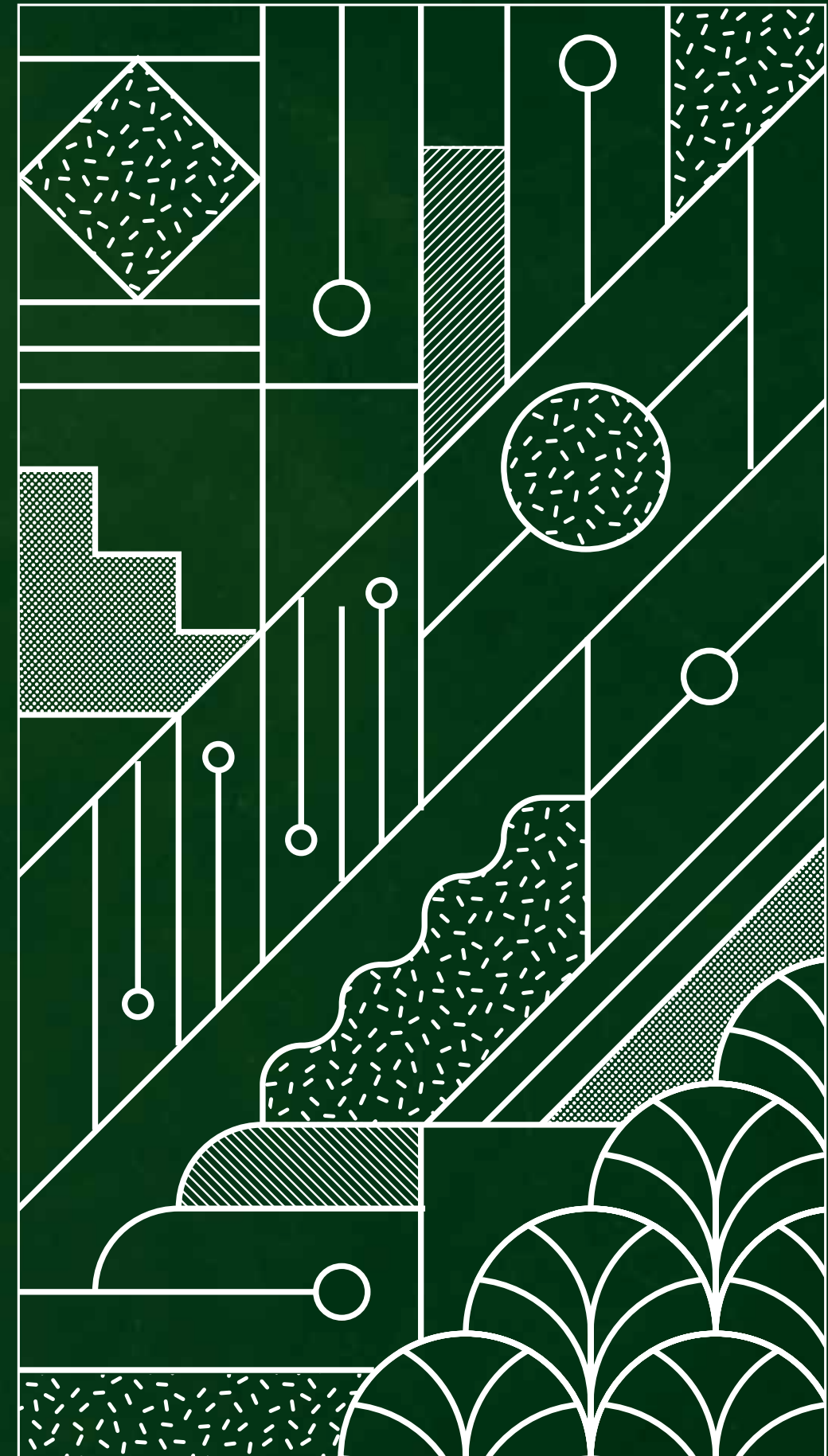


KLGCC
JENDELA
RESIDENSI

Kehidupan
Tiada Bandingan



Sebiji permata
di lautan hijau



Selamat Pulang

Kembali ke pangkuan kemewahan setiap hari di Residensi KLGCC Jendela Residensi. Ia merupakan satu-satunya kediaman yang menyatukan gaya hidup mewah dengan perkelilingan alam dan padang golf. Kehijauan sejauh mata memandang menemui anda setiap pagi.

