 Bedrooms)	717sf – 1265sf	Sold out – 1.093 mil	56
Type E (3 Bedrooms)	1405sf	1.184mil – 1.216mil	24

❖ SPECIAL FEATURES:-

- ❖ Imported kitchen cabinet c/w hood and hob, silent sink, fridge, washing machine
- ❖ fitted bathroom c/w shower screen, vanity top, cabinet and mirror (refer to individual description)
- ❖ Air-conditioning for living room and bedroom (refer to individual description)
- ❖ Built in wardrobe (refer to individual description)
- ❖ Built in shoe cabinet for type B4, C1,C2,C3, D2, E (refer to individual description)





KEY PLAN

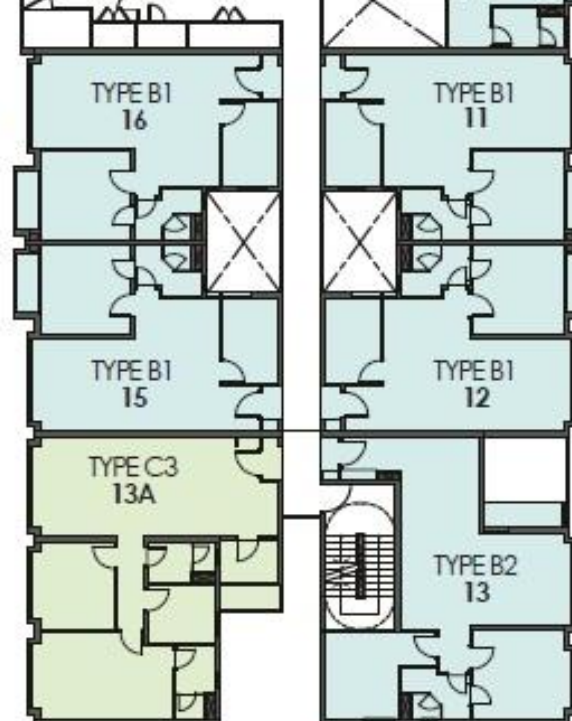
RESIDENZ₂



LEVEL 6 - LEVEL 19

LEGEND

-  TYPE B
675 sq. ft. - 922 sq. ft. (2 bedrooms)
-  TYPE C
965 sq. ft. - 992 sq. ft. (3 bedrooms)
-  TYPE D
717 sq. ft. - 1265 sq. ft. (3 bedrooms)
-  TYPE E
1405 sq. ft. (3 bedrooms)





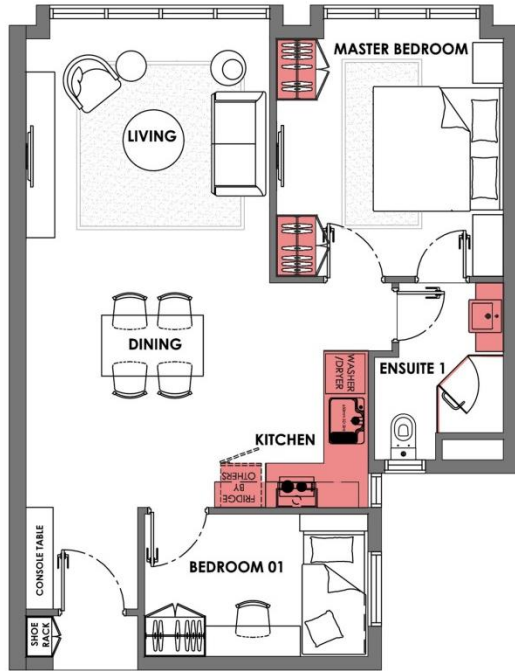
LEVEL 25 - LEVEL 35



LEVEL 20 - LEVEL 23A



LAYOUT PLAN



TYPE B1 675 sf

- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp) and master bedroom (1hp)



