

LAGUNA | RESIDENCES
SS7 · KELANA JAYA



Exclusive semi-duplex

*Sheer indulgence
for the luxurious*





Laguna Residences inspires a new way of contemporary urban lifestyle in a unique low-density haven. Revel in the intimate privacy of 3-storey low-rise residences unrivalled for their distinctive design. An exclusive number of designer-style units in a coveted location _ nestled within access to vibrant Valley lifestyle _ presents a rare investment opportunity not to be missed.

Laguna Residences is a premium city address that perfectly brings together the tranquility of resort-style living and peace of mind in a secure sanctuary.

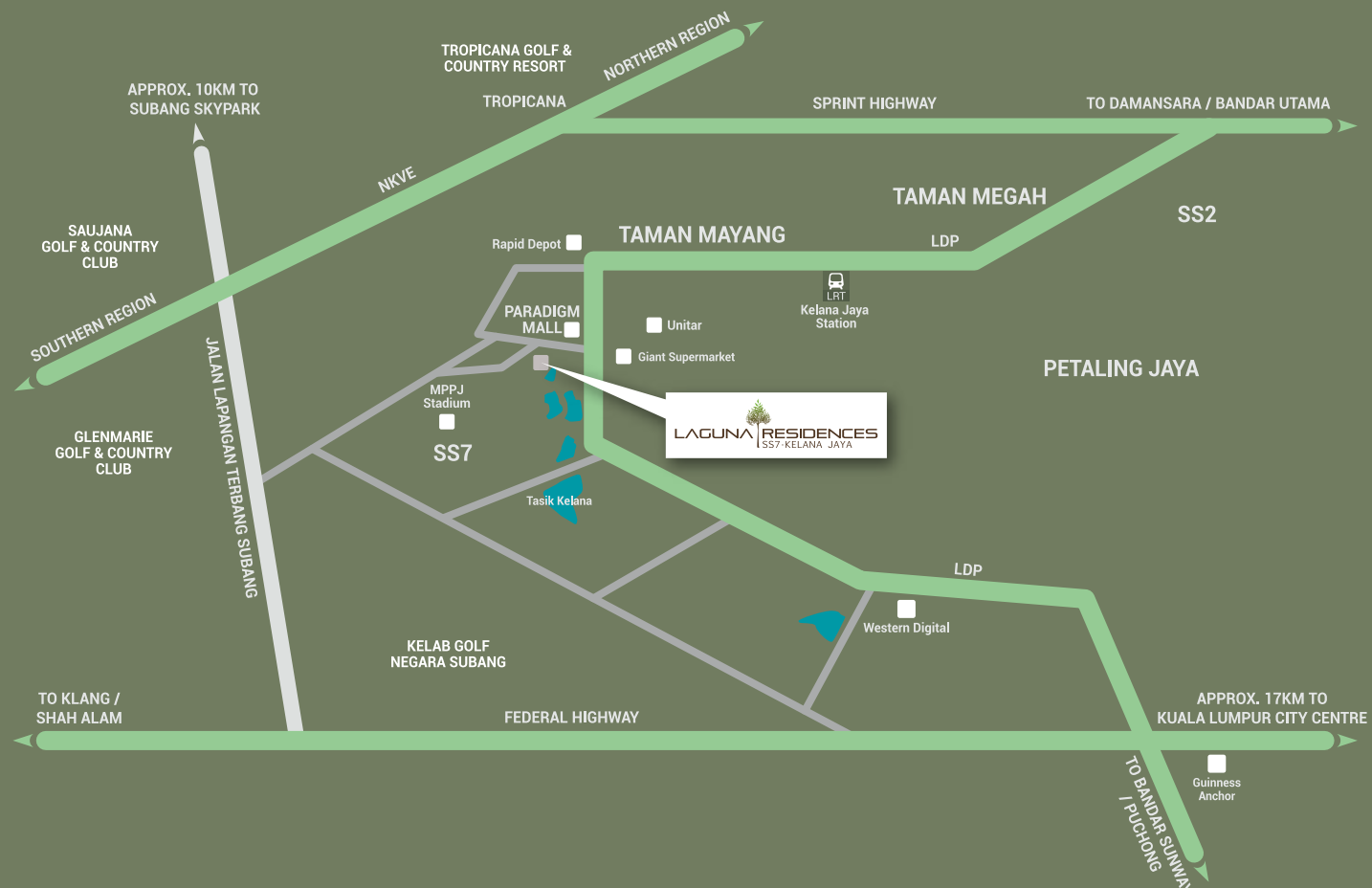


Artist impression of the drop-off

Contemplate the serenity of a secure community, surrounded by the buzz of leisure and shopping facilities such as golf clubs, Paradigm shopping mall and LRT trains.

Marked by amazing accessibility in its perfect location & connectivity next to LDP linking easily to Federal Highway, NKVE & Sprint Highway. What more with the newly extension of the Kelana Jaya line, **Laguna Residences** offers unparalleled accessibility.

Prestige... privacy... prime location





Resort state of mind

Laguna Residences is a safe haven of peace and luxury surrounded by the rhythms of the city.

The design epitomizes contemporary perfection in modern living for the discerning who expect nothing less than the best in every detail of their abode.

- Dual key entrance
- Each unit providing up to 3 car parking bays
- Rain water harvesting system
- High ceiling of 11 feet
- High speed internet ready
- HD cable ready
- Wheelchair friendly

Multi-tiers security system

- Gated and guarded
- 24hr CCTV security
- Touch card system
- Perimeter fencing



More than a resort home, Laguna Residences offers a celebration of luxury

To offer city dwellers the best possible living experience in a safe and convenience environment.

Much thought has gone into the design of the **Laguna Residences**. It is modern, with practical and flexible floor layouts. It is low density and private. It is well ventilated and shaded from the heat of the sun.

On one side, **Laguna Residences** faces calming lake, and on the other, a stone's throw from Paradigm Mall, an upmarket shopping centre, Tesco and Giant Hypermarket.



Artist impression of the
captivating view on the rooftop garden

Pampering privileges

Recreation facilities for
the ultimate resort lifestyle

Be mesmerized ...

Access to all that you desire, under one roof

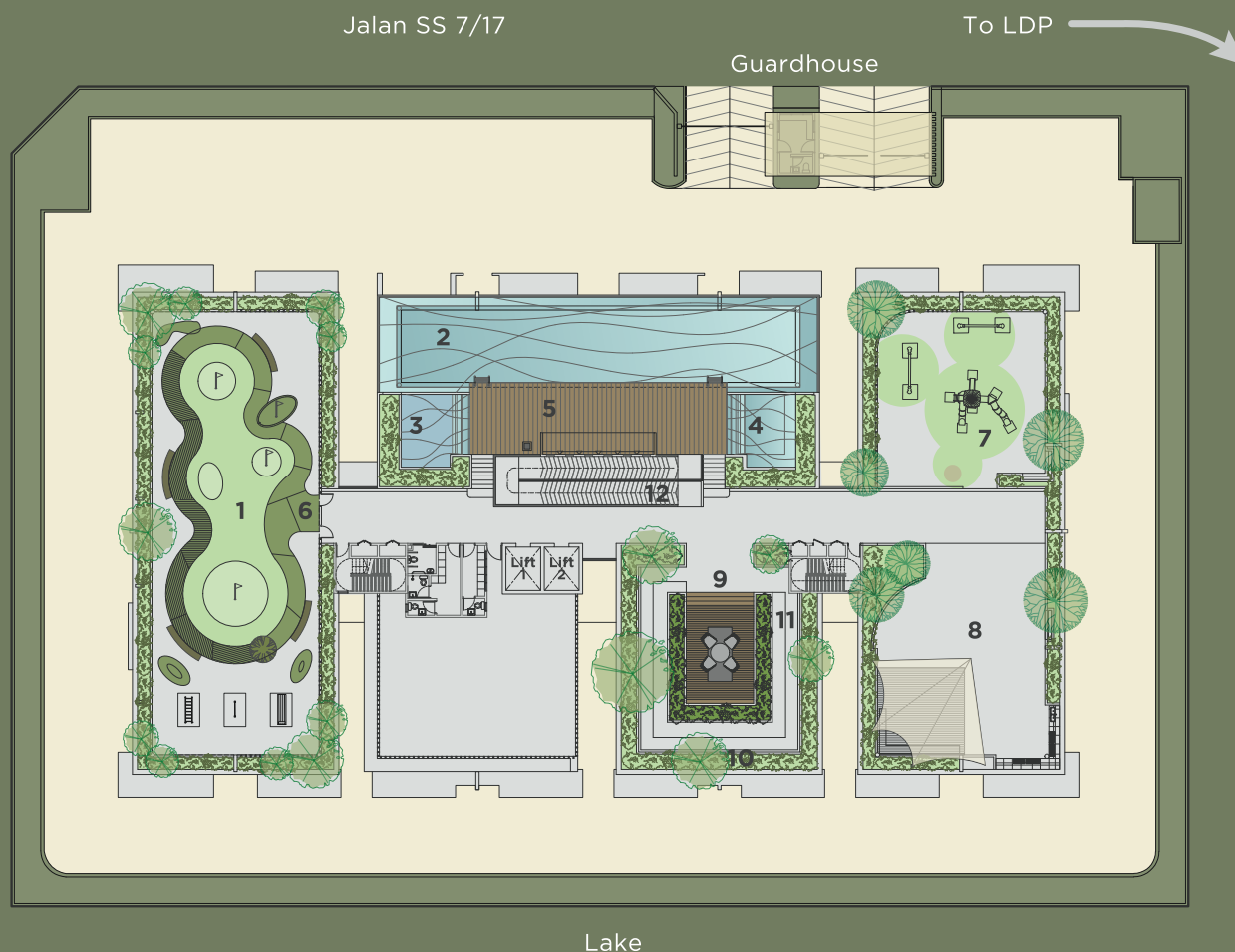


*Your sanctuary amidst stimulating scents
at the aromatic garden and tea pavilion*



Bask in the playful and creative space for mind, body and soul _ all under one luxurious roof. Be spoilt by spa and resort amenities that match the best in the world.

