



SAVVY
RIANA DUTAMAS
FREEHOLD Multi-Gen Suites



IJM LAND FCW

Developer: J&B Segambut Sdn Bhd 201301032770 1162299-A/- Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan - Tel: +603-7985 8188 Fax: +603-7952 9848 - Developer License No. 10221-2-02-2022-016331 - Validity Period: 21/02/2020 - 20/02/2022 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Approved Building Plan No. SP U1 QSC 2019 969-231 - Tenure of Land: Freehold - Restriction in Interest: NIL - Land Encumbrances: Public Bank Berhad - No. of Units: Block A - 481 units Block B - 440 units with minimum 1 carpark per unit - Selling Price: Block A: RM616,800 (Min) - RM1,038,800 (Max) Block B: RM652,800 (Min) - RM1,263,800 (Max) - Expected Completion Date: October 2024 - Bump-up Discount: 2% - ILMAN PN TELAH DILULUSKAN OLEH AJARAN PERUBAHAN NEGARA. All renderings contained in this advertisement are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement. Disclaimer: This brochure serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. This information contained in this brochure is subject to changes and cannot form part of an offer or contract.



SAVVY
RIANA DUTAMAS
FREEHOLD Multi-Gen Suites

MOVE TO THE CITY BEAT. *Step Up!*

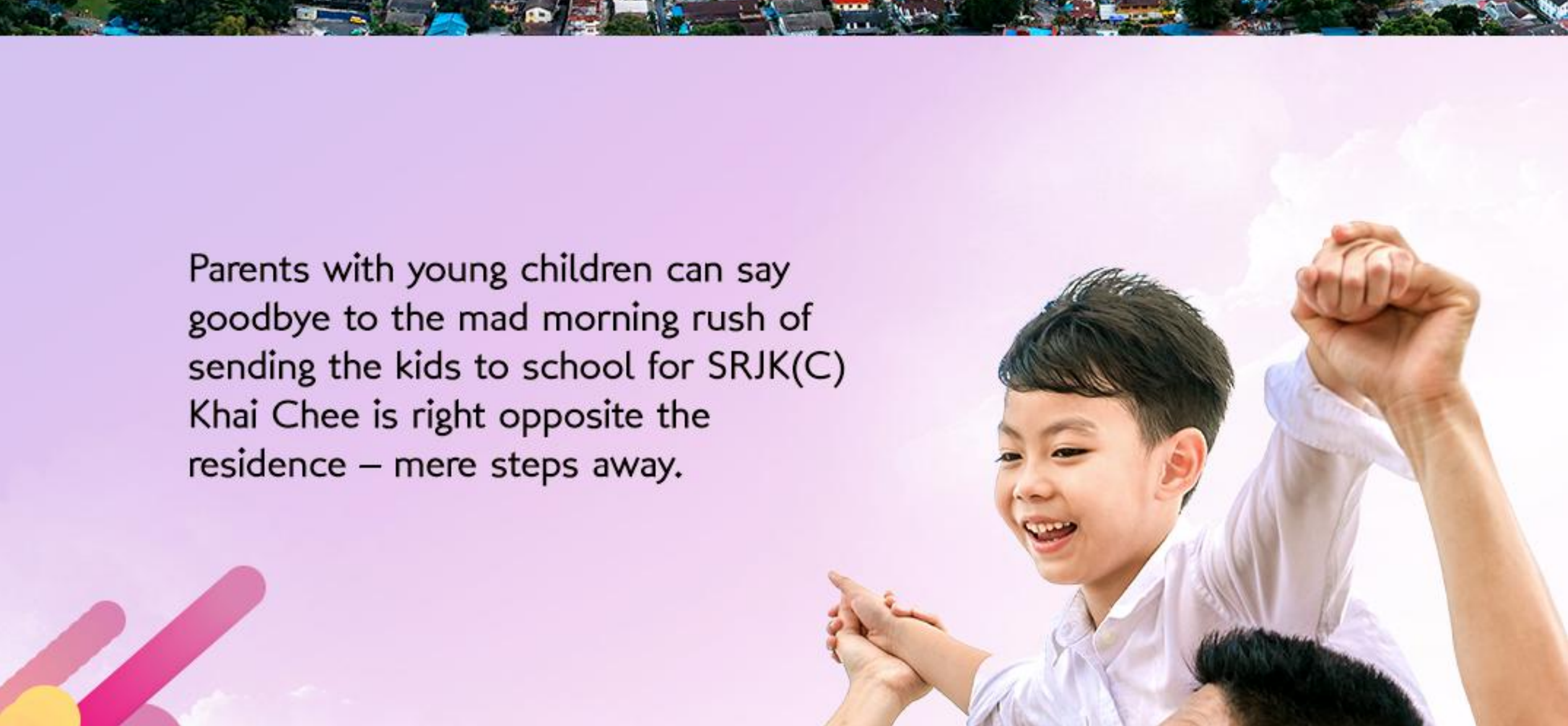
Urban Aspirations Find Expressions
In **SAVVY** Ways. Live Where The
City Revolves Around You

Strategically positioned in a prime
locale with seamless connectivity
and surrounded by prestigious
landmarks including MATRADE @
KL Metropolis, **SAVVY** offers an
upmarket lifestyle many will envy.



