



GreenePark

VILLAGE

Greater KL South

No longer a sleepy hollow:

The Green Heartland has plenty to offer now

Semenyih is located south of Greater KL just outside Kajang and falls within the jurisdiction of the Kajang Municipal council of the Hulu Langat district.

With robust development taking place, Semenyih is steadily revealing its charm to homebuyers and property investors as the next hotspot for property development growth in the southern corridor of Klang Valley and is well on the road to discarding its label as Kajang's backyard.

According to the Kajang municipal council, Semenyih is 23,616 per square kilometres in size. The council's data also show that Semenyih has a healthy population of 92,491 people.

Semenyih is a liveable place with lots of good food and a good living environment as well as amenities for daily needs including wet markets, supermarkets such as The Store, Eonsave and Mydin, as well as a Tesco supermarket.

Semenyih is no doubt emerging as a key area with plenty of potential for development. This is due to relatively reasonable land prices compared to Kuala Lumpur City Centre, giving developers an option to plan, manipulate or even inject new ideas into their development strategies as there is an adequate supply of land.

The vicinity area of Semenyih and Kajang boast over 80 convenience stores, 30 supermarkets and 10 shopping malls to satisfy any shopping needs. The sister cities of Kajang and Semenyih and their surrounding neighbourhoods are home to 90 educational institutions; over 90 medical facilities; 70 bank facilities, over 70 petrol stations, providing convenience for journey throughout the network of highways. Recreational facilities are necessary for a healthy lifestyle and the sister cities have recreational facilities for golfing, fishing, paintball activities and fitness centres, and picturesque parks.

Indeed, Kajang and Semenyih will have absolutely no trouble in satisfying the basic needs of their residents and will continue to do so as they are rapidly developing.

Semenyih — a former mining and rubber plantation village — has brought fortune to the locals and will remain their "little golden mountain" in the southern corridors of Selangor.

MAJOR LANDMARKS + ATTRACTIONS

- Broga Hill
- Gunung Tok Wan
- Nottingham University Malaysia Campus
- Sungai Congkak Recreational Forest
- Sungai Gabai Waterfall
- Batangsi Waterfall
- Tekala Recreational Forest
- Sungai Lalang Hotspring
- Semenyih Eco Venture Resort
- Paradise Valley Resort
- Sukida Resort
- Asli Farm Resort
- Excel Training Resort
- Outbac Broga
- Ostrich Wonderland
- Rabbit Fun Land
- Ladybird Organic Farm
- Achuan Durian Orchard

MAJOR DEVELOPMENTS

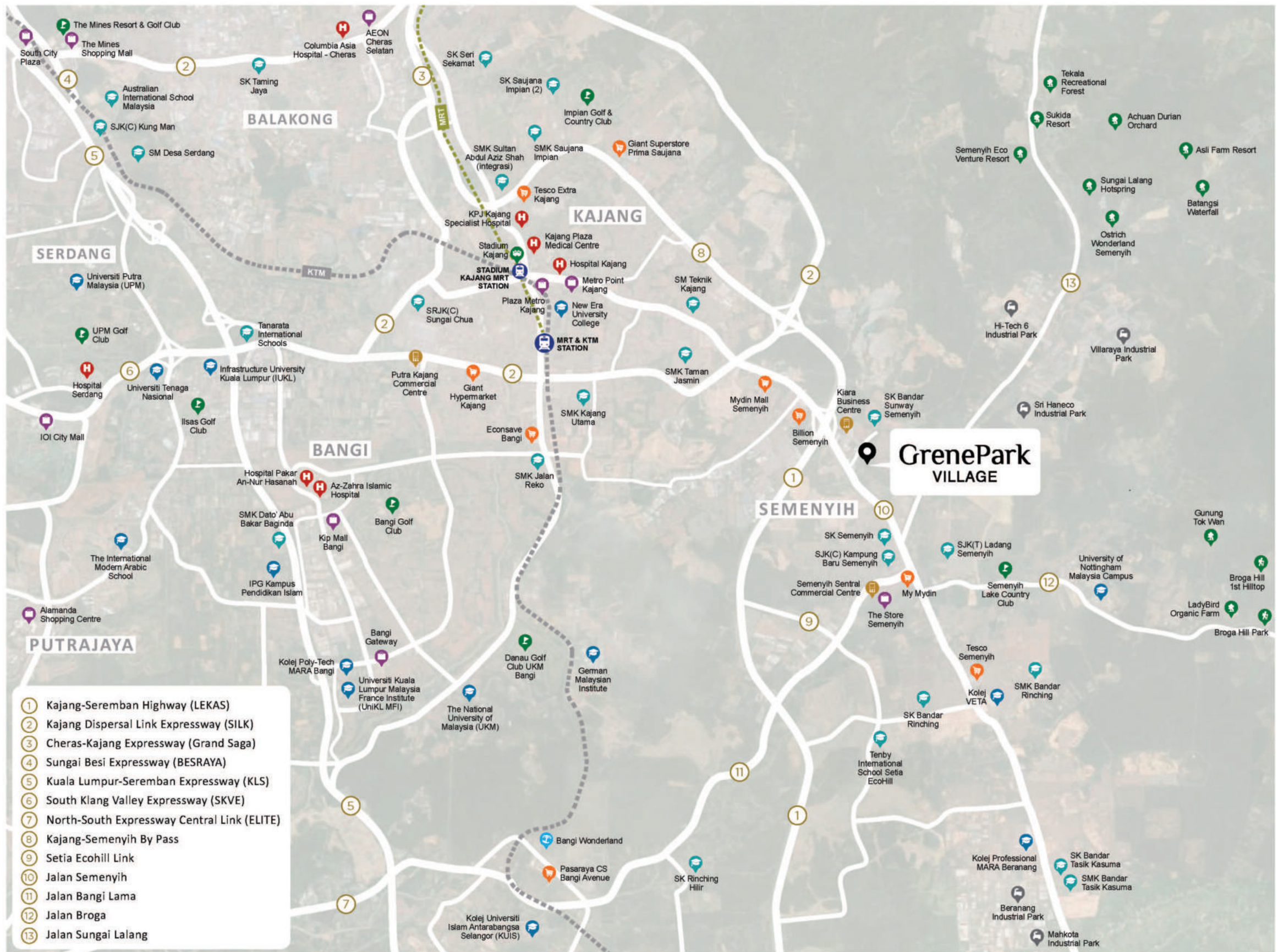
- Setia Eco Hill 1 & 2
- Eco Majestic
- Eco Forest
- Mahkota Hills
- Albury Mahkota Hills
- Diamond City
- Sempurna Heights
- Mutiara Hills
- Serene Heights
- Kajang East
- Tropicana Heights
- Kajang 2
- Hill Park
- IOI Resort City
- Twin Palms
- Bandar Puteri Bangi
- Kaseh Heights
- Bandar Tasik Kesuma
- Pelangi Semenyih
- Bandar Sunway Semenyih
- Bandar Rinching
- Taman Tasik Semenyih
- Bayu Lakehomes
- Bandar Sri Putra
- Nadayu 92
- Jade Hill
- Southville City
- Kajang Perdana
- Saujana Impian
- Bandar Bukit Mahkota
- Alam Sari Bangi
- Bandar Teknologi Kajang

ACCESSIBILITY

- Kajang-Seremban Highway (LEKAS)
- Kajang Dispersal Link Expressway (SILK)
- Cheras-Kajang Expressway (Grand Saga)
- Sungai Besi Expressway (BESRAYA)
- Maju Expressway (MEX)
- Kuala Lumpur-Seremban Expressway (KLS)
- South Klang Valley Expressway (SKVE)
- North-South Expressway Central Link (ELITE)

