

Elevating Kuchai Lama to a whole
New Exciting Level

KUCHAI
SENTRAL

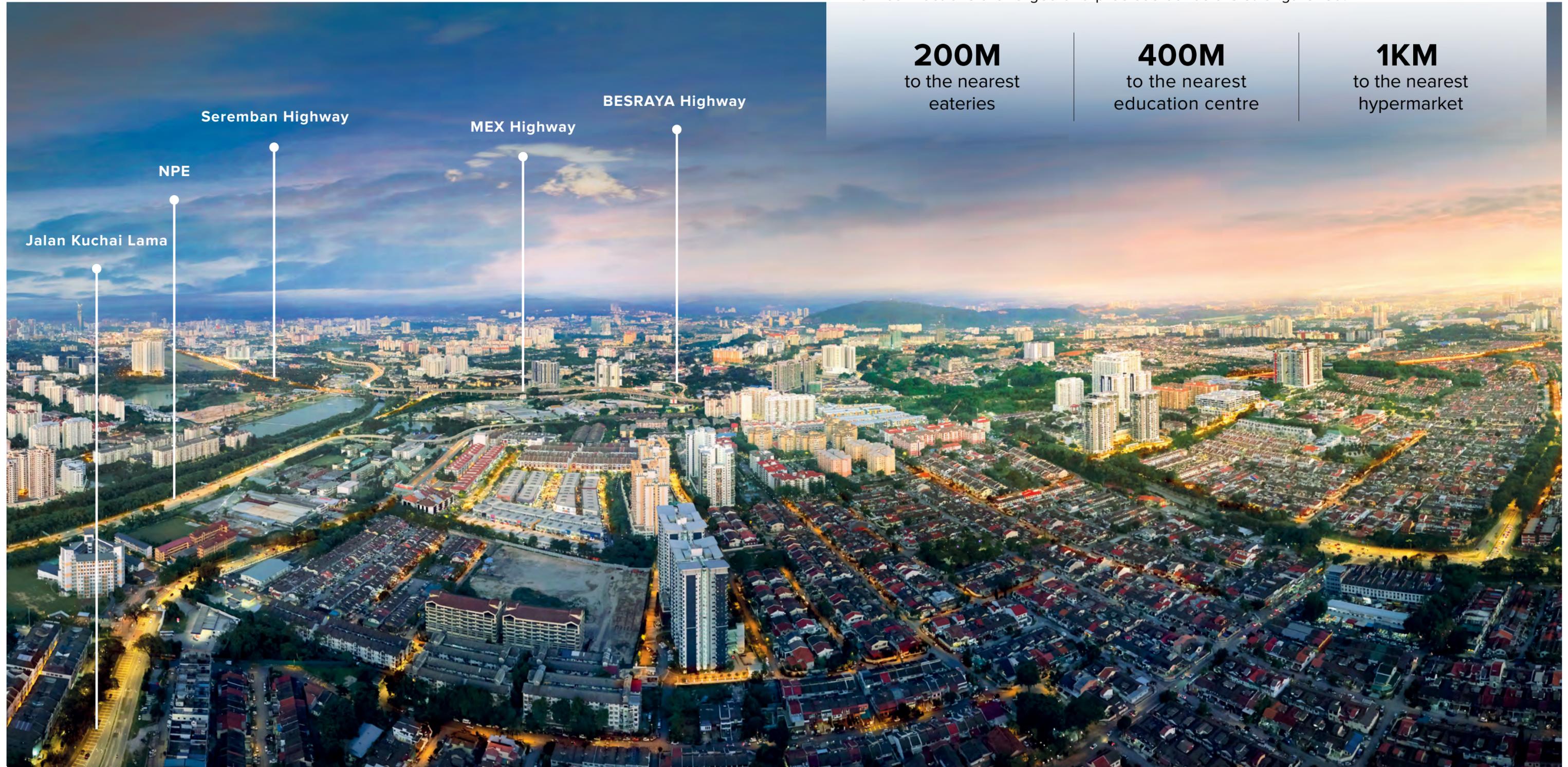


Kuchai Lama

Be Close To It All

An established suburb in Kuala Lumpur

Kuchai Lama is an established thriving suburb that sits along the well-known Old Klang Road. Easily accessible via several major highways and expressways, its strategic location also makes it a short distance from the city centre. Kuchai Lama is surrounded by spectacular choices for dining, shopping and entertainment, attracting people from different parts of the city. Be a part of this charming neighbourhood where generations have grown roots, where new connections are forged and precious bonds are strengthened.



