



NK RESIDENCES
N O R T H K I A R A

All For A Good Life

FACILITIES PODIUM PLAN



LEGEND

- | | | | |
|----|-------------------------------|----|-------------------------|
| 1 | Grand Entrance Statement | 20 | Kid's Shower Pit Area |
| 2 | Single Point Entry Guardhouse | 21 | 50 Meter Swimming Pool |
| 3 | Waterfall Feature | 22 | Jacuzzi |
| 4 | Cantilever Gymnasium | 23 | Pool Deck |
| 5 | Main Entrance Lobby | 24 | Adult's Shower Pit Area |
| 6 | Viewing Deck | 25 | Sauna Rooms |
| 7 | Multi-Purpose Hall | 26 | Changing Rooms |
| 8 | Outdoor Function Area | 27 | Feature Pavilion |
| 9 | Multi-Purpose Utility Room | 28 | Pavilion Garden |
| 10 | Rest Rooms | 29 | Hammock Lounge |
| 11 | Block A Lift Lobby | 30 | Outdoor Games Area |
| 12 | Sculpture Garden 1 | 31 | Block B Lift Lobby |
| 13 | Library | 32 | Sculpture Garden 2 |
| 14 | Lounge Area | 33 | Parent's Corner |
| 15 | Water Feature Garden | 34 | Outdoor Toddler's Area |
| 16 | Water Feature | 35 | Indoor Toddler's Area |
| 17 | Kid's Wading Pool | 36 | Kickabout Lawn |
| 18 | Parent's Pavilion | 37 | Kid's Play Park |
| 19 | Kid's Wet Play Area | | |

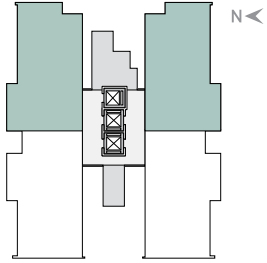
OTHER FACILITIES

- (A) Drop Off for Block A Resident – Located at Level 1 CP1
- (B) Drop Off for Block B Resident – Located at Level 3 CP3
- (C) Management Office – Located at Level 3 CP3
- (D) Prayer Area – Located at Level 3 CP3
- (E) Car Wash Area – Located at Level 3 CP3
- (F) Sky Zen Garden – Located at Level 19, Block B
- (G) Sky Lounge – Located at Level 19, Block B
- (H) Sky Sculpture Garden – Located at Level 13A, Block A
- (I) Sky View Deck 1 – Located at Level 15, Block A
- (J) Sky View Deck 2 – Located at Level 20, Block B