Vanity counter shower screen



Built in wardrobe



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board



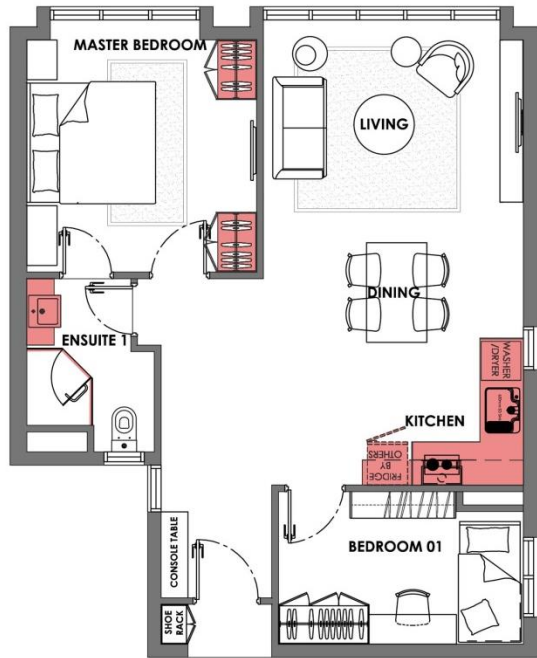
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-





TYPE B1A 708 sf

- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp) and master bedroom (1hp)



Vanity counter shower screen



Built in wardrobe



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board



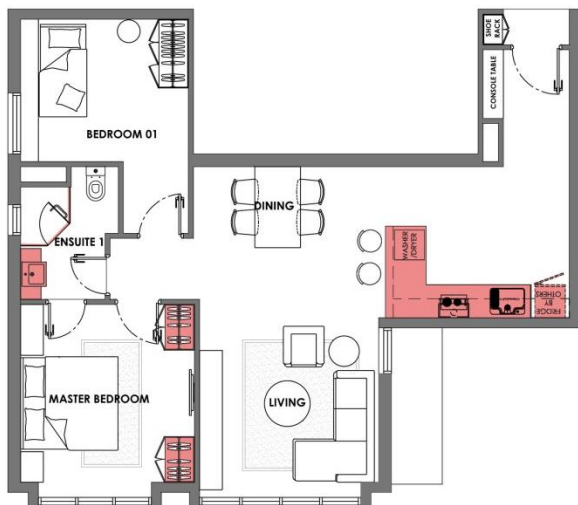
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-





TYPE B2 813 sf

- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp) and master bedroom (1hp)



Vanity counter shower screen



Built in wardrobe



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board



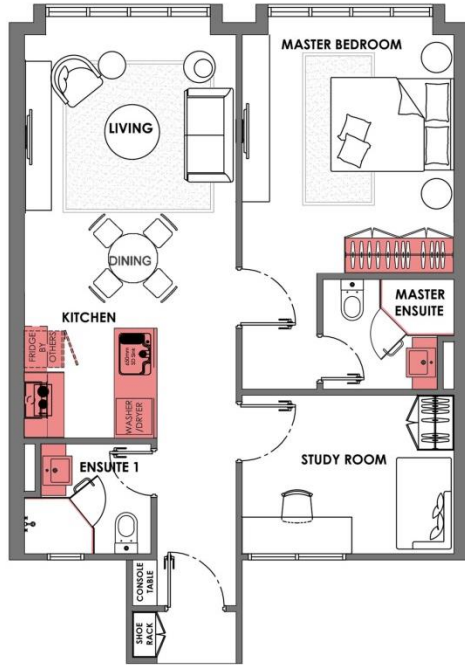
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-



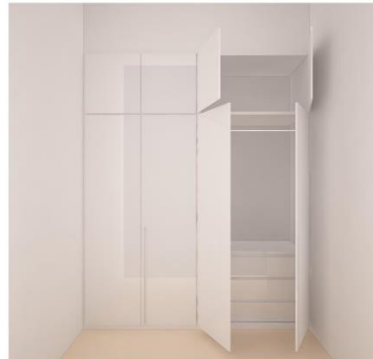


TYPE B3 717 sf

- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp) and master bedroom (1.5hp)



