



A PANORAMIC
LIFESTYLE
EXPERIENCE





ENDLESS VISUAL

EXPERIENCE



IN THE MATURE AND ESTABLISHED NEIGHBOURHOOD OF KELANA JAYA SITS THE ELEGANT PANORAMA RESIDENCES, AN EXCLUSIVE **FREEHOLD** SERVICED LIFESTYLE RESIDENCE DESIGNED FOR THE YOUNG AND ENERGETIC.

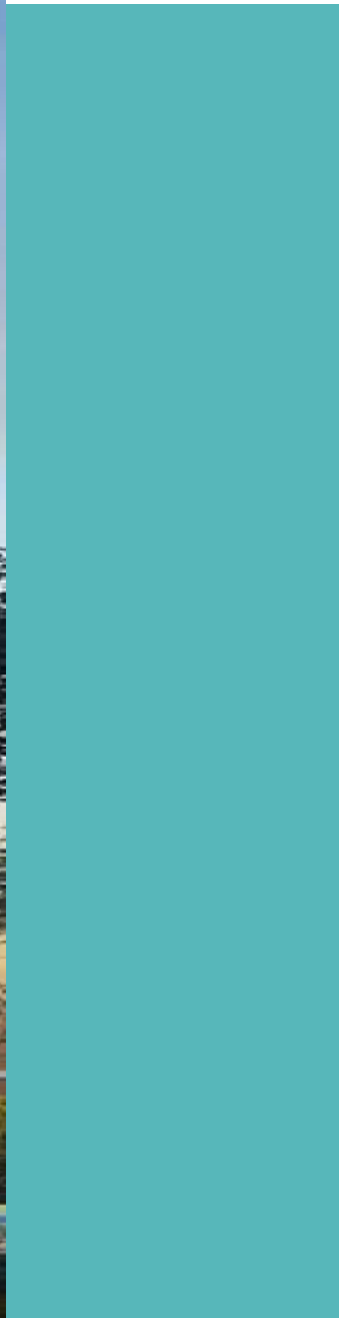
ENTICING HABITAT

Rising 36 levels, Panorama Residences stands majestically amidst the surrounding lush green and blue landscapes of the Subang National Golf Course and the Kelana Jaya Lakes and Park. Designed as a lifestyle concept, Panorama Residences has its very own exclusive integrated Energy Complex with a Relaxation Park for the young and energetic, as well as a dedicated Entertainment Deck on the residential tower for residents to chill, relax and mingle.

473 UNITS SPREAD ACROSS 2 RESIDENTIAL TOWERS, EACH TOWER WITH 30 STOREYS.

EACH TOWER HOUSES 3 WINGS AND ONLY 8 UNITS PER FLOOR TO ENSURE PRIVACY FOR RESIDENTS.

EACH UNIT COMES WITH A MINIMUM OF 2 CARPARKS.







PANORAMA RESIDENCES IS DESIGNED AND SHAPED TO CAPTURE THE EXPANSIVE PANORAMIC VIEWS OF THE BEAUTIFUL SURROUNDINGS, AND TO ENABLE HOMES TO MAXIMISE LIGHT AND AIRFLOW AS WELL AS TO OPEN TO THE TRULY SPECTACULAR VIEWS.

VISTAS OF BLUE & GREEN

Majority of the two and three bedroom homes overlook the panoramas of the established and mature golf courses such as the Subang National Golf course (KGNS), Saujana Golf Course and Glenmarie Golf Course. Whilst others might prefer the calming views of the Kelana Jaya lakes and parks or the higher levels to have views of the seamless vistas of Petaling Jaya and Subang Jaya.

Served by four lifts, each block has 8 units per floor with gross floor areas from 750 sq ft to 1,030 sq ft each. With only eight units per floor, Panorama Residences gives you the luxury of exclusivity and privacy.

All units are designed with its own balcony, giving you the pleasure of breath-taking panoramas of the surroundings, and the high glass fronting provides endless visual delights from the living and dining space.

Designed to be compact but yet functional, each home in Panorama Residences features its own specific kitchen and yard areas. Generous use of glass enhances the spaciousness of units by letting in natural light and improving ventilation, but more importantly framing the beautiful scenery that give Panorama Residences its name.



