



ASIABINA

one

SEPUTEH

RESIDENSI SEPUTEH 1

SATU ALAMAT,
PELBAGAI KEMUNGKINAN

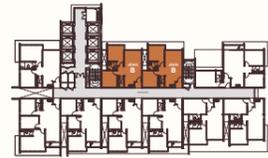
HAK MILIK KEKAL

JENIS B

657 KPS

2 Bilik Tidur

2 Bilik Air

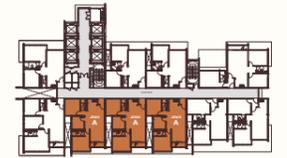


JENIS A

804 KPS

3 Bilik Tidur

2 Bilik Air

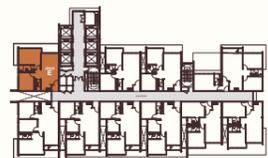


JENIS E

721 KPS

2 Bilik Tidur

2 Bilik Air

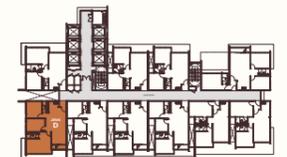


JENIS D

912 KPS

3 Bilik Tidur

2 Bilik Air

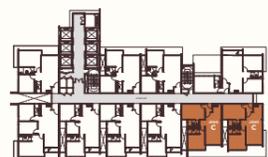


JENIS C

705 KPS

2 Bilik Tidur

2 Bilik Air

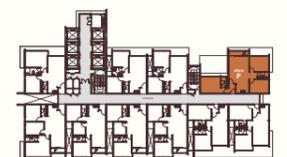


JENIS F

928 KPS

3 Bilik Tidur

2 Bilik Air

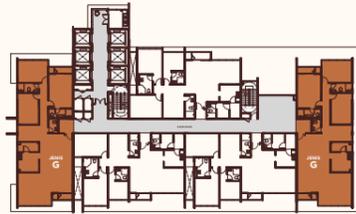


JENIS G

1.820 KPS

 3 Bilik Tidur

 3 Bilik Air



BUTIRAN BANGUNAN

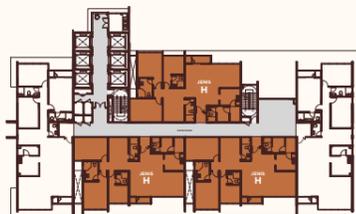
Struktur	: Konkrit Tetulang									
Dinding	: Blok Konkrit berudara (AAC) & Konkrit Tetulang									
Bumbung	: Papan konkrit bertetulang									
Rangka bumbung	: Konkrit Tetulang									
Siling	: Salutan Skim & Cat dan papan plaster dengan cat									
Tingkap	: Tingkap bukaan sisi berbingkai aluminium dengan panel kaca tetap : Tingkap bukaan atas berbingkai aluminium									
Pintu	: Pintu tahan api 1jam : Pintu kayu berbingkai besi									
Kunci Pintu	: Kunci pintu berkualiti									
Kemasan Dinding	: Dinding luaran	: Cat pelindung cuaca								
	: Dinding dalaman	: Cat emulsi								
	: Dapur	: Cat emulsi								
	: Tandas	: Jubin berkualiti								
Kemasan Lantai	: Tandas	: Jubin berkualiti								
	: Dapur	: Jubin berkualiti								
	: Bilik Tidur	: Lantai Vinil								
	: Lain-lain	: Jubin berkualiti								
Sanitaryware dan aksesori perpaipan		JENIS A	JENIS B	JENIS C	JENIS C1	JENIS D	JENIS E	JENIS F	JENIS G	JENIS H/H1
	<u>Tandas</u>									
	: Basin	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	3 UNIT	4 UNIT
	: Mangkuk Tandas	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	3 UNIT	4 UNIT
	: Bidet	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	3 UNIT	4 UNIT
	: Tempat letak tisu tandas	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	3 UNIT	4 UNIT
	<u>Dapur</u>									
	: Sinki	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT
	: Pili Air Laman Belakang	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT
	: Pili Air	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT
Aksesori Elektrik		JENIS A	JENIS B	JENIS C	JENIS C1	JENIS D	JENIS E	JENIS F	JENIS G	JENIS H/H1
	: Papan Agihan (DB)	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT
	: Titik Lampu	12 UNIT	10 UNIT	10 UNIT	10 UNIT	12 UNIT	10 UNIT	13 UNIT	19 UNIT	21 UNIT
	: Titik Penyaman Udara	4 UNIT	3 UNIT	3 UNIT	3 UNIT	4 UNIT	3 UNIT	2 UNIT	6 UNIT	4 UNIT
	: Titik Kipas Siling dengan cangkuk	4 UNIT	3 UNIT	3 UNIT	3 UNIT	4 UNIT	3 UNIT	4 UNIT	5 UNIT	5 UNIT
	: Soket dinding gentian	1 UNIT	1 UNIT	2 UNIT	2 UNIT	1 UNIT	1 UNIT	2 UNIT	1 UNIT	1 UNIT
	: Soket 13A	13 UNIT	12 UNIT	15 UNIT	15 UNIT	13 UNIT	11 UNIT	14 UNIT	15 UNIT	17 UNIT
	: Saluran SMATV	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT
	: Titik Locen	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT	1 UNIT
	: Titik Pemanas air	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	2 UNIT	3 UNIT
Saluran dan kabel telefon serta internet	: Tersembunyi									
*Pagar	: Tiada									
*Rumput	: Tiada									
*Pipe gas	: Tiada									

