



LUNAR
SEPUTEH

Serenity In The City

Welcome to Lunar Seputeh, the latest phase in the thriving integrated development, 9 Seputeh. Located along the vibrant Old Klang Road, Lunar Seputeh allows residents to live closer to established amenities and conveniences of the city, yet be away from the bustle.

This modern residence offers more than meets the eye – an inspired outlook, over 40 curated lifestyle facilities, all cradled within a relaxed residential environment to come home to. Take a journey into Lunar Seputeh.



Artist's Impression



Artist's impression

An Inspired Concept Of Harmony

Your experience begins with arrival. From the entrance statement to the welcoming lobby, the spaces are designed to gently transition you from the movement of the city to the comfort of home. Clean lines, warm materials and open proportions create a first impression that feels calm, ordered and reassuring.

Guided by Japanese philosophy of harmony and balanced living, Lunar Seputeh adopts a design approach centred on simplicity, clarity and thoughtful space planning. The influence is subtle, expressed through well-considered interiors and landscaped surroundings that allow daily life to unfold naturally. It is about creating a home that feels steady, comfortable and quietly enduring.



Artist's Impression





Spaces For Balance

Across multiple curated levels, Lunar Seputeh extends the philosophy of harmony beyond the home, offering spaces for wellness, recreation and community. At the uppermost levels, panoramic city views frame contemplative spaces, offering a perspective above the urban landscape.

Dedicated community spaces like pet-friendly and landscaped areas are the perfect setting for residents and families to come together, creating a close-knit community.



Facilities Plans



LEVEL 12

1. Lift Lobby
2. Multipurpose Hall
3. Pre-Function Area
4. Sound Studio
5. Sculpture
6. Toilets
7. Stillness Corner
8. Outdoor Fitness
9. Half-Basketball Court
10. Boxing Corner
11. Table Tennis
12. Working Pods
13. Group Seating Area
14. Parents' Corner
15. Toddlers' Corner
16. Floating Lounge

17. Gentle Tides
18. Jacuzzi
19. Infinity Pool
20. Aqua Terrace
21. Sunken Retreat
22. Changing Room + Sauna
23. Laundrette
24. Zen Courtyard
25. Paw Haven
26. Community Green
27. Moonlight Pavilion
28. Serenity Deck
29. Planter Island
30. Water Jet
31. Stillwater Lounge
32. Onsen Bath
33. Play Area
34. Junior Terrace

35. Seating
36. Pool Pavilion
37. Outdoor Shower
38. Water Play
39. Long Bench
40. Horizon Deck

LEVEL 12M

1. Lift Lobby
2. Kid's Playroom
3. Teen's Club
4. Gymnasium/Dancing Studio
5. Flow Terrace
6. Surau
7. Toilets

LEVEL 45

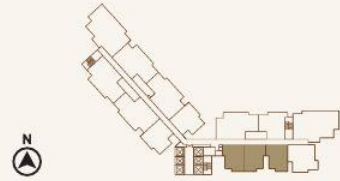
1. Lift Lobby
2. Gourmet Kitchen
3. Gourmet Lounge
4. Preparation Area
5. Toilets
6. Raised BBQ Deck
7. BBQ Deck
8. Reflection Corner
9. Meditation Deck
10. Shade Garden



