



# Sales Briefing Kit *for* eNESTa Kepong

*Where Dream Comes Home*



# Content

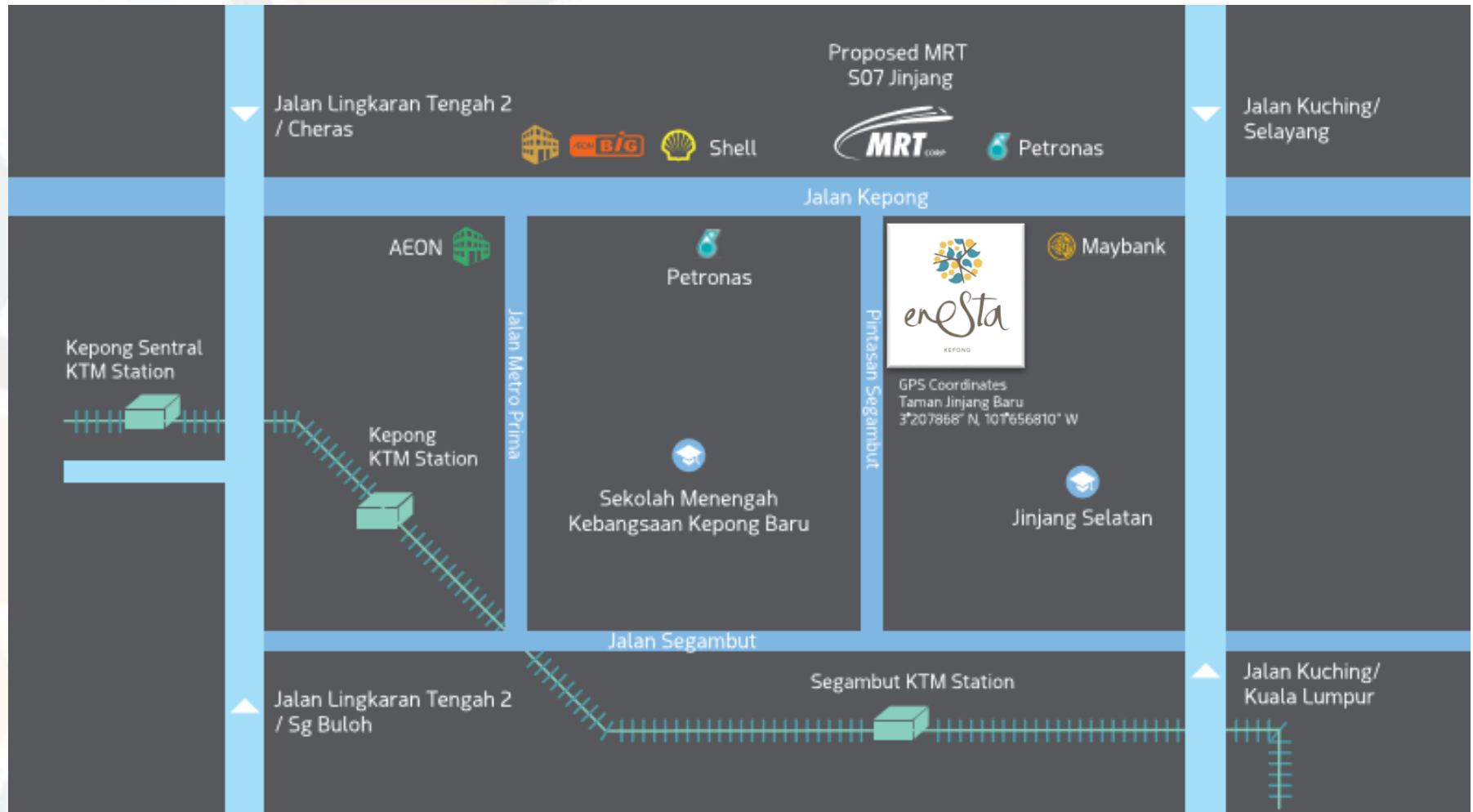
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# Summary of Project



