

LSHSENTULRIA



FREEHOLD

Up lighting the neighbourhood

Sentul offers a diverse range of attractions and amenities that provides you the ideal setting to thrive and enjoy the best of city living. This bustling neighborhood boasts a rich blend of cultural, recreational, and commercial opportunities, making it a vibrant place to live and explore.



'Ria' [Ree-ah]

Means a sense of joy, happiness,
cheerful or delight in Bahasa Malaysia.



KEY Address



A wealth of lifestyle amenities

Public Transport

Sentul Timur Train Station	2.0km
Sentul Train Station	2.0km
Batu Kambom Train Station	5.5km

Leisure & Lifestyle

9909f Camerlun Centre Sentul	2.0km
Sentul Doga	4.2km
Sentul Paik	4.8km
Kuala Lumpur Performing Arts Centre (KL PAC)	4.8km
Taman Tasik Titikwangsa	4.9km
Titikwangsa Golf Course	6.0km

Education

SK Sentul 2	700m
SK Sentul 1	900m
Wesley Methodist School	1.7km
Convent Sentul Secondary School	2.0km
SJKC Sentul Pagar Ping Ming	2.6km
La Salle Sentul School	2.8km
SMK Sentul Utama	3.4km
Cheng Hwa Independent High School	4.8km

Tourist Attractions

Batu Caves	6.5km
KLCC	6.7km
Pavilion Bukit Bintang	7.3km
KL Tower	7.5km
Merdeka 118	9.0km
The Exchange TRX	9.3km

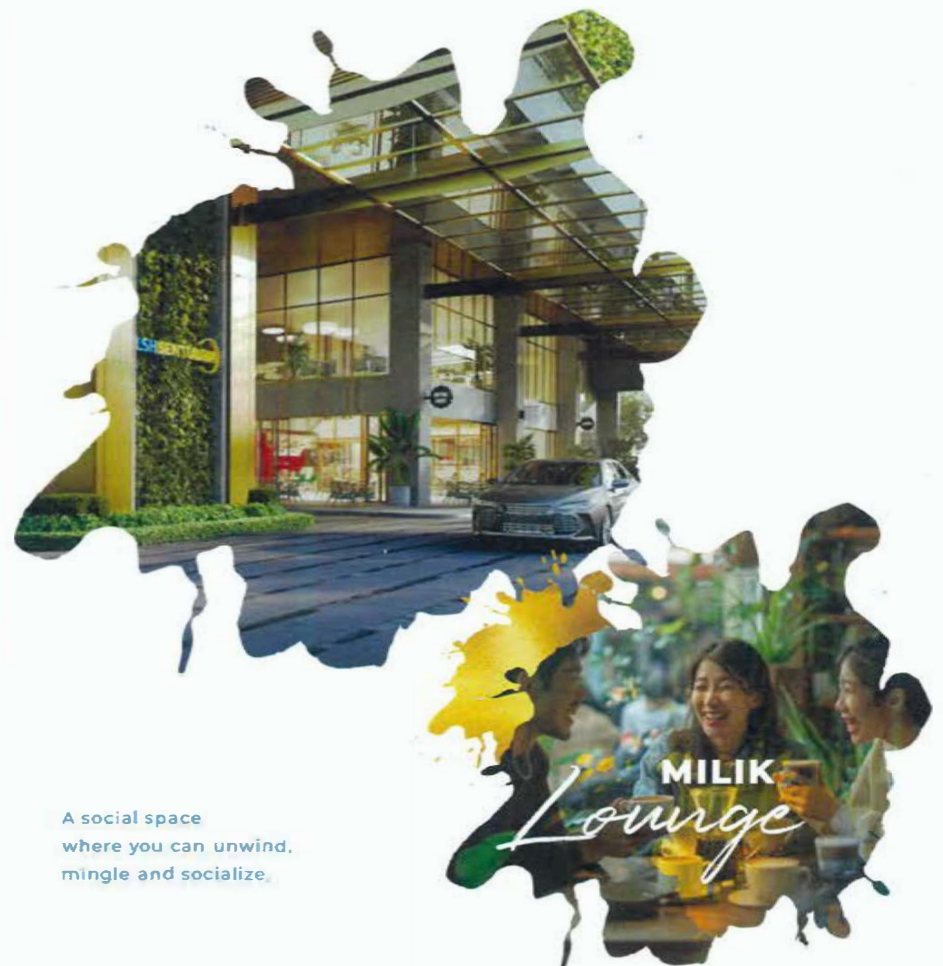


STANDING TALL IN THE
HEART OF SENTUL



Welcome to your new sanctuary,
a community where *you belong*

- 268 units Apartment Suites
- 2-storey Commercial Space
- Milik Spaze
- Milik Lounge

