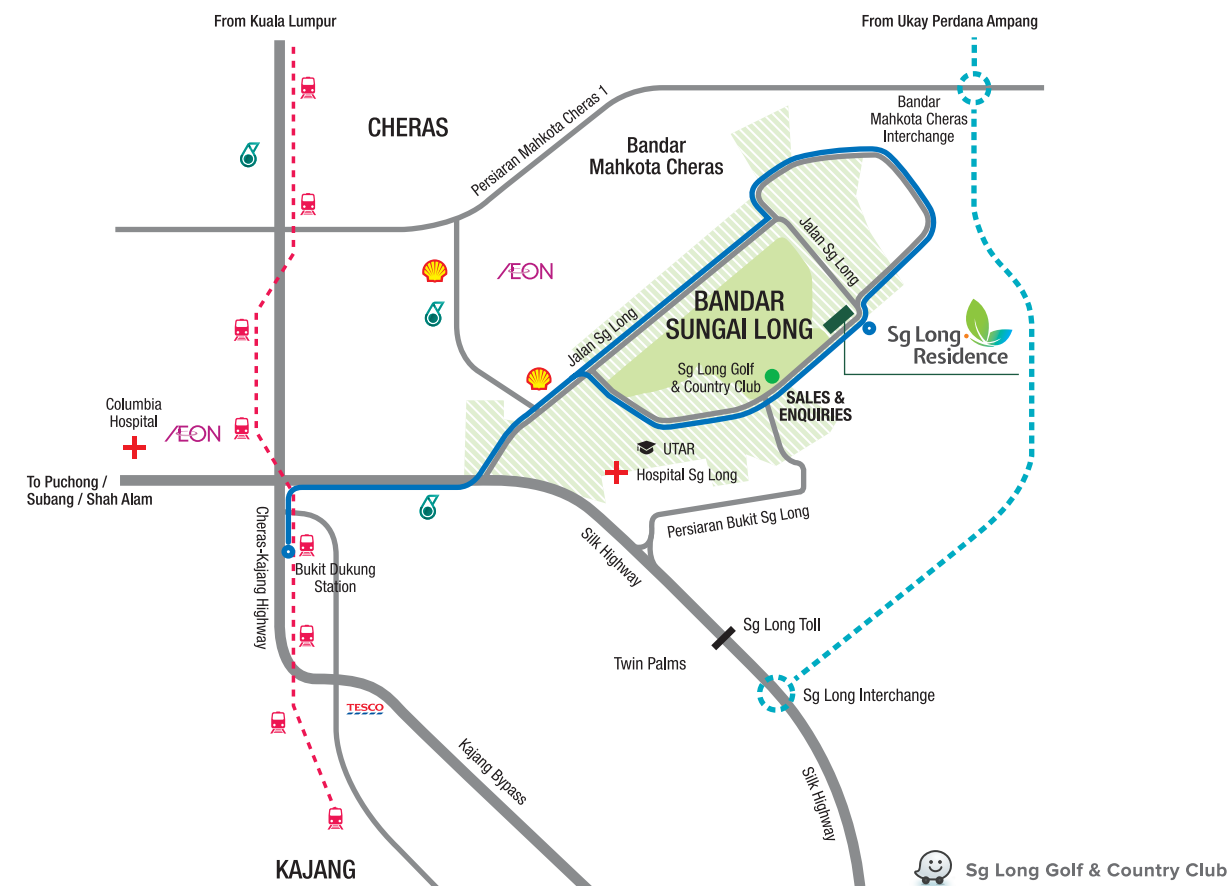




Absolute Connectivity ESPECIALLY  
WITH THE UPCOMING EKVE to Enhance  
Access to Eastern Klang Valley and KL  
Commercial Hubs

| Landmark                    | Distance |
|-----------------------------|----------|
| Sg Long Golf & Country Club | 200 M    |
| Sg Long Business Center     | 1 KM     |
| AEON Balakong               | 4 KM     |
| Cheras Central              | 10 KM    |
| Cheras Leisure Mall         | 11 KM    |
| Cheras Velocity             | 15 KM    |
| Pavillion                   | 19 KM    |
| KLCC                        | 19.5 KM  |

