



enSta

KEPONG



**WHERE DREAMS
COME HOME**





eNESTa

ABOUT eNESTa

More than just a house.

Every living thing has a natural instinct to nest, all of us included.

We all want and need a place where we can grow.

A place where we can feel safe.
A place to call home.

And eNESTa is here to enable families to have all of those and so much more.

eNESTa is where your life begins. In its core, it represents a nest to take shelter from harm, a nest to take off from and a nest to come back to.

A home for all needs through out seasons.



eNESTa KEPONG

eNESTa Kepong is located at No 201 Pintasan Segambut, Kepong Kuala Lumpur.

It is a low density development which consist of only 258 units of service residence over 26 residential storeys and 23 units of retail lots, over 3 storeys which command a main road frontage.

The service residence in eNESTa Kepong ranges from 916 sq ft - 1,536 sq ft with all having three rooms and two baths.

Whereas its vibrant retail lots at the ground to second floor consist of units ranging from 1,803 sq ft - 2,859 sq ft.

eNESTa Kepong comes complete with full range of facilities that will keep your mind, body and soul at ease at all times.

eNESTa Kepong - [Your Essential Living Solution.](#)



ENJOYING COMFORT

The quality of materials and construction in our units translates to lasting comfort to be enjoyed by our residents. Nearly every room is unique in its spatial configuration and aspect. Open-plan living, dining and kitchen layouts ensure flow and flexibility of space.

At eNESTa, residents can definitely enjoy comfortable living.





Type 4 Living



Type 2 Master Bedroom





BUSINESS WITH PLEASURE

eNESTa retail is the new hub for all your commercial needs in Kepong.

From F&B, grocery to your daily essentials, the 23 retail lots will be catering your needs.

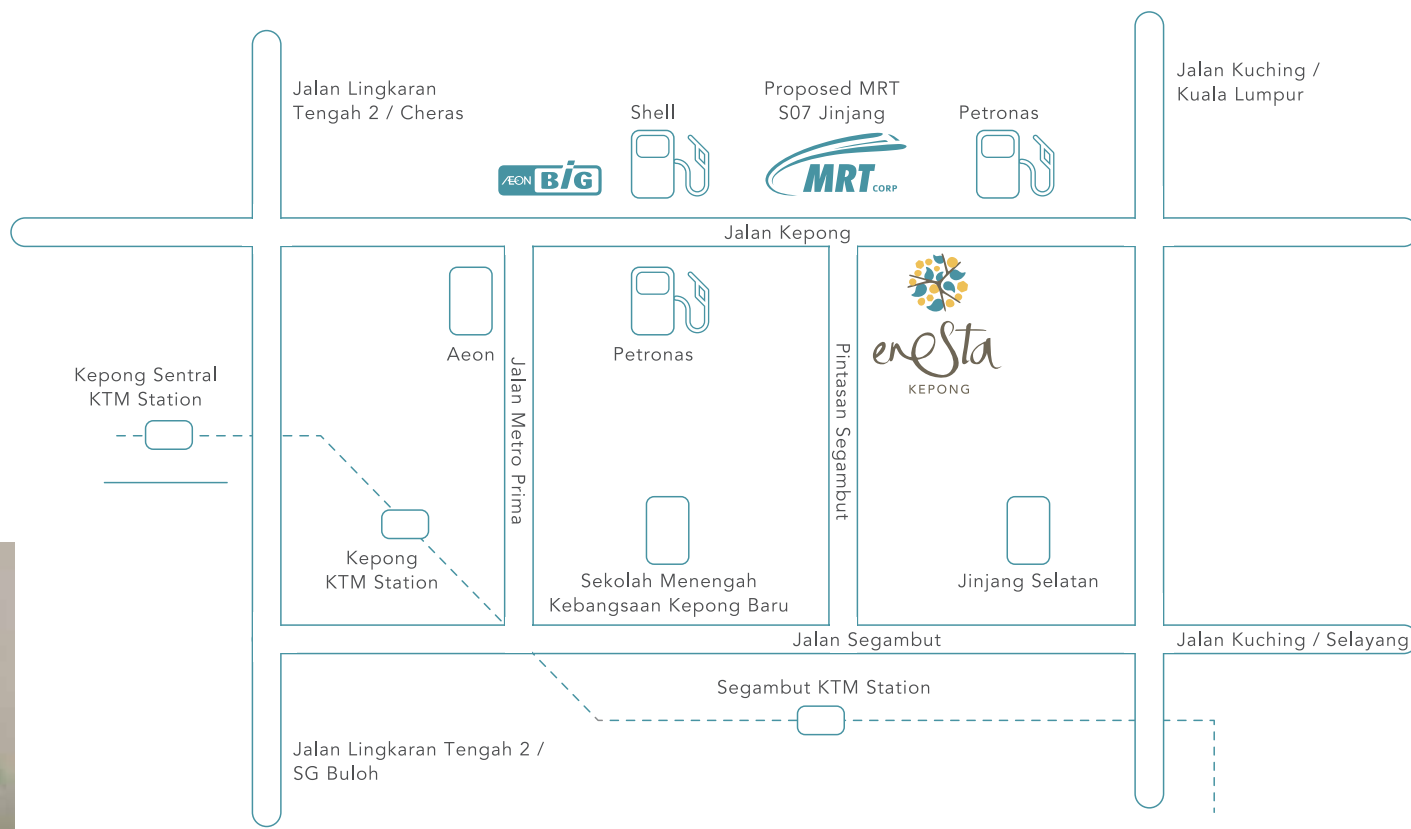
Residents do not have to look any further for places to shop, relax, or just to hang out, because the retail lots have all those covered.