MRT & KOMUTER STATIONS

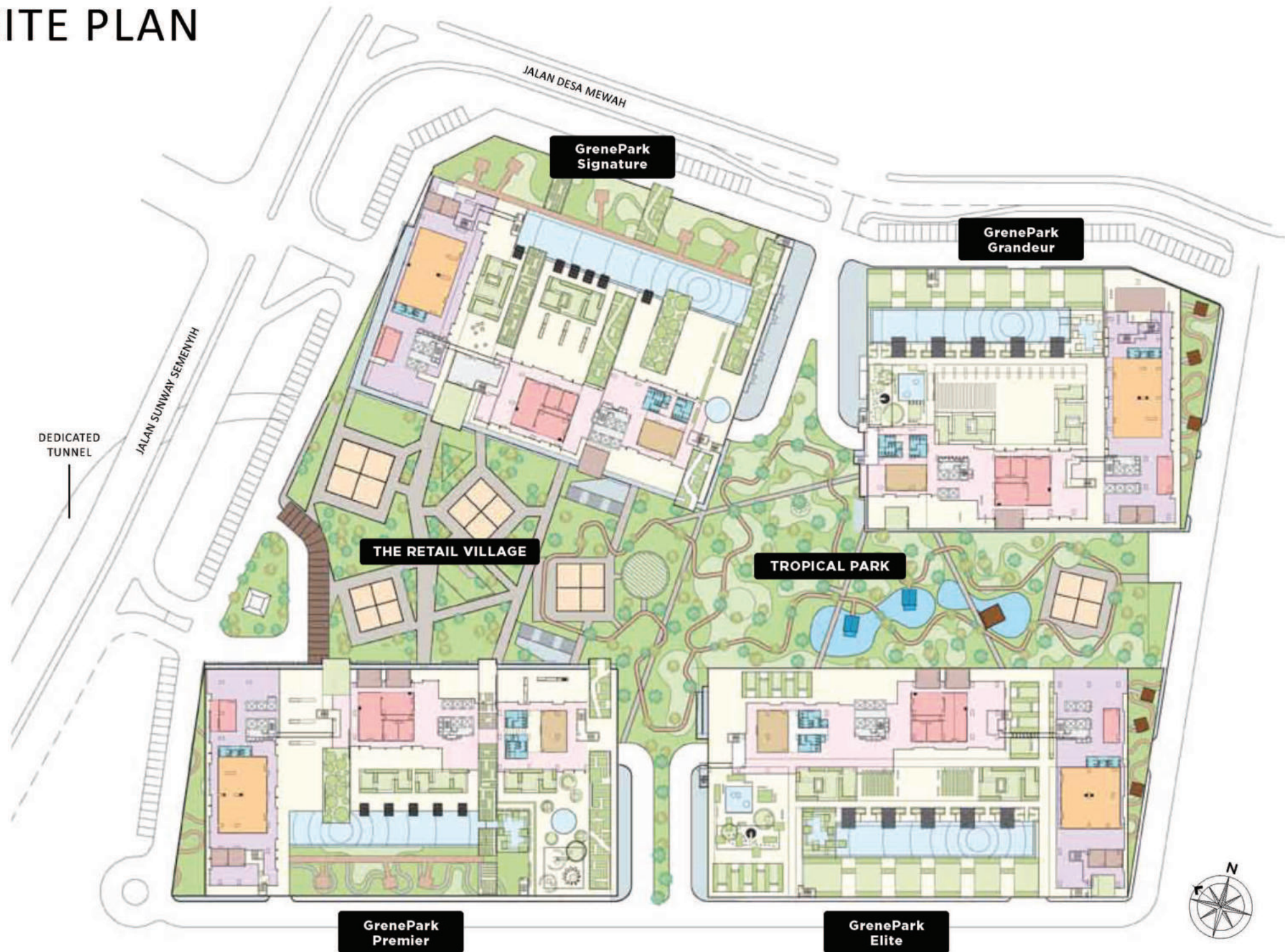
- Kajang MRT Station
- Stadium Kajang MRT Station
- Kajang Komuter Station



The map illustrates the geographical layout of the Kajang area, including its major roads and surrounding regions. Key features include:

- Towns and Districts:** Kajang, Semenyih, Bangi, Putrajaya, Cheras, Batu 9, Cyberjaya, and Dengkil.
- Major Roads:** Silk Highway, MEX Highway, Dengkil Bypass, Jalan Kajang - Dengkil, and various local roads like Jalan Reko and Jalan Broga.
- Landmarks and Developments:** IOI Resort City, University of Nottingham Malaysia, Eco Forest, and various residential areas like Jade Hill, Country Heights, and Bandar Sri Putra.
- Geographical Features:** The map shows the proximity to the Klang River and the surrounding forested areas.

SITE PLAN



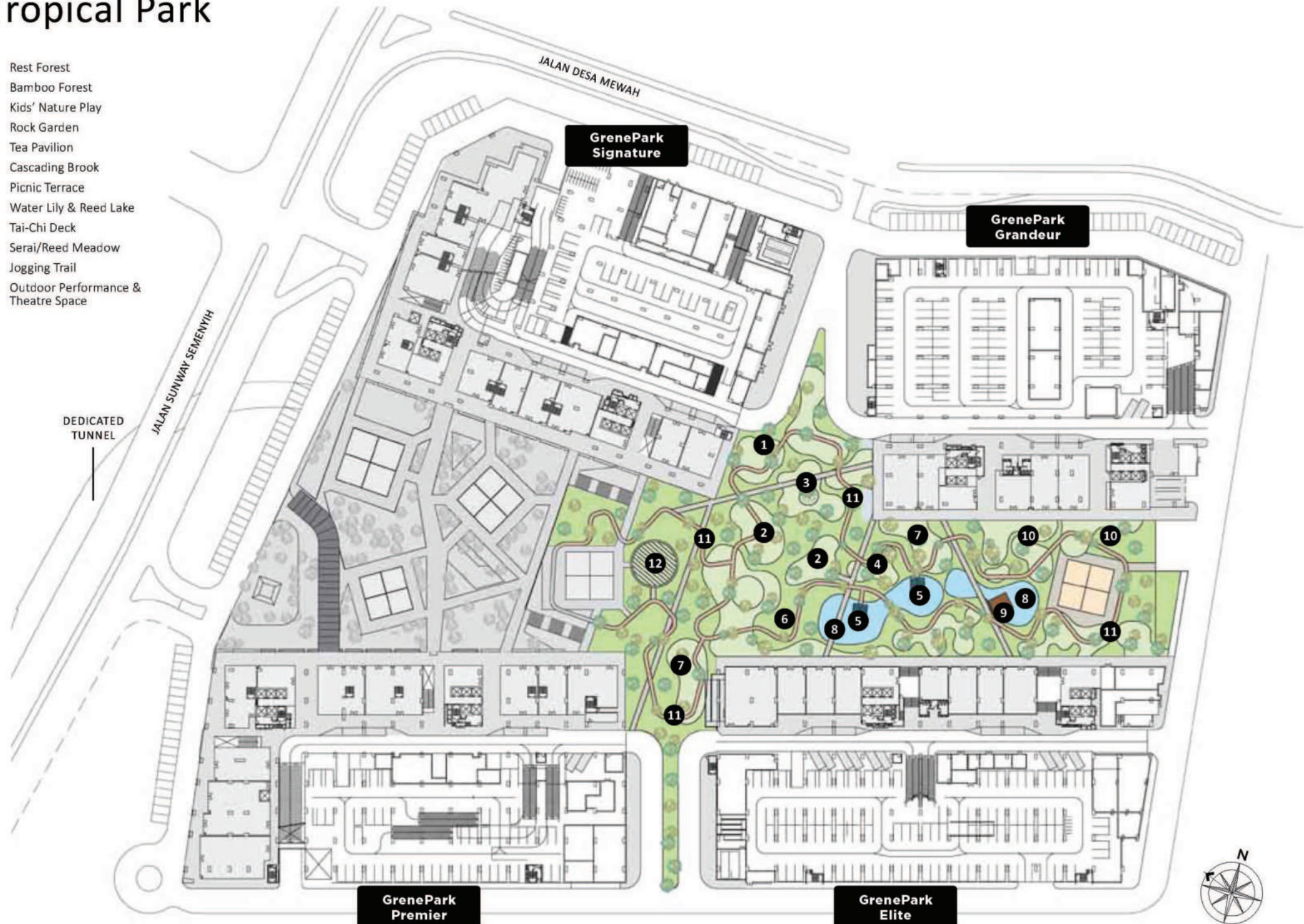
The Retail Village

- 1 F&B Pavilion
- 2 Supermarket
- 3 F&B Terrace
- 4 Raintree Court
- 5 Pebble Court/
Picnic Area
- 6 Retail Shops
- 7 Covered Connection
- 8 Entrance Statement

