

Safron

RESIDENSI



IMBAS KOD QR
UNTUK MAKLUMAT
LANJUT

KEHIDUPAN DALAM ALAM SEMULA JADI

● ARAS G

- 1 Pintu Masuk & Pondok Pengawal
- 2 Lobi
- 3 Perkarangan Zen
- 4 Laluan Berjoging
- 5 Gelanggang Bola Keranjang Kompak
- 6 Taman Permainan
- 7 Bukit Keseronokan - Zon Permainan Kanak-kanak
- 8 Dek Pelancaran Slaid
- 9 Deretan Buaian Gantung
- 10 Air Terjun Ketenangan
- 11 Percikan Anak Sungai
- 12 Kolam Cetek Alam Semulajadi
- 13 Benteng Pasir - Zon Permainan Kanak-kanak
- 14 Refleksologi di Tepian Air
- 15 Zon Perkhemahan & piknik
- 16 Unggun Api & Barbeku
- 17 Ruang Tempat Makan Terbuka
- 18 Kafe Kiosk*
- 19 Kebun Buahan Tropikal
- 20 Taman Herba & Rempah
- 21 Amfiteater

- 22 Laluan Renjer
- 23 Astaka Piknik
- 24 Dek Yoga/ Meditasi
- 25 Teres Kecergasan
- 26 Surau
- 27 Ruang Pengecasan Kereta Elektrik (EV)

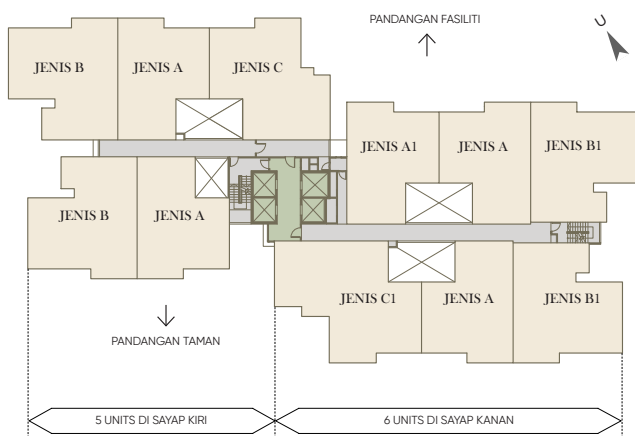
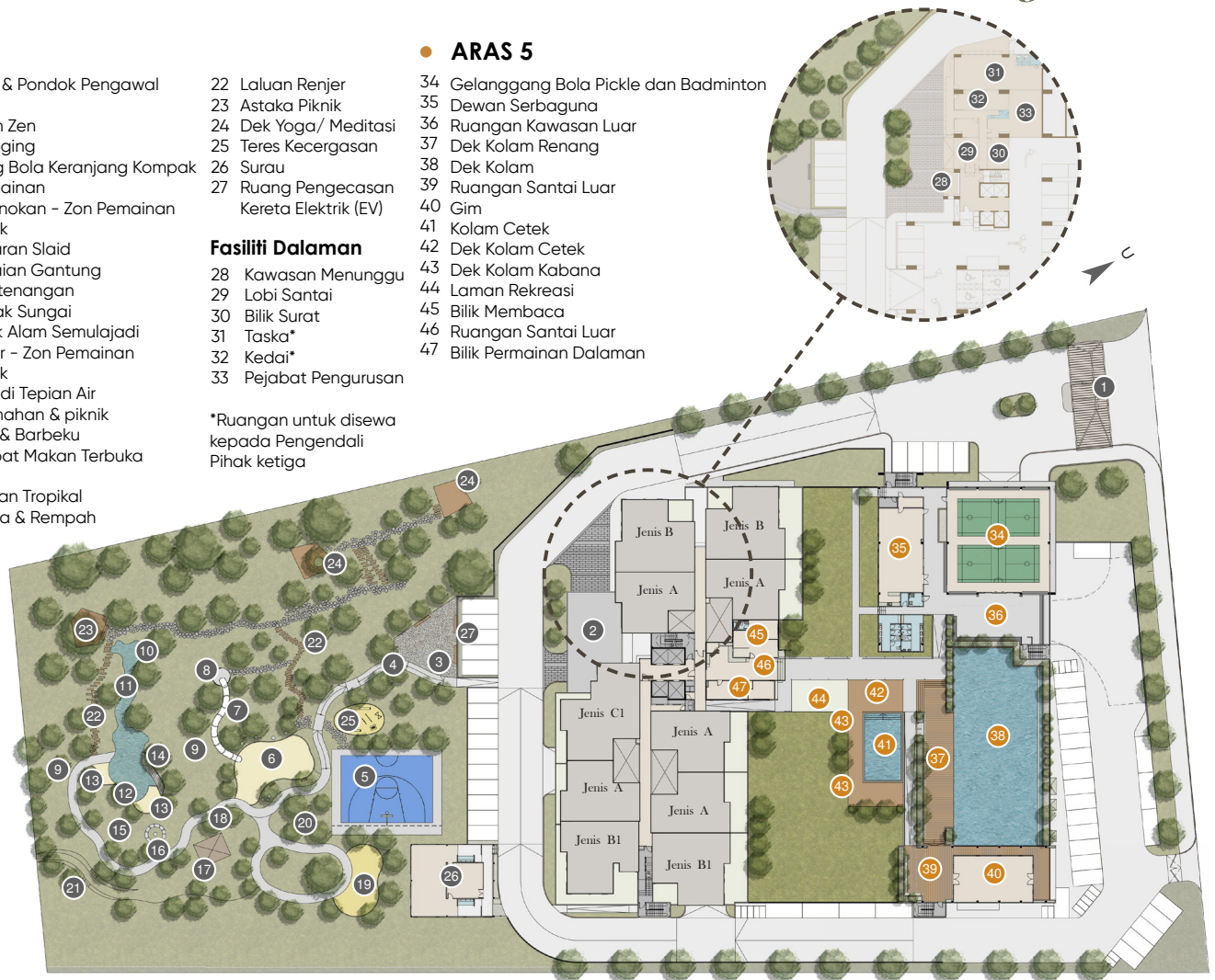
Fasiliti Dalamann