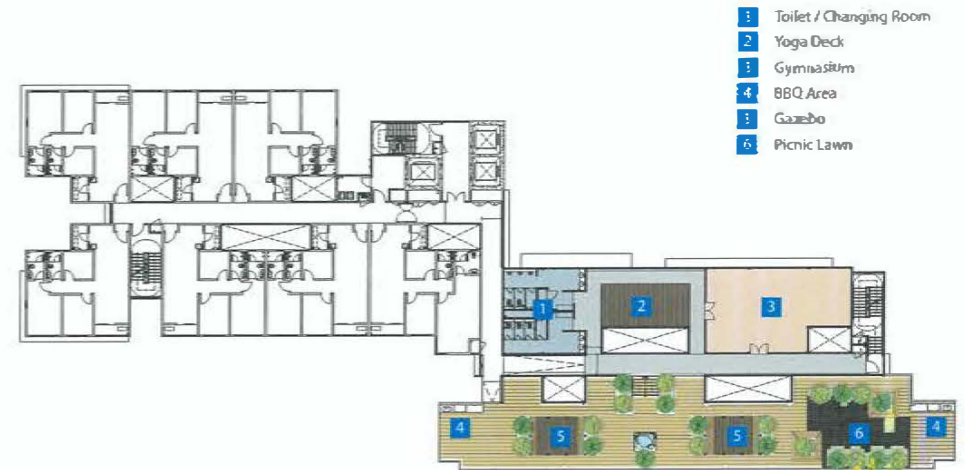


A social space
where you can unwind,
mingle and socialize.

where Life meets Style



roof deck LEVEL 25



facilities LEVEL 8



MiLik Spaze

Where Lifestyle Flourishes *Every day*



Welcome to an ideal place where young professionals can live, work and play all under one roof.

Our development offers a unique blend of integrated facilities and workspace designed exclusively for our MiLik Key community.

Here, you'll find the ideal environment for productivity and inspiration. It's not just about bringing your work home; it's about elevating your entire lifestyle.



MILIK KEY

Quality home, sustainable future

SUSTAINABLE LIVING STANDARD

Our architectural design prioritizes sustainability by incorporating natural ventilation and maximizing sunlight exposure.

ENHANCED LIFESTYLE

Diverse array of facilities that is thoughtfully curated to cater to the discerning needs of the young professionals.

ACCESSIBLE and VALUABLE

Every home is designed with thoughtful planning and practicality in mind, catering to the needs of young executives.

MILIK CARE

We're committed to your long term well-being. Our comprehensive after-sales service is designed to enhance your satisfaction and support a seamless living experience.



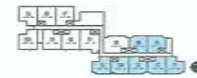
KEY

Living

The ideal *home*
for young community



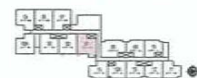
Type A | 700sq.ft.



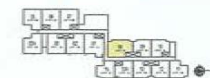
Type B | 860sq.ft.



Type C | 975sq.ft.



Type D | 993sq.ft.





MILIK
Care

Your Home, We Care

As an integral part of our vibrant community,
our commitment goes beyond just providing a place to live.
We're dedicated to elevating your lifestyle in every possible way
and we believe that value isn't just about the physical space you occupy
but the quality of life you experience within it.

That's why we've established different divisions within our community,
each with a specific focus on enhancing your living experience.
Welcome to a community where we're dedicated to your growth, comfort,
and happiness.