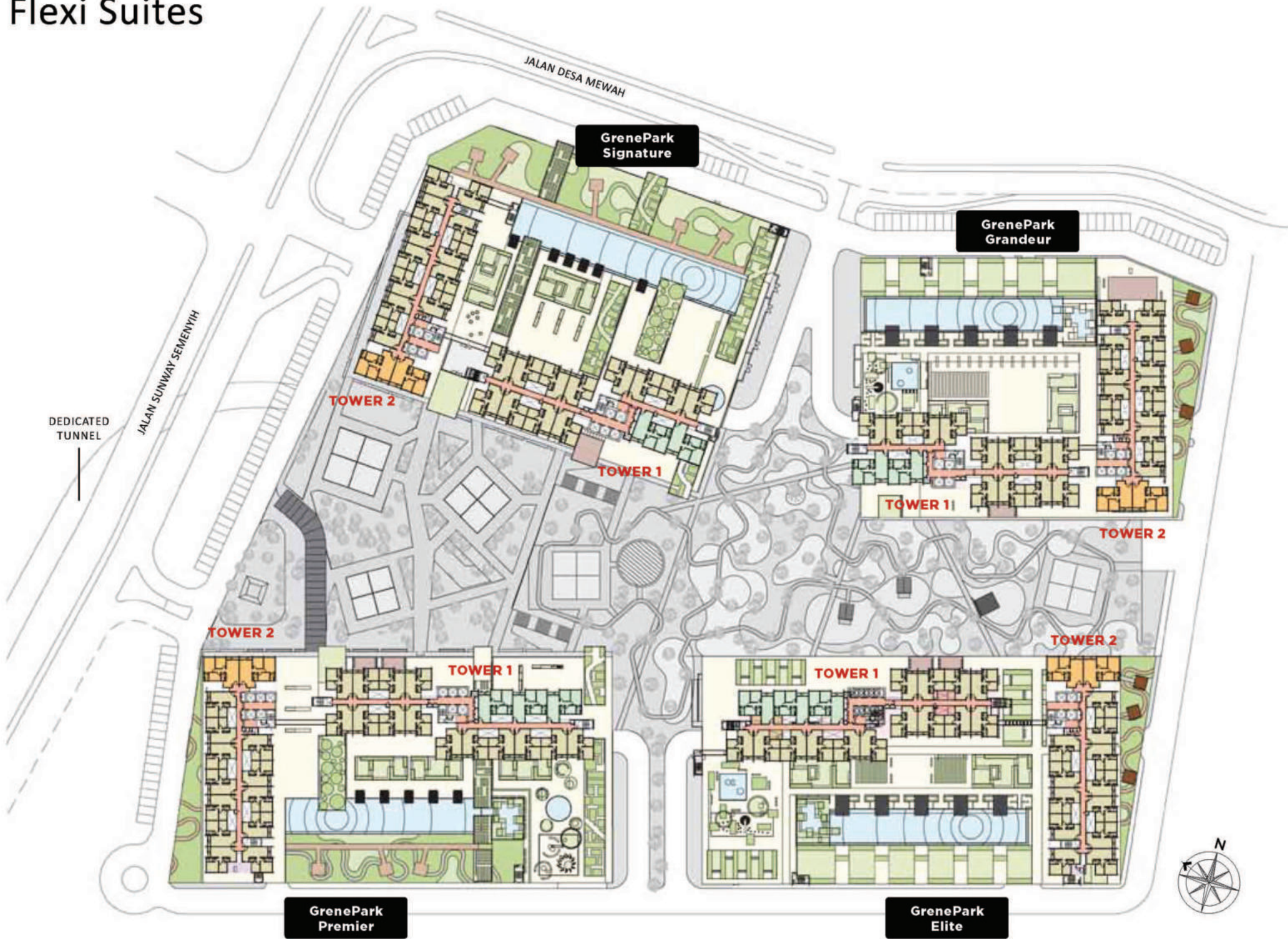


Tropical Park

- 1 Rest Forest
- 2 Bamboo Forest
- 3 Kids' Nature Play
- 4 Rock Garden
- 5 Tea Pavilion
- 6 Cascading Brook
- 7 Picnic Terrace
- 8 Water Lily & Reed Lake
- 9 Tai-Chi Deck
- 10 Serai/Reed Meadow
- 11 Jogging Trail
- 12 Outdoor Performance & Theatre Space