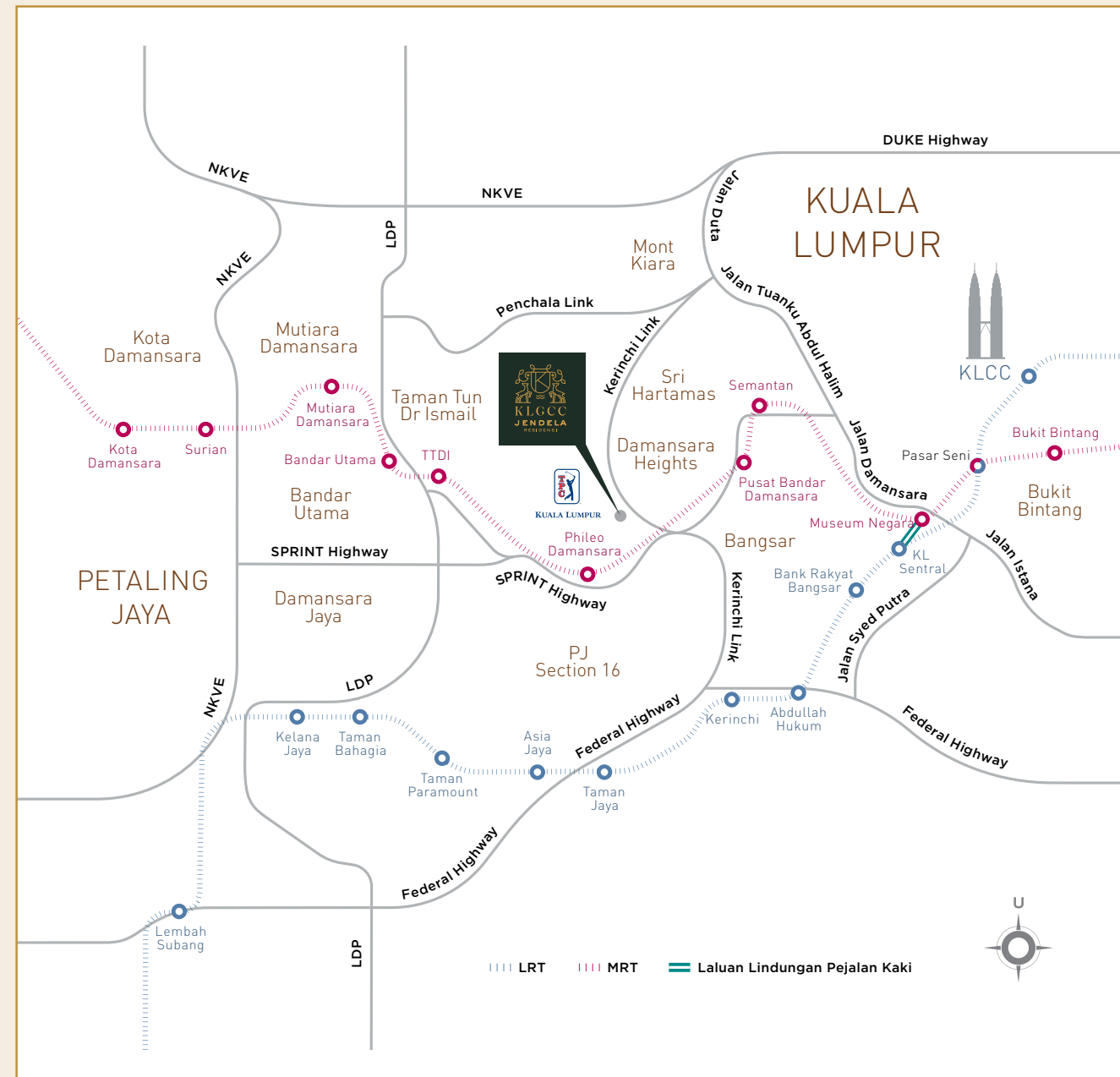


Masa Untuk Bersantai

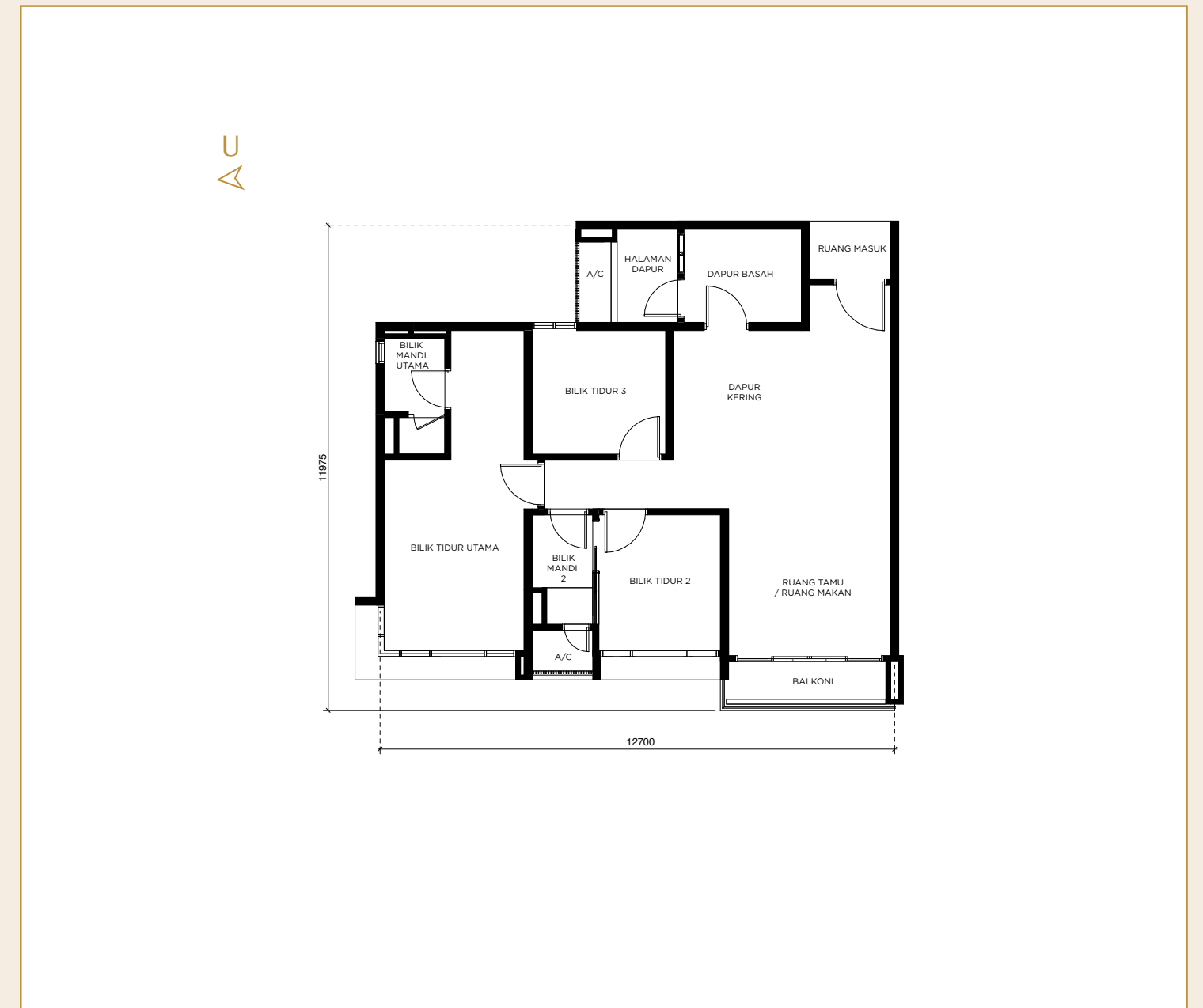
Selain persekitaran hijau, residen di Residensi KLGCC Jendela Residensi juga dimanjakan dengan kemudahan harian yang lengkap. Kediaman di sini semirip dengan sebuah resort mewah.



Pelan Lokasi

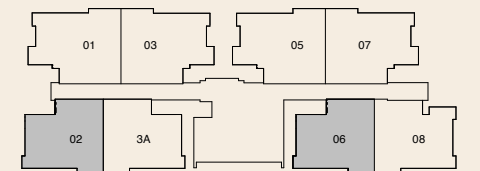


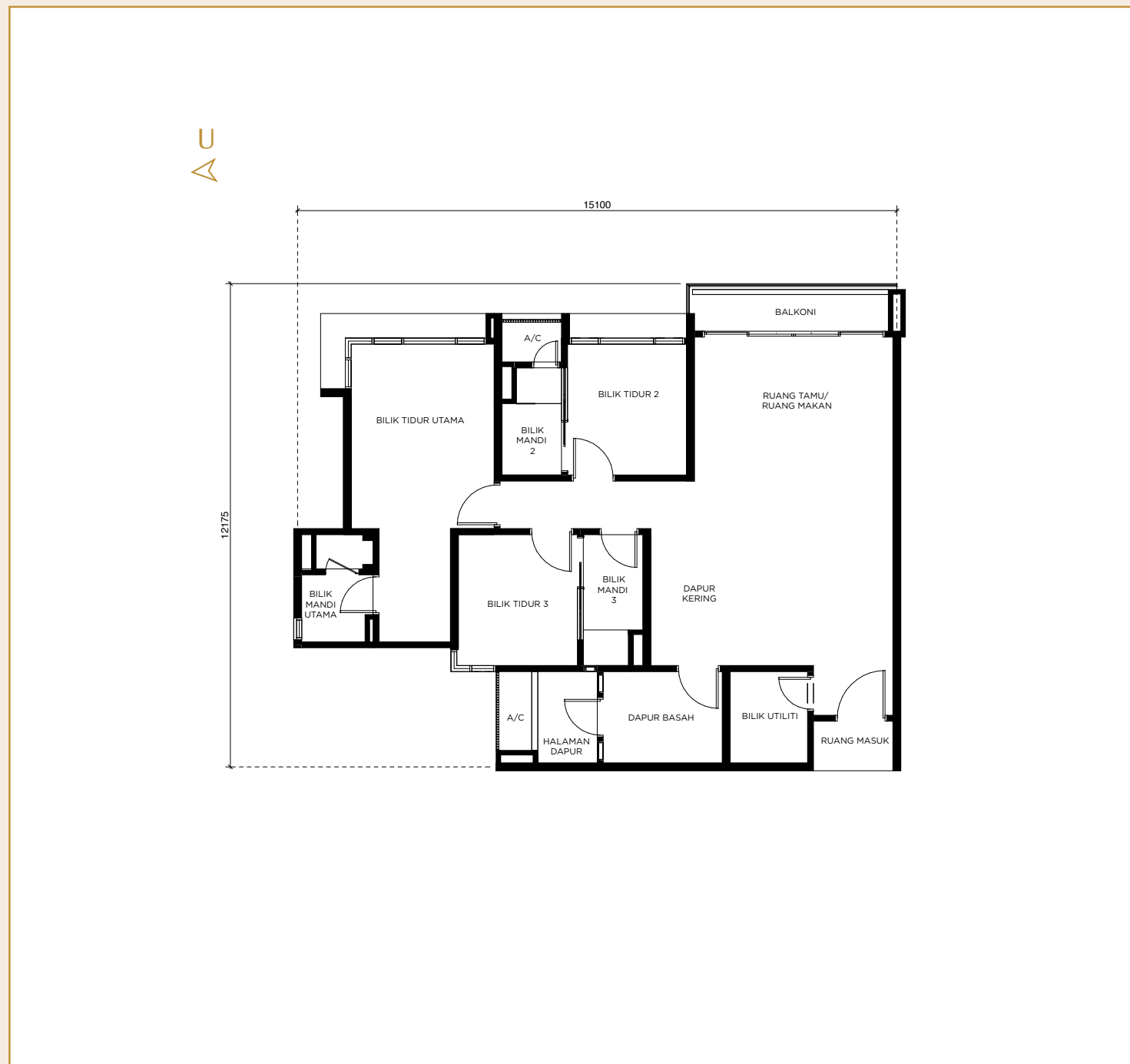
Pelan Lantai



Jenis A

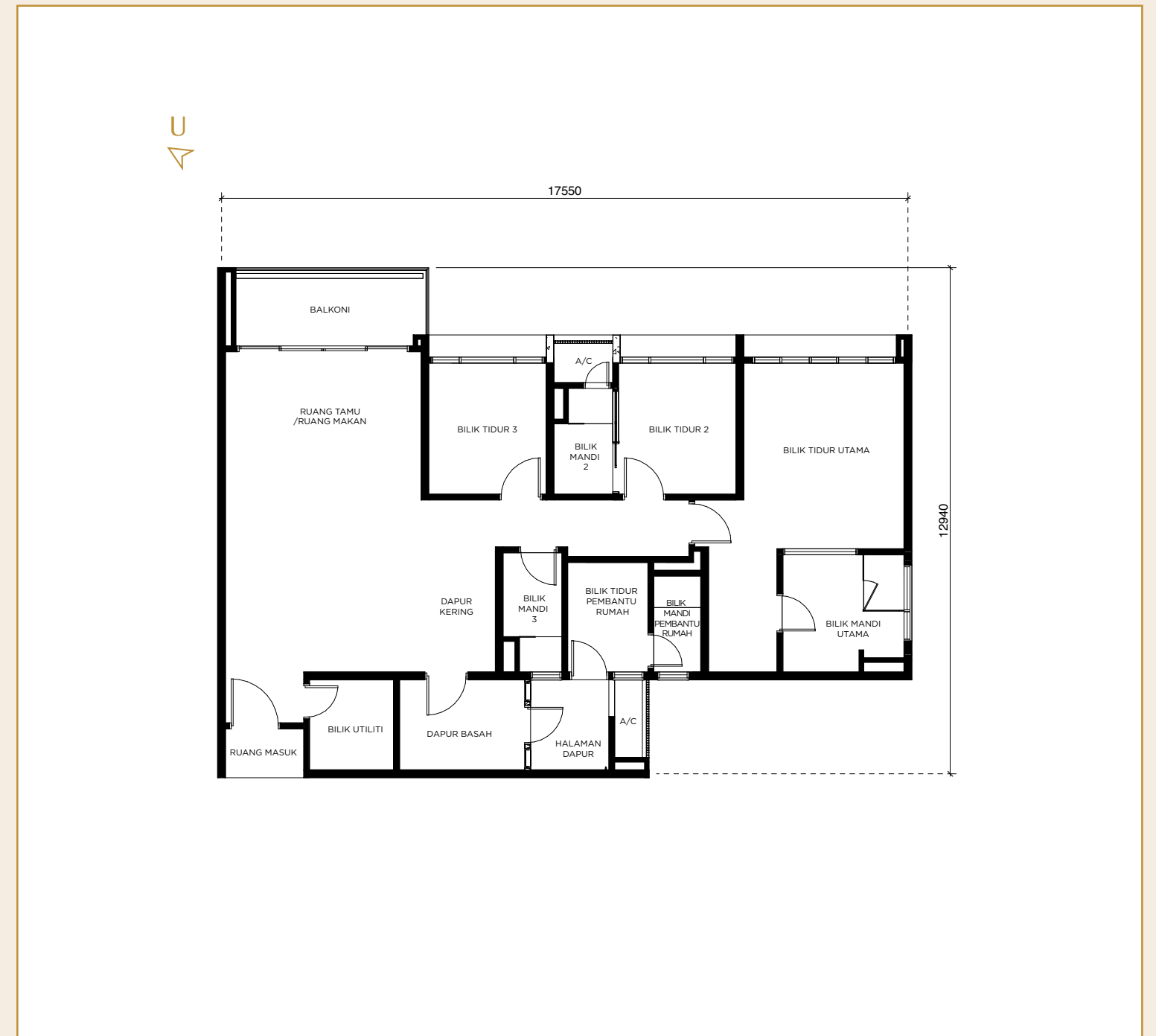
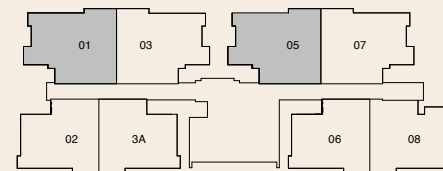
3 Bilik Tidur
1,324 kps | 123 kpm