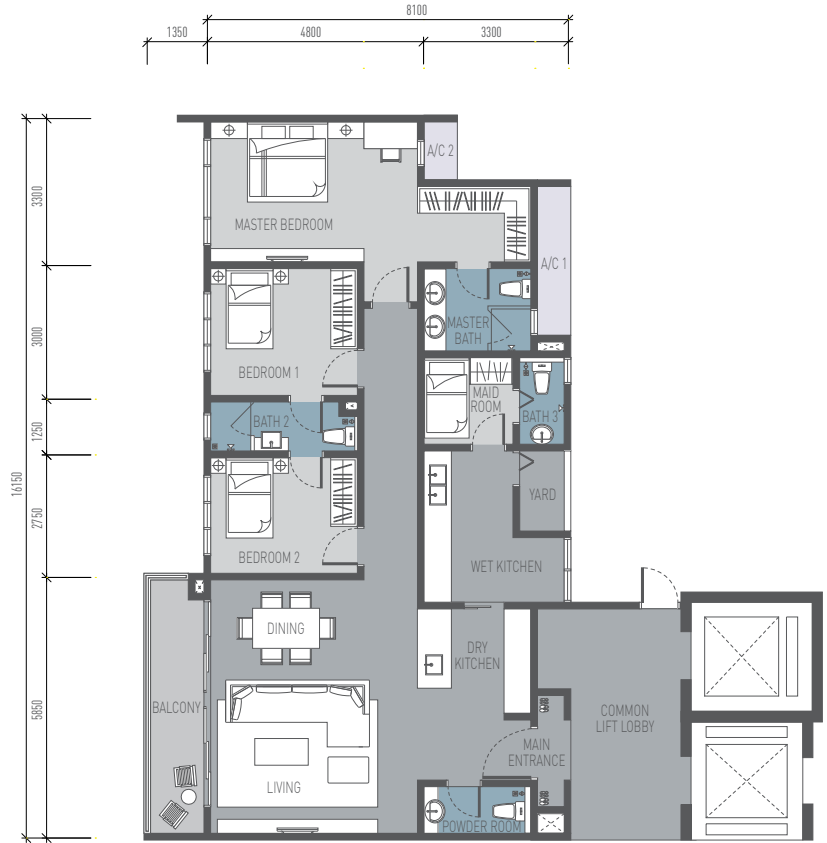


TYPE A

3+1 Bedrooms • 3+1 Bathrooms
Gross Area: 1,435 sq.ft.

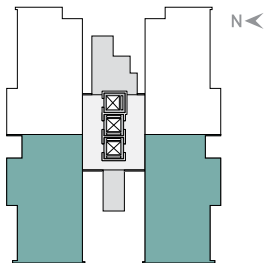


Block B
Level 5 - Level 33

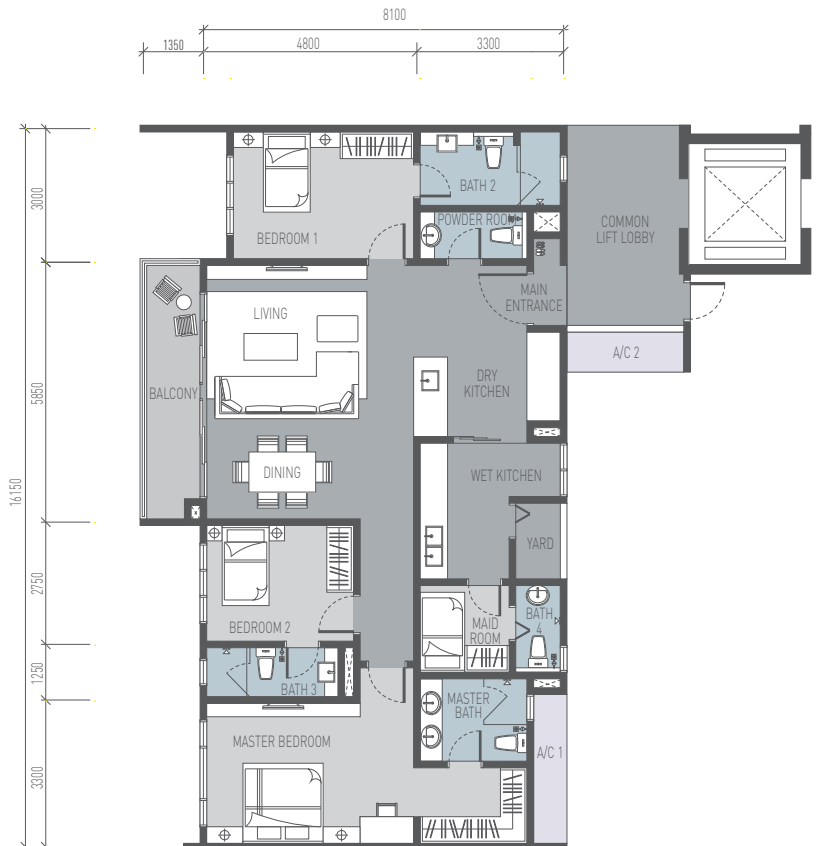


TYPE B

3+1 Bedrooms • 4+1 Bathrooms
Gross Area: 1,500 sq.ft.

