



**121** RESIDENCES

# IN THE HEART OF PJ-DAMANSARA

COMMUNITY. CONNECTION. COMFORT



# COMMUNITY

## FACILITIES. LIFESTYLE. SOCIAL.

Beyond expectation, Sublime, Captivating are the very words that defines 121 Residences. The ideology of 121 residence is to be essence of the city. Aiming to provide an engaging and lifestyle space for community to grow in a shared environment. We strive to give you the quality of life that you seek in your new home.



Community Lounge

Residences of Glomac 121 have the privilege of a co-working space and a community lounge. It is for those who choose to work in a comfortable location than at your home along with the community. It makes a great place to make some friends and connections.



Half Olympic Size Swimming Pool



Gazebo



Landscaped Garden and Jogging Track

### LEVEL 6

- 1 Swimming Pool
- 2 Wading Pool
- 3 Gazebo
- 4 BBQ Area
- 5 Multi-purpose Court
- 6 Children Playground
- 7 Jogging Path
- 8 Outdoor Gym
- 9 Reflexology Path

### CLUBHOUSE

#### Lower Floor

- 10 Multi-purpose Hall
- 11 Mini Market

#### Upper Floor

- 12 Gym Room & Fitness Studio
- 13 Community Lounge

#### Rooftop

- 14 Reading Room
- 15 Games Room
- 16 Surau
- 17 Tai Chi / Yoga Area

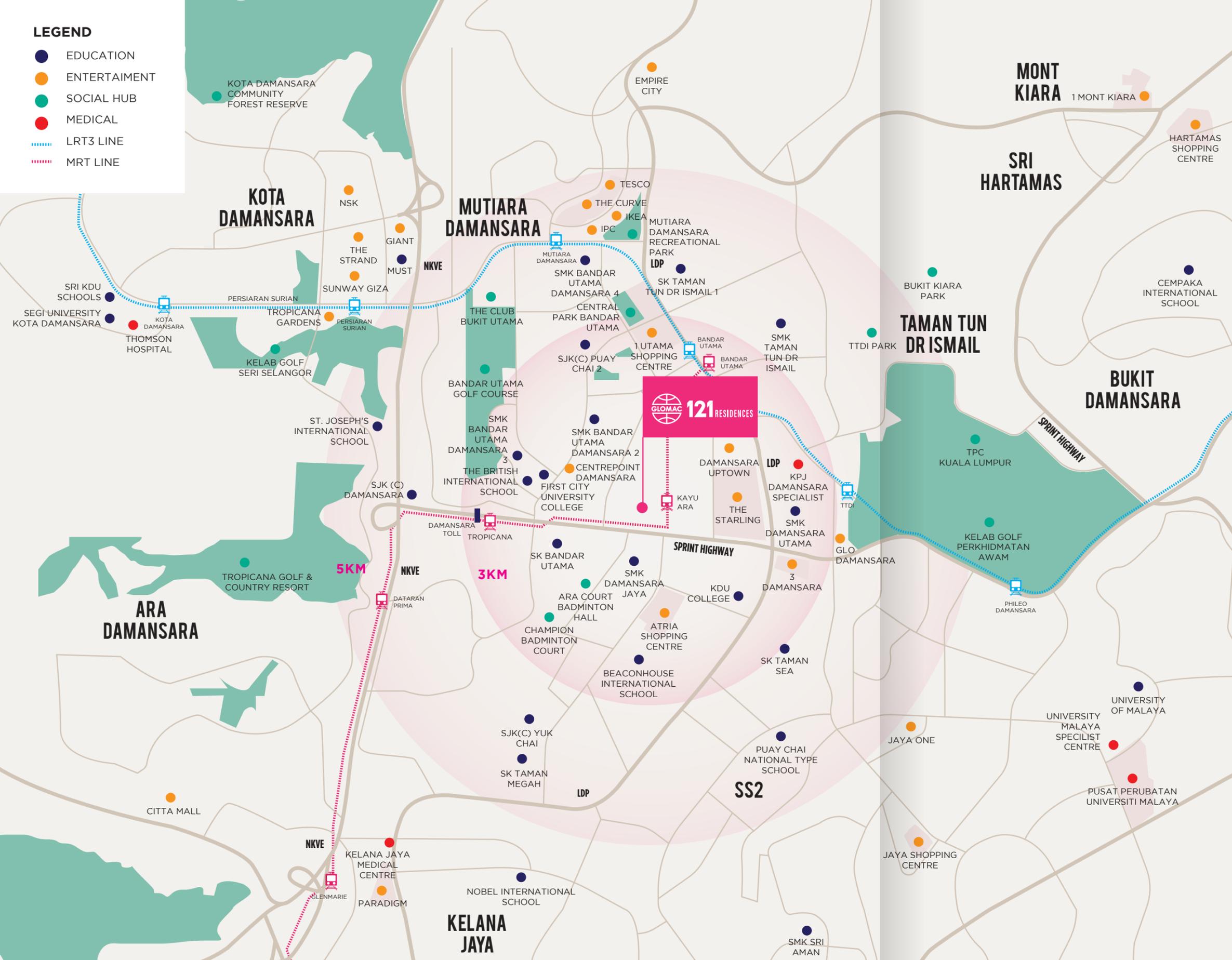
### LEVEL 1

- Child-care Room
- Launderette
- Management Office



**LEGEND**

- EDUCATION
- ENTERTAINMENT
- SOCIAL HUB
- MEDICAL
- LRT3 LINE
- MRT LINE



# THE CENTRE OF IT ALL

Surrounding 121 Residences are well-established and mature precincts and neighbourhoods, all within easy reach from home. Its strategic location in the centre of the satellite town of Petaling Jaya is easily accessible via LDP, NKVE, and SPRINT highways or via public transport with nearby Bandar Utama MRT and upcoming LRT3 line.

Enjoy a convenient access to lifestyle options galore - from premier shopping malls and medical centres to international schools and golf courses. At 121 Residences, you are centrally positioned to enjoy the very best of Petaling Jaya.



# CONNECTION

EVERYTHING WITHIN REACH

## EDUCATION



**SMK Bandar Utama Damansara 2**  
1.3 KM  
