



Residensi

SUASANA@DAMAI
Damansara Damai



URBAN LIFESTYLE RESIDENCE

Residensi Suasana@Damai offers a peaceful living environment located nearby a lush 43-acre urban reserve consisting of four parks, strategically connected to the rest of the Klang Valley via convenient, newly-built rail and highway links.

Ideally situated in the heart of Petaling Jaya North, Damansara Damai, Residensi Suasana@Damai lies in close proximity to the latest lifestyle hotspots and a slew of modern amenities for the young-at-heart.

ROOF TOP GARDEN

REJUVENATION

REST

RECREATION

There's no need to head to a national park to experience nature. Put up your feet instead at your very own roof-top garden. Built for your leisure, watch the sun set, accompanied with a delectable beverage as you while away the evenings with the family, partner, or a good book.

Feeling social? With space to spare, there's more than enough room for those with conviviality on the mind; Residensi Suasana@Damai has been crafted to cater to the community-conscious.



UNIT CONVERTIBLE TO DUAL-KEY

Unique to Residensi Suasana@Damai is an upcoming innovative feature that could potentially turn your unit, should you choose so, into a dual-key concept home. This would enable certain properties with dual entrances to have unprecedented flexibility in home management, whether it's to house two separate families, lease out half the living space, or just have a service entrance for a single household.

Our specialist architects have ensured that splitting units in this way still ensures privacy, spaciousness, and fully-featured facilities, for both sides of the divide, or maximum space for those who prefer to completely utilise their floor space for single-household usage.



EACH UNIT
COMES WITH 2
CARPARKS





GOLD GREENRE CERTIFICATION

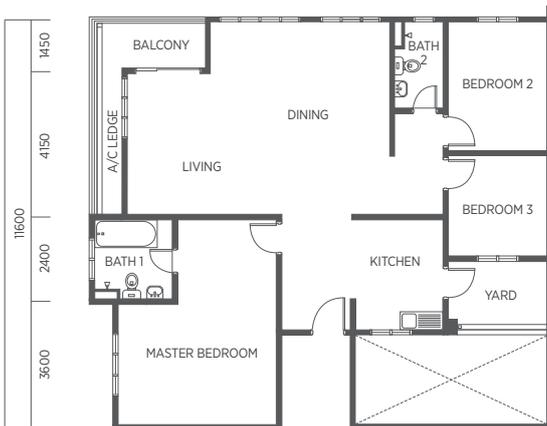
We are proud to announce that Residensi Suasana@Damai has been awarded with GOLD GreenRe, a provisional certification in the residential category in year 2020. This comes to show that we are not neglecting our responsibility towards the environment and at the same time, we assure you the best quality delivered

EXERCISE CLINIC

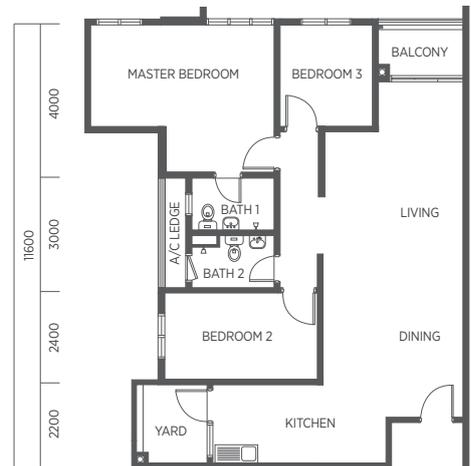
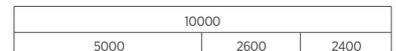
Residensi Suasana@Damai is the very first condominium in Asia comes with an exercise clinic which provides exercise facilities catered to treat diabetes, obesity and hypertension. It will be guide by trained exercise therapists.



