

NADI

BANGSAR

SERVICE RESIDENCE



MOST COVETED FREEHOLD ABODE IN BANGSAR

FREEHOLD Bangsar



Exclusive Lifestyle



Gourmet Kitchen



Gymnasium



Pool View



Leisure Podium

- | | |
|---------------------------|-----------------------------------|
| 1. Infinity Swimming Pool | 8. Laundrette |
| 2. Sun Deck | 9. Garden / Children's Playground |
| 3. Floating Gymnasium | 10. BBQ Pit |
| 4. Seating Lounge | 11. Function / Party Room |
| 5. Seating Area | 12. Gourmet Kitchen |
| 6. Multipurpose Deck | 13. Pre-Function Area / Store |
| 7. Games Room | 14. Restrooms / Changing Rooms |

There are five residents-only lifts and one service lift. Impress your guests with stunning foyer and concierge area on arrival, greeted by the waiting lounge with a reflective pool.

Leave all your stress and anxieties behind as you elevate yourself to the roof garden on the 38th floor! Imagine the subliminal emotions evoked by the panoramic skyline, the sheer touch of relaxing breeze and even better, the atmospheric night sky. What a way to unwind yourself after a long day!

ENTRANCE Concierge service and waiting lounge
Exclusive entrance statement & drop off area
Private lobby for Residential Block

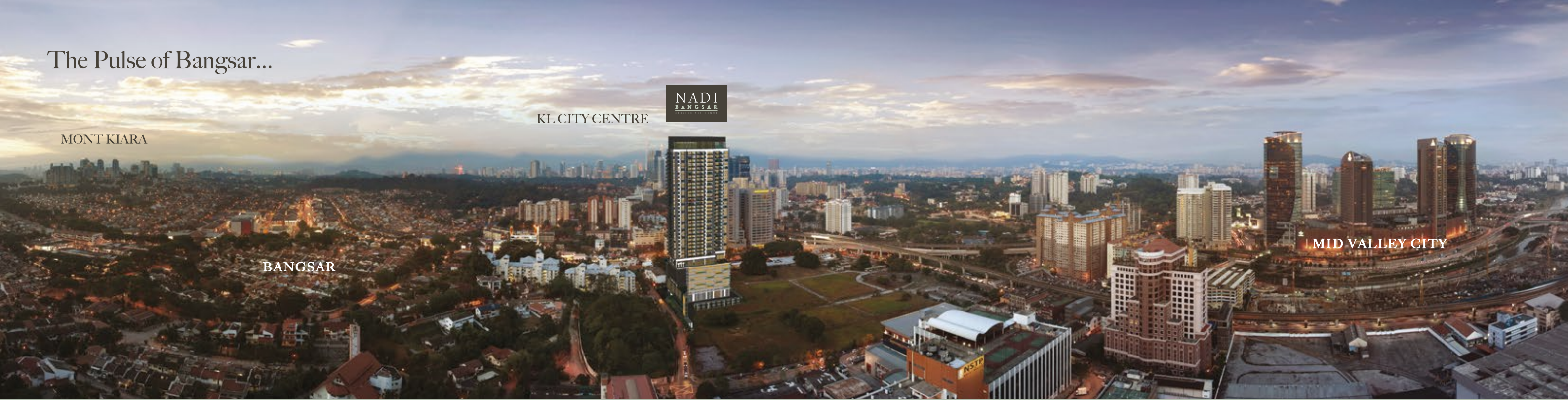
SECURITY 24-hours security surveillance
Lift & lobby access card

COMMON FACILITIES Gymnasium
Infinity lap pool
Sky garden
Fully fitted gourmet kitchen
Function room for private events
Seating lounge
Laundrette
Changing rooms
BBQ pit

F&B AND RETAIL Alfresco dining experience
Bakeries and cafe
Convenience store



The Pulse of Bangsar...



