

## DUPLEX LOFT SPECIFICATIONS

Structure	Reinforced Concrete	
Wall	Reinforced Concrete / Masonry Wall / Lightweight Block Wall	
Roof	Reinforced Concrete	
Window	Aluminium Framed Glass Window	
Doors	Main Entrance	Fire Rated Timber Door / Timber Door
	Others	Timber Flush Door / Aluminium Frame Door
Ceiling Finishes	Living / Dining	Skim Coat
	Bedroom	Skim Coat
	Bath	Plaster Ceiling
	Others	Skim Coat
Wall Finishes	Bathroom	Ceramic Tiles to Ceiling Height
	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Shield Paint
Floor Finishes	Living / Pantry	Homogeneous / Ceramic Tiles
	Bedroom / Utility / Terrace	Homogeneous / Ceramic Tiles
	Mezzanine	Laminated Timber Flooring
	Bathroom	Homogeneous / Ceramic Tiles
	Air Cond Ledge	Cement Render
Sanitary Fittings	<b>TYPE 1, E1A, E2, E2A, E3, E3A, E3(M), E3A(M), E4, E4A, E5, E5A</b>	<b>TYPE E6, E6A</b>
	Wash Basin	2
	Basin Tap	2
	Shower Rose	2
	Water Closet	2
	Water Closet Tap	2
	Bib Tap	2
	Toilet Roll Holder	2
	Kitchen Sink	1
	Sink Tap	1
	Yard Tap	-
	Washing Machine Tap	1
Electrical Installations	<b>TYPE E1, E1A, E2, E2A, E3, E3A</b>	<b>TYPE E6, E6A</b>
	Fan Point	1
	Telephone Point	1
	Fiber Wall Socket	1
	Lighting Point	8
	13A Power Point	6
	Water Heater Point	2
	SMATV Point	1
	Air Conditioning Point	3
	Door Bell Point	1
Ironmongery	Quality Lock Sets and Accessories	
Miscellaneous	Letter Box	

# CONVENIENCE AT YOUR DOORSTEP



Public transportation, conveniences, eateries, retail shops and more are mere minutes away from 8th & Stellar. The Taman Naga Emas MRT Station is just a short walk away. Major shopping malls such as Paradigm 2, Pavilion 2 and Mid Valley Megamall are within easy reach. Amenities such as convenience stores, schools and IMU Healthcare are also just around the corner.

**8TH &  
STELLAR**  
- SRI PETALING, KL -

**CHINHIN**  
Property Development

Stellar 8 Sdn Bhd (1174152-K)  
A-0-9, Pusat Perdagangan Kuchai,  
No. 2, Jalan 1/127, Off Jalan Kuchai Lama,  
58200 Wilayah Persekutuan Kuala Lumpur.

**603 7984 7878**  
[www.chinhinproperty.com](http://www.chinhinproperty.com)

Developer: Stellar 8 Sdn Bhd (formerly known as Midas Prosperity Sdn Bhd) (1174152-K) HQ: A-0-9, Pusat Perdagangan Kuchai, No. 2, Jalan 1/127, Off Jalan Kuchai Lama, 58200 Kuala Lumpur, Tel: 03-7984 7878. Type of Residences: Serviced Residences. Developer's License: 19580-1/01/2021/95CL. Validity Period: 1/10/2019-16/10/2021. Advertising Permit: 19980-1/01/2021/95CP. Validity Period: 1/10/2019-16/10/2021. Approving Authority: Dewan Bandaraya Kuala Lumpur. Building Plan Approval Reference No: BP-53-025-2018-1690. Total Units: 650. Expected Date of Completion: December 2022. Unit Selling Price: RM400,000 (min) - RM132,000 (max). Discount for Bumiputera: 5%. Encumbrances: United Overseas Bank (M) Bhd. Land Tenure: 99 years (Expiry of Lease: 5 April 2105). Restrictions on land interests: The land can only be transferred, mortgaged or pledged with the permission of local authorities. All information contained in this brochure, including visuals and illustrations and furniture, fittings layout, and the presentation of show units/houses including the plans in this collateral are subject to change as may be required by the relevant authorities or developer's architect and without notification to you and shall not be taken as the identical representation of the actual unit that is to be or being purchased by you or part of an offer or contract. Please refer to the final sale and purchase agreement of the actual unit for specifications and descriptions approved by the authorities and the actual unit shall be constructed accordingly.

