



**Park**  
RESIDENCY  
CHERAS

Experience luxury  
eco living in a gated  
and guarded precinct

体验奢华与自然的最佳居住环境



## Enjoy the extraordinary 非同凡响的体验

Park Residency Homes is an exclusive residential area surrounded by natural landscape. It's a tranquil respite and yet just a stone's throw from the various commercial, recreational and educational amenities located in Cheras. Rest assured, residents can enjoy peace of mind with secured keycard access in a gated & guarded environment.

Experience luxury eco pursuits, modern security systems, convenient amenities & accessibility, right here at Park Residency.

Park Residency Homes 是周边围绕着自然景观的一个独特性住宅区。它不但提供宁静的休闲空间，而且距离位于蕉赖区的各式商业、娱乐休闲及教育设施只是咫尺之遥。

具备现代化安保系统、设施便利和交通便捷条件的 Park Residency，不但是您居住的最佳环境，而且更能让您悠闲的去体验奢华及自然的美丽家园。



# Space & luxury living

## 宽敞的空间与奢华的生活体验

Here, homes are crafted thoughtfully surrounded by boundless lush greenery.

The 3 storey link residences have three designs to choose from; with well-ventilated living spaces and living room on the first floor to enjoy the spectacular unobstructed views overlooking the verdant park.

Double height space mini backyard sits under the open sky, flooding the space around it with daylight. Park Residency also offers a fully covered car porch built perfectly for you & your family.

在这里，我们精心为您打造了这绿荫环绕的梦寐家园。

备有三种格局设计的三层连接式住宅任您选择：位于一楼的客厅让起居空间更开阔，通风明亮，同时也享尽一览无余的壮丽、青翠景色。

每种格局设计都拥有一个双层高度露天迷你型后院，巧妙的让充裕的阳光洒进，让您充分利用这空间。同时每个Park Residency住宅都有一个您和您的家人专属的完全覆盖式汽车停泊空间，即安全又放心。



  
**FIRST FLOOR**  
LIVING AREA  
WITH BALCONY  
& PREMIUM VIEW  
一楼客厅设有阳台  
及美不胜收的景致

  
**GROUND FLOOR**  
2 NOS OF COVERED  
CAR PARKS  
底层设有2个  
覆盖式的停车位



# The perfect balance of wellness & sophistication

## 健康的生活型态 与现代高级品味的 完美结合

Park Residency creates a harmonious co-existence between man and nature in picturesque environment that complements the exciting beauty of the lush yet calming sanctuary.

Immerse and indulge oneself in nature as life slows down at Park Residency, nestled away from the rush of the city. Stroll along the recreational park, curl up with your favorite book or playlist at the gazebo. Stay fit at the 6.9 acre of uniquely combined sculptured and natural landscape park.

郁郁葱葱又宁静的环境营造出如画一般的 Park Residency，让人与大自然和谐共处。

Park Residency 让您放慢生活脚步，恍如远离了都市的尘嚣而享受宁静。置身在高达6.9英亩苍翠树木中，您与家人可悠闲的在公园里漫步或在凉亭里享受阅读乐趣和大自然的声乐。

Disclaimer:

This 6.9 acres of land belongs to Jabatan Pengairan dan Saliran Negeri Selangor (JPS, Selangor). It has been gazetted to be used as a water retention pond by JPS, Selangor. We have obtained conditional usage of this land and we have turned it into a Central Garden.

JPS, Selangor has the right to enter into this land as and when is required for works related to the maintenance of the land and its related works. They have the absolute right to reclaim this land for their own usage to develop and construct a water retention pond in the future without any reference nor compensation.



# A true retreat for all generations

## 您与您家人的 最佳居家选择

Park Residency was designed to encourage a wholesome way of life for young and old.

When it comes to relaxation, be spoilt for choice here. Indulge in a family BBQ picnic, or simply gazing at the stars on the beautifully crafted cantilever platform at the recreation pond.

