



MIZUK

ARA DAMANSARA

FREEHOLD

Cool Waterscape Living



Inspired by water

Redefining urban cool

The only living space inspired and defined
by water in the Klang Valley.



MIZU

The only development that harness the energy
of water.

A living space set in a breath taking
waterscape environment, from end to end.



Perfect environment for healthy living

Mizu is designed to meet the needs of go-getting urbanites. We offer contemporary homes that are comfortable and secure, in tranquil surroundings that are a refuge. It's the perfect environment for healthy living to bring up happy and intelligent kids.

Easy Connectivity:

- Direct access to major highways
- Minutes' drive to local and international schools, hotels, shopping malls and golf clubs
- 5 minutes' drive to Ramsay Sime Darby (Ara Damansara) Medical Centre
- 7 minutes' drive to Subang Airport



Lead an active lifestyle with its premium facilities

MIZU is designed with your well-being as the utmost priority.

Go for a run or a leisurely walk in the beautifully landscaped grounds and sweat it out at the gym or the courts. Or do your laps in Mizu's gorgeous pools.



Aquatic- inspired architectural forms

MIZU's facade is a showcase of interlocking ice-cubes.

Architectural forms and space are ingeniously brought to life by the beauty of water, pleasing even the most discerning of buyers.



Breath-taking vista from every residence

Each block of residence is designed and angled so that residents enjoy an unobstructed view of the surroundings from their unit.



Contemporary luxurious living space

MIZU is designed with form and function in mind, for urban dwellers.

The freehold service apartments with at least 3 bedrooms are designed with high ceilings and compact layouts. It's luxurious but a breeze to upkeep, practical for busy executives.





Excellent investment opportunity

- o Epitomises modern lifestyle within a unique aquatic environment that incorporates green living.
- o Consists of luxurious service apartments with at least three bedrooms with high ceilings and compact layouts, ideal for those aspiring to own their homes.
- o Is a freehold property located in a strategic location, just a short drive to Kuala Lumpur city centre.
- o In a neighbourhood favoured by upwardly mobile professionals.
- o Surrounded by amenities such as shopping malls, schools, hospitals, recreational facilities and golf courses.

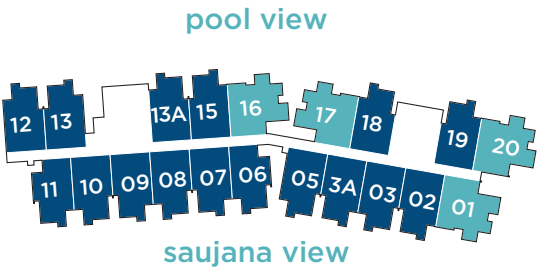


Highlights

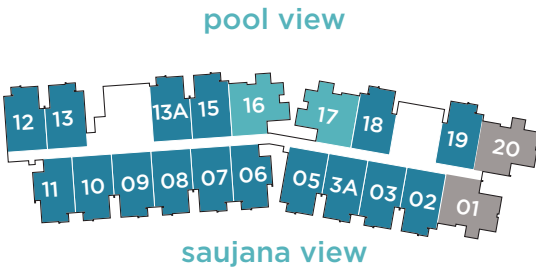
| | | | |
|--|--|--|---|
| <div>1. Floating Yoga / Meditation Platform</div> <div>2. Open Lawn</div> <div>3. Water Play Area</div> <div>4. Wading Pool with Water Slide</div> <div>5. Sauna</div> <div>6. Changing Room</div> <div>7. Gym & Multipurpose Hall</div> | <div>8. Floating Cabana</div> <div>9. Swimming Pool with Marine Life Image Display</div> <div>10. BBQ Pavilion</div> <div>11. Hydro Spa Pool (Jacuzzi)</div> <div>12. Water Stepping Stone</div> <div>13. Reflexology Path (Wellness Walk)</div> | <div>14. Aqua Gym</div> <div>15. Kids Fun Garden</div> <div>16. Children Playground</div> <div>17. Viewing Deck</div> <div>18. Herb Garden</div> <div>19. Floating Pavilion</div> <div>20. Sunken Garden</div> | <div>Ground Floor</div> <div>21. Multipurpose Court</div> <div>22. Putting Green</div> <div>23. Reading Area</div> <div>24. Surau</div> <div>25. Jogging Track / Bicycle Lane</div> |
|--|--|--|---|