Vanity counter shower screen



Built in wardrobe



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board



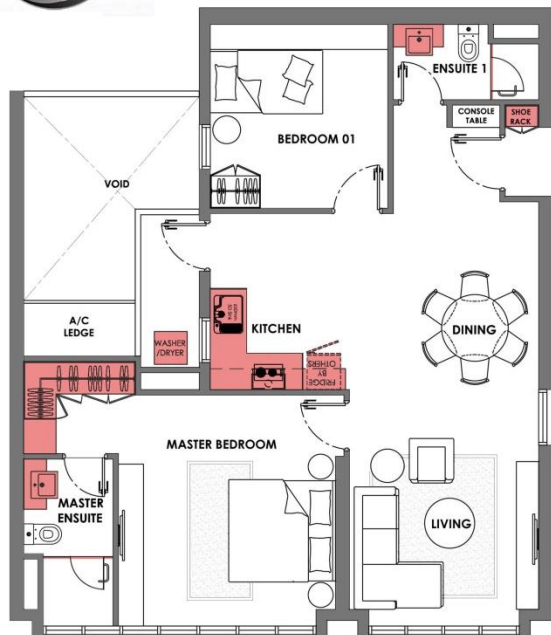
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-





TYPE B4 922 sf

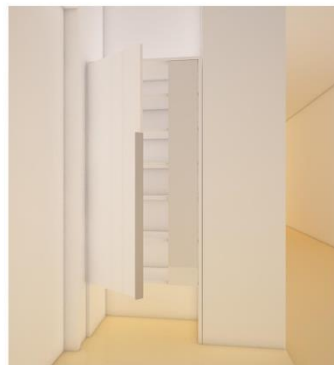
- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom
- Built in shoe cabinet
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp) and master bedroom (1.5hp)