Park Residency 为各年龄阶层人士建设多种休闲设施去享受健康的生活。

您可与您家人享受烧烤野餐的乐趣或轻松在休闲区的悬台上欣赏令人心旷神怡的景色。



# Site plan / 总平面图

## Legend / 说明

- Type A / A 户型
- Type A1 / A1 户型
- Type B / B 户型
- Type B1 / B1 户型
- Type C / C 户型
- Type C1 / C1 户型

## Facilities / 设施

- 1 Guard House / 警卫室
- 2 6.9 acres Central Garden / 中央花园
- 3 Traditional Games Zone (Kite & Gasing) / 传统游戏区 (风筝与陀螺)
- 4 Outdoor Gym / 户外健身区
- 5 BBQ Terrace / 烧烤区
- 6 Gazebo / 眺望台
- 7 Reflexology Path / 足疗小径
- 8 Children Adventure Zone / 儿童探险区
- 9 Children Playground / 儿童游乐园
- 10 Multipurpose Court / 多功能球场
- 11 Gazebo & Wide Cantilever Platform / 凉亭和宽悬平台
- 12 Recreational Pond / 休闲区
- 13 Jogging Track / 慢跑道



Disclaimer:

Item 2 & 3

This 6.9 acres of land belongs to Jabatan Pengairan dan Saliran Negeri Selangor (JPS, Selangor). It has been gazetted to be used as a water retention pond by JPS, Selangor. We have obtained conditional usage of this land and we have turned it into a Central Garden.

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# Floor plan / 平面图

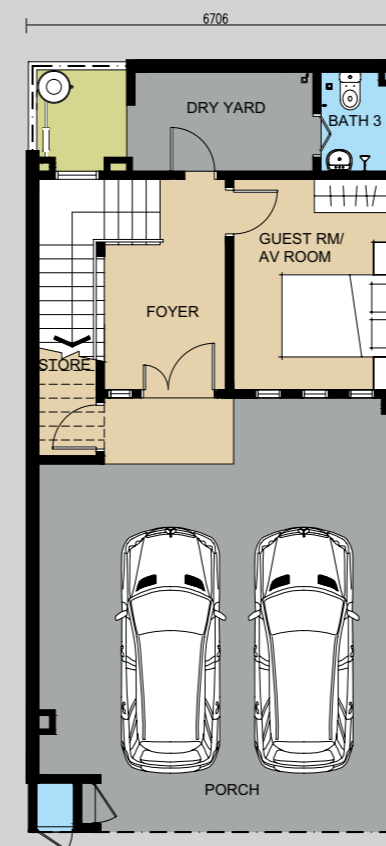
## TYPE A / A 户型

### 3 Storey Link Residences

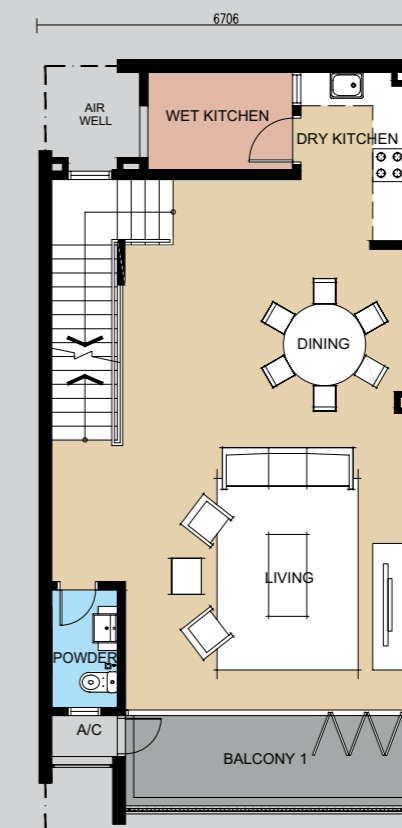
- Land size: From 22' x 46'
- Built-up area: 2,875 sq ft