Floor Plans

Type
A

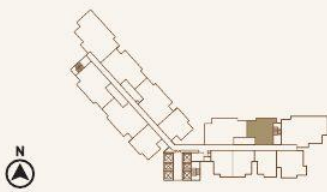
BUILT-UP
683 sq.ft. | 63.5 sqm



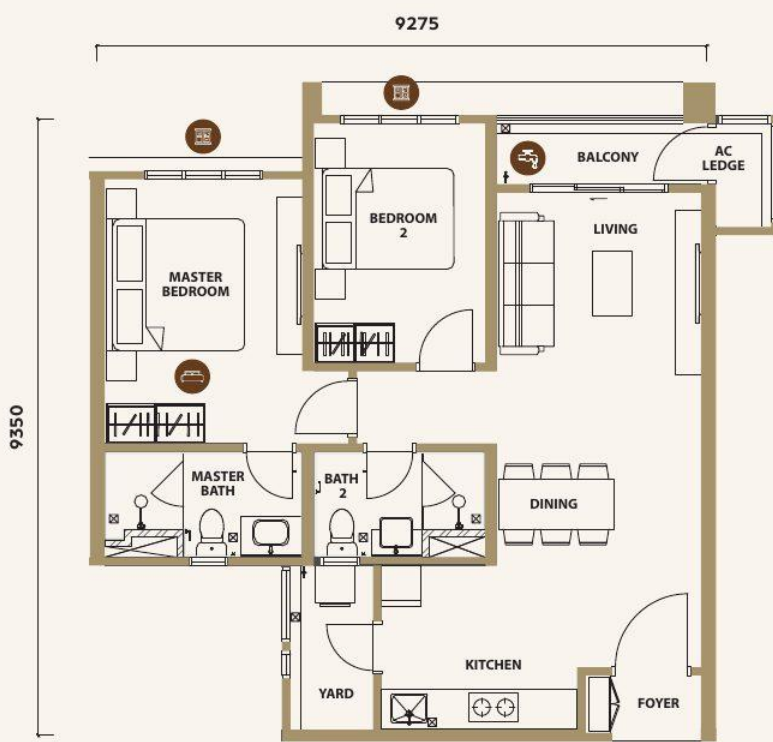
- Fits a king-sized bed
- Window for natural light & ventilation
- Balcony water tap for easy cleaning
- Flexible space for different lifestyles
- Walk-In wardrobe

Type
B1A

BUILT-UP
841 sq.ft. | 78.2 sqm



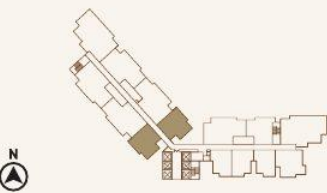
Floor Plans



- Fits a king-sized bed
- Window for natural light & ventilation
- Balcony water tap for easy cleaning

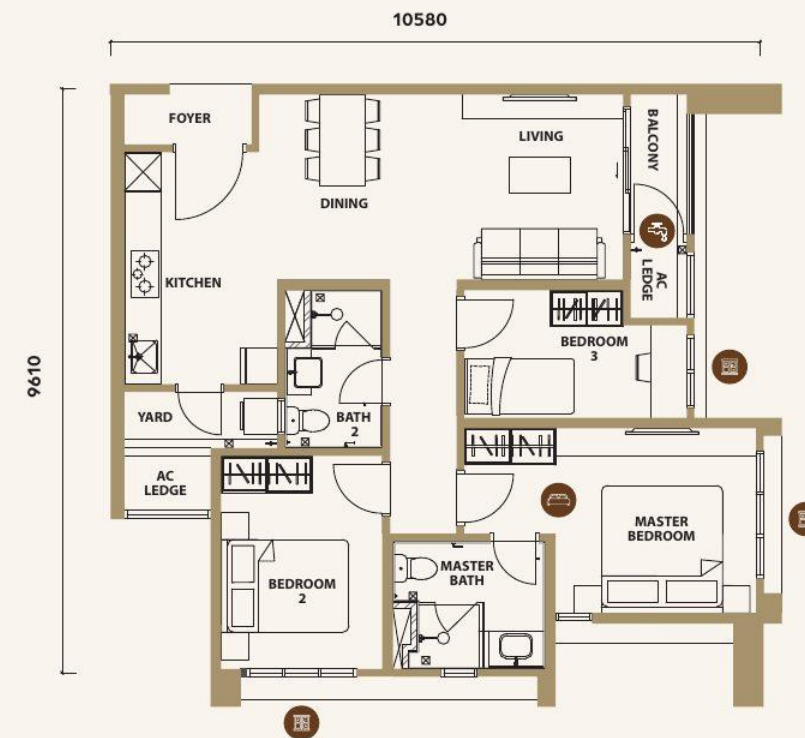
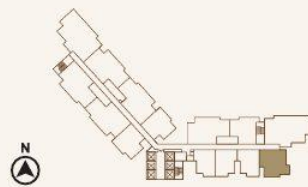
Type
B1