Rooftop Plan



Facilities on Roof Top

1. Golf Putting Zone
2. Infinity Pool
3. Wading Pool
4. Jacuzzi
5. Sun Deck
6. Green Path
7. Playground
8. Grill & Chill Zone
9. Tea Pavilion
10. Aromatic Garden
11. Foot Reflexology Path
12. Ramp for Disabled

Facilities on Other Level

13. Gymnasium
14. Function Room
15. Games Room
16. Sauna
17. Steam Room
18. Grand Drop Off Point
19. Welcome Lounge
20. Water Feature
21. Car Wash Area
22. Maintenance Office

*Living ambience reaches
new heights & sights*





New living experience with timeless appeal



The small details inspired by bigger dreams

Reserved for the select few

The premium lifestyle in city villas



Live in discreet luxury _ sophisticated & intimate

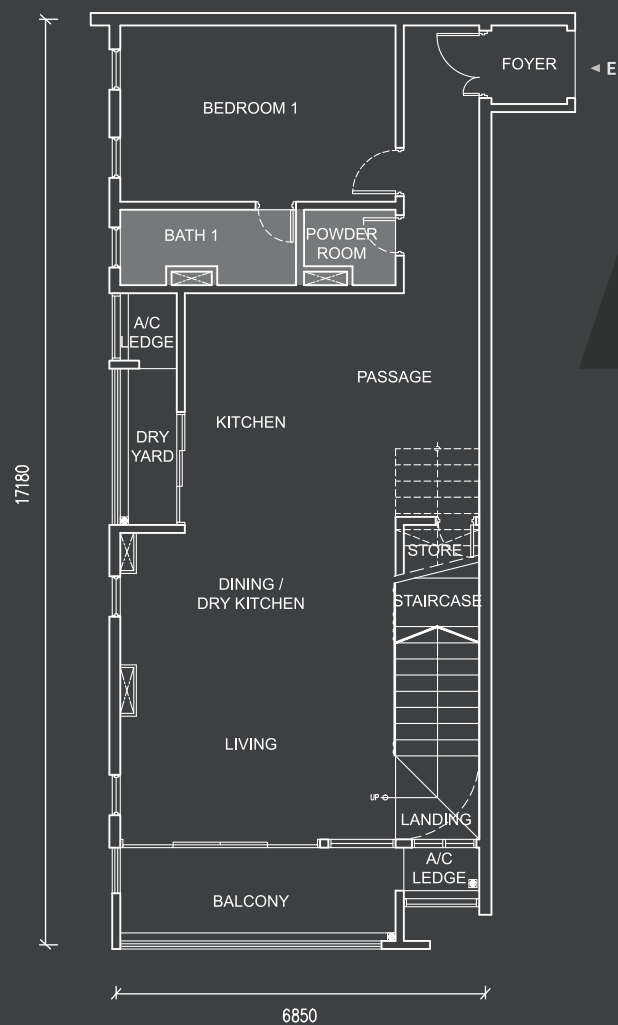


Purposeful, functional & aesthetically pleasing

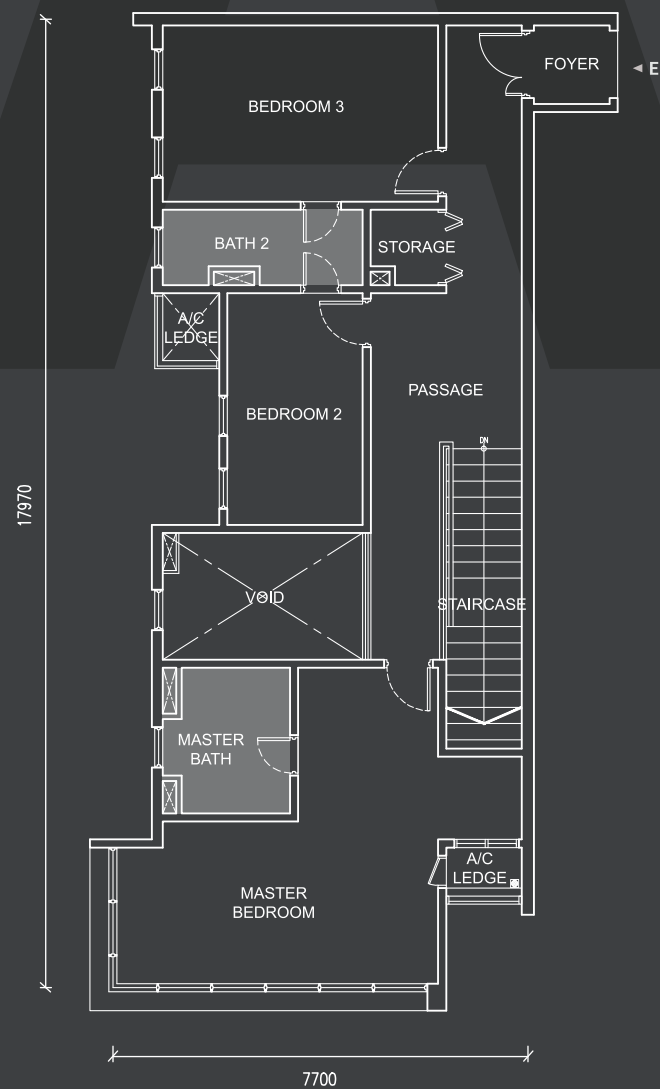


Let your dreams soar
_ airy spaces, high ceilings,
room to roam

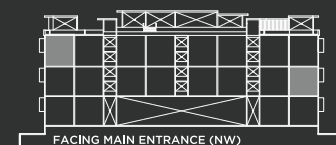
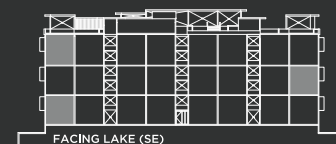
Type a1



Lower Floor

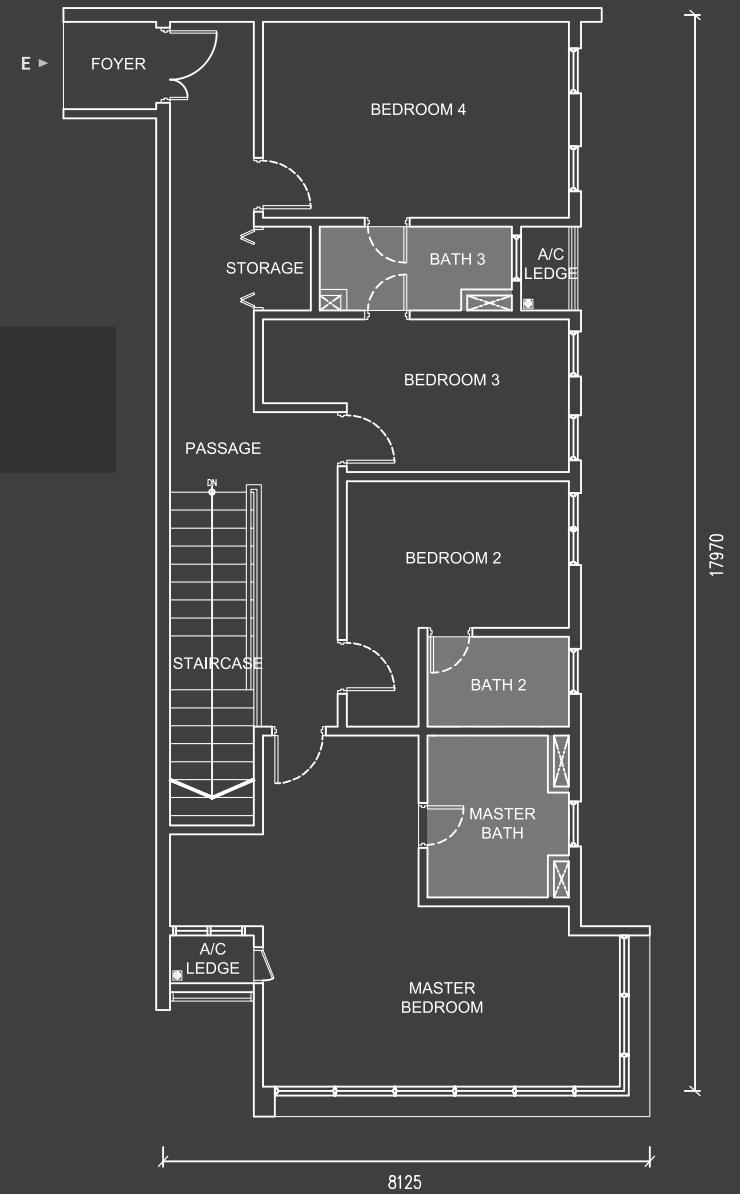
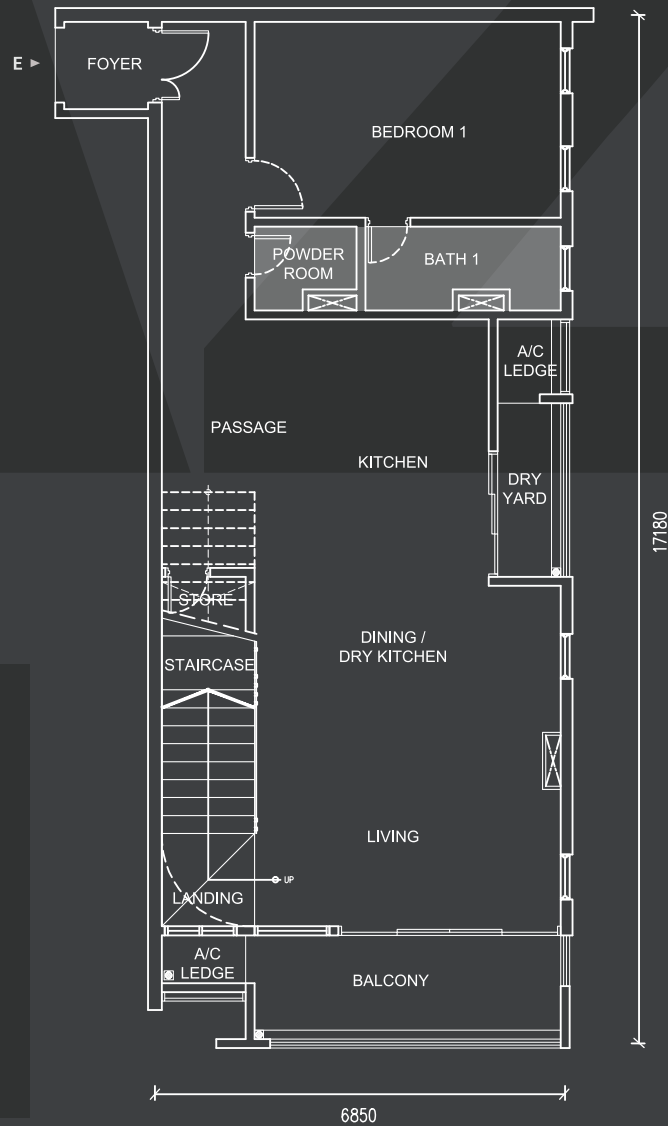
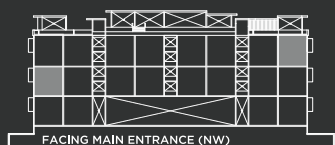
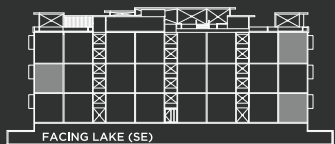


