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TYPICAL  
FLOOR PLANS



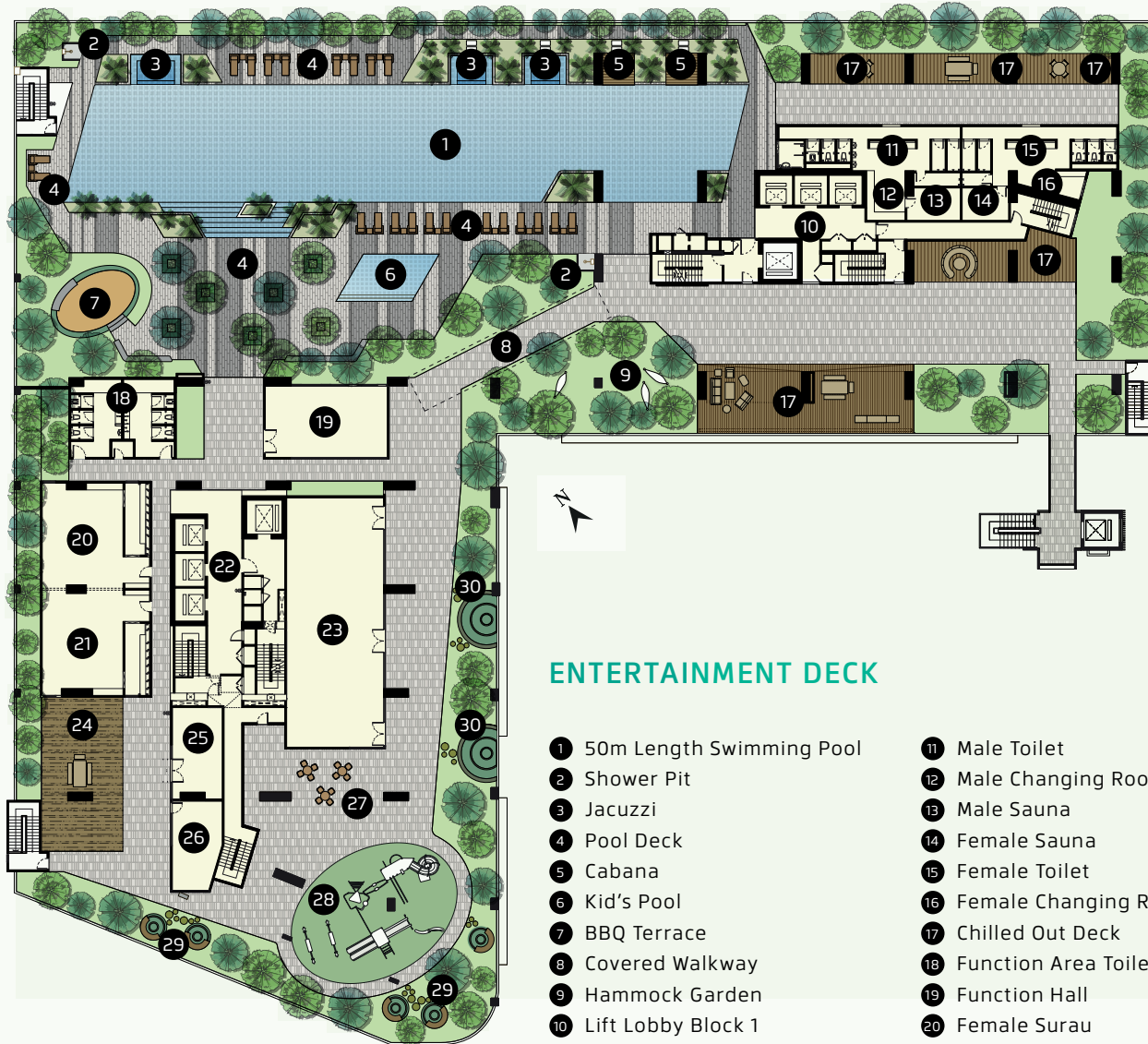


FREEHOLD · SERVICE APARTMENT · 2 RESIDENTIAL TOWERS · 473 UNITS  
DEDICATED ENERGY COMPLEX · 2 CAR PARKS FOR EACH UNIT



  
**PANORAMA**  
RESIDENCES  
KELANA JAYA

# SITE FACILITIES PLAN

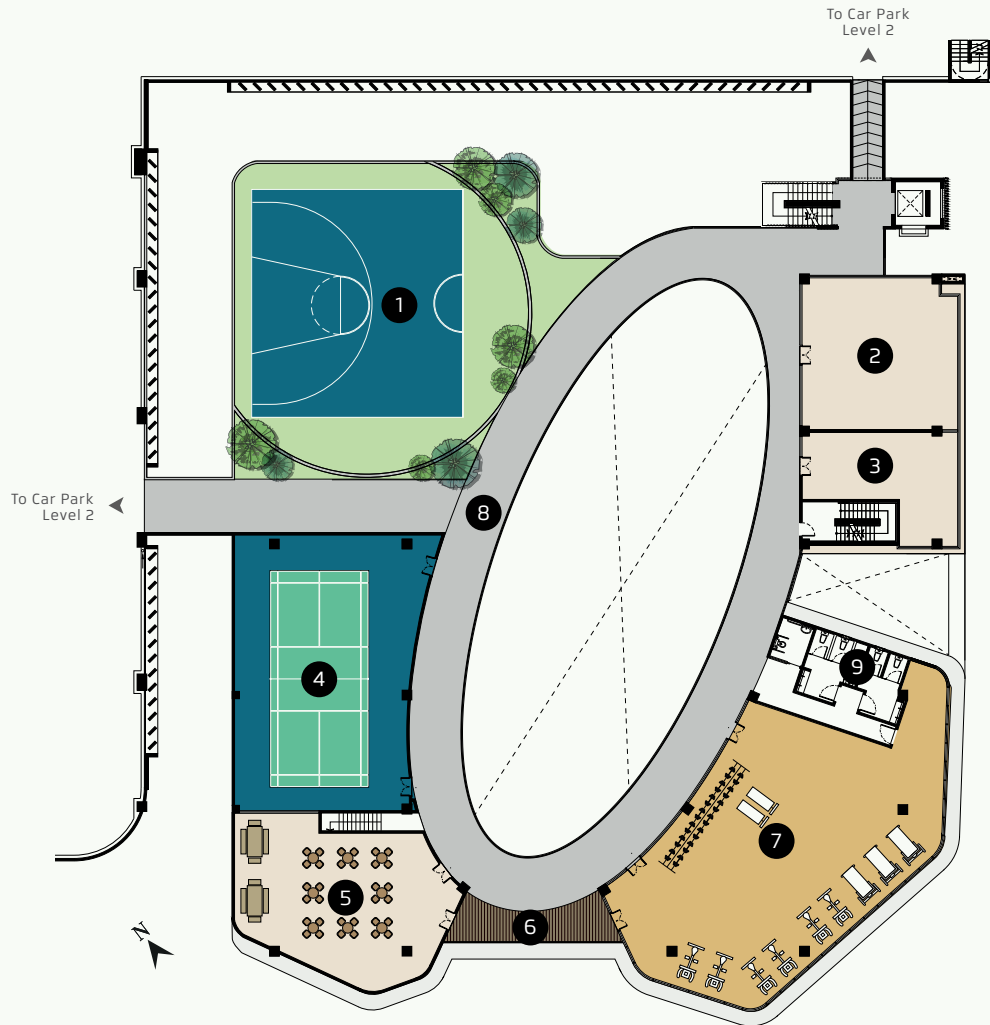




## COMMUNITY PARK

- 1 Water Feature Wall
- 2 Guard House
- 3 Drop Off Area
- 4 Main Entrance Lobby
- 5 Kid's Play Area
- 6 Hanging Swing
- 7 Seating Pods
- 8 Open Lawn
- 9 BBQ Terrace
- 10 Herbs Garden
- 11 Jogging Path
- 12 Picnic Terrace
- 13 Reflexology Path
- 14 Garden Swing Terrace
- 15 Tennis Court