### 3 层链接高级住宅

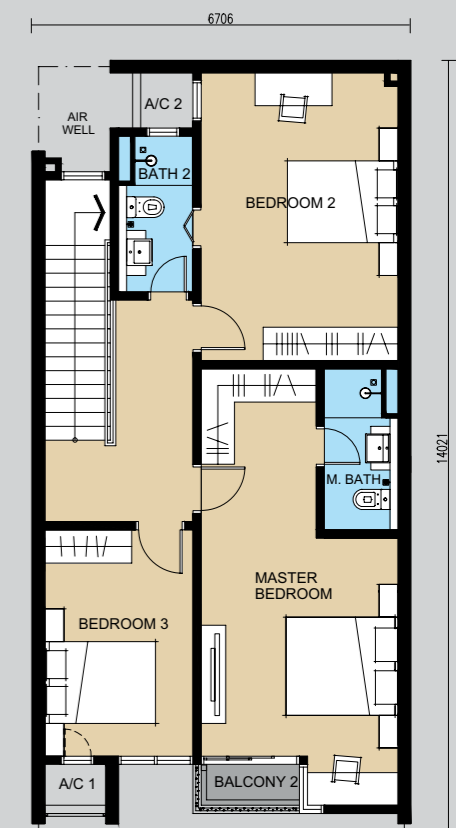
- 土地面积: 22' x 46'
- 建筑面积: 2,875 平方公尺



Ground Floor  
底层



First Floor  
一楼



Second Floor  
二楼

# Floor plan / 平面图

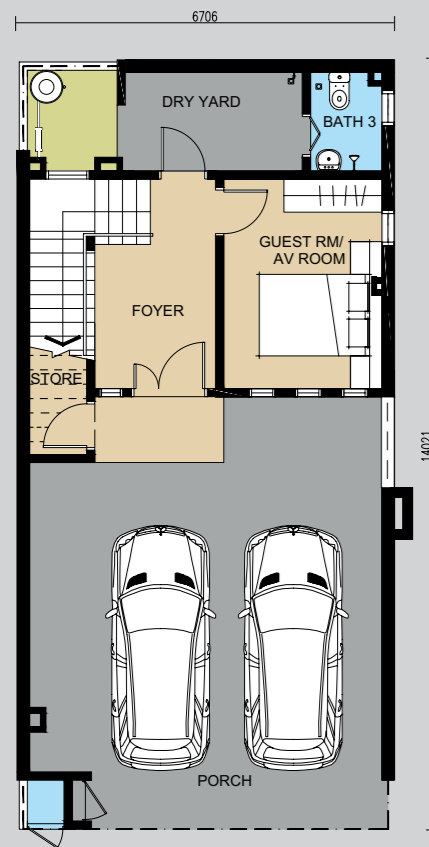
## TYPE A1 / A1户型

### 3 Storey Link Residences

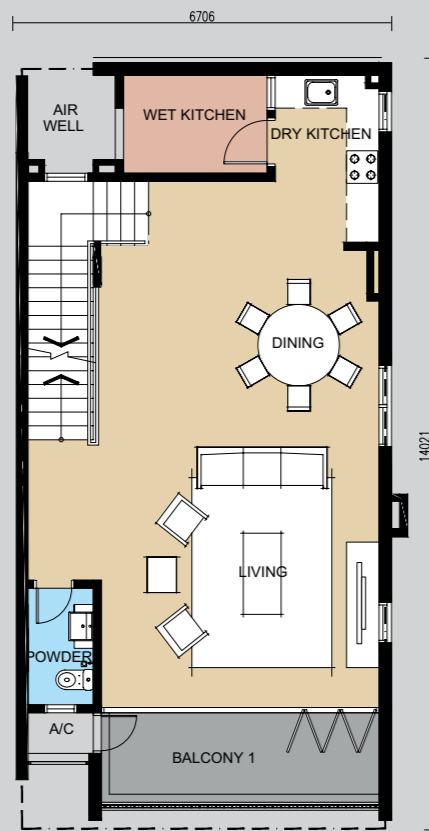
- Land size: From 22' x 46'
- Built-up area: 2,875 sq ft

