



FREEHOLD



Home Vibes!

AT THE HEART OF PJ



Why Buy?

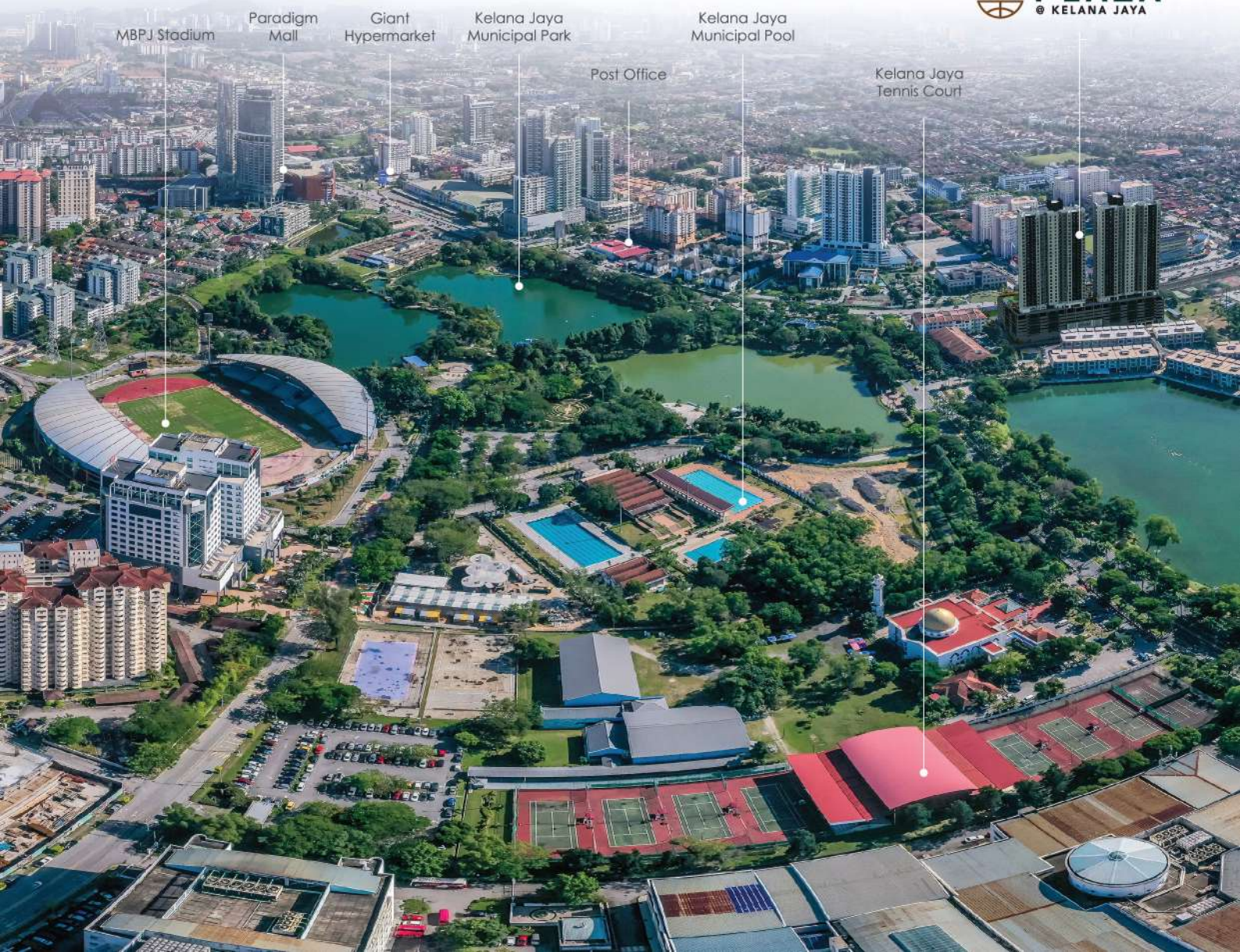
HERE'S WHY!



Lakeside

Tranquil environment
next to Kelana Jaya Lake

Plaza Kelana Jaya Residences is the complete package. Conveniently located, compact yet spacious and perfectly provisioned for rental / airbnb. Ideal for first time home owners, busy professionals and young families.