Upper Floor



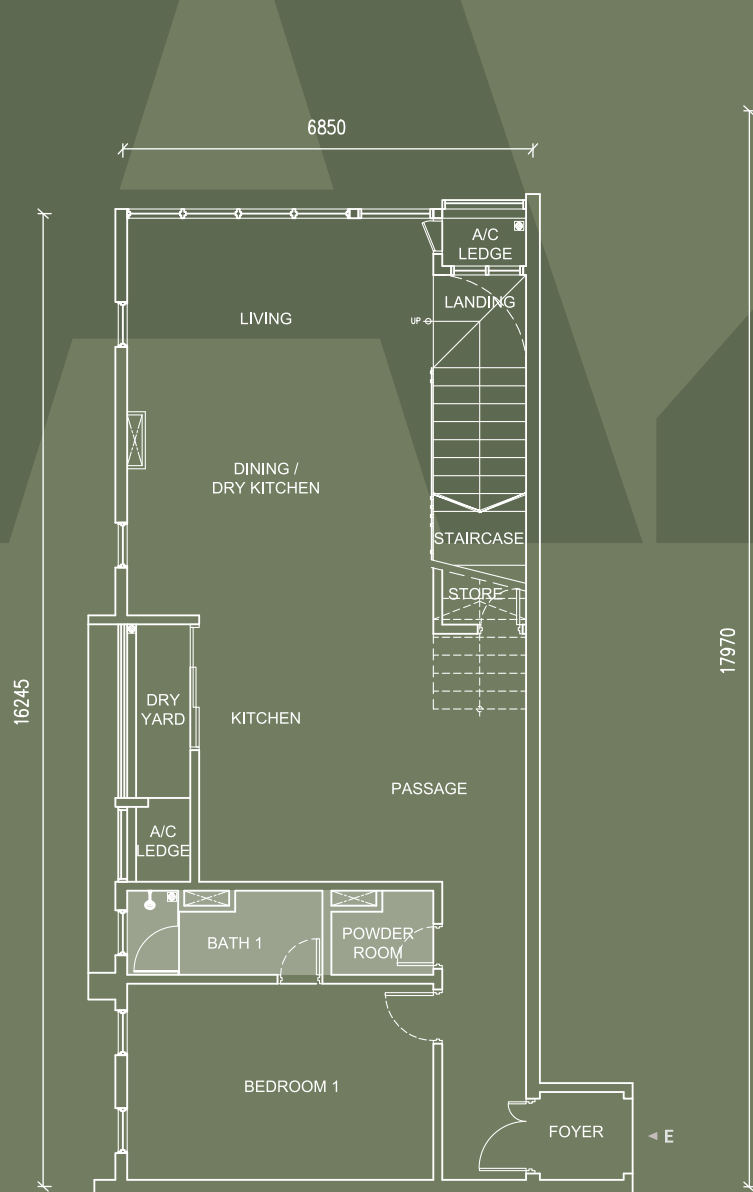
4 Bedrooms • 3 Bathrooms + 1 Powder Room • Built-up 2,487 sq. ft.

Type a2

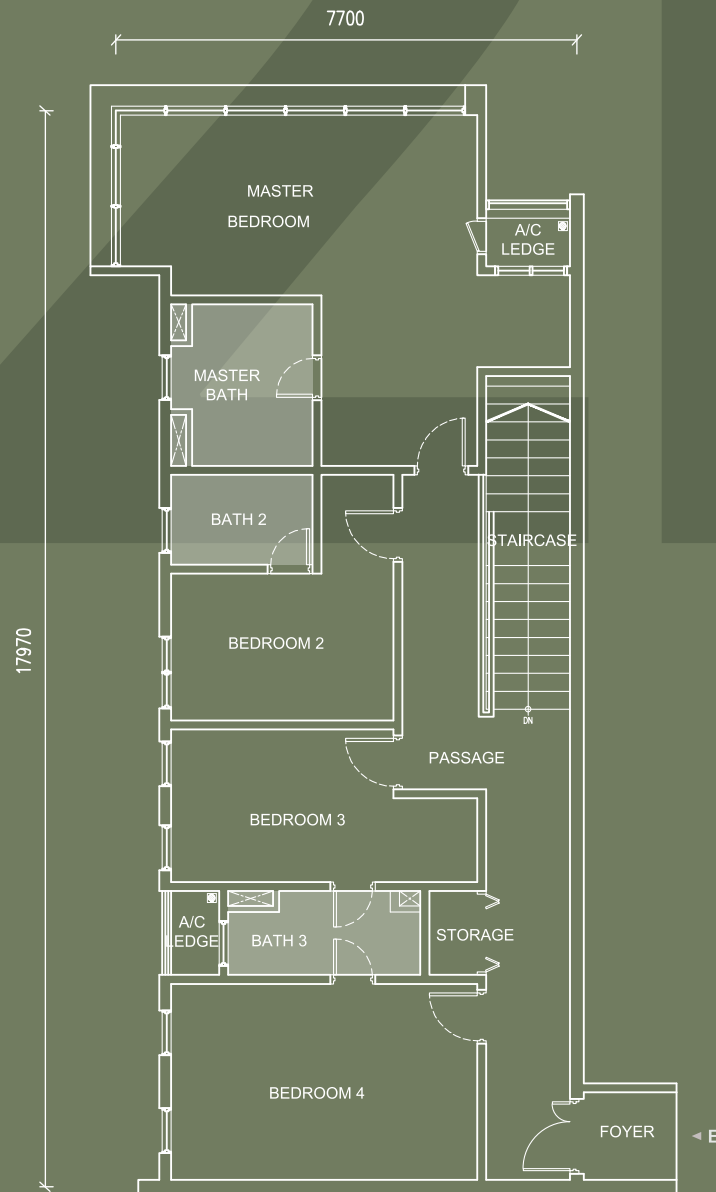


5 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,638 sq. ft.

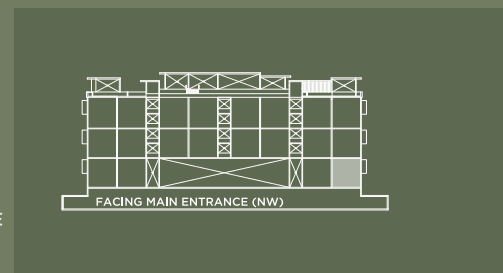
Type a2b



Lower Floor

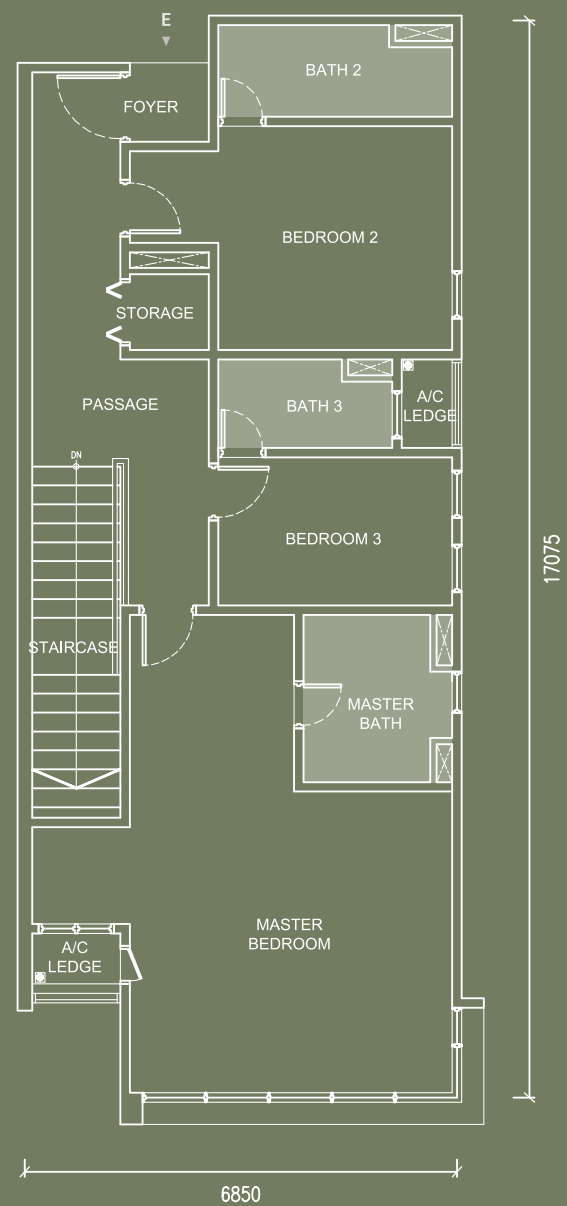
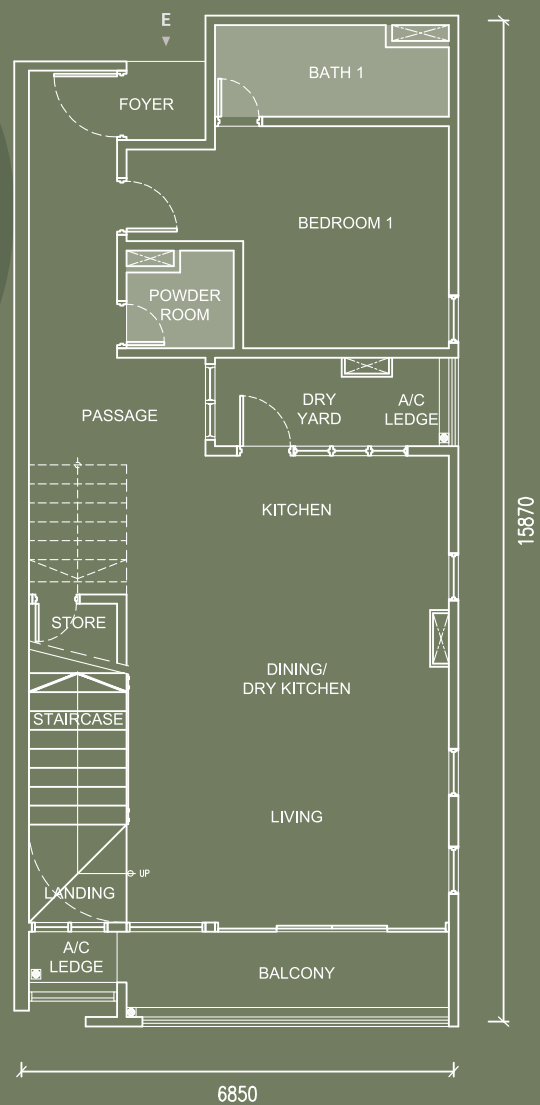
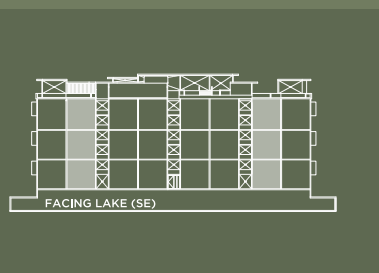


Upper Floor



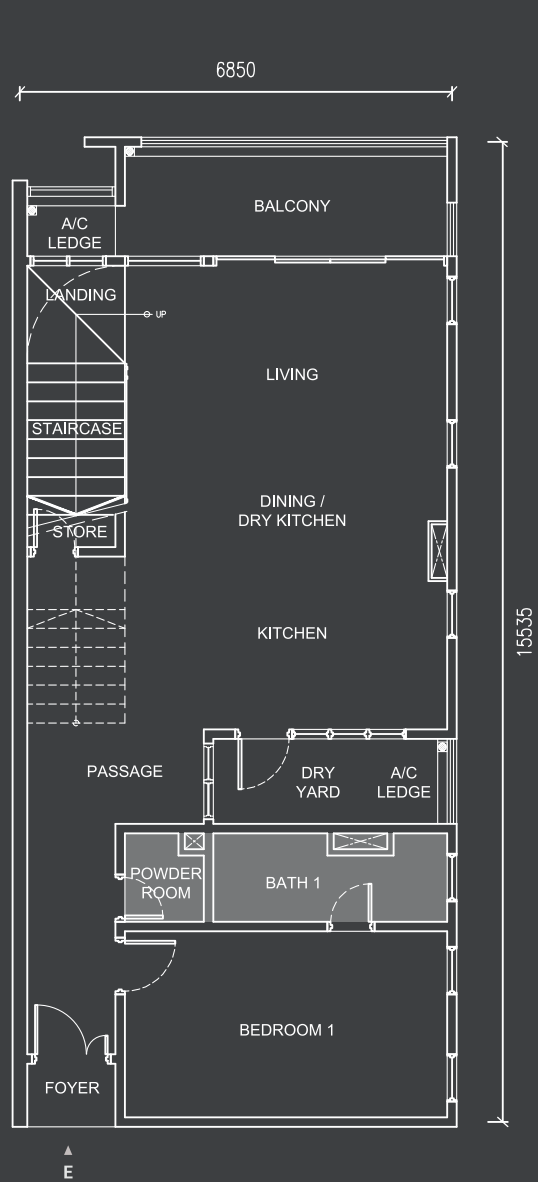
5 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,584 sq. ft.

Type 6

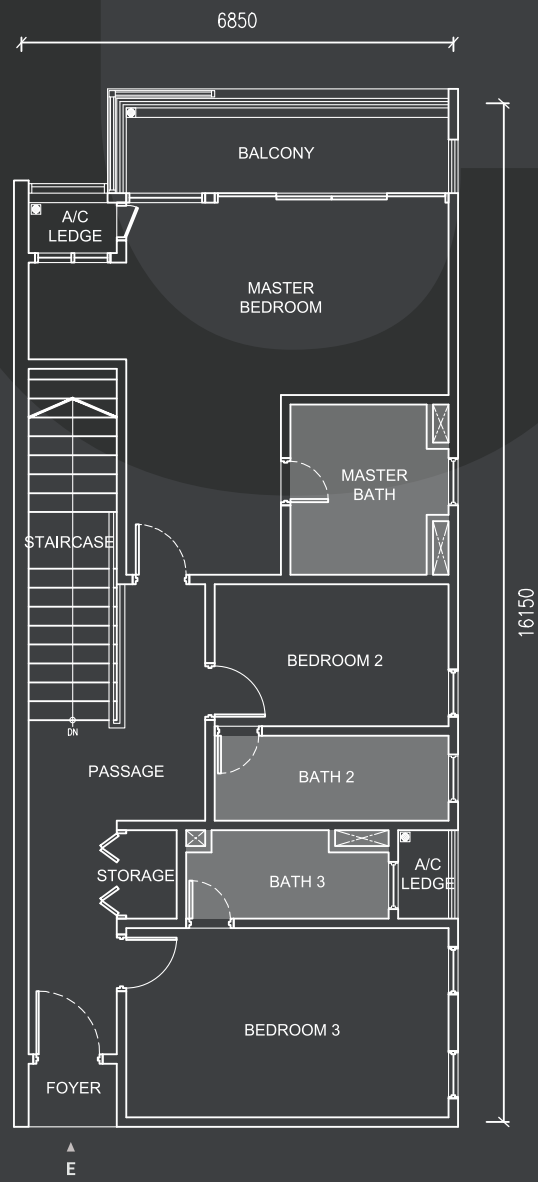


4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,347 sq. ft.

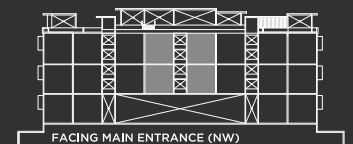
Type 1



Lower Floor

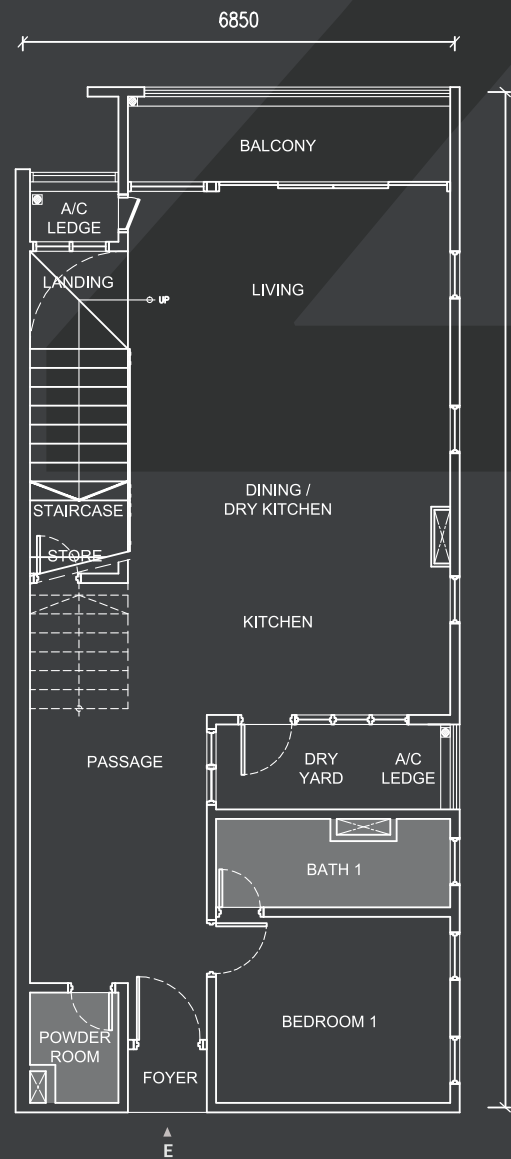
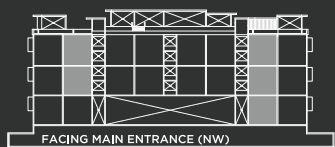


Upper Floor

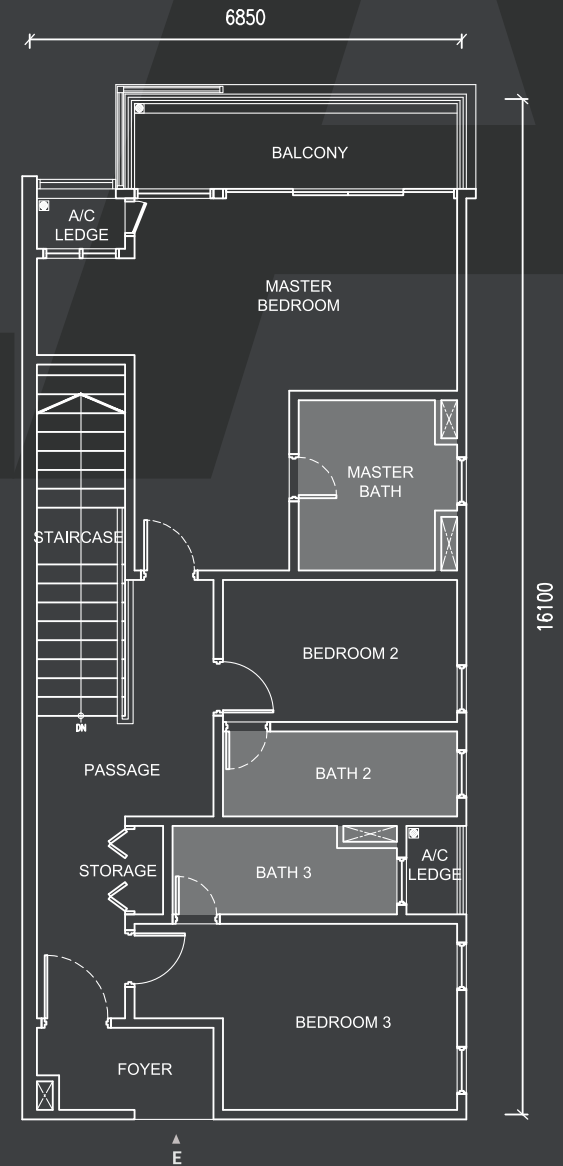


4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,293 sq. ft.

Type 2a



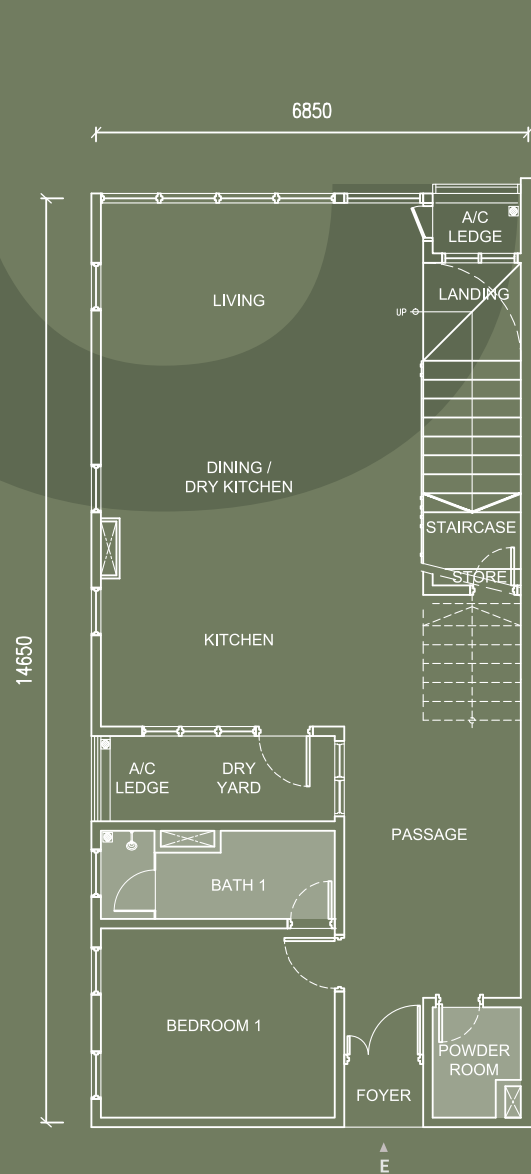
Lower Floor



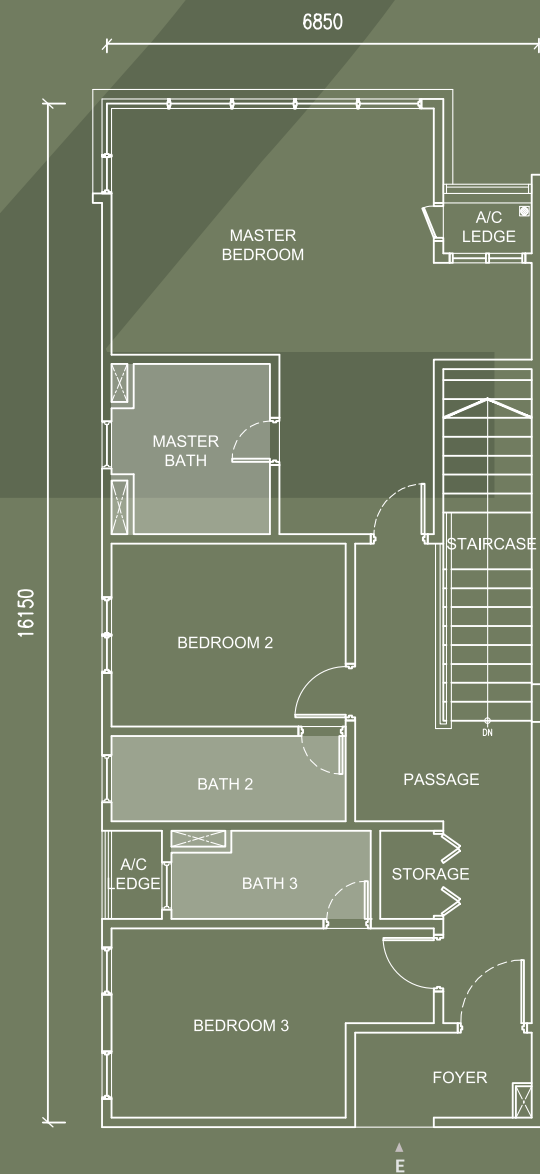
Upper Floor

4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,325 sq. ft.

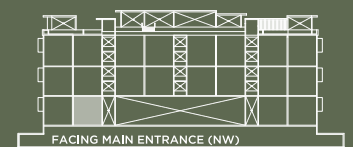
Type c2b



Lower Floor

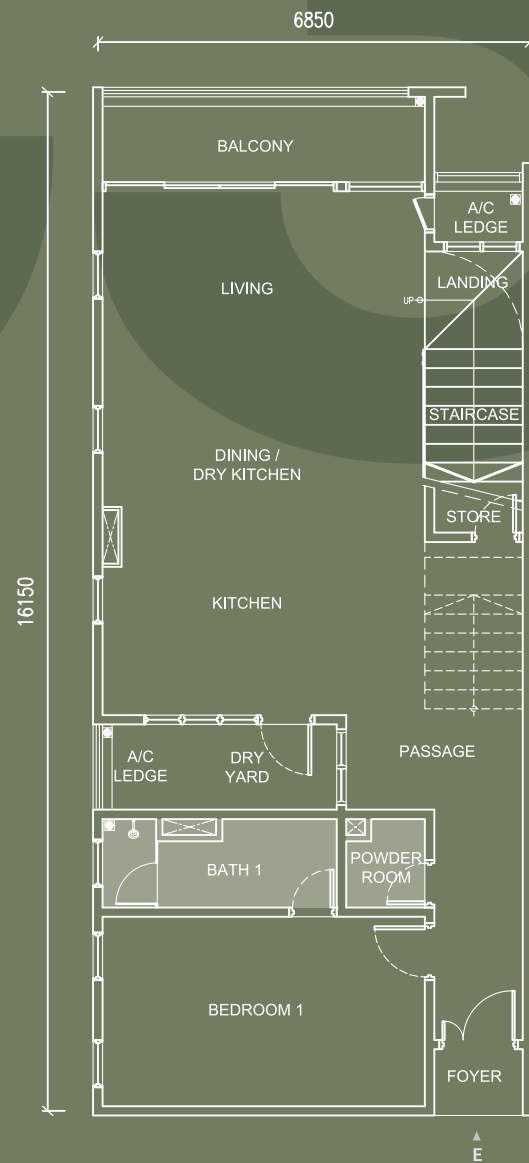
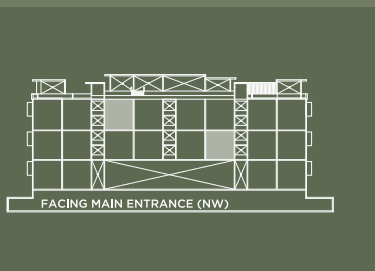