# SITE FACILITIES PLAN

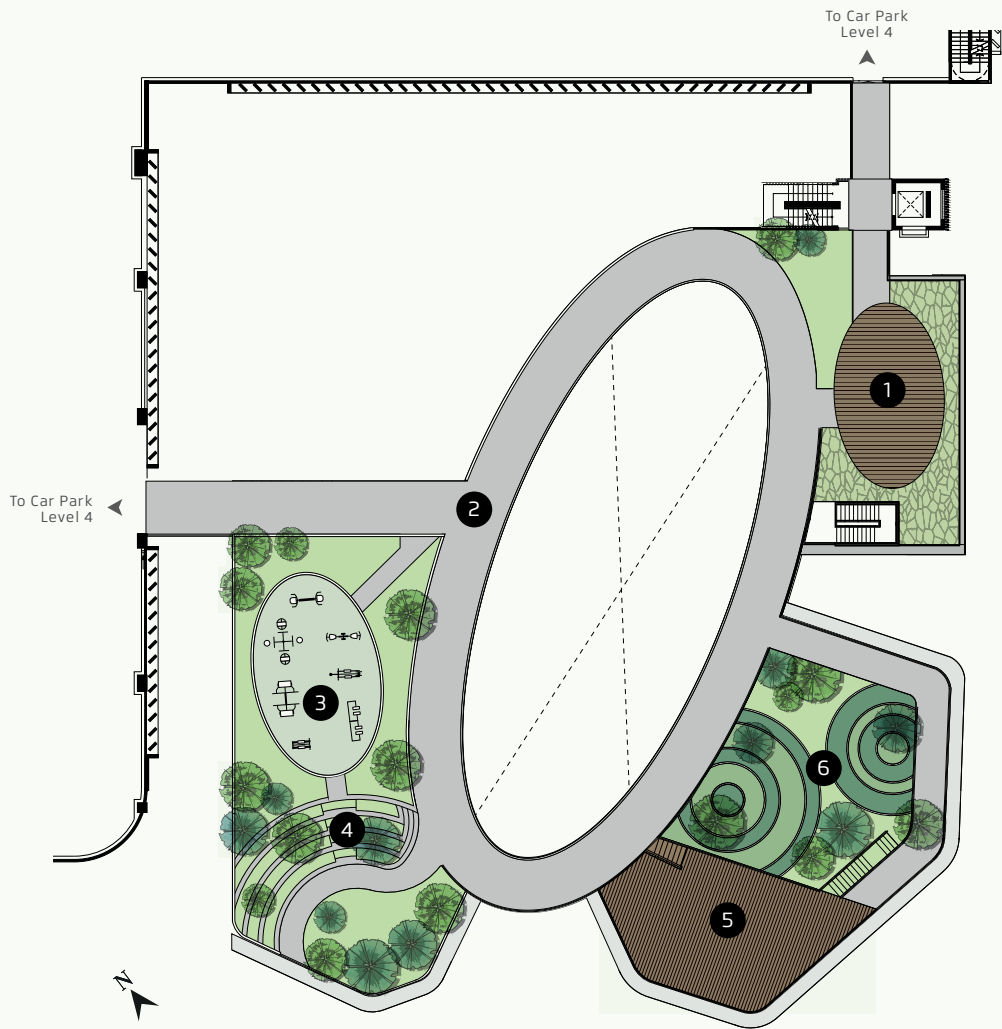


## ENERGY COMPLEX

### Level 2

- ① Half Basketball Court
- ② Games Room
- ③ Reading Room
- ④ Badminton Court
- ⑤ Cafe
- ⑥ Observation Deck
- ⑦ Gymnasium
- ⑧ Jogging track
- ⑨ Toilet





## ENERGY COMPLEX

### Level 4

- ① Yoga Deck
- ② Jogging Track
- ③ Outdoor Gym
- ④ Amphitheater Terrace Lawn
- ⑤ Observation Deck
- ⑥ Chilled Out Lawn

