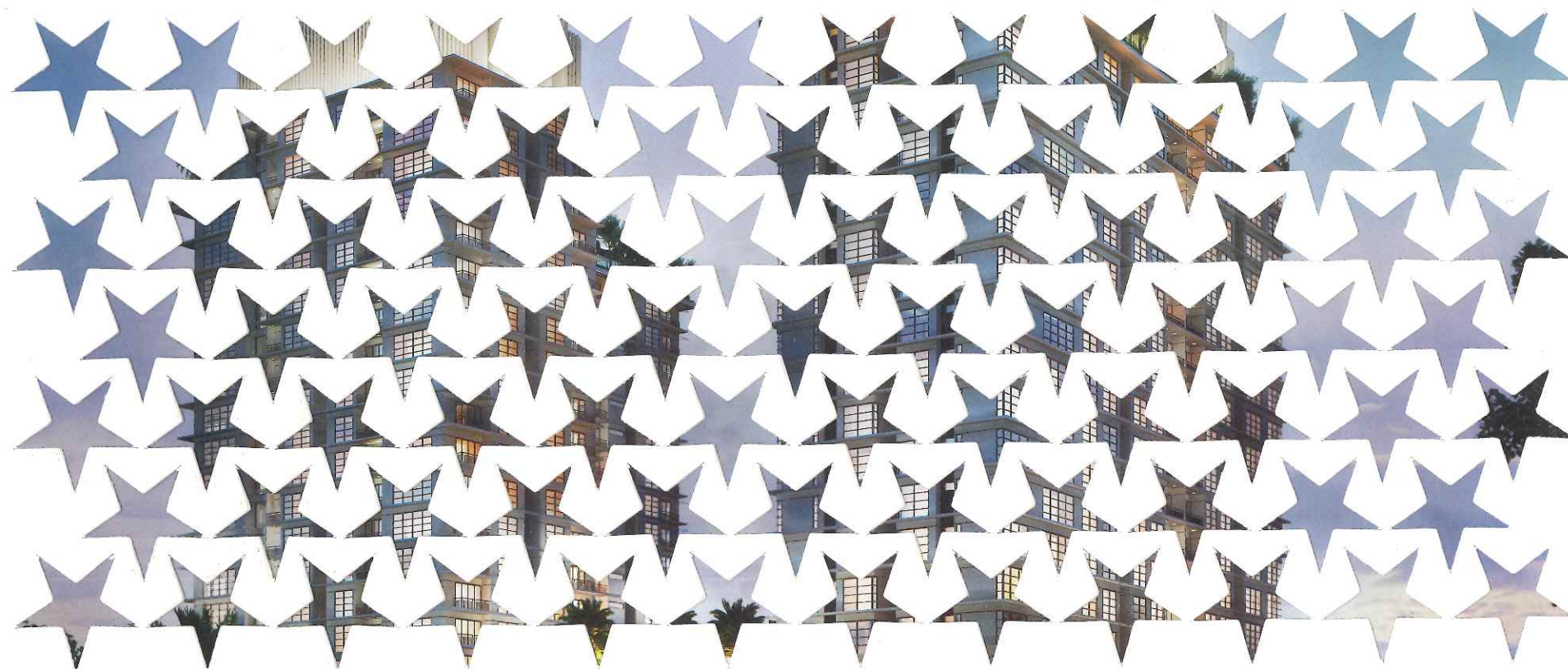




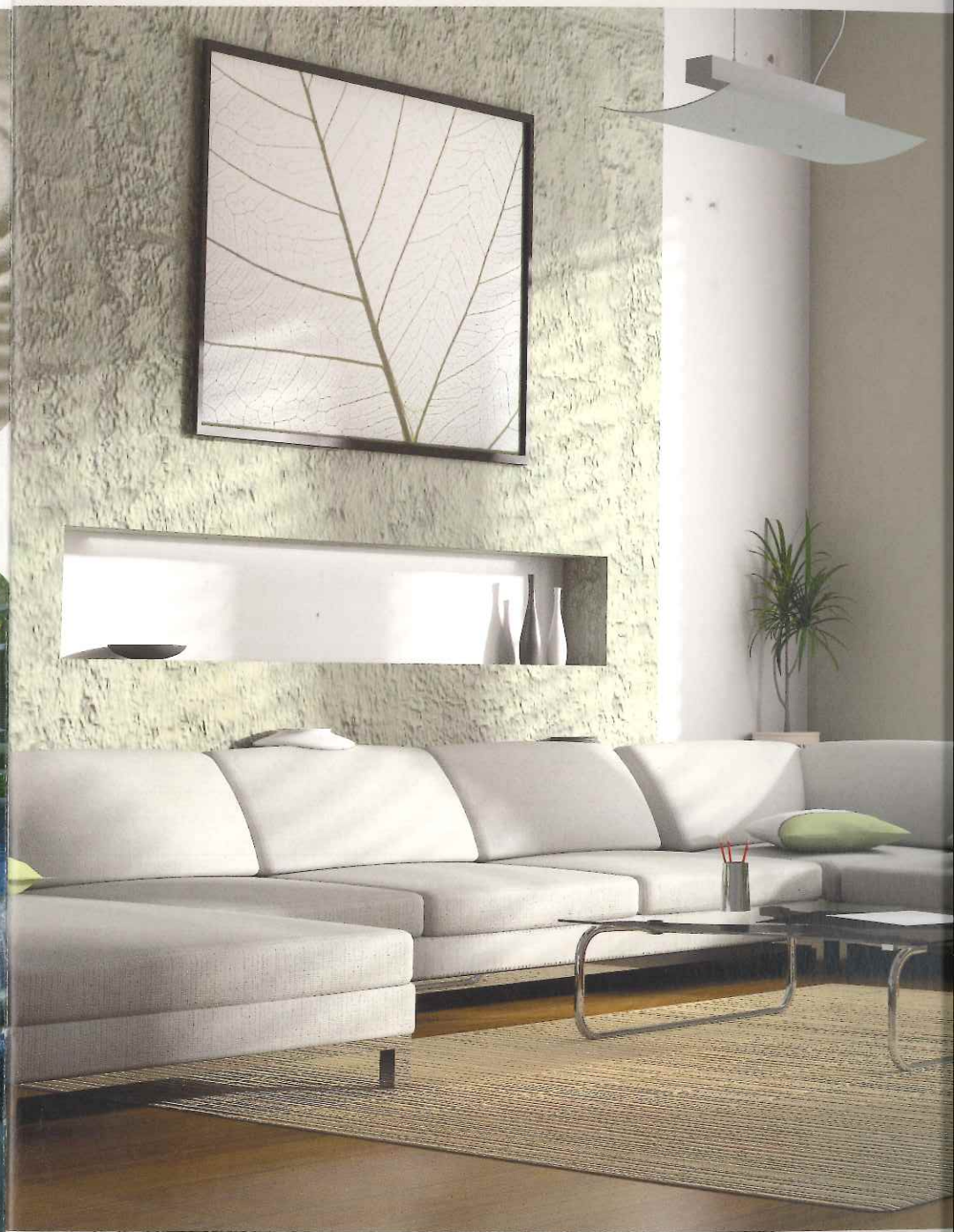
SHAH ALAM'S BEST-KEPT SECRET..

