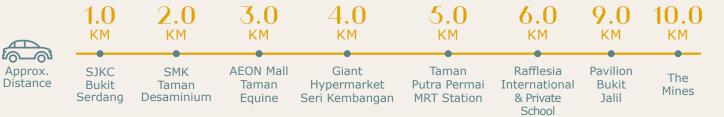
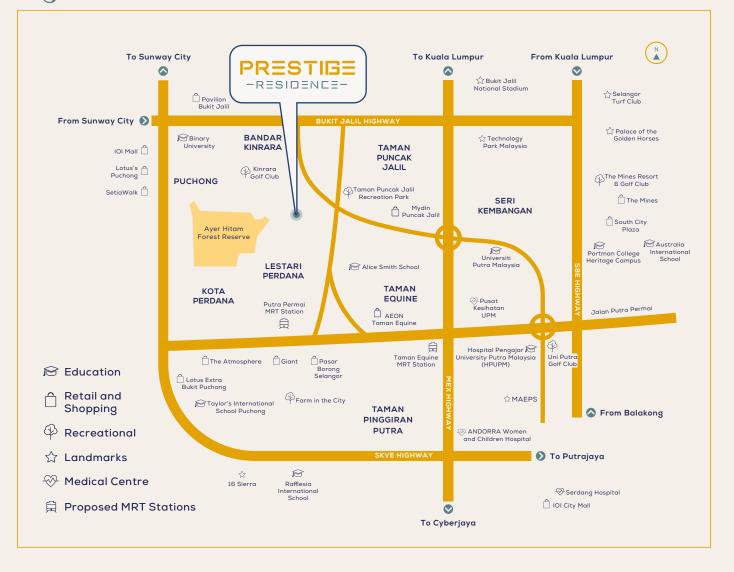
# Born To Make Your Dream Lifestyle Come True A quintessential address built upon modern convenience & major highways

#### A Complete Catalogue of Amenities

Every need is close by



### **Significant Landmarks**



SALES GALLERY

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□ prestigeresidence.com.my

Another project by LBS

林木生集团有限公司 LBS BINA GROUP BERHAD 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HO PI AZA SERI SETIA | EVEI 1-4 NO 1.7AI AN SS9/2 47300 PETA

Developer: Utuh Aspirasi Sdn Bhd ((Company No. 200101007396 (543152-A)), A Member of LBS Bina Group Bhd | Developer's License No.: 20162/09-2023/0687(A) | Validity Period: 23/09/2021 – 22/09/2023 | Advertising 6 Permit No.: 20162-2/03-2026/0243(N)-(S); Validity Period: 07/03/2023 – 06/03/2026 | Approving Authority: Majlis Bandaraya Subang Jaya | Building Plan Ref. No.: MPSJ.BGN.BP6.600-1/10/4/33(30) | Land Tenure: Leasy 69 years (expire date: 48 expetember 2112) | Land Encumbrances: Charged to Public Investment Bank Berhad | Expected Date of Completion: March 2027 | Total Units: 725 units | Trice: RM 270,000 (Min) – RM 575,900 (Min)

empowering individuals • enhancing communities

### PRESTIGE - RESIDENCE-

# Taking Modern Living Outdoors

Stylishly designed, affordably chic

Discover a new urban lifestyle in a desirable location at Seri Kembanga designed for the modern urbanites.



## PRESTIGE RESIDENCE A PRIME LIFESTYLE AWAITS

Seri Kembangan, Prestige
Residence is located in a
prominent landmark
surrounded by lush landscapes
and established amenities
that complete your new
prestige living address.
Pursue a coveted lifestyle that
brings sheer enjoyment to you
and your loved ones.



### Stay Connected to Leisure

Make time to enjoy a refreshing dip, catch the excitement of your little ones happily exploring the playground, or sweat it out at the futsal court.

As nothing matters more than building meaningful moments with your loved ones, in a place that inspires us to achieve the lifestyle we aspired for.







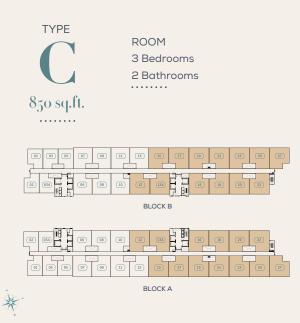
- - 32. Work Out Lawn

### Floor Plan









#### **SPECIFICATIONS**

STRUCTURE	: Reinforced Concrete		SANITARY AND PLUMBING FITTINGS :			
WALL	: Brickwall / Reinforced Concrete	Wall		TYPE A	TYPE B	TYPE C
ROOFING COVERING : Reinforced Concrete Flat Roof / Metal Deck Roofing			Wash Hand Basin & Tap	- 2 nos.	- 2 nos.	- 2 nos.
ROOF FRAMING	: Reinforced Concrete / Steel Structure		WC	- 2 nos.	- 2 nos.	- 2 nos.
CEILING	: Master Bedroom, Bedroom 2 & 3 - Skim Coat		Shower Head	- 2 nos.	- 2 nos.	- 2 nos.
	Living and Dining	- Skim Coat	Toilet Roll Holder	- 2 nos.	- 2 nos.	- 2 nos.
	All Bathrooms	- Plaster Ceiling	Kitchen Sink & Tap	- 1 no.	- 1 no.	- 1 no.
WINDOWS	: Aluminium Frame Glass Window		Water Tap	- 3 nos.	- 3 nos.	- 3 nos.
DOORS	: Entrance	- Fire Rated Flush Door	ELECTRICAL INSTALLAT	RICAL INSTALLATIONS :		
	Other Areas	- Flush Door	"DB" Box	- 1 no.	- 1 no.	- 1 no.
	Yard	- Flush Door	Lighting Point	- 12 nos.	- 15 nos.	- 15 nos
	Balcony (Type B & C)	- Glass Sliding Door	Fan Point	- 3 nos.	- 4 nos.	- 4 nos.
IRONMONGERY	: Lockset		13A Power Point	- 11 nos.	- 12 nos.	- 12 nos
WALL FINISHES	: Kitchen	- 1.5m Height Tiles	Air Cond Point	- 2 nos.	- 2 nos.	- 2 nos.
	All Bathrooms	- 1.5m Height Tiles	Water Heater Point	- 2 nos.	- 2 nos.	- 2 nos.
	Other Areas	- Plaster/ Skim-Coat & Paint	Fiber Wall Socket	- 1 no.	- 1 no.	- 1 no.
	Internal Wall	- Plaster/ Skim-Coat & Paint	TV Point	- 1 no.	- 1 no.	- 1 no.
	External Wall	- Plaster & Paint	Bell Point	- 1 no.	- 1 no.	- 1 no.
FLOOR FINISHES	: Living / Dining	- Tiles				
	Kitchen	- Tiles				
	All Bedrooms	- Tiles				
	Balcony / Yard	- Tiles				
	Master Bath / Other Bathrooms					
	Foyer	- Tiles				