# UNIT FLOOR PLANS

TYPE

A / A1

Room

2 Bedrooms & 1 Bathroom

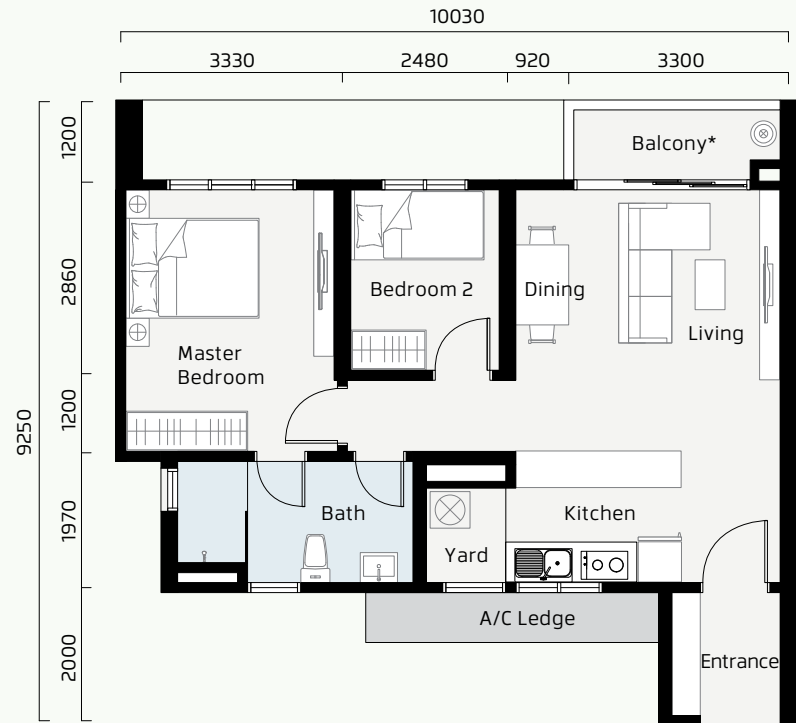
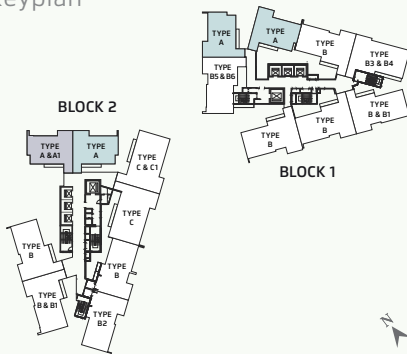
Gross Floor Area

69.66 sq m / 749 sq ft

Built-up : 66.36 sq m

A/C Ledge : 3.30 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
All drawings are subjected to variation, modification & substitution as recommended by the Architect and / or directed by the relevant Authority.

TYPE

B / B1

Room

2 Bedrooms & 2 Bathrooms

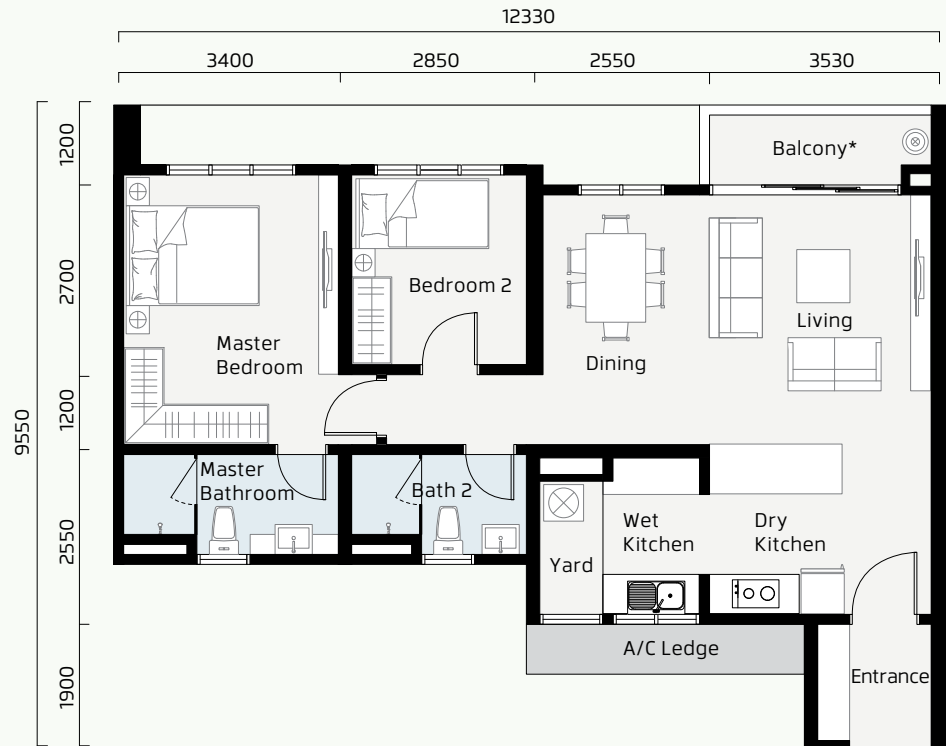
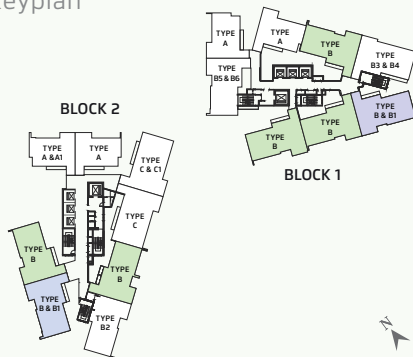
Gross Floor Area