Floor plan

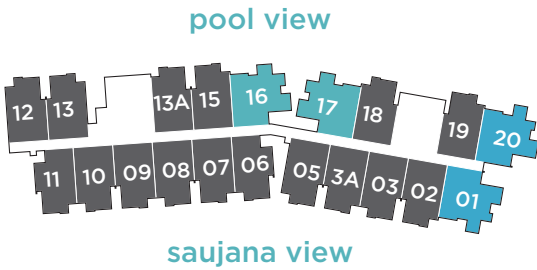
10th, 12th, 15th, 18th & 20th Floor



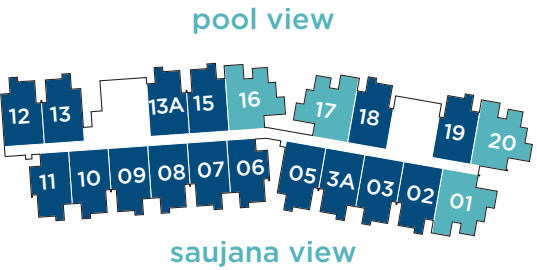
9th, 13th, 17th & 19th Floor



8th, 11th, 13Ath, 16th & 21st Floor

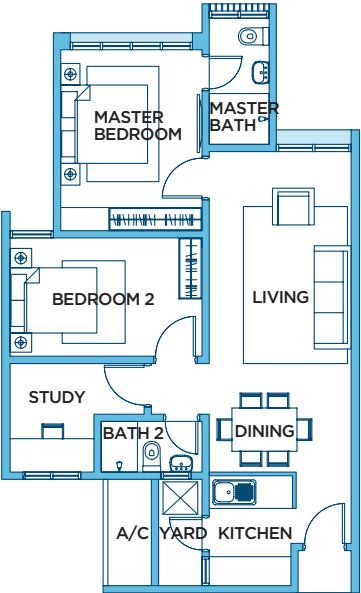


7th Floor



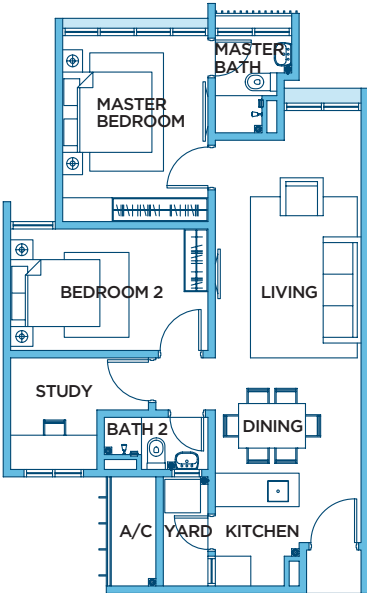
TYPE
A1

750 SQ FT



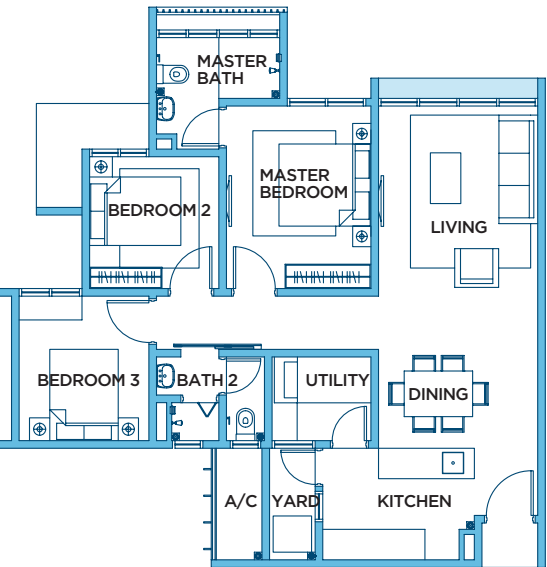
TYPE
A3

754 SQ FT



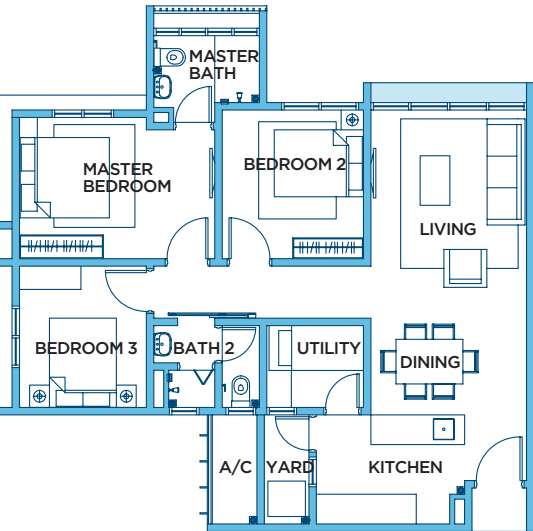
TYPE
B1

880 SQ FT



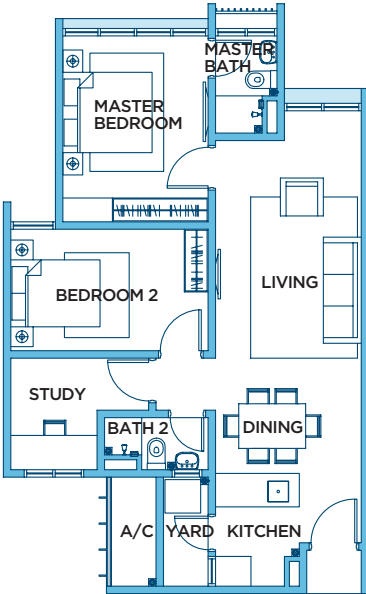
TYPE
B3

880 SQ FT



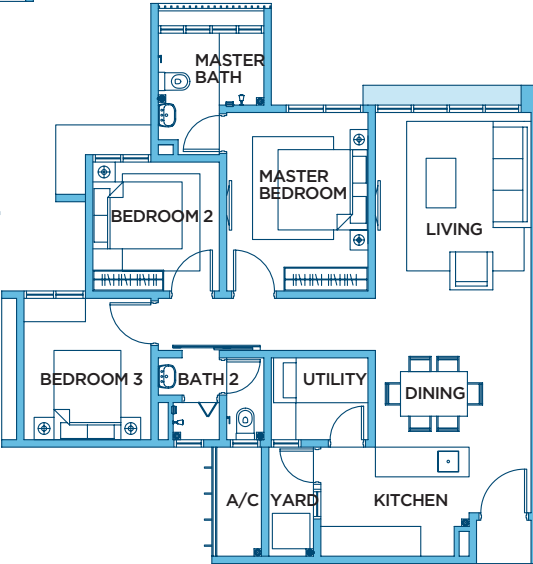
TYPE
A2

751 SQ FT



TYPE
B2

888 SQ FT



Specifications

| | |
|-------------|---|
| Structure | Reinforced Concrete Structure |
| Wall | Generally Reinforced Concrete Wall / Brick Wall |
| Roof | Reinforced Concrete Flat Roof / Metal Deck Roofing |
| Ceiling | Generally Skim Coat and Paint / Plasterboard Ceiling (where applicable) |
| Windows | Aluminium Frame Windows with Glazing |
| Doors | Timber Door / Plywood Flush Door / PVC Door / Sliding Door (where applicable) |
| Ironmongery | Locksets & Accessories |

| | |
|--|---|
| Wall Finishes | |
| General Internal Walls | Cement Sand Plaster & Emulsion Paint / Skim Coat & Emulsion Paint |