Specifications

STRUCTURE	Reinforced concrete frame	
WALL	Reinforced concrete wall / Block Wall / Brickwall	
ROOF	Generally reinforced concrete flat roof	
CEILING	Skim coat and paint / Ceiling Board where applicable	
WINDOWS	Aluminium frame window	
DOORS	Fire Rated Door / Flush Door / Aluminium Frame Glass Door	
IRONMONGERY	Quality locksets	
WALL FINISHES	Internal	Generally skim coat and paint
	Bath	Tiles up to ceiling height
FLOOR FINISHES	Living / Dining / Kitchen	Tiles
	Bathroom	Tiles
	Bedroom	Tiles
	Study	Tiles
	Balcony	Tiles
	Yard	Tiles
	Air-cond ledge	Cement render

	Unit	A	B	C	D
SANITARY WARES & FITTINGS	Wash basin & faucet	2	2	2	3
	Water closet	2	2	2	3
	Hand bidet set	2	2	2	3
	Toilet roll holder	2	2	2	3
	Kitchen sink & tap	1	1	1	2
	Bib Tap	1	1	1	1
ELECTRICAL INSTALLATION	Lighting Point	12	14	15	17
	Fan Point	3	4	4	4
	13A Power Point	14	15	17	18
	Fiber Wall Socket	1	1	1	2
	MATV Point	1	1	1	2
	Water Heater Point	2	2	2	3
	Air-cond Point	3	4	4	4
	Door Bell Point	1	1	1	1

Your Doorway to Vibrant Neighborhoods



Lim Seong Hai Holdings Sdn Bhd
Wisma Lim Seong Hai, 33 Jalan Gombak,
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VISIT OUR SALES GALLERY AT:
Laman Seri Harmoni, No.3, Jalan Batu Muda Tambahan 3,
Sentul 51100 Kuala Lumpur.
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Email: sales@lshsentulria.com



www.lshsentulria.com

Contact us at:



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• **Residensi Sentul Ria** • Developer's License: 30869/09-2029/0212(N) • Validity: 25/09/2024 - 24/09/2029 • Advertising Permit No.: 30869-1/12-2027/1181(N)-(S) • Validity: 24/12/2024 - 23/12/2027 • Developer: Lim Seong Hai Holdings Sdn Bhd • Land Tenure: Freehold • Restriction-In-Interest: Nil • Land Encumbrances: Nil • Approval Authority: Dewan Bandaraya Kuala Lumpur • Approval No.: BP U1 OSC 2024 3507 (19) • Expected Date of Completion: September 2027 • Total Units: 268 (Serviced Suites) • No. of Carpark: 1 - 2 • Selling Price: RM479,000 (min.) - RM698,000 (max.)

THIS ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA

LSHSENTULRIA



HAK MILIK KEKAL



Mewarnai *Kejiranan* di sekitar Sentul

Sentul menawarkan pelbagai tarikan dan kemudahan yang memberikan anda persekitaran yang ideal untuk berkembang maju dan menikmati kehidupan komuniti yang terbaik.



Definisi 'Ria'

Perasaan gembira, kebahagiaan, ceria,
atau kegembiraan



Kunci LOKASI UTAMA



Dikelilingi
pelbagai kemudahan gaya hidup sedia ada

Pengangkutan Awam

Stesen Keretapi Sentul Timur	2.0km
Stesen Keretapi Sentul I	2.0km
Stesen Keretapi Batu Kerasmen	5.5km

Rekreasi & Hiburan

Pusat Konvensyen HGH	2.0km
Sentul Golf	4.2km
Taman Sentul	4.8km
Taman Tasik Titiwangsa	4.5km
Penitip Seni Kuala Lumpur (KLPA)	4.8km
Klub Golf Titiwangsa	6.0km

Institut Pendidikan

SK Sentul 2	700m
SK Sentul 1	940m
Sekolah Methodist Wesley	1.7km
SMK Convent Sentul	2.0km
SJKC Sentul Pasar Ping Ming	2.6km
Sekolah La Salle Sentul	2.8km
SMK Sentul Utama	3.4km
Sekolah Menengah Persempaian Chang Hwa	4.8km

Tarikan Pelancongan

Batu Caves	6.6km
KLCC	6.7km
Pavilion Bukit Bintang	7.3km
Menara KL	7.5km
Merdeka 118	9.0km
The Exchange TRX	9.5km