Flexi Suites



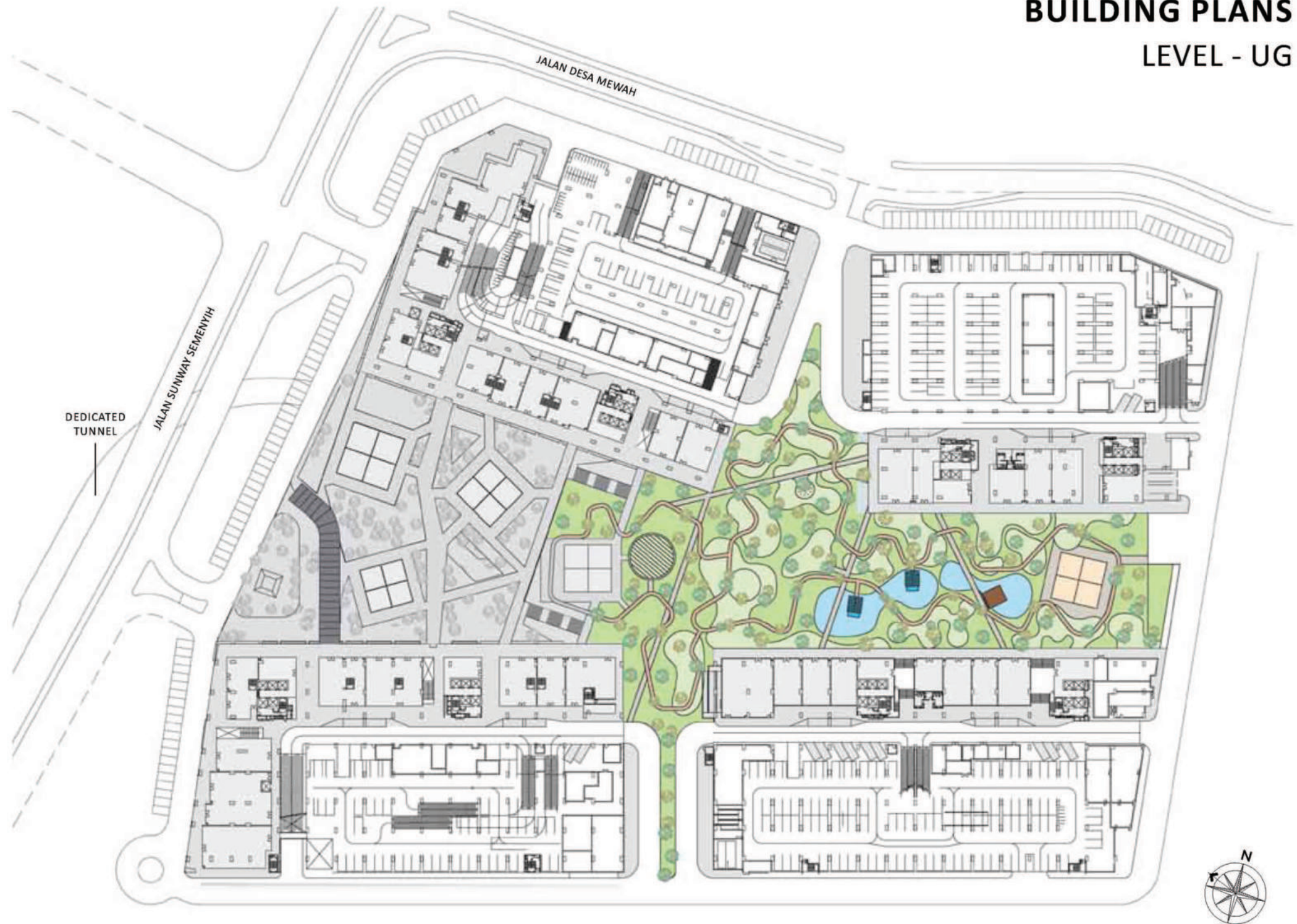
BUILDING PLANS

LEVEL - G



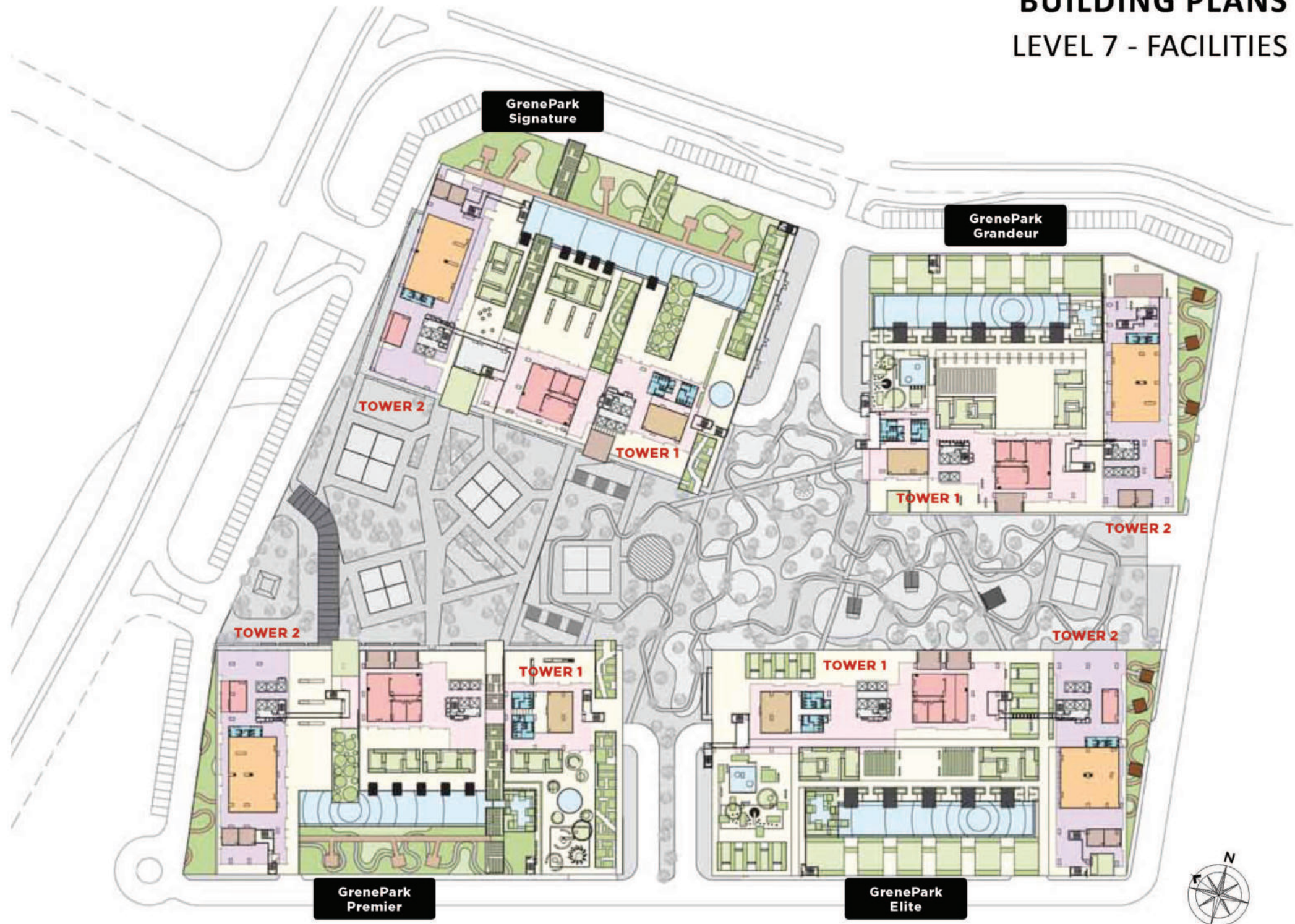
BUILDING PLANS

LEVEL - UG



BUILDING PLANS

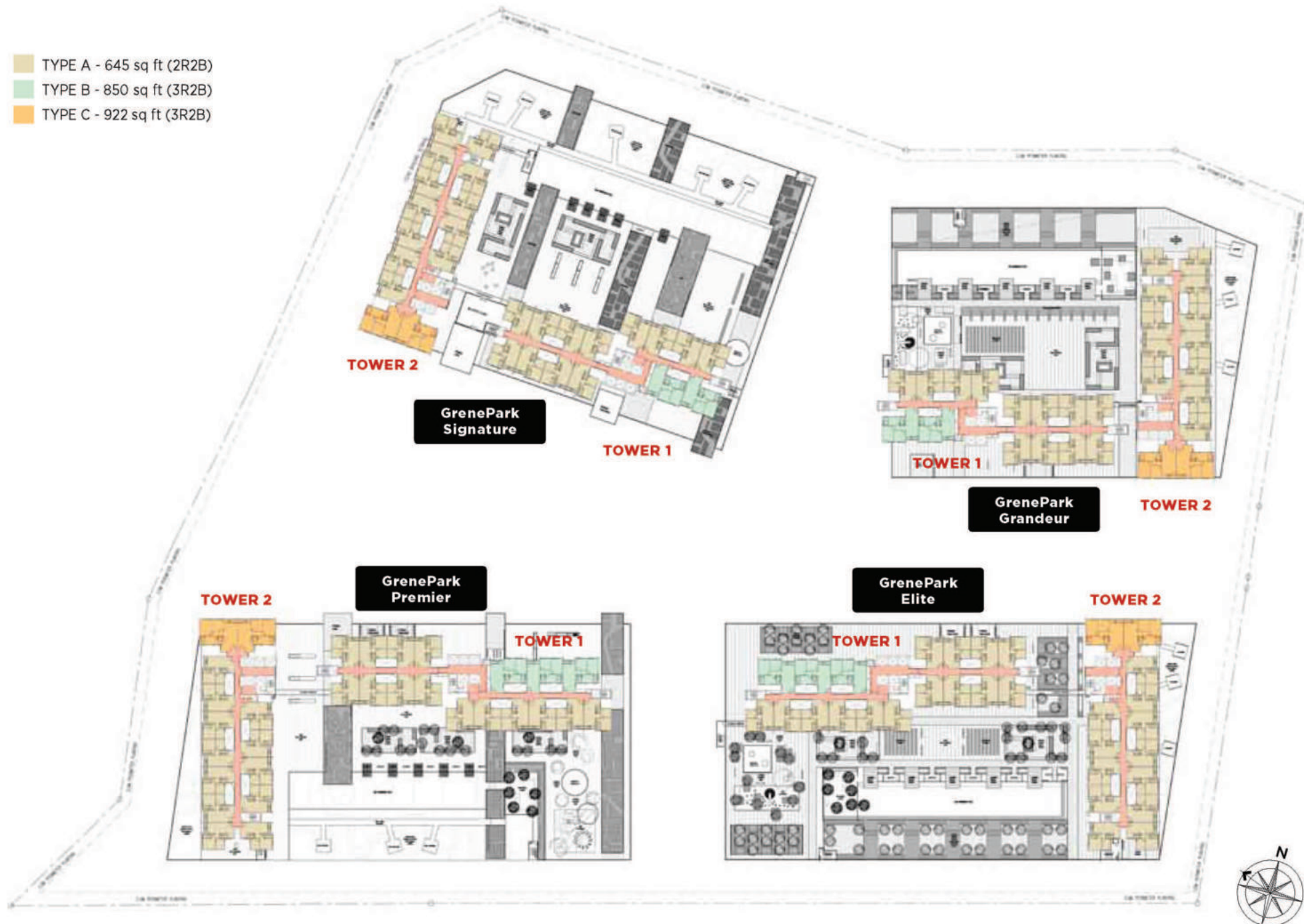
LEVEL 7 - FACILITIES

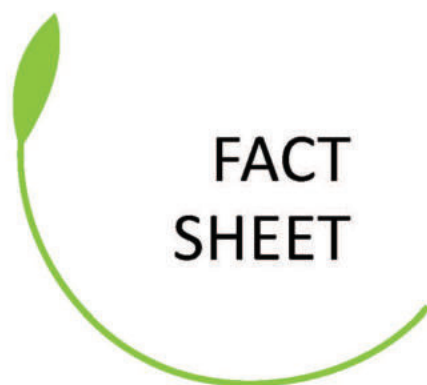


BUILDING PLANS

LEVEL 8 - 41

- TYPE A - 645 sq ft (2R2B)
- TYPE B - 850 sq ft (3R2B)
- TYPE C - 922 sq ft (3R2B)





FACT SHEET

Developer	Sanctuary Cove Sdn. Bhd. (A Wholly Owned Subsidiary of Paragrene Land Sdn. Bhd.)
Development Component	Mix Development:- <ul style="list-style-type: none"> • The Retail Village • Tropical Park • Fully Furnished, Move-in Ready Flexi Suites • Office Suites
Development Breakdown	<ul style="list-style-type: none"> • Level G – The Retail Village & car park • Level UG – The Retail Village, Tropical Park & car park • Level 1 to 6 – car park • Level 7 – Facilities Podiums • GrenePark Signature, Tower 1 & 2 – Flexi Suites/Office Suites • GrenePark Premier, Tower 1 & 2 – Flexi Suites/Office Suites • GrenePark Grandeur, Tower 1 & 2 – Flexi Suites/Office Suites • GrenePark Elite, Tower 1 & 2 – Flexi Suites/Office Suites
The Retail Village	Total lettable nett area: 14,864.47 sm / 160,000 sf
Flexi Suites	3,528 units <ul style="list-style-type: none"> • GrenePark Signature: Tower 1 (446 units) – Level 8 to 39 Tower 2 (362 units) – Level 8 to 33 • GrenePark Premier: Tower 1 (474 units) – Level 8 to 35 Tower 2 (473 units) – Level 8 to 41 • GrenePark Grandeur: Tower 1 (362 units) – Level 8 to 33 Tower 2 (446 units) – Level 8 to 39 • GrenePark Elite: Tower 1 (575 units) – Level 8 to 41 Tower 2 (390 units) – Level 8 to 35 <p>Type of Flexi Suites/Office Suites units, built-up area and no. of Bedroom (R) & Bathroom (B):</p> <ul style="list-style-type: none"> • Type A (2,986 units) – 60.0 sm / 645 sq ft (2R/2B) • Type B (302 units) – 79.0 sm / 850 sq ft (3R/2B) • Type C (240 units) – 86.0 sm / 922 sq ft (3R/2B)
Land Particular	Lot: 240, 900 & 1137 No. Hakmilik: 1431, 44541 & 50499 Mukim : Semenyih Daerah: Hulu Langat Negeri: Selangor
Land Area	716,997.60 sq ft / 16.46 acres (approximate)
Land Tenure	Freehold - Commercial
Land Encumbrances	CIMB Bank Berhad

GrenePark Village, Greater KL South

CAREFULLY
crafted
FOR A
new
GENERATION



THE RETAIL VILLAGE

The new social place of Greater KL South - a place where people can meet, rest, dine, shop and play, in the setting of a lush tropical park.