- 28 Kawasan Menunggu
- 29 Lobi Santai
- 30 Bilik Surat
- 31 Taska*
- 32 Kedai*
- 33 Pejabat Pengurusan

*Ruangann untuk disewa kepada Pengendali Pihak ketiga

● ARAS 5

- 34 Gelanggang Bola Pickle dan Badminton
- 35 Dewan Serbaguna
- 36 Ruangan Kawasan Luar
- 37 Dek Kolam Renang
- 38 Dek Kolam
- 39 Ruangan Santai Luar
- 40 Gim
- 41 Kolam Cetek
- 42 Dek Kolam Cetek
- 43 Dek Kolam Kabana
- 44 Laman Rekreasi
- 45 Bilik Membaca
- 46 Ruangan Santai Luar
- 47 Bilik Permainan Dalamann



4.03
EKAR

329
UNIT

Milikan Kekal

Pelbagai Peringkat keselamatan

Akses Mudah ke tempat letak kereta

Rangkaian

Hubungan ke lebuhraya SILK

Luar

Gelanggang bola keranjang

2 Dalam

Gelangan Badminton dan Bola Pickle

Stesen EV disediakan

Kekeluargaan susun atur

Lebih 1 Ekar

kehijauan dengan kemudahan

2 - 3 tempat letak kereta

4 Bilik dan keatas

3 - 5 Minit ke kelab golf & UTAR





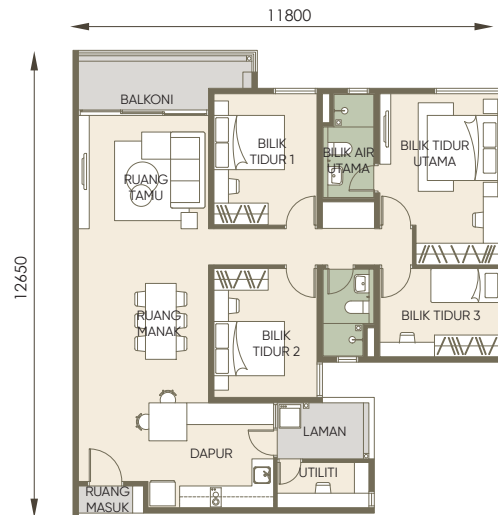
Jenis A | 1,145kp
4 Bilik + 2 Bilik Air



Jenis A1 | 1,145kp
4 Bilik + 2 Bilik Air



Jenis B | 1,367 kp
4+1 Bilik + 2 Bilik Air



Jenis B1 | 1,350 kp
4+1 Bilik + 2 Bilik Air



Jenis C | 1,375 kp
4+1 Bilik + 3 Bilik Air



Type C1 | 1,619 kp
4+2 Bilik + 3 Bilik Air

SPEKIFIKASI AM

STRUKTUR	Struktur Konkrit Bertetulang	
DINDING	Dinding Konkrit Bertetulang / Dinding Bata	
BUMBUNG	Bumbung Dek Logam / Bumbung Konkrit Bertetulang	
SILING	Kemasan Skim Kot / Siling Plaster & Cat	
TINGKAP	Tingkap Kaca Berbingkai Aluminium	
PINTU	Pintu Utama	: Pintu Tahan Api Yang Diluluskan
	Bilik Tidur, Bilik Air & halaman	: Pintu Flush Teras Berongga
	Balkoni	: Pintu Gelongsor Kaca Berbingkai Aluminium
KELENGKAPAN PINTU	Kelengkapan Pintu Standard	
KELENGKAPAN LANTAI	Ruang Legar, Balkoni, Bilik Air, Utiliti & Halaman	: Jubin
KELENGKAPAN DINDING	Ruang Tamu, Ruang Makan, Dapur, Ruang Belajar, Bilik Tidur	: Lantai Komposit Berlamina
	Bilik Air	: Jubin Sehingga Paras Siling
	Dapur	: Jubin Setinggi 1.5m / Cat
	Lain-lain	: Cat
NO BIL PARKIR	2 - 3	