YOUR ULTIMATE 5-STAR INVESTMENT.



RESIDENCES
ACAPPELLA

► A QUALITY LIVING ENVIRONMENT



Acappella Residences is a premium quality environment, totally accessible with every possible convenience nearby, and secured 24/7. All our well-built apartments are finished to the highest quality and a joy to live in, supported by modern infrastructure and excellent maintenance.

A host of superior facilities, from our innovative "green" Eco-Skypark to superb landscaping and more, makes living at Acappella Residences a top choice option.

PROFIT FROM OUR TRIPLE NET YIELD

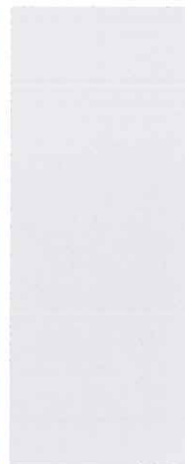
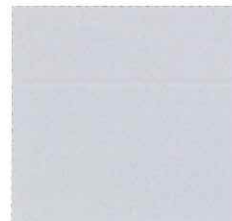


Acappella Residences utilizes the new investment concept of the Triple Net Yield. That means all your outgoing items like service charge and property insurance will be taken care of for you. All tenant and maintenance issues such as plumbing and electrical repairs, are also part of the package deal - everything is seen to without charge to you. This is on top of the guaranteed Annual Return and Increase in Rentals if you choose to lease-back to us for a five-year period.

If you've been looking for a hassle-free investment, it really doesn't get better than this.



■ A HERITAGE OF TRUST, A COMMITMENT TO THE LONG-TERM.



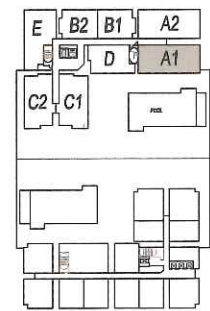
It has taken many years of efficient, consistent and meticulous attention to detail in property management to make Acappella Residences today synonymous with good property - both to live in and as well as a solid investment.

You can depend on us to continue with unflagging conviction, using our rich experience to deliver all that is promised. We've done it before and we are still doing it - from ensuring enough cash reserves for daily operations to keeping up our impeccable record of payments to lessors and more. You can be certain Acappella Residences will stay one of the best-kept properties in Shah Alam and that your investment retains the best value.