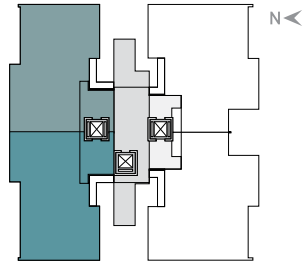


Block B
Level 5 - Level 33

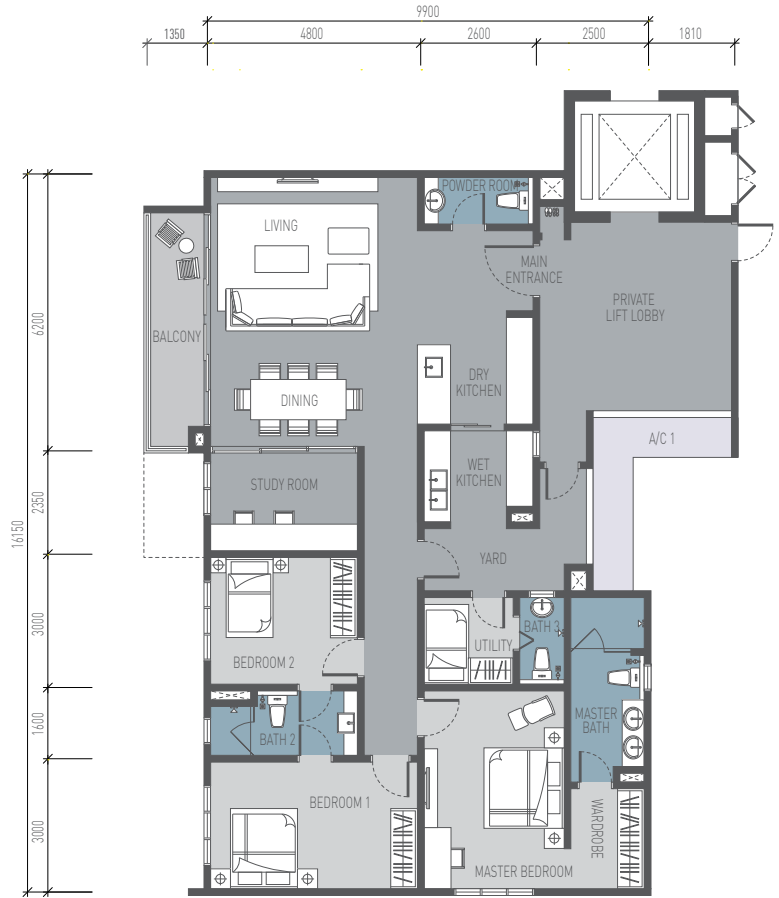


TYPE C, C1, C2 & C3

3+1 Bedrooms • 3+1 Bathrooms • 1 Study Room
 Gross Area: 1,845 - 1,910 sq.ft.
 (Include Private Lift Lobby Area)

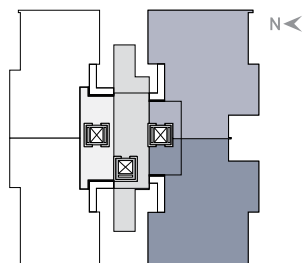


Block A
 Level 5 - Level 26



TYPE D & D1

4+1 Bedrooms • 5+1 Bathrooms
 Gross Area: 2,085 - 2,110 sq.ft.
 (Include Private Lift Lobby Area)

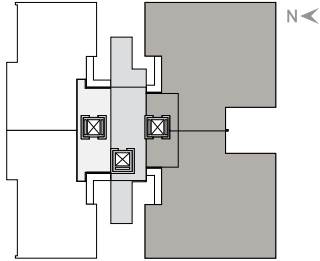


Block A
 Level 6 - Level 26



TYPE E & E1

4+1 Bedrooms • 5+1 Bathrooms
 Gross Area: 2,540 - 2,565 sq.ft.
 (Include Private Lift Lobby Area)