via Jalan Melati

**KDU College**  
2.6 KM  
via Jalan Melati

**SJK (C) Damansara**  
5.8 KM  
via Persiaran Surian

**SJK(C) Puay Chai 2**  
1.5 KM  
via Jln Masjid

**SK Bandar Utama**  
2.7 KM  
via Jalan SS 22/41

**SMK Damansara Utama**  
3 KM  
via Damansara Link/ SPRINT

**First City University College**  
1.5 KM  
via Jalan Melati

**Sri KDU**  
7.5 KM  
via Persiaran Surian

**SEGi University**  
7.2 KM  
via Persiaran Surian

**The British International School of Kuala Lumpur**  
2.4 KM  
via Changkat Bukit Utama

**SMK Bandar Utama Damansara 3**  
3 KM  
via Persiaran Bukit Utama

**St. Joseph's Institution International School**  
6.6 KM  
via Persiaran Surian

## SHOPPING MALL

**Centrepoint Bandar Utama**  
1.3 KM  
via Jalan Melati

**The Curve**  
2.9 KM  
via Dataran Bandar Utama

**3 Damansara**  
3.8 KM  
via Damansara Link/ LebuhrayaSPRINT/

**1 Utama Shopping Centre**  
1.6 KM  
via Jalan Masjid

**Glo Damansara**  
3.1 KM  
via Damansara Link/ Lebuhraya SPRINT/

**IKEA**  
4.5 KM  
via Lebuhraya Damansara

**Atria Shopping Gallery**  
2.2 KM  
via Jalan SS 22/43

**IPC Shopping Centre**  
3.2 KM  
via Lebuhraya Damansara

**Tropicana Gardens Mall**  
5.4 KM  
via Persiaran Surian



## HOSPITAL



**Columbia Asia Hospital**  
5.7 KM  
via SPRINT

**Thomson Medical Centre**  
6.9 KM  
via Persiaran Surian

**KPJ Damansara Specialist Hospital**  
3.8 KM  
via Lebuhraya Damansara

**Kelana Jaya Medical Centre**  
7.4 KM  
via Lebuhraya Damansara

## LEISURE



**Tropicana Golf & Country Resort**  
6.3 KM  
via Lebu Bandar Utama

**The Club Bukit Utama**  
3.8 KM  
via Persiaran Surian

**TPC Kuala Lumpur**  
8.1 KM  
via Damansara Link/Lebuhraya SPRINT

**Mutiara Damansara Recreational Park**  
4 KM  
via Lebuhraya Damansara - Puchong/E11

**Central Park Bandar Utama**  
2.1 KM  
via lebu Bandar Utama

**Champion Badminton Court**  
2.4 KM  
via Jalan Cempaka

**Bandar Utama Golf Course**  
3.5 KM  
via Persiaran Bukit Utama

**Ara Court Badminton Hall**  
2.3 KM  
via Jalan Cempaka

## CONNECTIVITY



Expected to be completed by 28 February 2024.