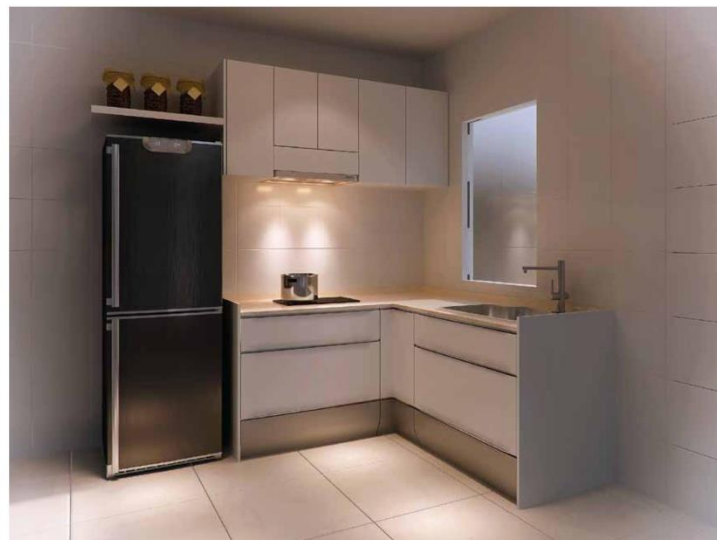
Vanity counter shower screen



Built in wardrobe



Shoe cabinet



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board

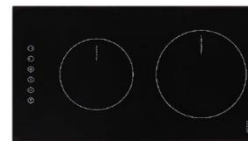


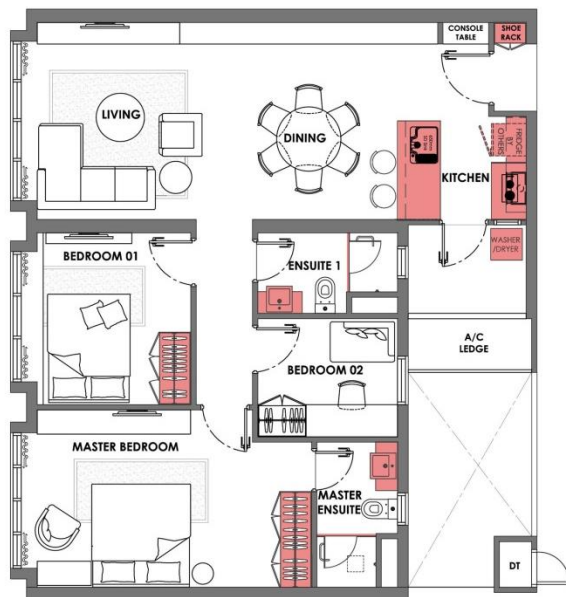
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-



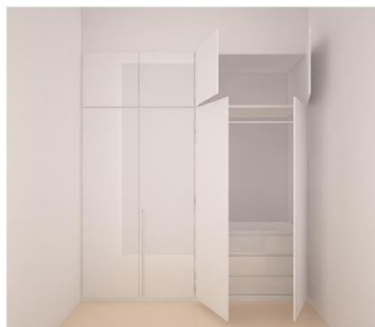


TYPE C1 965 sf

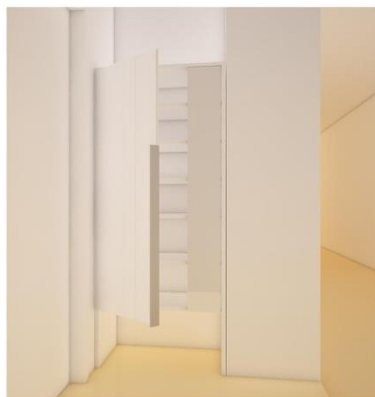
- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom and bedroom 1
- Built in shoe cabinet
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp), master bedroom (1.5hp) and bedroom 1 (1hp)



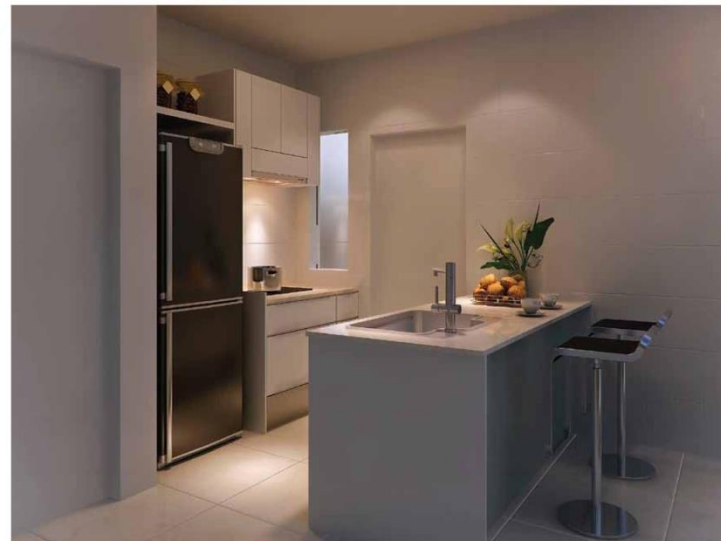
Vanity counter shower screen



Built in wardrobe



Shoe cabinet



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board



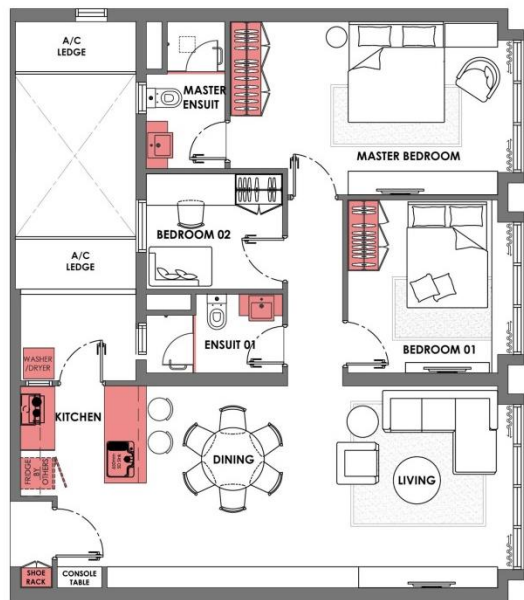
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-