Block A
 Level 5



Type C interior



SPECIFICATIONS

STRUCTURE	Reinforced Concrete				
WALL	Reinforced Concrete / Brickwall				
ROOFING COVERING	Reinforced Concrete Flat Roof / Metal Deck (where applicable)				
ROOF FRAMING	Reinforced Concrete / Steel				
CEILING	Skim Coat / Plaster Ceiling				
WINDOWS	Powder Coated Aluminium Frame Windows				
DOORS	Main Entrance				Solid Timber Door
	Others (except maid's bath and yard)				Timber Door / Aluminium Sliding door / Timber Flush Door
IRONMONGERY	Quality Lockset				
WALL FINISHES	External Wall				Plaster & Paint
	Internal Wall				Plaster / Skim Coat & Paint
	Master Bathroom / Bathrooms / Powder Room / Wet Kitchen / Maid's Bath				Tiles
FLOOR FINISHES	Living / Dining / Dry Kitchen				600mm x 600mm Tiles
	Bedrooms				Timber Flooring
	Wet Kitchen / Yard / Master Bathroom / Powder Room / Bathrooms / Balcony / Maid's Room / Maid's Bath / Private Lift Lobby (Where Applicable)				Tiles
SANITARY & PLUMBING FITTINGS	TYPE A	TYPE B	TYPE C, C1, C2 & C3	TYPE D & D1	TYPE E & E1
Water Closet	4	5	4	6	6
Basin with Tap	5	6	5	7	7
Shower	3	4	3	5	5
Kitchen Sink	2	2	2	2	2
Kitchen Tap	2	2	2	2	2
Long Bath	0	0	0	0	0
Toilet Roll Holder	4	5	4	6	6
Shower Screen	2	3	2	4	4
ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C, C1, C2 & C3	TYPE D & D1	TYPE E & E1
Lighting Point	22	22	23	25	26
Ceiling Fan Point	5	5	6	6	6
Power Point	19	19	22	22	22
Air-Conditioning Point	5	5	6	6	6
SMATV Point	2	2	2	2	2
Telephone Point	2	2	2	2	2
Data Point	1	1	1	1	1
Door Bell Point	1	1	1	1	1
3-Phase Electrical Distribution Board	1	1	1	1	1
Intercom	1	1	1	1	1
INTERNAL TELEPHONE TRUNKING AND CABLING	Yes				

All homes in NK Residences come with:

- Branded air-conditioners at living, dining, master bedroom, all bedrooms (except maid's room) and study room (where is applicable)
- Hot water supply to all bathroom's showers (except for maid's room)
- Intercom to guardhouse
- Panic button at master bedroom
- Quality sanitary fittings

STOREY PLAN















BLOCK B (34 STOREY)

BLOCK A (27 STOREY)

LEVEL	MENARA DUTA 2 VIEW NORTH		LIFT LOBBY	POOL VIEW SOUTH	
27	A-27-02 Penthouse Type A1			A-27-01 Penthouse Type A2	
26	A-26-3A Type C1	A-26-03 Type C3		A-26-02 Type D	A-26-01 Type D1
25	A-25-3A Type C2	A-25-03 Type C		A-25-02 Type D	A-25-01 Type D1
23A	A-23A-3A Type C1	A-23A-03 Type C3		A-23A-02 Type D	A-23A-01 Type D1
23	A-23-3A Type C2	A-23-03 Type C		A-23-02 Type D	A-23-01 Type D1
22	A-22-3A Type C1	A-22-03 Type C3		A-22-02 Type D	A-22-01 Type D1
21	A-21-3A Type C2	A-21-03 Type C		A-21-02 Type D	A-21-01 Type D1
20	A-20-3A Type C1	A-20-03 Type C3		A-20-02 Type D	A-20-01 Type D1
19	A-19-3A Type C2	A-19-03 Type C		A-19-02 Type D	A-19-01 Type D1
18	A-18-3A Type C1	A-18-03 Type C3		A-18-02 Type D	A-18-01 Type D1
17	A-17-3A Type C2	A-17-03 Type C		A-17-02 Type D	A-17-01 Type D1
16	SKY VIEW DECK 1, SCULPTURE GARDEN & M&E ROOM	A-16-03 Type C3		A-16-02 Type D	A-16-01 Type D1
15		A-15-03 Type C		A-15-02 Type D	A-15-01 Type D1
13A		A-13A-03 Type C3		A-13A-02 Type D	A-13A-01 Type D1
13	A-13-3A Type C2	A-13-03 Type C		A-13-02 Type D	A-13-01 Type D1
12	A-12-3A Type C1	A-12-03 Type C3		A-12-02 Type D	A-12-01 Type D1
11	A-11-3A Type C2	A-11-03 Type C		A-11-02 Type D	A-11-01 Type D1
10	A-10-3A Type C1	A-10-03 Type C3		A-10-02 Type D	A-10-01 Type D1
9	A-09-3A Type C2	A-09-03 Type C		A-09-02 Type D	A-09-01 Type D1
8	A-08-3A Type C1	A-08-03 Type C3		A-08-02 Type D	A-08-01 Type D1
7	A-07-3A Type C2	A-07-03 Type C		A-07-02 Type D	A-07-01 Type D1
6	A-06-3A Type C1	A-06-03 Type C3		A-06-02 Type D	A-06-01 Type D1
5	A-05-3A Type C2	A-05-03 Type C		A-05-02 Type E	A-05-01 Type E1
Facilities Podium					
Level 4 CP 4 - Car Park					
Level 3 CP 3 - Car Park					
Level 2 CP 2 - Car Park					
Level 1 CP 1 - Car Park					