### 3 层链接高级住宅

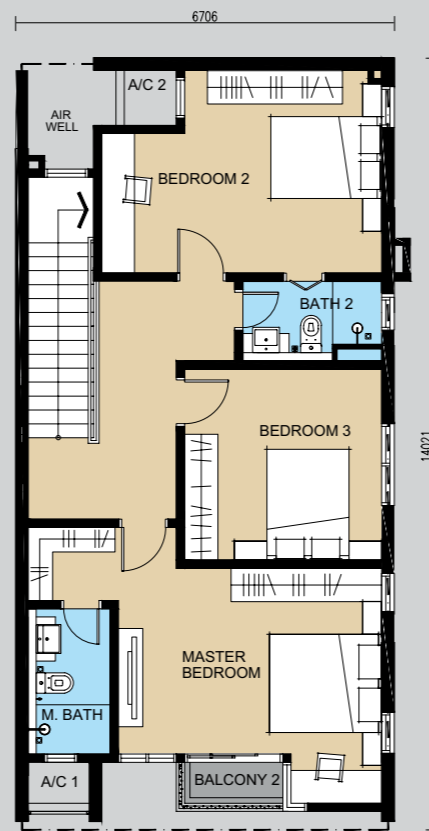
- 土地面积: 22' x 46'
- 建筑面积: 2,875 平方公尺



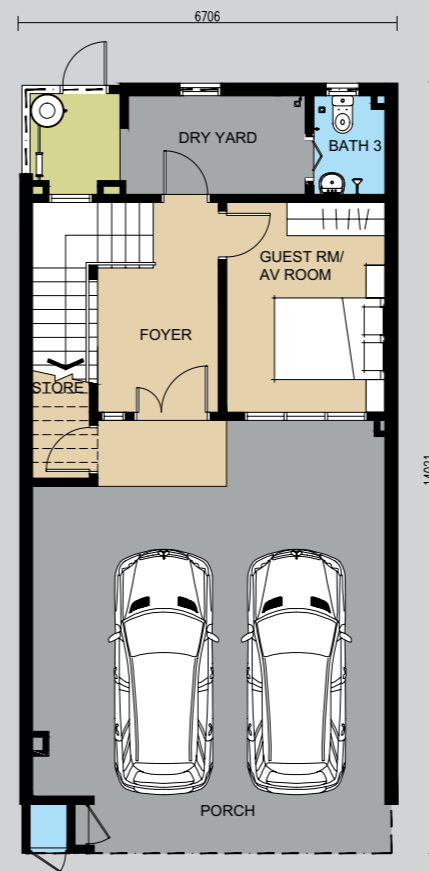
Ground Floor  
底层



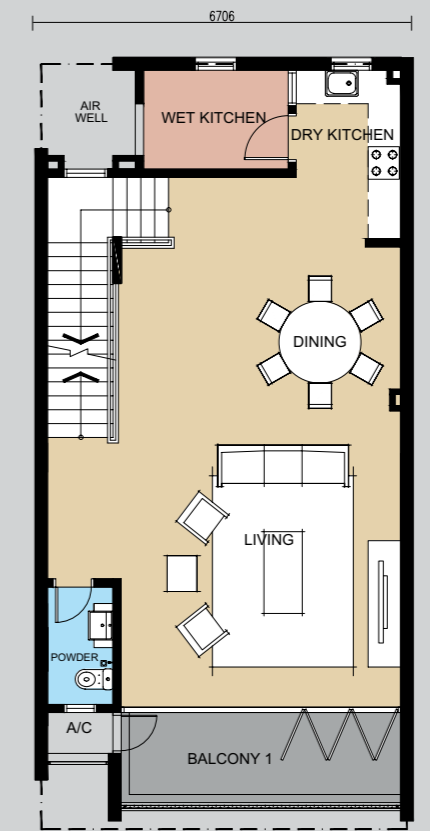
First Floor  
一楼



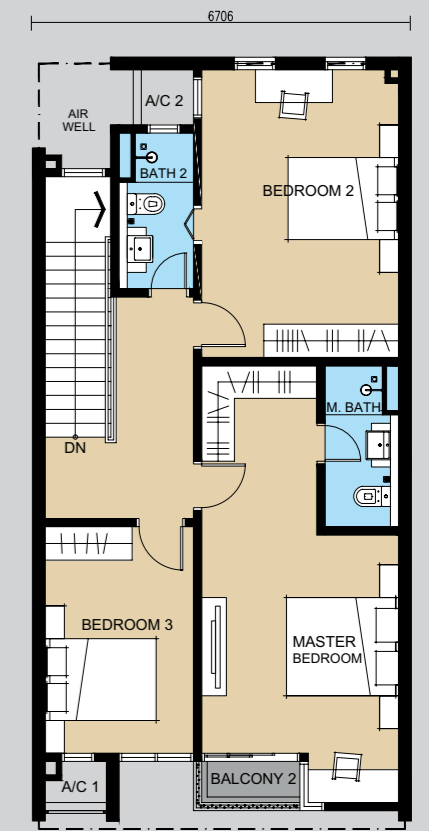
Second Floor  
二楼



Ground Floor  
底层



First Floor  
一楼



Second Floor  
二楼