200M
to the nearest
eateries

400M
to the nearest
education centre

1KM
to the nearest
hypermarket

Welcome To **Kuchai Lama's** New Landmark

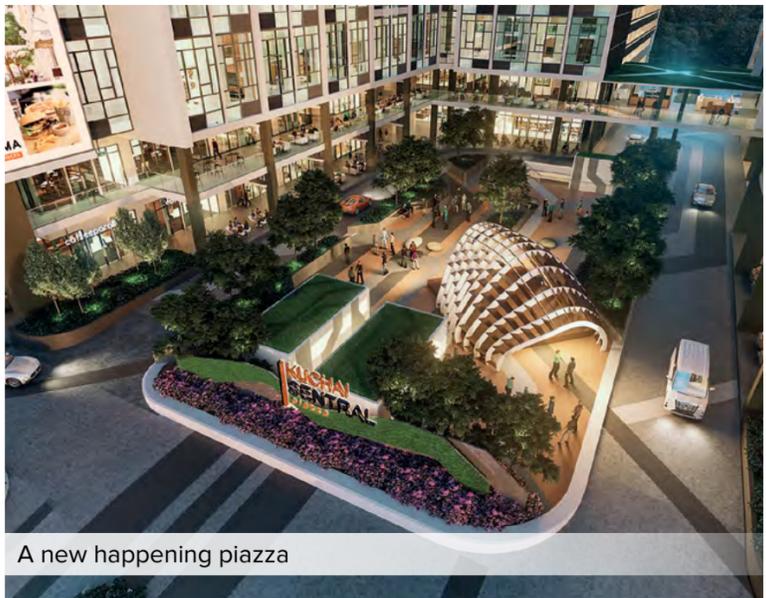
All-In-One and Centrally-Located

Kuchai Sentral is one of the first integrated development in Kuchai Lama, combining a variety of stimulating modern elements to lift your living standards. As a new lifestyle hub for the neighbourhood, Kuchai Sentral is poised to become a happening hotspot, the central focus for social activities, family gatherings or business engagements.



An Exciting Transformation Begins With Kuchai Sentral

At Kuchai Sentral, your well-being is our concern too, we provide modern comforts and total convenience right outside your doorstep.



A new happening piazza



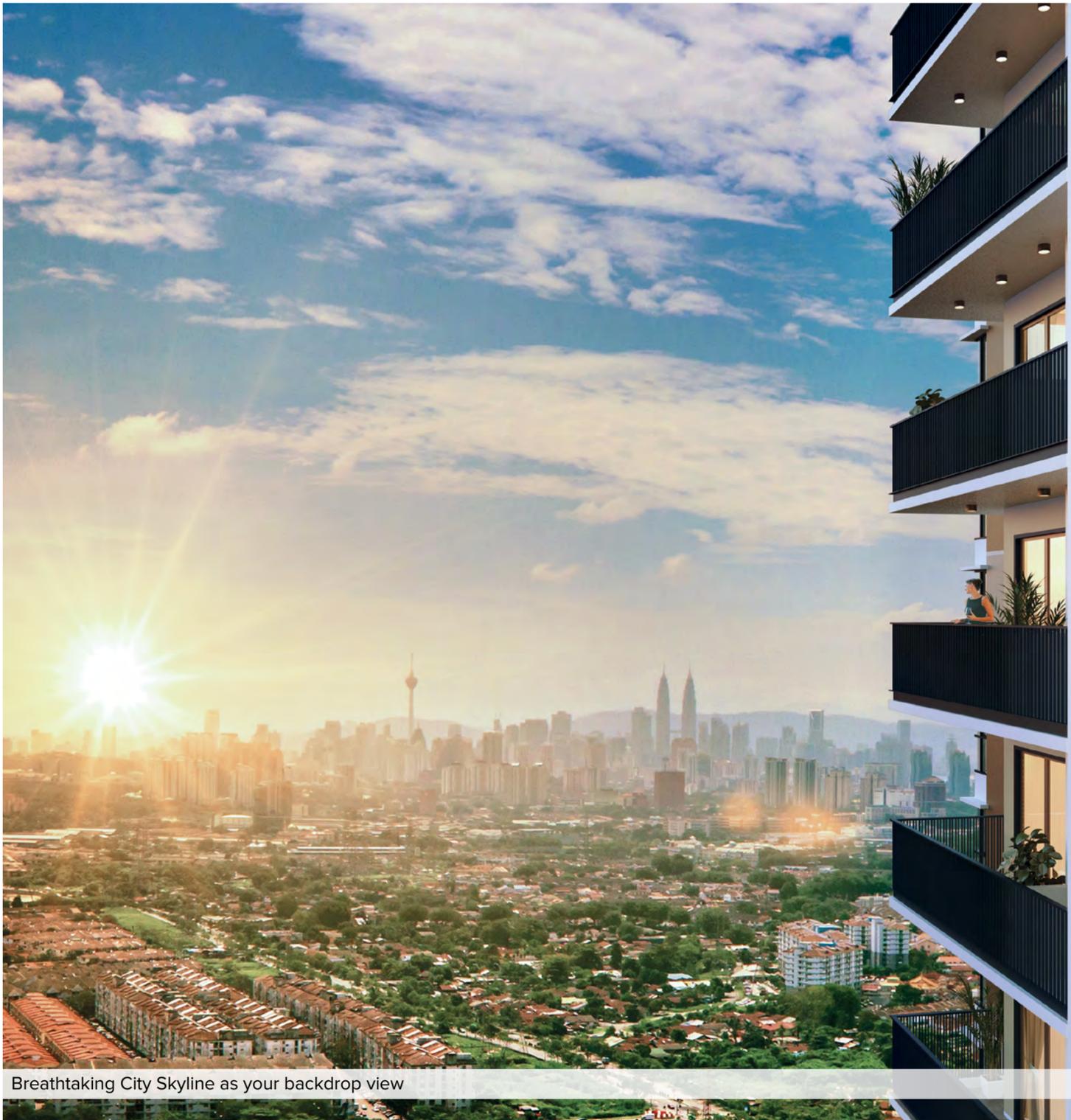
Landscape park for recreation and relaxation