Fast

Next to LDP highway
& public transport

Convenient

Matured district,
city centre near schools,
medical, sports & leisure

Flexible

Suitable for Airbnb,
rental,
own occupation

Fairway

Views of Subang
National Golf Club

Secure

4 tier security system,
24-hour guard



Kelana Jaya
Lake

PKNS Sports
Complex

Subang National
Golf Club (KGNS)

Damansara Puchong Expressway (LDP)

MAS Training
Centre



Show unit interior design

* Show unit now open for viewing *

Simply Charming!

STYLE THAT SUITS YOU



Show unit interior design



Show unit interior design

Come home to your own unique space, quality assured with stunning sky-high views. Perfect for your busy lifestyle, for work, family or leisure, secure in a prime neighbourhood, close to daily amenities... life in the city doesn't get any better than this.



Quality Of Life!

LEISURE, HEALTH & FRESH AIR

Don't just live indoors.. go outdoors, stay active and get social! Sports facilities, shared spaces and pocket parks complete your urban lifestyle. Adapting to your needs, the multi-purpose hall is available as a co-working space for home entrepreneurs.





Artist's impression only

Outdoor

- 1 Swimming Pool
- 2 Kids Pool
- 3 Jacuzzi
- 4 Playground
- 5 Half Futsal Court
- 6 Outdoor Gym & Exercise Deck
- 7 BBQ Terrace / Poolside Picnic / Pavilion
- 8 Reflexology Path & Garden
- 9 Jogging Path
- 10 Half Basketball Court
- 11 Seating Area / Swing
- 12 Play Field

Indoor

- 13 Gymnasium
- 14 Reading Room
- 15 Surau
- 16 Management Office
- 17 Space for Laundrette
- 18 Space for Mini Market
- 19 Multipurpose Hall
- 20 Space for Nursery & Kindergarten

Specifications

Structure	: Reinforced Concrete Framework
Wall	: Concrete Wall / Masonry Block
Roof	: Reinforced Concrete Flat Roof
Ceiling	: Plaster / Skim Coat and Paint to Soffit of Beam & R.C Slab / Fibre Plaster Ceiling
Windows	: Aluminium Framed Glass Casement / Top Hung / Sliding / Fixed Glass Windows
Doors	: Fire Rated Door to Main Entrance : Flush Door : Aluminium Sliding Door

Floor Finishes

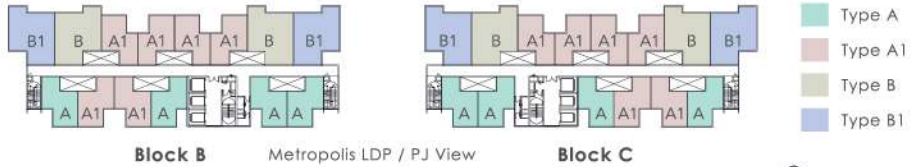
Living / Dining / Kitchen	: Porcelain Tiles
Bedrooms	: Laminated Timber Flooring
Bathrooms	: Ceramic Tiles
A/C Ledge	: Cement Render

Wall Finishes

External	: Cement Plaster with Weather Resistant Paint
Internal	: Cement Plaster with Emulsion Paint
Bathrooms	: Ceramic Wall Tiles up to Ceiling Height
Kitchen	: Ceramic Wall Tiles up to 2100mm Height
Sanitary Installation	: Generally Quality Fittings & Wares

	A	A1	B	B1
Electrical Installation				
Power Point	14	14	19	19
Cooker Point	1	1	1	1
SMATV Point	1	1	1	1
A/C Point	3	3	4	4
Fibre Wall Socket	1	1	1	1
Ceiling Fan Point	3	3	5	5
Lighting Point	11	11	15	15
Water Heater Point	1	1	2	2
Bell Push Button Point	1	1	1	1
Distribution Board	1	1	1	1
Intercom Set	1	1	1	1