### 3 Storey Link Residences

- Land size: From 22' x 46'
- Built-up area: 2,875 sq ft

### 3 层链接高级住宅

- 土地面积: 22' x 46'
- 建筑面积: 2,875 平方公尺

# Floor plan / 平面图

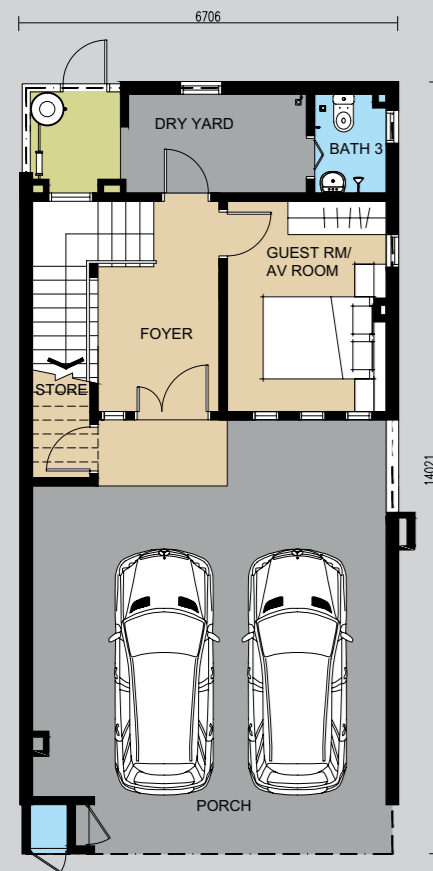
## TYPE B1 / B1户型

### 3 Storey Link Residences

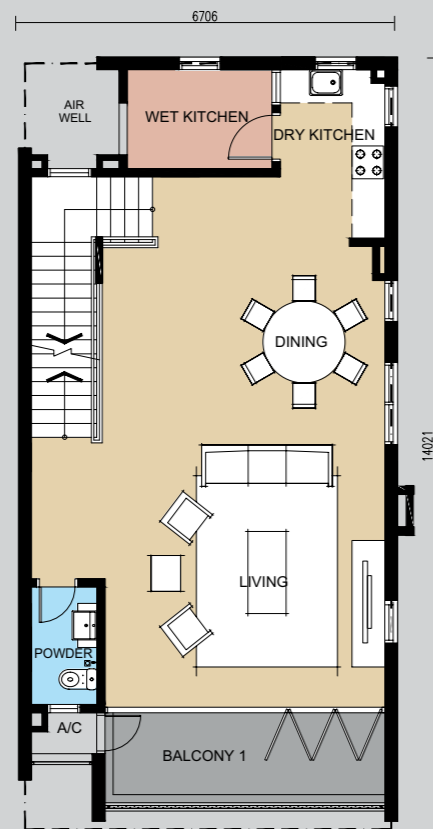
- Land size: From 26' x 46'
- Built-up area: 2,875 sq ft