Legend

Under construction EKVE  
(Expected to be completed by 2019)

MRT Line

MRT Feeder Bus Route

MRT Bus Station

Developer:  
**SHL-M VENTURES SDN BHD** (1229704-V)

15th Floor, Wisma Sin Heap Lee, 346 Jalan Tun Razak, 50400 Kuala Lumpur  
Tel: (603)-2163 7766 Fax: (603)-2163 1422  
e-mail: shlm@shlcb.com.my

**SUNGAI LONG SALES GALLERY** ( Sungai Long Golf & Country Club )  
11 1/4 Miles Jalan Cheras, 43000 Kajang, Selanger Darul Ehsan  
Tel: 03-9076 2233 Fax: 03-9076 4581

For enquiries please call  
**03-9076 2233 / 03-2163 7788 / 012-232 9313**





Welcome to your dream home



Sheer Tranquility in your Private Sanctuary

## THE EXQUISITE SG LONG RESIDENCE

SG LONG RESIDENCE is the perfect opportunity for you to experience the SHL hallmark of fine living. Comprising prestigious qualities from facing bricks that are both elegant and low-maintenance to close proximity to club and town center. Enjoy the rare and valuable status of a Freehold / property showcasing water features and landscape works overlooking the Golf Club.

WHERE HOMES ARE BUILT THEN SELL



- 100% deposit on SPA & 90% upon completion
- No Bank Interest
- Choose your unit as you view it
- Protected from non-completion

\* Terms & conditions apply



Actual Photo - under construction



Mini Fountain



# A LIFE OF PLEASURE

There's something for everyone in the family, whether toddler, adult or grandparent. SG LONG RESIDENCE is a generous collection of amenities and recreational facilities. Not forgetting superb multi-tiered security from guarded surveillance to CCTV and IR card access that recognizes every vehicle both resident and visitor.

Ideal for the growing family, SG LONG RESIDENCE is surrounded by Kindergartens, Chinese Primary and Secondary schools. All are within walking distance while tertiary education is just a bus ride away. Here's where your next generation can start their lives from baby to professional all in one place... SG LONG RESIDENCE



Swimming Pool



Sg Long Residence Entrance



BBQ Pitt



Playground



Gym



# PRIVILEGES & CONVENIENCES GALORE

SG LONG RESIDENCE is a low rise condominium of 9 storey high, with built up from 1,399 sq.ft. Public transportation is available with MRT feeder bus station near your door step. SUNGAI LONG RESIDENCE is easily connected to Silk Highway, Kajang by pass and the soon completed EKVE Highway that brings you closer to all major hubs around Klang Valley and KL City Center.



UTAR Sg Long



Sg Long Business Center



AEON Mahkota Cheras



Sg Long Morning Market



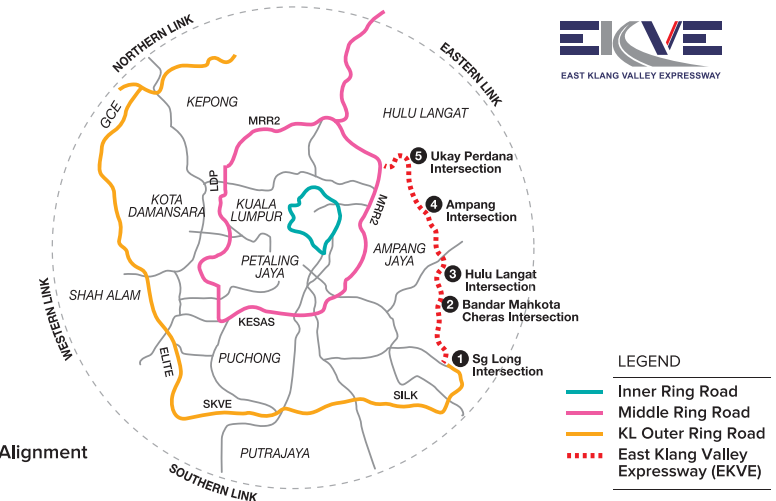
SJKC Bandar Sg Long



Sg Long Medical Center



East Klang Valley Expressway Alignment



# ALL YOUR NEEDS WITHIN EASY REACH

## THE CONVENIENCE OF MRT NEARBY SG LONG RESIDENCE:

1. Distance from Sg Long Residence to Batu Sembilan Cheras MRT => 4.8km
2. Distance from Sg Long Residence to Bukit Dukung MRT => 6km
3. Distance from Sg Long Residence to Bandar Tun Hussein Onn MRT => 7km