SAVVY FREEHOLD multi-gen suites are
highly suitable for living or renting; while
multi-tiered security offers welcome relief
for those seeking priceless peace of mind.

Then there is the added assurance of
knowing that affordable pricing means low
and easy payment scheme is almost a
guarantee. Now, that's a huge load off your
shoulders.



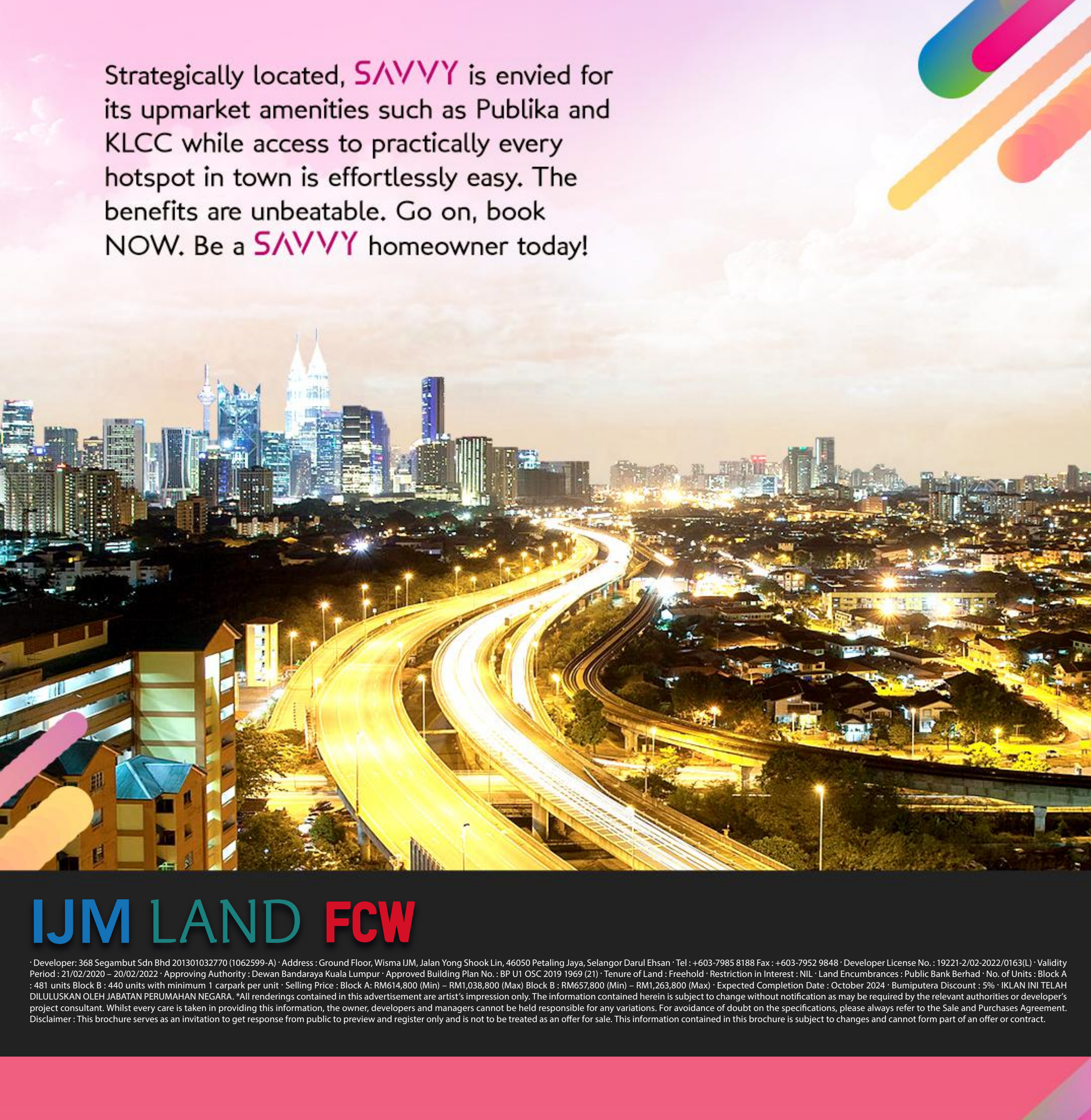
Parents with young children can say
goodbye to the mad morning rush of
sending the kids to school for SRJK(C)
Khai Chee is right opposite the
residence – mere steps away.



In addition, commuting to work will also
be a breeze as **SAVVY** is not only
situated near KTM and MRT stations but
also offers quick access to DUKE,
SPRINT, NKVE & PENCHALA links.



Strategically located, **SAVVY** is envied for
its upmarket amenities such as Publika and
KLCC while access to practically every
hotspot in town is effortlessly easy. The
benefits are unbeatable. Go on, book
NOW. Be a **SAVVY** homeowner today!