BUILT-UP
841 sq.ft. | 78.2 sqm



Type
B2

BUILT-UP
930 sq.ft. | 86.4 sqm

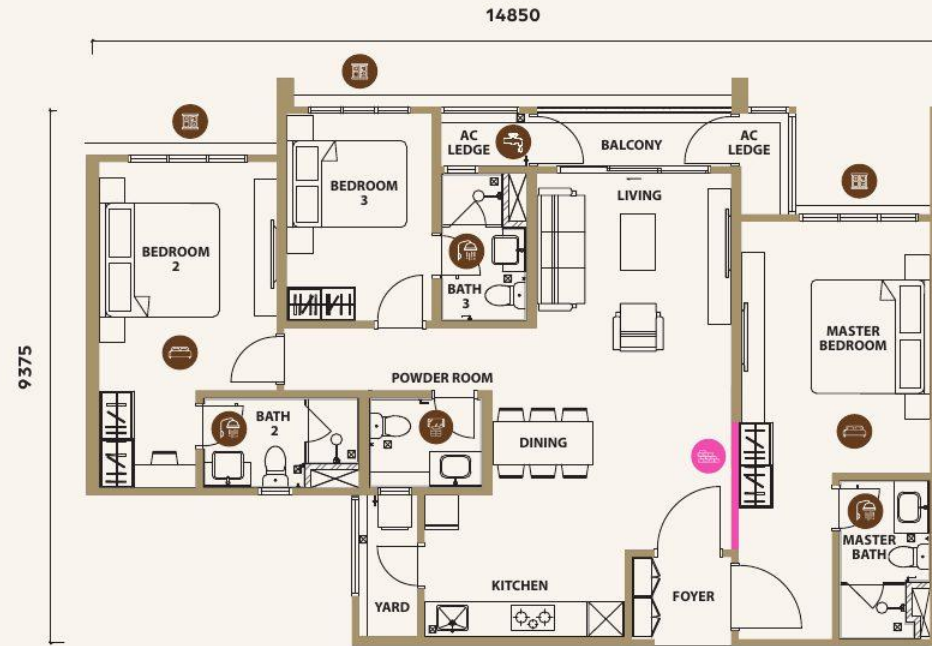
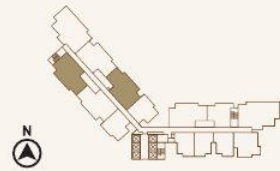


Floor Plans

Type C1

BUILT-UP
1,280 sq.ft. | 119 sqm

3 3 1
3 Dual Key

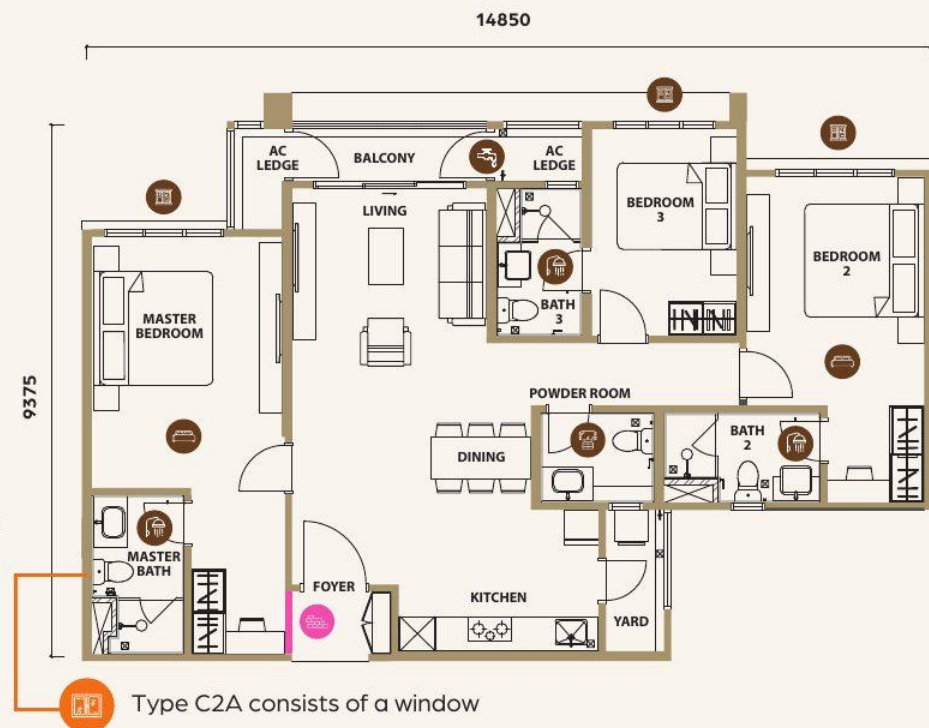
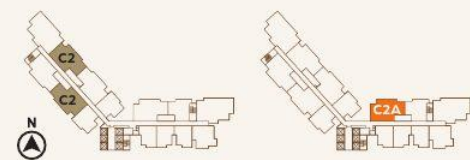