## THE CONVENIENCE OF HIGHWAYS NEARBY SG LONG RESIDENCE:

1. SILK Highway
2. GRAND SAGA Highway
3. EKVE Highway (expected completion 2019)



MRT Feeder Bus to Station MRT Bukit Dukung



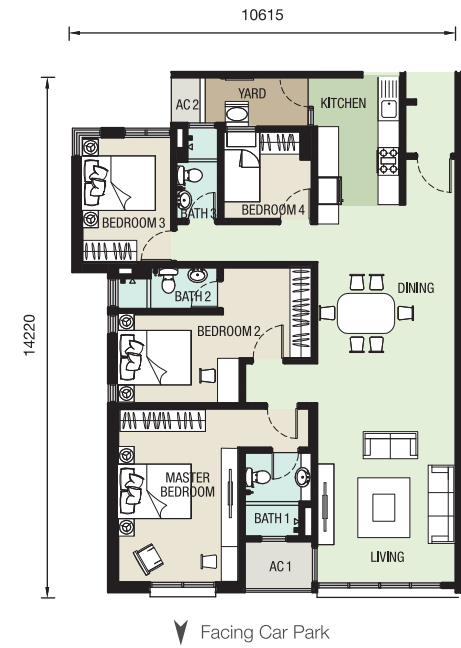
Grand Saga Highway



SILK Highway



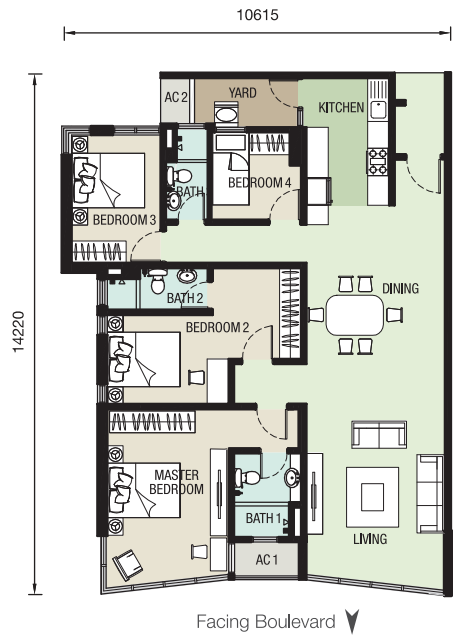
MRT Feeder Bus at door step



**GROUND FLOOR**

**Type 4R I**

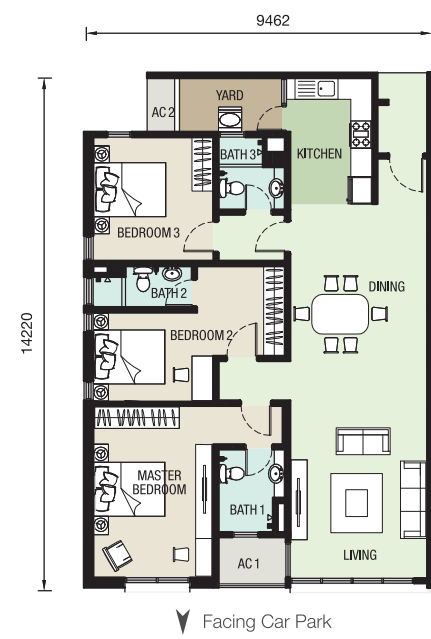
Built-up area: 1,453 sq.ft.  
4 Bedrooms & 3 Bathrooms



