

**+603-6258 3838**

[www.asianpac.com.my/fortunecentra](http://www.asianpac.com.my/fortunecentra)

  : Fortune Centra Sales Gallery



**Life Defined.  
Character Matters.**

DEVELOPER:



AT THE HELM OF DYNAMIC DEVELOPMENTS

DEVELOPER & LAND OWNER

BH REALTY SDN BHD (Reg No. 107179-X)  
(A subsidiary of Asian Pac Holdings Berhad)

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# I AM

## *what it takes*

Introducing a new form of class, charm and character of my own, I am a low-density mixed development in the Kepong vicinity. Living here means living differently. As a matter of fact, this makes you stand out from the rest. Because I am unique and I am designed to make you feel this way.



Because I'm 3 acres wide and 34 storeys tall, I can serve 462 owners and 38 commercial lots tenants at once. And the best part? A few of you can take advantage of my private elevated garden at home that is sure to take your breath away.



or you can say  
**I'M BOLD**



- Individual entrance to residence & commercial areas
- Deep & sculpted façade allowing privacy & reducing heat
- Lush greenscapes & park for every outdoor delight



All you need is Jalan Kepong as your main access, being at the town centre. Or take the KTM; or the MRT – if you just don't feel like driving. If you can embrace that, I would be more than happy to take you around anytime and anywhere you want to be. I know all the shortcuts!



# because I can DOMINATE

## WITHIN 500M

Kepong Metro Prima MRT Station  
Kepong Baru MRT Station

## WITHIN 1KM

AEON Mall Metro Prima  
AEON Big Kepong

## WITHIN 5KM

Tesco @ Kepong Village Mall  
Kepong Baru Secondary School  
Sime Darby Medical Centre  
Medan Putra Business Centre  
Bandar Menjalara Commercial Hubs

## WITHIN 10KM

Sri Kepong Primary School  
IGB International School  
International School @ Desa Parkcity  
Desa Parkcity  
Garden International School  
Mont' Kiara International School  
ELC International

## WITHIN 15KM

Mutiara Damansara  
The Curve  
IKEA  
1 Utama, Bandar Utama



Sprint Highway - Kerinchi Link

Duta - Ulu Klang Expressway (DUKE)

Kuala Lumpur - Rawang Highway

Damansara - Puchong Expressway (LDP)

New Klang Valley Expressway (NKVE)



 KTM STATION    
  PROPOSED MRT2 STATION    
  PROPOSED FUTURE LINK TO MRR2





*and I am*  
**VIGOROUS**

- Integrated Playground
- Herb Garden
- Play Mound
- Cabana
- BBQ Corner
- Maze Garden
- Reflexology Path
- Outdoor Gym
- Wading Pool
- Water Stream
- Yoga Deck
- Pathway
- Jacuzzi
- Pool Lounger
- Outdoor Shower
- Lap Pool
- Family Pod
- Leisure Pool
- Aqua Gym
- Pool Deck
- Gourmet Kitchen
- Gym
- Male Changing Room
- Female Changing Room
- Multipurpose Hall
- Male Surau
- Female Surau



While I let you slow down for a little while, you can take it easy and just breathe. Let me take charge where I conquer best and help you catch up with your inner self. Welcome to my podium deck! I have so much to offer, utterly eager to pamper you. So, relax...