Actual Site Aerial View

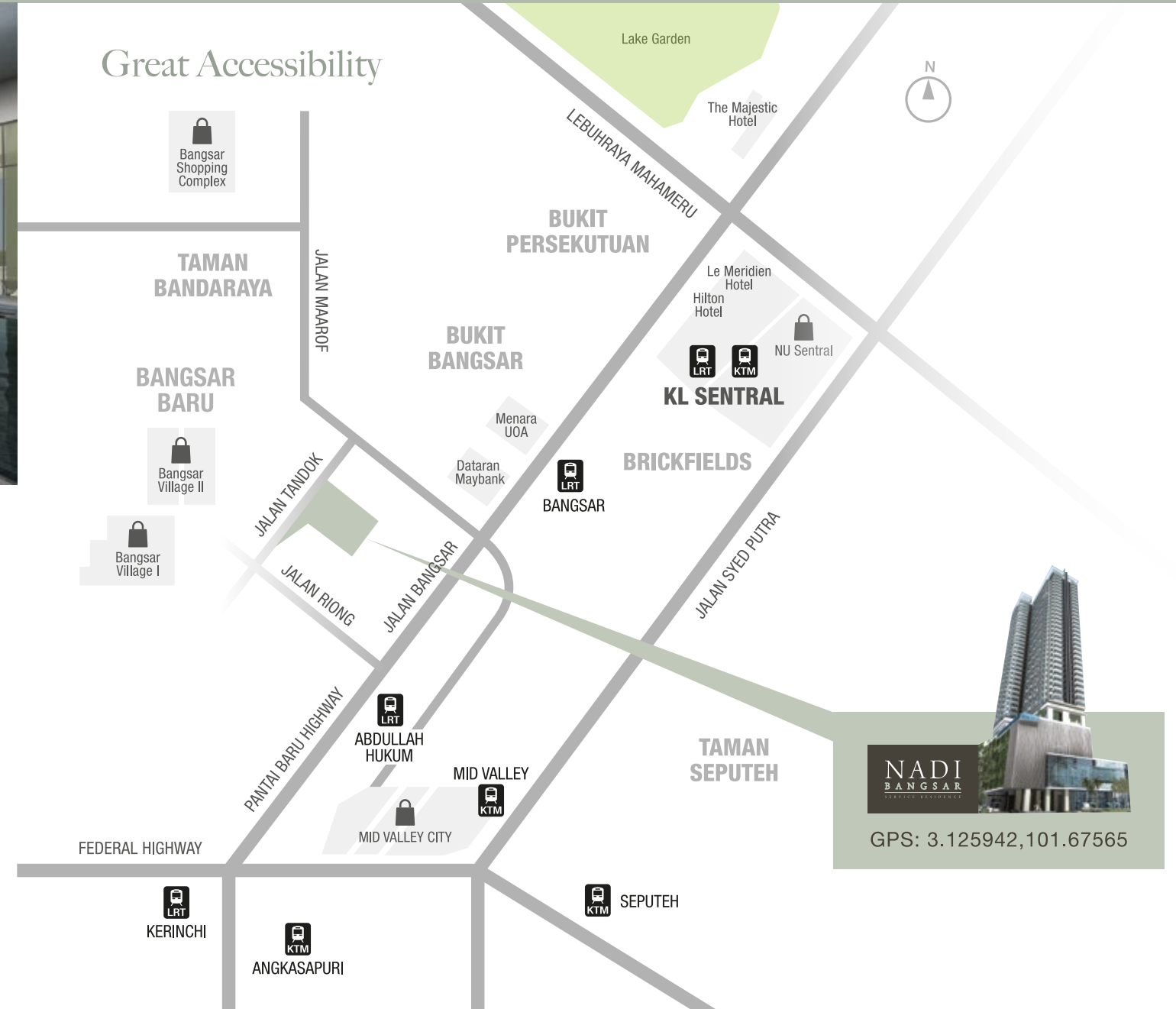
Experience Boutique F & B at Your Doorstep



Strategic Location

- Easy access to major expressways such as New Pantai Expressway (NPE), Federal Highway and Mahameru Highway
- Walking distance to Bangsar LRT Station and Bangsar Village I & II
- Short drive to Bangsar Shopping Complex, Mid Valley City & KL Sentral