86.24 sq m / 928 sq ft

Built-up : 83.11 sq m

A/C Ledge: 3.13 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
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# UNIT FLOOR PLANS

TYPE

## B2 / B3 / B4

Room

2 Bedrooms & 2 Bathrooms

Type B2 - Gross Floor Area

87.24 sq m / 939 sq ft

Built-up : 83.11 sq m

A/C Ledge: 4.13 sq m

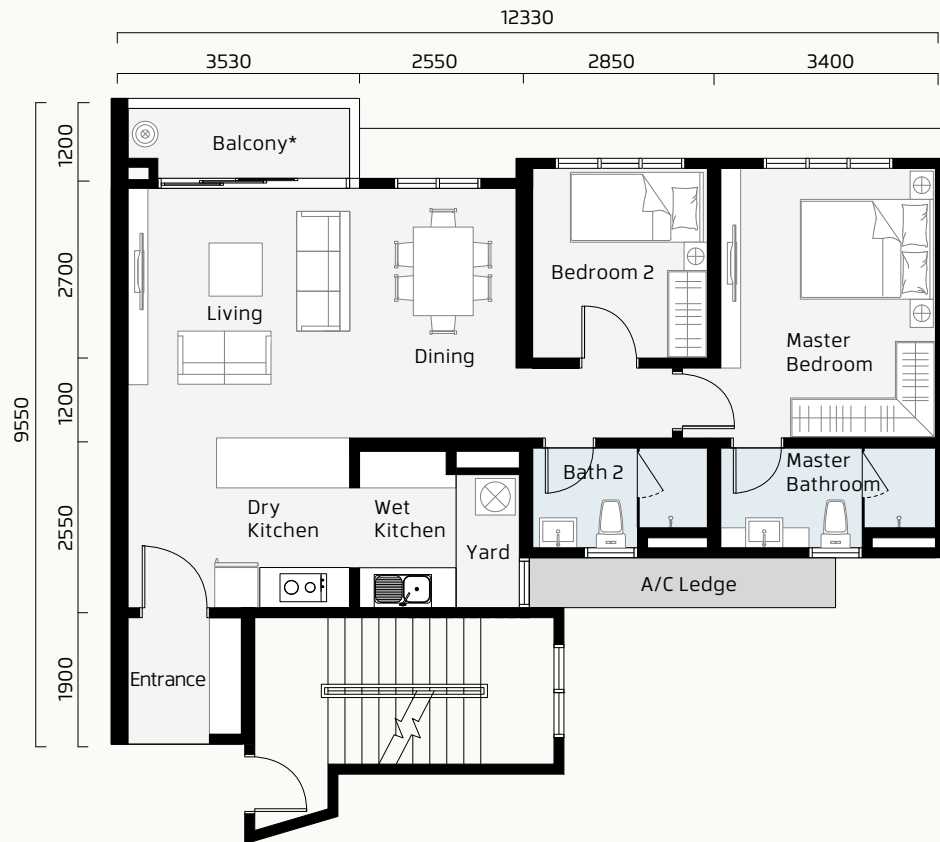
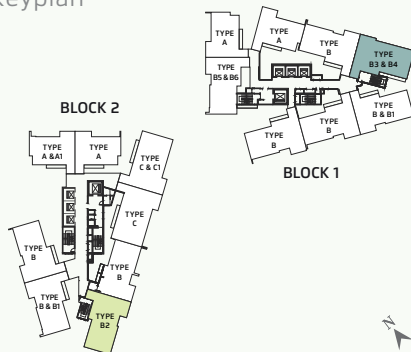
Type B3 / B4 - Gross Floor Area

87.64 sq m / 943 sq ft

Built-up : 83.11 sq m

A/C Ledge: 4.53 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
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TYPE