Distinguished landmark in the heart of Kuchai Lama

Experience A New and **Vibrant Lifestyle**

Kuchai Sentral offers well-designed, practical living space for any lifestyle, complemented by a comprehensive range of facilities. It's a perfect place to settle down and raise a family.



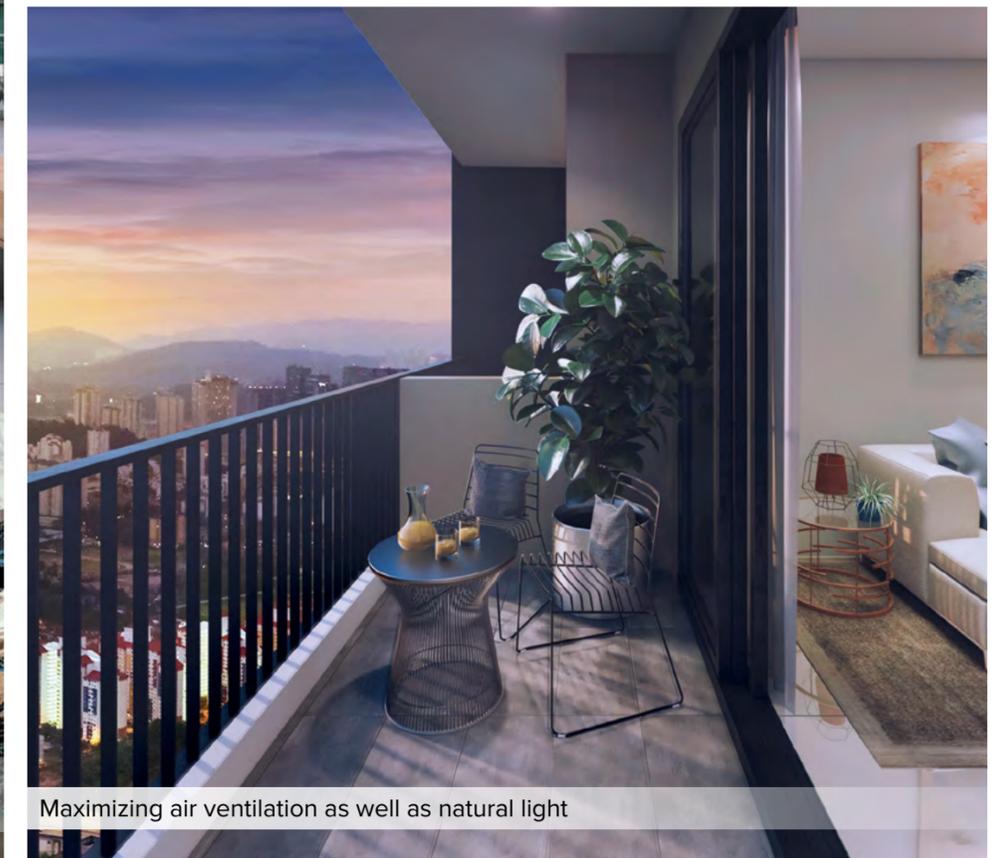
Breathtaking City Skyline as your backdrop view



Premium Sky Lounge
Height of comfort in this shared sanctuary where residents can relax or socialize

A Fresh New Lifestyle Residences

-  **Contemporary design**
-  **Practical and cozy layout**
-  **Choice of unit types**
 - 1+1 Bedroom
 - 2 Bedrooms
 - 3 Bedrooms
 - 3+1 Bedrooms
 - Duplex suites
-  **Designed for all ages**
-  **Natural ventilation & lighting**
-  **Ample amenities** for more active lifestyle
-  **Security access card**
-  **Ample car parking**



Activate Your Life With A Diverse Range Of Amenities

Immerse yourself in various top-notch facilities and amenities on the premises, ideal for short quality time or spend the whole day indulging in your favourite activity, perhaps at the pool or the gym. Whether you seek action or relaxation, these excellent facilities can help you achieve your preferred state of well-being.