| Kitchen | Ceramic Tiles to Non-Kitchen Cabinet Wall up to Top Hung Cabinet Height |
| All Bathrooms | Ceramic Tiles to Ceiling Height |
| External Walls | Cement Sand Plaster / Skim Coat / Plaster & Paint |
| Floor Finishes | |
| Living / Dining / Entrance Foyer / All Bathrooms / Kitchen / Yard | Ceramic Tiles |
| Utility Room / Terrace (where applicable) | Ceramic Tiles |
| Air Cond Ledge | Cement Render |
| All bedrooms & Study Room (where applicable) | Laminated Timber Floor |

| | | |
|-----------------------|--------|--------|
| Sanitary Installation | Type A | Type B |
| Water Closet | 2 | 2 |
| Wash Basin | 2 | 2 |
| Toilet Roll Holder | 2 | 2 |
| Shower Rose | 2 | 2 |
| Sink c/w Tap | 1 | 1 |
| Bib Tap | 3 | 3 |
| Soap Holder | 2 | 2 |

| | | |
|-------------------------|--------|--------|
| Electrical Installation | Type A | Type B |
| Lighting Points | 11 | 16 |
| Ceiling Fan Points | 4 | 4 |
| SMATV Socket Outlets | 1 | 1 |
| 13A Socket Outlets | 15 | 17 |
| 15A Air Cond Points | 4 | 4 |
| Water Heater Points | 2 | 2 |
| Door Bell Point | 1 | 1 |
| Fiber Termination Box | 1 | 1 |