IJM LAND FCW

Developer: J&B Segambut Sdn Bhd 201301032770 1162299-A/- Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan - Tel: +603-7985 8188 Fax: +603-7952 9848 - Developer License No. 10221-2-02-2022-016331 - Validity Period: 21/02/2020 - 20/02/2022 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Approved Building Plan No. SP U1 QSC 2019 969-231 - Tenure of Land: Freehold - Restriction in Interest: NIL - Land Encumbrances: Public Bank Berhad - No. of Units: Block A - 481 units Block B - 440 units with minimum 1 carpark per unit - Selling Price: Block A: RM616,800 (Min) - RM1,038,800 (Max) Block B: RM652,800 (Min) - RM1,263,800 (Max) - Expected Completion Date: October 2024 - Bump-up Discount: 2% - ILMAN PN TELAH DILULUSKAN OLEH AJARAN PERUBAHAN NEGARA. All renderings contained in this advertisement are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement. Disclaimer: This brochure serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. This information contained in this brochure is subject to changes and cannot form part of an offer or contract.



SAVVY
RIANA DUTAMAS
FREEHOLD Multi-Gen Suites

LIVE HERE. STAY ON TREND.

Strategic Location Amidst Prestigious Neighbourhoods

Location



IJM LAND FCW

Developer: J&B Segambut Sdn Bhd 201301032770 1162299-A/- Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan - Tel: +603-7985 8188 Fax: +603-7952 9848 - Developer License No. 10221-2-02-2022-016331 - Validity Period: 21/02/2020 - 20/02/2022 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Approved Building Plan No. SP U1 QSC 2019 969-231 - Tenure of Land: Freehold - Restriction in Interest: NIL - Land Encumbrances: Public Bank Berhad - No. of Units: Block A - 481 units Block B - 440 units with minimum 1 carpark per unit - Selling Price: Block A: RM616,800 (Min) - RM1,038,800 (Max) Block B: RM652,800 (Min) - RM1,263,800 (Max) - Expected Completion Date: October 2024 - Bump-up Discount: 2% - ILMAN PN TELAH DILULUSKAN OLEH AJARAN PERUBAHAN NEGARA. All renderings contained in this advertisement are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement. Disclaimer: This brochure serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. This information contained in this brochure is subject to changes and cannot form part of an offer or contract.



SAVVY
RIANA DUTAMAS
FREEHOLD Multi-Gen Suites



AVANT- GARDE FACILITIES

Radical. Daring. Different. SAVVY facilities are leading-edge contemporary to pamper the senses while embracing green ethics and sustainability initiatives. A rejuvenation oasis amidst a bustling city just outside its doors.