SWIMMING POOL



GYMNASIUM



OPEN LOUNGE



READING LOUNGE



BARBECUE AREA



SERENITY & TEA GARDEN



HAMMOCK GARDEN & TAI CHI DECK



MEETING LOUNGE



KIDS WATER PLAY



HALF BASKETBALL COURT



CHILDREN'S PLAYGROUND



OUTDOOR FACILITIES

1. Swimming Pool
2. Children Pool
3. Whirlpool Bath
4. Pool Deck
5. Aqua Sun Lounger
6. Outdoor Shower Area
7. Children Play Area (Playground)
8. Yoga Deck
9. Tai Chi Deck
10. Barbeque Area
11. Half Basketball Court
12. Pavilion
13. Chillax Area
14. Jogging Path
15. Herb & Spice Garden
16. Outdoor Reading Area
17. Hammock Garden

INDOOR FACILITIES

18. Tea Garden
19. Open Lounge
20. Traverse Wall
21. Kids Play Area
22. Surau
23. Changing Rooms and Sauna
24. Gymnasium
25. Multipurpose Hall (Space only)
26. Children Reading Room
27. Management Office
28. Meeting Room
29. Games Room
30. Common Toilet
31. Nursery (Taska) (Space only)

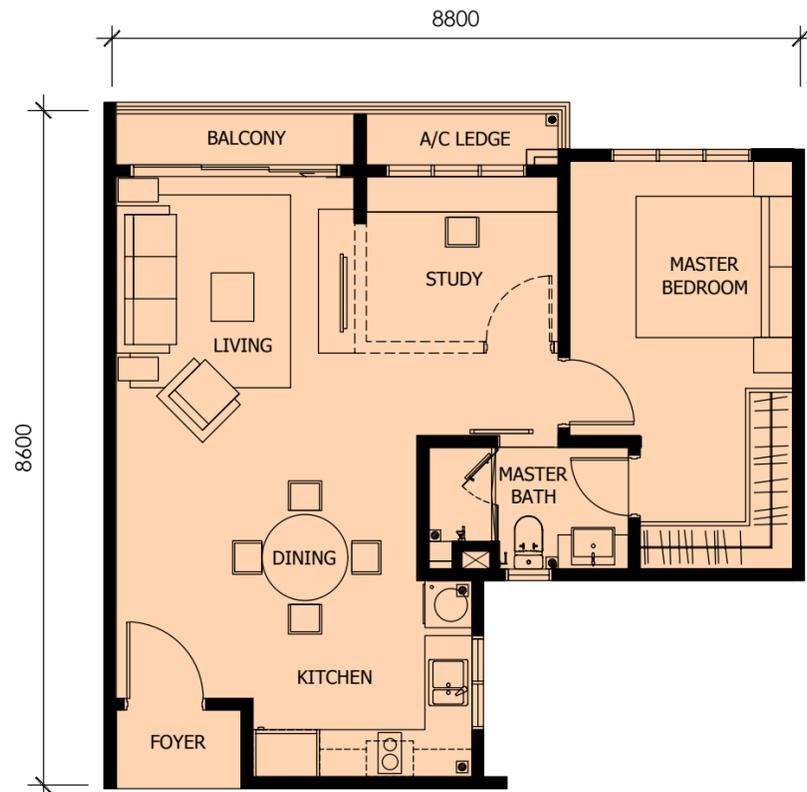
COMMON SERVICES

32. Reading Lounge
33. Meeting Lounge
34. Sky Lounges
35. Skydeck
36. Entrance Lobby
37. 24-Hour Security
38. CCTV
39. Card Access System
40. Boom Gate System