TYPE A1

ACAPPELLA RESIDENCES



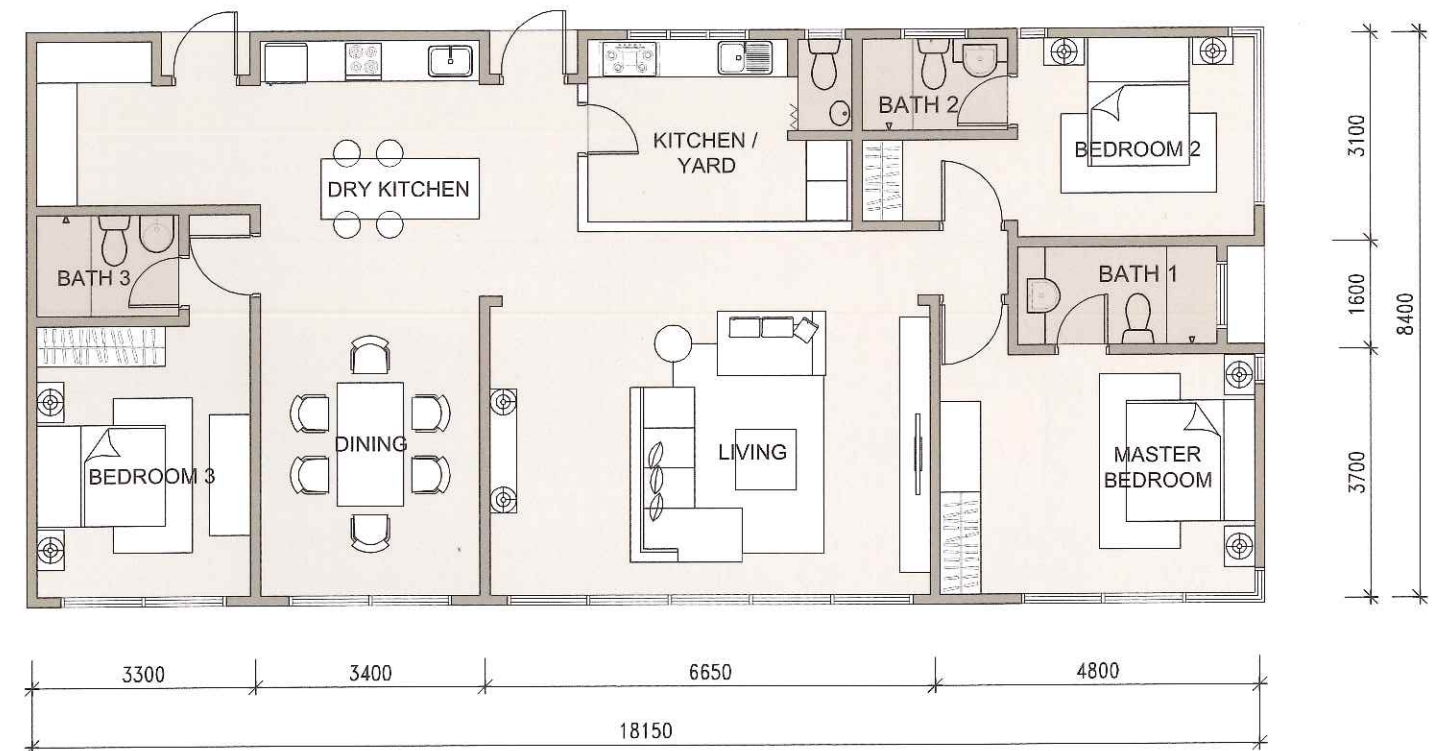
ACAPPELLA ALL SUITE HOTEL

Key Plan



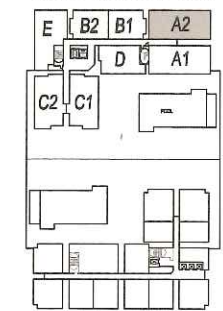
No. of Bedrooms
3 br, 3+1 baths

Floor Area
152.66m² | 1,643 ft²



TYPE A2

ACAPPELLA RESIDENCES



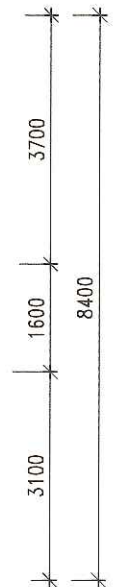
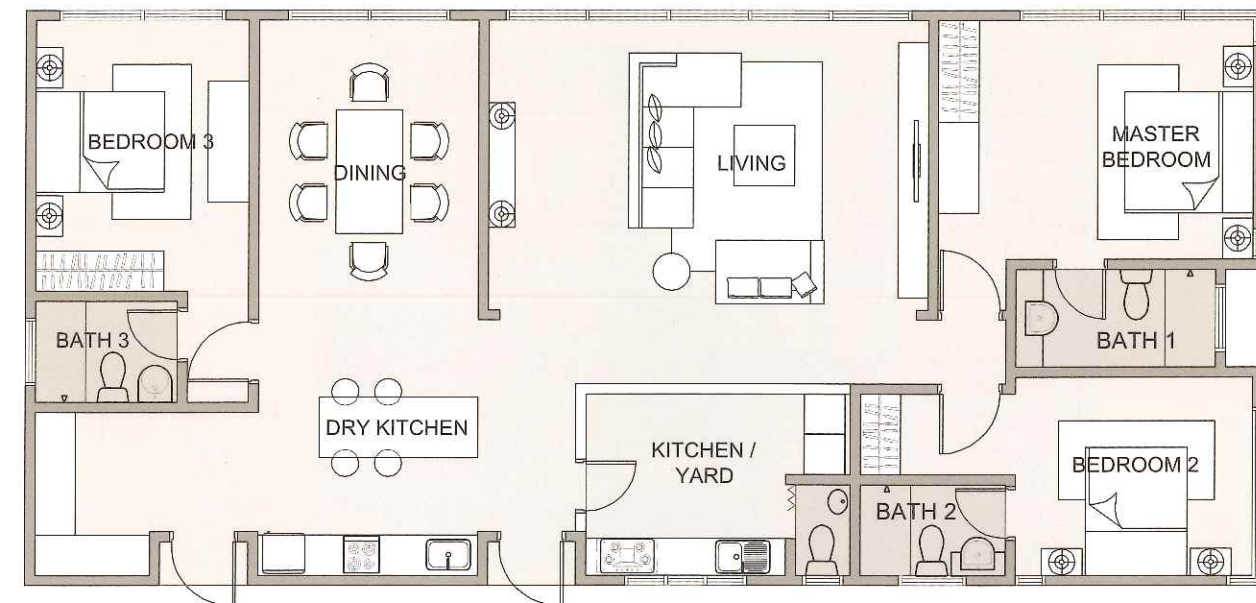
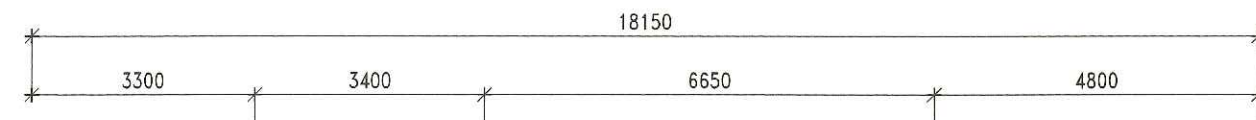
ACAPPELLA ALL SUITE HOTEL