Lalaun Renjer

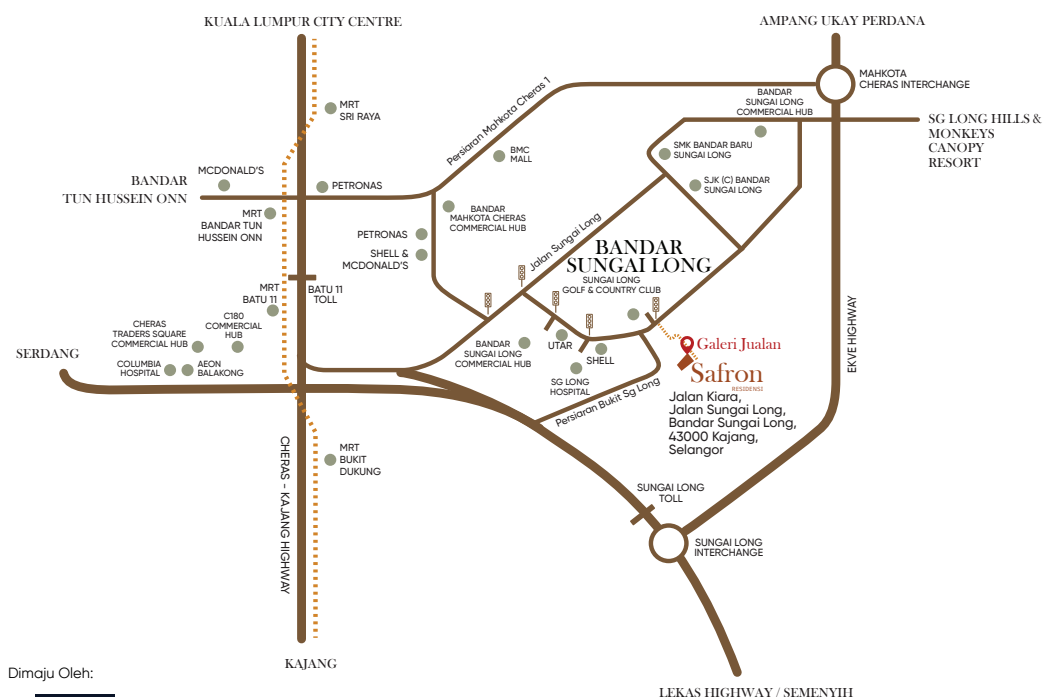


Percikan Anak Sungai



Dek Kolam

PETA LOKASI



Dimaju Oleh:



Continum Sg Long Sdn. Bhd. (1433262-P)
26-3 & 28-3, Jalan 25/70A, Desa Sri Hartamas, 50480 Kuala Lumpur, Malaysia.
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Dalam Jangkauan

Pendidikan

- 2km**
Universiti Tunku Abdul Rahman (UTAR)
- 3km**
SMK Bandar Baru Sungai Long
SJK(C) Bandar Sungai Long

Kemudahan

- 2km**
Hospital Sungai Long
- 4km**
McDonald's Drive Thru
- 5km**
BMC Mall
Bandar Mahkota Commercial Hub
- 10km**
Aeon Cheras Selantan
C180 Commercial Hub
Cheras Trader Square
Commercial Hub

Gaya Hidup

- 1km**
Sungai Long Golf & Country Club
- 4km**
Sungai Long Hills
- 8km**
Monkey Canopy Resort

Saffron

PARK RESIDENCES



SCAN FOR MORE

LIVING WITHIN NATURE'S EMBRACE

OVERALL FACILITIES

● LEVEL G

- 1 entrance & guard house
- 2 lobby drop off
- 3 zen forecourt
- 4 jogging track
- 5 compact basketball court
- 6 playground
- 7 hills of fun – children playzone
- 8 slide launch deck
- 9 hammock row
- 10 serenity waterfall
- 11 bubbling stream
- 12 nature's shallow pool
- 13 sandbank – children playzone
- 14 reflexology by the water
- 15 camping & picnic zone
- 16 campfire & bbq
- 17 alfresco dining space
- 18 cafe kiosk*
- 19 tropical fruit orchard
- 20 herb & spice garden
- 21 amphitheatre

- 22 ranger trail
- 23 picnic pavilion
- 24 yoga/meditation deck
- 25 fitness terrace
- 26 surau
- 27 ev charging bays