**GROUND FLOOR**

**Type 4R II**

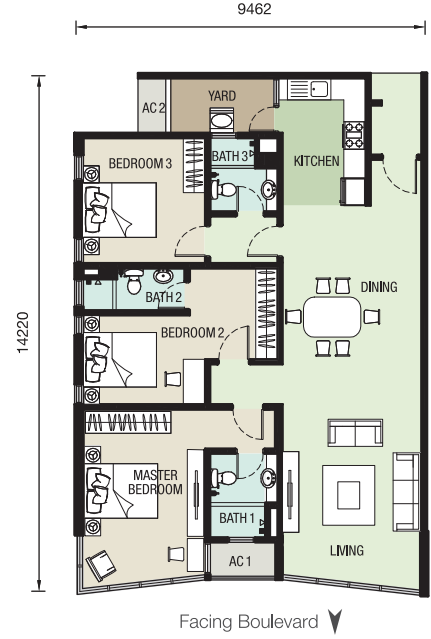
Built-up area: 1,442 sq.ft.  
4 Bedrooms & 3 Bathrooms



**GROUND FLOOR**

**Type 3R I**

Built-up area: 1,410 sq.ft.  
3 Bedrooms & 3 Bathrooms



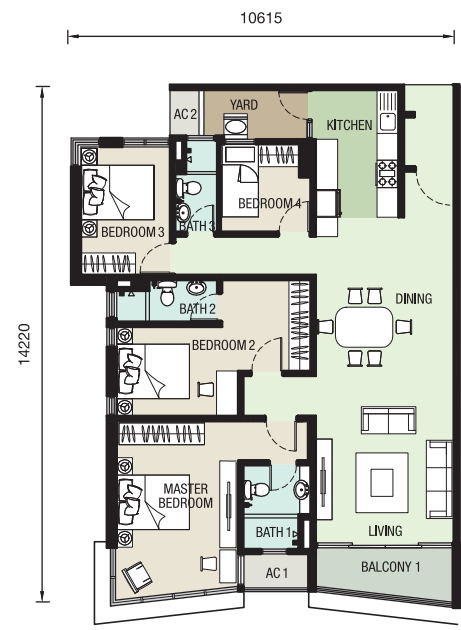
**GROUND FLOOR**

**Type 3R II**

Built-up area: 1,399 sq.ft.  
3 Bedrooms & 3 Bathrooms

**TYPE 4R**

**FLOOR PLAN**



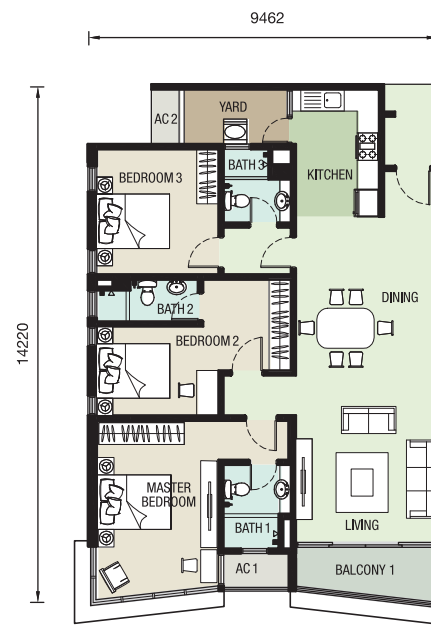
**1ST TO 8TH FLOOR**

**Type 4R III**  
(with balcony)

Built-up area: 1,442 sq.ft.  
4 Bedrooms & 3 Bathrooms  
Standard Unit (Typical Unit)