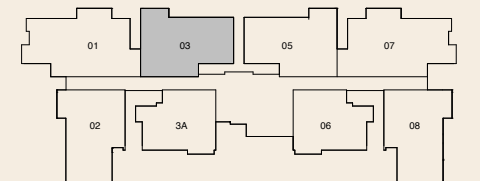
Jenis B

3 Bilik Tidur
1,550 kps | 144 kpm

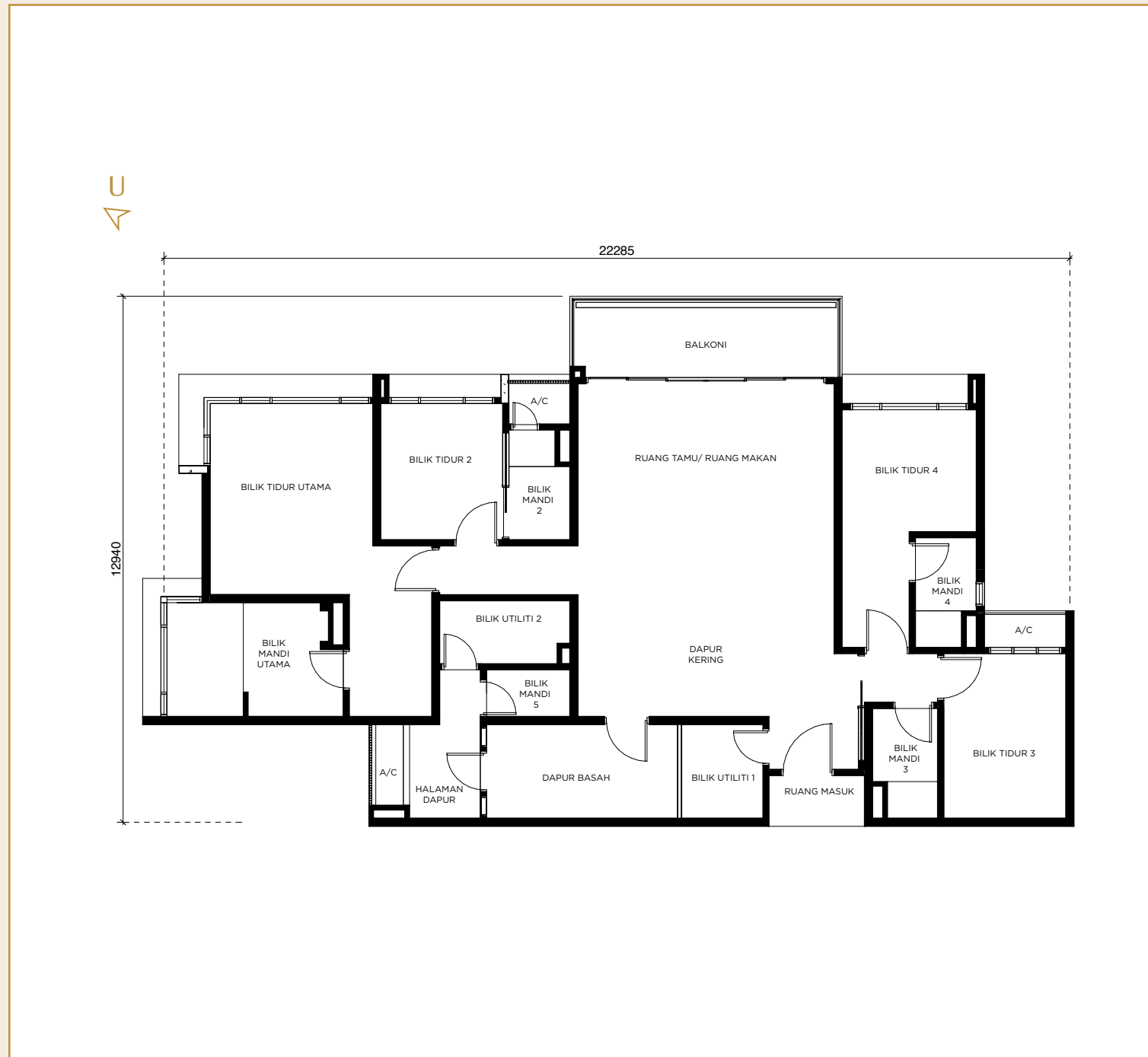


Jenis C

3 Bilik Tidur
1,884 kps | 175 kpm



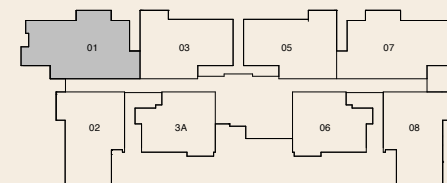
Spesifikasi



Jenis D

4 Bilik Tidur

2,260 kps | 210 kpm



UNTUK SEMUA JENIS

(a) Struktur	Konkrit Bertulang	
(b) Dinding	Batu Bata Konkrit Bertulang Sistem Dinding Kering	
(c) Bumbung	Konkrit Bertulang Dek Keluli	
(d) Kerangka Bumbung	Konkrit Bertulang Sistem Kerangka Keluli Ringan	
(e) Siling	Siling Plaster / Lapisan Skim / Cat	
(f) Tingkap	Kerangka Aluminium	
(g) Pintu	Pintu Utama	: Pintu Kayu Berkadar Api
	Pintu Lain	: Pintu Teras Berrongga : Pintu Gelangsar Kerangka Aluminium : Pintu Kayu Gelangsar Poket
(h) Set Kunci	Set Kunci Berserta Aksesori	
(i) Kemasan Dinding	Ruang Umum	: Lepaan Plaster & Cat
	Dapur Basah	: Kemasan Jubin Porselin (Hingga Ketinggian Siling)
	Dapur Kering	: Lepaan Plaster & Cat
	Bilik Mandi	: Kemasan Jubin Porselin (Hingga Ketinggian Siling)
(j) Kemasan Lantai	Ruang Masuk	: Kemasan Jubin Porselin
	Ruang Tamu	: Kemasan Jubin Porselin
	Ruang Makan	: Kemasan Jubin Porselin
	Dapur Basah	: Kemasan Jubin Porselin
	Dapur Kering	: Kemasan Jubin Porselin
	Bilik Tidur	: Lantai Kayu Berlamina
	Bilik Mandi	: Kemasan Jubin Porselin
	Bilik Utiliti	: Kemasan Jubin Porselin
	Balkoni	: Kemasan Jubin Porselin
	Halaman Dapur	: Kemasan Jubin Porselin
	A/C	: Lepaan Simen
(k) Sanitari & Kelengkapan Pekaipan	Alat Sanitari & Kelengkapan	

(l) Pemasangan Elektrikal

Jenis	A	A(m)	A1	B	B(m)	B1	B1(m)	C	Ca	C(su)	C1	C1a	C1(su)	D	D(m)	D(c)	D(su)	D(su)(m)
Poin Lampu	26	26	26	32	32	32	32	38	38	40	38	38	40	49	49	49	50	50
Poin Elektrik	19	19	19	20	20	20	20	22	22	22	22	22	22	26	26	26	26	26
Poin Kipas	4	4	4	4	4	4	4	5	5	5	5	5	5	6	6	6	6	6
Poin 'Hob'	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Poin 'Hood'	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Poin Loceng Pintu	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Poin Pemanas Air	2	2	2	3	3	3	3	3	3	4	3	3	4	4	4	4	5	5
Poin Data	4	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5	5	5
Poin SMATV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Poin A/C	5	5	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	6
Soket Dinding Fiber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Papan Agihan Kuasa	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