LEVEL	POOL VIEW NORTH		LIFT LOBBY	NKVE VIEW SOUTH	
33A	B-33A-02 Penthouse Type B2			B-33A-01 Penthouse Type B1	
33	B-33-3A Type A	B-33-03 Type B		B-33-02 Type B	B-33-01 Type A
32	B-32-3A Type A	B-32-03 Type B		B-32-02 Type B	B-32-01 Type A
31	B-31-3A Type A	B-31-03 Type B		B-31-02 Type B	B-31-01 Type A
30	B-30-3A Type A	B-30-03 Type B		B-30-02 Type B	B-30-01 Type A
29	B-29-3A Type A	B-29-03 Type B		B-29-02 Type B	B-29-01 Type A
28	B-28-3A Type A	B-28-03 Type B		B-28-02 Type B	B-28-01 Type A
27	B-27-3A Type A	B-27-03 Type B		B-27-02 Type B	B-27-01 Type A
26	B-26-3A Type A	B-26-03 Type B		B-26-02 Type B	B-26-01 Type A
25	B-25-3A Type A	B-25-03 Type B		B-25-02 Type B	B-25-01 Type A
23A	B-23A-3A Type A	B-23A-03 Type B		B-23A-02 Type B	B-23A-01 Type A
23	B-23-3A Type A	B-23-03 Type B		B-23-02 Type B	B-23-01 Type A
22	B-22-3A Type A	B-22-03 Type B		B-22-02 Type B	B-22-01 Type A
21	SKY VIEW DECK 2, ZEN GARDEN & M&E ROOM	B-21-03 Type B		B-21-02 Type B	B-21-01 Type A
20		B-20-03 Type B		B-20-02 Type B	SKY LOUNGE
19		B-19-03 Type B		B-19-02 Type B	
18	B-18-3A Type A	B-18-03 Type B		B-18-02 Type B	B-18-01 Type A
17	B-17-3A Type A	B-17-03 Type B		B-17-02 Type B	B-17-01 Type A
16	B-16-3A Type A	B-16-03 Type B		B-16-02 Type B	B-16-01 Type A
15	B-15-3A Type A	B-15-03 Type B		B-15-02 Type B	B-15-01 Type A
13A	B-13A-3A Type A	B-13A-03 Type B		B-13A-02 Type B	B-13A-01 Type A
13	B-13-3A Type A	B-13-03 Type B		B-13-02 Type B	B-13-01 Type A
12	B-12-3A Type A	B-12-03 Type B		B-12-02 Type B	B-12-01 Type A
11	B-11-3A Type A	B-11-03 Type B		B-11-02 Type B	B-11-01 Type A
10	B-10-3A Type A	B-10-03 Type B		B-10-02 Type B	B-10-01 Type A
9	B-09-3A Type A	B-09-03 Type B		B-09-02 Type B	B-09-01 Type A
8	B-08-3A Type A	B-08-03 Type B		B-08-02 Type B	B-08-01 Type A
7	B-07-3A Type A	B-07-03 Type B		B-07-02 Type B	B-07-01 Type A
6	B-06-3A Type A	B-06-03 Type B		B-06-02 Type B	B-06-01 Type A
5	B-05-3A Type A	B-05-03 Type B		B-05-02 Type B	B-05-01 Type A
Facilities Podium					
Level 4 CP 4 - Car Park					
Level 3 CP 3 - Car Park					
Level 2 CP 2 - Car Park					

