

Convenience is all about location

121 Residences is easily accessible via private and public transport to leisure outlets, businesses, banking, medical, education and sports amenities. This new and upcoming neighbourhood is the ideal place to live, play, work and stay.



Connectivity

- MRT Bandar Utama
- Lebuhraya Damansara-Puchong (LDP)
- SPRINT Highway
- New Klang Valley Expressway (NKVE)
- Kerinci Link
- Penchala Link
- New Pantai Expressway (NPE)
- Federal Highway

Community Amenities

- Champion Badminton Court
- Ara Court Badminton Hall
- Central Park Bandar Utama
- Bandar Utama Golf Course
- The Club
- Mutiara Damansara Recreational Park
- Tropicana Golf & Country Resort
- TPC (Tournament Players Club)

Entertainment

- Centrepoint Bandar Utama
- Atria Shopping Gallery
- 1 Utama Shopping Centre
- Glo Damansara Mall
- The Curve
- 3 Damansara
- IPC Shopping Centre
- Tesco Mutiara Damansara
- IKEA

Education

- SMK Bandar Utama Damansara 2
- SRK Bandar Utama
- First City University College
- SMK Damansara Utama 3
- KDU College
- The British International
- School of Kuala Lumpur
- SEGi University
- Sri KDU
- SJK(C) Puay Chai 2
- SMK Damansara Utama
- SJK(C) Damansara
- St. Joseph's Institution
- International School Malaysia
- (Tropicana PJ Campus)

Medical

- KPJ Damansara Specialist Hospital
- Thomson Hospital Kota Damansara



The Lifestyle
COLLECTION
inspired by the community



IN THE HEART OF
PJ-DAMANSARA

* The images shown are based on artist's impression.

GLOMAC PROPERTY GALLERY
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WAZE MENARA GLOMAC

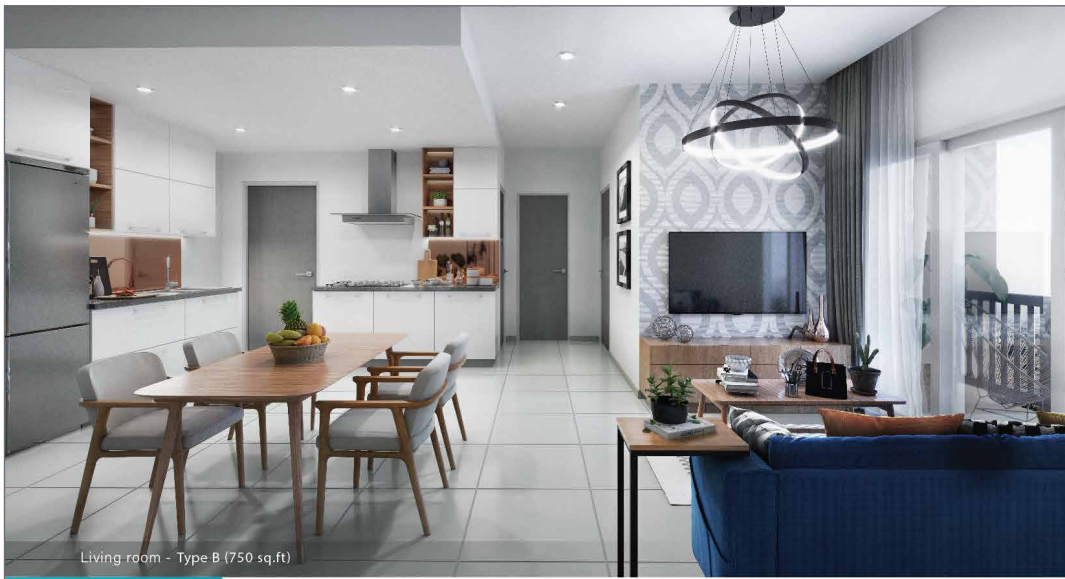
1800 88 9000
www.glomac.com.my



FDM Development Sdn. Bhd. 212893-D

Level 1, Menara Glomac, Glomac Damansara, Jalan Damansara, 60000 Kuala Lumpur. Tel: 03-7723 9101