- Fits a king-sized bed
- Balcony water tap for easy cleaning
- Ensuite bathroom for every room
- Hackable wall for flexible layout
- Window for natural light & ventilation
- Powder room for guests
- Window in Type C2A

Type C2/C2A

BUILT-UP
1,280 sq.ft. | 119 sqm

3 3 1
3

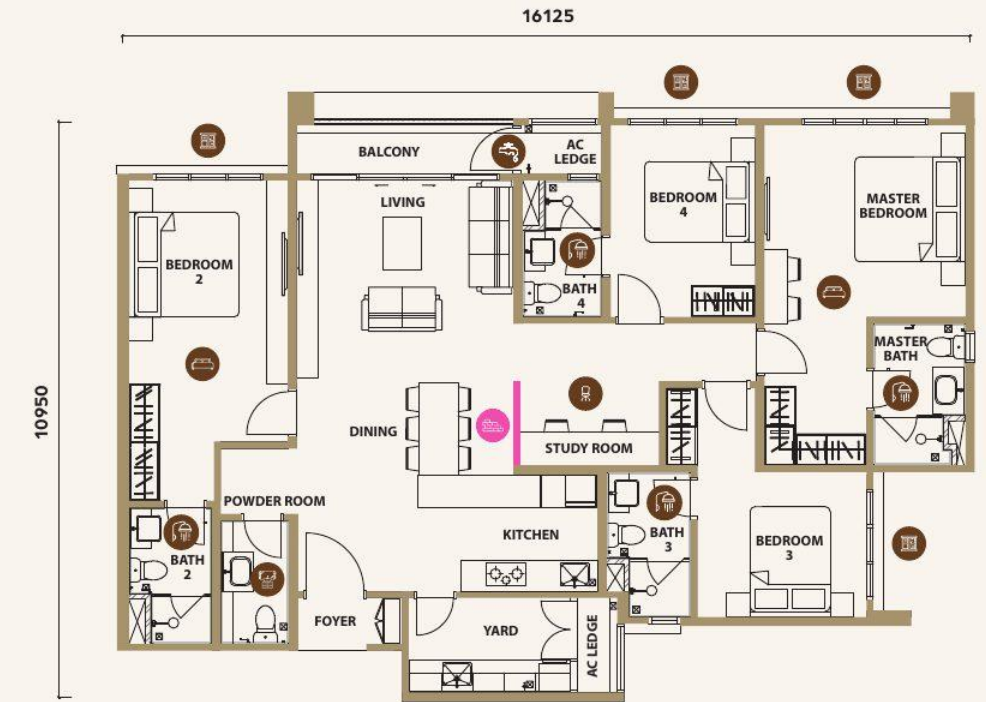
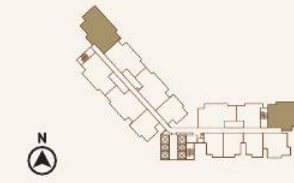


Floor Plans

Type D

BUILT-UP
1,646 sq.ft. | 153 sqm

4+1 4 1
3



- Fits a king-sized bed
- Balcony water tap for easy cleaning
- Ensuite bathroom for every room
- Hackable wall for flexible layout
- Window for natural light & ventilation
- Powder room for guests
- Flexible space for different lifestyles

Specifications

BUILDING

Structure	Reinforced Concrete
Wall	Masonry / Reinforced Concrete
Roof	Reinforced Concrete Roof Slab
Ceiling	Skim Coat / Plasterboard & Paint
Windows	Aluminium Framed Glass Window

DOORS

Unit Entrance	Fire Rated Timber Door
Balcony	Aluminium Framed Glass Panel Sliding Door
Other	Timber Flush Door