# A VISIONARY MIXED DEVELOPMENT

8th & Stellar is a mixed development that will set a new benchmark for ultimate lifestyle convenience in Sri Petaling. The development introduces 660 lifestyle residential units comprising 2 to 3-bedroom suites and duplex lofts, alongside publicly accessible commercial amenities and corporate spaces that will be made available for leasing. Like its name suggests, 8th & Stellar is designed as a viable investment with outstanding features.

 RESIDENCES  
8TH & STELLAR

 DUPLEX LOFT  
8TH & STELLAR

 BUSINESS SUITE  
8TH & STELLAR

**LEVEL 17**  
Club Facilities

Duplex Lofts  
(138 units)

**LEVEL 9**  
Family Recreation  
Deck

Business  
Suites

**LEVEL 43**  
Stellar Lounge

Serviced  
Residences  
(522 units)

Commercial  
Amenities

8TH & STELLAR



# STRATEGICALLY CONNECTED

From Kuala Lumpur to Petaling Jaya and beyond, 8th & Stellar is connected to virtually every key location via its direct link to KL-Seremban Highway. Residents will also enjoy highway accessibility to other major highways such as KESAS, NPE, MRR2 and MEX.



**MRT SSP Line 2**  
Sungai Besi - Serdang - Putrajaya Line  
(Station S24 Taman Naga Emas)  
Completion by 2022

14km  
to KLCC

11km  
to TRX

Taman  
Desa

Furniture  
Plaza

Shell Station  
Lebuhraya  
KL-Seremban

6.7km to Terminal  
Bersepadu Selatan



**8TH &  
STELLAR**  
- SRI PETALING, KL -

KL-SEREMBAN HIGHWAY

JALAN MERAH SILU

# LIFESTYLE RESIDENCES WITH A STELLAR ENTRANCE STATEMENT

Residents and visitors of 8th & Stellar will be greeted by a stunning drop-off point and lobby area upon arrival for a classy experience every day.



Artist's impression only



Artist's impression only



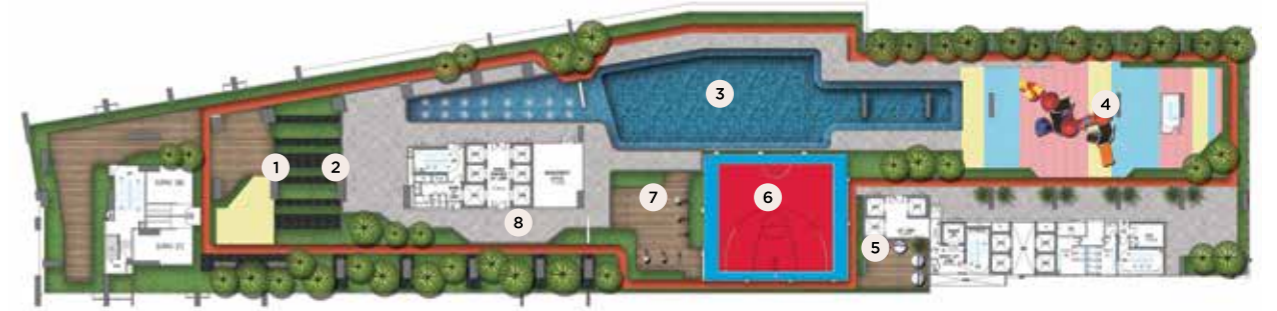
Artist's impression only

## 3-GENERATION FACILITIES

8th & Stellar's Family Recreation Deck on Level 9 features 3-generation facilities for all ages including a wading pool and playground for children, outdoor fitness and jogging track for regular exercise, as well as a Fitness Zone suitable for meditation, yoga, Qi Gong and Tai Chi sessions.



### LEVEL 9 FAMILY RECREATION DECK



- |   |                         |
|---|-------------------------|
| 1 Fitness Zone (Meditation, Yoga, Qi Gong & Tai Chi Area) | 5 Resting Lounge        |
| 2 Reflexology Path cum Linear Garden                      | 6 Half Basketball Court |
| 3 Water Play (Wading Pool & Water Feature)                | 7 Outdoor Fitness       |
| 4 Interactive Playground                                  | 8 Jogging Track         |



Artist's impression only



Artist's impression only

# ESCAPE TO THE STARS

What better place to escape the world than the stars above? The Stellar Lounge, located on Level 43 is designed with an event patio, party terrace and barbecue zone for holding private functions and events. Residents can also sweat it out at the gym or badminton court, or take a dip in the infinity pool while admiring the panoramic views of the city under the stars.