LEGEND

	Type A (1,435 sq.ft.)		Type C3 (1,910 sq.ft.)		Penthouse A1 (3,895 sq.ft.)
	Type B (1,500 sq.ft.)		Type D (2,110 sq.ft.)		Penthouse A2 (4,180 sq.ft.)
	Type C (1,875 sq.ft.)		Type D1 (2,085 sq.ft.)		Penthouse B1 (3,105 sq.ft.)
	Type C1 (1,845 sq.ft.)		Type E (2,565 sq.ft.)		Penthouse B2 (3,240 sq.ft.)
	Type C2 (1,880 sq.ft.)		Type E1 (2,540 sq.ft.)		

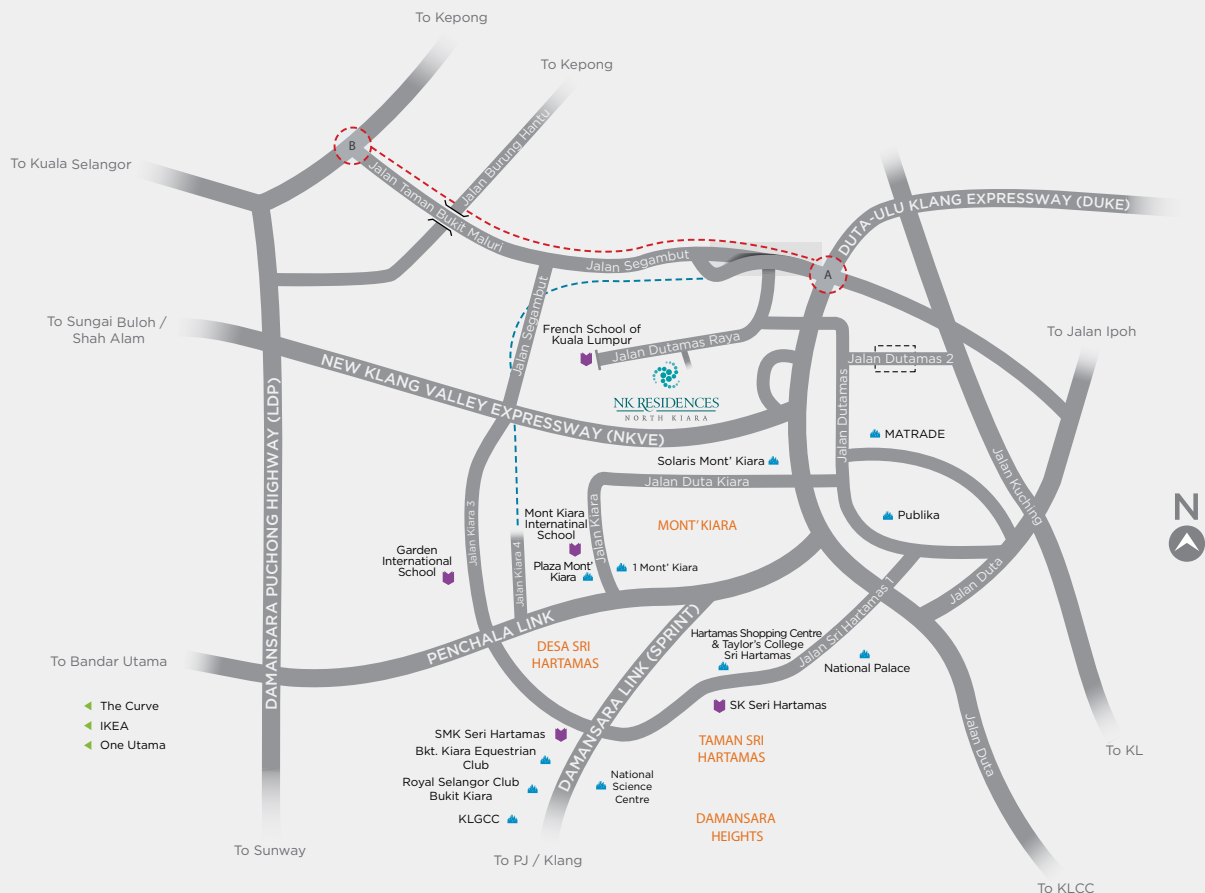
THE EPITOME OF CONVENIENCE

Sitting quietly in the up-and-coming enclave of North Kiara in Dutamas, NK Residences is close to the established affluent neighbourhood of Mont' Kiara, Sri Hartamas and Damansara Heights.

It has excellent connectivity via a network of roads and highways, and is surrounded by vibrant commercial centre and established international schools.

ESTIMATED RADIUS DISTANCE TO OTHER PRIME DESTINATIONS

- 1km to Mont' Kiara
- 3km to Damansara Heights
- 6km to Kuala Lumpur City Centre
- 6km to Damansara Perdana, Bandar Utama
- 8km to Petaling Jaya



LEGEND

- DUKE Phase 2 - Sri Damansara Link (under construction)
- Propose Jalan Segambut road widening works (Phase 2)
- Proposed MRT Station Line 2
- A Segambut Interchange (under construction)
- B Menjalara Interchange (under construction)



DECORUS DEVELOPMENT SDN BHD 447004-D
 (A wholly owned subsidiaries of LOH & LOH Corporation Berhad)
 19, 21 & 23 Jalan Sri Hartamas 7, Taman Sri Hartamas
 50480 Kuala Lumpur, Malaysia