# B5 / B6

Room

2 Bedrooms & 2 Bathrooms

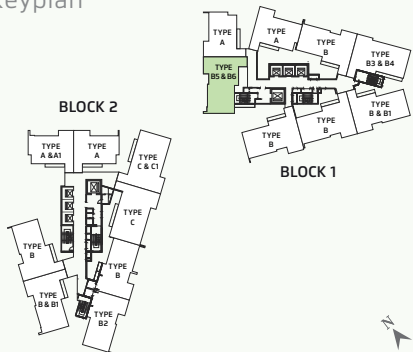
Gross Floor Area

86.50 sq m / 931 sq ft

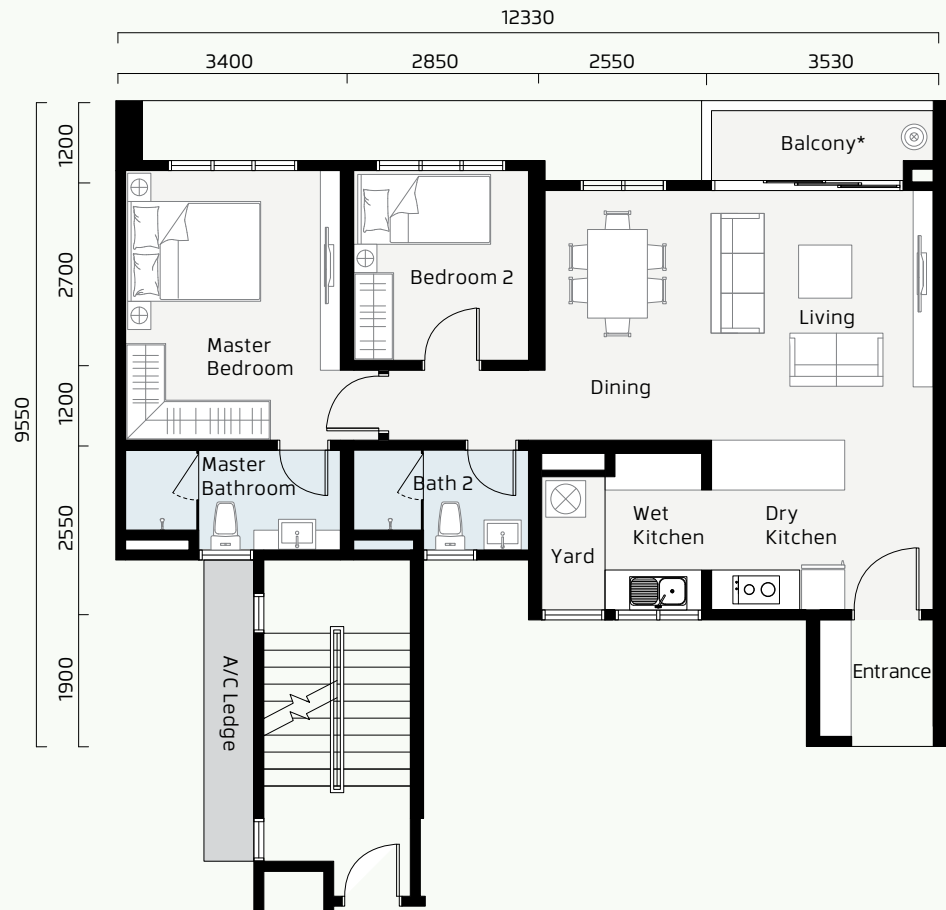
Built-up : 83.11 sq m

A/C Ledge: 3.39 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
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# UNIT FLOOR PLANS