## LEVEL 43 STELLAR LOUNGE

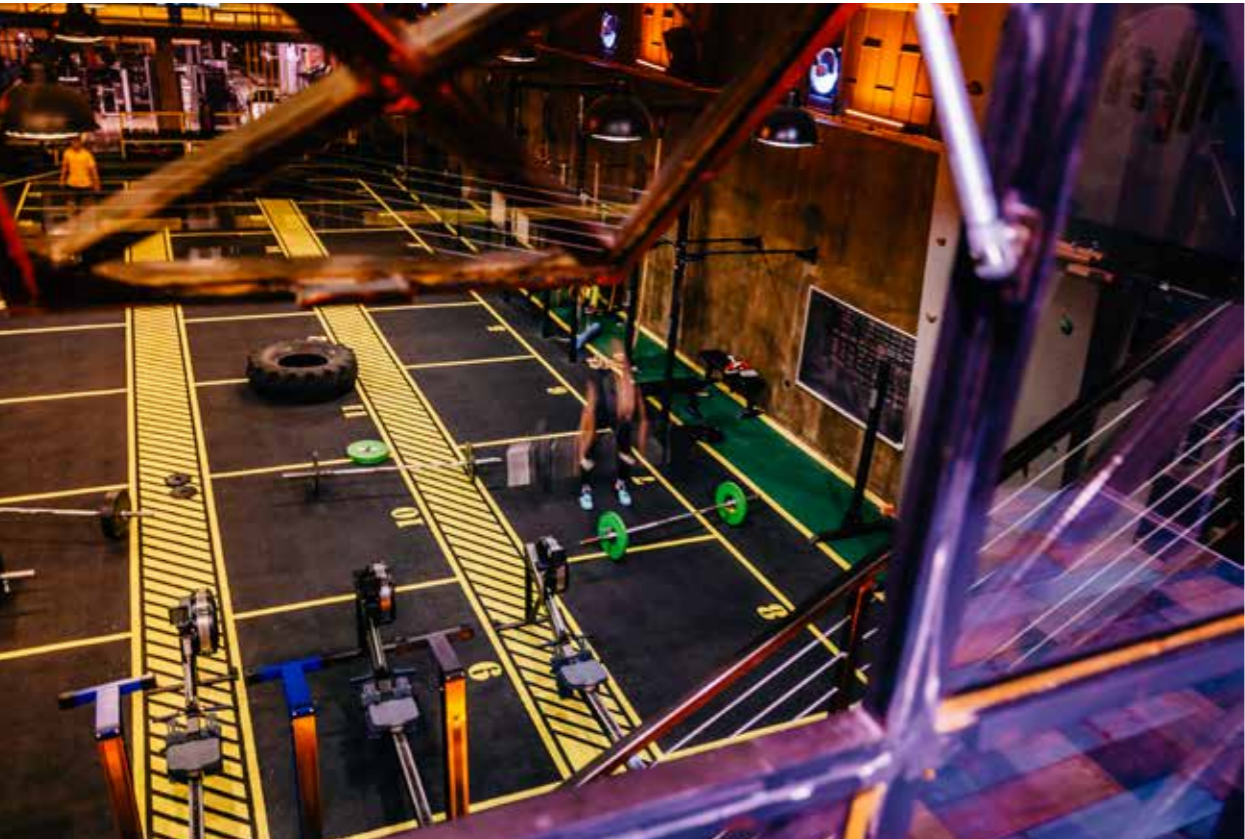


- |                      |                         |                           |
|----------------------|-------------------------|---------------------------|
| 1 Multipurpose Space | 5 Snack Bar             | 9 Jacuzzi                 |
| 2 Gym                | 6 Badminton Court       | 10 Infinity Swimming Pool |
| 3 Games Room         | 7 Pavilion cum BBQ Zone | 11 Sunken Deck            |
| 4 Event Patio        | 8 Party Terrace         |                           |



# 13,000 SQ FT OF CLUB FACILITIES

The club facilities on levels 17 & 18 spanning 13,000 sq ft of floor space will consist of a gym, fitness studio, wine bar, café lounge and a restaurant. These club facilities are open to all members of the public with membership subscription.