24-hour Guarded



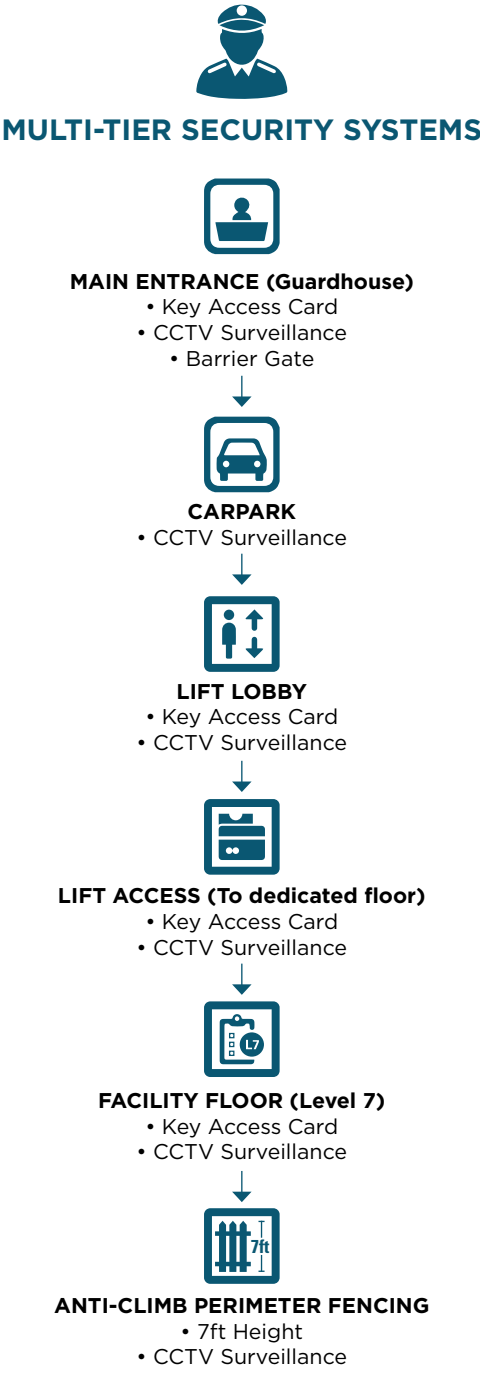
CCTV Surveillance



Key Access Card

Safeguarding your peace-of-mind

The Mizu's living experience into a safe and secure environment served by access card controlled entry, multi-tier security systems and 24-hours guard services and patrols.