### 3 层链接高级住宅

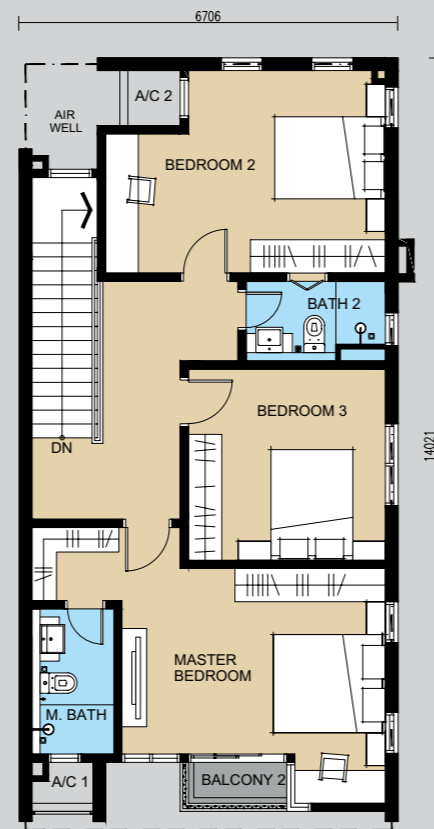
- 土地面积: 26' x 46'
- 建筑面积: 2,875 平方公尺



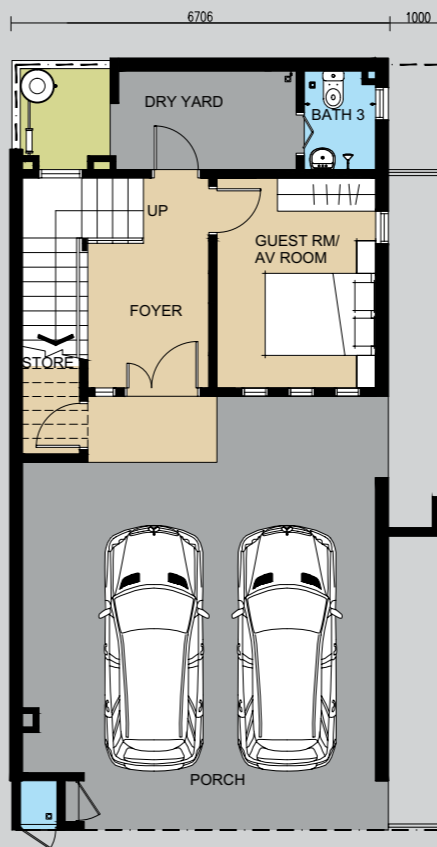
Ground Floor  
底层



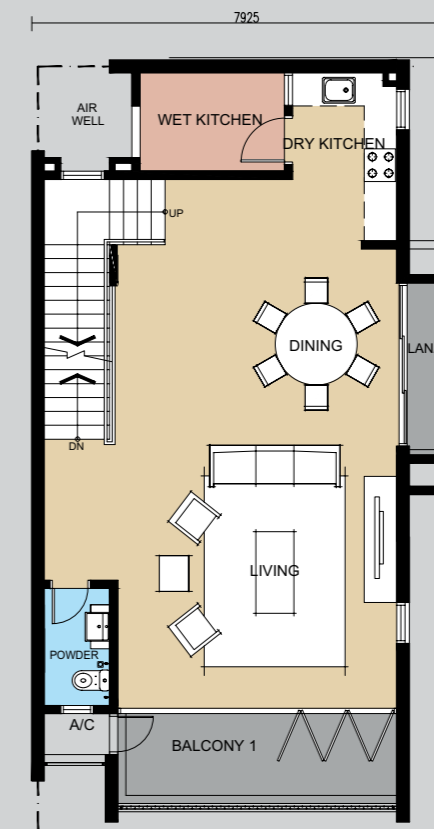
First Floor  
一楼



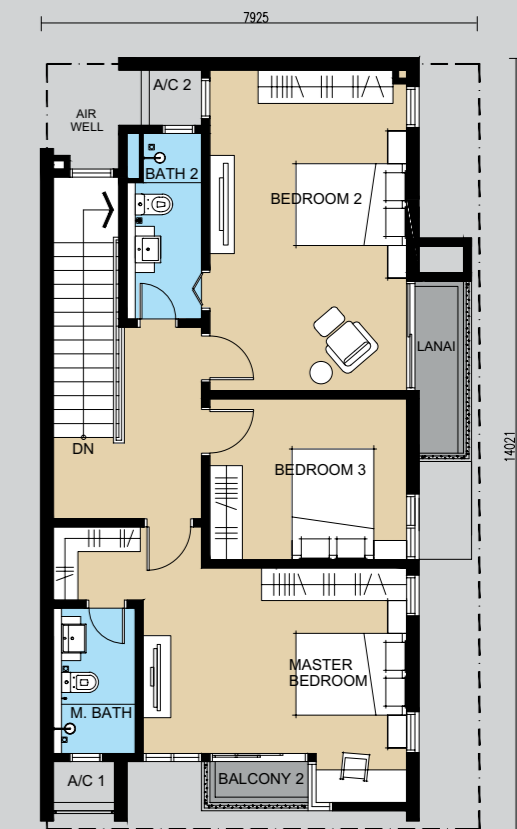
Second Floor  
二楼



Ground Floor  
底层



First Floor  
一楼



Second Floor  
二楼

## TYPE C / C户型

### 3 Storey Link Residences

- Land size: From 26' x 46'
- Built-up area: 2,947 sq ft

### 3 层链接高级住宅

- 土地面积: 26 x 46'
- 建筑面积: 2,947 平方公尺



# Floor plan / 平面图

## TYPE C1 / C1户型

### 3 Storey Link Residences

- Land size: From 26' x 46'
- Built-up area: 2,947 sq ft

### 3层链接高级住宅

- 土地面积: 26' x 46'
- 建筑面积: 2,947 平方公尺



Ground Floor  
底层

First Floor  
一楼

Second Floor  
二楼

# Specifications / 规格

- Structure** : Reinforced Concrete Frame
- Wall** : Generally Reinforced Concrete Wall / Brick Wall
- Roof** : R.C. Flat Roof / Metal Roof
- Ceiling** : Plaster Ceiling / Skim Coat
- Floor Finishes** :  
 : Wet Kitchen / Dry Yard / \* Lanai (Type C & C1 only) : Porcelain Tiles  
 : Living / Dining / Dry Kitchen / AV Room / Guestroom / Foyer : Porcelain Tiles  