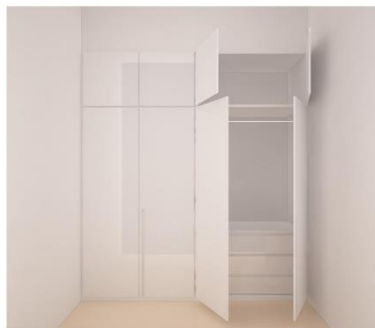


TYPE C2 992 sf

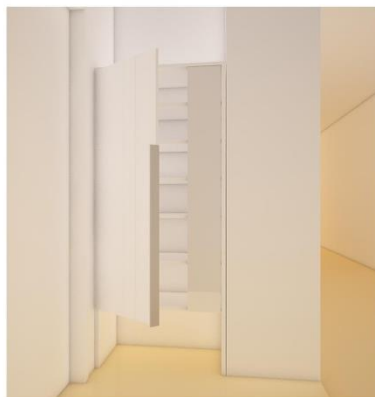
- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom and bedroom 1
- Built in shoe cabinet
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp), master bedroom (1.5hp) and bedroom 1 (1hp)



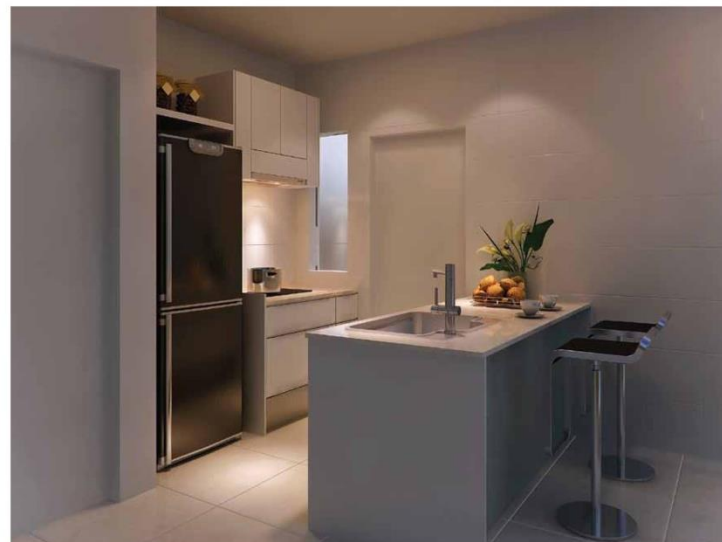
Vanity counter shower screen



Built in wardrobe



Shoe cabinet



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board

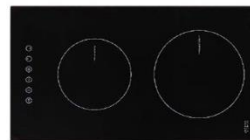


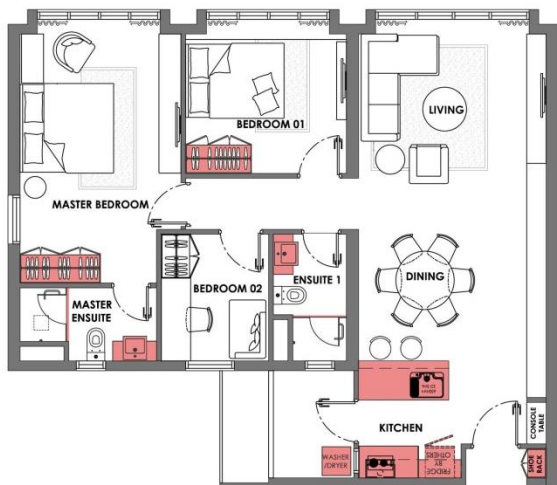
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-



