

ANJALI
north kiara

CONDOMINIUM

A project by:



Developer:

ANGSANA SETIA SDN. BHD. (189155-X)

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Developer's License No.: 13405-1/03-2017/01503(L) • Validity Period: 14/03/2016 - 13/03/2017 • Advertising and Sales Permit No.: 13405-1/03-2017/01503(P) • Validity Period: 14/03/2016 - 13/03/2017 • Tenure of Land: Freehold • Land Encumbrances: United Overseas Bank (M) Berhad • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BP T1 OSC 2013 1431 • Expected Date of Completion: August 2017 • Block A – Condominium (29 floors) • Total Units: 94 units • Min Price: RM1,204,058.00 • Max Price: RM5,899,888.00 • Block B – Condominium (29 floors) • Total Units: 94 units • Min Price: RM1,130,653.00 • Max Price: RM4,273,705.00 • Block C – Condominium (29 floors) • Total Units: 91 units • Min Price: RM989,100.00 • Max Price: RM4,249,563.00 • Block D – Condominium (29 floors) • Total Units: 90 units • Min Price: RM945,674.00 • Max Price: RM6,201,495.00 • Block E – Villa • Total Units: 13 units • Min Price: RM2,691,000.00 • Max Price: RM4,794,000.00 • Block F – Villa • Total Units: 13 units • Min Price: RM2,691,000.00 • Max Price: RM4,794,000.00 • Restriction In Interest: This land can be transferred, charged, or pawned after approved by the State Authority.

DISCLAIMER: While every reasonable care has been taken during preparation of the marketing material, the developer and its agents cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as statements or representation of fact. All information and specifications are correct at time of print and are subject to changes as may be required and cannot form part of an offer or contract. All plans are subject to amendments approved by the relevant authorities. Rendering and illustrations are artist's impressions and cannot be regarded as representation of fact.



Type A - living room



Type B1 - living room

EXCEPTIONAL DESIGN FOR CONTEMPORARY LIVING

At Anjali, contemporary design complements simplicity and functionality to create a home of enduring beauty. High ceilings and generous glass openings illuminate your living spaces with the glow of natural light.

Anjali is consciously designed with your well-being in focus. All rooms are fitted with superior materials to provide luxurious comfort. Our master bedrooms feature tastefully designed sunken baths, which create a distinctive experience for you.



Type A - bedroom



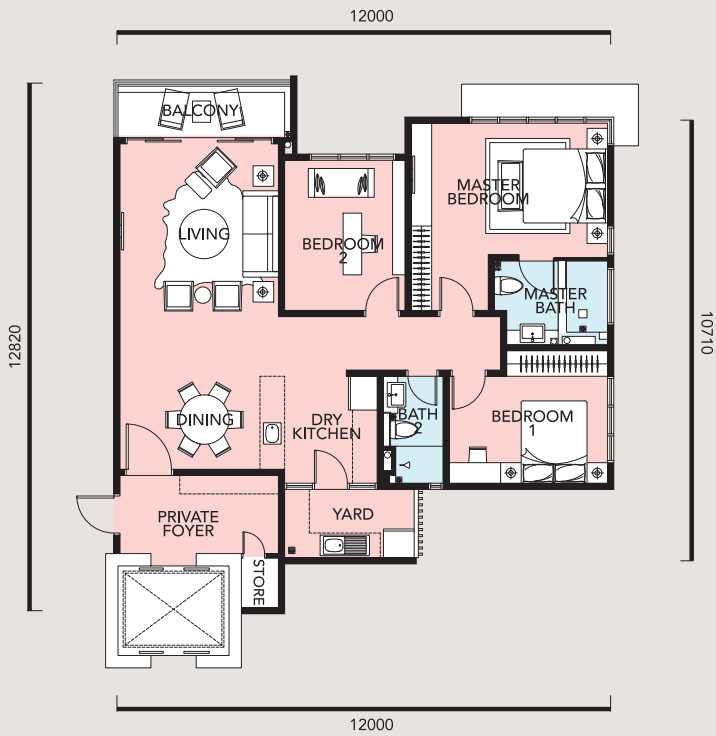
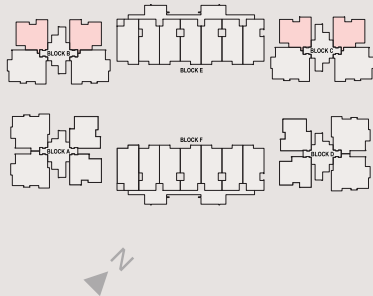
Type B1 - studio