Core features:

- F&B Pavilions
- Supermarket
- F&B Alfresco Terrace
- Retail Shops
- Free WiFi Hotspot



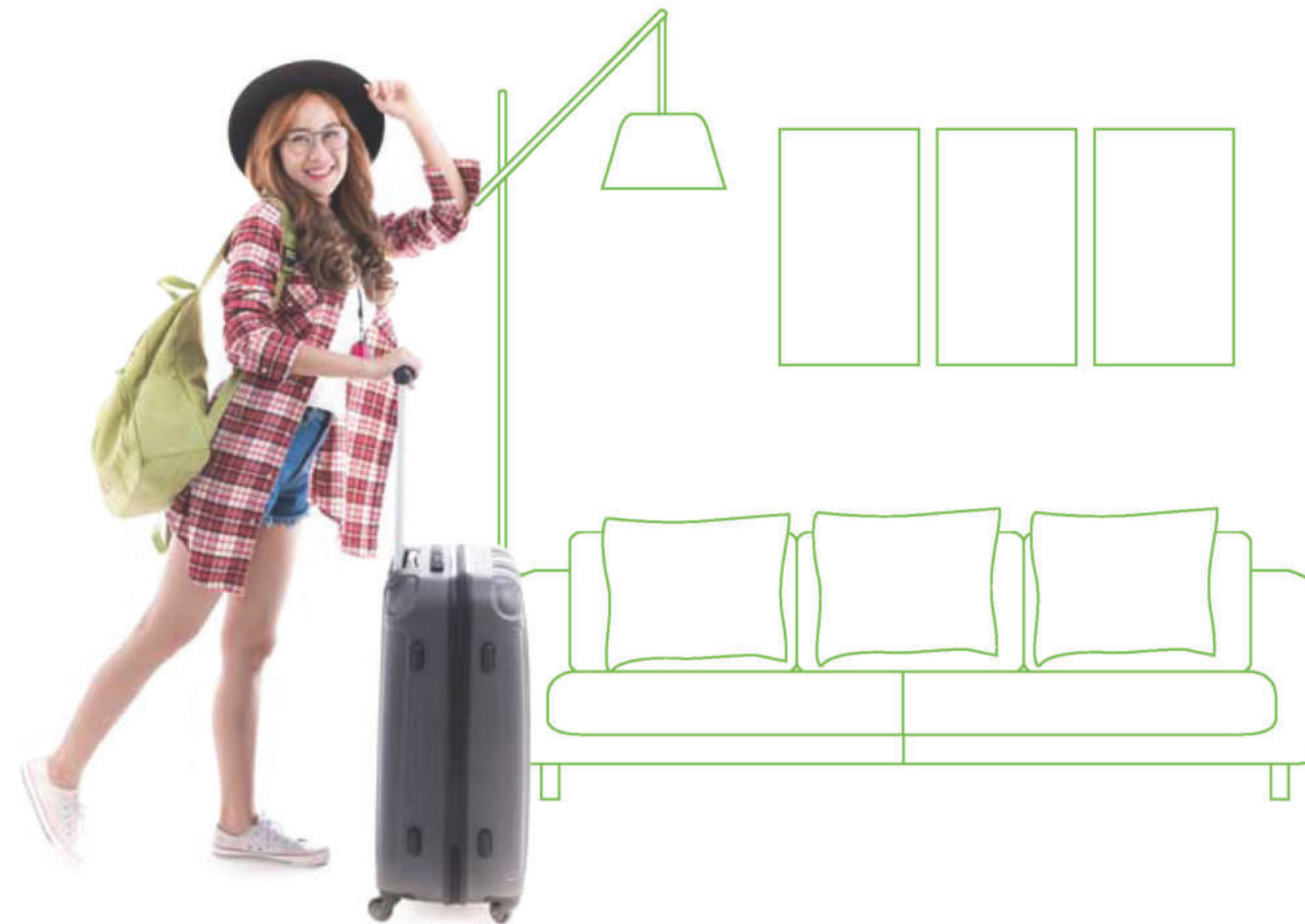
TROPICAL PARK

A panoramic view of waves of lush greenery, the park consists of Rest Forest, Bamboo Forest, Rock Garden, Tea Pavilions, Tai-Chi Deck, Water Lily & Reed Lake, Cascading Brook, Outdoor Performance & Theatre Space, Serai/Reed Meadow, Picnic Terrace, Kids' Nature Play, Jogging Trail and Free WiFi Hotspot.