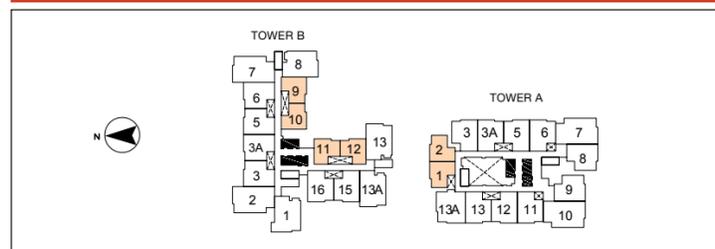
Type A1

61sqm / 656sqft

> 1 bedroom > 1 study > 1 bath > 1 carpark



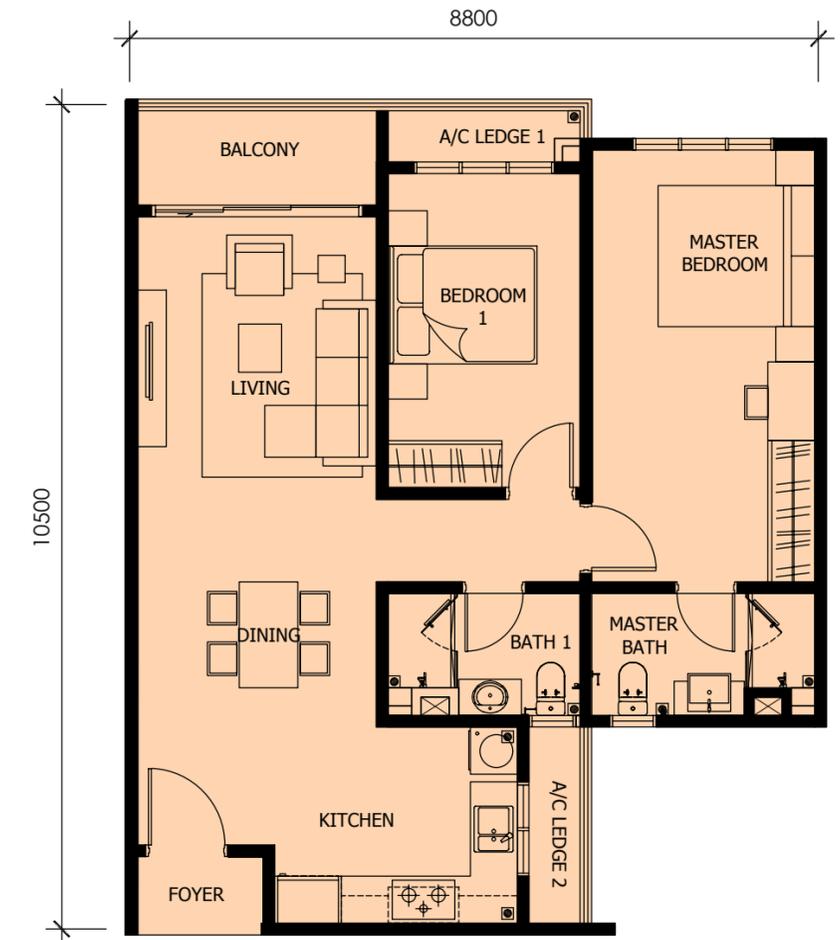
Typical Floor Plan Type A



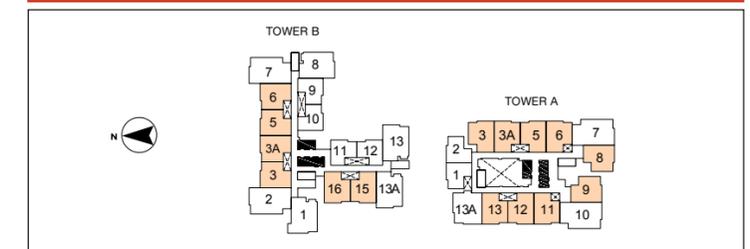
Type B1

79sqm / 848sqft

> 2 bedrooms > 2 baths > 1 carpark



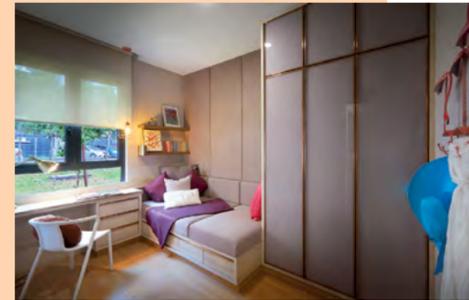
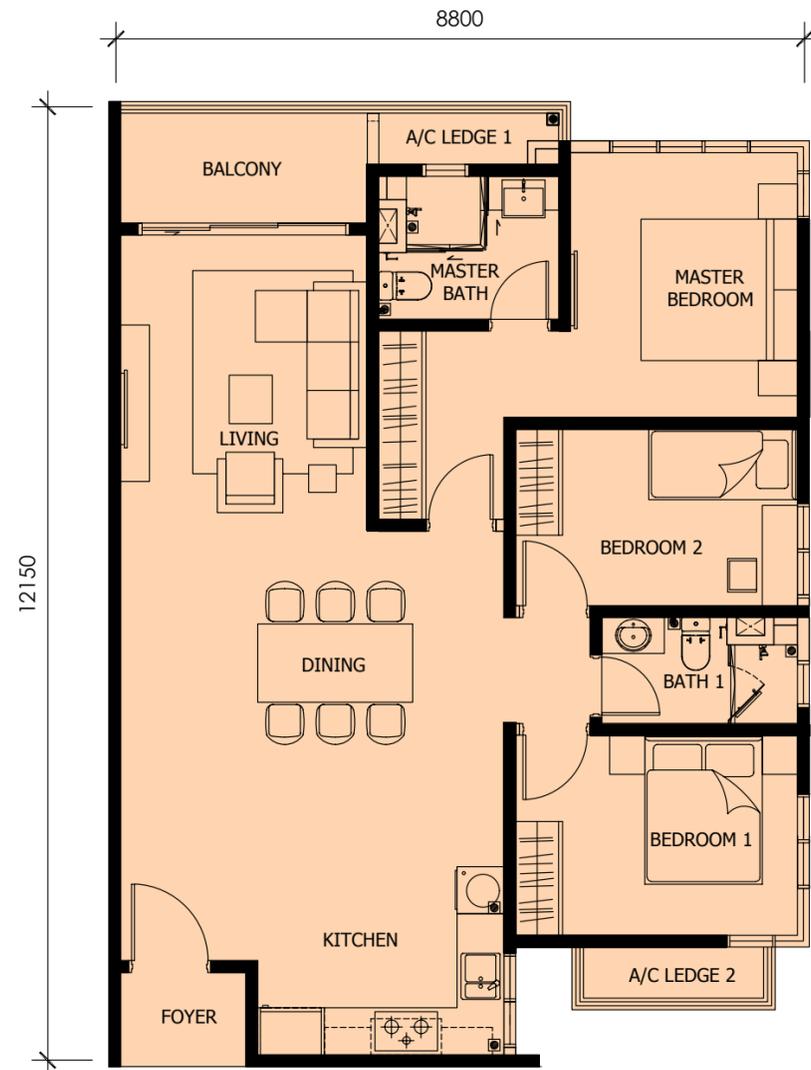
Typical Floor Plan Type B