embrace my  
**CHARACTER**  
 this is me by nature

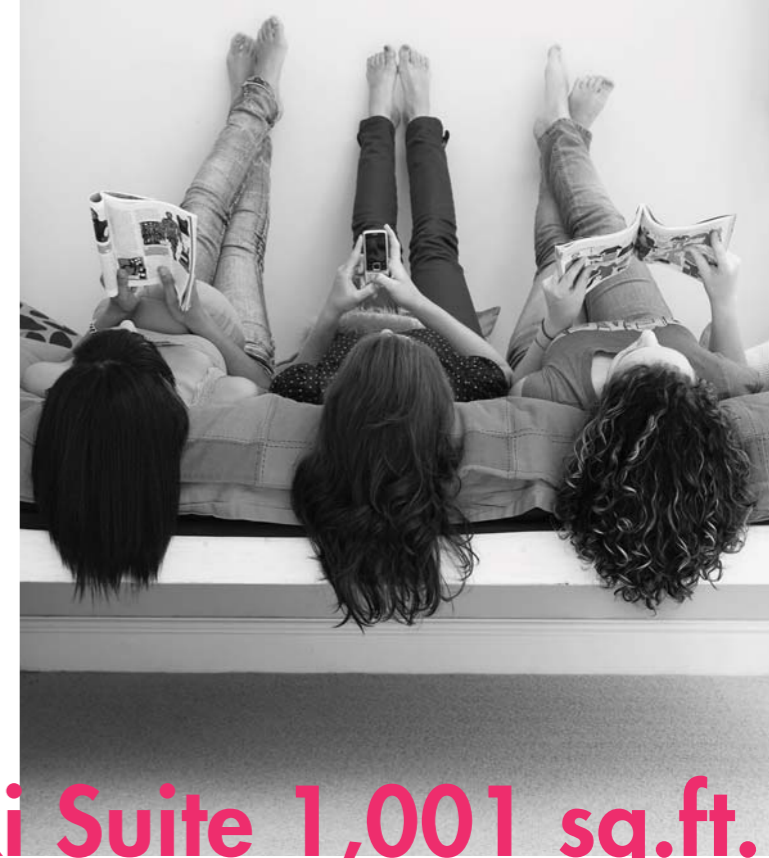


Wide and spacious; low density and low maintenance; garden or pool view and no neighbours peeking over; north-south orientation and away from the glaring sun; ventilated by nature, cooling in every way. Don't you just want to grab hold of me now?

- Choice of 2, 3 & 4-bedroom units to suit every distinctive need
- North-south orientation reduces heat gain & prevents glare
- Selected units complemented by private elevated garden

**775 sq.ft.**

For me, myself & i



**Flexi Suite 1,001 sq.ft.**

For the extenders



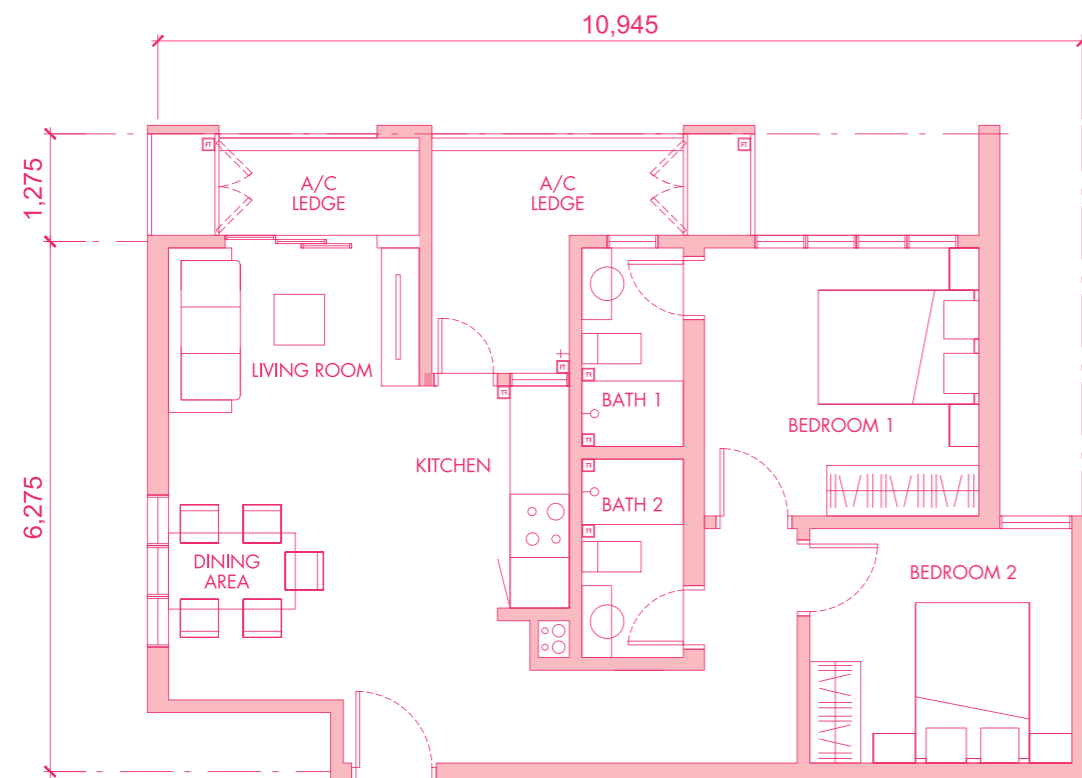
**1,375 sq.ft.**

For the families



# Type **A1-1-1**

775 sq.ft. (72 sq.m.)

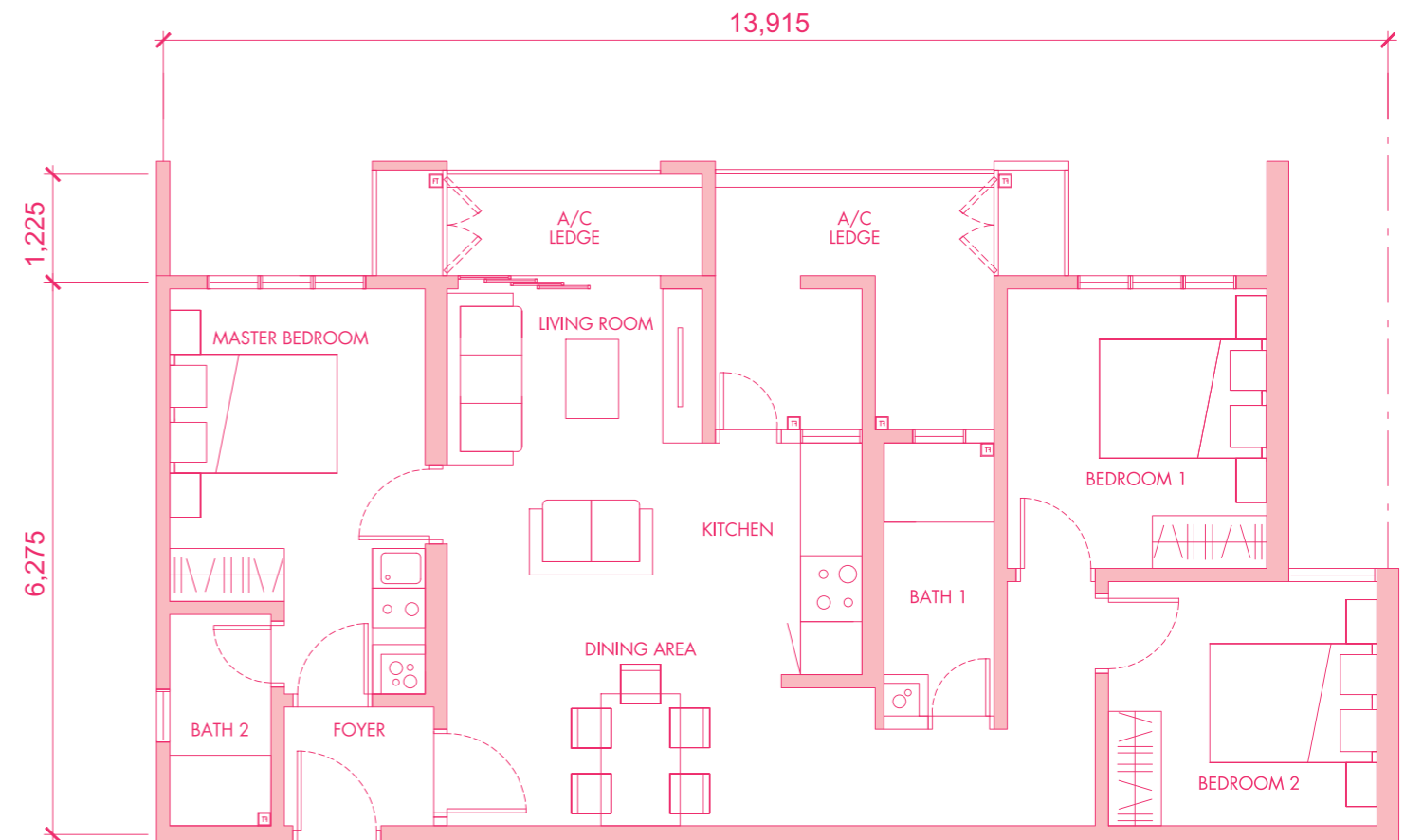


## CHOICE OF UNITS

A1-1-1/M, A1-1-2/M, A1-2-1/M, A1-2-1G/1MG  
A1-2-2/M, A2-1/M, A2-2/M, A2-2G, A3-1/M, A3-2/M

# Type **B1-1-1**

1,001 sq.ft. (93 sq.m.)