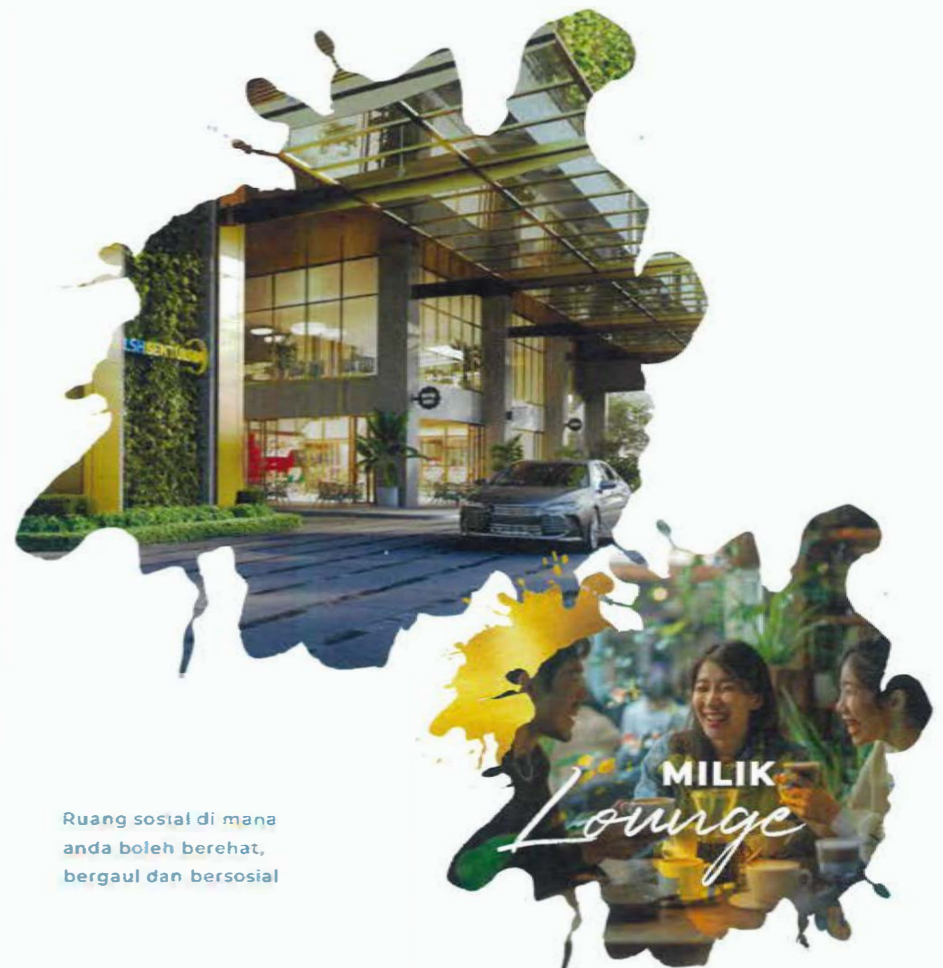


BERDIRI MEGAH DI HATI
SENTUL



Selamat datang ke kediaman anda
yang baru di kalangan
komuniti *di dalam anda*

- 268 unit Servis Apartmen
- 2 Tingkat Ruang Komersial
- Milik Space
- Milik Lounge

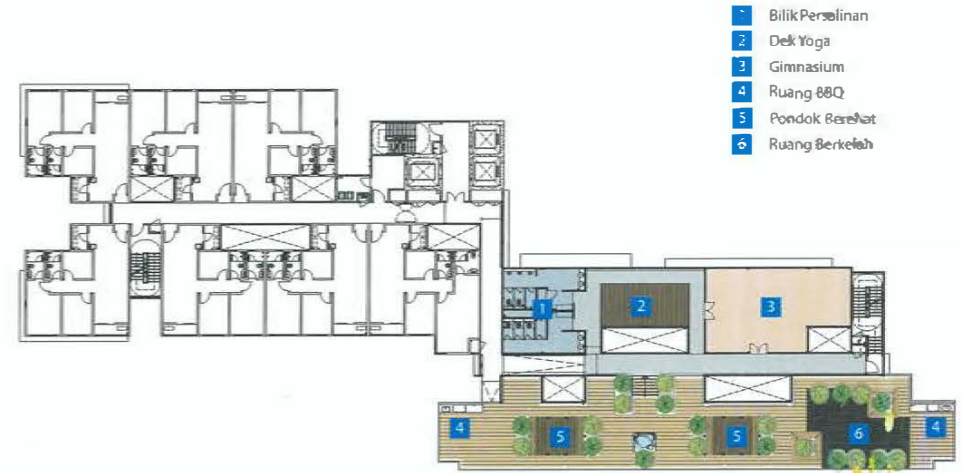


Ruang sosial di mana
anda boleh berehat,
bergaul dan bersosial

Di mana Kehidupan bertemu Gaya



Dek Bumbung ARAS 25



Fasiliti Aras 8



Milik Spaze

Di mana Gaya Hidup Anda *Mekar* setiap hari



Selamat datang ke destinasi ideal untuk profesional muda, di mana anda boleh tinggal, bekerja dan bersantai, semuanya di bawah satu bumbung.