Developer: Fdm Development Sdn. Bhd. • Developer License No.: 13925-2/07-2021/066501 • Validity Period: 24/07/2017 until 23/07/2021 • Advertising & Sales Permit No.: 13925-2/07-2021/066501 • Validity Period: 24/07/2017 until 23/07/2021 • Approving Authority: Majlis Bandaraya Puchong Jaya • Building Plan Approval No.: MBPJ/201007/P1/0224/2019(7) • Encumbrance: Charged to AmBank (M) Berhad • Land Tenure: Leasehold 99years (4 April 2009) • Restriction of Interest: This land is not transferable, leased or mortgaged without the permission of the State Authority • Total No. of Units: 634 units (Block A & B) • Expected Date of Completion: January 2024 • Type of Property: SCHEM • Size: 450sq.ft. (554 units), Serviced Apartment, Size: 750sq.ft. (280units) • Total Parking: 1 & 2 carpark bay each unit • Selling price: RM450,900.00(MIN) - RM516,850.00(MAX), Serviced Apartment RM751,750.00(MIN) - RM846,750.00(MAX) • Bumiputera Discount: 7% THIS ADVERTISEMENT IS APPROVED BY THE MALAYSIAN DEPARTMENT OF HOUSING



Living room - Type B (750 sq.ft)

Live, work, play
and unwind in
your own space

COMFORT

design | space | inspiration

Offering practical layouts, this is your haven after a long day. Live, work, play and unwind in your own home surrounded by urban contemporary comforts that allows you to customise and define your own way of life. This is where you can relax and have the freedom to be you.



Living room - Type A



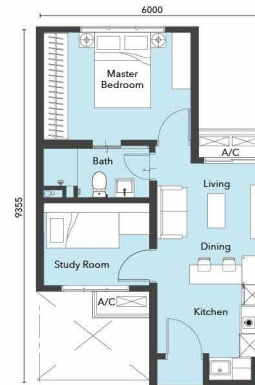
Kitchen & dining - Type A



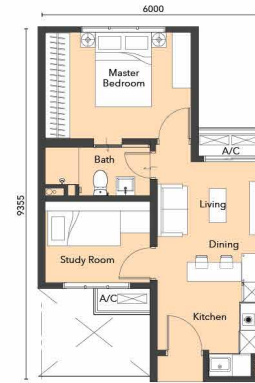
Master bedroom - Type B

TYPE A

450 sq.ft. 1+1 room 1 bath

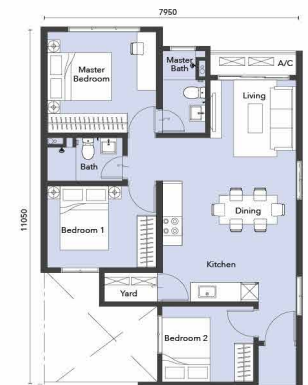


A1

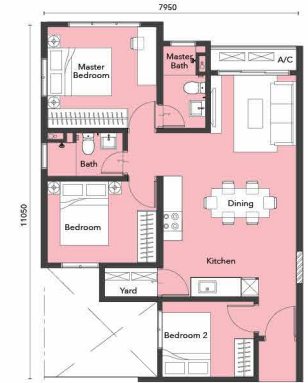


TYPE B

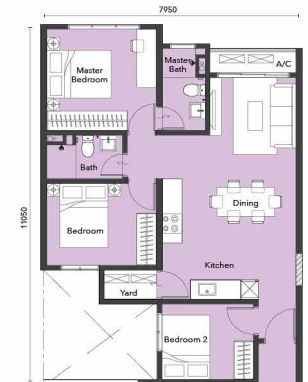
750 sq.ft. 3 rooms 2 bath



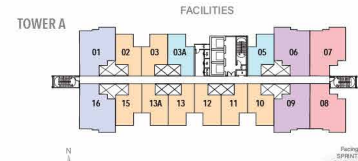
B1



B2



TYPICAL FLOOR LEVEL 6-15 & 17-33



LEGEND

TYPE A (450 SQ.FT.) TYPE A1 (450 SQ.FT.) TYPE B (750 SQ.FT.) TYPE B1 (750 SQ.FT.) TYPE B2 (750 SQ.FT.)

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Route to LRT3 Station
Bandar Utama & Tropicana
Walking distance to
Kayu Ara LRT3 Station

CONNECT

location | access | transport

When you live a busy life, your main concern is connectivity, easy access and travel time. 121 Residences is located in the prime precinct of Petaling Jaya, accessible via LDP, NKVE, SPRINT Highways or via public transport with the nearby Bandar Utama MRT Station and upcoming LRT3 line opening up to the larger city.