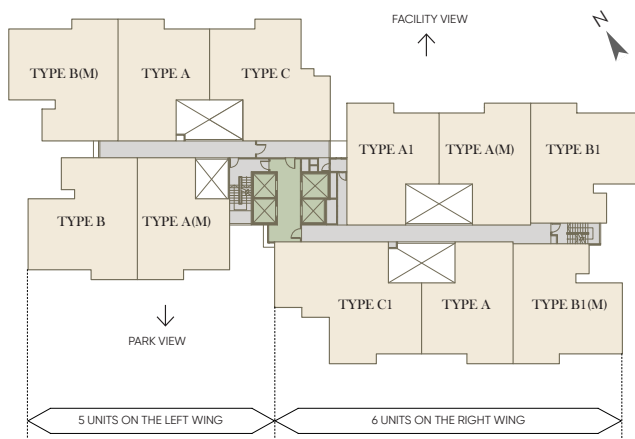
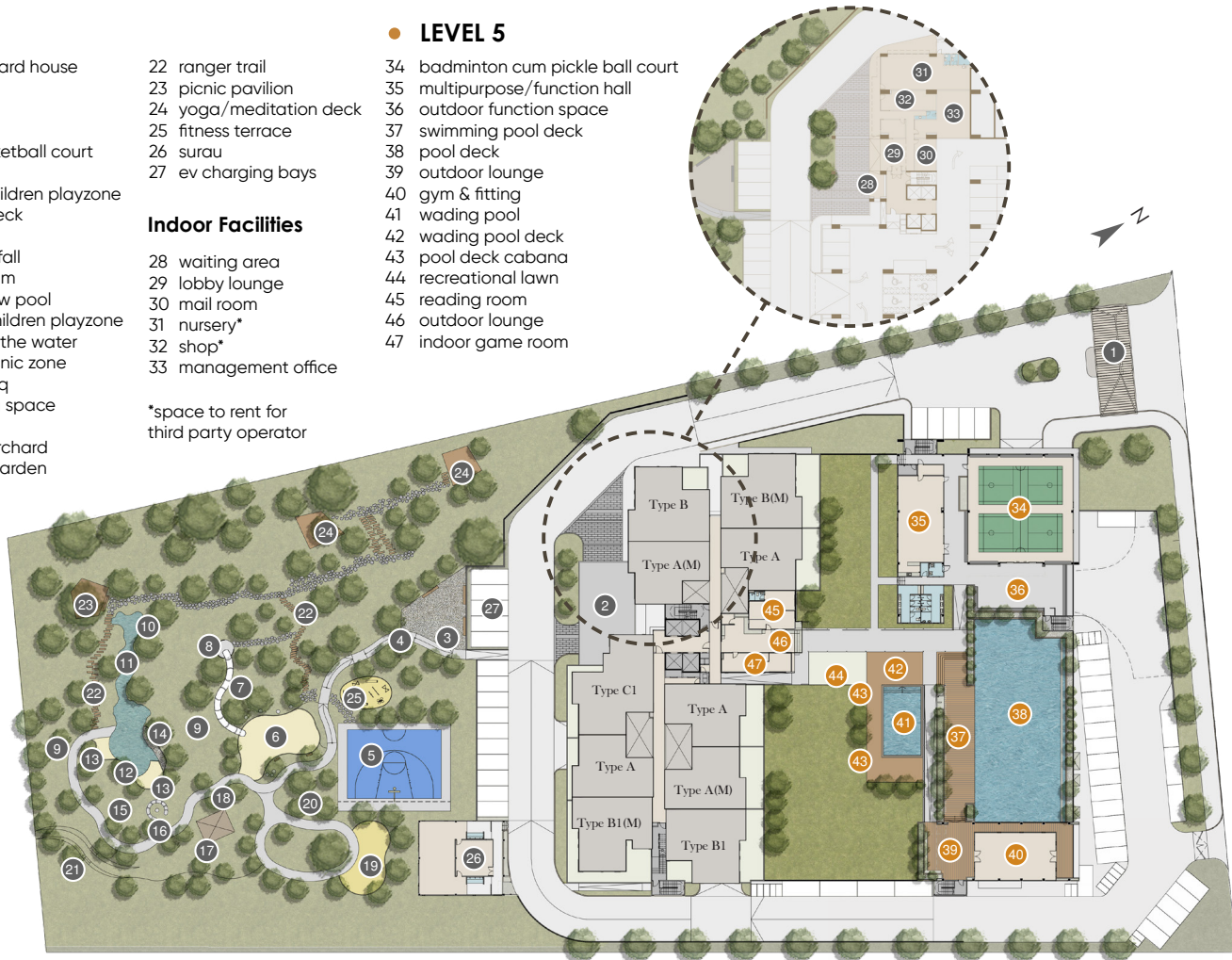
Indoor Facilities

- 28 waiting area
- 29 lobby lounge
- 30 mail room
- 31 nursery*
- 32 shop*
- 33 management office

*space to rent for third party operator

● LEVEL 5

- 34 badminton cum pickle ball court
- 35 multipurpose/function hall
- 36 outdoor function space
- 37 swimming pool deck
- 38 pool deck
- 39 outdoor lounge
- 40 gym & fitting
- 41 wading pool
- 42 wading pool deck
- 43 pool deck cabana
- 44 recreational lawn
- 45 reading room
- 46 outdoor lounge
- 47 indoor game room