TYPICAL FLOOR PLAN

All drawings are subject to variation, modification & substitution as recommended by the Architect and/or directed by the Appropriate Authority.

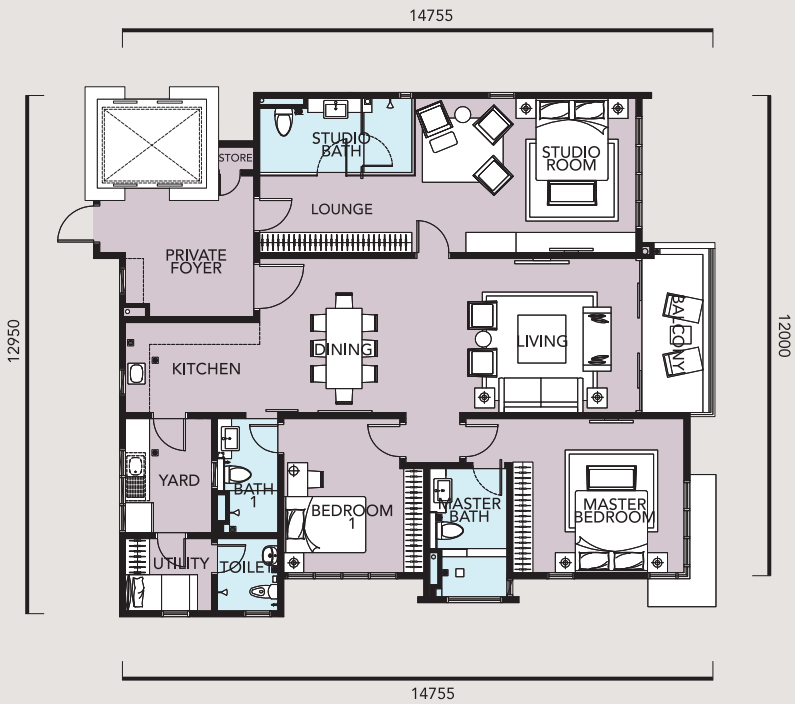
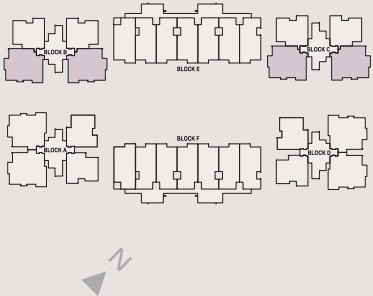
TYPE A

3 bedrooms
unit area: 1213 sq.ft.
private lobby area: 106 sq.ft.
total area: 1319 sq.ft.