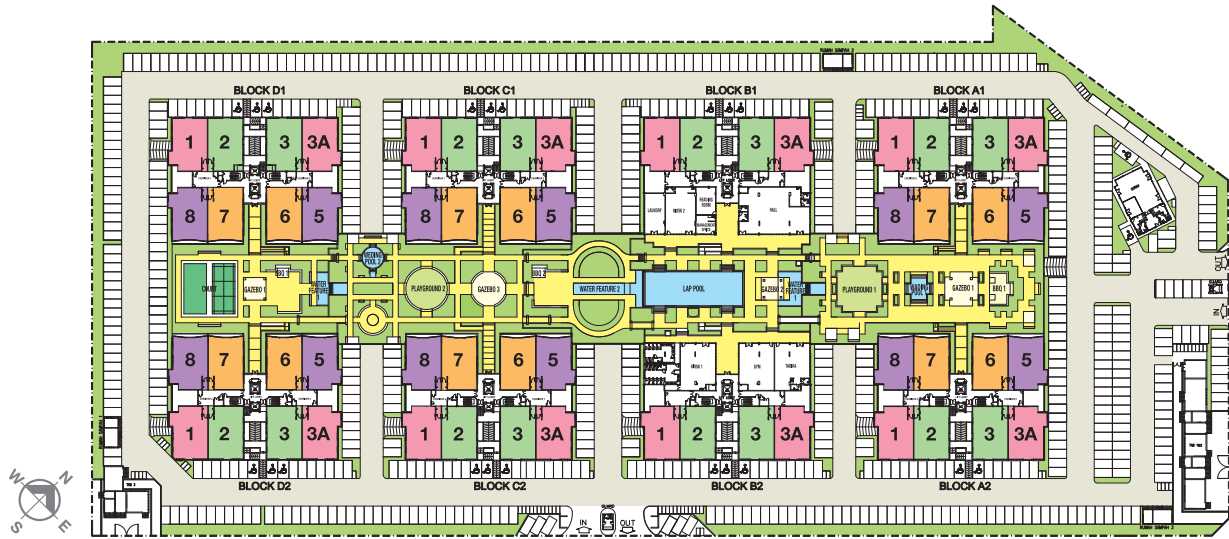
**TYPE 3R**



**1ST TO 8TH FLOOR**

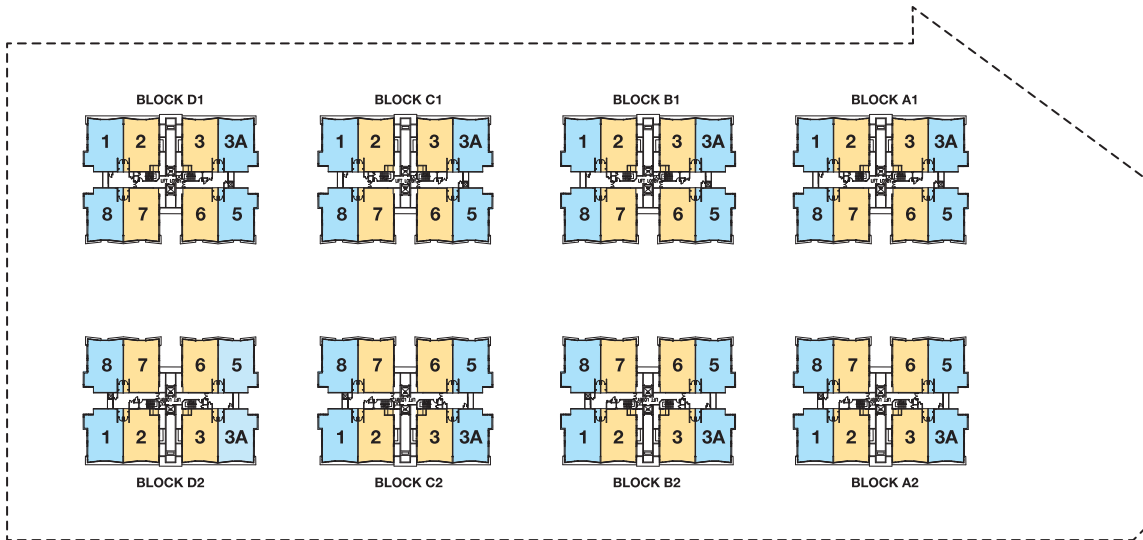
**Type 3R III**  
(with balcony)

Built-up area: 1,399 sq.ft.  
3 Bedrooms & 3 Bathrooms  
Standard Unit (Typical Unit)