Key Plan



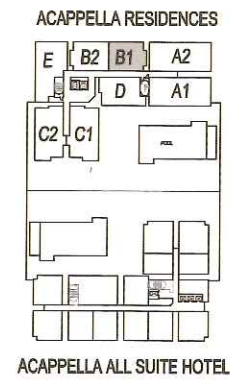
No. of Bedrooms
3 br, 3+1 baths

Floor Area
152.66m² | 1,643 ft²



TYPE A2

TYPE B1

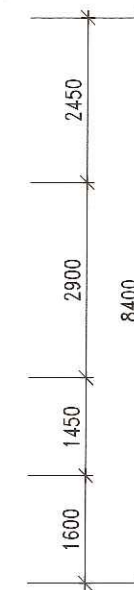
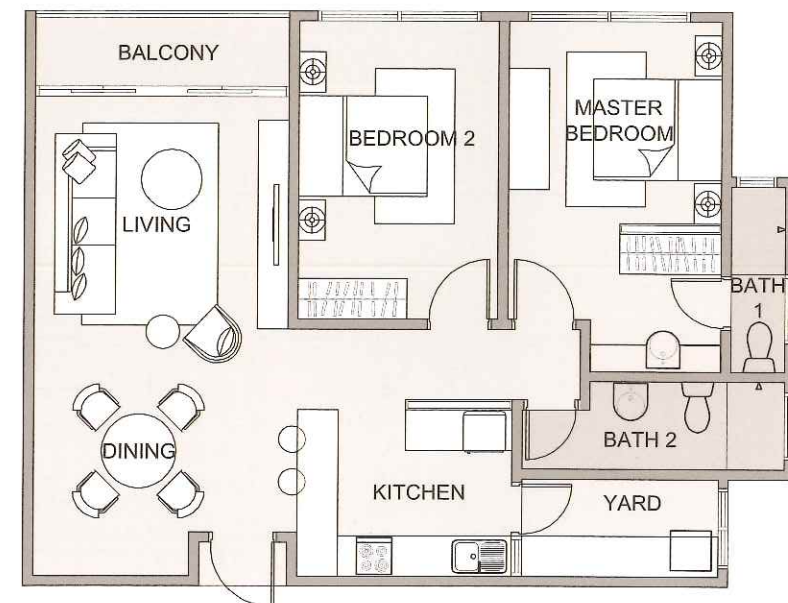
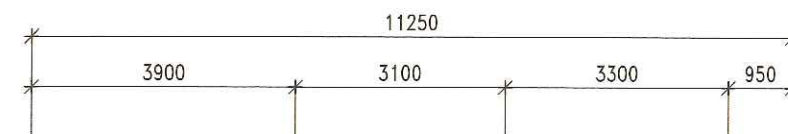


Key Plan



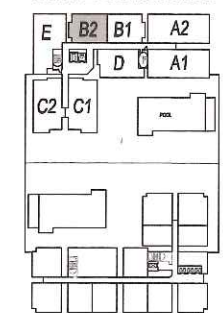
No. of Bedrooms
2 br, 2 baths

Floor Area
90.71m² | 976 ft²



TYPE B2

ACAPPELLA RESIDENCES



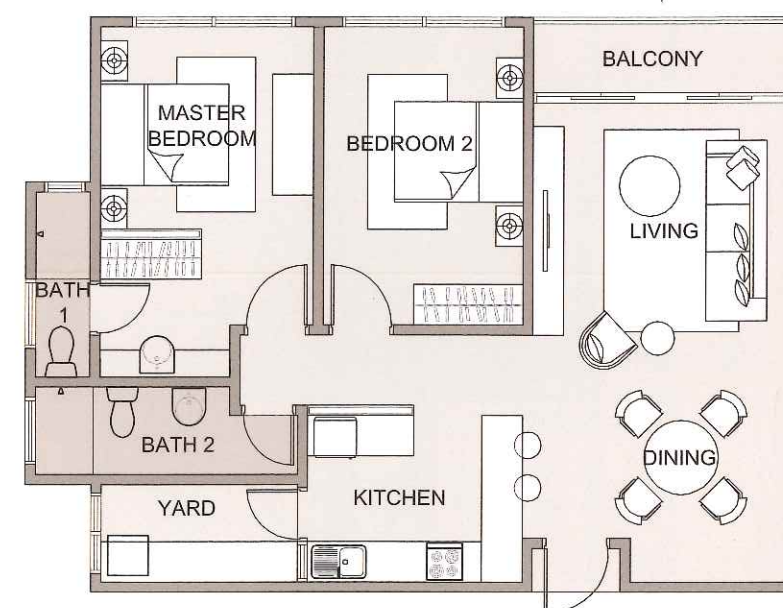
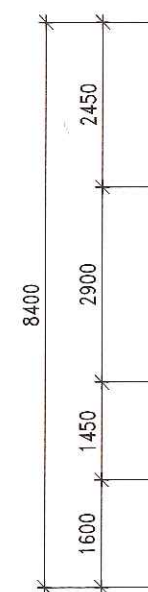
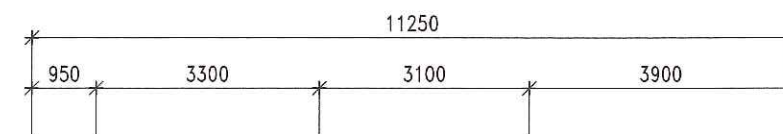
ACAPPELLA ALL SUITE HOTEL