TYPE

C / C1

Room

3 Bedrooms & 2 Bathrooms

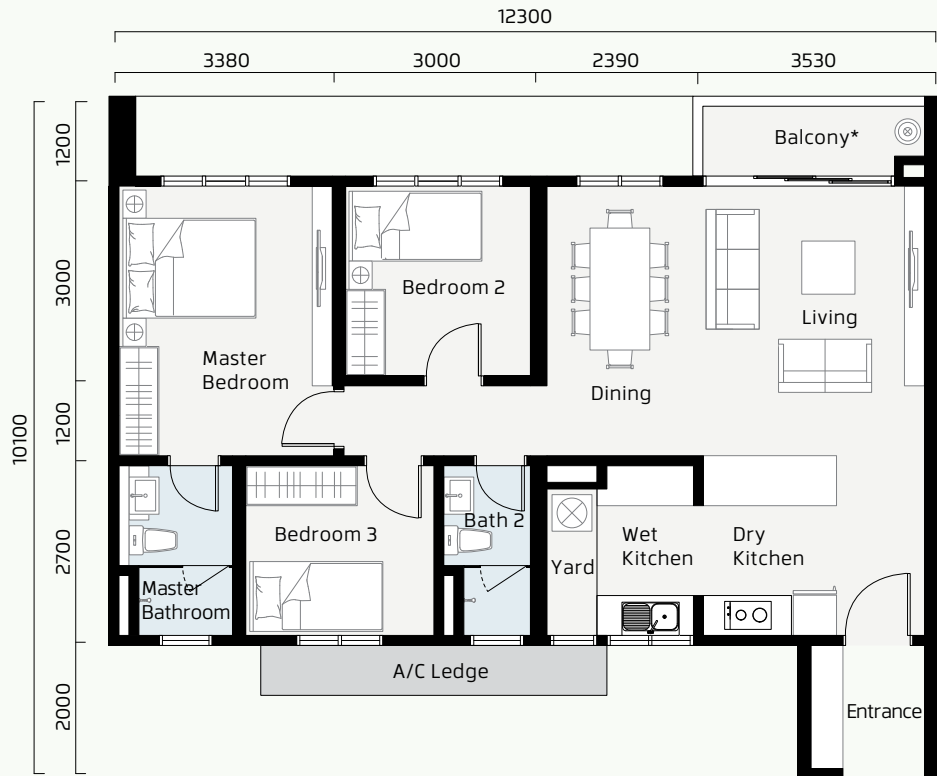
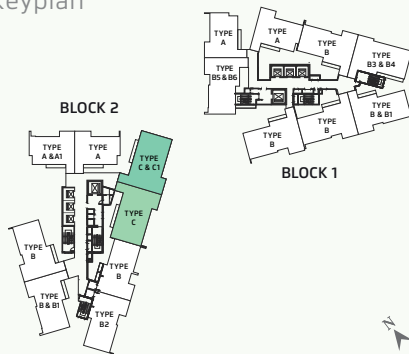
Gross Floor Area

95.72 sq m / 1,030 sq ft

Built-up : 91.82 sq m

A/C Ledge : 3.90 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
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# GENERAL SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete Frame				
<b>WALL</b>	Reinforced Concrete Wall or Brickwall (where applicable)				
<b>ROOFING COVERING</b>	Reinforced Concrete Flat Roof / Metal Deck (where applicable)				
<b>ROOF FRAMING</b>	Reinforced Concrete / Steel (where applicable)				
<b>CEILING</b>	Skim Coat & Paint or Plaster Ceiling / Board & paint (where applicable)				
<b>WINDOWS</b>	Aluminium Frame Glass Windows				
<b>DOORS</b>	Main Entrance	Decorative Fire Rated Door			
	Bedroom & Others	Decorative Flush Door			
	Balcony	Aluminium Framed Sliding Glass Door			
<b>IRONMONGERY</b>	Quality Lockset				
<b>WALL FINISHES</b>	External Wall	Skim Coat & Paint			
	Internal Wall	Plastering / Skim Coat & paint (where applicable)			
	Kitchen	Ceramic Tiles Up to Ceiling Heights (where applicable)			
	Bathrooms	Porcelain Tiles Up to Ceiling Heights (where applicable)			
<b>FLOOR FINISHES</b>	Living / Dining / Bedrooms	Quality Porcelain Tiles			
	Bathroom / Balcony / Others	Porcelain / Ceramic Tiles (where applicable)			
<b>SANITARY &amp; PLUMBING FITTINGS</b>		Type A & A1	Type B, B1, B2, B3, B4, B5 & B6	Type C & C1	
	Water Closet	1	2	2	
	Basin with Tap	1	2	2	
	Shower	1	2	2	
	Kitchen Sink	1	1	1	
	Kitchen Tap	1	1	1	
	Washing Machine Tap	1	1	1	
	Toilet Roll Holder	1	2	2	
	Shower Screen with Door	NA	2	2	
	Toilet Bip Tap	1	2	2	
	<b>ELECTRICAL INSTALLATION</b>	Air-Conditioning Electrical Point	3	3	4
		Hot Water Heater Electrical Point	1	2	2
		Lighting Point	14	18	20
		Fan Point	3	3	4
	Power point	15	16	18	
	Fibre Wall Socket	1	1	1	
	SMATV Point	1	1	1	
	Audio Intercom	1	1	1	
	Door Bell Point	1	1	1	
	Distribution Board	1	1	1	
<b>INTERNAL TELECOMMUNICATION TRUNKING &amp; CABLING</b>	Yes				

All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Architect and / or the approving authorities.

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DEVELOPER: MILLENIUM CREATION SDN BHD (1050513-K)  
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Fax: +603-6201 3113

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.

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