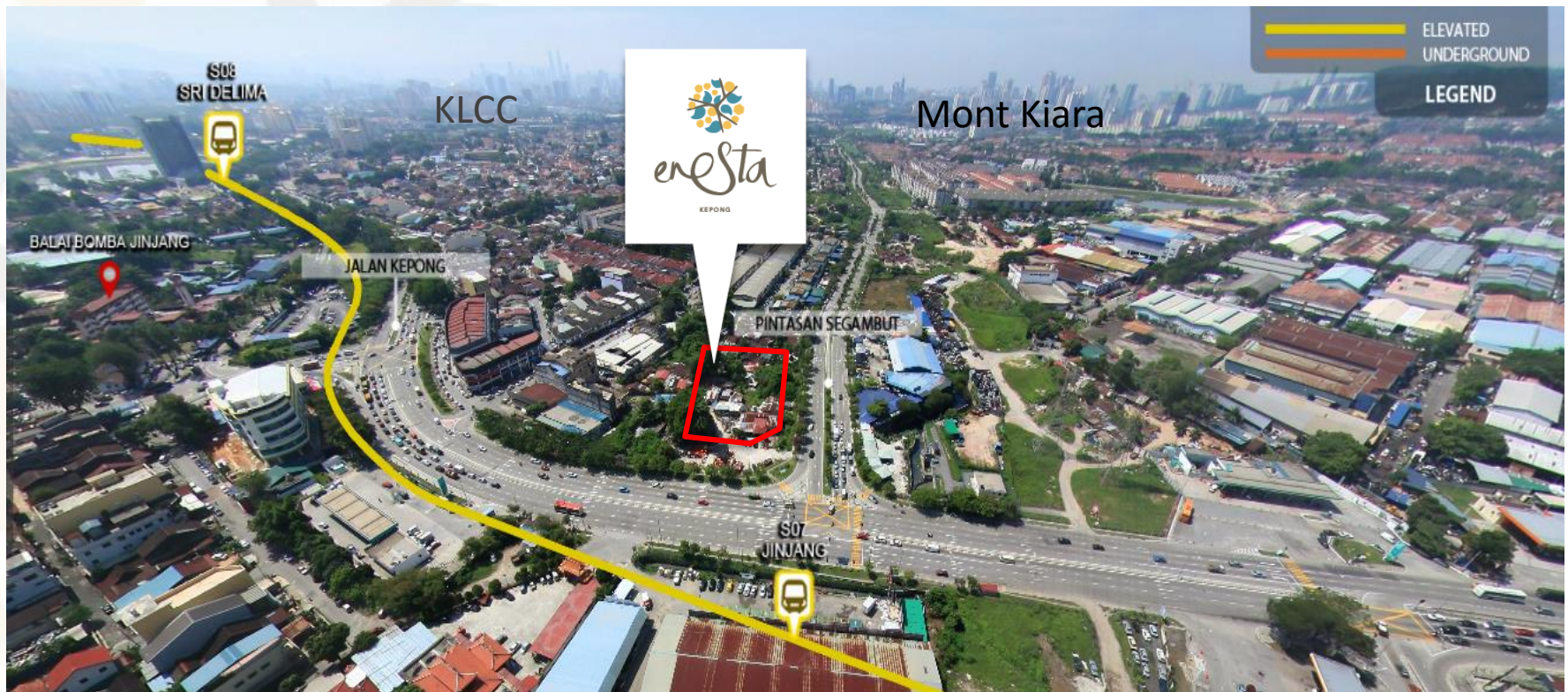
LOCATION	Lot 58453, Jalan Kepong, Kuala Lumpur
PROJECT TYPE	<ul style="list-style-type: none"> <li>- 258 units of service apartments</li> <li>- 23 units of retail lots</li> </ul>
LAND TENURE	Leasehold 99 years
LAND SIZE	1.3 acres
LAND USE	Commercial
PROJECT COMPONENTS	<p><u>Service Apartments:</u></p> <ul style="list-style-type: none"> <li>- Level 9: 8 units with outdoor garden and 2 standard units</li> <li>- Level 10 - 34: 10 units per floor</li> <li>- Built – up Area: 916 – 1,537 sq. ft.</li> </ul> <p><u>Retail Lots:</u></p> <ul style="list-style-type: none"> <li>- Ground floor: 8 units</li> <li>- Ground Floor retail lot to be retained by Developer</li> <li>- 1<sup>st</sup> floor: 8 units</li> <li>- 2<sup>nd</sup> floor: 7 units</li> <li>- Built – up Area : 1,843 – 2,860 sq. ft.</li> </ul> <p><u>Carpark:</u></p> <ul style="list-style-type: none"> <li>- Level 3 to Level 7</li> </ul>

# Location





# Proposed MRT Stations



(Source: <http://www.mymrt.com.my/en/ssp/project-info/route-map>)