(m) Penyaluran & Kabel Telefon Dalam

Disediakan

Aras Eksekutif

TINGKAT 1

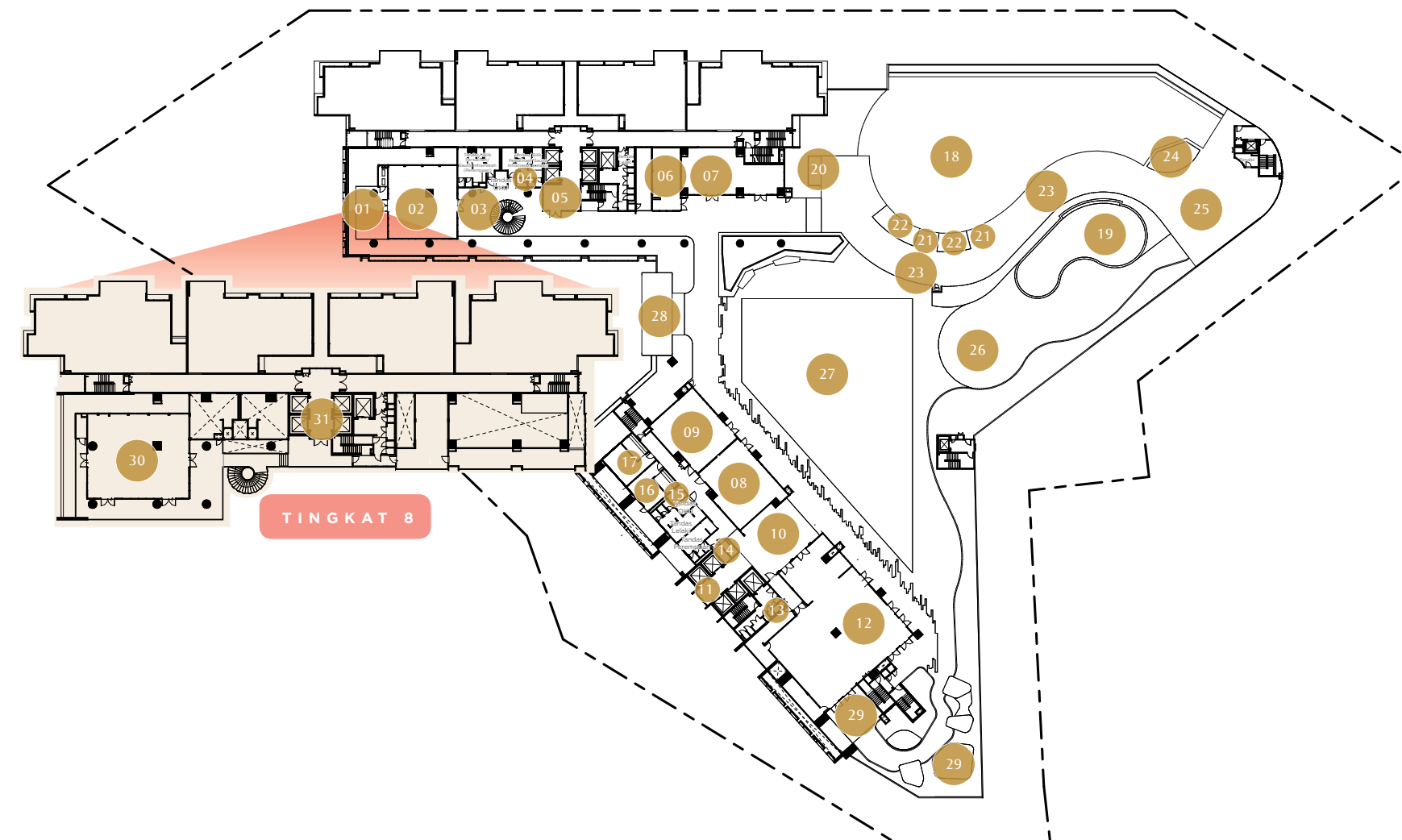


PETANDA

- | | |
|--|------------------------|
| 01 Bilik Pengawal | 05 Ruang Lobi Menara A |
| 02 Bilik Mesyuarat | 06 Peti Mel Menara A |
| 03 Pejabat Pengurusan | 07 Ruang Lobi Menara B |
| 04 Pejabat Perkhidmatan Penghuni (Concierge) | 08 Peti Mel Menara B |

Aras Kelab

TINGKAT 6 & 8

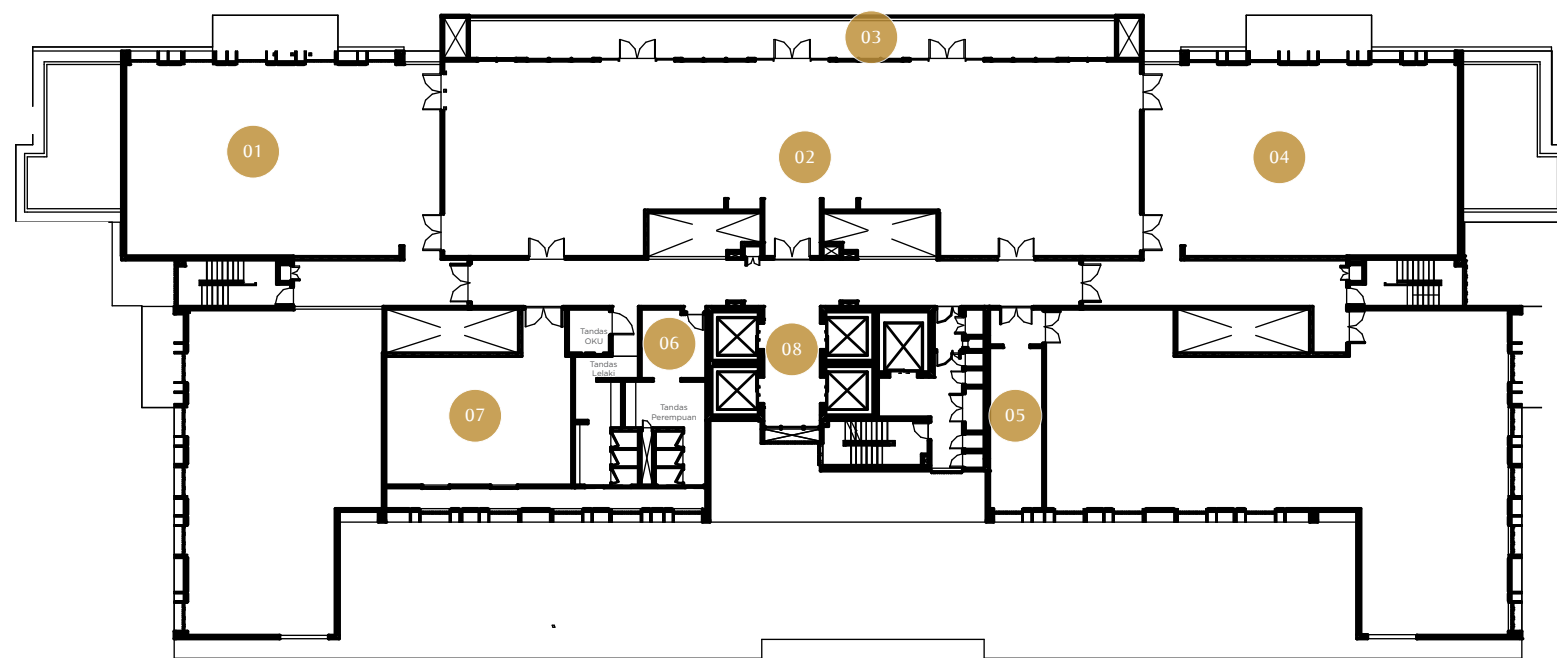


PETANDA

- | | | |
|------------------------------------|---|------------------------------------|
| 01 Ruang Gimnasium Luar | 12 Dewan Pelbagai Fungsi | 22 Ruang Basah Kolam Renang |
| 02 Studio Kecergasan | 13 Bilik Sampah | 23 Dek Menjemur |
| 03 Kawasan Santai | 14 Pelongsor Sistem Pneumatik Pemungutan Sisa Pepejal | 24 Tempat Rehat Gantung |
| 04 Bilik Janitor | 15 Bilik Janitor 2 | 25 Dek Bbq |
| 05 Ruang Lif Lobi Menara A | 16 Surau Lelaki | 26 Kawasan Mainan Kanak-Kanak |
| 06 Ruang Retail 1 | 17 Surau Perempuan | 27 Kawasan Serbaguna Berumput |
| 07 Ruang Permainan (Gaming Lounge) | 18 Kolam Renang | 28 Dek Melihat |
| 08 Ruang Retail 2 | 19 Kolam Air Kanak-Kanak | 29 Taman Berdek |
| 09 Ruang Retail 3 | 20 Pancuran Mandian Luar | 30 Ruang Yoga/ Pilates (Tingkat 8) |
| 10 Lobi Menara B | 21 Kabana | 31 Ruang Lobi Menara A (Tingkat 8) |
| 11 Lif Lobi Menara B | | |

Nimbus Tingkat Beristirahat

MENARA A - ARAS BUMBUNG

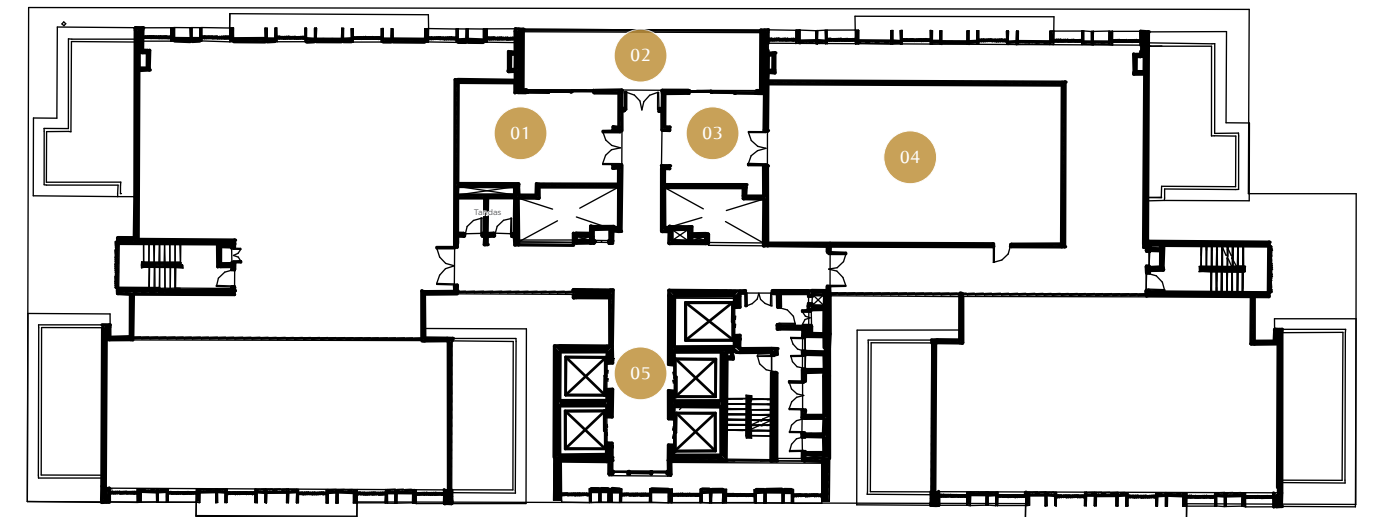


PETANDA

- | | |
|---|------------------------------|
| 01 Dek Istirehat 2 | 04 Dek Istirehat 1 |
| 02 Ruang Istirehat Langit
(Sky Lounge) | 05 Bilik Persediaan |
| 03 Dek Pemerhatian Menara A
(Sky Deck) | 06 Ruang Persiapan Perempuan |
| | 07 Bilik Cerut |
| | 08 Lif Lobi Menara A |

Stratos Dek Pemandangan

MENARA B - ARAS BUMBUNG
& ATAS BUMBUNG



PETANDA

- | |
|-----------------------------------|
| 01 Ruang Membaca + Ruang Menunggu |
| 02 Dek Pemerhatian Menara B |
| 03 Ruang Menunggu |
| 04 Ruang A/V |
| 05 Lif Lobi Menara B |



Sime Darby Property (KLGCC Resort) Sdn Bhd
(Formerly known as Sime Darby KLGCC Development Sdn Bhd)
Registration No. 200601016794 (736546-A)

Level 10, Block G, No.2, Jalan PJU 1A/7A,
Ara Damansara PJU 1A, 47301 Petaling Jaya,
Selangor Darul Ehsan, Malaysia.