Type C1

98sqm / 1,051sqft

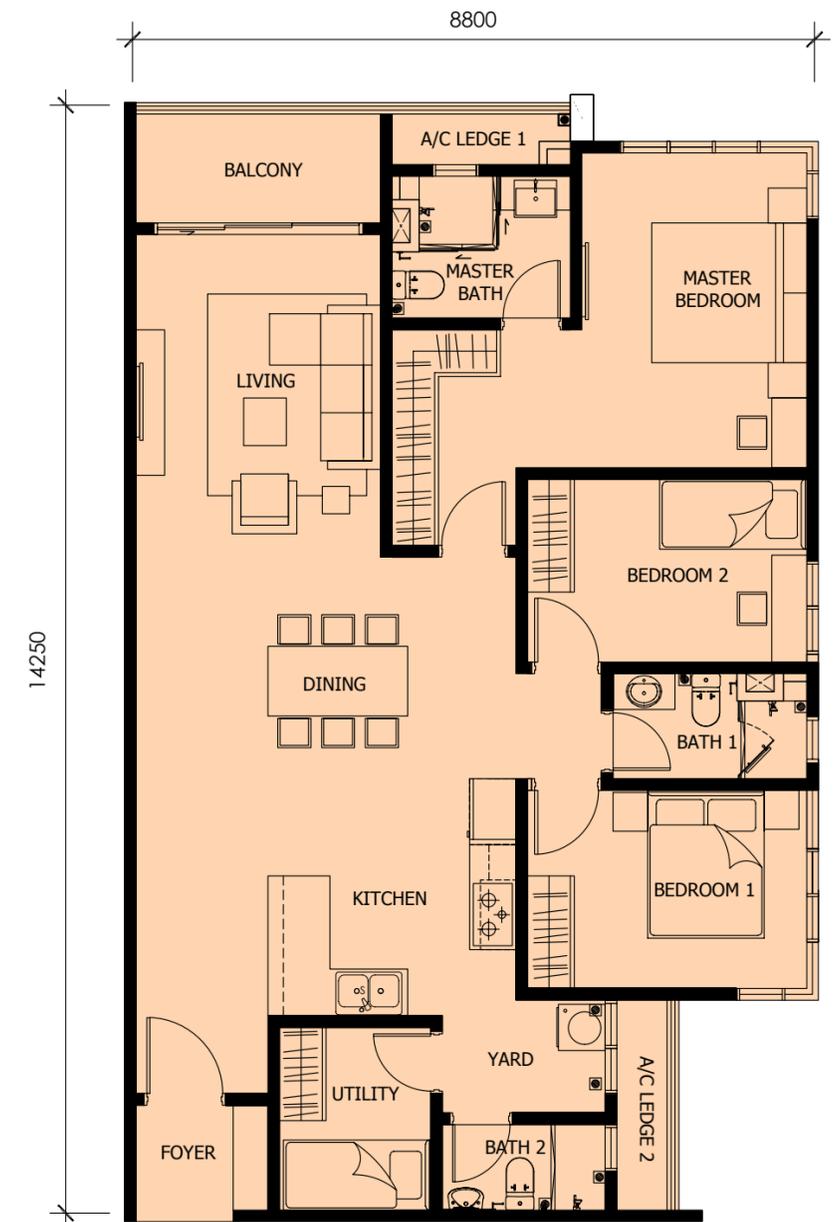
> 3 bedrooms > 2 baths > Parking for 2 cars



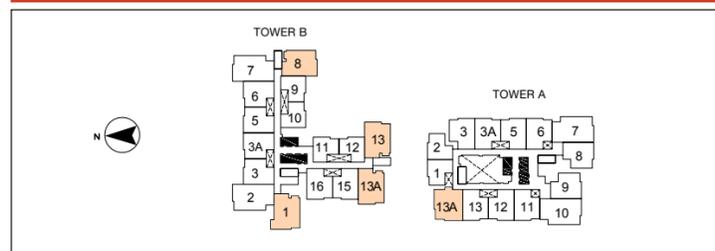
Type D1

115sqm / 1,232sqft

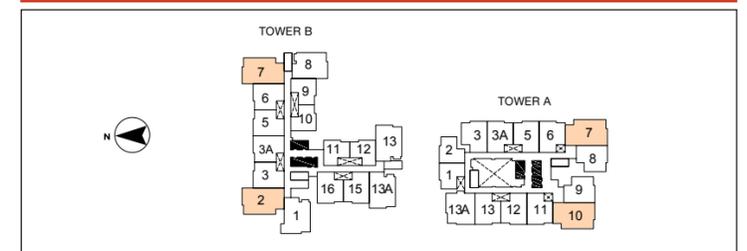
> 3 bedrooms > 1 utility > 3 baths > Parking for 2 cars