Key Plan



No. of Bedrooms
2 br, 2 baths

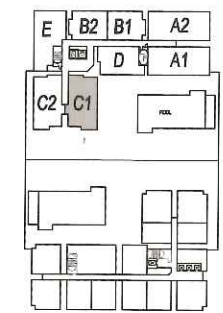
Floor Area
90.71m² | 976 ft²



TYPE B2

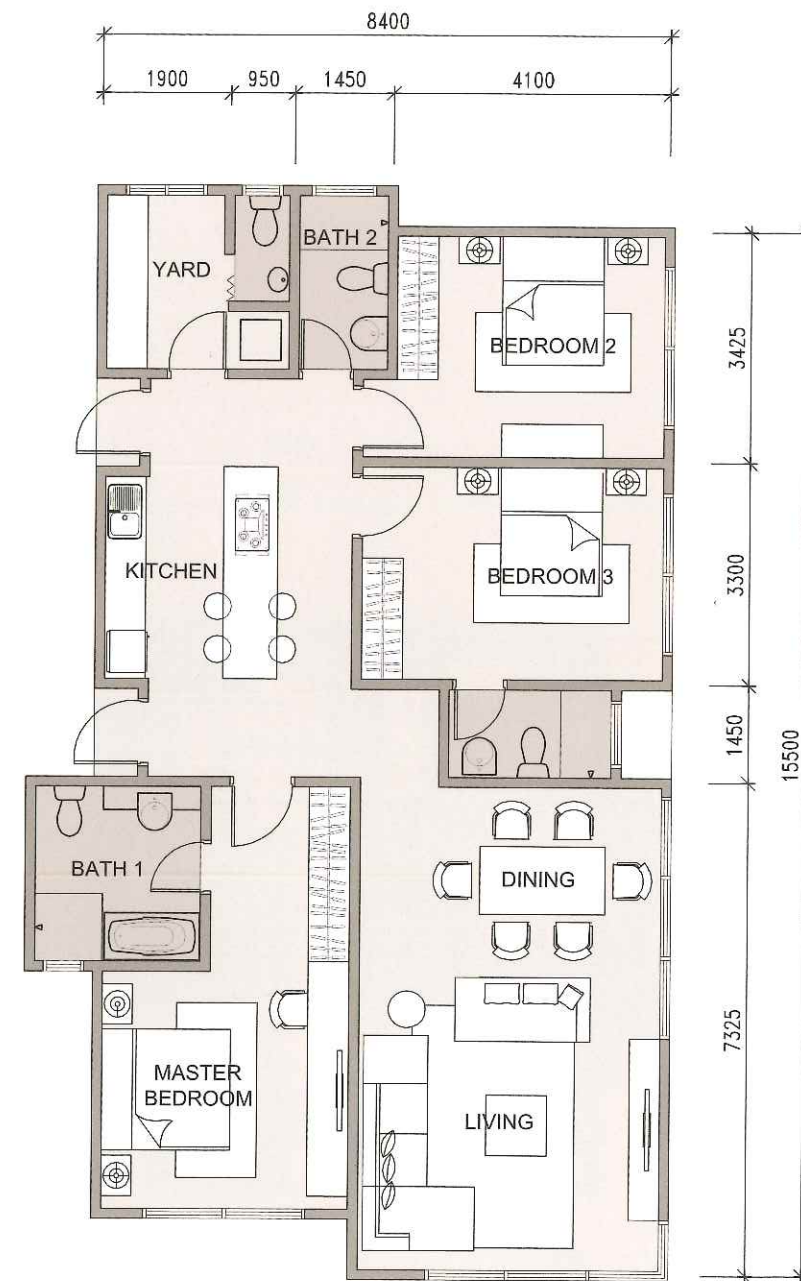
TYPE C1

ACAPPELLA RESIDENCES



ACAPPELLA ALL SUITE HOTEL

Key Plan

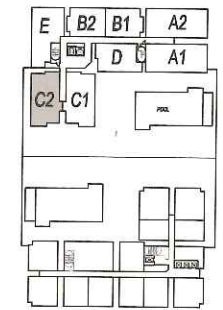


No. of Bedrooms
3 br, 3+1 baths

Floor Area
131.09m² | 1,411 ft²

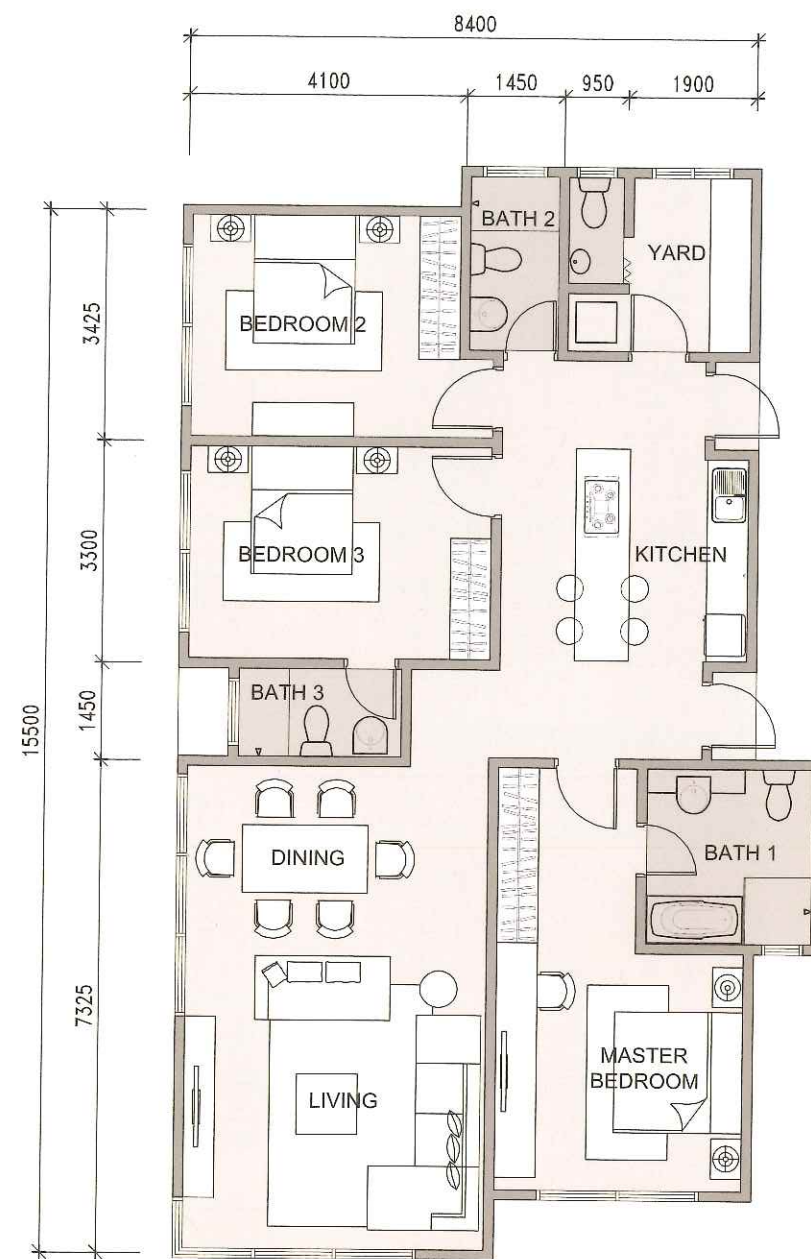
TYPE C2

ACAPPELLA RESIDENCES



ACAPPELLA ALL SUITE HOTEL

Key Plan



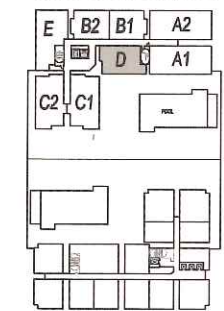
No. of Bedrooms
3 br, 3+1 baths

Floor Area
131.09m² | 1,411 ft²

TYPE C2

TYPE D

ACAPPELLA RESIDENCES



Key Plan



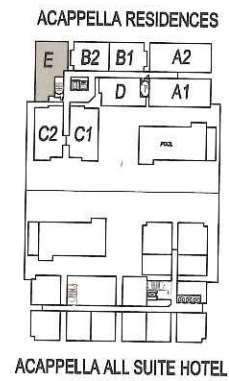
No. of Bedrooms
2 br, 2+1 baths

Floor Area
104.23m² | 1,122 ft²

ACAPPELLA ALL SUITE HOTEL



TYPE E

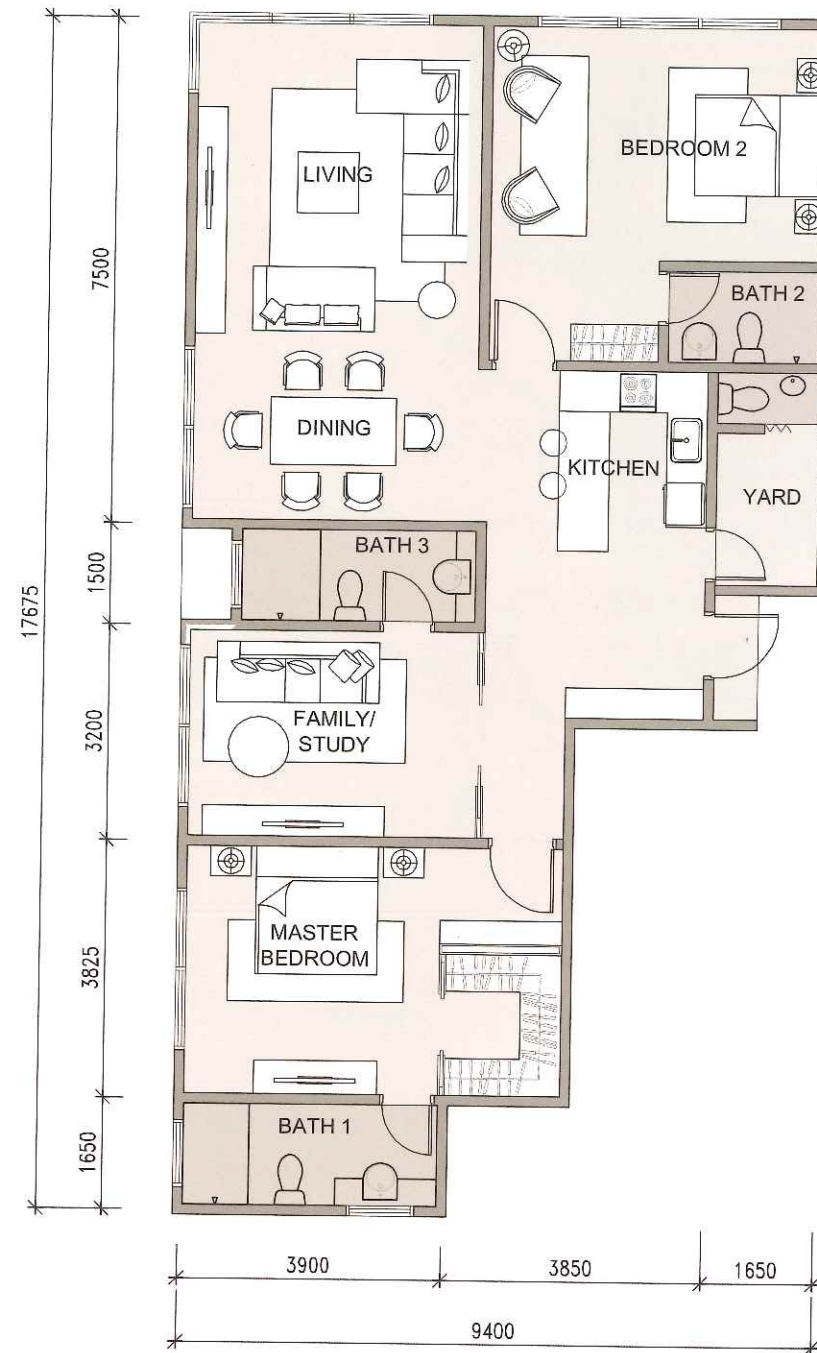


Key Plan



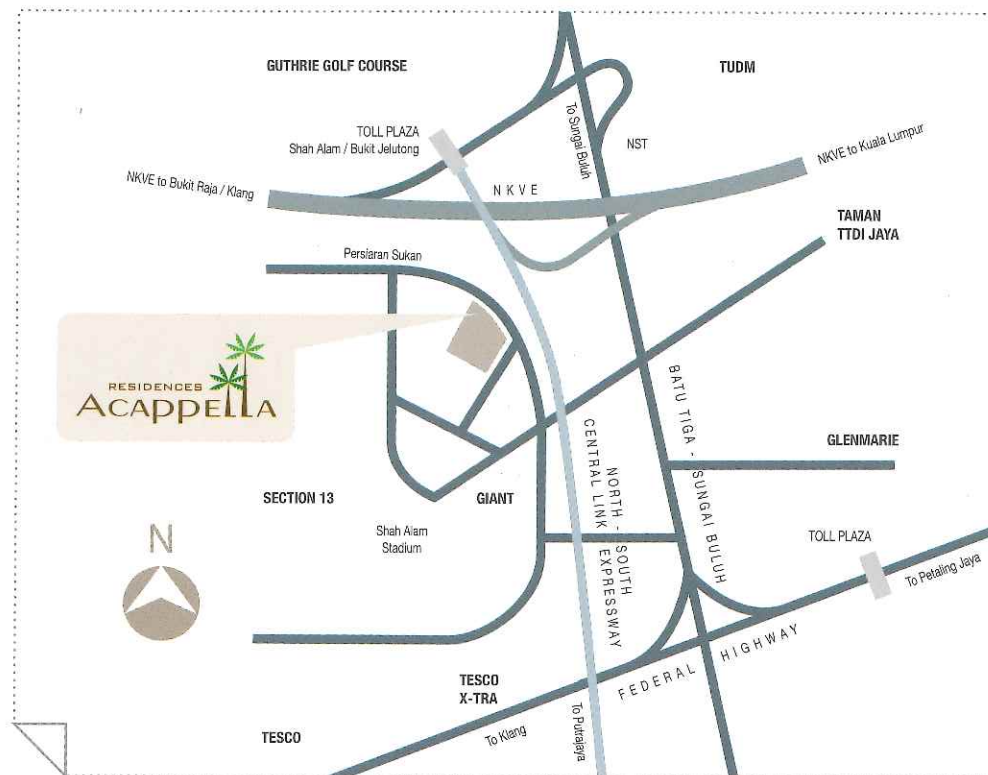
No. of Bedrooms