# Surrounding Amenities

## EDUCATION

SMK Raja Abdullah	1.8 km
SMK Jinjang	2.5 km
SJK Jinjang	1 km

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## HEALTH

Hospital Selayang	8.5 km
Hospital Sungai Buloh	13 km

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## PUBLIC TRANSPORTATION

KTM - Taman Kepong	2.5 km
KTM - Segambut	3.9 km
MRT - Proposed S07 Jinjang Station	100 m

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## SHOPPING, DINING & ENTERTAINMENT

Brem Mall	1.4 km
AEON Big Kepong	2.3 km
AEON Metro Prima	2.7 km
Tesco Kepong Village Mall	6.6 km

## FAST FOOD RESTAURANTS

KFC, McDonalds, Starbucks, Pizza Hut

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## NEARBY EXPRESSWAYS

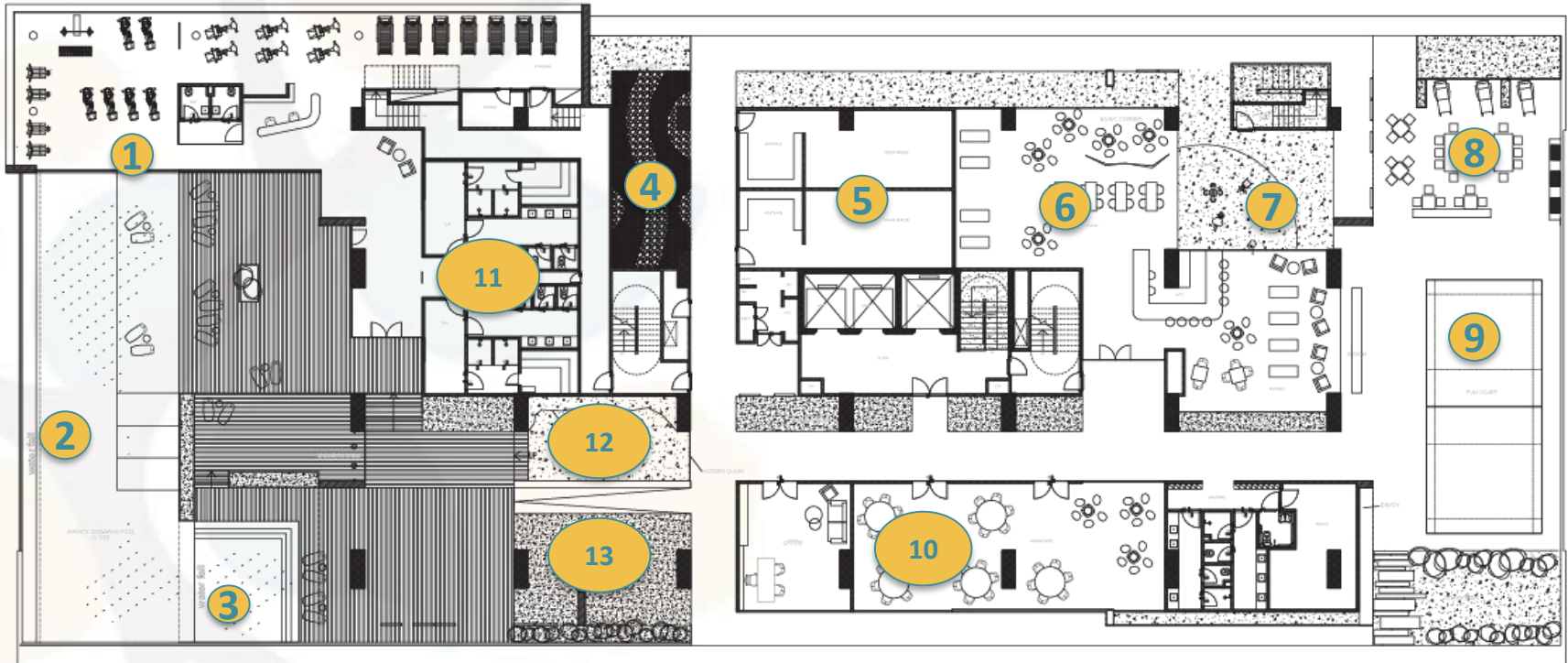
Middle Ring Road 2 - MRR2  
Lebuhraya Damansara Puchong - LDP  
Jalan Kuching  
New Klang Valley Expressway - NKVE

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## ATTRACTIONS

Metropolitan Park, FRIM, Batu Caves,  
Temasek Pewter Factory.