Upper Floor

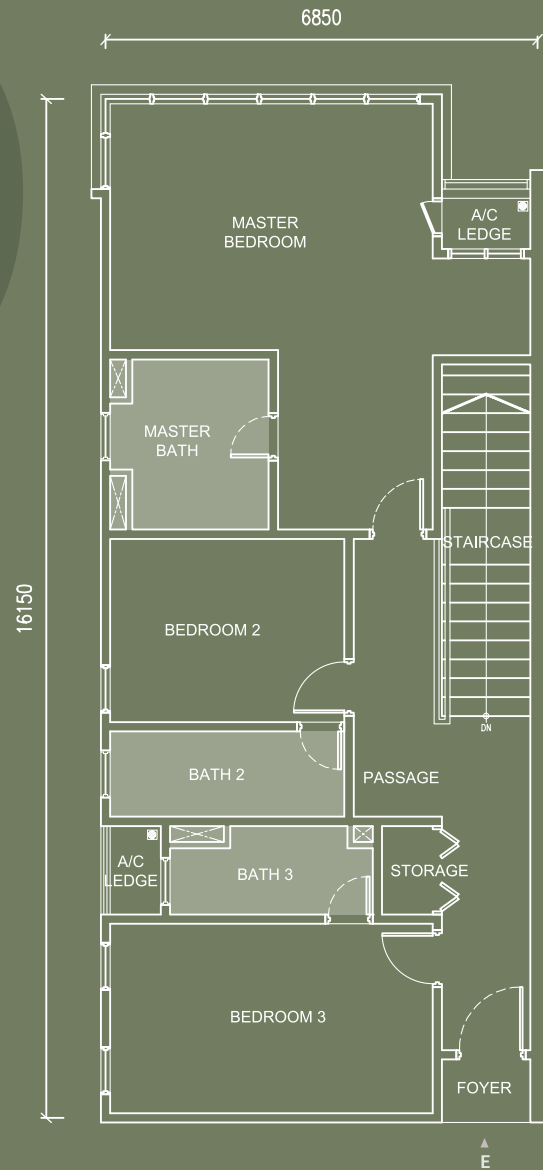


4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,239 sq. ft.

Type 3



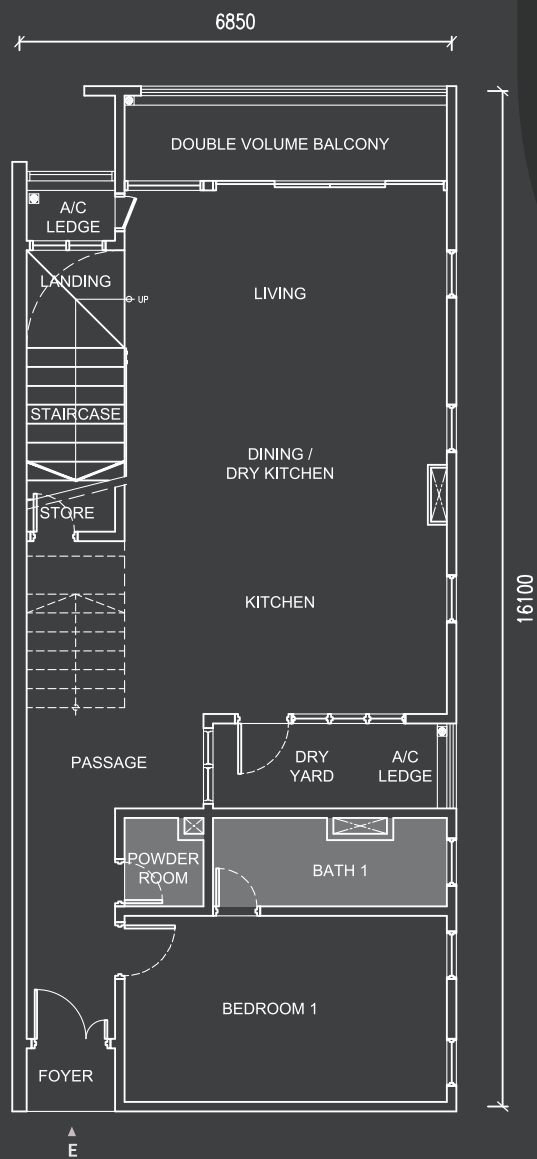
Lower Floor



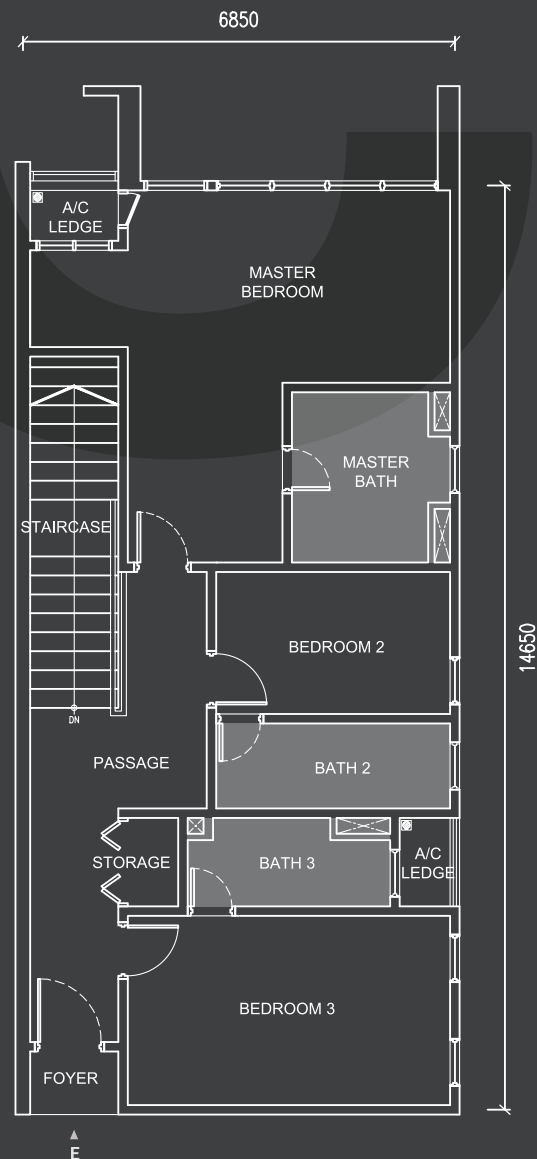
Upper Floor

4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,325 sq. ft.

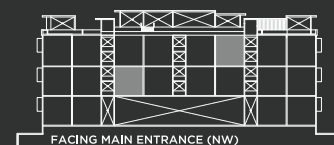
Type 4



Lower Floor

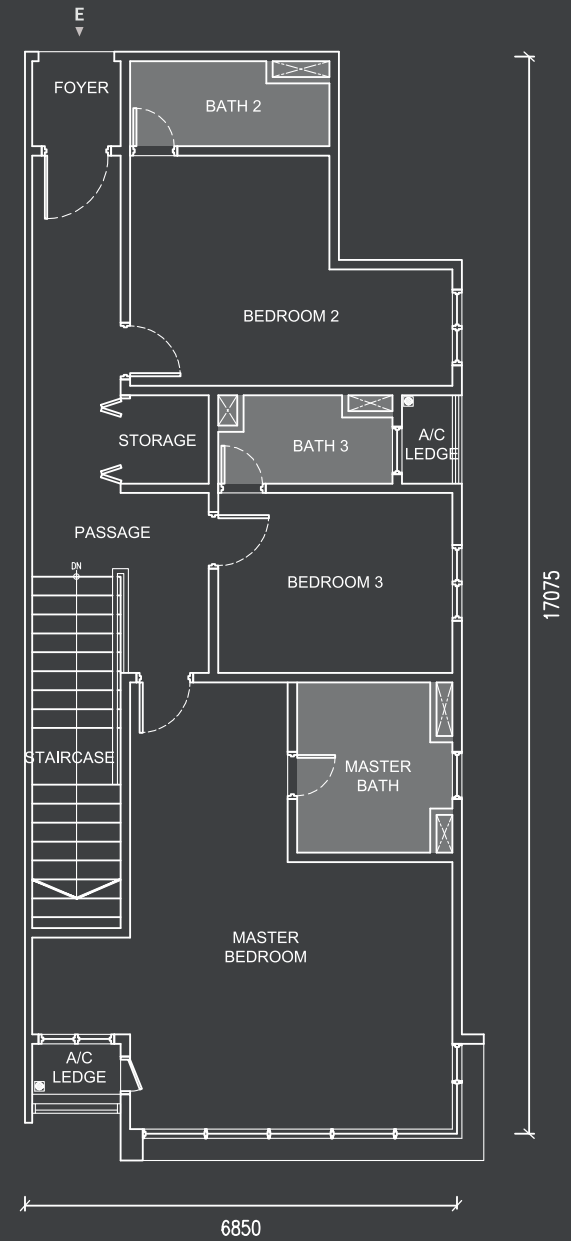
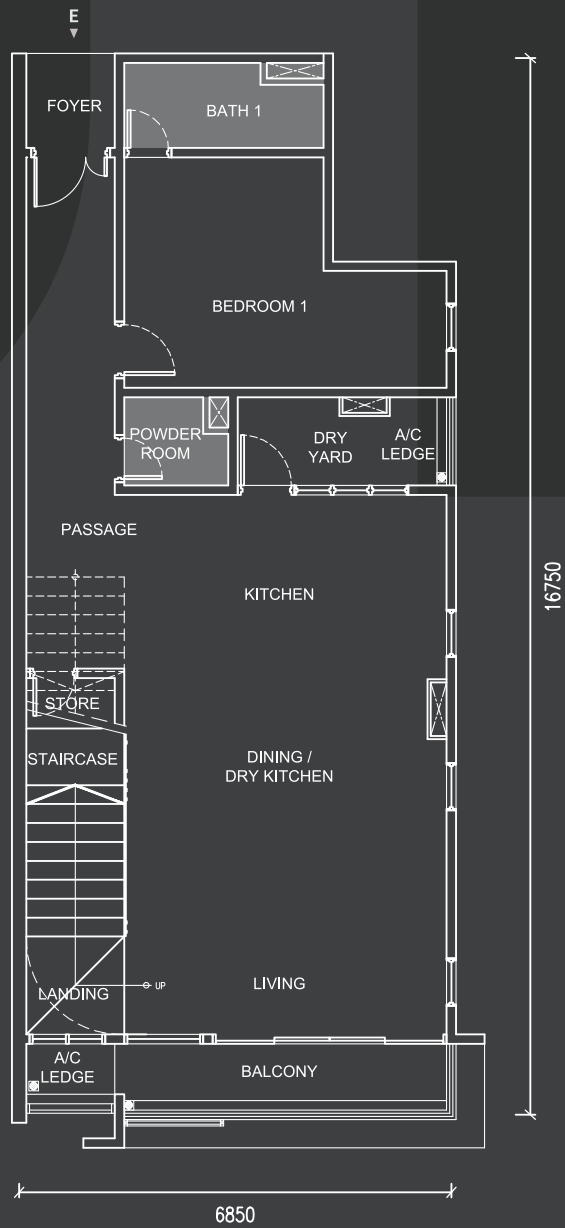
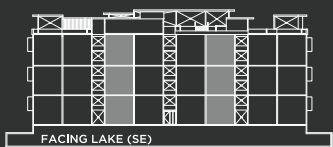