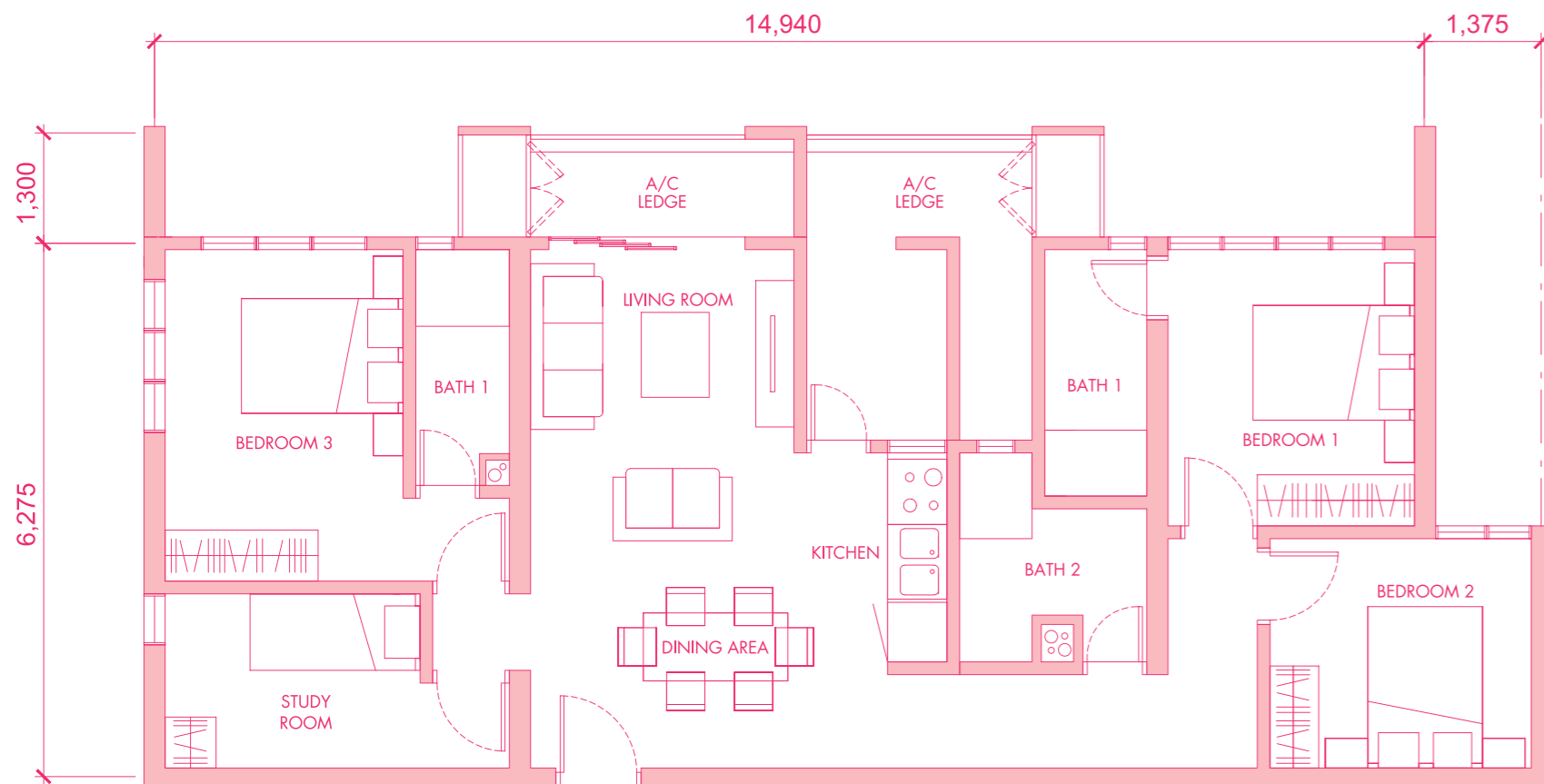


## CHOICE OF UNITS

B1-1-1/M, B1-1-2/M, B1-2-1/M, B1-2-1G/1MG, B1-2-2/M  
B2-1-1, B2-1-2/M, B2-2-2, B3-1-1M, B3-1-2M, B3-2-1M, B3-2-1MG, B3-2-2M

# Type C1-1-1

1,357 sq.ft. (126 sq.m.)