2+1 br, 3+1 baths

Floor Area
133.28m² | 1,435 ft²



TYPE E

STRATEGIC LOCATION IN THE HEART OF THE GREATER KL CONURBATION



- Confluence of Major Highways: Federal, NKVE, North-South Central Link, Guthrie Expressway
- Easy Access & High Visibility
- Mature Neighbourhood with existing amenities: Giant Hypermarket, Tesco Extra Hypermarket, Educational Institutions, Hospitals

For more details, please contact our Sales & Marketing Office

Tel: (603) 5518 2188

012-702 9788 (Bobby Wong)

Equipark Sdn Bhd (390025-U)

Suite MR1-01-01 Sri Acappella Commercial Annex,
No 1 Jalan Lompat Tinggi 13/33, Seksyen 13,
40100 Shah Alam, Selangor Darul Ehsan, Malaysia.

Building Description | Specifications

(a) Structure:	Reinforced Concrete
(b) Wall:	Reinforced Concrete / Gypsum Partition (where applicable)
(c) Roofing Covering:	Reinforced Concrete Roof
(d) Roof Framing:	Reinforced Concrete
(e) Ceiling:	Skim Coat and Paint, Suspended Ceiling to Bathrooms
(f) Windows:	Aluminium Frame Windows
(g) Doors:	Main Entrance - Fire Rated Timber Door Internal - Flush Timber Door Balcony (where applicable) - Aluminium Frame Doors
(h) Ironmongery:	Selected Quality Locksets
(i) Wall Finishes:	General - Emulsion Paint Kitchen (excl. Open Kitchen) - Selected Quality Wall Tiles to 5'0" high Bathrooms - Selected Quality Wall Tiles
(j) Floor Finishes:	Living/Dining/Open Kitchen - Selected Quality Floor Tiles Bedrooms - Laminated Timber Floor Bathrooms, Yard - Selected Quality Floor Tiles
(k) Sanitary & Plumbing Fittings:	Please refer to Schedule of Sanitary Fittings
(l) Electrical Installation:	Please refer to Schedule of Electrical Installation
(m) Internal Telephone Trunking & Cabling:	Please refer to Schedule of Electrical Installation