Pembangunan kami menawarkan gabungan unik kemudahan bersepadu dan ruang kerja yang direka khusus untuk komuniti Milik Key.

Di sini, anda akan menemui persekitaran yang ideal untuk produktiviti dan inspirasi. Ia bukan sahaja tentang membawa kerja anda pulang, ia juga tentang meningkatkan keseluruhan gaya hidup anda.



MILIK KEY

Rumah berkualiti, masa depan lestari

PIAWAIAN KEHIDUPAN LESTARI

Reka bentuk seni bina kami mengutamakan kemampanan dengan menggabungkan pengudaraan semula jadi dan memaksimumkan pendedahan cahaya matahari.

MEMPERTINGKATKAN GAYA HIDUP

Pelbagai kemudahan terancang untuk memenuhi keperluan golongan profesional muda.

MAMPU DIMILIKI dan BERNILAI

Setiap rumah direka dengan perancangan yang teliti dan praktikal memenuhi keperluan eksekutif muda.

" MILIK CARE "

Kami komited untuk kesejahteraan jangka panjang anda. Perkhidmatan selepas jualan kami yang komprehensif direka untuk meningkatkan kepuasan anda dan menyokong pengalaman hidup yang lancar.

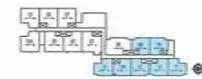


KUNCI
Kehidupan

Rumah Ideal untuk
komuniti belia



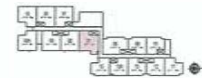
Jenis A | 700 kps



Jenis B | 860 kps



Jenis C | 975 kps



Jenis D | 993 kps





MILIK
Care

Rumah Anda, Kami Prihatin

Sebagai sebahagian daripada komuniti yang vibran, komitmen kami melangkaui sekadar menyediakan tempat tinggal. Kami berdedikasi untuk meningkatkan gaya hidup anda dalam setiap cara yang mungkin dan kami percaya bahawa nilai bukan hanya tentang ruang fizikal yang anda duduki tetapi kualiti hidup yang anda alami di dalamnya.

Itulah sebabnya kami telah mencipta pelbagai bahagian dalam komuniti kami, masing-masing bertujuan untuk meningkatkan pengalaman hidup anda. Selamat datang ke komuniti yang komited untuk pertumbuhan, keselesaan dan kebahagiaan anda.



Spesifikasi

STRUKTUR	Rangka Konkrit Bertetulang	
DINDING	Rangka Konkrit Bertetulang / Dinding Blok / Dinding Bata	
BUMBUNG	Bumbung Rata Konkrit Bertetulang	
SILING	Lapisan Skim Dengan Cat / Papan Siling Di Kawasan Berkenaan	
TINGKAP	Tingkap Kaca Berbingkai Aluminium	
PINTU	Pintu Rintangan Api / Pintu Flush / Pintu Kaca Rangka Aluminium	
KUNCI	Set Kunci Berkualiti	
PENYELESAIAN DINDING	Dalaman Bilik Air	Lapisan Skim Dan Cat Jubin Sehingga Ketinggian Siling
PENYELESAIAN LANTAI	Ruang Tamu / Ruang Makan / Dapur	Jubin
	Bilik Air	Jubin
	Bilik Tidur	Jubin
	Bilik Bacaan	Jubin
	Balkoni	Jubin
	Laman	Jubin
	Alur Penyejukan Udara	Simen Bender

	Unit	A	B	C	D
SANITARI & PEMASANGAN	Sinki dan Paip	2	2	2	3
	Tandas	2	2	2	3
	Set Bidet Tangan	2	2	2	3
	Pemegang Tisu Tandas	2	2	2	3
	Sinki Dapur dan Paip	1	1	1	2
	Paip Bib	1	1	1	1
PEMASANGAN ELEKTRIK	Poin Lampu	12	14	15	17
	Poin Kipas	3	4	4	4
	Poin Soket 13A	14	15	17	18
	Soket Dinding Fiber	1	1	1	2
	Poin MATV	1	1	1	2
	Poin Pemanas Air	2	2	2	3
	Poin Penyejukan Udara	3	4	4	4
	Poin Loceng Pintu	1	1	1	1

Akses mudah ke kejiranan yang Meriah



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Hubungi Kami :



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IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA