



**Newfields Land Sdn. Bhd.**

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PEMAJU: NASSIM DEVELOPMENT SDN BHD (987119-T) • SUITE 16.1. LEVEL 16, MENARA WELD, 76, JALAN RAJA CHULAN, 50200 KUALA LUMPUR • TEL: 012 688 3637 • Nombor Lesen Pemaju: 12437/04-2526/0597 (R) • Tempoh Sah: 16/04/2023 - 15/04/2026 • Nombor Permit Pengiklanan: PH3: XXXXX-X/XX-XXXX/XXXX (X) • Tempoh Permit: XX/XX/XXXX - XX/XX/XXXX • Tarikh Jangkaan Siap: Mac 2024 • Pegangan Pajakan: 99 Tahun - Luput 17 Mei 2103 • Bebanan Gadaian Tanah: Tiada • Pihak yang meluluskan Pelan Bangunan: Majlis Perbandaran Ampang Jaya • Nombor Kelulusan Pelan Bangunan: MPAJ. B.S.KB. 740-1/12/-08/17-3 • Jenis Rumah: Rumah Teres • Jumlah Unit PH3: 25 Unit • Baki Unit: 1 Unit • Harga Jualan: RM 1,073,000.00 (min) - RM 1,391,000.00 (maks) • Diskaun Bumiputera: 10% • Sekatan Kepentingan: Tanah ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran pihak berkuasa negeri • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA •

EXCLUSIVE LANDED HOMES FOR ELEVATED LIVING

# THE NEW

LEVEL OF COMFORTS  
AWAITS YOU

MODERNITY & SERENITY IN PERFECT HARMONY

## DISCERNING LIFESTYLE AMIDST SERENITY

Privileged living that is yours to enjoy for a lifetime, a serene sanctuary that welcomes you with open arms. Nassim Heights residence is an epitome of premium living that enriches every moment of your life beyond your dreams and expectations.

Discover a private enclave of elevated landed homes in the heart of Ampang, Kuala Lumpur. An exclusive 106 units of 3 storey homes at Nassim Heights offer a modern lifestyle amidst a backdrop of lush natural greenery. Nassim Heights is the perfect home for multi-generational families, and each residence is designed to satisfy the needs of everyone in the family.





# AMPANG

TRULY AN EXCITING  
& UNIQUE PLACE TO LIVE

Strategically located within a stone's throw from Kuala Lumpur City Centre, Ampang is a self-sustaining township with excellent connectivity, variety of conveniences and amenities.

The extensive road networks and nearby LRT stations provide greater convenience for the residents. There are also numerous schools, institutions, medical amenities and shopping centres within easy reach.

## A NEW BENCHMARK IN URBAN LIVING

There are plenty of options to  
enjoy the great outdoors

### RESTAURANTS & DINING

Plenty of opportunities to  
enjoy local delicious food  
at the nearby cafes  
and famed restaurants.



### NEIGHBOURHOOD

Simply chill out  
with your friends and  
enjoy the genial atmosphere  
of a friendly  
neighbourhood.



### EDUCATION

Perfectly positioned  
near renowned educational  
institutions, be assured  
that your children  
will have a brighter future.



### SHOPPING

Shop to your heart's content  
at the nearby boutiques  
and buzzing shopping centres  
that offer global brands.



### MEDICAL

Just a stroll away are  
well-known medical  
amenities that cater your  
healthcare needs.





## ABUNDANCE OF CONVENIENCE

Highly Coveted Address



**LRT Wangsa Maju**  
**LRT Sri Rampai**



**MRR2** (Middle Ring Road 2)  
**DUKE** (Duta-Ulu Kelang Expressway)  
**AKLEH** (Ampang - Kuala Lumpur Elevated Highway)  
**SPE** (Setiawangsa - Pantai Expressway)  
**SUKE** (Sungai Besi - Ulu Kelang Elevated Expressway)  
**EKVE** (East Klang Valley Expressway)



**Fairview International School** 5km  
**SMK Melawati** 6km  
**Malaysian Institute of Art** 7km  
**Brighton International School** 7km  
**International School of KL** 8km  
**TAR College** 8km  
**Sri Utama Schools** 9km



**KPJ Ampang** 7km  
**Gleneagles Hospital** 8km  
**Columbia Asia Setapak** 10km  
**Hospital Kuala Lumpur** 15km



**Giant Hulu Kelang** 5km  
**Aeon AU2** 6km  
**Wangsa Walk Mall** 7km  
**Melawati Shopping Mall** 7km  
**Ampang Point Mall** 8km  
**Aeon Wangsa Maju** 8km



**Zoo Negara** 5km  
**Bukit Tabur** 8km  
**Bukit Batu Chondong** 9km  
**Darul Ehsan Golf Club** 9km  
**Titiwangsa Golf Course** 14km

EXPERIENCE OPULENCE  
IN  
EVERY  
MOMENT



3 STOREY LINK HOUSE  
20' x 70'

Bringing together modern architecture and distinctive interior, Nassim Heights sets a new benchmark for exclusive living. The low-density residential development creates a peaceful living environment, where you will be cocooned in comfort from the moment you step into your abode. Each residence is meticulously built to optimize space and crafted for families to strengthen bonds.