JENIS H/H1

1.612 KPS

 3 Bilik Tidur

 4 Bilik Air



Alamat Penuh PRESTIJ & KEMUDAHAN



MERCU TANDA

- | | |
|-------------------------|-------|
| 1. Thean Hou Temple | 0.6KM |
| 2. Merdeka 118 | 4.8KM |
| 3. Menara Kuala Lumpur | 6.3KM |
| 4. Petronas Twin Towers | 8.6KM |

PENJAGAAN KESIHATAN

- | | |
|----------------------------------|-------|
| 14. UM Medical Centre | 5.4KM |
| 15. Prince Court Medical Centre | 8.8KM |
| 16. Pantai Hospital Kuala Lumpur | 4.9KM |

PUSAT MEMBELI-BELAH

- | | |
|--------------------------|-------|
| 5. Midvalley City | 3.0KM |
| 6. KL Sentral | 3.2KM |
| 7. Ikea Cheras | 7.4KM |
| 8. Pavilion Kuala Lumpur | 6.7KM |

PENGANGKUTAN

- | | |
|-----------------------------------|-------|
| 17. Tun Sambanthan Monorail | 2.5KM |
| 18. KTM Midvalley | 3.9KM |
| 19. Pasar Seni MRT Station (KG16) | 4.5KM |

PENDIDIKAN

- | | |
|-----------------------------------|-------|
| 9. SJK (C) Kuen Cheng 1 | 4.7KM |
| 10. Alice Smith Primary School | 2.0KM |
| 11. Taylor's International School | 9.2KM |
| 12. Kuen Cheng Secondary School | 0.8KM |
| 13. University of Malaya | 5.6KM |