## CHOICE OF UNITS

C1-1-1/M, C1-1-2/M, C1-2-1/M, C1-2-2/M,  
C2-1-1, C2-1-2, C2-2-1, C2-2-2

- STRUCTURE : Reinforced Concrete
- WALLS : Reinforced Concrete / Brick Wall where applicable
- ROOFING : Reinforced Concrete / Metal Deck Roofing where applicable
- CEILING : Toilet - Plaster Ceiling & Paint  
Others - Skim Coat / Paint
- WINDOWS : Aluminium Framed Glass Window
- DOORS : Timber Door / Aluminium Framed Glass Door
- LOCKS : Quality Lockset
- FLOOR FINISHES : Tiles  
A/C Ledges - Tiles / Cement Rendered
- WALL FINISHES : Toilet - Tiles  
Other Areas - Skim Coat / Plaster & Paint
- BUILT-IN : Kitchen Cabinet
- FURNITURE : Kitchen Hob with Point  
Kitchen Hood with Point

SANITARY WARES & FITTINGS	A1-1/M, A1-2/M, A2-1/M, A2-2/M, A3-1/M, A3-2/M	A2-2G, A1-2-1G/1MG	B1-1/M, B1-2/M, B2-1/M, B2-2, B3-1/M, B3-2/M	B1-2-1G/1MG, B3-2-1MG	All Type C
Water Closet	2	2	2	2	3
Wash Basin	1	1	1	1	2
Wash Basin with Low Cabinet	1	1	1	1	1
Hand-Held Shower	2	2	2	2	3
Kitchen Sink with Tap	1	1	2	2	1
Bib Tap	3	4	4	5	5
Toilet Roll Holder	2	2	2	2	3
Glass Shower Screen w/o Glass Door	2	2	2	2	3

TYPE A - ELECTRICAL INSTALLATIONS	A1-1/M	A1-2/M	A2-1/M	A2-2/M	A3-1/M	A3-2/M	A2-2G	A1-2-1G/1MG
Lighting Point	12	13	12	14	12	14	15	14
Door Bell System	1	1	1	1	1	1	1	1
Ceiling Fan Point c/w Hook	3	3	3	3	3	3	3	3
Telephone Point	1	1	1	1	1	1	1	1
Power Point	11	11	11	11	11	11	11	11
Intercom	1	1	1	1	1	1	1	1
SMATV Point	2	2	2	2	2	2	2	2
Water Heater Point	2	2	2	2	2	2	2	2
Air Conditioning Unit	3	3	3	3	3	3	3	3
Water Heater	2	2	2	2	2	2	2	2

TYPE B - ELECTRICAL INSTALLATIONS	B1-1/M	B1-2/M	B2-1/M	B2-2	B3-1/M	B3-2/M	B1-2-1G/1MG, B3-2-1MG
Lighting Point	16	18	16	18	16	18	19
Door Bell System	2	2	2	2	2	2	2
Ceiling Fan Point c/w Hook	4	4	4	4	4	4	4
Telephone Point	1	1	1	1	1	1	1
Power Point	14	14	14	14	14	14	14
Intercom	1	1	1	1	1	1	1
SMATV Point	2	2	2	2	2	2	2
Water Heater Point	2	2	2	2	2	2	2
Air Conditioning Unit	4	4	4	4	4	4	4
Water Heater	2	2	2	2	2	2	2

TYPE C - ELECTRICAL INSTALLATIONS	C1-1/M	C1-2/M	C2-1	C2-2
Lighting Point	17	19	17	19
Door Bell System	1	1	1	1
Ceiling Fan Point c/w Hook	4	4	4	4
Telephone Point	1	1	1	1
Power Point	13	13	13	13
Intercom	1	1	1	1
SMATV Point	2	2	2	2
Water Heater Point	3	3	3	3
Air Conditioning Unit	4	4	4	4
Water Heater	3	3	3	3

*"Character is measured by what you do"*



*your space, your choice*