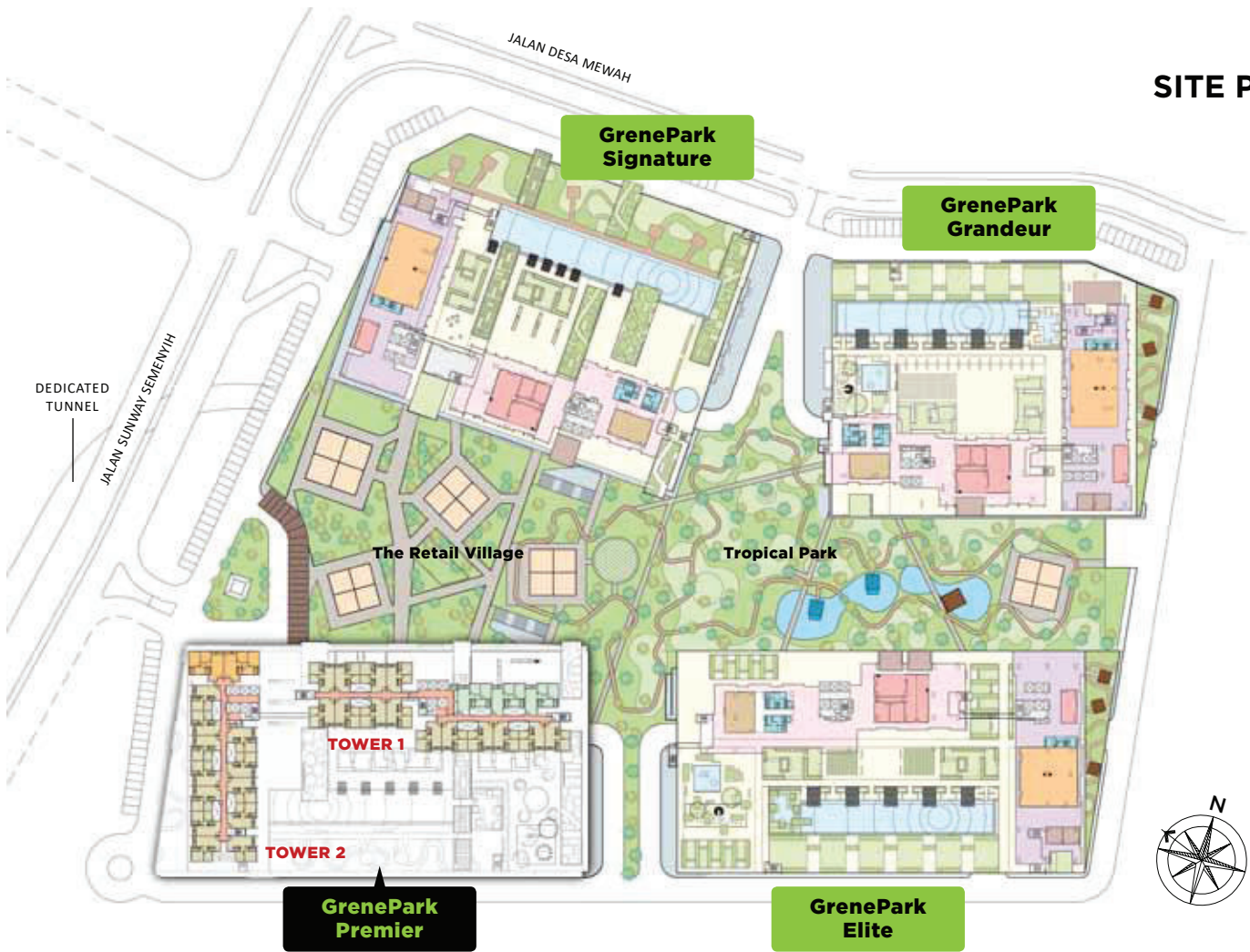




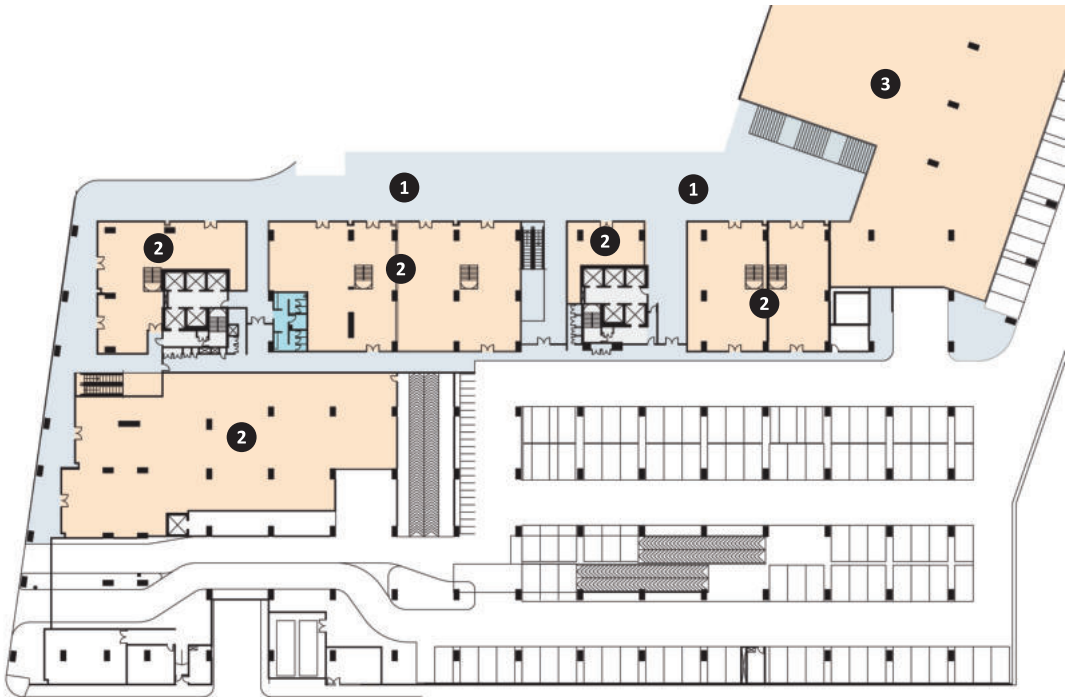
GRENEPARK **premier**



SITE PLAN

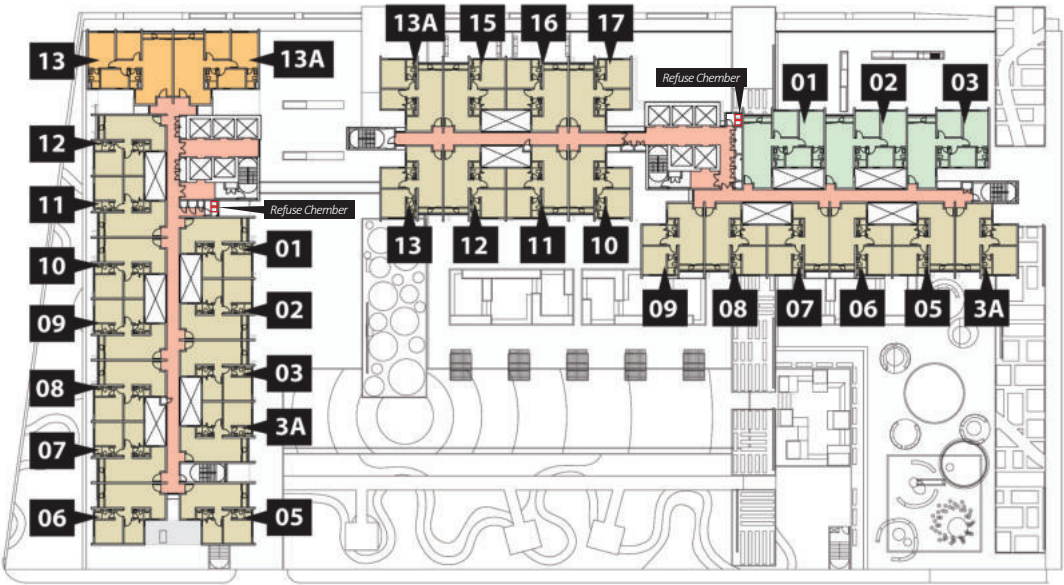


GROUND FLOOR PLAN



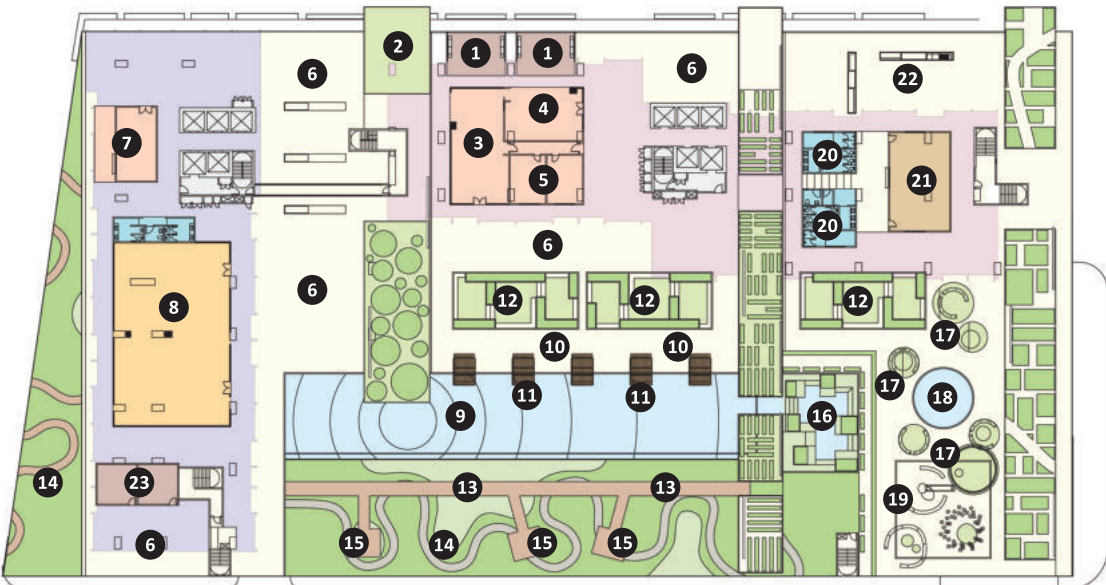
- 1 F&B terrace
- 2 Retail shop
- 3 Supermarket