4.03
ACRES

329
UNITS
(LOW DENSITY)



Freehold
Title

Family Centric
Layout

Easy Accessibility
to Carpark

Well Connected
to SILK highway

Over 1 Acre
of Greenery Park
with Facilities

2 - 3
Carparks

4 Rooms
& Above

3 - 5 Min
to Golf Club & UTAR

Outdoor
Basketball

2 Indoor
Badminton cum
Pickle ball courts

EV Bays
Ready

Multi-tier
Security



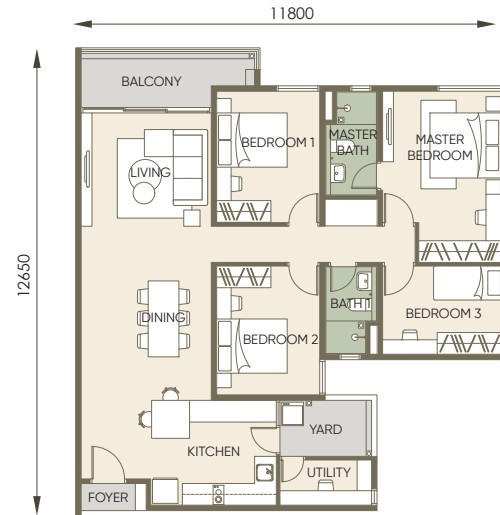
Type A | 1,145 sqft
4 Rooms + 2 Baths



Type A1 | 1,145 sqft
4 Rooms + 2 Baths



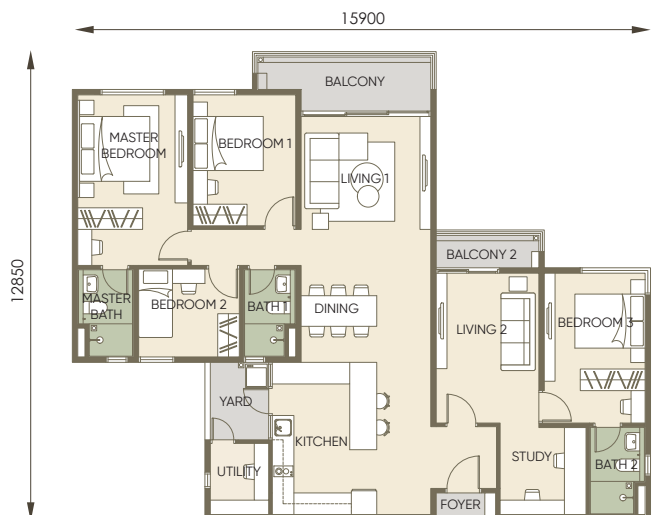
Type B | 1,367 sqft
4+1 Rooms + 2 Baths



Type B1 | 1,350 sqft
4+1 Rooms + 2 Baths



Type C | 1,375 sqft
4+1 Rooms + 3 Baths



Type C1 | 1,619 sqft
4+2 Rooms + 3 Baths

GENERAL SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure	
WALL	Reinforced Concrete Wall / Masonry Wall	
ROOF	Metal Deck / Reinforced Concrete Roof	
CEILING	Skim Coat / Plaster Ceiling & Paint	
WINDOWS	Aluminium Framed Glass Window	
DOORS	Main Entrance	: Approved Fire-rated Door
	Bedrooms, Baths & Yard	: Flush Door
	Balcony	: Aluminium Frame Sliding Glass Door
IRONMONGERY	Standard Ironmongery	
FLOOR FINISHES	Foyer, Balcony, Utility & Yard	: Tiles
	Living, Dining, Kitchen, Study & Bedrooms	: Laminated Composite Flooring
WALL FINISHES	Baths	: Tile up to ceiling
	Kitchen	: 1.5m Height Tiles & Paint
	Others	: Paint
NO. PARKING	2 - 3	