Typical Floor Plan Type C1



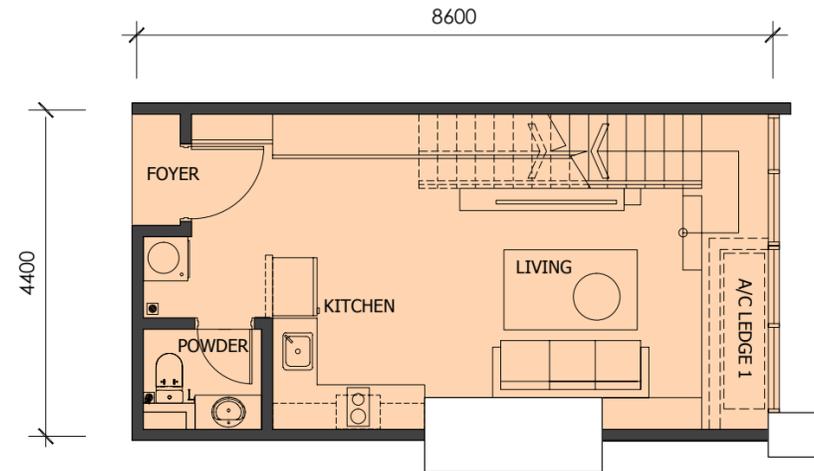
Typical Floor Plan Type D1



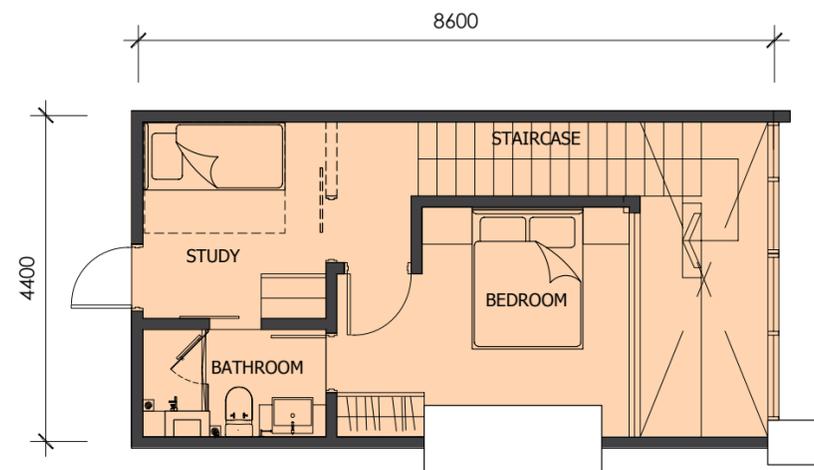
Type E1

65sqm / 705sqft

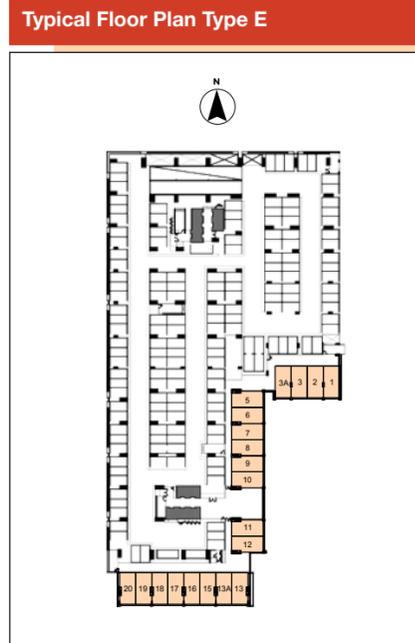
- 1 bedroom
- 1 study
- 1 bath
- 1 powder room
- 1 carpark