FACILITIES



TYPE A1 | 1451 SQFT (134 SQM)



TYPE B2 | 1076 SQFT (99 SQM)

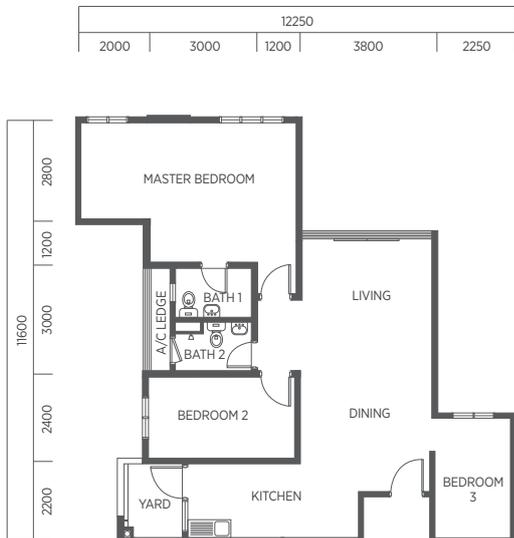
SPECIFICATIONS

Block A, B, C

- Structure**
 - Generally reinforced concrete frame
- Wall**
 - Masonry brick
 - Reinforced concrete wall
- Roof Covering**
 - Generally reinforced concrete flat roofing
 - Polycarbonate roofing to selected areas
- Roof Framing**
 - Generally reinforced concrete
- Ceiling**
 - Generally skim coat finish
 - Plaster board to all bathrooms and selected areas
- Windows**
 - Generally natural anodized aluminium framed glass window
- Doors**
 - Engineered hardboard finish door to main entrance
 - Plywood flush door to other areas
 - Natural anodized aluminium framed glass sliding door to balcony
- Ironmongery**
 - Cylindrical lockset
- Wall Finishes**
 - Masonry paint to external wall
 - Emulsion paint to internal wall
 - 1500mm high porcelain tiles to kitchen
 - Full height porcelain tiles to bathrooms
- Floor Finishes**
 - Porcelain tiles to living, bedrooms and dining
 - Porcelain tiles to bathrooms, kitchen, balcony and yard



TYPICAL FLOOR PLAN



TYPE C3 | 1031 SQFT (95 SQM)



TYPE B4 | 1102 SQFT (102 SQM)

Block A, B

Sanitary and Plumbing Fittings

Type: A, Aa, B1, B1a, B2, B2a, B3, B3a, C1a, C2a

Water Closet (White)	2
Wash Hand Basin (White)	2
Shower Rose	2
Toilet Roll Holder (White)	2
Soap Holder (White)	2
Single Bowl Single Drainer Kitchen Sink	1
Water Tap	4

Electrical Installation

Type:	A, Aa	B1, B1a, B3, B3a	B2, B2a	C1a, C2a
Fan Point	6	5	5	4
Light Point	17	14	14	12
13A Power Point	16	13	14	12
Air-conditioning Point	5	4	4	3
Water Heater Point	2	2	2	2
SMATV Point	1	1	1	1
Door Bell Point	1	1	1	1
Telephone Point	1	1	1	1