# Facilities Plan



## Facilities Deck @ Level 8

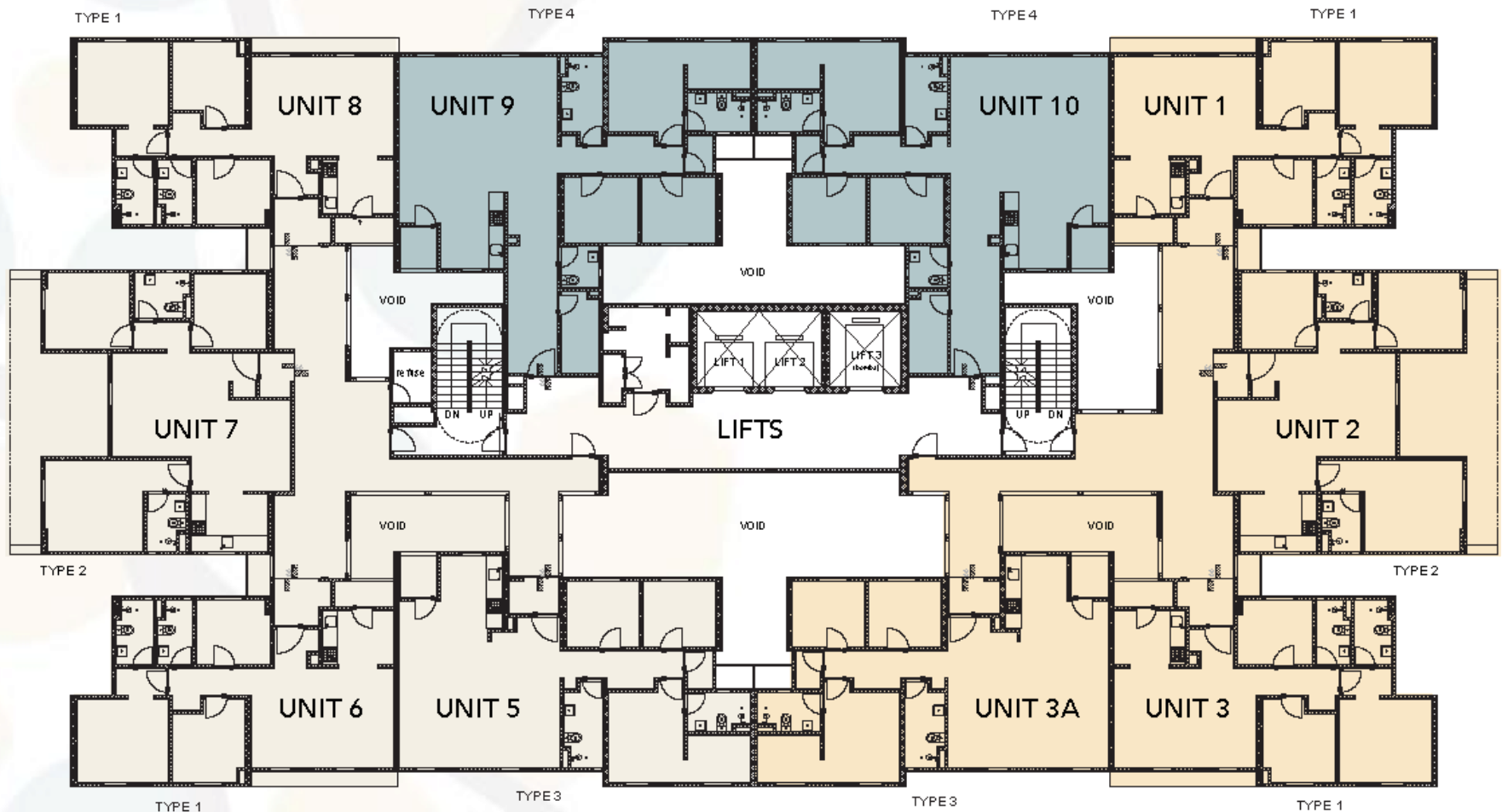
- |                     |                            |
|---------------------|----------------------------|
| 1) Gymnasium        | 7) Children Playground     |
| 2) Swimming Pool    | 8) Barbeque Pit            |
| 3) Kids' Pool       | 9) Fun Court               |
| 4) Reflexology Path | 10) Function Room          |
| 5) Prayer Rooms     | 11) Changing Rooms & Sauna |
| 6) Library          | 12) Rock Climbing Wall     |
|                     | 13) Garden Gym             |