Nama Pemaju: Seputeh Kukuh Sdn. Bhd. (1215651-T) • Nama Perumahan: Residensi Seputeh 1 • No. Lesen Pemaju Perumahan: 30947/01-2030/0003(N) • Tempoh Sahlaku Lesen: 04/01/2025 - 03/01/2030 • No. Permit Iklan & Jualan: 30947-1/10-2028/0867 (N)-(S) • Tempoh Sahlaku Permit Iklan: 21/10/2025- 20/10/2028 • Jenis Hakmilik Tanah: Kekal • Bebanan Tanah: Tiada • Sekatan-Sekatan Kepentingan: Tiada • Nama Pihak Berkuasa Yang Meluluskan Pelan Bangunan: Dewan Bandaraya Kuala Lumpur • No. Rujukan : DBKL_JKB.BPS1OSC20243192 (22) • Tarikh Dijangka Siap: Disember 2028 • Jenis Pembangunan: Pangsapuri Servis 50 Tingkat • Bilangan Unit: 383 Unit ; 114 unit – Jenis A (804 kaki persegi) ; 76 unit – Jenis B (657 kaki persegi) ; 38 unit – Jenis C (705 kaki persegi); 38 unit – Jenis C1 (705 kaki persegi); 38 unit – Jenis D (912 kaki persegi); 38 unit – Jenis E (721 kaki persegi); 36 unit – Jenis F (928 kaki persegi); 2 unit – Jenis G (1,820kaki persegi) ; 2 unit – Jenis H (1,612 kaki persegi) ; 1 unit – Jenis H1 (1,611kaki persegi) • Bilangan Ruang Tempat Letak Kereta Bagi Setiap Unit : 1- 2 • Harga Minimum: RM 734,790.00 • Harga Maximum: RM 2,026,290.00 • Alamat Pemaju: No. 25, Jln Helang, Pekan Baru, 34200 Parit Buntar, Perak. • No. Telefon Pemaju: 013-800 2767

" IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY "

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SEPUTEH
RESIDENCE

FREEHOLD



ASIABINA

One ADDRESS INFINITE POSSIBILITIES

Step into a new level of urban living at One Seputeh, where luxury, convenience, and connectivity come together in perfect harmony. Designed for those who appreciate refined comfort and effortless access, One Seputeh offers premium residences, thoughtfully crafted amenities, and a prime location just moments from KL's most vibrant districts.



Artist's Impression Only



KL Sentral

One of One Seputeh's greatest distinctions lies in its strategic location—just moments from three of the city's most dynamic integrated destinations: KL Sentral, the nation's premier transportation hub; Merdeka 118, the city's newest iconic landmark; and Mid Valley City, a vibrant retail and commercial enclave. This rare proximity places you at the centre of it all, offering effortless access to key destinations across Greater Kuala Lumpur—and the world beyond.

-  Rare freehold KL address
-  Exclusive & low density
-  Close to prestigious educational institutions
-  ~ 40 years of track record

THE *One* NEXUS WHERE THE CITY WORKS FOR YOU

THEAN HOU
TEMPLE

MID VALLEY
CITY

KL SENTRAL &
NU SENTRAL

MERDEKA
118

KUEN CHENG
HIGH SCHOOL



JALAN SYED PUTRA

Imagine waking up, the entire city unfolding beneath your gaze, its pulse synchronized to your own ambition.

At One Seputeh, the struggle for time and access simply dissolves. This is more than centrality; it is the graceful assurance that every opportunity is already aligned with your path. The city silently anticipates your next move, allowing you to operate with a pure, unmatched momentum. Here, your life is an inspired story, seamlessly integrated with the success you command.

THE *One* PRIVATE COLLECTION OF CURATED INDULGENCES



LEVEL 9

1. Infinity Pool
2. Wading Pool
3. Pool-Side Cabana
4. Zen Garden
5. Games Lounge
6. Multi-Function Room
7. Co-working Space
8. Reading Lounge
9. Leisure Pool
10. Yoga Room
11. Meditation Room
12. Garden Terrace
13. Jacuzzi
14. Children's Play Area
15. Wellness Terrace
16. Barbeque Area
17. Gourmet Kitchen
18. Lawn



LEVEL 50

1. Sky Hall
2. Sky Gym
3. Sky Pavilion
4. Sky Garden
5. Sky Lounge



THE *One* VIEW THAT IS
PURELY, BEAUTIFULLY YOURS

At One Seputeh, life flows effortlessly between work, leisure, and rest. Every moment is thoughtfully curated — from tranquil mornings surrounded by lush greens to evenings lit by the pulse of the city skyline.