T+(603)78495000

F+(603)78495547

www.simedarbyproperty.com

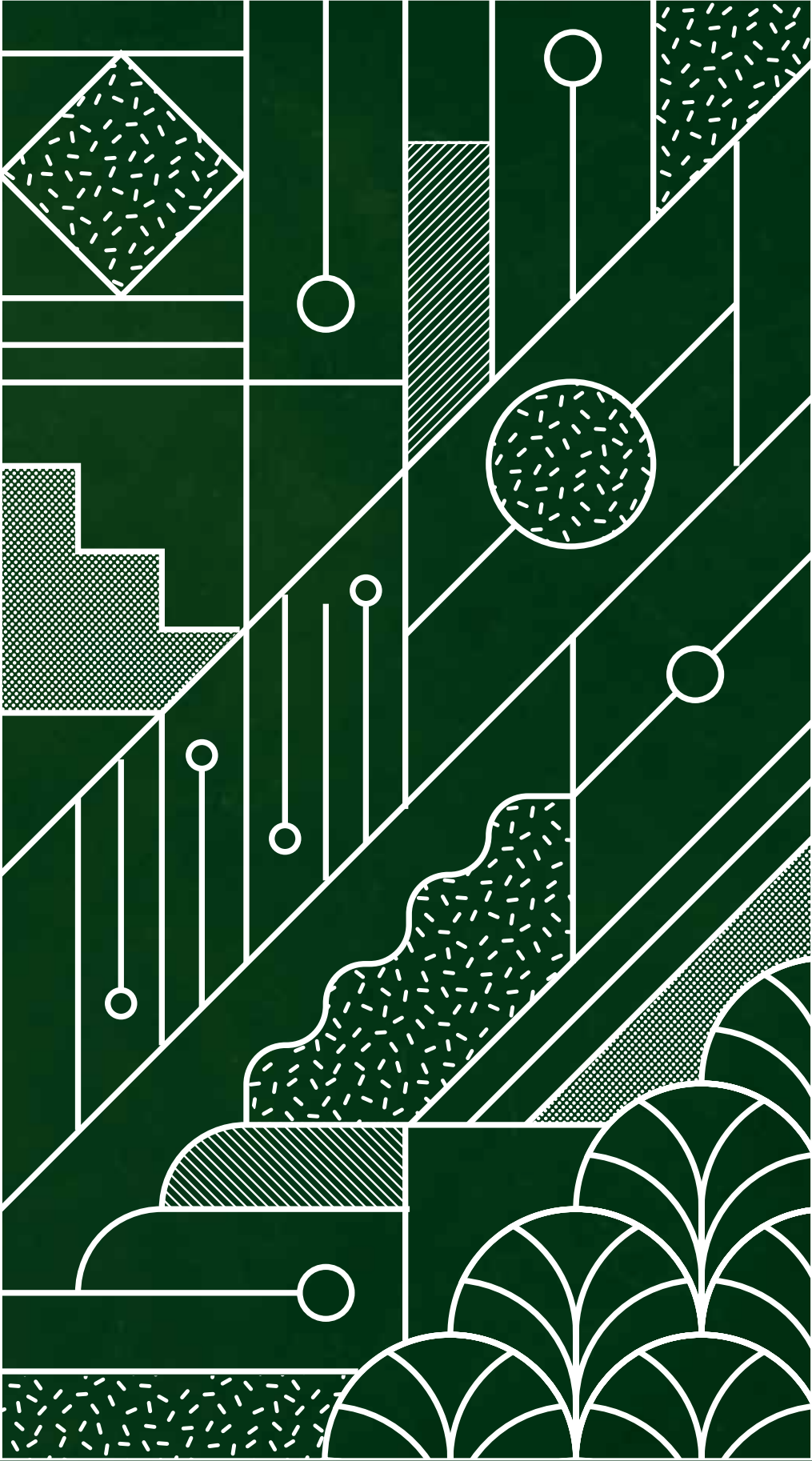
Residensi Jendela • Jumlah Unit : 520 • Jenis Bangunan : Pagsapuri Servis • Tarikh Dijangka Siap: 2027 • Beban Tanah: Tiada • Pegangan Tanah : 91 Tahun (Tarikh Luput 2111) • No. Lesen Pemaju : 20060/03-2028/0270(A) • Tempoh Sah: 03/03/2023 - 02/03/2028 • No Permit Iklan & Jualan : XXXXX-X/XX-XXXX/XXXX(X)-(X) • Tempoh Sah: XX/XX/XXXX - XX/XX/XXXX • Pihak Berkuasa Meluluskan Bangunan: Dewan Bandaraya Kuala Lumpur. Rujukan Pelan Bangunan: (25) dlm. BP T1 OSC 2019 2130 • Pemaju: Sime Darby Property (KLGCC Resort) Sdn Bhd 200601016794 (736546-A), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor • Harga Jualan: Menara A, 266 Unit (Baki Unit: 10) : RM2,591,280.00 (min) – RM3,289,120.00 (maks) • Harga Jualan Menara B, 254 Unit (Baki Unit: 2) RM1,934,920.00 (min) – RM2,463,180.00 (maks) • Sekatan-sekatan Kepentingan: Tanah yang dimiliki ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY



A Life Unequaled
& Unsurpassed



A jewel
in the crown



Welcome Home

Feel the warm welcome upon arrival at Jendela Residences every day. This residence is a luxurious dwelling with priceless views of the world-class golf resort and the beauty of nature. Revel in the view outside your window and soak in the goodness every morning.