## Facilities @ Level Sub-Basement

- |                 |
|-----------------|
| 1) Nursery      |
| 2) Kindergarten |



# Typical Level Plan



- 10 units / floor
- Units arrangement with less through-traffic which emphasizes privacy of occupants



## Type 1

3 Bedrooms | 2 Bathrooms | 916 sq ft | 1 car park  
28 units | RM452,800 – RM477,800

## Unit Level Plan



## Type 1A [with balcony]

3 Bedrooms | 2 Bathrooms | 1,009 sq ft | 1 car park

42 units | RM499,800 – RM527,800

## Unit Layout Plan



## Type 1B

3 Bedrooms | 2 Bathrooms | 953 sq ft | 1 car park  
30 units | RM477,800 – RM500,800

## Unit Layout Plan

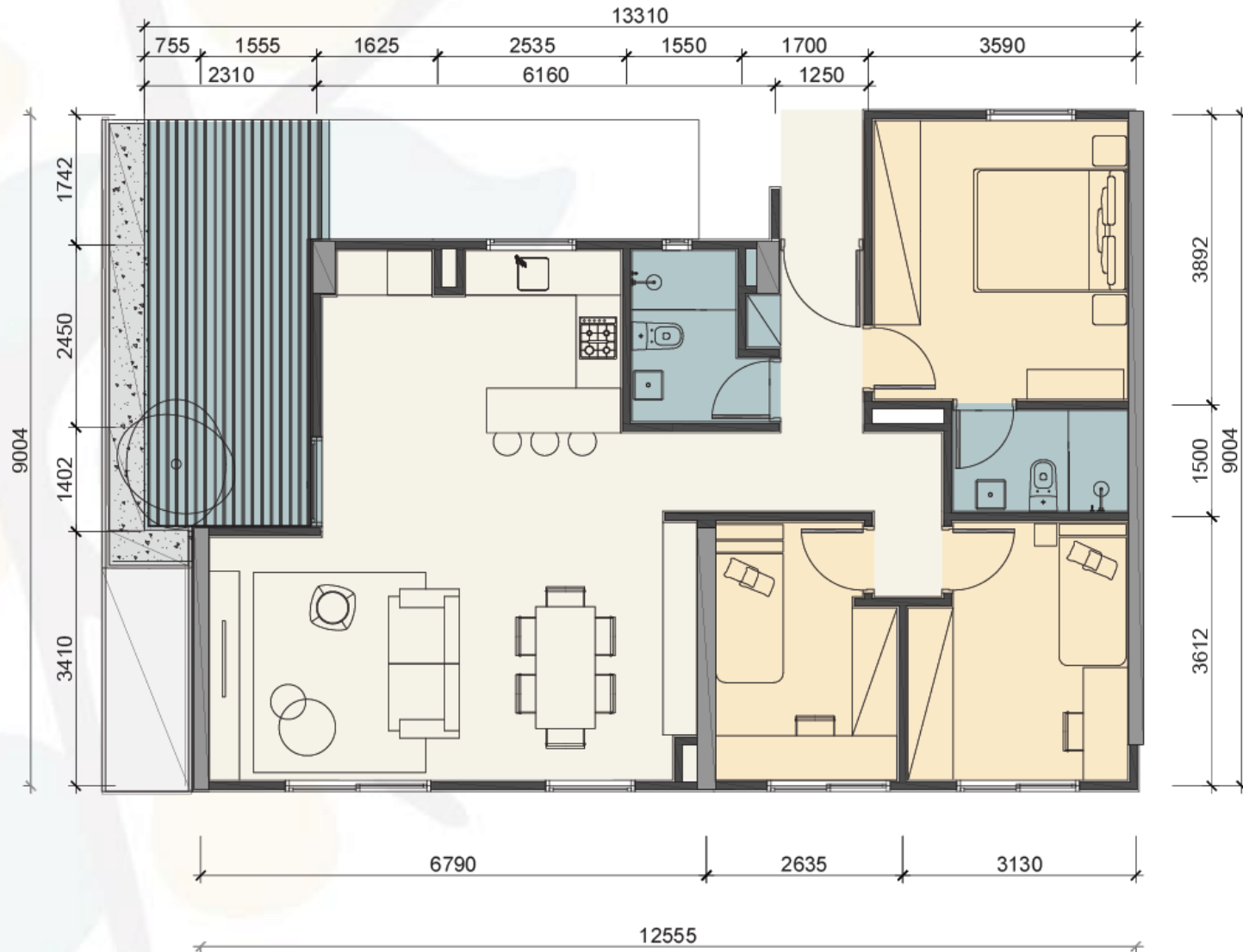


## Type 1C [with roof terrace]

3 Bedrooms | 2 Bathrooms | 1,144 sq ft | 1 car park

4 units | RM563,800 – RM567,800

## Unit Layout Plan





## Type 2

3 Bedrooms | 2 Bathrooms | 978 sq ft | 1 car park  
47 units | RM481,800 – RM508,800

## Unit Layout Plan

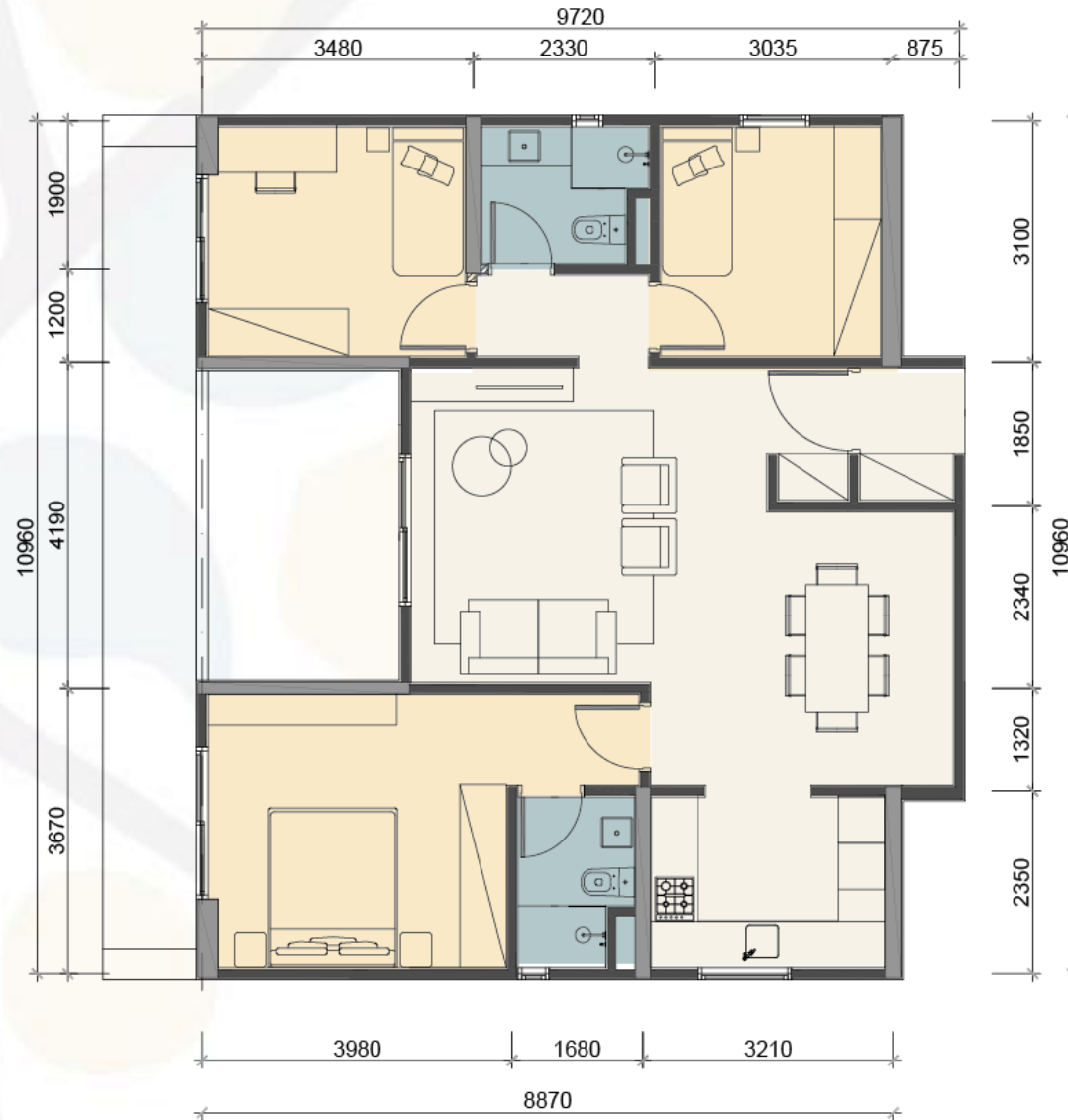


## Type 2A [with balcony]

3 Bedrooms | 2 Bathrooms | 1,095 sq ft | 1 car park

3 units | RM538,800 – RM548,800

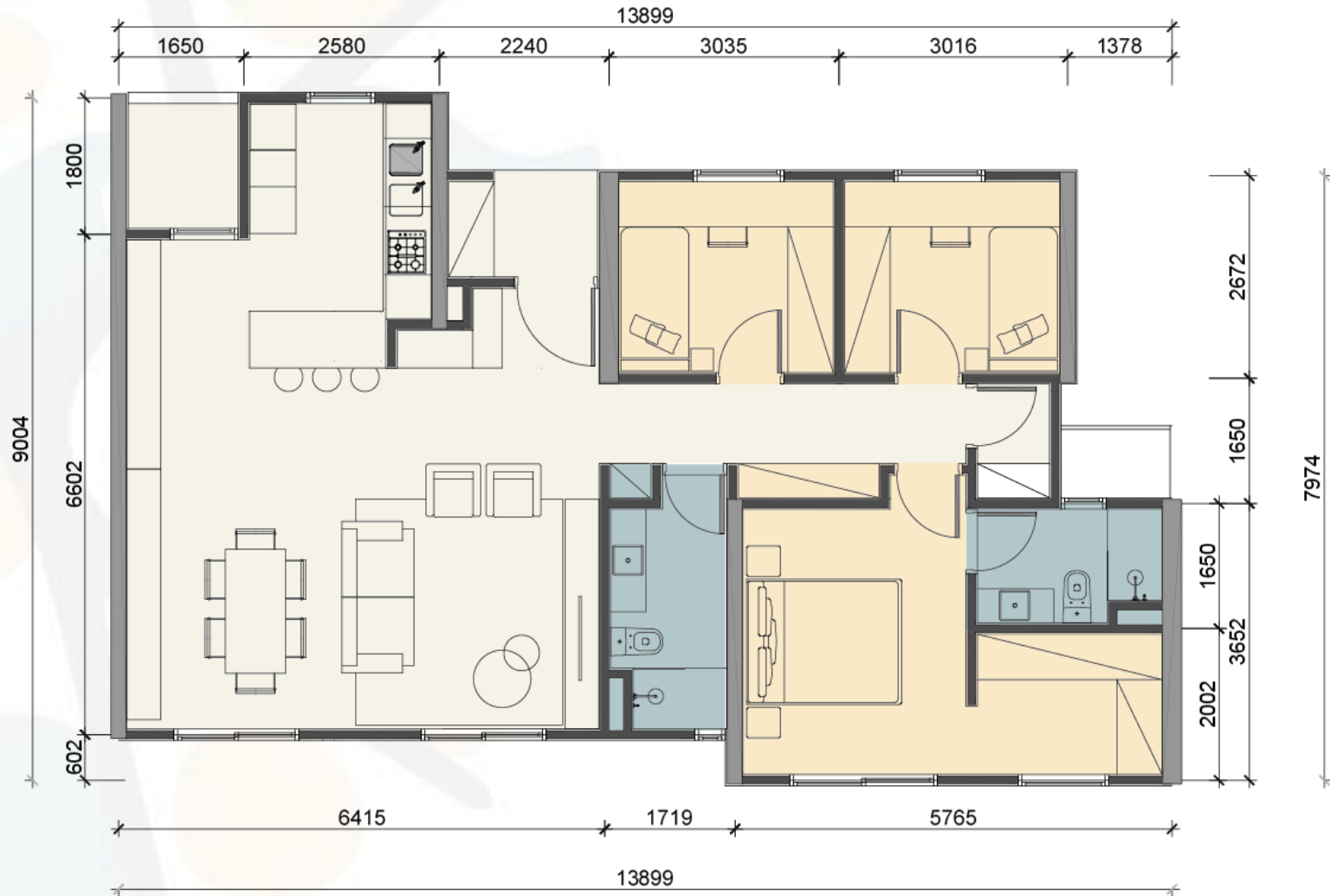
## Unit Layout Plan



## Type 3

3 Bedrooms | 2 Bathrooms | 1,120 sq ft | 2 car parks  