Upper Floor



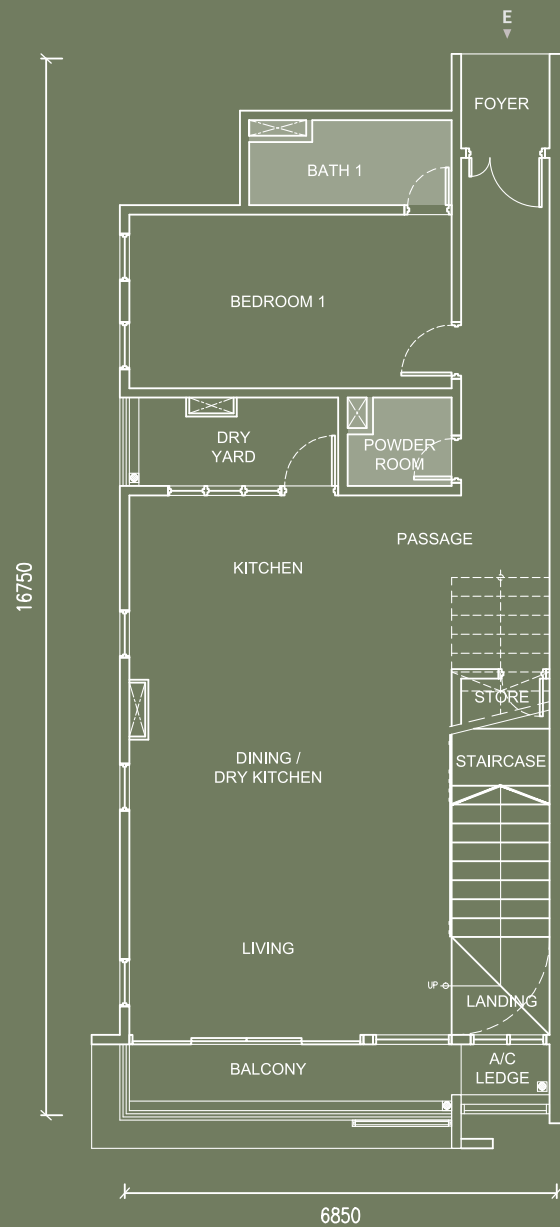
4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,325 sq. ft.

Type d1

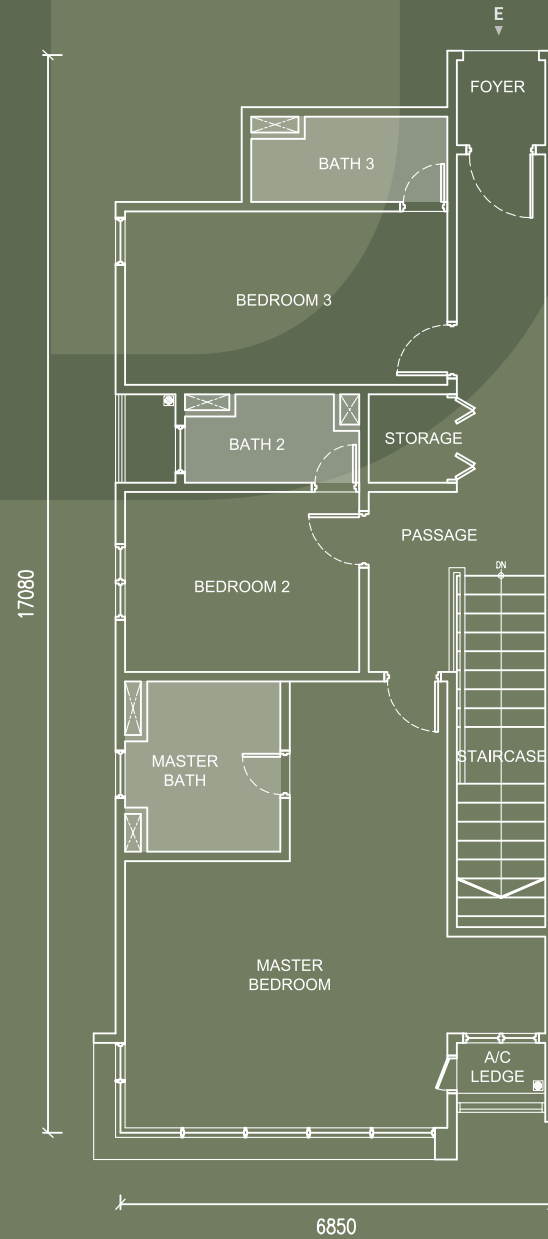


4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,347 sq. ft.

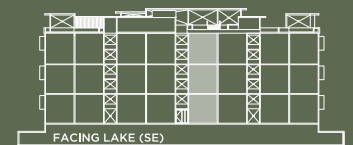
Type d2



Lower Floor

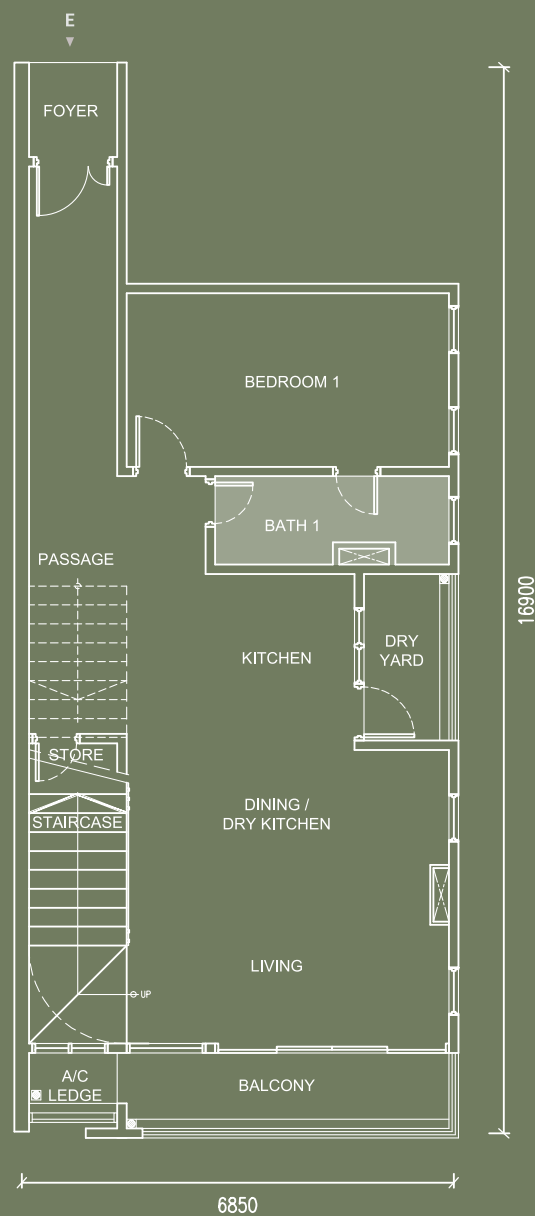
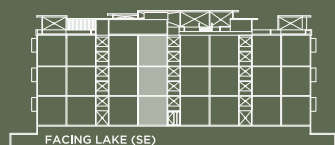