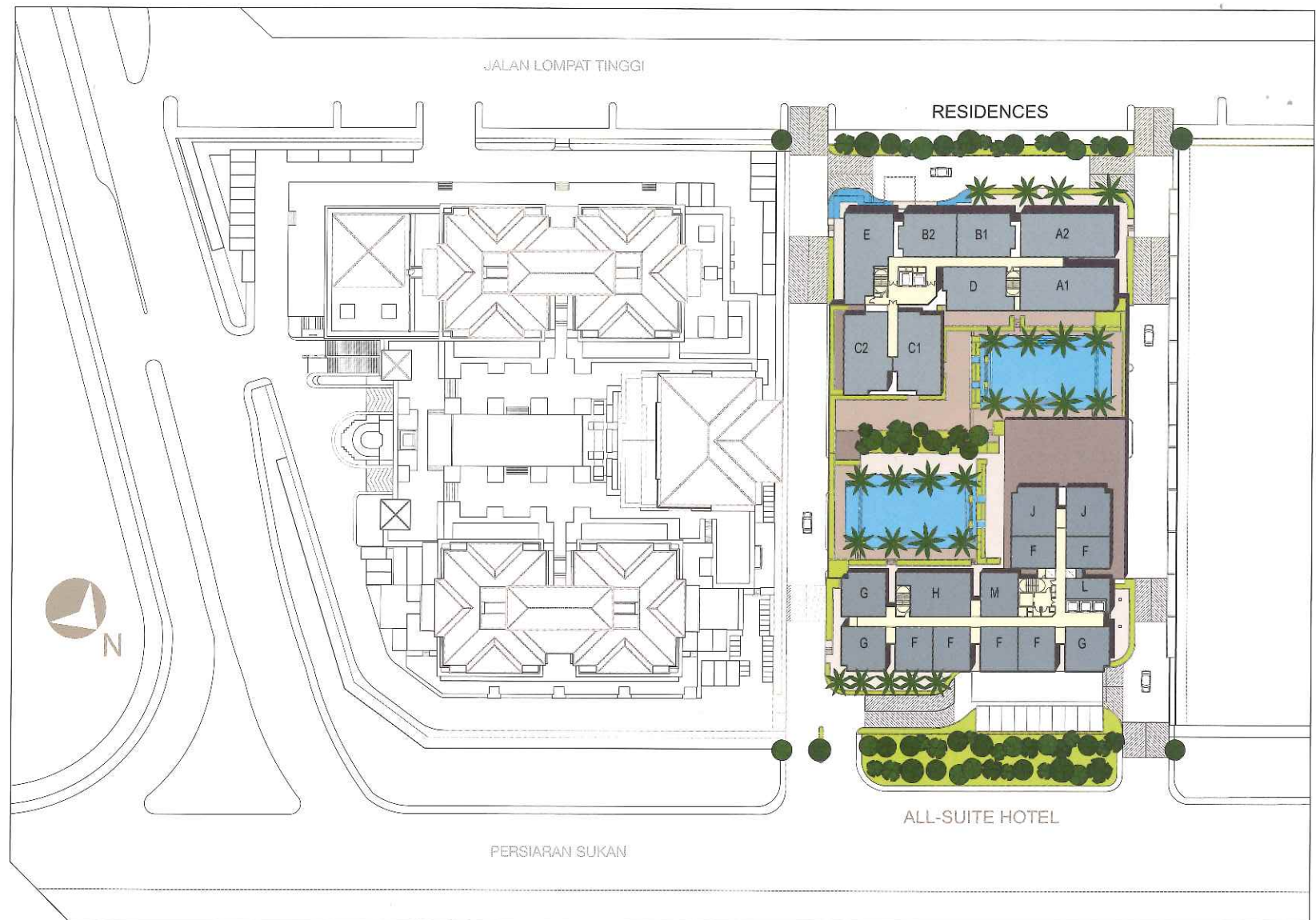
SCHEDULE OF SANITARY & PLUMBING FITTINGS

	A1/A2	B1/B2	C1/C2	D	E
Wash Basin	4	2	4	3	4
Water Closet	4	2	4	3	4
Long Bath	0	0	1	0	0
Shower	3	2	3	2	3
Kitchen Sink	2	1	1	1	1

SCHEDULE OF ELECTRICAL INSTALLATION

	A1/A2	B1/B2	C1/C2	D	E
Light Point	26	18	26	18	22
Power Point 13A	22	16	22	16	20
Cooker Point	1	1	1	1	1
Ceiling Fan Point	5	3	4	3	4
Water Heater Point	3	2	3	2	3
Air -Cond Point	5	3	4	3	4
Telephone Point	2	2	2	2	2
MATV/Astro Point	2	2	2	2	2
Bell Point	1	1	1	1	1
Electrical D/B	1	1	1	1	1

SITE PLAN

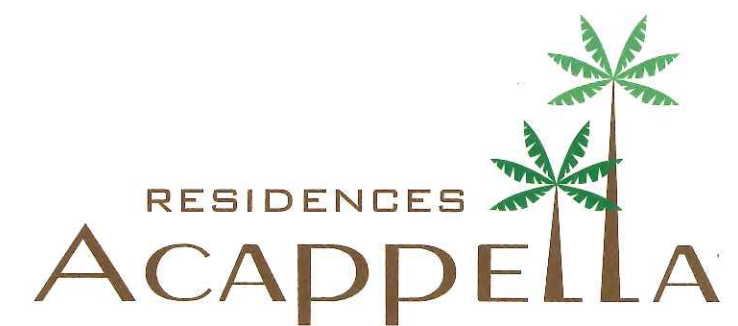


Note: While every reasonable care has been taken in preparing this brochure, the Developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representations of fact. All plans, information and specifications are current at the time of going to press and are subject to change, modification and substitution as may be required by the Developer's Architect and/or required by the Approving Authorities and cannot form part of the contract. Renderings and illustrations are Artist's impressions only and photographs are only suggestions and none can be regarded as representation of fact. Floor areas are approximate measurements and subject to final survey.

End Financiers:



Developers Licence No : 11533-1/02-2016/251 Validity Period 02/03/11 to 29/02/16 • Advertising & Sales Permit No 11533-1/533/2012(03) Validity Period 18/03/11 to 17/03/12 • Approving Authority : Majlis Bandaraya Shah Alam • Building Plan Approval No MBSA/BGN/BB/600-1/(ps)/SEK13/0217-2010 • No of Units 125 units Serviced Apartments, 223 units Hotel Apartments • Land Encumbrances - Nil • Expected Date of Completion - December 2013 • Land Tenure : 99 Years Leasehold expiring 22 January 2102 • Minimum Price RM 331,500.00 - Maximum Price RM 1,920,300.00.



www.acappella.com.my

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