ENDLESS

RELAXATION







SPANNING AN EXPANSIVE 22,000 SQ. FT., THE COMMUNITY PARK OF PANORAMA RESIDENCES IS DESIGNED TO NURTURE NEW RELATIONSHIPS AND STRENGTHEN EXISTING ONES.

ROAMING PLAYFIELD

Located on the ground level of Panorama Residences, the Community Park sits under the Sports Complex with high 6m ceilings and houses facilities like a tennis court, BBQ terrace, garden swing terrace, picnic terrace, open lawn, walking path, climbing cube play area, garden benches, reflexology path, hanging swing and a herb garden.

Residents can enjoy an easy evening stroll while admiring the profusion of greenery in the park, host a weekend BBQ party in the sitting areas, or chat with friends as the children roam around exploring the herb gardens and play in the kickabout area.

The Entertainment Deck on Level 6 is a refreshing retreat from the hassles of daily life, with a sheltered covered walkway that links the two residential towers.

The Entertainment Deck also houses an Olympic size swimming pool, Jacuzzis, lush landscapes, a large multipurpose hall and a spacious function hall, all designed with glass enclosures to capture the magnificent surroundings and to provide avenues for that long awaited gathering or party.



The pool deck is the ideal place to catch some rays on the sun loungers, sip a fruity drink, or hang out with your friends, while the kids' pool is located near the BBQ terrace and cabanas, keeping young children occupied while parents and guardians can sit back and chill out in complete comfort.

A viewing lounge sits next to the multipurpose hall, overlooking the spectacular golf course views, creating an observation deck that takes advantage of Panorama's unique architecture and resulting views.

A world of excitement, relaxation and enjoyment awaits at the elevated facilities podium, your playground with a spectacular view.





ENDLESS

ENERGY



EXTRAORDINARY ENERGY COMPLEX

Organic in shape, the elevated energy complex instills visual drama with its elevated oval walkways and floating decks. The 96 meter elevated jogging track undulates around the sports complex and connects the two levels, leading to facilities like a massive private gymnasium, badminton court, half-size basketball court, yoga deck and areas to relax such as the games room, reading room, observation deck, chill out lawn, and amphitheatre terrace lawn.

- ♦ ± 2,800 SQ. FT. GYMNASIUM
- ♦ ± 1,100 SQ. FT. OBSERVATION DECK
- ♦ ± 990 SQ. FT. GAMES ROOM
- ♦ ± 800 SQ. FT. OUTDOOR PAR COURSE
- ♦ ± 690 SQ. FT. YOGA DECK
- ♦ ± 570 SQ. FT. READING ROOM





DESIGNED FOR THOSE WHO LOVE AN ADRENALINE RUSH, THE ENERGY COMPLEX HOUSES A VARIED COLLECTION OF SPORTS FACILITIES AS WELL AS LAWNS AND DECKS FOR RESIDENTS TO TAKE A BREATHER FROM EXERCISING, THROW SMALL PARTIES, AND HOST SMALL EVENTS OR PERFORMANCES