 : Master Bedroom / Bedroom 2 / Bedroom 3 : Laminated Timber Floor  
 : Master Bath / Bath 2 / Bath 3 / Powder : Porcelain Tiles  
 : Staircase : Laminated Timber Floor  
 : Balconies : Porcelain Tiles  
 : AC Ledges : Cement Render  
 : Porch : Concrete In Print

- Wall Finishes** :  
 : Kitchen : Ceramic Tiles  
 : Master Bath / Bath 1 / Bath : Porcelain Tiles To Ceiling Height  
 : Interior Walls : Emulsion Paint  
 : Exterior Walls : Weather Resistant Paint

- Doors** :  
 : Main Entrance / Bedrooms : Timber Door  
 : Living : Powder Coated Aluminium Framed Folding Glass Door  
 : Bathrooms : Flush Door / Bi-Fold Door  
 : Balcony : Powder Coated Aluminium Sliding Door  
 : Store : Timber Louver Door

- Windows** : Powder Coated Aluminium Framed Glass Window

**Sanitary Fittings**

	Type A	Type A1	Type B	Type B1	Type C	Type C1
: Wash Basin with Vanity Top	: Nos. 3	3	3	3	3	3
: Wash Basin	: Nos. 1	1	1	1	1	1
: Water Closet	: Nos. 4	4	4	4	4	4
: Shower Rose	: Nos. 3	3	3	3	3	3
: Cold Water Tap :- (Hand Bidet = 3 Bid Tap = 1 Basin Tap = 4 Sink Tap = 1 Yard Tap = 2)	: Nos. 11	11	11	11	11	11
: Toilet Roll Holder	: Nos. 4	4	4	4	4	4
: Single Bowl Sink	: Nos. 1	1	1	1	1	1