## TRUSTED PARTNER IN EARLY CHILDHOOD EDUCATION

Melody Kindyland, an early childhood education service provider, was established since 1991 to cater for the demand of early child care & education in Penang. Today, Melody Kindyland is a well-known brand name in the early childhood education sector with over 30 centres. The core services provided by Melody Kindyland are early child care and preschool education. They also provide value-added services such as tuition for primary & secondary school students as well as before-and-after school care.







## PUBLICLY ACCESSIBLE COMMERCIAL AMENITIES

Residents, corporate tenants, visitors and members of the public will be able to access commercial amenities within the development designed for conveniences such as cafés, F&B outlets and laundrette - all within 8th & Stellar's premises.



## BUSINESS SUITES WITH PROPOSED CO-WORKING SPACE

There will be business suites made available for rent with Chin Hin as the operator. Chin Hin's new headquarters will also be located within the same tower, and all corporate tenants will share access to a proposed co-working space that will provide a more open and relaxed working environment.



# DUPLEX LOFTS FOR STYLISH LIVING

The duplex lofts of 8th & Stellar are designed for stylish living. Purchasers will also have the option of having the units fully furnished, be it for own use, rental or commercial accommodation purposes.



Artist's impression only



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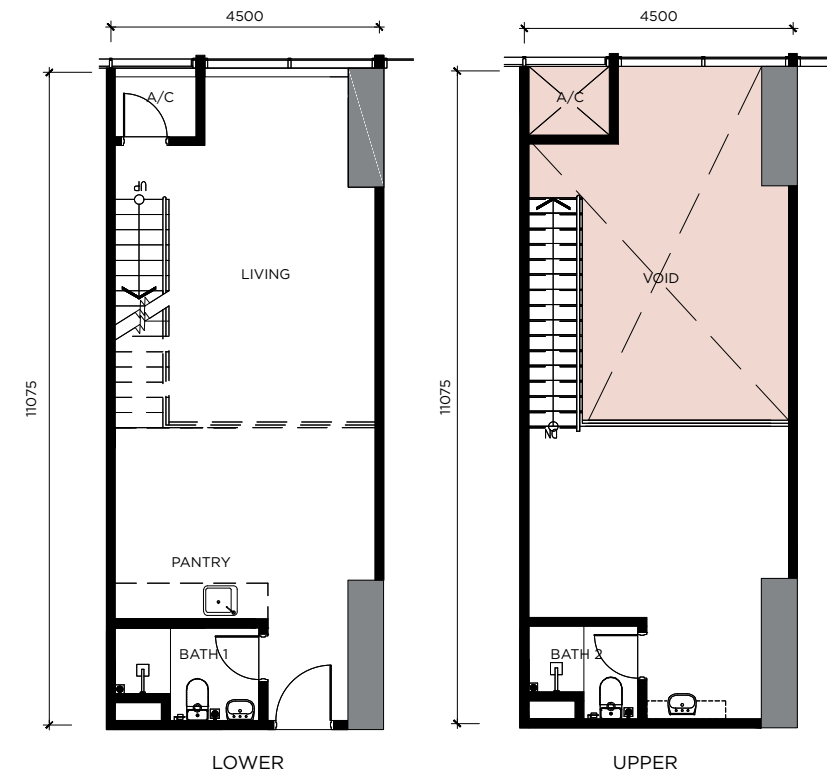