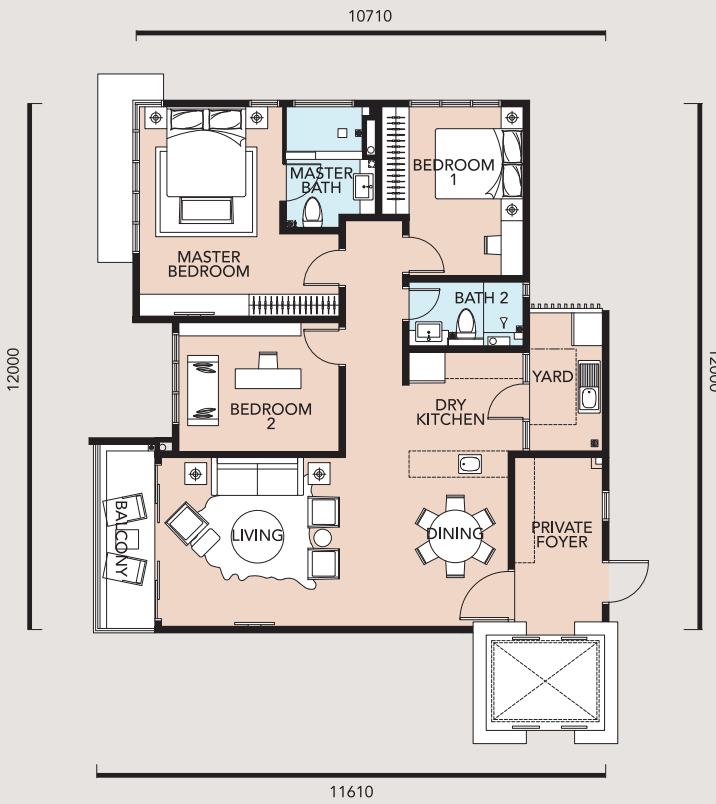
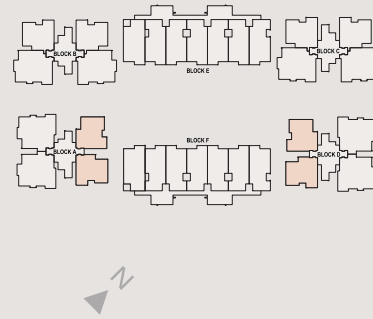
TYPE B

Dual Key
3 bedrooms + utility
unit area: 1653 sq.ft.
private lobby area: 135 sq.ft.
total area: 1788 sq.ft.



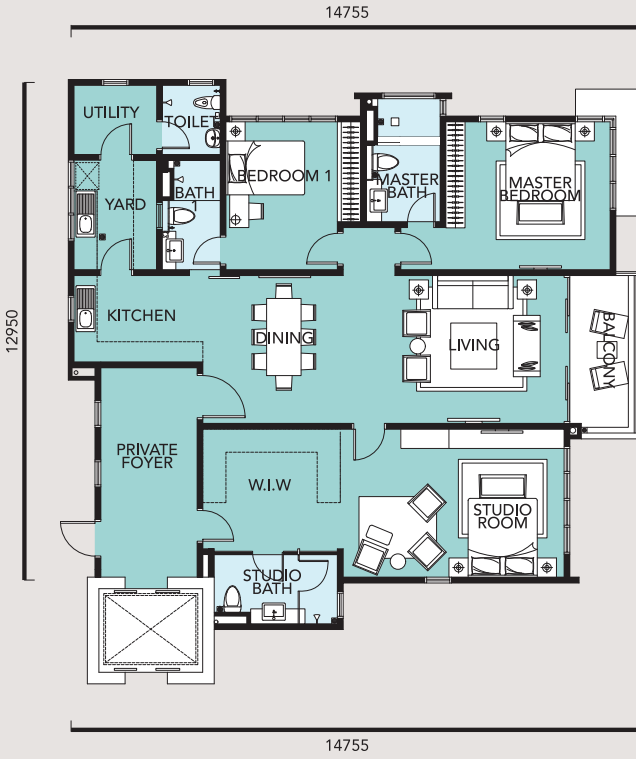
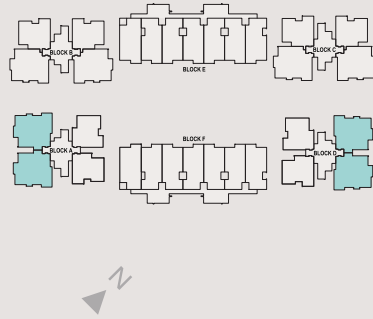
TYPE A1

3 bedrooms
unit area: 1213 sq.ft.
private lobby area: 93 sq.ft.
total area: 1306 sq.ft.