37 units | RM520,800 – RM588,800

## Unit Layout Plan



## Type 3A [with balcony]

3 Bedrooms | 2 Bathrooms | 1,211 sq ft | 2 car parks  
13 units | RM566,800 – RM633,800

## Unit Layout Plan





## Type 3B [with roof terrace]

3 Bedrooms | 2 Bathrooms | 1,502 sq ft | 2 car parks  
2 units | RM707,800

## Unit Layout Plan



## Type 4

3 Bedrooms | 2 Bathrooms | 1,322 sq ft | 2 car parks  
20 units | RM624,800 – RM692,800

## Unit Layout Plan



## Type 4A [with balcony]

3 Bedrooms | 2 Bathrooms | 1,413 sq ft | 2 car parks  
30 units | RM671,800 – RM737,800

## Unit Layout Plan



## Type 4B [with roof terrace]

3 Bedrooms | 2 Bathrooms | 1,537 sq ft | 2 car parks  
2 units | RM728,800

## Unit Layout Plan





# Specifications



Dining Area

<b>STRUCTURE</b>	Reinforced Concrete Framework / Shear Wall	
<b>WALL</b>	Reinforced Concrete Wall / Brick Wall	
<b>ROOF</b>	Reinforced Concrete Flat Roof	
<b>CEILING</b>	Skim Coat / Paint Finish / Ceiling Board	
<b>WINDOWS</b>	Aluminium Frame Windows	
<b>DOORS</b>	Main Entrance – Fire Rated Door Others - Timber Flush Door	
<b>IRONMONGERIES</b>	Quality Locksets	
<b>FLOOR FINISHES</b>	Living/ Dining / Kitchen / Foyer	Porcelain Tiles
	All Bedrooms	Porcelain Tiles
	All Bathrooms	Porcelain Tiles