TYPICAL FLOOR PLAN



- TYPE A
- TYPE B
- TYPE C

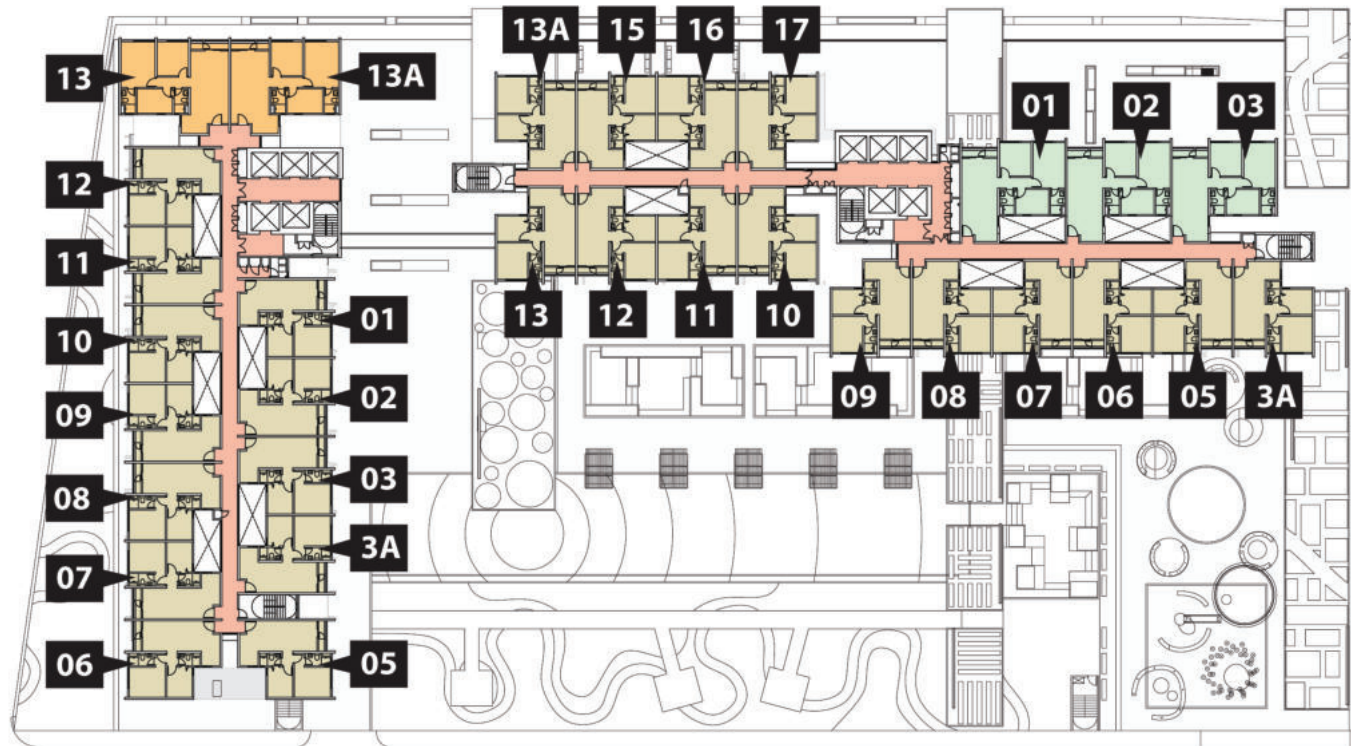
LEVEL 7



- 1 Fitness / yoga deck
- 2 Fitness lawn
- 3 Gym
- 4 Yoga studio
- 5 Sauna
- 6 Open multipurpose / entertainment deck
- 7 Celebrity kitchen
- 8 Hall
- 9 50m swimming pool
- 10 Sun deck
- 11 Cabana
- 12 Sunken lounge
- 13 Metal mesh walkway
- 14 Sunken fern garden & nature walk
- 15 Rest pavilions
- 16 Rainforest jacuzzi
- 17 Parent's seating area
- 18 Kid's pool / water play
- 19 Kid's play-scape
- 20 Toilets & changing rooms
- 21 Utility room
- 22 Barbeque area
- 23 Surau