Golf Course View & Lake View



Block B

Metropolis LDP / PJ View

Block C

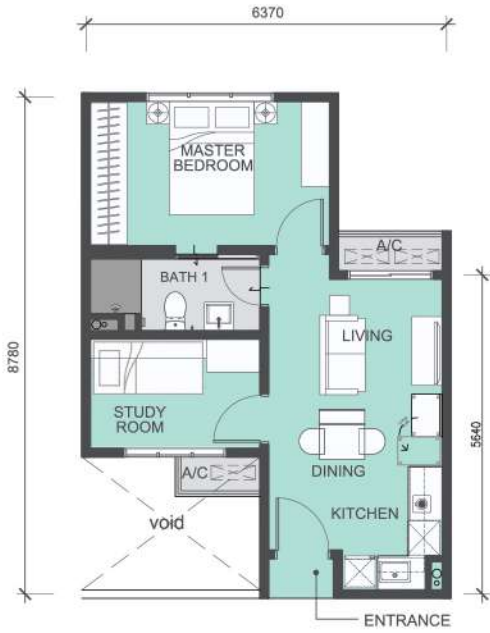


Type A 1+1 Bedrooms

Built-up Area: 450 sq.ft.
Provision of 1 car park

Type A1 1+1 Bedrooms

Built-up Area: 450 sq.ft.
Provision of 1 car park



Type B 3 Bedrooms

Built-up Area: 750 sq.ft.
Provision of 2-3 car parks

Type B1 3 Bedrooms

Built-up Area: 750 sq.ft.
Provision of 2-3 car parks



In A Great Place!

PJ CENTRAL



Amenities

- Kelana Jaya Municipal Park 1.5km
- MBPJ Stadium 1.9km
- PKNS Sports Complex 2km
- Subang National Golf Club (KGNS) 2km
- Royal Malaysian Customs Department 4km

Connectivity

- Lebuhraya Shah Alam 6.9km
- Federal Highway 5.5km
- New Pantai Expressway (NPE) 6.7km
- New Klang Valley Expressway (NKVE) 10.6km

Leisure

- Giant Hypermarket 3km
- Citta Mall 4.9km
- Sunway Pyramid 5.3km
- Subang Parade 5.6km
- Empire Shopping Gallery 5.9km
- Atria Shopping Mall 6.6km
- Glo Damansara Mall 8.2km
- 1Utama Shopping Centre 9.6km
- Tropicana City Mall 10.6km
- Mid Valley Megamall 13.9km
- The Gardens Mall 13.9km

Education

- Manipal International University 1.1km
- Lincoln University College 2.3km
- SMK Kelana Jaya 2.4km
- Nobel International School 4.8km
- Japanese School of KL 6.3km
- Sunway University 6.8km
- Monash University 6.9km
- SJK (C) Lick Hung 7.2km
- SJK (C) Damansara 7.3km
- KDU College 7.4km
- SJK (C) Chee Wen 8.3km
- SJK (C) Puay Chai 9.3km

GLOMAC PROPERTY GALLERY IN MENARA GLOMAC
Monday to Friday : 9am-6pm
Weekends and Public Holidays : 10am-6pm

MENARA GLOMAC
www.glomac.com.my

1800 88 9000



Developed by Glomac Segar Sdn Bhd (361055-W) • HQ Office: Level 1, Menara Glomac Damansara, Jalan Damansara, 60000 Kuala Lumpur.
Developer License No.: 19431-1/06-2021/02390(L) • Validity Period: 16/06/2020 – 15/06/2021 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/P/19/251/2018/71 • Encumbrances: Charged to HSBC Amanah Malaysia Berhad • Land Tenure: Freehold • Total Unit: 496 units • Expected Date of Completion: June 2022 • Type of Property: SOHO. Size: 450sqft. Total Unit: 496 units • Type of Property: Service Apartment, Size: 750sqft. Total Unit: 200 units • Total Parking: 1, 2 & 3 Carpark bays each unit • Selling Price: RM432,050.00 (Min) – RM825,250.00 (Max) • Bumpupera Discount: 7%. THIS AD IS APPROVED BY THE NATIONAL HOUSING DEPARTMENT.
Disclaimer: All information contained in the brochure, including visuals & illustration and furniture & fitting layout, and the presentation of show units/houses are subject to change as may be required by the relevant authorities or developer's architect and without notification to you and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of an offer or contact. Please refer to the sales and purchase agreement of the actual unit for specifications and description approved by the authorities and the actual unit shall be constructed accordingly.