	Balcony	Porcelain Tiles
	Yard	Porcelain Tiles

# Specifications

<b>WALL FINISHES</b>	Living/ Dining	Skim Coat / Plaster and Paint
	All Bedrooms	Skim Coat / Plaster and Paint
	All Bathrooms	Skim Coat / Plaster and Paint
	Kitchen	Skim Coat / Plaster and Paint
	External	Skim Coat / Plaster and Paint
	Internal	Skim Coat / Plaster and Paint
<b>SANITARY WARES &amp; FITTINGS</b>	Water Closet (Type 1, 1a, 1b, 1c, 2, 2a, 3, 3a, & 3b)	2 Nos
	Wash Basin (Type 1, 1a, 1b, 1c, 2, 2a, 3, 3a, & 3b)	2 Nos
	Basin Tap (Type 1, 1a, 1b, 1c, 2, 2a, 3, 3a, & 3b)	2 Nos
	Water Closet (Type 4, 4a, & 4b)	3 Nos
	Wash Basin (Type 4, 4a, & 4b)	3 Nos
	Basin Tap (Type 4, 4a, & 4b)	3 Nos
	Bidet Tap	2 Nos
	Kitchen Sink	1 No
	Kitchen Sink Tap	1 No
	Yard Tap	1 No
	Shower Head	2 Nos

[illegible]

# Developer's Profile

eNESTa Kepong is a project by Thriven Amona Sdn Bhd, a joint-venture development by Thriven Global Berhad and Amona Group of Companies.

## THRIVEN

The name Thriven says something about who we are. Derived from the two words 'thrive' and 'driven'. this kinetic fusion defines our corporate character. We are a youthful and energetic group, open to growth and change.

Our core strength lies in our people - a dynamic team of forward-thinking professionals with a high awareness of design and detailing. Innovative and progressive, we study emerging trends and push the boundaries to create the products that will set the benchmarks for the industry.

The Thriven team has a formidable track record in local and international markets, and brings together a comprehensive suit of skills from property development, facilities management and hospitality to corporate finance, debt capital markets and law.



The Amona Group of Companies can trace its modest beginning to 3rd March 1992 with the incorporation of Amona Sdn. Bhd. With his sharp business acumen and foresight, founder Dato' Haji Othman Ahmad has nurtured and transform a fledgling family concern with its initial core expertise in property development to diversify into other business activities, namely construction, trading, information and communications technology, telecommunications and energy.

Through its subsidiaries and associated companies, Amona successfully completed a number of commercial and residential developments in various parts of the country through strategic partnerships with State Government agencies in the form of joint venture or by way of privatisation.