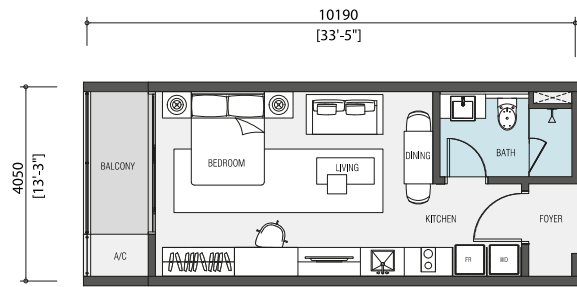
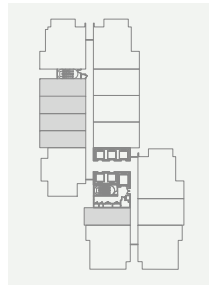
Great Accessibility



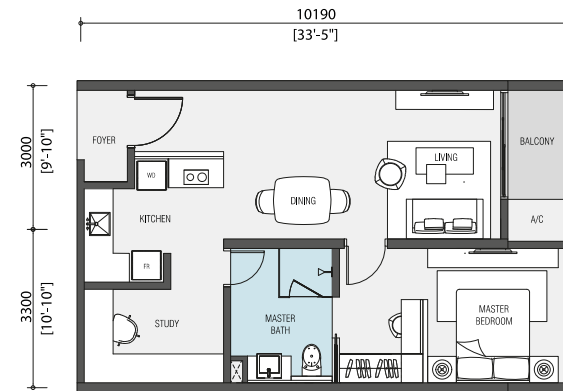
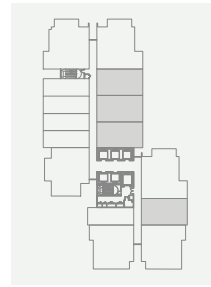
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Floor Plans

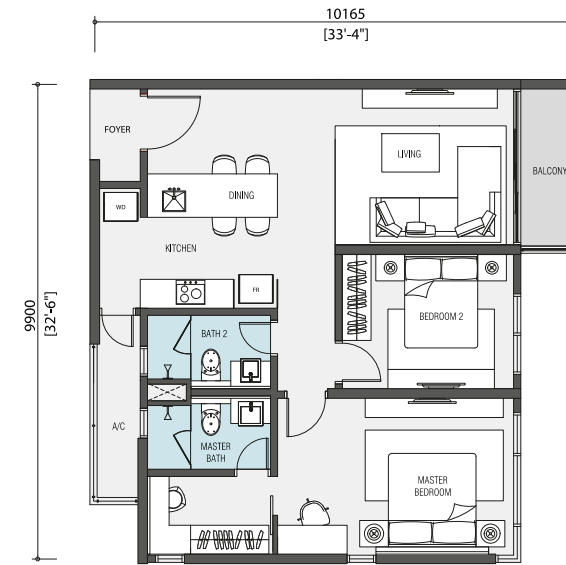
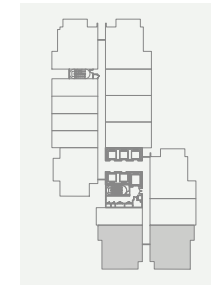
Type A
441 sq.ft.



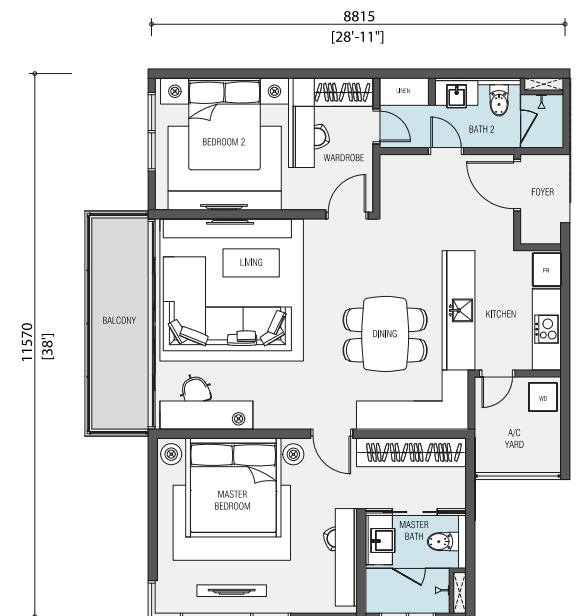
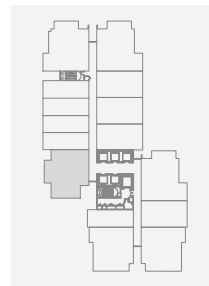
Type B
689 sq.ft.