 T: 603 6201 3888/4777 F: 603 6201 3113/1010/2112
 W: www.loh-lohdev.com.my | www.nkresidences.com.my

Developer: Decorus Development Sdn Bhd (447004-D) | Project Type: Condominium | Developer's License No.: 14042-1/06-2017/0559 (L) | Validity Period: 17/06/2015 - 16/06/2017 | Sale & Advertising Permit No.: 14042-1/06-2017/0559 (P) | Validity Period: 17/06/2015 - 16/06/2017 | Land Tenure: Freehold | Building Plan No.: BP T1 OSC 2014 1181 | Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur | Expected Date of Completion: August 2018 | Land Encumbrances: Nil | Total Units: 200 units | 5% Discount for Bumiputera | Type A (53 units): RM 852,037.00 (min) - RM 950,917.00 (max) | Type B (58 units): RM 886,821.00 (min) - RM 985,701.00 (max) | Type C (11 units): RM 1,021,785.00 (min) - RM 1,093,885.00 (max) | Type C1 (9 units): RM 1,021,381.00 (min) - RM 1,093,481.00 (max) | Type C2 (10 units): RM 1,028,834.00 (min) - RM 1,100,934.00 (max) | Type C3 (11 units): RM 1,035,419.00 (min) - RM 1,107,519.00 (max) | Type D (21 units): RM 1,204,007.00 (min) - RM 1,276,107.00 (max) | Type D1 (21 units): RM 1,200,049.00 (min) - RM 1,272,149.00 (max) | Type E (1 unit): RM 1,342,142.00 | Type E1 (1 unit): RM 1,338,184.00 | Penthouse A1 (1 unit): RM 2,205,400.00 | Penthouse A2 (1 unit): RM 2,199,576.00 | Penthouse B1 (1 unit): RM 1,928,141.00 | Penthouse B2 (1 unit): RM 1,971,845.00

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