HILLSIDE RETREAT  
IMMERSED IN NATURE

Elegantly perched on hillside, Nassim Heights seamlessly blends urban functionality with leafy tranquility. Nassim Heights is designed to bring the warmth of mother nature into your living space, giving you more options for the indoor-outdoor lifestyle.



3 Storey Link House ( Type C )

Artist's Impression Only



LIVING ROOM



LIVING & DINING  
Artist's Impression Only

Open layouts create welcoming ambience and offer endless bonding opportunities with your family.

## EXTENDED SPACE FOR ULTIMATE COMFORT



Artist's Impression Only

Immerse yourself in a blissful haven that exudes charm and style. The generous space with open layouts create a sophisticated yet inviting environment. The living room is bathed with natural sunlight and fresh air that gives you a refreshing feeling throughout the day.



Immerse yourself in relaxation while overlooking magnificent boundless views.



## ABSOLUTE FREEDOM & INDULGENT GET-TOGETHERS

True luxury is defined by the quality of your life. Spend time with your family in the cosy private lounge overlooking the greenery and the city beyond. Or simply sit back and relax with a cup of your favourite coffee in the soothing atmosphere.



Let your kids revel  
in the delights of  
a sprawling playground

Take a moment out of the hustle and bustle of central living while strolling along the community park. Your children will find it easy to find friends in the playground and it is a perfect spot for you to mingle with your neighbours. The friendly community fosters a sense of camaraderie and makes living here a pleasurable experience.

## Site Layout Plan

### Legend

- 3 Storey Link House (Type A)
- 3 Storey Link House (Type B)
- 3 Storey Link House (Type C)





## 3 STOREY LINK HOUSE TYPE A



5 BEDROOMS + 4 BATHROOMS

LOT SIZE 20' x 70'

BUILT-UP AREA 2594 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

3 STOREY LINK HOUSE TYPE B



4 BEDROOMS + 4 BATHROOMS

LOT SIZE 20' x 70'

BUILT-UP AREA 2851 SQ.FT.

3 STOREY LINK HOUSE TYPE C



5 BEDROOMS + 4 BATHROOMS

LOT SIZE 20' x 70'

BUILT-UP AREA 2870 SQ.FT.



SPECIFICATIONS

|           |                          |
|-----------|--------------------------|
| STRUCTURE | Reinforced concrete      |
| WALL      | Cement sand brick wall   |
| DOOR      | Timber flush door        |
| WINDOW    | Aluminium framed windows |

|                                        |                             |
|----------------------------------------|-----------------------------|
| FLOOR FINISHES                         |                             |
| Living / Dining / Bedrooms / Balconies | Tiles                       |
| Bathroom                               | Tiles                       |
| Kitchen                                | Tiles                       |
| Carporch                               | Concrete broom brush finish |

|               |                            |
|---------------|----------------------------|
| WALL FINISHES |                            |
| Bathroom      | Tiles up to ceiling height |
| Kitchen       | Tiles up to 1.5m height    |
| Others        | Plaster & paints           |

|         |                             |
|---------|-----------------------------|
| CEILING | Skim coat / plaster ceiling |
|---------|-----------------------------|

|                   |       |
|-------------------|-------|
| SANITARY FITTINGS |       |
| Water closet      | 4 nos |
| Wash basin        | 4 nos |
| Shower            | 4 nos |
| Water tap         | 3 nos |
| Sink              | 1 no  |

|                         |             |            |            |             |            |
|-------------------------|-------------|------------|------------|-------------|------------|
| ELECTRICAL INSTALLATION | TYPE A1/A1a | TYPE A2/A3 | TYPE B2/B3 | TYPE C1/C1a | TYPE C2/C3 |
| Lighting point          | 32 nos      | 30 nos     | 33 nos     | 35 nos      | 33 nos     |
| Door bell point         | 1 no        | 1 no       | 1 no       | 1 no        | 1 no       |
| Fan point               | 8 nos       | 8 nos      | 8 nos      | 8 nos       | 8 nos      |
| Power point             | 23 nos      | 23 nos     | 21 nos     | 24 nos      | 24 nos     |
| Water heater point      | 4 nos       | 4 nos      | 4 nos      | 4 nos       | 4 nos      |
| Air-cond. point         | 6 nos       | 6 nos      | 5 nos      | 6 nos       | 6 nos      |
| Auto gate point         | 1 no        | 1 no       | 1 no       | 1 no        | 1 no       |
| Tel. point              | 1 no        | 1 no       | 1 no       | 1 no        | 1 no       |
| TV point                | 1 no        | 1 no       | 1 no       | 1 no        | 1 no       |
| DB                      | 1 no        | 1 no       | 1 no       | 1 no        | 1 no       |

Note: All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Vendor's architect and/or the relevant approving Authorities.

EXCELLENT  
CONNECTIVITY  
FOR EASY ACCESSIBILITY

Enjoy accessibility like never before with the nearby major highways which includes MRR2 (Middle Ring Road 2), DUKE (Duta-Ulu Kelang Expressway), AKLEH (Ampang-Kuala Lumpur Elevated Highway), SUKE (Sungai Besi-Ulu Kelang Elevated Expressway), EKVE (East Klang Valley Expressway and SPE (Setiawangsa-Pantai Expressway). Nassim Heights residents will also experience ultimate convenience with the LRT stations located within proximity.