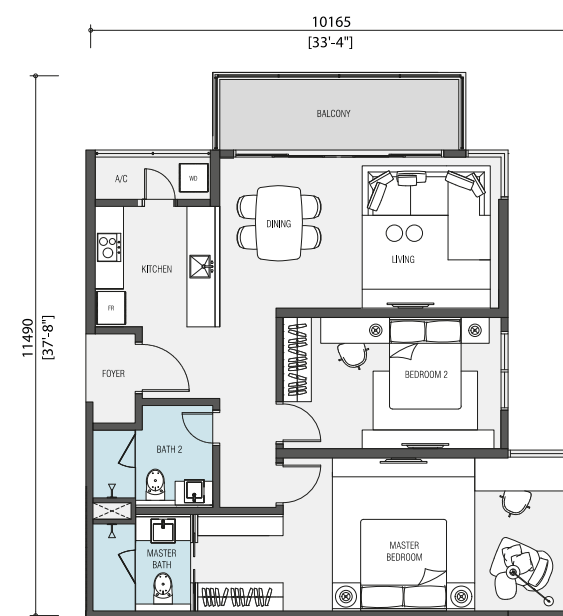
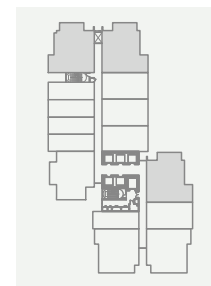
Type C
980 sq.ft.



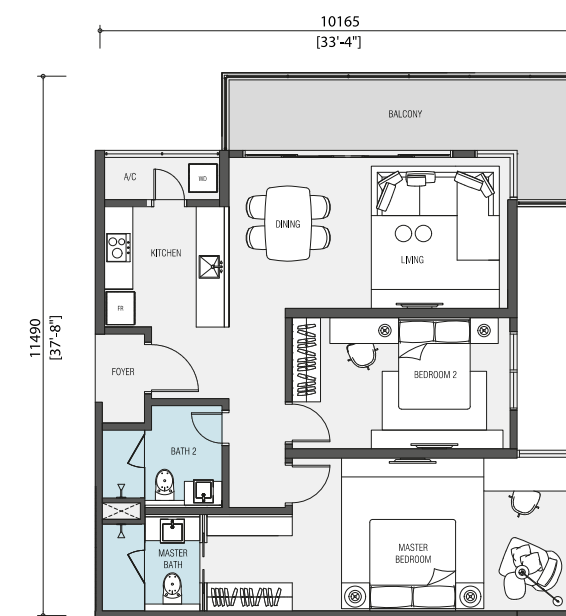
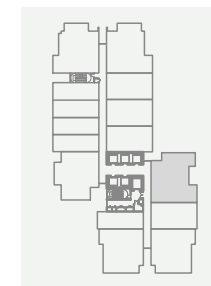
Type D
1098 sq.ft.



Type E
1076 sq.ft.



Type E1
1130 sq.ft.