Tesco



Ramsay Sime Darby Medical Centre



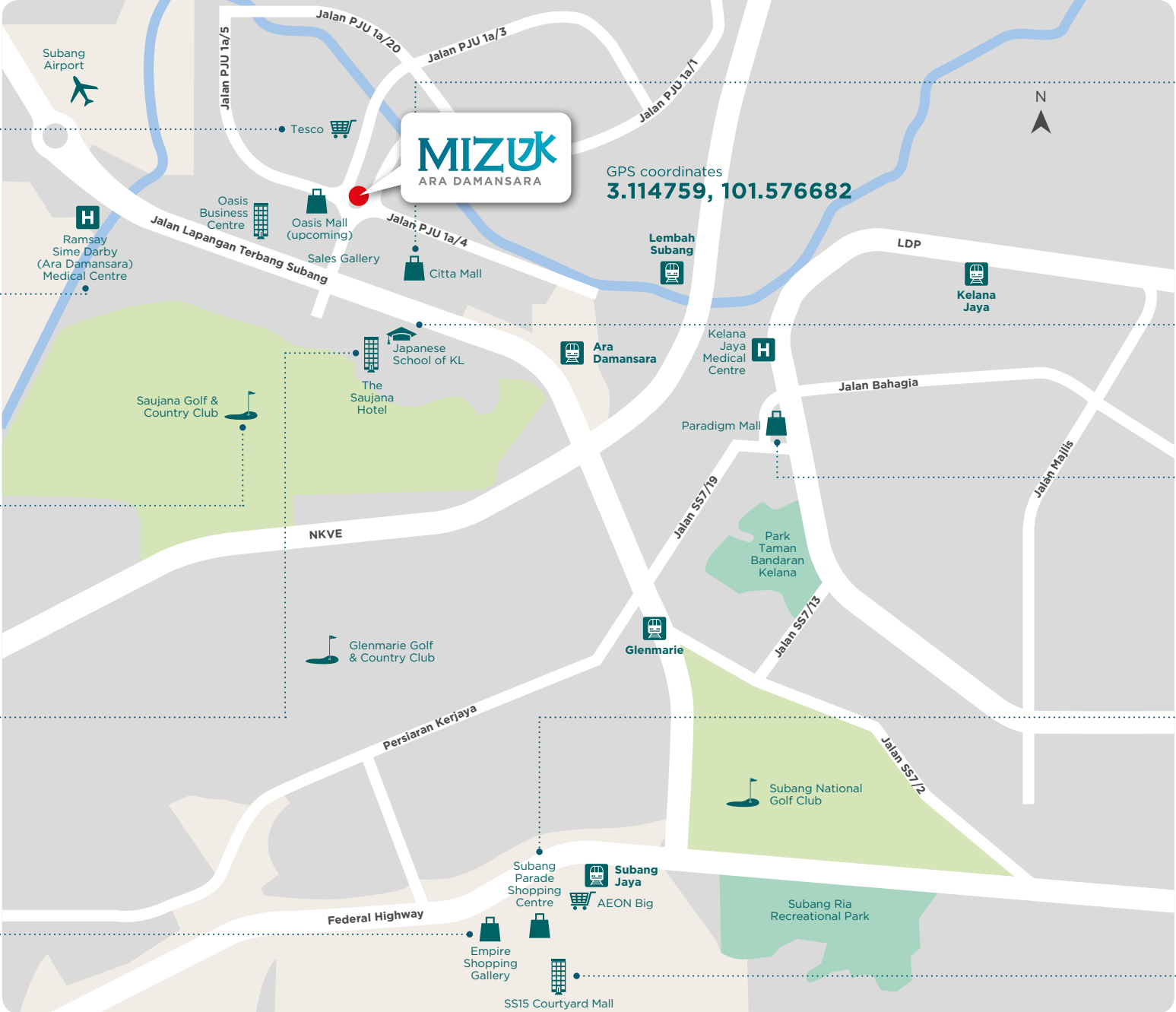
Saujana Golf & Country Club



The Saujana Hotel



Empire Shopping Gallery



Citta Mall



Japanese School of KL



Paradigm Mall



Subang Parade Shopping Centre



SS15 Courtyard Mall

Coollest address in a prime location

Thrive in a neighbourhood with energetic vibes, the choice of working professionals.

- o Surrounded by higher-end community and commercial hub
- o A stone's throw away from Tesco hypermarket and Citta Mall
- o Within walking distance to Oasis Square and the upcoming Oasis Mall
- o In the vicinity of three golf courses

1 300 22 9898
www.mizuresidences.my

Please visit our sales gallery at



waze

**Mizu Residences
Sales Gallery**

GPS coordinates
3.114855, 101.576601

A Prestigious Development by



EPOCH PROPERTY SDN BHD (955473-D)
N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G
47500 Subang Jaya, Selangor

SALES GALLERY
G-01, H20 @ Ara Damansara, No. 1, Jalan PJJ 1A/3
Ara Damansara, 47301 Petaling Jaya, Selangor Darul Ehsan

Housing Developer's License: 13556-1/10-2018/02597(L). Validity Date: 13/10/2017 – 12/10/2018. Advertising Permit: 13556-1/10-2018/02597(P). Validity Date: 13/10/2017 – 12/10/2018. Approving Authority: Majlis Bandaraya Petaling Jaya. Approve Building Plan No: MBPJ/120100/T/PT10/36/2014. Tenure of Land: Freehold. Expected Date of Completion: Oct 2018. Land Encumbrances: HSBC Bank Malaysia Berhad. No. of Units: 300. Selling Price: RM652,500 (min) – RM1,007,600 (max). Bumiputra Discount: 7%.

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