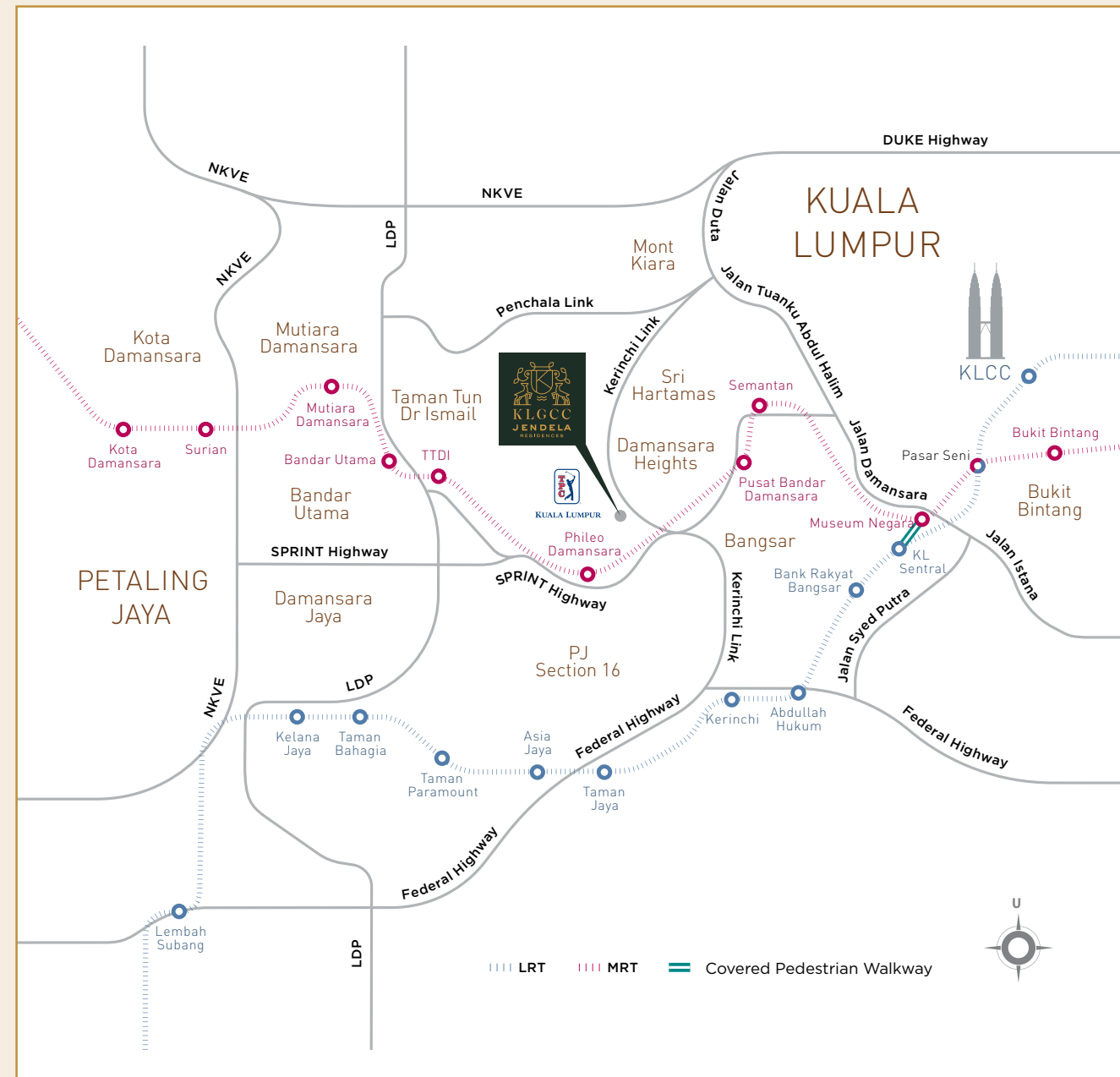


Time For Leisure

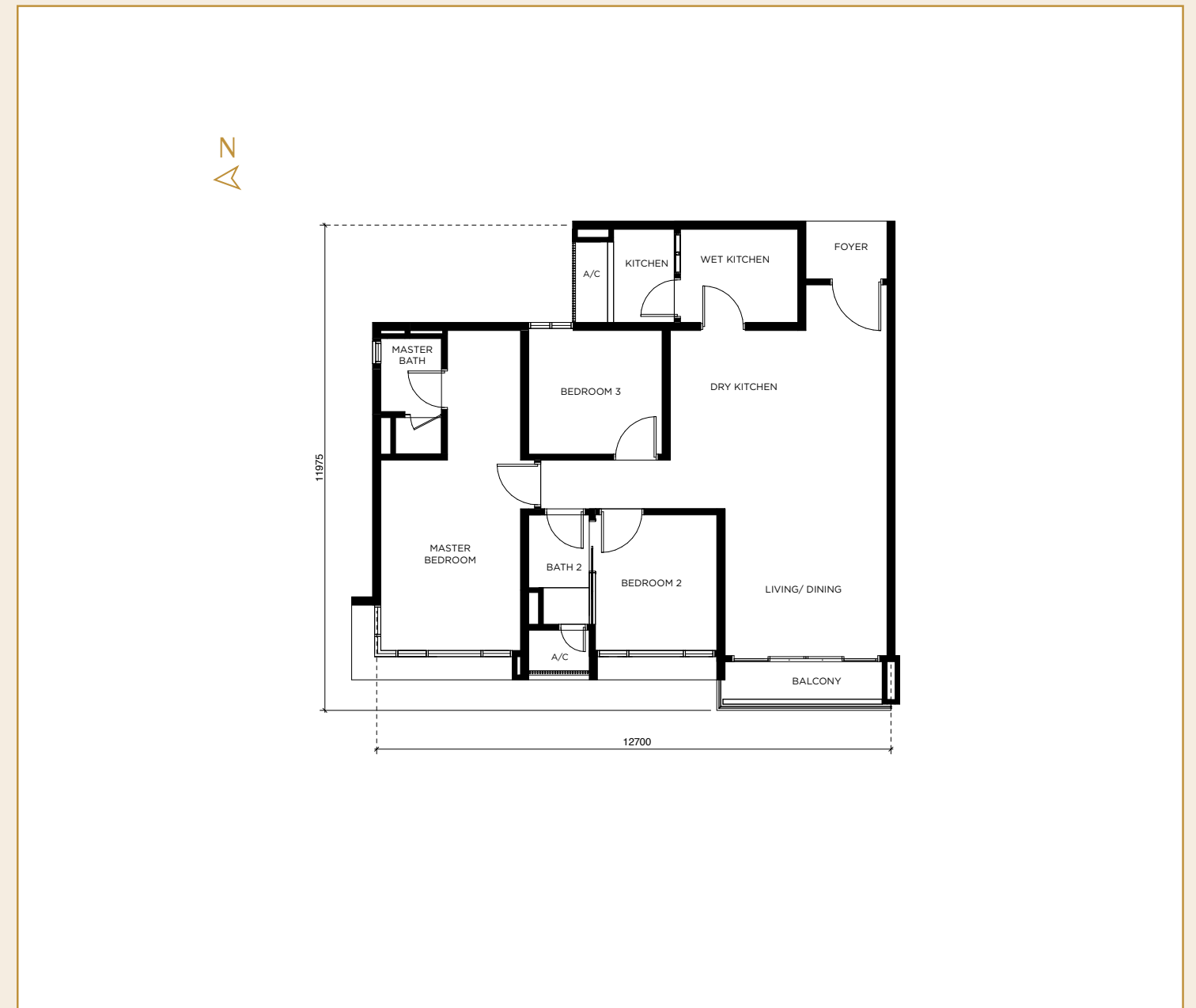
Besides the rolling greens, the residents at Jendela Residences are pampered with complete daily necessities and amenities, mimicking a true resort lifestyle.



Location Map

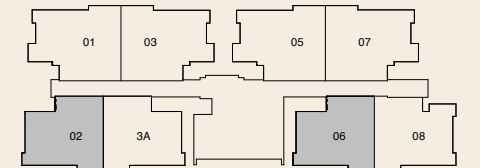


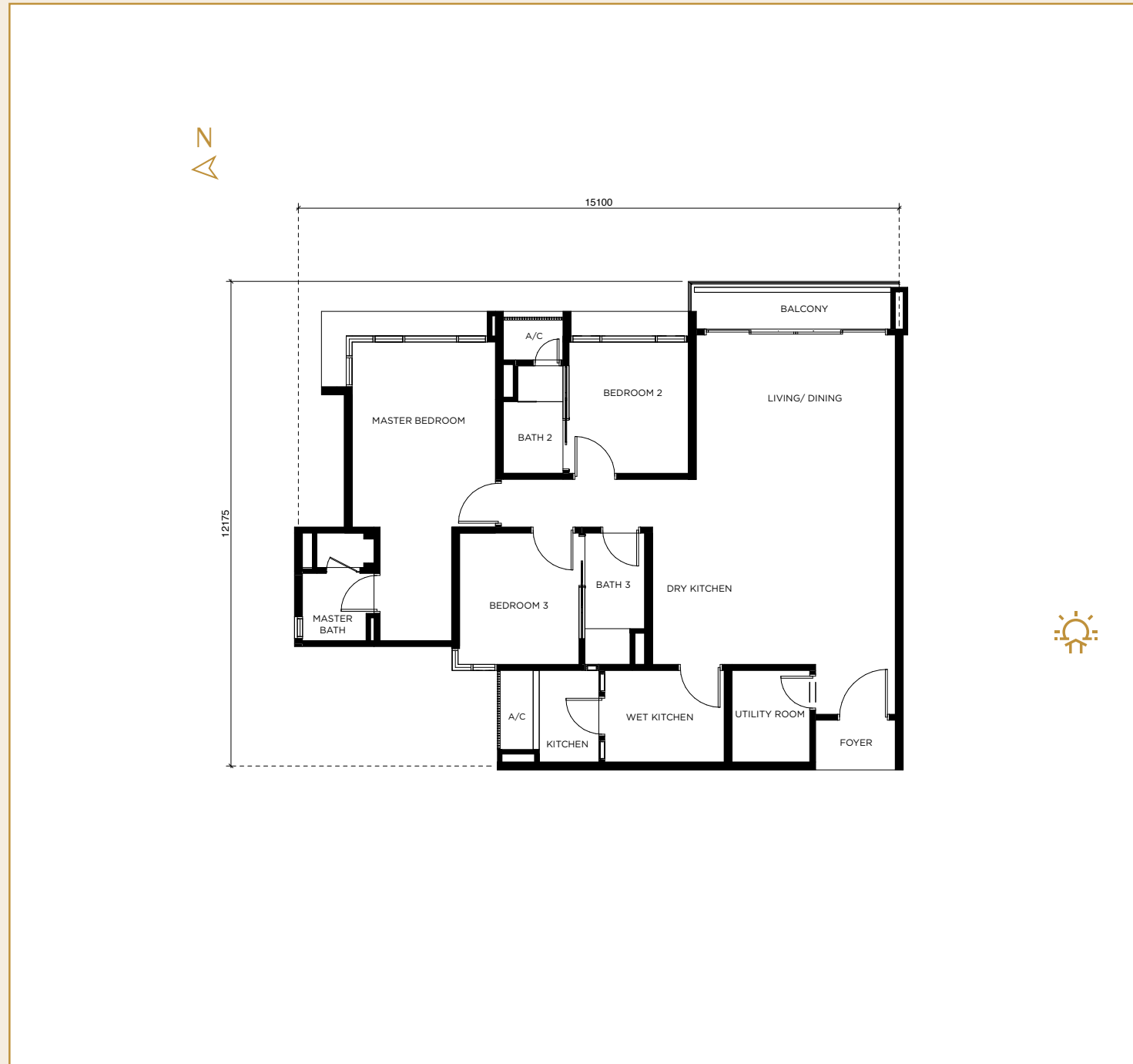
Floor Plan



Type A

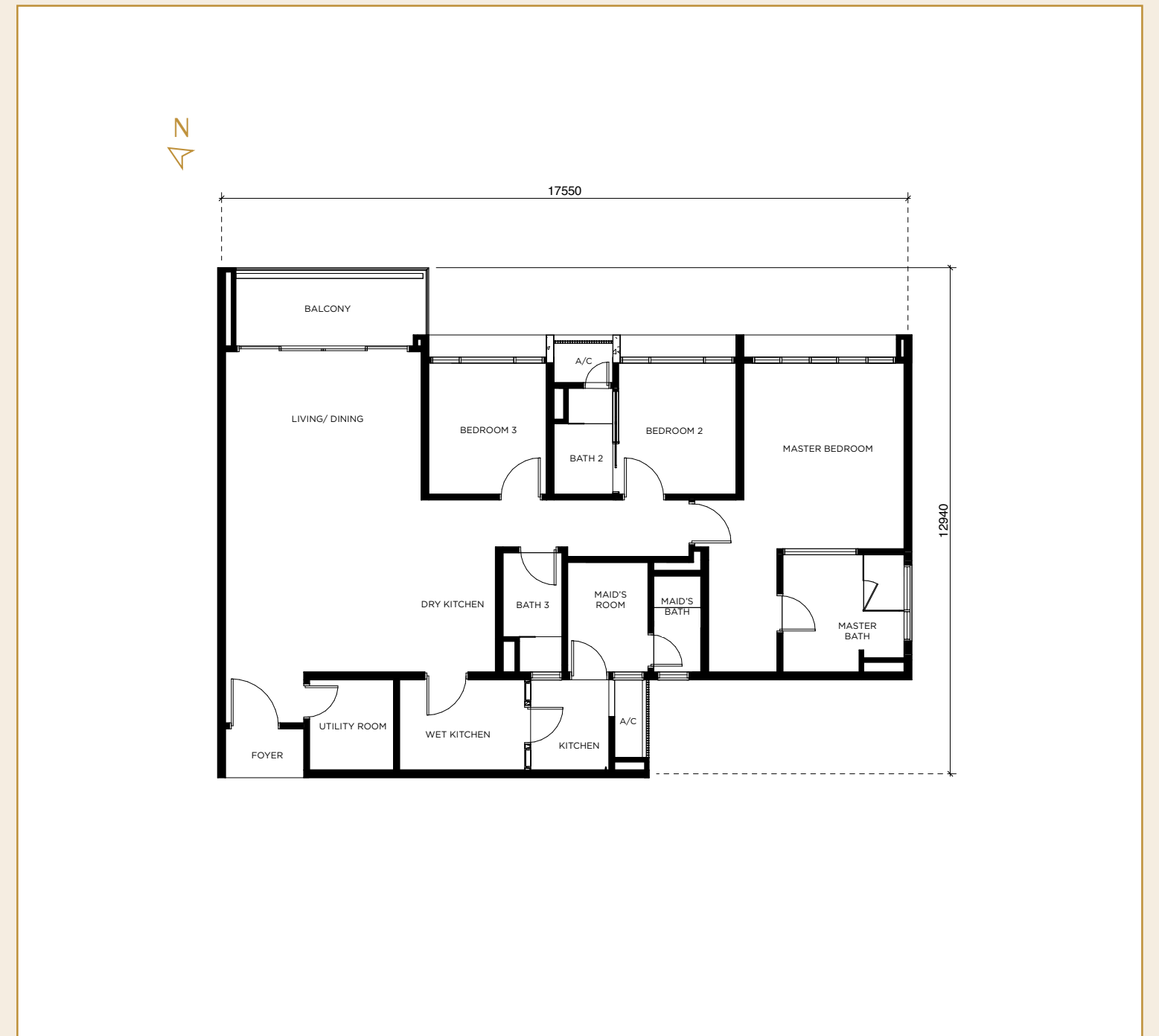
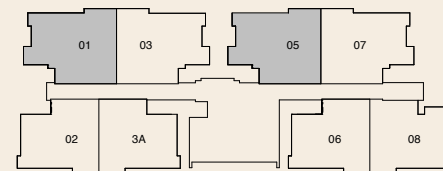
3 Bedrooms
1,324 sq.ft. | 123 sq.m.





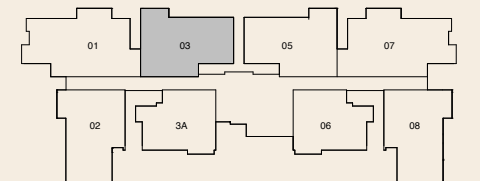
Type B

3 Bedrooms
 1,550 sq.ft. | 144 sq.m.

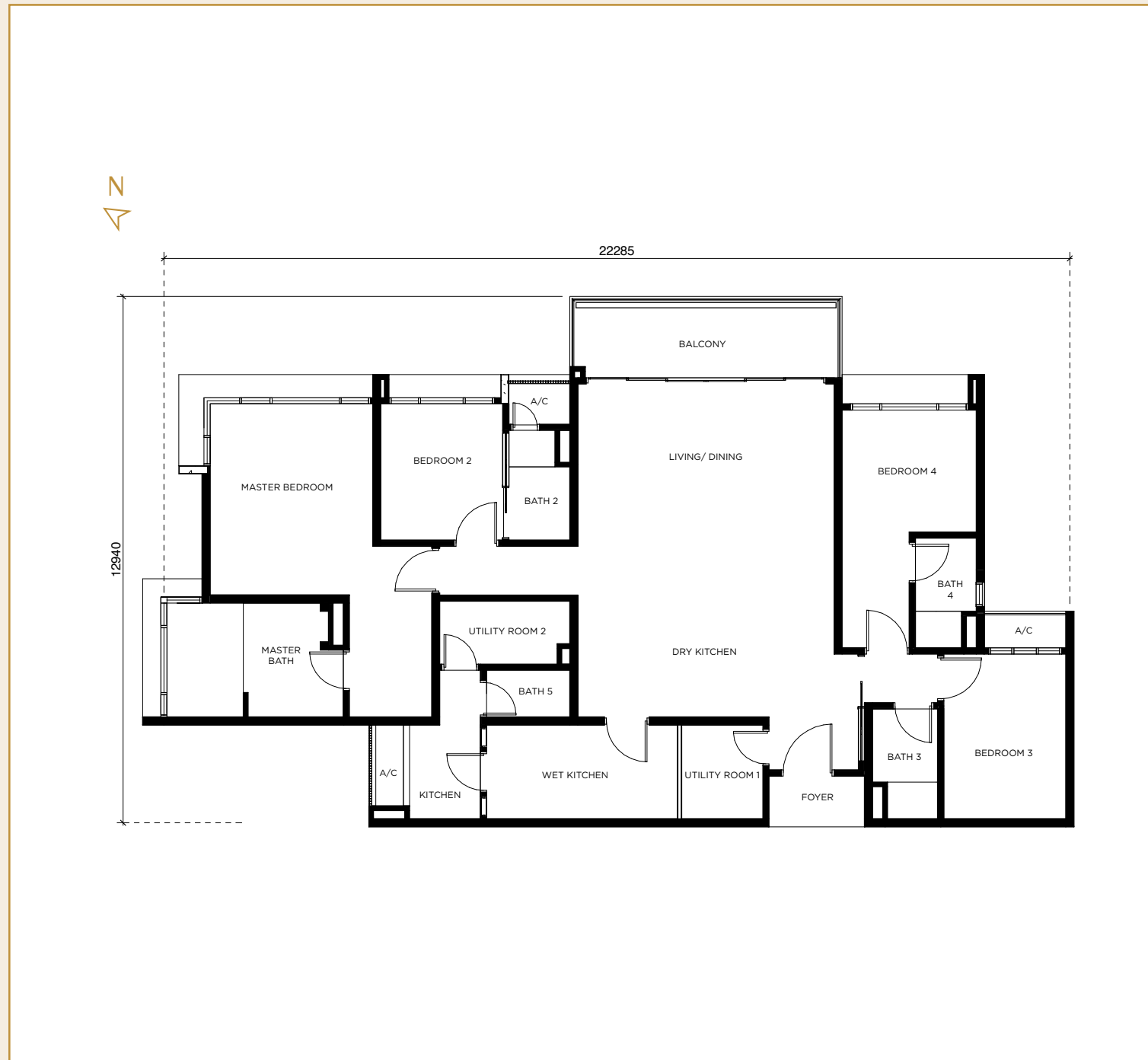


Type C

3 Bedrooms
 1,884 sq.ft. | 175 sq.m.



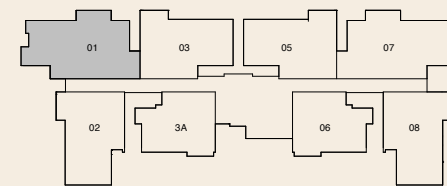
Specifications



Type D

4 Bedrooms

2,260 sq.ft. | 210 sq.m.



FOR ALL TYPES

(a) Structure	Reinforced Concrete	
(b) Wall	Masonry Reinforced Concrete Dry Wall System	
(c) Roof Covering	Reinforced Concrete Metal Decking	
(d) Roof Framing	Reinforced Concrete Light Weight Metal Truss System	
(e) Ceiling	Plaster Board / Skimcoat / Painted	
(f) Windows	Aluminium Frame	
(g) Doors	Main Door	: Fire Rated Timber
	Other Door	: Hollow core
		: Aluminium Frame Sliding Door
		: Pocket Sliding Timber Door
(h) Ironmongery	Lockset With Accessories	
(i) Wall Finishes	General	: Plaster & Paint
	Wet Kitchen	: Porcelain Tiles (Up To Ceiling Height)
	Dry Kitchen	: Plaster & Paint
	Bathroom	: Porcelain Tiles (Up To Ceiling Height)
(j) Floor Finishes	Foyer	: Porcelain Tiles
	Living Room	: Porcelain Tiles
	Dining Room	: Porcelain Tiles
	Wet Kitchen	: Porcelain Tiles
	Dry Kitchen	: Porcelain Tiles
	Bedroom	: Laminated Timber Flooring
	Bathroom	: Porcelain Tiles
	Utility	: Porcelain Tiles
	Balcony	: Porcelain Tiles
	Yard	: Porcelain Tiles
	Aircond Ledge	: Cement Render
(k) Sanitary Wares & Plumbing Fittings	Sanitary Wares & Fittings	