**Electrical Points**

	Type A	Type A1	Type B	Type B1	Type C	Type C1
: Distribution Board (60A, 1ph)	: Nos. 1	1	1	1	1	1
: Lighting Point	: Nos. 31	31	31	31	33	31
: Power Point	: Nos. 21	21	21	21	21	21
: Fan Point	: Nos. 3	3	3	3	3	3
: Air-cond Point C/W Concealed Pipe	: Nos. 2	2	2	2	2	2
: Water Heater Point	: Nos. 2	2	2	2	2	2
: Door Bell Point	: Nos. 1	1	1	1	1	1
: Telephone Point	: Nos. 2	2	2	2	2	2
: MATV Point	: Nos. 3	3	3	3	3	3

- Ironmongery** : Quality Lock Sets and Accessories

- Miscellaneous** : Letter Box

**Notes** : All information is subjected to changes or deviations as may be required or approved by the appropriate authorities.

# Accessibility to convenience / 便利设施近在咫尺



## Education

- ▶ SRJK C Connaught II
- ▶ SMK Bandar Damai Perdana
- ▶ SK Desa Baiduri
- ▶ SK Tanming Jaya
- ▶ SMK Bandar Tun Hussein Onn
- ▶ Sri Cempaka International School
- ▶ UCSI

## Shopping

- ▶ AEON Big
- ▶ Eonsave
- ▶ Giant Hypermarket
- ▶ The Mines
- ▶ Cheras Sentral Mall
- ▶ Leisure Mall
- ▶ AEON Cheras Selatan

## Medical

- ▶ Hospital Universiti Kebangsaan Malaysia
- ▶ Pantai Medical Centre
- ▶ Columbia Asia Hospital Cheras

## Recreation Park

- ▶ Sungai Long Golf Club
- ▶ Saujana Golf Club
- ▶ Selangor Tuff Club
- ▶ Alam Damai Recreation Park

## Public Transportation

- ▶ KTM Komuter

# Location map / 位置图



2.3 公里 kilometer Alam Damai Recreation Park  
Giant Cheras Utama

6.8 公里 kilometer The Mines

7.0 公里 kilometer Cheras Sentral Mall  
Leisure Mall

6.0 公里 kilometer AEON Cheras Selatan  
Eonsave  
AEON Big Tun Hussein Onn  
Selangor Tuff Club  
Palace Of The Golden Horses Hotel

14.4 公里 kilometer Cheras Pantai Medical Centre  
KTM Komuter Bandar Tasik Selatan

**1300 22 9898**  
**www.titijaya.com.my**

Please visit our sales gallery and show unit at



**Park Residency**  
**Cheras Sales Gallery**

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**PREMSDALE DEVELOPMENT SDN BHD** [201401045801 (1121985-U)]  
N-16-01, Penthouse, Level 16, First Subang, Jalan SS15/4G,  
47500 Subang Jaya, Selangor Darul Ehsan, Malaysia.

Housing Developer License No.: 14674-1/03-2021/02049(L). Validity Date: 21/03/2020 – 20/3/2021. Advertising & Sales Permit No.: 14674-1/03-2021/02049(P). Validity Date: 21/3/2020 – 20/3/2021. Approving Authority: Majlis Perbandaran Kajang (MPKJ). Approve Building Plan No: MBKJ 6/P/41/2015. Tenure of Land: Leasehold (93 Years). Expected Date of Completion: Oct 2020. Land Encumbrances: Al Rajhi Bank & Investment Corporation (Malaysia) Berhad. No. of Units: 62. Selling Price : RM1,429,700.00(min) – RM1,577,900.00(max). Bumiputra Discount: 7%.

The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are appropriate. All plans are intended to serve as a guide only and are subject to approval by the relevant approving authorities and maybe modified or amended as directed by the approving authorities and/or project consultants. All built ups indicated are approximate measurements only and are subject to final survey/confirmation by the land surveyor/appropriate authorities. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. The numbering and postal address for the said parcel when issued by the appropriate authority may not be the identical description as stated in this booklet. Any dispute arising therein shall not be the subject matter of any claims for damages, compensation and/or whatsoever. The purpose of this brochure is to advise that registration of interest is now open.



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