Here, balance is not a pursuit, but a way of living. Be one with comfort, connection, and calm — all within one remarkable address.



DUOB

657 SQ.FT.

- 2 Bedrooms
- 2 Bathrooms



TRIA

804 SQ.FT.

- 3 Bedrooms
- 2 Bathrooms



DKC

705 SQ.FT.

- Dual Key Ready
- 2 Bedrooms
- 2 Bathrooms



DKF

928 SQ.FT.

- Dual Key Ready
- 3 Bedrooms
- 2 Bathrooms



DUOE

721 SQ.FT.

- 2 Bedrooms
- 2 Bathrooms



TRID

912 SQ.FT.

- 3 Bedrooms
- 2 Bathrooms



SPECIFICATIONS



Structure
Reinforced concrete



Ceiling
Skim Coat & Paint and Plasterboard with paint



Ironmongery
Quality lockset



Walls
Autoclaved aerated concrete & Reinforced Concrete



Windows
Aluminium frame casement window with fixed glass panel
Aluminium frame top hung window



Doors
1Hr Fire Rated Door
MS frame Plywood flush door



Roof Covering
Reinforced concrete Slab



Internet telephone trunking and cabling
Concealed



Wall Finishes
External wall : Weather shield paint
Internal wall : Emulsion paint
Kitchen : Emulsion paint
Bathrooms : Quality tiles



Floor Finishes
Bathroom : Quality tiles
Kitchen : Quality tiles
Bedroom : Vinyl Flooring
Others : Quality tiles



Fencing
Nil



Fencing
Nil



Gas Pipe
Nil

Note: The developer shall at its own cost and expense install or construct all of the items listed above in accordance to the description set save for the item or items marked with an * which may be deleted if not applicable



Sanitary and Plumbing Fittings

Bathroom	TRI A	DUO B	DK C	DK CI	TRI D	DUO E	DK F	TYPE G	TYPE H/HI
Basin	2 NOS	3 NOS	4 NOS						
Water closet	2 NOS	3 NOS	4 NOS						
Bidet	2 NOS	3 NOS	4 NOS						
Kitchen									
Sink	1 NOS	1 NOS							
Water Tap	1 NOS	1 NOS							
Yard									
Water Tap	1 NOS	1 NOS							



Electric Installations

	TRI A	DUO B	DK C	DK CI	TRI D	DUO E	DK F	TYPE G	TYPE H/HI
DB	1 NOS	1 NOS							
Lighting Point	2 NOS	3 NOS	3 NOS	3 NOS	2 NOS	3 NOS	3 NOS	3 NOS	2 NOS
Air Cond Point	4 NOS	3 NOS	3 NOS	3 NOS	4 NOS	3 NOS	2 NOS	6 NOS	4 NOS
Ceiling Fan Point c/w hook	4 NOS	3 NOS	3 NOS	3 NOS	4 NOS	3 NOS	4 NOS	5 NOS	5 NOS
Fibre Wall Socket	1 NOS	1 NOS	2 NOS	2 NOS	1 NOS	1 NOS	2 NOS	1 NOS	1 NOS
13A Socket Point	3 NOS	2 NOS	3 NOS	3 NOS					
SMATV Outlet	2 NOS	2 NOS							
Bell Point	1 NOS	1 NOS							
Water Heater Point	2 NOS	3 NOS							



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SEPUTEH
RESIDENCE

An Address of
PRESTIGE & CONVENIENCE

At One Seputeh, everything comes together with quiet confidence — the architecture, the location, the rhythm of city life.

It's a place that feels complete, where every detail has purpose and every moment finds its balance. More than a residence, One Seputeh is a lasting statement of refined living — inviting you to be part of the one address that defines it all.