Proposed Rapid KL LRT 3 * LRT route subject to change. * Source: www.lrt3.com.my

amenities | entertainment

121 Residences is within close proximity to various education & health centres such as First City University College, The British International School of Kuala Lumpur, KPJ Damansara Specialist Hospital and Thomson Hospital Kota Damansara. To keep up with the exciting city lifestyle, Glo Damansara Mall, 1 Utama Shopping Centre, Centrepoint Bandar Utama, The Curve and Damansara Uptown are just a short drive away. Family and leisure sports venues like Central Park Bandar Utama, Mutiara Damansara Recreational Park, Tropicana Golf & Country Resort, Kelab Golf Perkhidmatan Awam, Taman Tun & Bukit Kiara Park and TPC Kuala Lumpur are conveniently in close proximity.



Colleges and Universities



Leisure

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SPECIFICATIONS

STRUCTURE	Reinforced concrete framework
WALL	Concrete wall / Masonry block
ROOF	Reinforced concrete flat roof
CEILING	Plaster / skim coat and paint to soffit of beam and r.c. slab / fiber plaster ceiling
WINDOWS	Alumn. framed glass casement / Top hung / Sliding / Fixed glass windows
DOORS	Fire rated door to main entrance Flush doors Alumn. Sliding door
FLOOR FINISHES	Living / Dining / Kitchen: Porcelain Tiles Bedrooms : Laminated Timber Flooring Baths : Ceramic Tiles Yard (Type B,B1 & B2) : Ceramic Tiles A/C Ledge : Cement Render

WALL FINISHES	External : Cement plaster with weather resistant paint Internal : Cement plaster/ skim coat with emulsion paint Bathrooms : Ceramic wall tiles up to ceiling height Kitchen : Ceramic wall tiles up to 2100mm high																																				
SANITARY INSTALLATION	Generally Quality Fittings & Wares																																				
ELECTRICAL INSTALLATION	<table border="1"> <thead> <tr> <th></th> <th>SOHO (TYPE A & A1)</th> <th>SERVICE APARTMENT (TYPE B,B1 & B2)</th> </tr> </thead> <tbody> <tr> <td>Power Point</td> <td>10</td> <td>12</td> </tr> <tr> <td>Cooker Point</td> <td>1</td> <td>1</td> </tr> <tr> <td>SMATV Point</td> <td>1</td> <td>1</td> </tr> <tr> <td>A/C Point</td> <td>3</td> <td>4</td> </tr> <tr> <td>Fiber Wall Socket</td> <td>1</td> <td>1</td> </tr> <tr> <td>Ceiling Fan Point</td> <td>3</td> <td>5</td> </tr> <tr> <td>Lighting Point</td> <td>9</td> <td>14</td> </tr> <tr> <td>Water Heater Point</td> <td>1</td> <td>2</td> </tr> <tr> <td>Bell Push Button Point</td> <td>1</td> <td>1</td> </tr> <tr> <td>Distribution Board</td> <td>1</td> <td>1</td> </tr> <tr> <td>Intercom Set</td> <td>1</td> <td>1</td> </tr> </tbody> </table>		SOHO (TYPE A & A1)	SERVICE APARTMENT (TYPE B,B1 & B2)	Power Point	10	12	Cooker Point	1	1	SMATV Point	1	1	A/C Point	3	4	Fiber Wall Socket	1	1	Ceiling Fan Point	3	5	Lighting Point	9	14	Water Heater Point	1	2	Bell Push Button Point	1	1	Distribution Board	1	1	Intercom Set	1	1
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COMMUNITY

facilities | lifestyle | social

Take time out from your busy schedule to focus on yourself. Swim, gym or just spend time in the beautiful, green outdoors. In a homey environment, you can chat with neighbours or take your family out for some fun in the park. We have even created an indoor community lounge where you and your friends can enjoy high speed broadband and relaxing moments together. At 121 Residences, it not just about the value of your home but the quality of life you live.



Half Olympic Size Swimming Pool



Gazebo

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LEVEL 6

- 1 Swimming Pool
- 2 Wading Pool
- 3 Gazebo
- 4 BBQ Area
- 5 Multi-purpose Court
- 6 Children Playground
- 7 Jogging Path
- 8 Outdoor Gym
- 9 Reflexology Path

CLUB HOUSE

- | | |
|----------------------------------------------------------------------------------------------|------------------------------------------|
| Lower Floor
10 Multi-purpose Hall
11 Mini Market | Rooftop
17 Tai Chi / Yoga Area |
| Upper Floor
12 Gym Room & Fitness Studio
13 Community Lounge
14 Reading Room | 15 Game Room
16 Surau |

FACILITIES FLOOR

LEVEL 1

- Child-care Room
- Launderette
- Management Office



Landscaped Garden and Jogging Track



Community Lounge



Gym Room

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