(l) Electrical Installation

Type	A	A(m)	A1	B	B(m)	B1	B1(m)	C	Ca	C(su)	C1	Cl	Cl(su)	D	D(m)	D(c)	D(su)	D(su)(m)
Lighting Point	26	26	26	32	32	32	32	38	38	40	38	38	40	49	49	49	50	50
Power Point	19	19	19	20	20	20	20	22	22	22	22	22	22	26	26	26	26	26
Fan Point	4	4	4	4	4	4	4	5	5	5	5	5	5	6	6	6	6	6
Hob Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Hood Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Door Bell	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Water Heater Point	2	2	2	3	3	3	3	3	3	4	3	3	4	4	4	4	5	5
Data Point	4	4	4	4	4	4	4	4	4	4	5	5	5	5	5	5	5	5
SMATV Point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
A/C Point	5	5	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	6
Fiber Wall Socket	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Electrical DB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

(m) Internal Telecommunication Trunking & Cabling Provided

Executive Floor

LEVEL 1



LEGEND

- | | |
|----------------------|--------------------|
| 01 Guard Room | 05 Tower A Lobby |
| 02 Meeting Room | 06 Tower A Mailbox |
| 03 Management Office | 07 Tower B Lobby |
| 04 Concierge Service | 08 Tower B Mailbox |

Club Floor

LEVEL 6 & 8

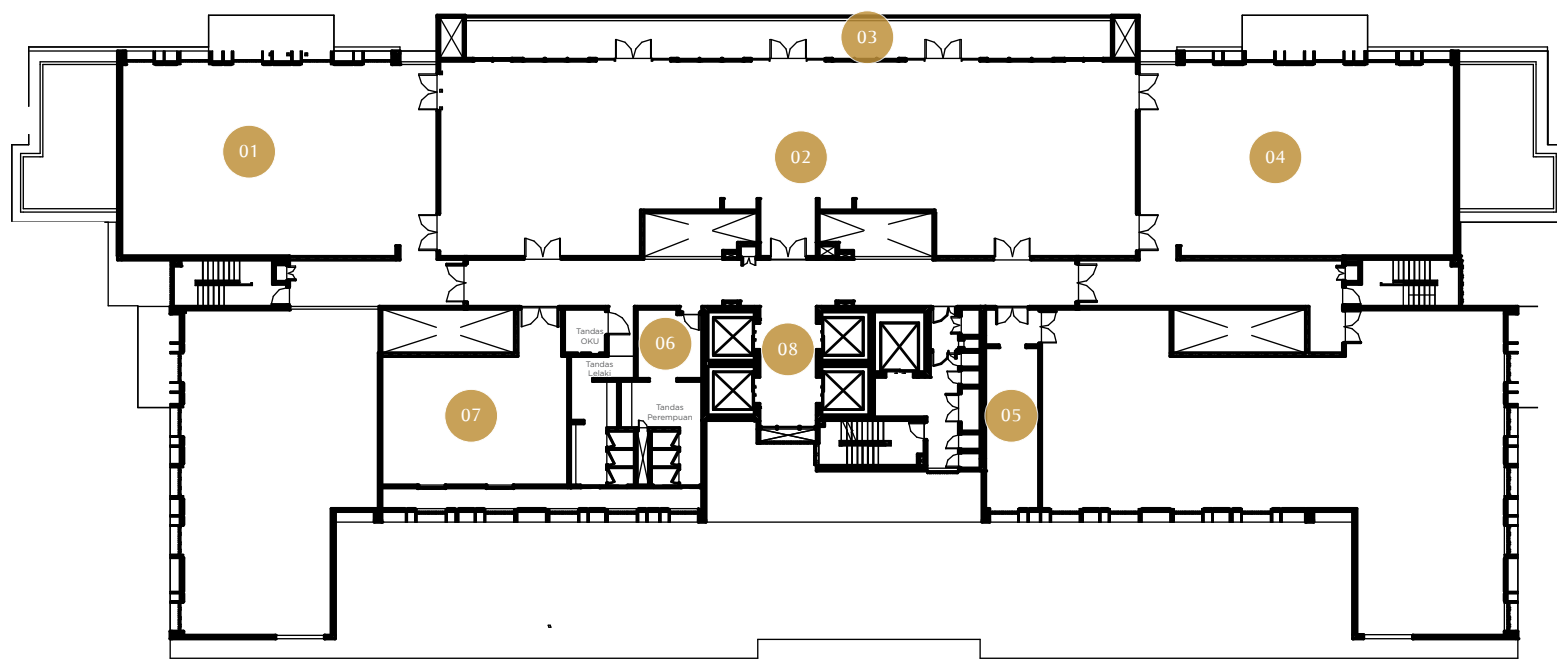


LEGEND

- | | | |
|-----------------------|--|---------------------------------|
| 01 Outdoor Gym | 12 Multi-Function Hall | 22 Hydro Spa Deck |
| 02 Fitness Studio | 13 Refuse Holding Room | 23 Sun Deck |
| 03 Lounge With WiFi | 14 Solid Waste Pneumatic Slide Collection System | 24 Pool Hammock |
| 04 Janitor | 15 Janitor 2 | 25 BBQ Pavilion |
| 05 Tower A Lobby | 16 Surau (Male) | 26 Kiddies Playland |
| 06 Retail 1 | 17 Surau (Female) | 27 Open Lawn |
| 07 Games Lounge | 18 50m Infinity Pool | 28 Panorama Deck |
| 08 Retail 2 | 19 Kiddies Play Pool | 29 Garden Deck |
| 09 Retail 3 | 20 Outdoor Garden Shower | 30 Yoga/ Pilates Barn (Level 8) |
| 10 Tower B Lobby | 21 Cabana With Day Beds | 31 Tower A Lift Lobby (Level 8) |
| 11 Tower B Lift Lobby | | |

Nimbus The Rooftop Lounge

TOWER A - ROOF LEVEL

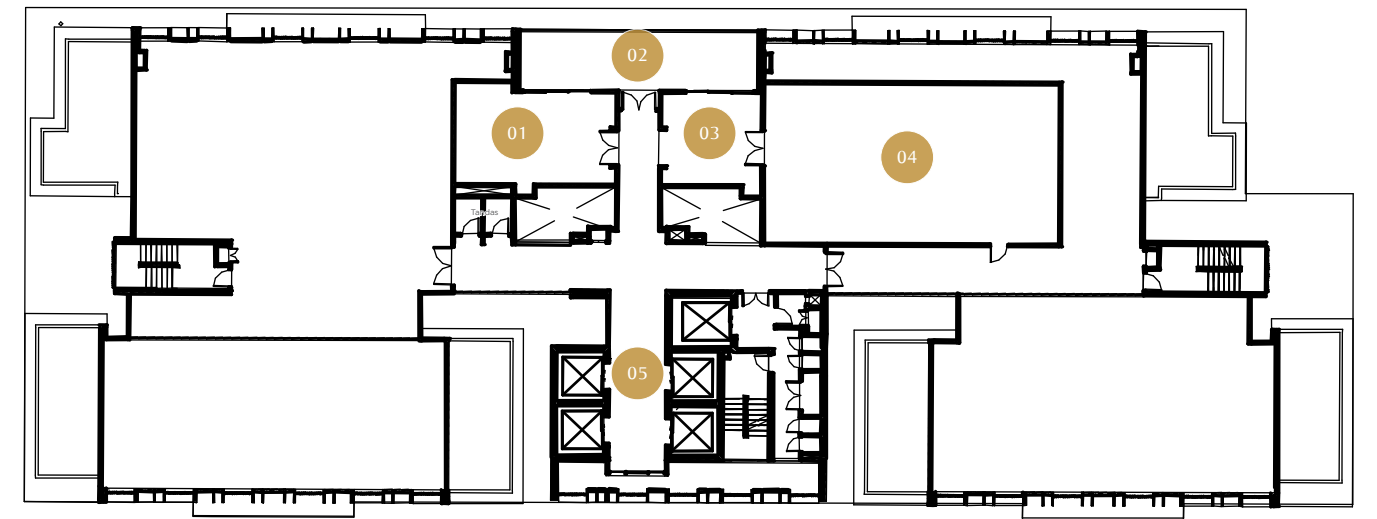


LEGEND

- | | |
|---------------------|-----------------------|
| 01 Lounge Deck 2 | 05 Preparation Room |
| 02 Observatory | 06 Toilet (Female) |
| 03 Outdoor Sky Deck | 07 Cigar Room |
| 04 Lounge Deck 1 | 08 Tower A Lift Lobby |

Stratos Viewing Deck

TOWER B - ROOF LEVEL &
ROOFTOP



LEGEND

- | |
|--------------------------------|
| 01 Reading Room + Waiting Room |
| 02 Tower B Sky Deck |
| 03 Waiting Room |
| 04 Theatrette |
| 05 Tower B Lift Lobby |



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Selangor Darul Ehsan, Malaysia.

T +(603) 7849 5000
F +(603) 7849 5547
www.simedarbyproperty.com



Residensi Jendela • Total Units: 520 • Building Type: Serviced Apartment • Expected Completion Date: 2027 • Land Encumbrances: None • Land Tenure: 91 Years (Expiry Date: 2111)
• Developer License No.: 20060/03-2028/0270(A) • Validity Period: 03/03/2023 - 02/03/2028 • Advertising & Sales Permit No.: XXXXX-X/XX-XXXX/XXXX(X)-(X)
• Validity Period: XX/XX/XXXX - XX/XX/XXXX • Building Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL). Building Plan Reference: (25) dlm. BP T1 OSC 2019 2130
• Developer: Sime Darby Property (KLGCC Resort) Sdn Bhd 200601016794 (736546-A), Level 10, Block G, No. 2 Jalan PJU 1A/7A, Ara Damansara, 47301 Petaling Jaya, Selangor
• Selling Price: Tower A, 266 Units (Remaining Units: 10): RM2,591,280.00 (min) – RM3,289,120.00 (max) • Selling Price Tower B, 254 Units (Remaining Units: 2) RM1,934,920.00 (min) –
RM2,463,180.00 (max) • Restrictions of Interest: This land may not be transferred, leased, or charged except with the consent of the State Authority.

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