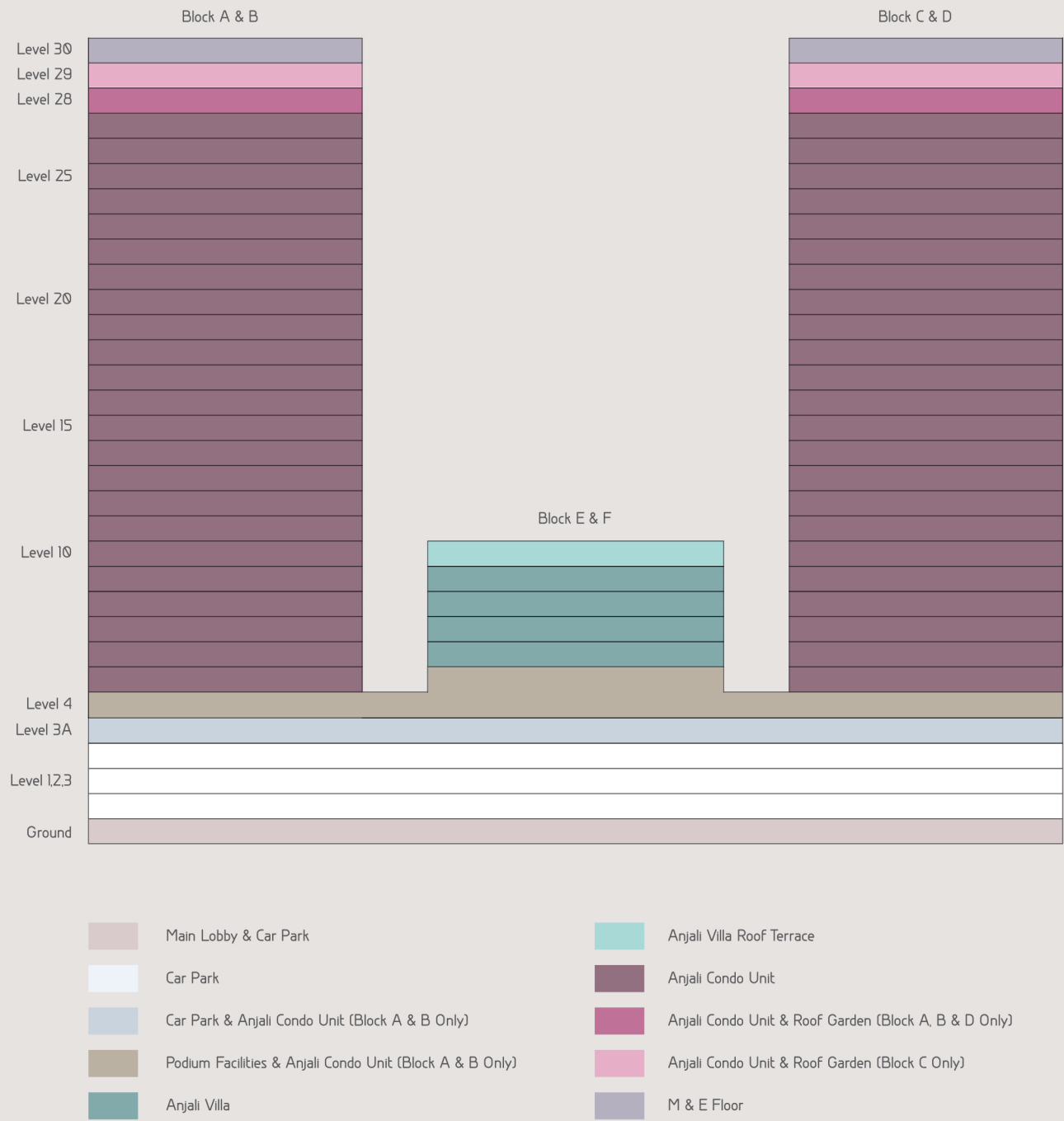


TYPE B1

Dual Key
3 bedrooms + utility
unit area: 1694 sq.ft.
private lobby area: 162 sq.ft.
total area: 1856 sq.ft.