Each residence features a private balcony



SPECIFICATIONS

Structure	Reinforced Concrete Structure
Wall	Reinforced Concrete Wall/ Brick Wall
Roofing Covering	Reinforced Concrete Roof
Roofing Framing	Reinforced Concrete
Ceiling	Skim Coat / Plaster Ceiling where applicable
Windows	Aluminium Frame Glass Windows
Doors	Main Entrance - Fire Rated Door All Bedrooms / Bathrooms / Utility - Timber Flush Door Balcony - Aluminium Frame Sliding Glass Door
Ironmongeries	Quality Locksets
Wall Tiles	Kitchen: MML Ceramic tiles up to 1.5 meter height Bathroom: MML Homogeneous tiles up to ceiling height
Floor Finishes	Living / Dining / Kitchen MML Homogeneous Tiles All Bedrooms Engineered Timber Flooring or equivalent (except for Type A studio, entire unit with MML Homogeneous Tiles) All Bathrooms MML Homogeneous Tiles Balcony / Yard / Utility Homogeneous Tiles or equivalent
Other Area	Cement Render

Sanitary & Plumbing Fittings

	Type A	Type A1	Type B	Type C	Type D	Type E	Type E1
Kitchen Sink	1	1	1	1	1	1	1
Wash Basin	1	2	1	2	2	2	2
Toilet Roll Holder	1	2	1	2	2	2	2
Soap Holder	1	2	2	2	2	2	2
Shower Rose	1	2	1	2	2	2	2
W.C.	1	2	1	2	2	2	2

Electrical Installation

	Type A	Type A1	Type B	Type C	Type D	Type E	Type E1
Lighting Point	12	23	17	23	24	25	25
Power Point (13A)	12	17	18	21	24	23	23
Power Point (15A)	2	2	2	2	2	2	2
Ceiling Fan Point	2	2	3	3	3	3	3
TV / Astro Point	1	2	2	3	3	3	3
Water Heater Point	1	2	1	2	2	2	2
Air-cond Point	1	2	2	3	3	3	3
Door Bell Point	1	1	1	1	1	1	1
Telephone Point	1	2	2	2	2	2	2

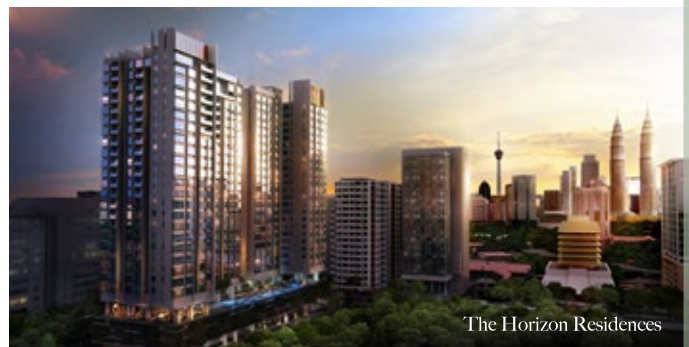
Notes: The vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item. Engineered timber flooring are natural materials containing veins and tonality differences, thus it is not possible to achieve total consistency of color and grain in its selection and installation and is subject to availability.



Menara Hap Seng I & II



Proven Track
Record on
Quality Projects



The Horizon Residences



1 Persatuan Arkitek Malaysia (PAM) 2009 Award in the Industrial Building Category for Hap Seng Star Sdn Bhd's Mercedes-Benz Autohaus Service Centre in Kinrara

2 FIABCI Malaysia Property Awards in 2008 in the Specialised Project Category and Industrial Development Category for Hap Seng Star Sdn Bhd's Mercedes-Benz Autohaus Service Centre in Kinrara

3 FIABCI Malaysia Property Award 2009 for Office Development for Menara Hap Seng

Past performance
is **GUARANTEE** for future success!

With an unbeatable track record of 35 years in property development, Hap Seng Consolidated Berhad prides itself with delivering quality homes. Being one of the leading property developers in Sabah, the group expanded its footprints into the Klang Valley some 4 years ago with property products spanning across bungalows, semi-detached houses, link houses, villas, cluster homes and service residences.

Heralded by its recent success in The Horizon Residences at Jalan Tun Razak, the group is poised to scale new heights with NADI @ Bangsar located at the most coveted residential address in the Klang Valley!



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www.hapsengland.com



Hap Seng Land Development (Bangsar) Sdn Bhd (920778-X)

(Formerly known as Estet Perkasa Sdn Bhd)
(A subsidiary of Hap Seng Consolidated Berhad)

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