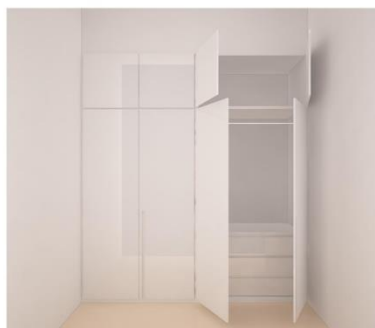


TYPE C3 992 Sf

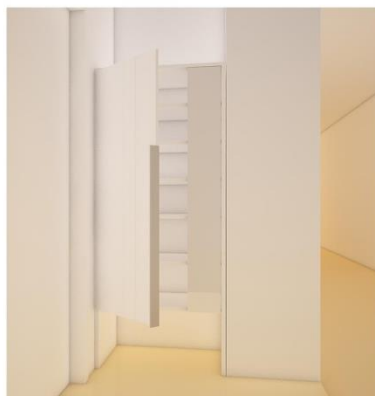
- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom and bedroom 1
- Built in shoe cabinet
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp), master bedroom (1.5hp) and bedroom 1 (1hp)



Vanity counter shower screen



Built in wardrobe



Shoe cabinet



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board

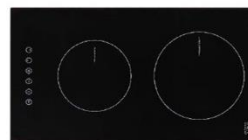


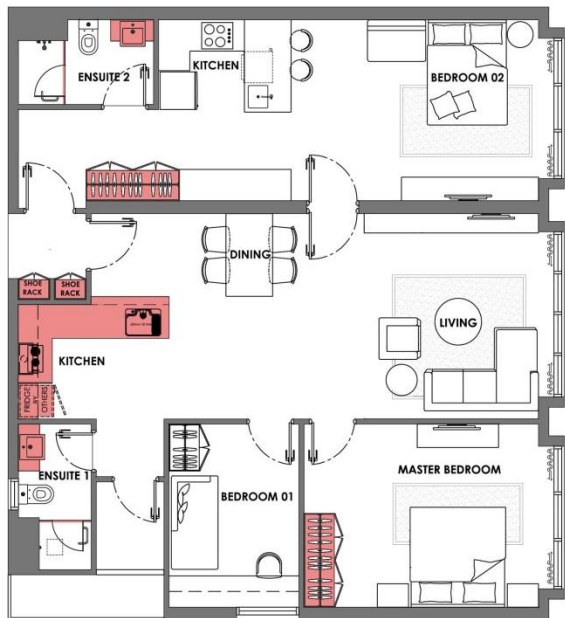
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-



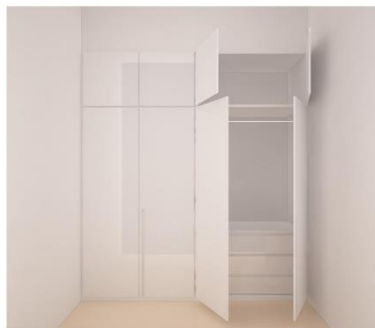


TYPE D2 1,265 Sf

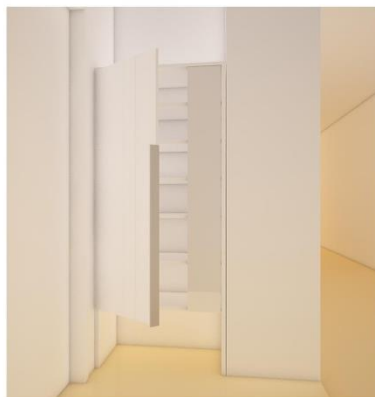
- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom and bedroom 2
- Built in shoe cabinet
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp), master bedroom (1.5hp) and bedroom 2 (1.5hp)
- Storage tank water heater applicable to ensuite 1 and ensuite 2