Lower Level



Upper Level

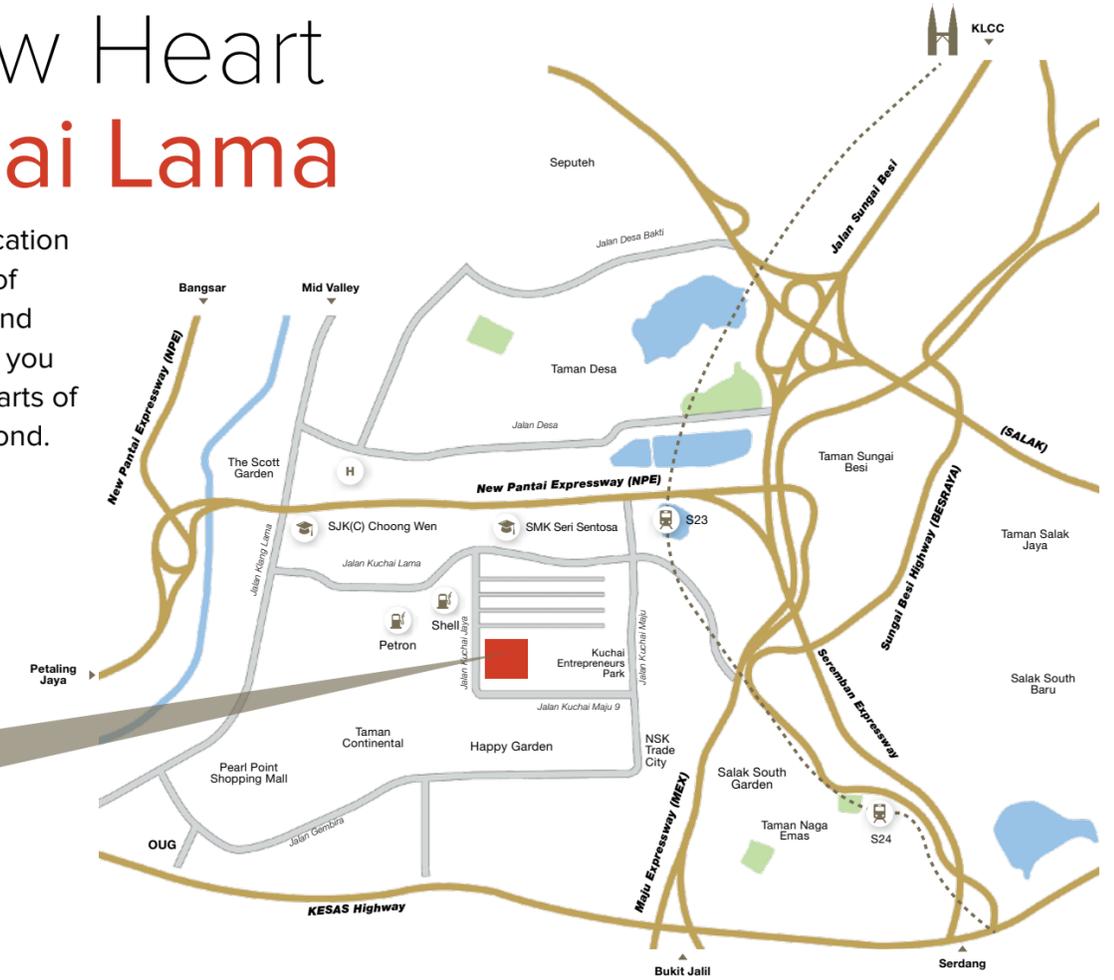


Typical Floor Plan Type E



The New Heart of Kuchai Lama

Kuchai Sentral's prime location puts it within easy reach of several major highways and expressways, connecting you conveniently to various parts of the Klang Valley and beyond.



- MRT Station (Scheduled Completion in 2022)
- S23 Station Kuchai Lama
- S24 Station Taman Naga Emas

Building Specifications

Foundation	Foundation to Engineer's Specification	
Structure	Reinforced Concrete Framework / Shear Wall	
Wall	Reinforced Concrete Wall / Brick Wall	
Roof	Reinforced Concrete Flat Roof	
Ceiling	Skim Coat & Paint / Ceiling Board	
Floor Finishes	Master Bedroom / Bedroom 1 & 2	Laminated Timber Flooring
	Living / Kitchen / Dining / Foyer / Utility	Porcelain Tiles
	Master Bathroom / Bathroom 1	Porcelain Tiles
	Balcony / Yard	Porcelain Tiles
	Air-cond Ledge	Cement Render
	Open Terrace (Type A1-G, B1-G, B1-G1, C2-G, D1-G, D1-G1, D2-G only)	Porcelain Tiles
	Terrace (Type A1-G, B1-G, B1-G1, C2-G, D2-G only)	Porcelain Tiles
Wall Finishes	External Wall	Plaster & Paint
	Internal Wall	Skim Coat & Paint / Plaster & Paint
	Kitchen	Ceramic Tiles up to 1500mm Height
	Bathroom	Porcelain Tiles up to Ceiling Height
Doors	Main Entrance	Fire Rated Solid Door
	Balcony	Aluminium Frame Sliding Door
	Others	Timber Flush Door
Windows	Aluminium Frame Window	
Ironmongeries	Quality Locksets	

Sanitary Wares & Fittings		Specification				
No.	Description	A1	B1	C1	D1	E1
1.	Wash Basin	1	2	2	3	2
2.	Basin Tap	1	2	2	3	2
3.	Water Closet	1	2	2	3	2
4.	Shower Set	1	2	2	3	1
5.	Hand Bidet	1	2	2	3	2
6.	Kitchen Sink	1	1	1	1	1
7.	Kitchen Sink Tap	1	1	1	1	1
8.	Kitchen / Yard Tap	1	1	1	1	1

Electrical Installation		Specification				
No.	Description	A1	B1	C1	D1	E1
1.	Lighting Point	13	16	18	21	12
2.	Switch Socket Outlet	16	19	22	23	15
3.	Air Conditioner Point	2	3	4	4	2
4.	Water Heater Point	1	2	2	2	1
5.	SMATV Point	1	2	2	2	2
6.	Fibre Wall Socket	1	1	1	1	1
7.	Ceiling Fan Point	2	3	4	4	2
8.	Door Bell Point	1	1	1	1	1
9.	Distribution Board	1	1	1	1	1