## TRANSPORTATION



**LRT3**  
Station  
**LRT3 KAYU ARA**  
3 MIN (400M)  
via Jalan SS 21/13  
6 MIN (500M)  
via Lrg Masjid and Jalan Bridge 21/64



**MRT**  
Station  
**MRT BANDAR UTAMA**  
7 MIN (3.4 KM)  
via Lebuhraya Damansara - Puchong/E11  
18 MIN (1.5 KM)  
via Persiaran Bandar Utama and Jalan 5

- Bandar Utama
- Kayu Ara
- Tropicana
- Dataran Prima
- Kelana Indah
- Glenmarie
- Temasya
- Kota Damansara
- Surian
- Mutiara Damansara
- Bandar Utama
- TTDI
- Phileo Damansara
- Pusat Bandar Damansara

## HIGHWAY

Glomac 121 is blessed by its location and the accessibility of popular highways it is being connected. Just within a radius of 5km there are Lebuhraya Damansara - Puchong (LDP), NKVE and SPRINT Highway. Outside of the 5km radius is Penchala Link, NPE and Kerinchi Link. This makes Glomac 121 a prime location with its territory.

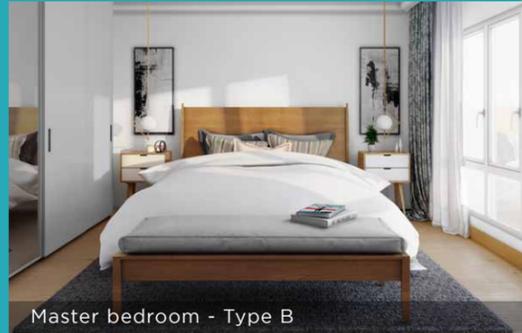
# DESIGN. SPACE. INSPIRATION.

Every corner of your home at 121 Residences is a personal sanctuary of considered design, gracefully welcoming you into a haven of your own. It is a place where exclusive spaces and designer details meet inspiration in every direction, creating a home of contemporary comfort.