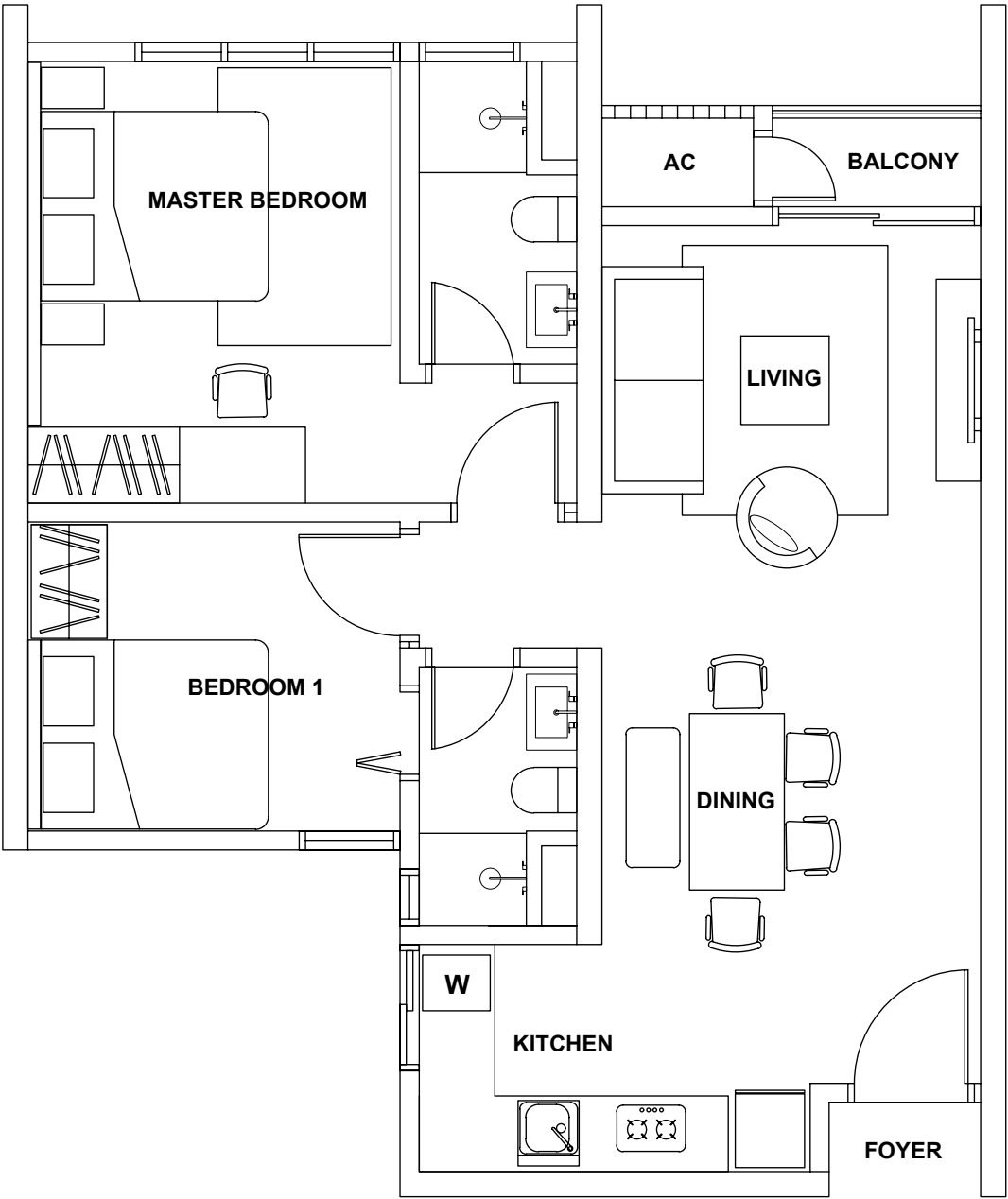
GRENEPARK premier



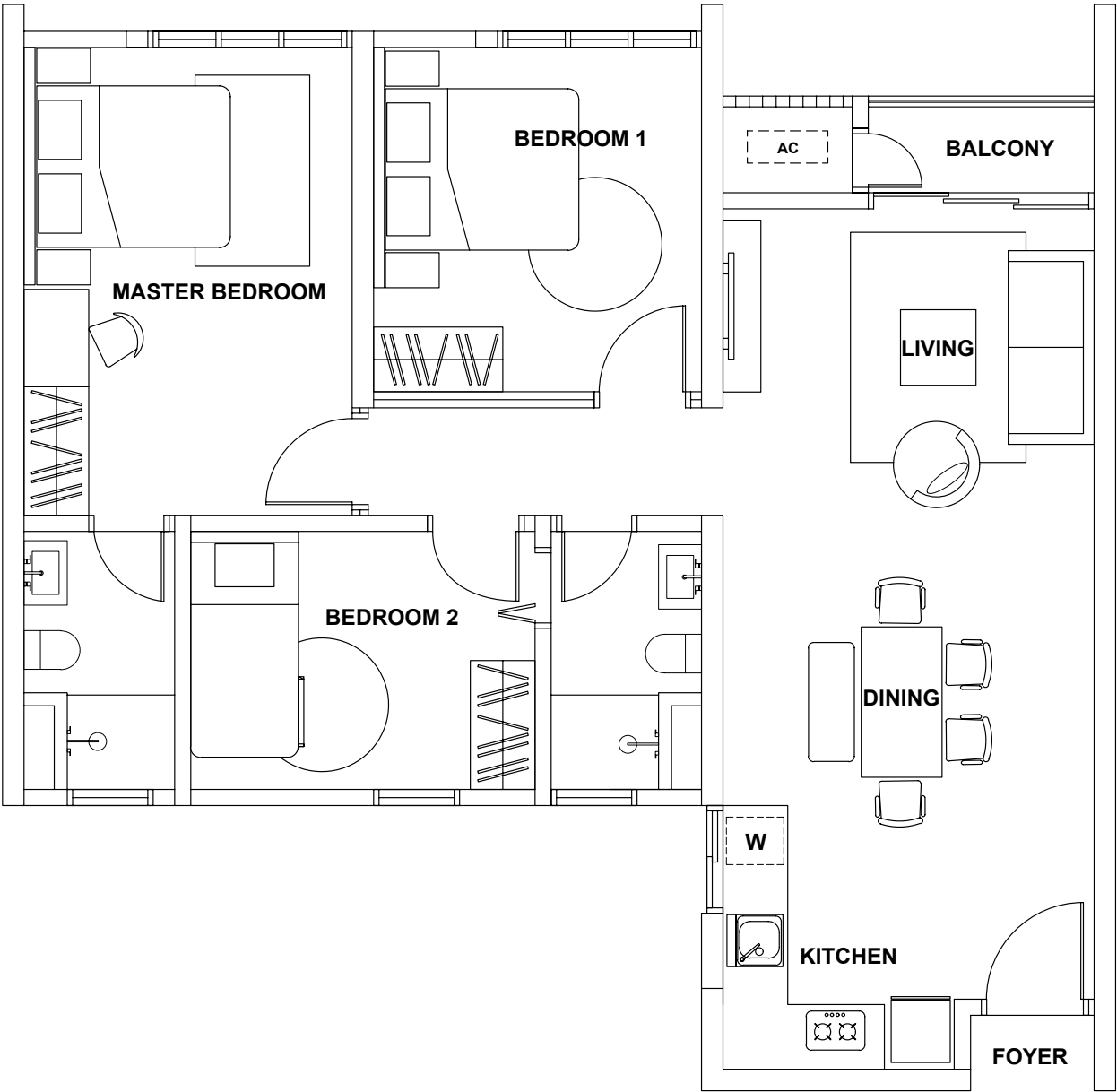
TYPICAL
FLOOR PLAN

- TYPE A
- TYPE B
- TYPE C

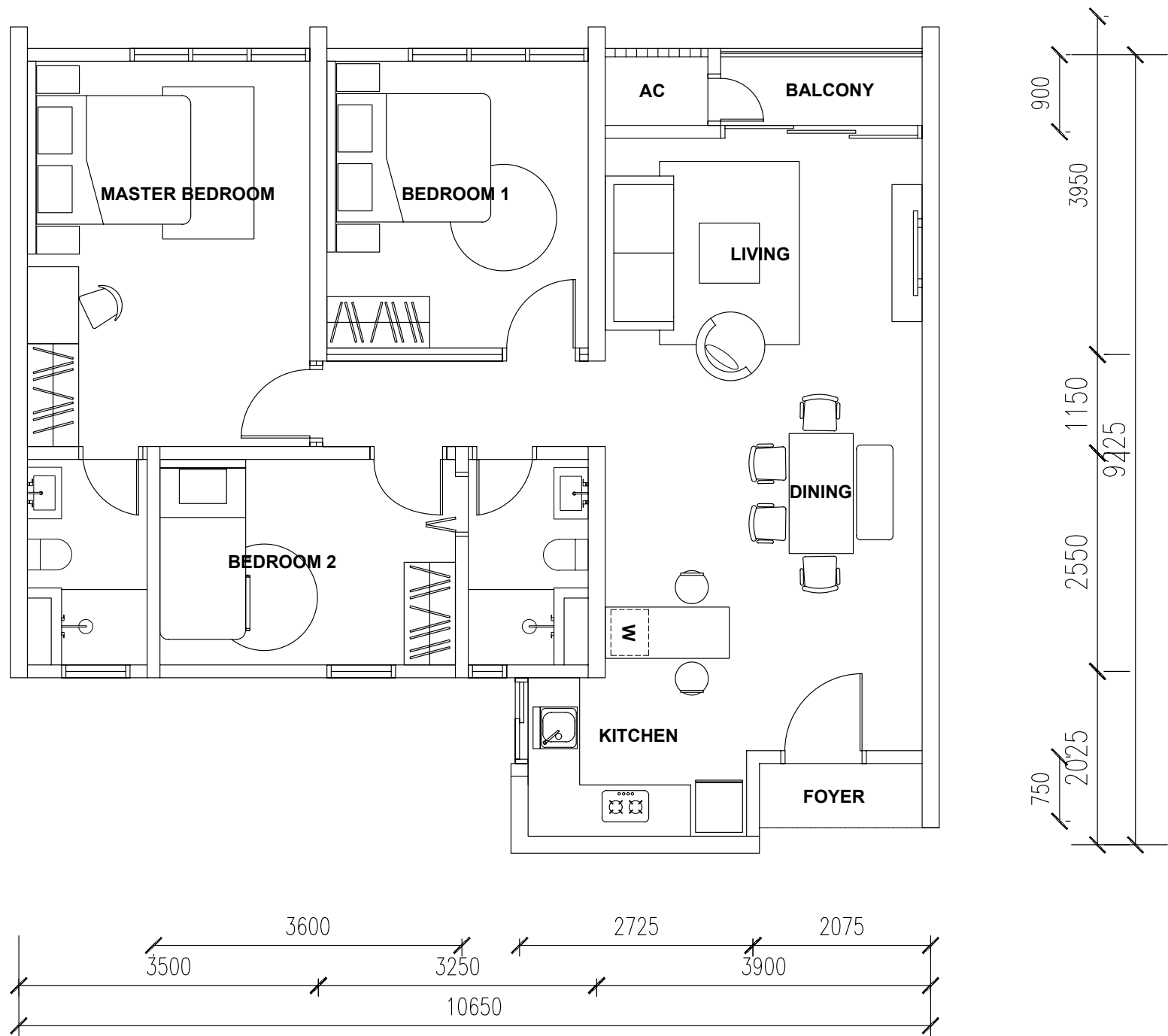
TYPE A 645 sq ft



TYPE B 850 sq ft



TYPE C 922 sq ft



BUILDING SPECIFICATIONS

Structure	Concrete Wall / Frame
Wall/Partition	Concrete Wall / Masonry Wall / Drywall
Roof	Concrete Slab
Ceiling	Bathroom : Plaster Ceiling & Paint Other Area : Skim Coat & Paint
Window	Aluminium Frame Glass Window
Door	Main Entrance : Fire Rated Door Others : Flush Door, Aluminium Frame Sliding Door, Bifold Door
Lock	Quality Locksets
Floor Finishes	Hall, Rooms, Pantry : Laminated Flooring Bathroom, Balcony : Tiles Finish Aircon Ledge : Cement Render
Wall Finishes	Bathrooms : Ceiling Height Tiles Pantry: 1500mm High Wall Tiles Other : Skim coat / Plaster & Paint

Sanitary Fittings

TYPE	A	B	C
Wash Basin	2	2	2
Sitting WC	2	2	2
Shower Head	2	2	2
Kitchen Sink	1	1	1

Electrical Installation

TYPE	A	B	C
Lighting Point	11	13	13
Selected Air-Cond Point (1HP)	2	3	3
Selected Air-Cond Point (1.5HP)	1	1	1
13A Switch Socket Outlet	14	16	15
15A Switch Socket Outlet (Selected Water Heater)	2	2	2
Ceiling Fan Point	2	2	2
Door Bell Point	1	1	1
SMATV Point	1	1	1
Fiber Wall Socket	1	1	1

SCHEDULE OF PAYMENT OF PURCHASE PRICE

Instalments Payable	%	Amount
1. Immediately upon the signing of this Agreement	10	RM
2. Within thirty (30) days after receipt by the Purchaser of the Developer's written notice of the completion of:-		
(a) the earthwork for the said Building	10	RM
(b) the piling for the said Building	10	RM
(c) the pile cap and ground floor beam for the said Building	5	RM
(d) the carpark bays for the said Parcel	10	RM
(e) the structural framework of the said Parcel	15	RM
(f) the walls of the said Parcel with door and window frames placed in position	7.5	RM
(g) the roofing/ceiling, electrical wiring, plumbing (without fittings) and internal telecommunication trunking and cabling to the said Parcel	7.5	RM
(h) the sewerage works serving the said Building	5	RM
(i) the roads and drains serving the said Building	5	RM
3. On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	10	RM
4. On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitor as stakeholder for payment to the Developer as follows:-		
(a) two point five per centum (2.5%) at the expiry of eight (8) months after the date the Purchaser takes vacant possession of the said Parcel	2.5	RM
(b) two point five per centum (2.5%) at the expiry of twenty-four (24) months after the date the Purchaser takes vacant possession of the said Parcel	2.5	RM
TOTAL	100	RM