LOWER GROUND

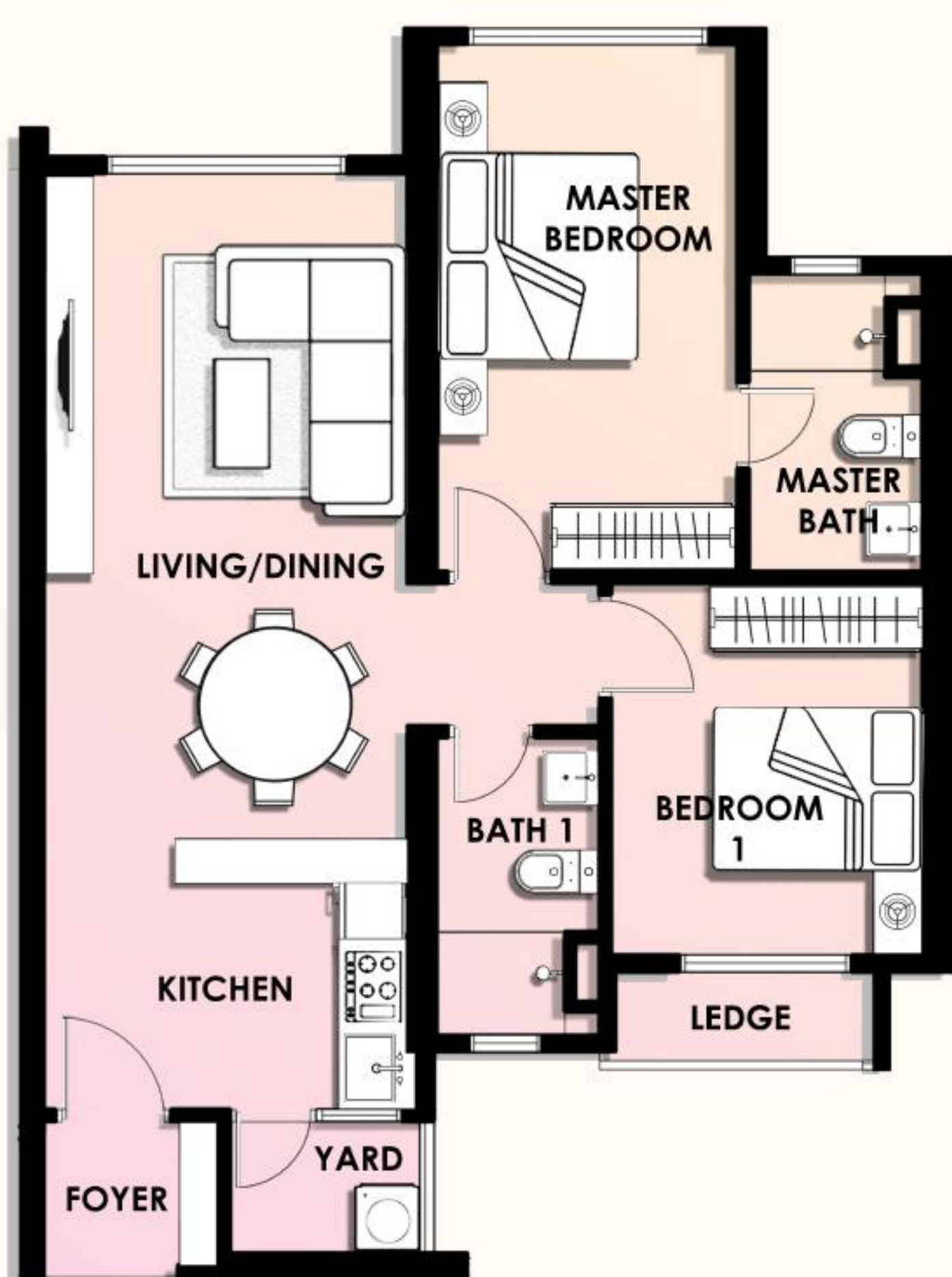
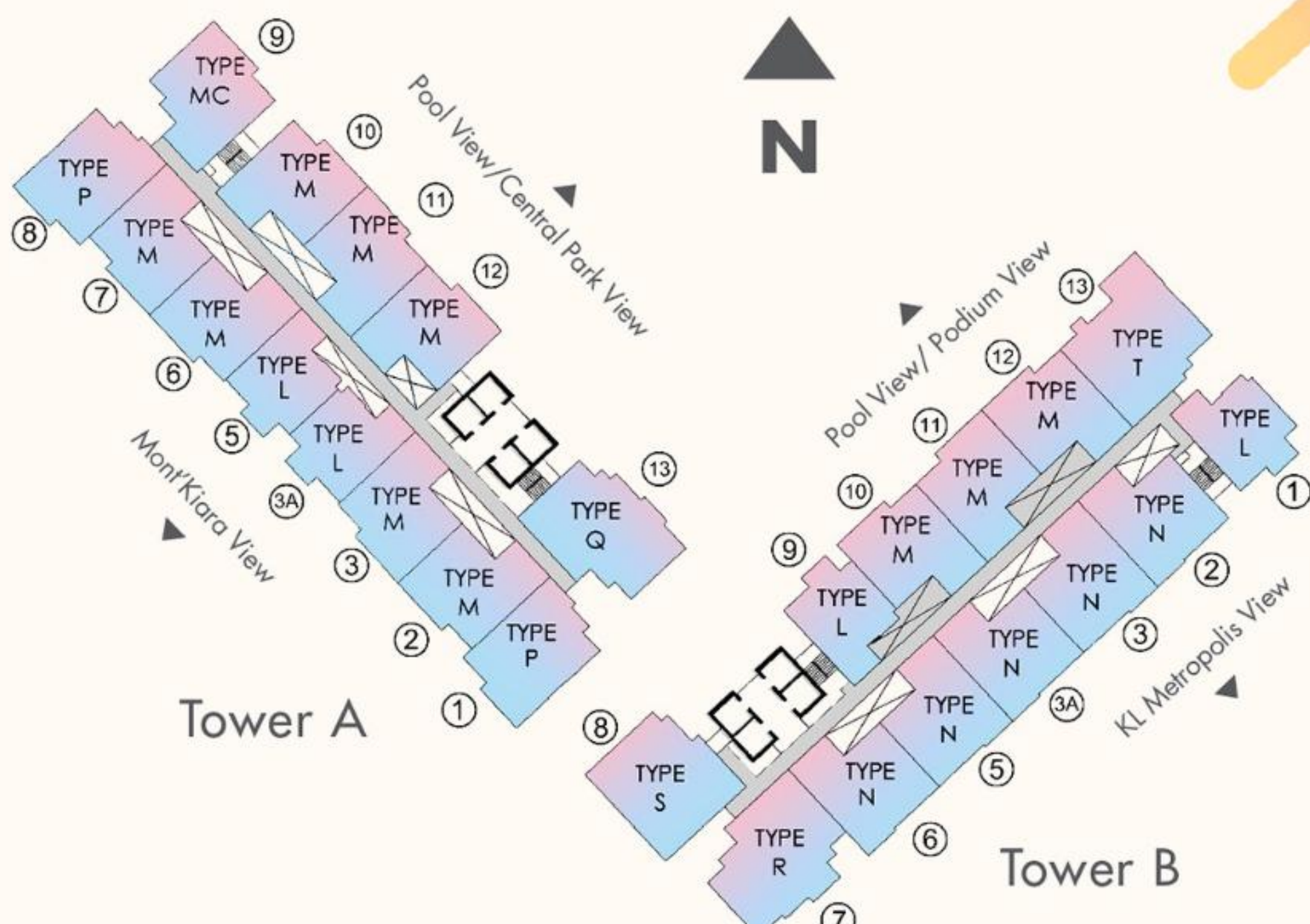
- 1 Arrival Plaza
- 2 Zen Garden
- 3 Reflexology Path
- 4 Fern Garden
- 5 Children Playground
- 6 Outdoor Lounge
- 7 Gymnasium / Featuring Dance & Yoga Studio (Ground Floor)