IRONMONGERY

	Quality Locksets
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FLOOR FINISHES

Foyer / Living / Dining / Study (if applicable only)	Porcelain Tiles
Kitchen	Porcelain Tiles
Balcony	Porcelain Tiles
Bedrooms	SPC Flooring
Bathrooms / Powder (if applicable only)	Porcelain Tiles
Yard (if applicable only)	Porcelain Tiles
A/C Ledge	Porcelain Tiles

WALL FINISHES

General	Plaster & Paint
Kitchen	Plaster & paint
Bathrooms / Powder (if applicable only)	Porcelain Tiles Up To Ceiling Board Soffit

SANITARY INSTALLATION

	Type A	Type B1	Type B1a	Type B2	Type C1	Type C2	Type C2a	Type D
Shower Rose	1	2	2	2	3	3	3	4
Rain Shower	1	1	1	1	1	1	1	1
Wash Basin	1	2	2	2	4	4	4	5
Water Closet	1	2	2	2	4	4	4	5
Tap	5	7	7	7	11	11	11	14
Kitchen Sink	1	1	1	1	1	1	1	2

ELECTRICAL INSTALLATION

	Type A	Type B1	Type B1a	Type B2	Type C1	Type C2	Type C2a	Type D
Lighting Point	10	14	14	16	20	20	20	25
Power Point	12	12	12	14	17	17	17	20
Door Bell Point c/w Door Bell Chime	1	1	1	1	1	1	1	1
Water Heater Point (Storage Water Heater)	1	1	1	1	1	1	1	1
Water Heater Point (Instant Water Heater)	Nil	1	1	1	2	2	2	3
Kitchen Hood Point	1	1	1	1	1	1	1	1
Kitchen Hob Point	1	1	1	1	1	1	1	1
Ceiling Fan Point	2	3	3	4	4	4	4	5
Fibre Wall Socket	1	1	1	1	1	1	1	1
A/C Point	3	3	3	4	4	4	4	6
Exhaust Fan Point	Nil	Nil	Nil	Nil	1	1	Nil	2
SMATV Point	2	2	2	2	2	2	2	2

LUNAR

SEPUTEH



Connected. Integrated. Riverfront.

Located in the 17.4-acre 9 Seputeh integrated development, Lunar places you within easy reach of the city's hotspots.

- Direct access to OKR-NPE Link Bridge
- Within 700m to Mid Valley City
- Within 2km to KL Sentral

All distances are approximate and measured on radius basis.



Community Park At Your Doorstep

Promenade Boulevard is a community linear park developed for the benefit of 9 Seputeh residents and the public. Stretching 1km long, it gives the community an avenue to play, explore and unwind with the family amidst calming landscapes.

An exclusive phase of:



Envisioned by:



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lunarseputeh.com

Developer: MRCB Seputeh Land Sdn. Bhd. 200701029218 (787242-M) • Address: Level 33A, Menara NU 2, No 203, Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Bandar Kuala Lumpur WP Kuala Lumpur. • Developer Licence No.: 12160/11-2027/1488(A) • Validity Date: 24/11/2022 - 23/11/2027 • Advertising Permit No.: 12160-6/07-2029/0564(N)-(S) • Validity Date: 30/07/2026 - 29/07/2029 • Land Tenure: Leasehold (99 years) (Expiring 11 May 2113) • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP S1 OSC 2025 3514 • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Land Encumbrances: CIMB Bank Berhad • Expected Date of Completion: January 2031 • Total No. of Units: 483 (Condominium) Type A (93 units 683 sq. ft.) Type B1 (76 units 841 sq. ft.) Type B1a (31 units 841 sq. ft.) Type B2 (31 units 930 sq. ft.) Type C1 (76 units 1,280 sq. ft.) Type C2 (76 units 1,280 sq. ft.) Type C2a (31 units 1,280 sq. ft.) Type D (69 units 1,646 sq. ft.) • Selling Price: RM675,800 (min) RM1,615,800 (max) • Bumiputera Discount: 5% THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT. APPROVED ADVERTISEMENTS MAY BE VERIFIED VIA THE PORTAL TEDUH.KPKT.GOV.MY.

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