# COMFORT

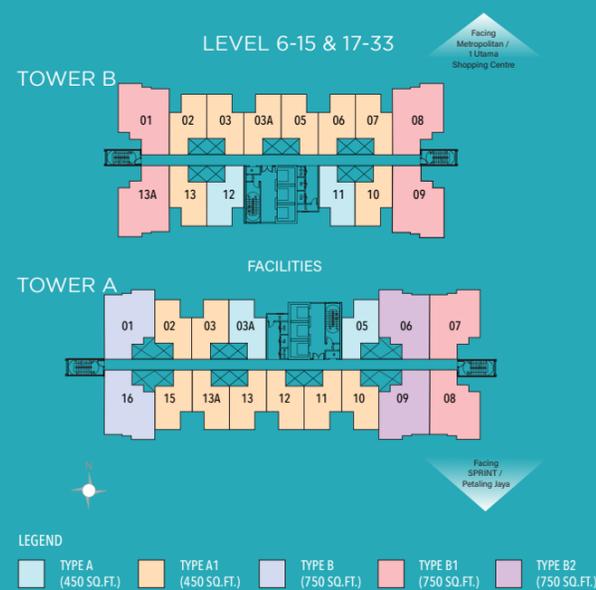


Living room - Type A

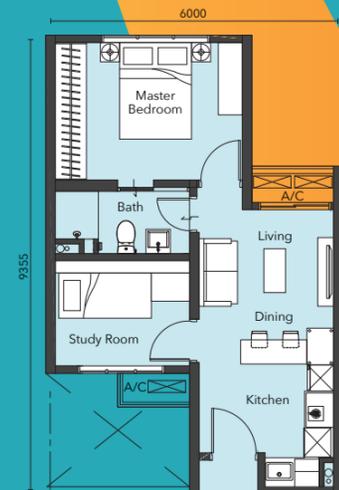


Master bedroom - Type B

## TYPICAL FLOOR

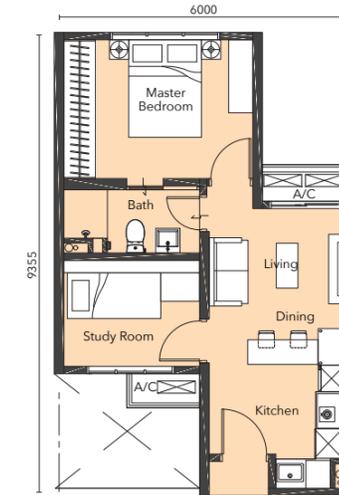


**A**  
450 sq.ft.  
1+1 room  
1 bath



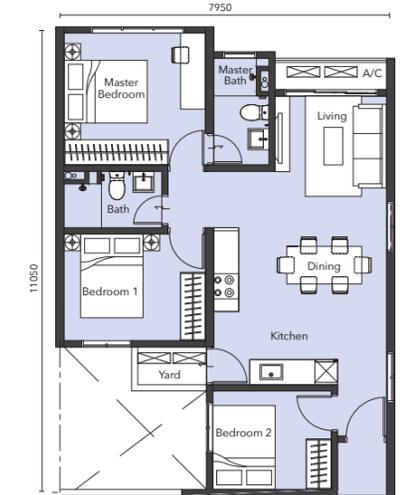
**A1**

450 sq.ft.  
1+1 room  
1 bath



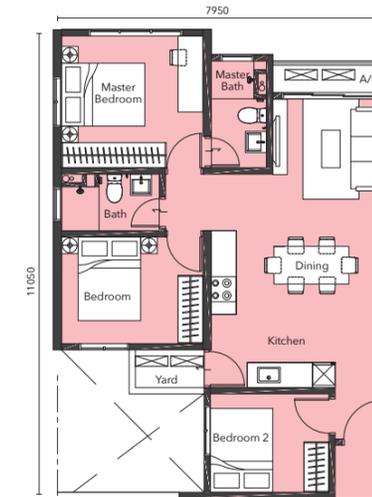
**B**

750 sq.ft.  
3 room  
2 bath



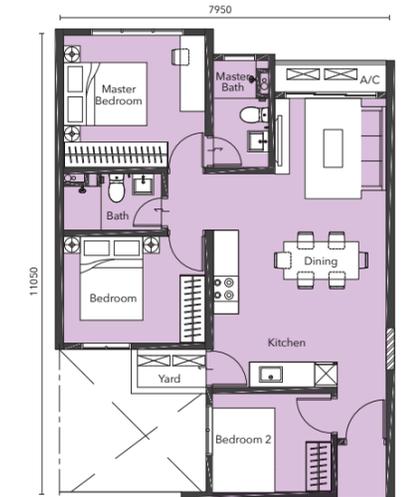
**B1**

750 sq.ft.  
3 room  
2 bath



**B2**

750 sq.ft.  
3 room  
2 bath



## 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 and r.c. slab / fiber plaster ceiling
WINDOWS	Alumn. framed glass casement / Top hung / Sliding / Fixed glass windows
DOORS	Fire rated door to main entrance Flush doors Alumn. Sliding door
FLOOR FINISHES	Living / Dining / Kitchen: Porcelain Tiles Bedrooms : Laminated Timber Flooring Baths : Ceramic Tiles Yard (Type B,B1 & B2) : Ceramic Tiles A/C Ledge : Cement Render

WALL FINISHES	External : Cement plaster with weather resistant paint Internal : Cement plaster/ skim coat with emulsion paint Bathrooms: Ceramic wall tiles up to ceiling height Kitchen : Ceramic wall tiles up to 2100mm high
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SANITARY INSTALLATION	Generally Quality Fittings & Wares	
ELECTRICAL INSTALLATION	SOHO (TYPE A & A1)	SERVICE APARTMENT (TYPE B,B1 & B2)
Power Point	10	12
Cooker Point	1	1
SMATV Point	1	1
A/C Point	3	4
Fiber Wall Socket	1	1
Ceiling Fan Point	3	5
Lighting Point	9	14
Water Heater Point	1	2
Bell Push Button Point	1	1
Distribution Board	1	1
Intercom Set	1	1