SECTION PLAN



BUILDING SPECIFICATION

All drawings are subject to variation, modification & substitution as recommended by the Architect and/or directed by the Appropriate Authority.

Structure	Reinforced Concrete (RC) Structure				
Walls	RC Walls / Masonry Walls				
Roof	Reinforced Concrete Flat Roof / Metal Roof				
Fencing	Brick / RC /Metal fencing				
Ceiling	Living / Dining	Skim Coat / Plaster Board (where applicable) & Paint			
	Kitchen	Skim Coat / Plaster Board (where applicable) & Paint			
	Foyer	Skim Coat / Plaster Board (where applicable) & Paint			
	Bedrooms	Skim Coat / Plaster Board (where applicable) & Paint			
	Bathrooms / Powder Room	Skim Coat / Plaster Board (where applicable) & Paint			
	Balcony / Terrace	Skim Coat / Cement Sand Plaster & Paint			
	Others	Skim Coat / Plaster Board (where applicable) & Paint			
Windows	Internal	Powder Coated Aluminum Framed Window with Tinted Glass			
	External	Powder Coated Aluminum Framed Window with Tinted Glass			
Doors	Main Entrance	Solid Timber Door			
	Balcony	Powder Coated Aluminum Framed Sliding Door with Tinted Glass			
	Bedrooms	Timber Flush Door			
	Bathrooms	Timber Flush Door / Glass Door (where applicable)			
	Others	Timber Flush Door			
	Ironmongery	Quality Locksets and Ironmongery to all Doors			
Floor Finishes	Living / Dining	Homogeneous Tiles			
	Powder Room	Porcelain / Homogeneous Tiles			
	Kitchen	Porcelain / Homogeneous Tiles			
	Master Bathroom	Homogeneous Tiles			
	Common Bathrooms	Homogeneous Tiles			
	Master Bedroom	Laminated Timber Flooring with Skirting			
	Common Bedrooms	Laminated Timber Flooring with Skirting			
	Utility Room / Store	Porcelain / Homogeneous Tiles			
	Balcony / Terrace	Porcelain / Homogeneous Tiles			
	Yard	Porcelain / Homogeneous Tiles			
Wall Finishes	Internal	Skim Coat / Cement Sand Plaster (where applicable) & Paint			
	Kitchen	Porcelain / Homogeneous Tiles (where applicable)			
	Common Bathrooms	Porcelain / Homogeneous Tiles (where applicable)			
	Master Bathroom	Porcelain / Homogeneous Tiles (where applicable)			
	External	Skim Coat with Paint / Cement Sand Plaster (where applicable)			
Sanitary Wares & Fittings		A	A1	B	B1
	Wash Basin	2	2	3	3
	Wall Hung Basin	0	0	1	1
	Water Closet	2	2	4	4
	Basin Tap	2	2	4	4
	Sunken Bath	1	1	1	1
	Rain Shower	1	1	1	1
	Hand Shower	2	2	4	4
	Hand Bidet	2	2	4	4
	Toilet Paper Holder	2	2	3	3
	Kitchen Sink	1	1	1	1
	Kitchen Tap	1	1	1	1
		A	A1	B	B1
	Lighting Point	20	20	26	26
	Power Point	21	21	25	25
Ceiling Fan Point	4	4	4	4	
Water Heater Point	2	2	3	3	
Hood Point	1	1	1	1	
Hob Point	1	1	1	1	
Air Conditioning Point	5	5	5	5	
Telephone Point	2	2	2	2	
Data Point	2	2	3	3	
SMATV Point	2	2	3	3	
Door Bell Point	1	1	1	1	
Apartment Intercom Set	1	1	1	1	
Additional Features	Fully Fitted Kitchen with Hood, Electrical Hob, Oven and Kitchen Cabinet				
	Air Conditioner Provided in Bedrooms, Living and Dining Area				
	Private Lift Lobby with Access Card Control				
	Water Heater for All Bathrooms Except Maid's Toilet				
	Sunken Bath in Master Bathroom				
	Dual Key Concept for All Type B & B1				