Upper Floor

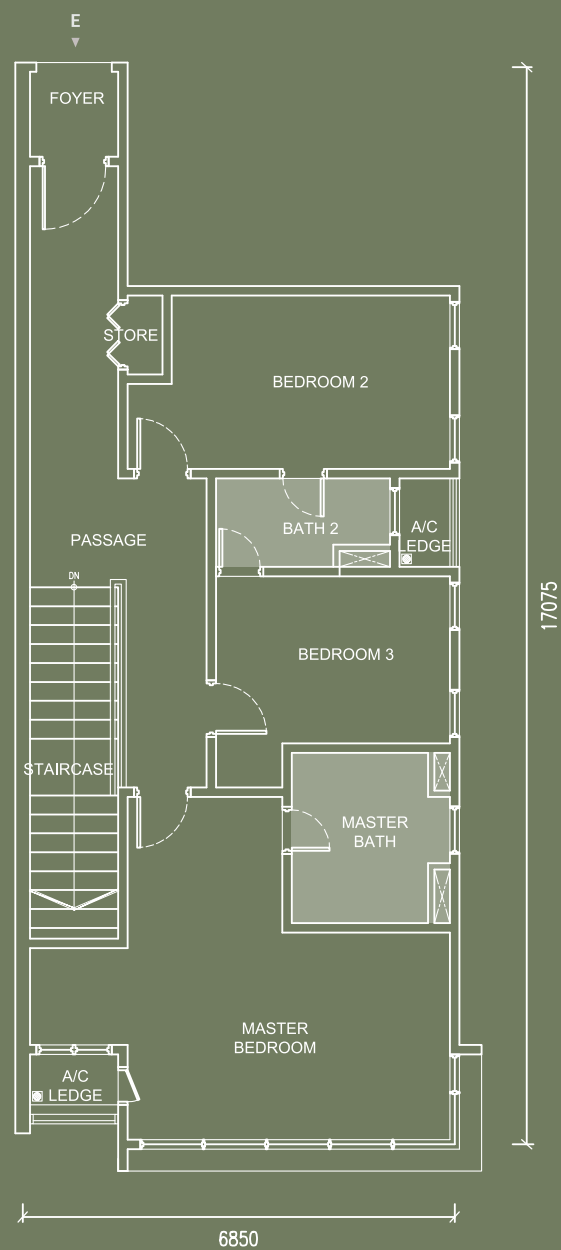


4 Bedrooms • 4 Bathrooms + 1 Powder Room • Built-up 2,315 sq. ft.

Type e



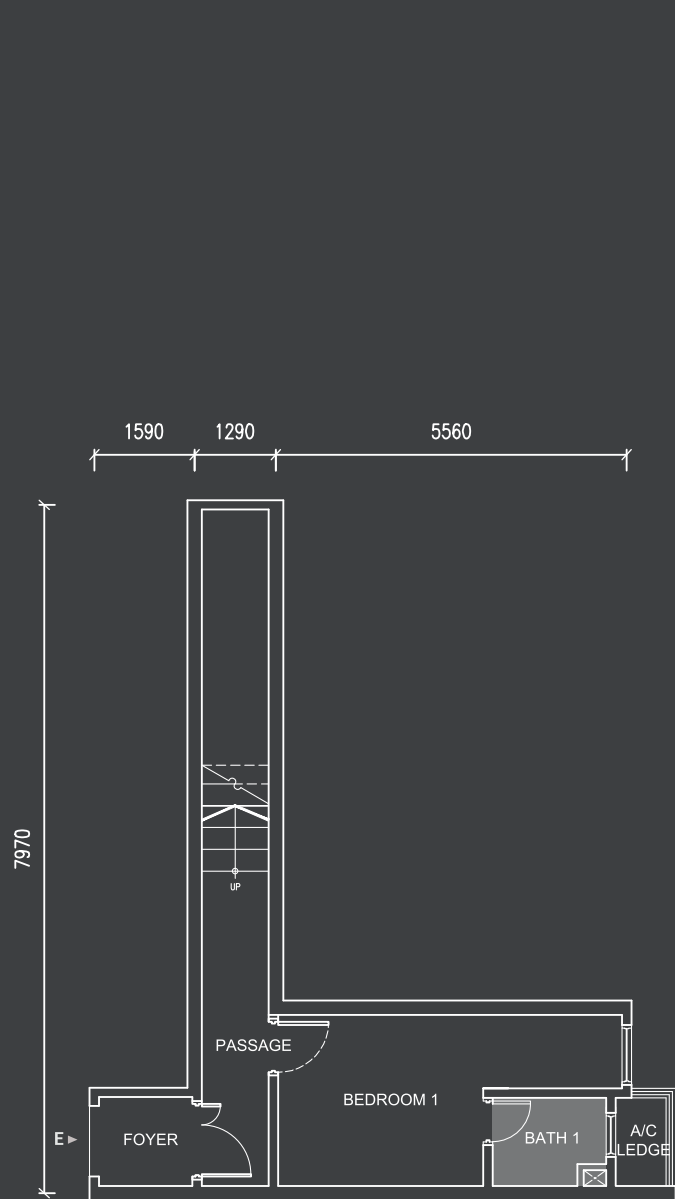
Lower Floor



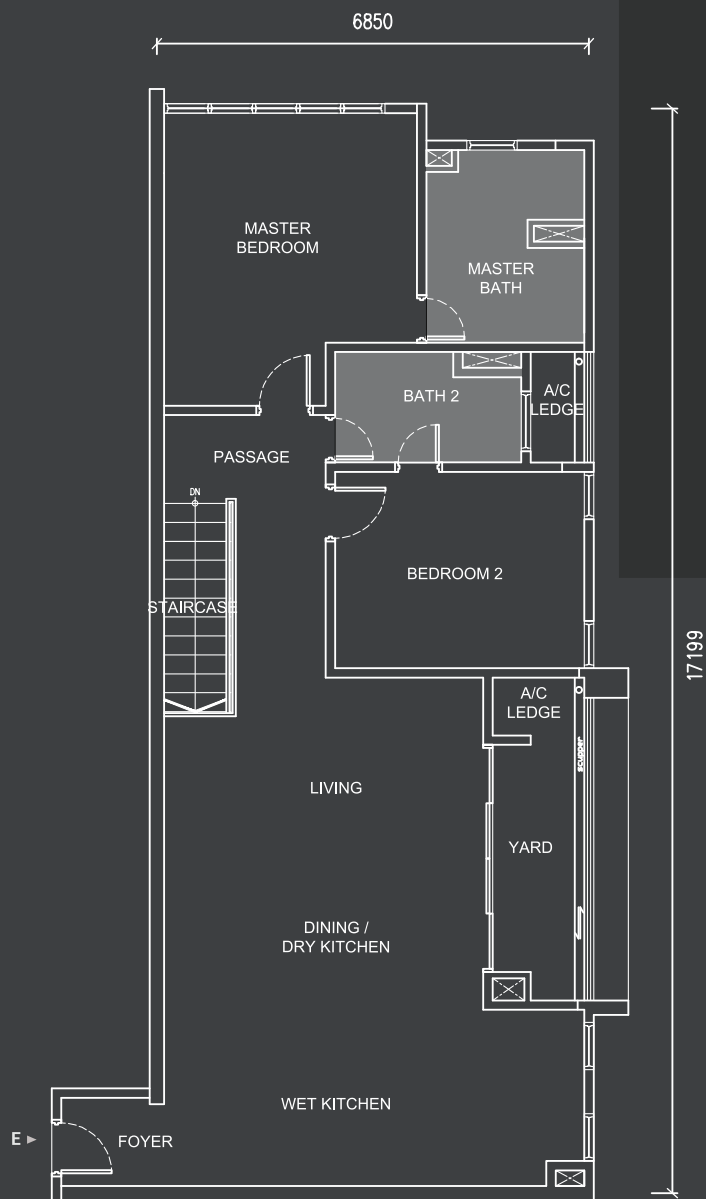
Upper Floor

4 Bedrooms • 3 Bathrooms • Built-up 2,089 sq. ft.

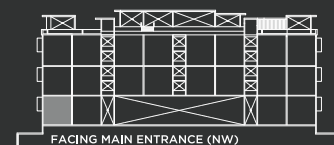
Type f



Lower Floor



Upper Floor



3 Bedrooms • 3 Bathrooms • Built-up 1,620 sq. ft.

Specifications

Structure	RC Framework	Floor Finishes	Wall Finishes
Walls	Cement Sand Brick And Plaster	Foyer	External Wall
Roof	RC Flat Roof	Passage	Internal Wall
Ceiling	Plaster Ceiling & Skim Coat	Wet Kitchen	Kitchen
Windows	Powder Coated Aluminium Frame Window	Dining / Dry Kitchen	Master Bathroom
Doors	Generally Solid Core Door	Living	
Ironmongery	Quality Lock Set	Bedroom	Bathroom
		Balcony	Bedroom
		Dry Yard	
		Bathroom	Sanitary Fittings
		A/C Ledge / Store	
		Porcelain Tiles	Plaster & Weathercoat Paint
		Porcelain Tiles	Plaster & Emulsion Paint
		Porcelain Tiles	Porcelain Tiles
		Porcelain Tiles	Plaster & Paint /
		Porcelain Tiles	Porcelain Tiles / Marble
		Porcelain Tiles	Plaster & Paint / Porcelain Tiles
		Porcelain Tiles	Plaster & Emulsion Paint
		Porcelain Tiles	
		Cement Render	Quality Sanitary Wares

[illegible]



Take delight in its vibrant conveniences within walking distance.



In The Neighbourhood

Recreational & Amenities

- Glenmarie Golf And Country Club
- Saujana Golf And Country Club
- Tropicana Golf And Country Resort
- Kelab Golf Negara Subang
- Kelana Recreational Park
- Kompleks Sukan Kelana Jaya
- Kelana Business Centre
- Subang International Airport
- Kelana Jaya Medical Centre

Shopping

- Paradigm Mall
- Giant Hypermarket
- Tesco Hypermarket
- Kelana Centre Point
- Kelana Mall

Educational

- University Tun Abdul Razak
- Manipal International University
- UNITAR International University
- Malaysia University of Science and Technology
- SMK Kelana Jaya
- SMK Lembah Subang
- SMK Sri Permata
- SMK Kelana Jaya
- SRK Sri Kelana
- Kelana Jaya Community College

SIMA
Group of Companies Since 1974

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Email: enquiries@sima.com.my

Developer's License No.: 13464-1/04-2016/0367(L) • Validity Period: 23/04/2014 - 22/04/2016 • Advertising & Sales Permit No.: 13464-1/04-2016/0367(P) • Validity Date: 23/04/2014 - 22/04/2016 • Approving Authority: Majlis Perbandaran Petaling Jaya • Approve Building Plan No.: MBPJ/120100/T/P10/1301/2013
• Tenure of Land: Leasehold 99 years (Expiring on: 12 April 2008) • Restriction in Interest: Sekatan-Sekatan Kepentingan (Tanah ini tidak boleh dipindahmilik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri) • Land Encumbrances: CIMB Islamic Bank Berhad • Expected Date of Completion: August 2017 • No. of Units: 44 Units • Selling Price: RM 1,280,565 (Min.) - 2,059,720 (Max.) • % Discount for Bumiputra • Disclaimer: The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing the advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