Block C

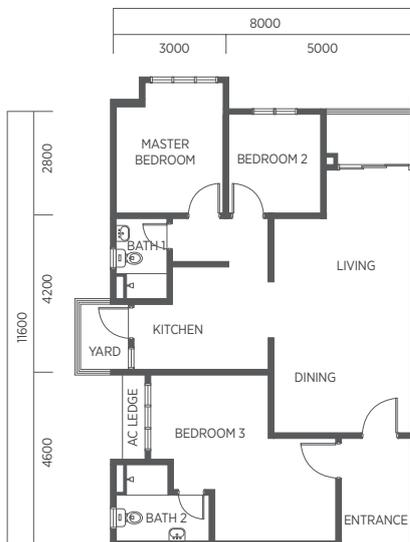
Sanitary and Plumbing Fittings

Type: B1, B1a, B4, B4a, B5, B5a, B6, B6a, D1, D2, D2a, D3, D3a

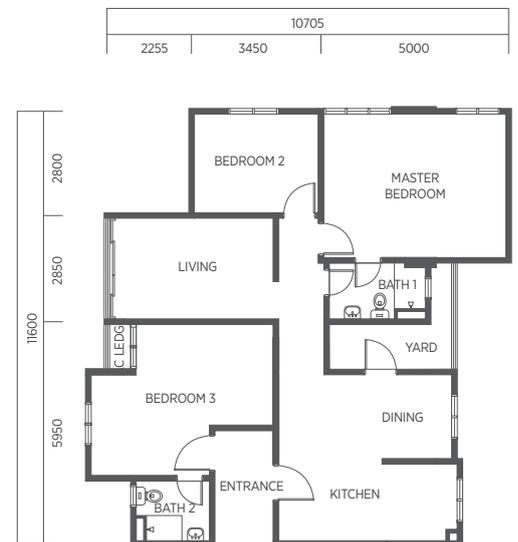
Water Closet (White)	2
Wash Hand Basin (White)	2
Shower Rose	2
Toilet Roll Holder (White)	2
Soap Holder (White)	2
Single Bowl Single Drainer Kitchen Sink	1
Water Tap	4

Electrical Installation

Type:	B1, B1a, B4, B4a	B5, B5a, B6, B6a	D1, D2, D2a	D3, D3a
Fan Point	5	5	5	5
Light Point	14	15	16	17
13A Power Point	14	14	14	14
Air-conditioning Point	4	4	4	4
Water Heater Point	2	2	2	2
SMATV Point	1	1	1	1
Door Bell Point	1	1	1	1
Telephone Point	1	1	1	1



TYPE B6 | 1016 SQFT (94 SQM)



TYPE D2 | 1145 SQFT (106 SQM)

CONNECTIVITY

Nestled in an oasis of greenery, Residensi Suasana@Damai provides a refuge from hectic modern living while remaining within reach of the triple slipstreams of city commute, the NKVE, DUKE 3, and LDP. Both essentials and luxury lie at the doorstep, with education, sports facilities, and premier shopping malls but a short jaunt away.



Further complementing Damansara Damai's accessibility and connectivity is the MRT 2 Damansara Damai Station, the newest stop on the Sungai Buloh-Serdang-Putrajaya line. Slated for completion by 2021, this infrastructural development project ensures real estate appreciation for the savvy investor.



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Damansara Damai

RESIDENSI SUASANA@DAMAI
SALES GALLERY



ACTUAL AERIAL VIEW

- A Urban Park Damai Setia
- D Urban Park Damai Utama
- G Jalan Kuala Selangor
- B Urban Park Damai Belantara
- E New Klang Valley Expressway (NKVE)
- H North-South Expressway (PLUS)
- C Urban Park Damai Puncak
- F Outbound Toll Plaza Sungai Buloh

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DEVELOPER
MEDAN PRESTASI SDN. BHD.
(339815-X) (199501010614)

Residensi Suasana @ Damai Sales Gallery
Jalan Pju 10/2B, Damansara Damai, 47830 Petaling Jaya, Selangor Darul Ehsan, Malaysia



No. Lesen Pemaju: 6822-15/10-2021/03097(L) • Tempoh Sah: 03/10/2020 - 02/10/2021 • No. Permit Iklan & Jualan: 6822-15/10-2021/03097(P) • Tempoh Sah: 03/10/2020 - 02/10/2021 • Pihak Berkuasa Yang Meluluskan: Majlis Bandaraya Petaling Jaya • No. Kelulusan Pelan Bangunan: (12)d/m. MBPJ/040100/T/P23/PJU10/7384/2013j/d1 • Keluasan Binaan: 1,015kps (min) - 1,451 kps (maks) • Cagar Tanah: MBSB Bank Berhad • Pegangan Tanah: Pajak 99 tahun (Tamat: 05/03/2103) • Tarikh Dijangka Siap: Jun 2021 • Baki Unit: 226 unit • Harga: RM450,300 (min) - RM1,084,000 (maks) Jenis Bangunan: Rumah Pangsupuri Servis • Sekatan kepentingan: Tanah yang diberi hakmilik ini tidak boleh dipindahmilik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri. Penafian: Semua maklumat kekal menjadi hak milik tunggal Medan Prestasi Sdn. Bhd. Sebarang salinan atau penggunaan kandungan tanpa kebenaran daripada Medan Prestasi Sdn. Bhd., akan dianggap sebagai melanggar hakcipta.