# THE IDEAL PROPERTY



## SOUGHT-AFTER ADDRESS

IN THE CENTRE OF  
DAMANSARA



## 4 TIER

SECURITY SYSTEM WITH  
24 HOURS CCTV SURVEILLANCE



HIGHLY ACCESSIBLE LOCATION

## 400M TO LRT 3

NEAR TO 6 HIGHWAYS

## MATURED NEIGHBOURHOOD



**26**  
EDUCATIONAL  
INSTITUTIONS



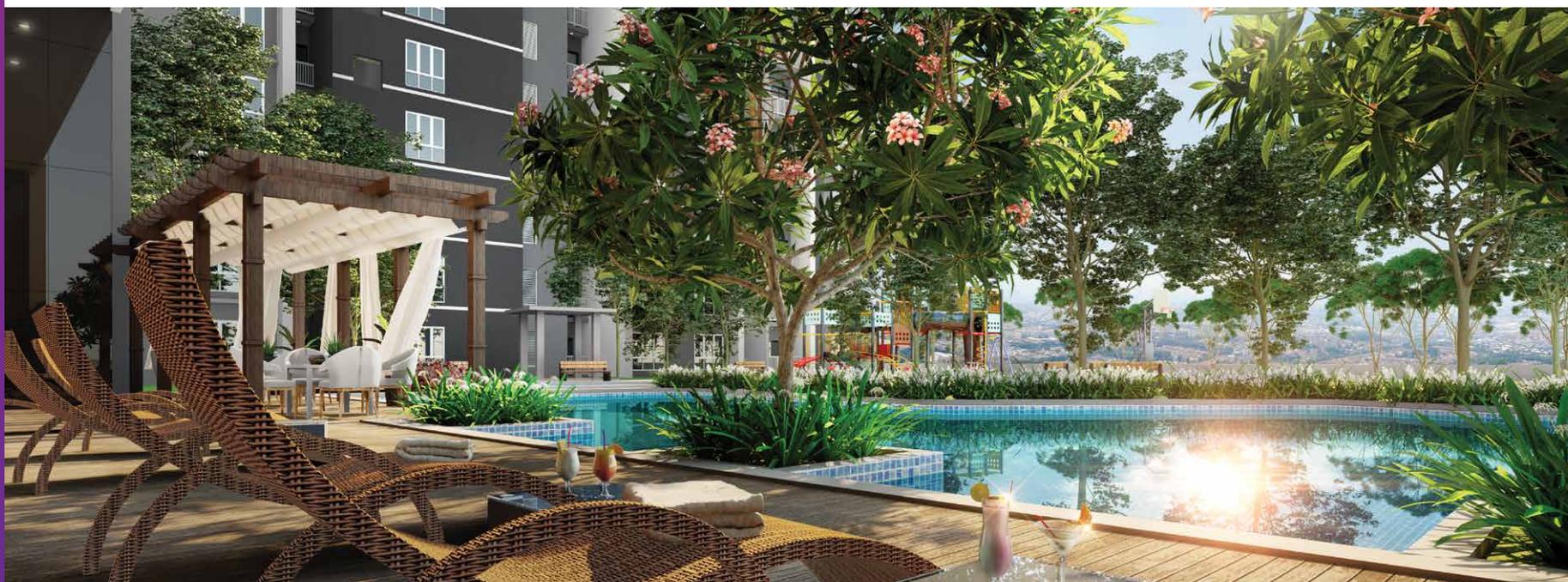
**5**  
GOLF  
COURSES



**25**  
ENTERTAINMENT  
PLACES



**5**  
MEDICAL  
FACILITIES



**GLOMAC PROPERTY GALLERY**

Monday to Friday 10am-6pm

Weekends and Public Holiday 9am-6pm

 **waze** MENARA GLOMAC

**1800 88 9000**

[www.glomac.com.my](http://www.glomac.com.my)



**FDM Development Sdn. Bhd.** 212893-D

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Developer: Fdm Development Sdn. Bhd. • Developer License No.: 13925-2/07-2021/0665(L) • Validity Period: 24/07/2017 until 23/07/2021 • Advertising & Sales Permit No.: 13925-2/07-2021/0665(P) • Validity Period: 24/07/2017 until 23/07/2021 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/T/P10/224/2019(7) • Encumbrance: Charged to Ambank (M) Berhad • Land Tenure: Leasehold 99years (4 April 2099) • Restriction of Interest: This land is not transferable, leased or warned unless with the permission of the State Authority • Total No. Of Units: 834 units (Block A & B) • Expected Date of Completion: January 2024 • Type of Property: SOHO • Size: 450sq.ft. (554 units), Serviced Apartment, Size: 750sq.ft. (280units) • Total Parking: 1 & 2 carpark bay each unit • Selling price: RM450,900.00(MIN) – RM518,850.00(MAX), Serviced Apartment RM751,750.00(MIN) – RM846,750.00(MAX) • Bumiputera Discount: 7%  
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