Vanity counter shower screen



Built in wardrobe



Shoe cabinet



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board

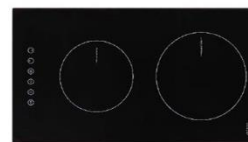


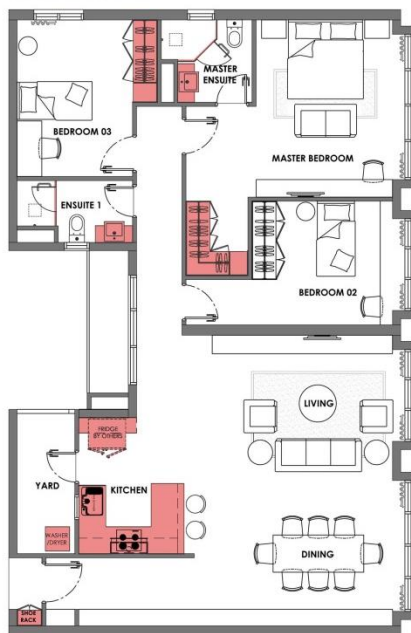
Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-





TYPE E 1,405 SF

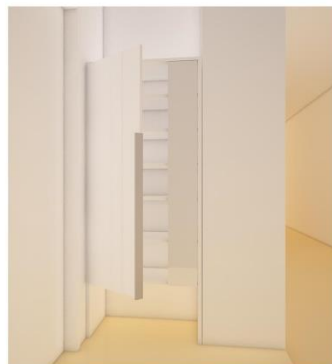
- "Cleanlady" imported kitchen cabinet c/w kitchen sink and tap
- Appliances - Built in hood and ceramic hob, fridge and washer dryer
- Built in wardrobe applicable to master bedroom and bedroom 3
- Built in shoe cabinet
- Vanity counter shower screen
- Air conditioning applicable to living room (1.5hp), master bedroom (1.5hp), bedroom 2 (1.0hp), and bedroom 3 (1hp)
- Storage tank water heater applicable to ensuite 1 and ensuite 2



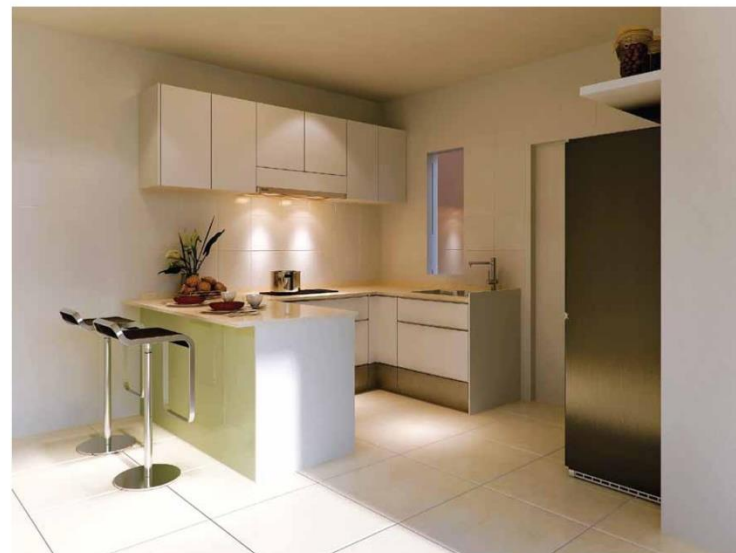
Vanity counter shower screen



Built in wardrobe



Shoe cabinet



"Cleanlady" imported kitchen system cabinet

Additional features:-



Super silent sink & draining board



Pull out skirting drawer



Stainless steel carcass

Electrical Appliances:-



(a) List and description of common facilities serving the said development

- Male & Female Changing Room
- Swimming Pool
- Wading Pool
- BBQ Pit
- Games Room
- Gym Room
- Surau
- Landscape
- Child Care Centre

(b) List and description of services provided

I. Maintenance of Common Property

II. Security System Maintenance of Common Property

III. External Sewerage Maintenance

IV. Refuse Collection/Disposal

V. Security Services of Common Property

VI. Such other facilities and services as may be provided by the Management at its absolute discretion to be provided for the said Project.