PODIUM FLOOR (LEVEL 5)

- 1 Swimming Pool
- 2 Jacuzzi
- 3 Kid's Pool
- 4 Floating Deck
- 5 Pool Deck
- 6 Aromatic Garden
- 7 BBQ Deck
- 8 Changing Room & Sauna
- 9 Multipurpose Hall/ Featuring Indoor Badminton Court
- 10 Multipurpose Lawn
- 11 Multipurpose Court
- 12 Reflexology Path
- 13 Outdoor Study Corner
- 14 Herbs Garden
- 15 Hammock Garden
- 16 Casual Gathering Corner



KEY PLAN



TYPE L

722 sq. ft
2 Bedrooms
2 Bathrooms

Tower A + B



TYPE M

911 sq. ft
3 Bedrooms
2 Bathrooms

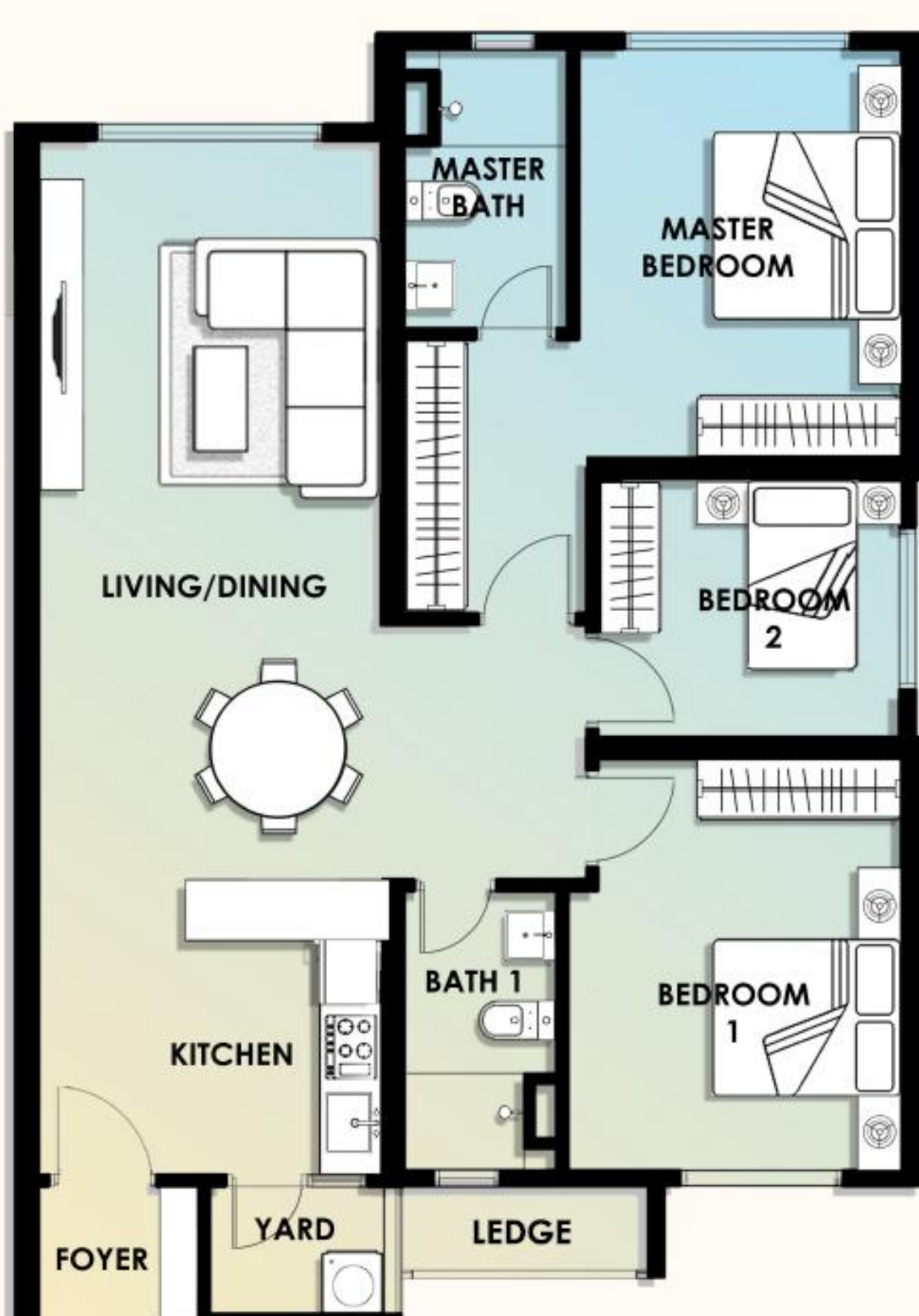
Tower A + B



TYPE MC

911 sq. ft
3 Bedrooms
2 Bathrooms

Tower A



TYPE P

953 sq. ft
3 Bedrooms
2 Bathrooms

Tower A

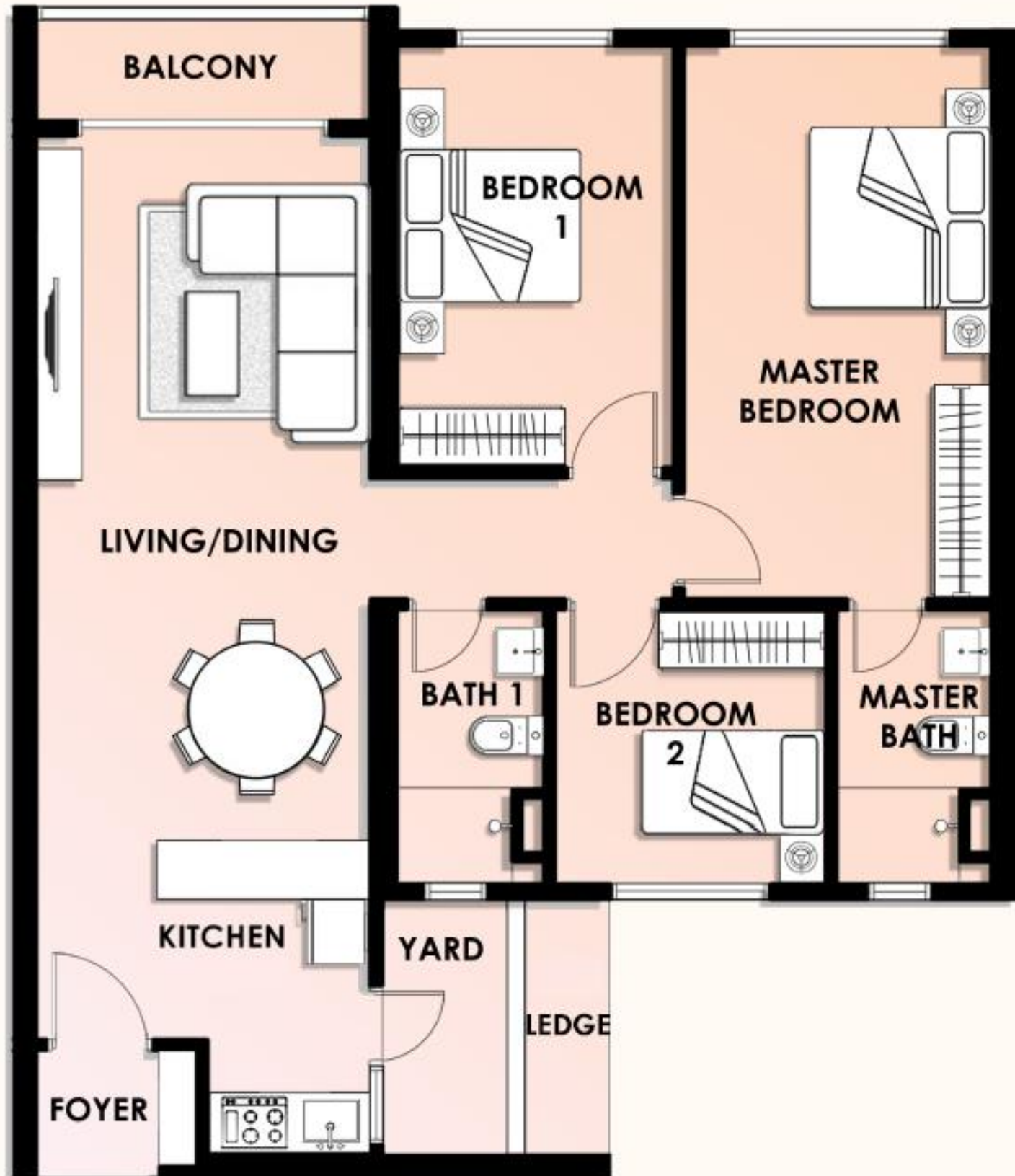
TYPE Q



1,125 sq. ft
3 Bedrooms
2 Bathrooms
1 Studio
(Dual-Key)