LIFE AT EASE

eNESTa Kepong offers a 'live work play' atmosphere, where everything can be done from home or is easily within reach. The strategic location provides ease of access from highway and public transports alike, with the Jinjang MRT station right across Jalan Kepong, while AEON Big and AEON Metro Prima are both a stone's throw away.

Truly, the place "Where dreams come home".





EDUCATION

SMK Raja Abdullah (1.8km)
 SMK Jinjang (2.5km)
 SJK Jinjang (1km)



PUBLIC TRANSPORTATION

KTM - Taman Kepong (2.5km)
 KTM - Segambut (3.9km)
 MRT - Proposed S07 Jinjang Station (100 m)



NEARBY EXPRESSWAYS

Middle Ring Road 2 - MRR2
 Lebuhraya Damansara Puchong - LDP
 Jalan Kuching
 New Klang Valley Expressway - NKVE



SHOPPING, DINING & ENTERTAINMENT

Brem Mall (1.4km)
 AEON Big Kepong (2.3km)
 AEON Metro Prima (2.7km)
 Tesco Kepong Village Mall (6.6km)



FAST FOOD RESTAURANTS

KFC, McDonalds, Starbucks,
 Pizza Hut



ATTRACTIONS

Metropolitan Park, FRIM, Batu Caves,
 Temasek Pewter Factory



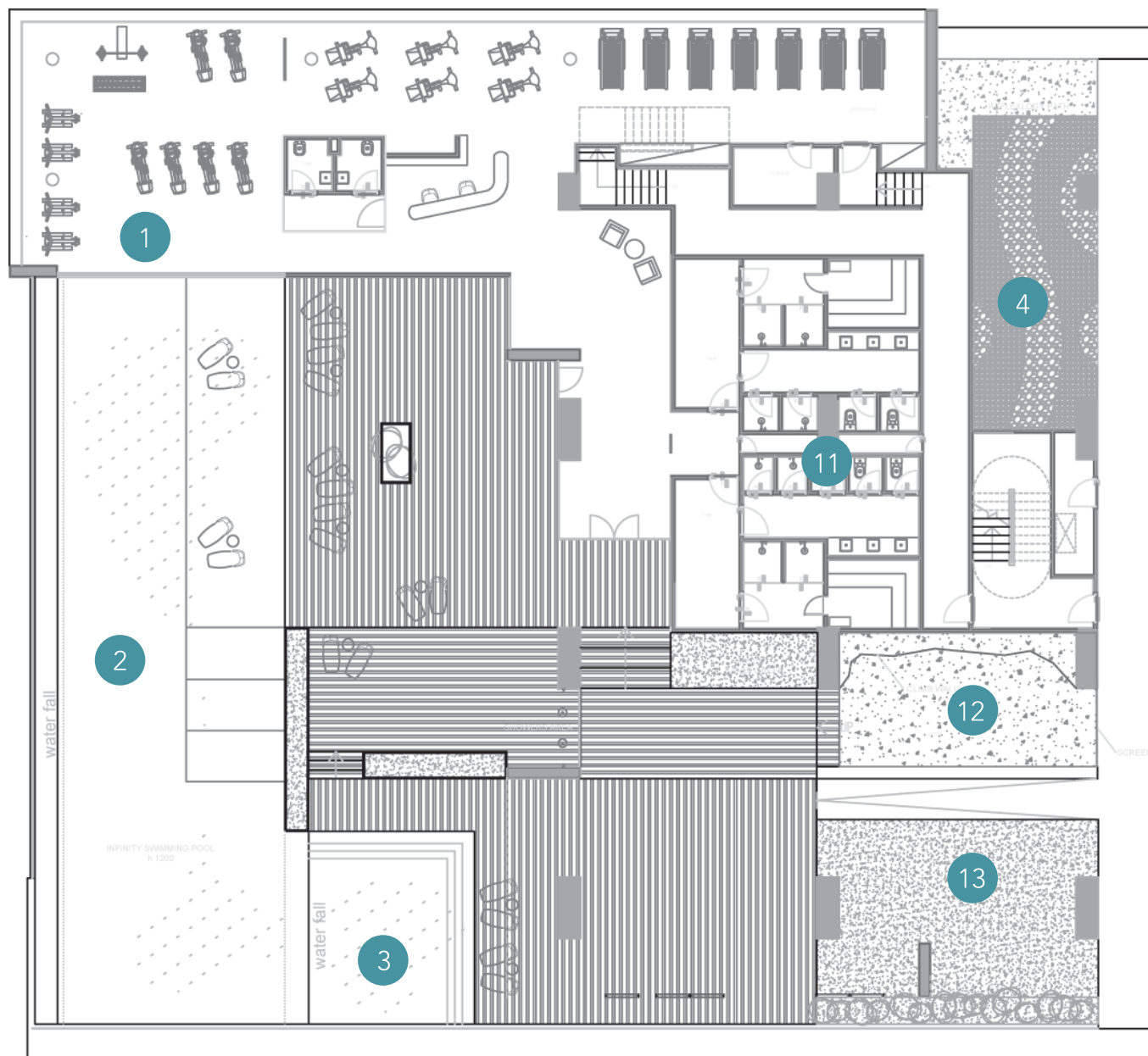
HEALTH

Hospital Selayang (8.5km)
 Hospital Sungai Buloh (13km)