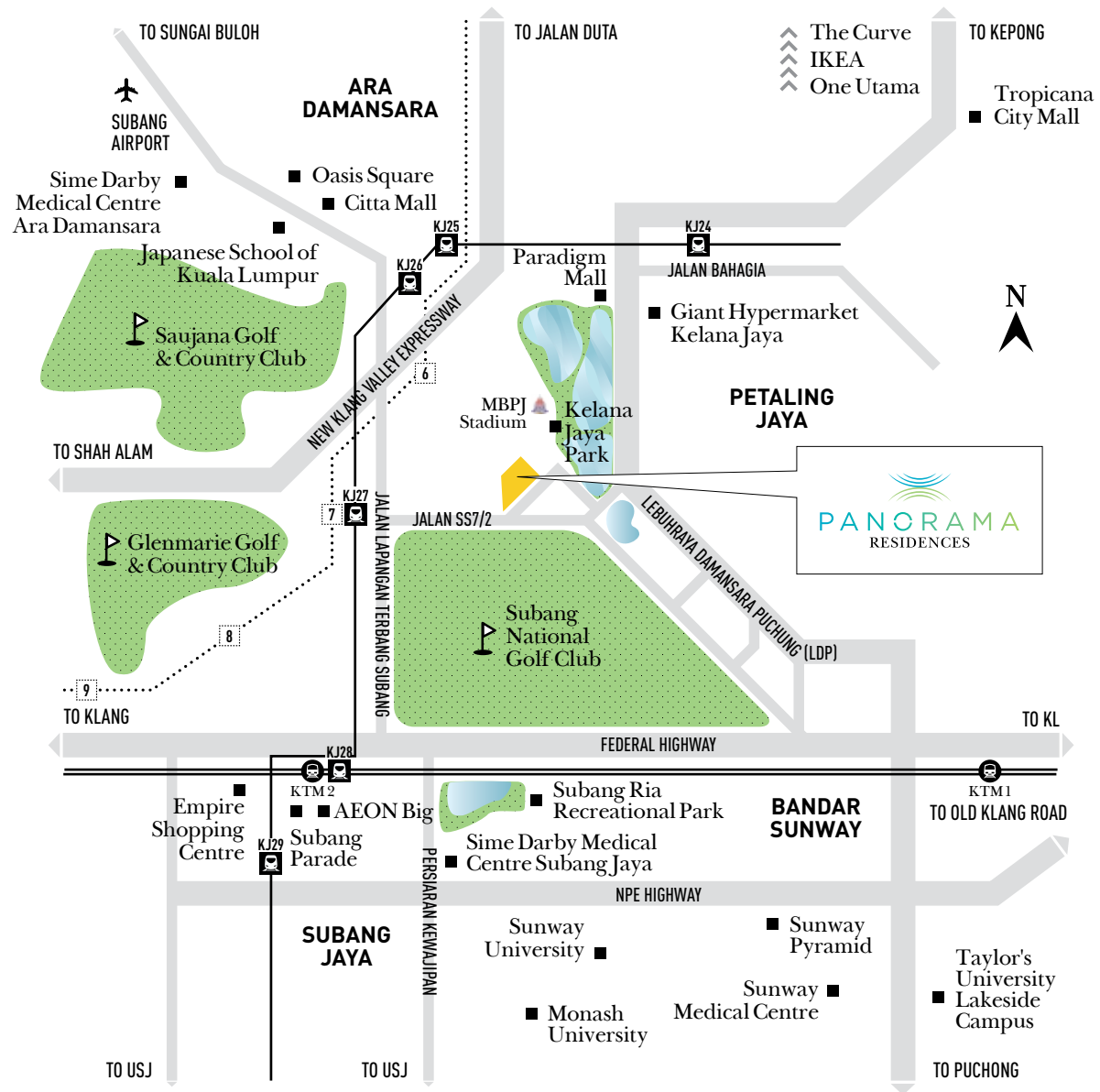


ENDLESS


CONNECTIVITY








-  **LRT Kelana Jaya Line**
- KJ 24 - Kelana Jaya
- KJ 25 - Lembah Subang
- KJ 26 - Ara Damansara
- KJ 27 - CGC-Glenmarie
- KJ 28 - Subang Jaya
- KJ 29 - SS15

-  **KTM Seremban Line**
- KTM 1 - Seri Setia
- KTM 2 - Subang Jaya

-  **Proposed LRT 3 (Bandar Utama-Klang)**
- 6 - Station 6
- 7 - Station 7 (Integration with Kelana Jaya Line)
- 8 - Station 8
- 9 - Station 9

STRATEGIC ACCESSIBILITY

Located in SS7/15 Kelana Jaya, Panorama Residences sits in a mature and established neighbourhood surrounded by lush greenery and yet is very convenient with Paradigm Mall just around the corner. Highly accessible, Panorama Residences has a direct connection to major highways like the New Klang Valley Expressway (NKVE), Leburaya Damansara-Puchong (LDP) and the Federal Highway.