Tower A

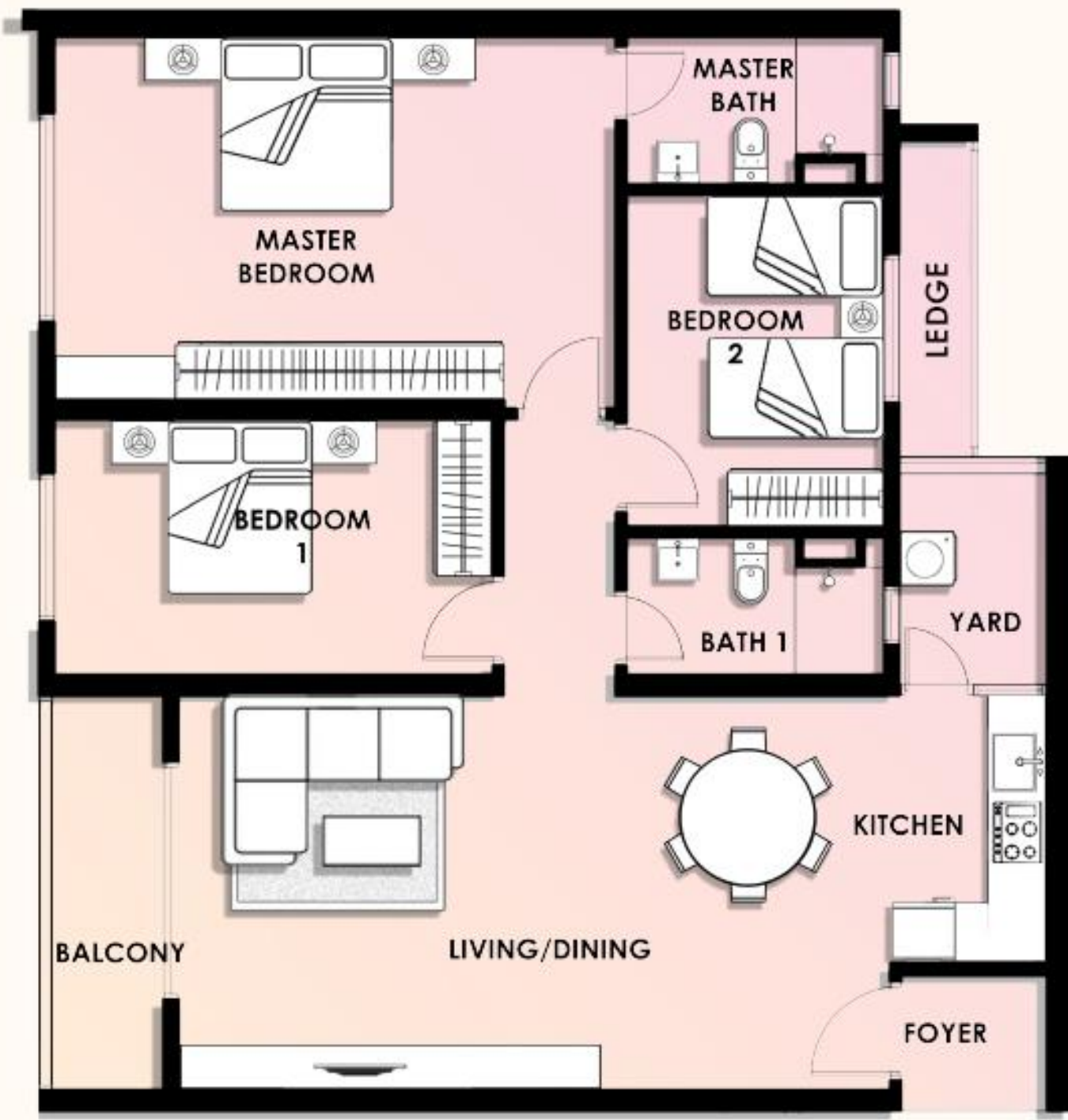
TYPE N



951 sq. ft
3 Bedrooms
2 Bathrooms

Tower B

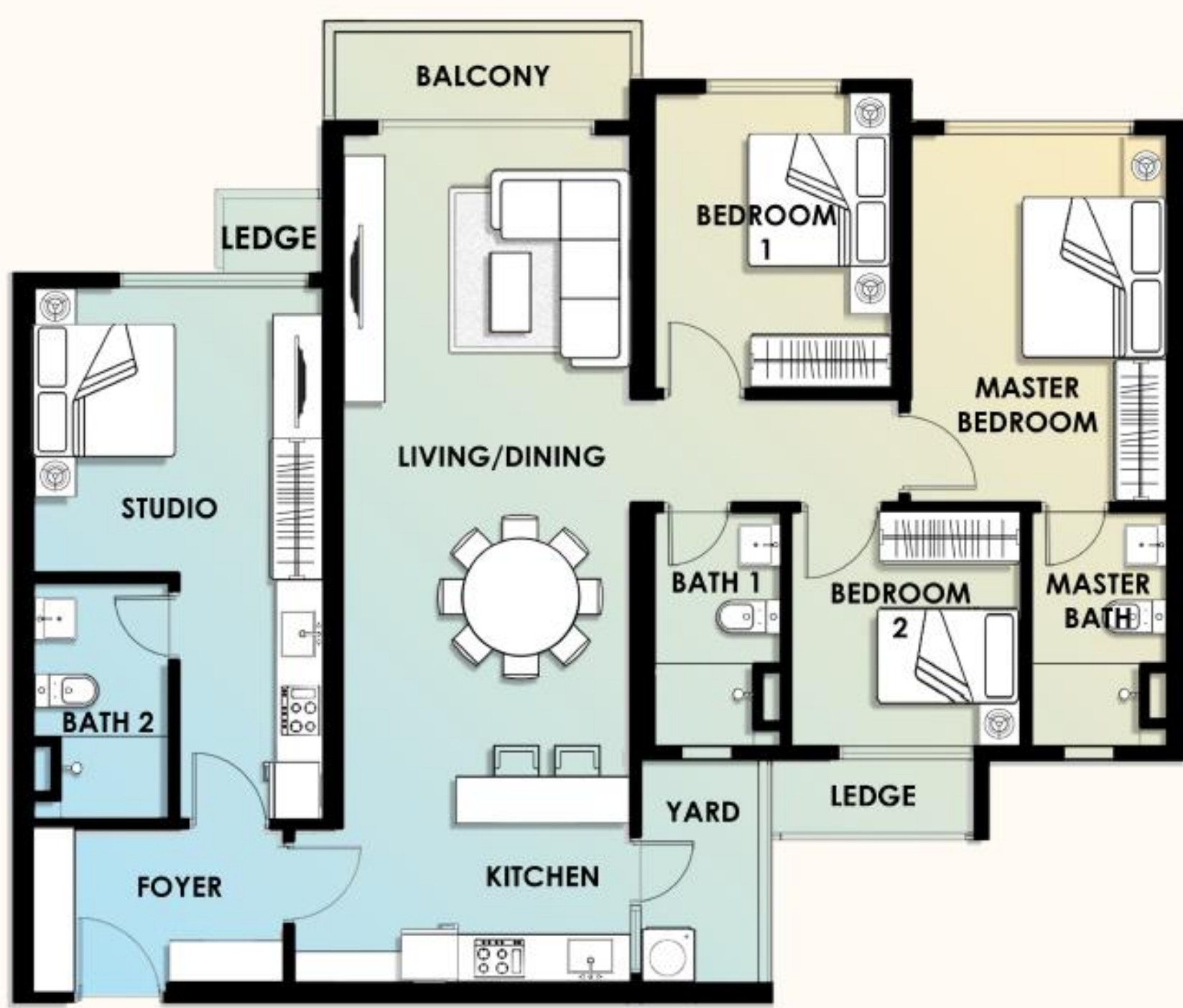
TYPE S



1,121 sq. ft
3 Bedrooms
2 Bathrooms

Tower B

TYPE R



1,166 sq. ft
3 Bedrooms
2 Bathrooms
1 Studio
(Dual-Key)

Tower B

TYPE T



1,232 sq. ft
3 Bedrooms
2 Bathrooms
1 Studio
(Dual-Key)

Tower B

SPECIFICATIONS

Structure	Reinforced Concrete	Sanitary & Plumbing Fittings	Type L	Type M	Type MC	Type N	Type P	Type Q	Type R	Type S	Type T
Wall	Reinforced Concrete/Masonry	Water Closet	2	2	2	2	2	3	3	2	3
Roof Covering	Reinforced Concrete Flat Roof	Wash Basin with Tap	2	2	2	2	2	3	3	2	3
Roof Framing	Reinforced Concrete	Hand Bidet	2	2	2	2	2	3	3	2	3
Ceiling	Plasterboard & Paint/Skim Coat & Paint	Shower Head	2	2	2	2	2	3	3	2	3
Windows	Powder Coated Aluminum Framed Glass Window	Tap (Yard)	1	1	1	1	1	1	1	1	1
Doors	Timber Door Aluminum Frame with Glass Sliding Door* (For Type S, Type R and Type N only)	Electrical Installation									
Ironmongery	Quality Locksets	Distribution Board	1	1	1	1	1	1	1	1	1
Wall Finishes	Porcelain Tiles Ceramic Tiles Skim Coat & Point Cement Render & Paint	Lighting Point	12	13	13	14	14	17	18	14	19
Floor Finishes	Ceramic Tiles	Water Heater Point	8	9	9	9	9	12	12	9	12
		Kitchen Point	1	1	1	1	1	1	1	1	1
		Ceiling Fan Point	3	4	4	4	4	5	5	4	5
		Air-Conditioner Point	3	4	4	4	4	5	5	4	5
		Water Heater Point	2	2	2	2	2	3	3	2	3
		SMATV Point	1	1	1	1	1	2	2	1	2
		Door Bell Point	1	1	1	1	1	1	1	1	1
		Fiber Wall Socket	1	1	1	1	1	1	1	1	1
		Data Point	-	-	-	-	-	2	2	-	2
		SOHO Box	-	-	-	-	-	1	1	-	1