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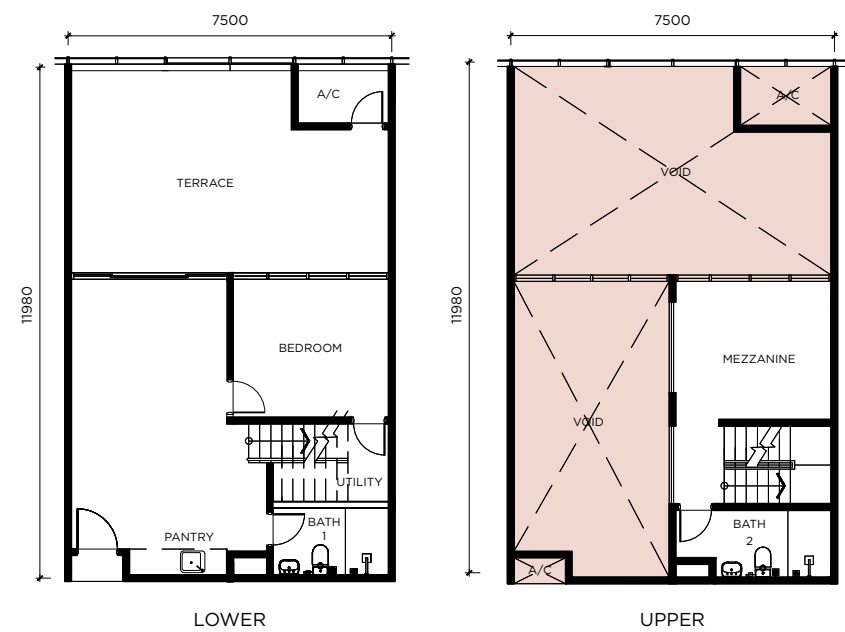
**S | DUPLEX LOFT**  
8TH & STELLAR

TYPE	Main Parcel	Accessory Parcel	Total Build-up (sq ft)
E1 / E1A	689	+ 22	= 711
E2 / E2A	721 / 753	+ 22	= 743 / 775
E3 / E3A	700	+ 22	= 722
E3 (m) / E3A (m)	689	+ 22	= 711
E4 / E4A	797	+ 22	= 818
E5 / E5A	710	+ 22	= 732
E6 / E6A	840	+ 398 / 409	= 1,238 / 1,249