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Frame
WALLS	: Brick/Reinforced Concrete Wall
CEILINGS	: Plaster Ceiling / Skim Coat with Paint
DOORS :	
Front Door	: Timber Door
Other Door	: Timber Door
Powder Room & Toilet Door	: Timber Door
WINDOWS	: Aluminium Frame Window
WALL FINISHES :	
External Wall	: Plaster & Paint
Internal Wall	: Plaster & Paint
Master Bath/Powder Room*/Common Bath*	: Porcelain Tiles
Kitchen	: Homogeneous Tiles
FLOORINGS :	
Entrance/Living/Dining/Kitchen	: Porcelain Tiles
Bedrooms	: Porcelain Tiles
Master Bath/Powder Room*/Common Bath*	: Porcelain Tiles
Yard	: Homogeneous Tiles
IRONMONGERY	: Quality Lockset
ELECTRICAL SUPPLY	: 1-Phase/3-Phase Power Supply

Panel Bankers

Bank	Package			Loan Margin	Loan Tenure	Contact Details	
	Bonding	Interest rate		Malaysian (%)			
Affin Bank	3 years 3% penalty	4.4% for the first 3 years	Thereafter : BLR - 2.3%	90%	45 years or 75 years old	Mr Siva Henry	012-358 0713 012-2553438
Hong Leong Bank	3 years 3% penalty	Whole Tenure BLR - 2.4%		90%	30 years or 65 years old	Mr. Andric	017-200 9737
CIMB	-	Year 1 : BLR - 2.5% Year 2 & 2: BLR -2.45% Thereafter : BLR - 2.4%		90%	40 years or 70 years old	Tham	012-2098395
Maybank	5 years 2% penalty	4.5% for the first 3 years	Thereafter : up to BLR - 2.4%	90%	30 years or 60 years old	Angeline Yap	012-3252259
Public Bank	3 years 2% penalty	Fixed 4.5% for the first year Thereafter, BLR - 2.4%	Thereafter : BLR - 2.4%	90%	40 years or 70 years old	Tommy	012-273 2270
RHB		Fixed 4.5% for the first 3 years	Thereafter : BLR - 2.4%	90+5%	40 years or 65 years old	William Sylvia	018-2728088 012-7207730
HSBC	3 years	Year 1 -3 : BLR - 2.5% Thereafter : BLR - 2.4%		90%	35 years or 65 years old	Gillian 012-2721607	
MBSB	5 years 3.5% of outstanding balance	2% for the 1st year ECOF - 2% for 2nd & 3rd year	Thereafter : ECOF - 1%	90% + 5%	30 years or 65 years old	Justin	012-6586018

Current ECOF / BLR 6.85%

Geraldine Yeoh Arjunan & Associates

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47400 Petaling Jaya

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Email : geraldine@gya.com.my
Contact person : Ms Geraldine

Halim Hong & Quek

Suite 9-8, Level 9 (Lobby B)
Wisma UOA II, 21, Jalan Pinang
50450 Kuala Lumpur

Tel: +(603) 2710 3818
Fax: +(603) 2710 3820
Email : queknm@hhq.com.my
Contact Person : Mr Quek / Ms Spring

Khairin-Nisa & Co

No. 6A (1st Floor), Jalan
SS22/25
Damansara Jaya
47300 Petaling Jaya

Tel: +(603) 7722 5746
Fax: +(603) 7725 3841
Email : khairinnisa-pj@khairinnisa-co.com
Contact person : Mr Foo

HDA ACCOUNT NUMBER

Beneficiary's Name	Icon City Development Sdn Bhd
Account Number	33100039899
Beneficiary Bank	Hong Leong Bank Berhad KL Main Branch Ground Floor, Menara EON Bank 288 Jalan Raja Laut 50350 Kuala Lumpur
Swift Code	HLBBMYKL



Mobile	: 6012 227 1998
Sales Gallery	: 603 7876 3993
Toll Free	: 1300 88 3993
Website	: www.icon-city.com.my