For those who prefer to go green, hassle-free trips to and around the city can be made with ease from the new CGC-Glenmarie LRT Train station which connects to the vast public transport network and is just a short 300 metres* away via a covered walkway direct from the Development. The proposed LRT line 3 will also connect at the CGC-Glenmarie LRT station providing enhanced connectivity to new areas such as Bandar Utama and Klang.



- 1 PARADIGM MALL
- 2 CGC-GLENMARIE LRT STATION
- 3 NKVE HIGHWAY
- 4 EMPIRE SHOPPING MALL

*Approximately 300m
based on GOOGLE MAPS

PROVEN & RELIABLE DEVELOPER

PANORAMA RESIDENCES IS DEVELOPED BY MILLENIUM CREATION SDN BHD, A WHOLLY OWNED SUBSIDIARY OF LLC PROPERTIES SDN. BHD., A SUBSIDIARY OF LLC BERHAD (FORMERLY KNOWN AS LOH & LOH CORPORATION BERHAD).

LLC Berhad has an impressive 50-year track record and businesses in Civil & Structural engineering, Mechanical & Electrical engineering as well as Property Development. LLC Properties Sdn Bhd started its property development business in 2006 and launched its maiden boutique development, RiverView Kemensah, Taman Melawati in 2007, comprising 87 units of semi-detached and bungalow homes. Since then, it has successfully completed several luxury boutique developments in the Klang Valley such as Idaman Hills, Selayang and The Airie, Sri Damansara.

Leveraging on the company 50 over years of experience in Civil & Structural and Mechanical & Electrical Engineering, LLC Properties is able to ensure delivery and exceptional value through design and quality.





THE AIRIE, SRI DAMANSARA

LLC Properties has won several awards including the BEST Residential Development category in Asia Pacific by international Property Award for 2015-2016 for it's project The Airie, Sri Damansara.

To ensure our quality is to international standards, LLC Properties implements CONQUAS 21 which is audited by Building Construction Authority (BCA) of Singapore. To date, our developments have scored an average of 78.3 out of 100 which places our quality among the top developments in Malaysia.



BCA CONQUAS 21
ASSESSED



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DEVELOPER: MILLENIUM CREATION SDN BHD (1050513-K)
a wholly owned subsidiary of LLC Properties Sdn. Bhd.

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Project Type: Service Apartment • Developer's License No.: 000-00/00-0000/000 • Validity Period: 00/0/0000-00/0/0000 • Sale & Advertising Permit No.: XXXX-XX/XXXX/XXXX(XX) • Validity Period: XX/XX/XXXX – XX/XX/XXXX • Land Tenure: Freehold • Authority: Majlis Bandaraya Petaling Jaya • Approving Building Plan: MBPJ/120100/T/P10/1314/2016 • Expected Date of Completion: April 0000 • Land Encumbrances: Al_Rahji Bank & Investment Corporation (Malaysia) Berhad (719057-X) • Total Units: 473 units • 10% Bumi Discount • Built-up Areas: Type A: 749 sq.ft., Type A1: 749 sq.ft., Type B: 928 sq.ft., Type B1: 928 sq.ft., Type B2: 939 sq.ft., Type B3: 943 sq.ft., Type B4: 943 sq.ft., Type B5: 931 sq.ft., Type B6: 931 sq.ft., Type C: 1,030 sq.ft., Type C1: 1,030 sq.ft. • Selling Price: Type A: RM577,809 (min) – RM674,460 (max), Type A1: RM 579,789 (min) – RM671,710 (max), Type B: RM712,535 (min) – RM829,106 (max), Type B1: RM712,535 (min) – RM825,806 (max), Type B2: RM719,488 (min) – RM831,331 (max), Type B3: RM722,765 (min) – RM825,072 (max), Type B4: RM715,340 (min) – RM828,372 (max), Type B5: RM713,056 (min) – RM820,884 (max), Type B6: RM716,026 (min) – RM824,184 (max), Type C: RM786,876 (min) – RM931,056 (max), Type C1: RM790,836 (min) – RM902,907 (max)

All images and illustrations are artist's impression and are subject to changes at the developer's discretion.

ANOTHER NICHE DEVELOPMENT BY