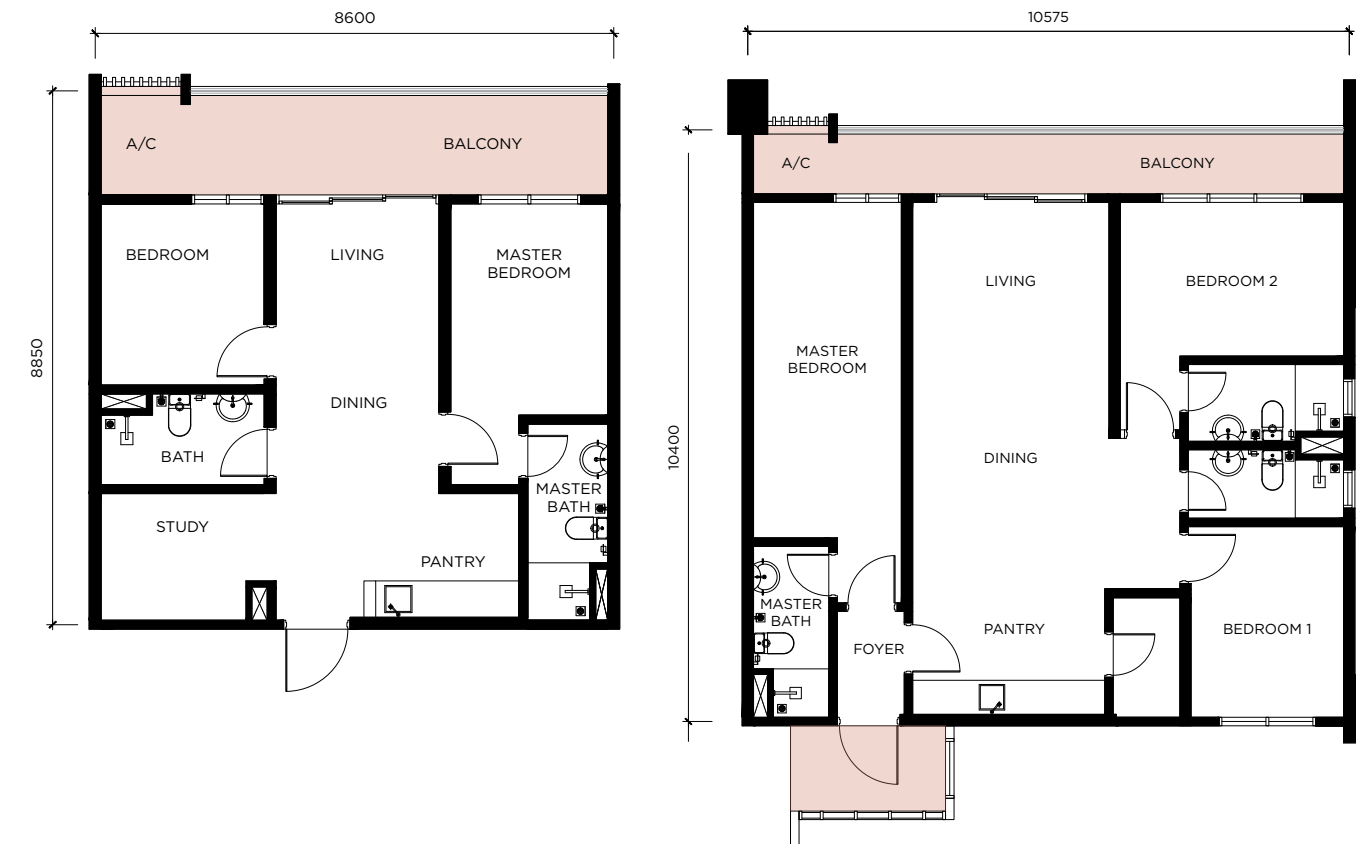
**TYPE E4A**



**TYPE E6**



**S | RESIDENCES**  
8TH & STELLAR



**TYPE A**  
Build-up: 818 sq ft  
2 + 1 bedrooms + 2 bathrooms

**TYPE C**  
Build-up: 1,238 sq ft  
Dual-key suites  
Studio ensuite & 2 bedrooms + 2 bathrooms

Also available:

**TYPE B**  
Build-up: 1,001 sq ft  
• Dual-key suites  
• Studio ensuite & 2 bedrooms + 1 bathroom

**TYPE B1**  
Build-up: 1,023 sq ft  
• Dual-key suites  
• Studio ensuite & 2 bedrooms + 1 bathroom

**TYPE B2**  
Build-up: 980 sq ft  
• 2 + 1 bedrooms  
• 2 bathrooms

**SERVICED RESIDENCE SPECIFICATIONS**

Structure	Reinforced Concrete						
Wall	Reinforced Concrete / Masonry Wall / Lightweight Block Wall						
Roof	Reinforced Concrete						
Window	Aluminium Framed Glass Window						
Doors	Main Entrance	Fire Rated Timber Door / Timber Door					
	Others	Timber Flush Door / Aluminium Frame Door					
Ceiling Finishes	Living / Dining	Skim Coat					
	Bedroom	Skim Coat					
	Bath	Plaster Ceiling					
	Others	Skim Coat					
Wall Finishes	Bathroom	Ceramic Tiles to Ceiling Height					
	Interior Wall	Emulsion Paint					
	Exterior Wall	Weather Shield Paint					
Floor Finishes	Foyer / Living / Dining / Pantry	Homogeneous / Ceramic Tiles					
	Study	Homogeneous / Ceramic Tiles					
	Bedroom	Laminated Timber Flooring					
	Bathroom / Yard	Homogeneous / Ceramic Tiles					
	Balcony / Air Cond Ledge	Homogeneous / Ceramic Tiles					
	Level 10 (Terrace)	Homogeneous / Ceramic Tiles					
Sanitary Fittings		<b>TYPE A / A (G) / A (P)</b>	<b>TYPE B / B (G)(M1) / B (G)(M2) / B (G)(M3)</b>	<b>TYPE B1 / B1(G) / B1(P)</b>	<b>TYPE B2 / B2(G) / B2(P)</b>	<b>TYPE C / C(G)</b>	
	Wash Basin	2	2	2	2	3	
	Basin Tap	2	2	2	2	3	
	Shower Rose	2	2	2	2	3	
	Water Closet	2	2	2	2	3	
	Water Closet Tap	2	2	2	2	3	
	Bib Tap	2	2	2	2	3	
	Toilet Roll Holder	2	2	2	2	3	
	Kitchen Sink	1	1	1	1	1	
	Sink Tap	1	1	1	1	1	
	Yard Tap	-	-	-	-	1	
	Washing Machine Tap	1	1	1	1	1	
	Electrical Installations	Fan Point	4	4	4	4	4
		Fiber Wall Socket	1	1	1	1	1
Lighting Point		11	14	14	14	17	
13A Power Point		13	18	18	16	18	
Water Heater Point		2	2	2	2	3	
SMATV Point		1	1	1	1	1	
Air Conditioning Point		4	4	4	4	4	
Door Bell Point	1	1	1	1	1		
Ironmongery	Quality Lock Sets and Accessories						
Miscellaneous	Letter Box						