Ranger Trail

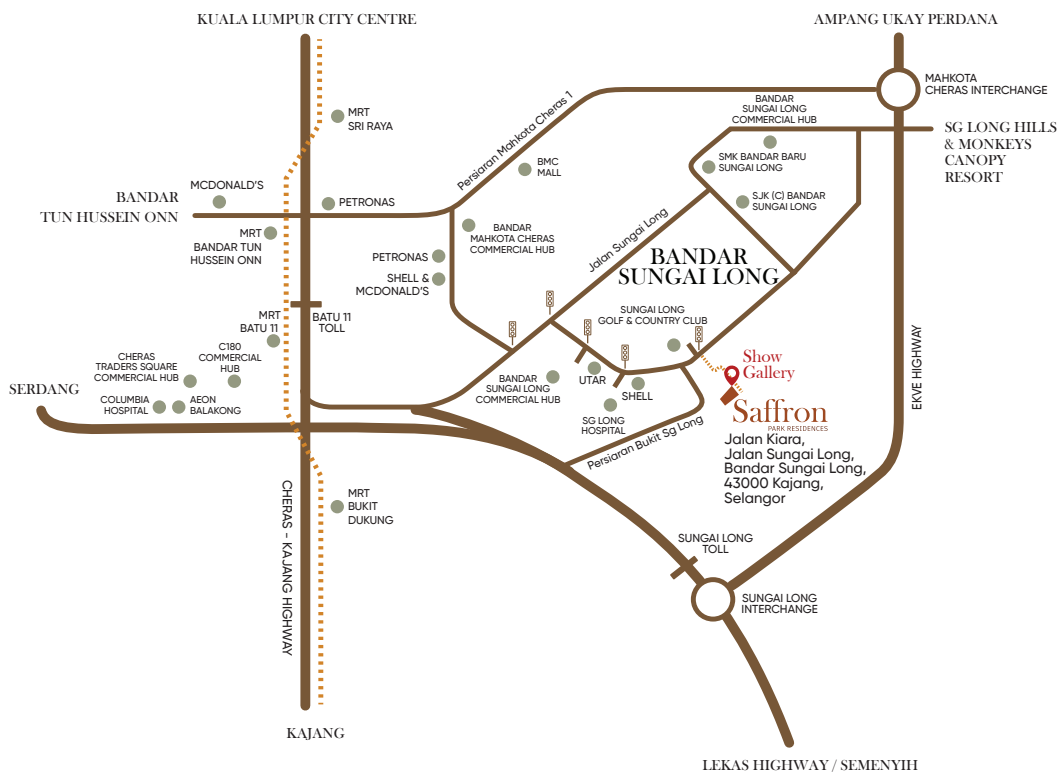


Bubbling Stream



Pool Deck

LOCATION PLAN



All within reach

Education

2km

Universiti Tunku Abdul Rahman (UTAR)

3km

SMK Bandar Baru Sungai Long
SJK(C) Bandar Sungai Long

Amenities

2km

Hospital Sungai Long

4km

McDonald's Drive Thru

5km

BMC Mall

Bandar Mahkota Commercial Hub

10km

Aeon Cheras Selantan

C180 Commercial Hub

Cheras Trader Square

Commercial Hub

Lifestyle

1km

Sungai Long Golf & Country Club

4km

Sungai Long Hills

8km

Monkey Canopy Resort

Developed by:



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Developer License No.: 31235/11-2030/0291(A) • Validity Period: 25/11/2025-24/11/2030 • Advertisement & Sales Permit No.: 31235-1/05-2029/0360(A)-(S) • Validity Period: 18/05/2026 -17/05/2029 • Local Authority: Majlis Perbandaran Kajang • Building Plan Reference: MPKj6/P/12/2025 • Expected Completion Date: January 2030 • Land Tenure: Freehold • Mortgage: RHB Bank Berhad • House Type: 1 Block Condominium 329 units • selling price RM560,083 (min) - RM886,216 (max) • 2 or 3 parking bay accessory parcels

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