GROUND FLOOR

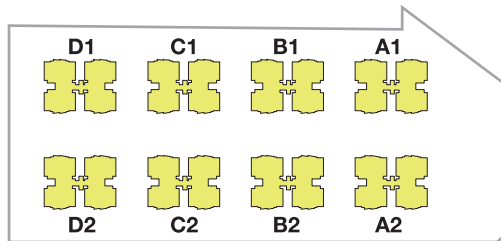
## SITE PLAN



1ST TO 8TH FLOOR

| 4 BEDROOMS (4R)                                                                                | Built up     | Floor        | Facing    |
|------------------------------------------------------------------------------------------------|--------------|--------------|-----------|
|  Type 4R I  | 1,453 sq.ft. | Ground Floor | Car Park  |
|  Type 4R II | 1,442 sq.ft. | Ground Floor | Boulevard |
| 3 BEDROOMS (3R)                                                                                |              |              |           |
|  Type 3R I  | 1,410 sq.ft. | Ground Floor | Car Park  |
|  Type 3R II | 1,399 sq.ft. | Ground Floor | Boulevard |

| 4 BEDROOMS (4R)                                                                                   | Built up     | Floor            | Facing             |
|---------------------------------------------------------------------------------------------------|--------------|------------------|--------------------|
|  Type 4R III  | 1,442 sq.ft. | 1st to 8th Floor | Car Park/Boulevard |
| 3 BEDROOMS (3R)                                                                                   |              |                  |                    |
|  Type 3R III | 1,399 sq.ft. | 1st to 8th Floor | Car Park/Boulevard |



KEY PLAN

## SPECIFICATIONS

### STRUCTURE AND FOUNDATION

- Reinforce concrete frame and slab

### WALL

- External wall with facing brick cladding
- Internal wall with common bricks, plastered

### ROOF

- Clay roof tiles on light weight steel roof trusses / reinforced concrete flat roof

### CEILING FINISHES

- Plaster ceiling to apartment unit (internal) at highest floor
- Skim coat & painting to concrete soffit
- Painting to plastered concrete soffit

### FLOOR FINISHES

- Living & Dining
- Master Bedroom
- Other bedrooms
- Master Bathroom
- Kitchen
- Bathrooms 2 & 3
- Yard & Balcony
- Entrance, outside main door
- A/c area
- Porcelain tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Cement render

### WALL FINISHES

- External wall
- Kitchen
- Master Bathroom
- Bathroom 2 & 3
- Other internal walls
- Facing brick generally, plastered & paint on some exposed beam & columns
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles
- Emulsion paint

### DOORS

- Lockset
- Entrance
- Bedroom
- Bathrooms
- Kitchen
- Living room
- Quality cylindrical lockset
- Fire door
- Timber flushed door
- Timber flush door
- Timber flush door
- Aluminium sliding door and glass (1st -8th floor)

### WINDOWS

- Kitchen
- Bathrooms
- Bedroom
- Living room
- Adjustable glass louvred window
- NA aluminium top hung with clear glass
- NA aluminium casement window with clear glass
- Aluminium sliding door and glass (Ground floor)

### SANITARY INSTALLATION

- Seating WC
- Wash hand basin
- Toilet roll holder
- Soap tray
- Shower rose
- Basin tap
- Bib tap
- Tempered glass shower screen
- PVC shower screen
- Culture marble top
- Kitchen concrete table top with tiles finished and door below, no top hung unit (2.6m length only)
- Single bowl single drainer
- Kitchen sink
- Kitchen sink tap
- 3 Nos.
- 3 Nos.
- 3 Nos.
- 3 Nos.
- 3 Nos.
- 3 Nos.
- 3 Nos.
- 1 No.
- 2 Nos.
- 1 No.
- 1 No.
- 1 No.

### ELECTRICAL INSTALLATION

- 13 Amp socket point
- Single socket
- Double socket
- Fan point
- Television point
- Telephone point
- Air-cond point & piping
- Water heater point
- 15 Nos.
- 1 No.
- 3 Nos.
- 2 Nos.
- 1 No.
- 4 Nos.
- 3 Nos.

### ANCILLARY BUILDINGS

#### FLOOR FINISHES

- Maintenance Office, Kiosk, Reading Room, Tadika, General Store & Changing Room
- Surau
- Common Area
- Lobby
- Staircase
- Ceramic tiles
- Carpet
- Ceramic tiles
- Ceramic tiles
- Ceramic tiles

#### DOORS

- Ducting & M&E Room
- Plywood flush door

#### Window & glass door, powder coated aluminium, frame