CONVENIENCE TO GROW

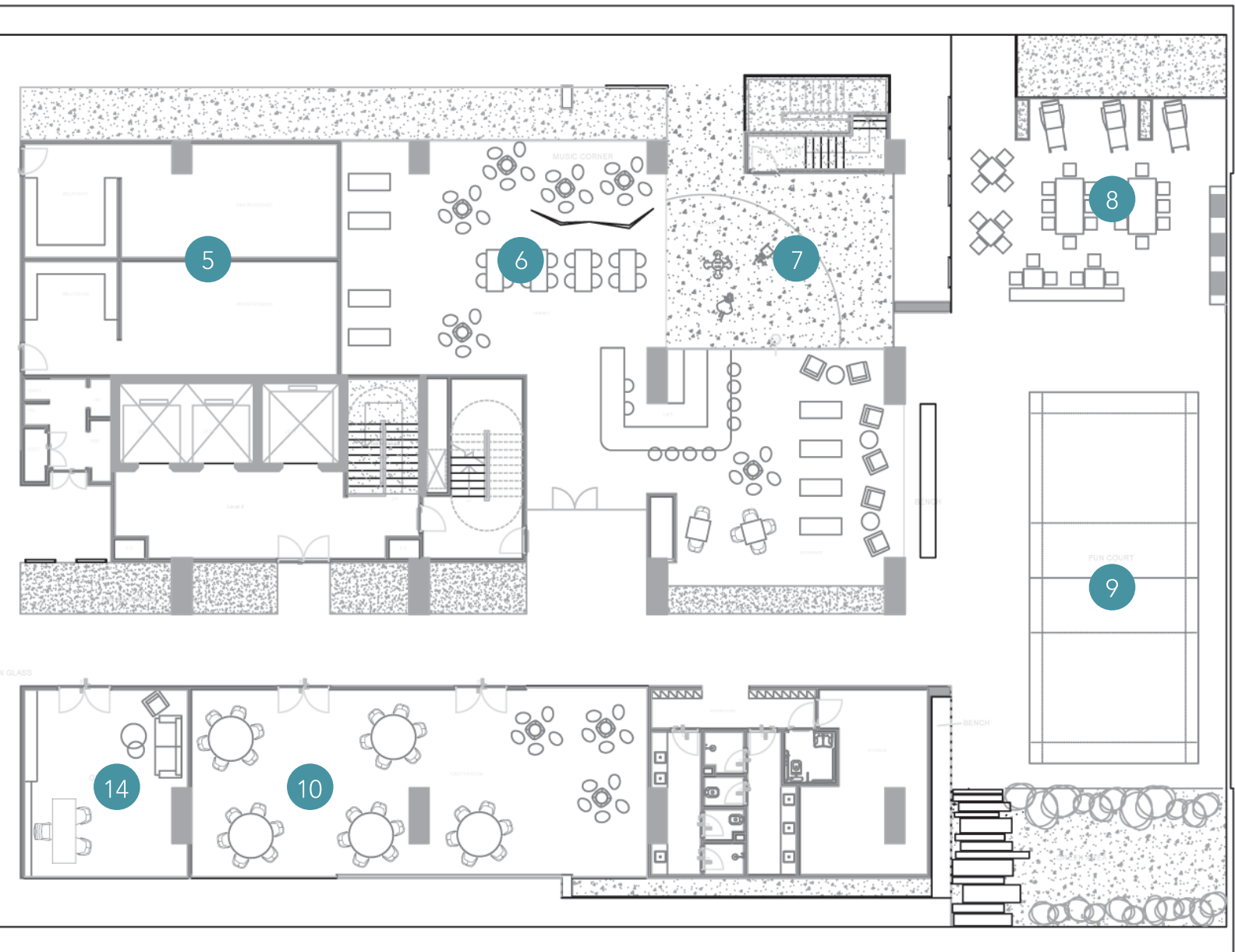
eNESTa Kepong offers a full range of facilities suitable for multi-generational families, supporting active and healthy lifestyle. From Barbeque Pits to Library and Function Room, social events and gatherings are well-catered for.

There are Pools, Sauna, Gym to Reflexology Path and Rock Climbing Wall ready to be used for your recreational needs.



@ LEVEL 8

- | | | |
|---------------------|------------------------|----------------------------|
| 1) Gymnasium | 6) Library | 10) Function Room |
| 2) Swimming Pool | 7) Children Playground | 11) Changing Rooms & Sauna |
| 3) Kids' Pool | 8) Barbeque Pits | 12) Rock Climbing Wall |
| 4) Reflexology Path | 9) Fun Court | 13) Garden Gym |
| 5) Prayer Rooms | | 14) Management Room |







RESIDENTIAL UNIT LAYOUT PLANS



Type 1

3 Bedrooms
 2 Bathrooms
 916 sq ft
 1 car park



Type 1A with Balcony

3 Bedrooms
 2 Bathrooms
 1,009 sq ft
 2 car parks

TYPE 1



Type 1B

3 Bedrooms
2 Bathrooms
953 sq ft
1 car park

Type 1C with Roof Terrace

3 Bedrooms
2 Bathrooms
1,144 sq ft
2 car parks

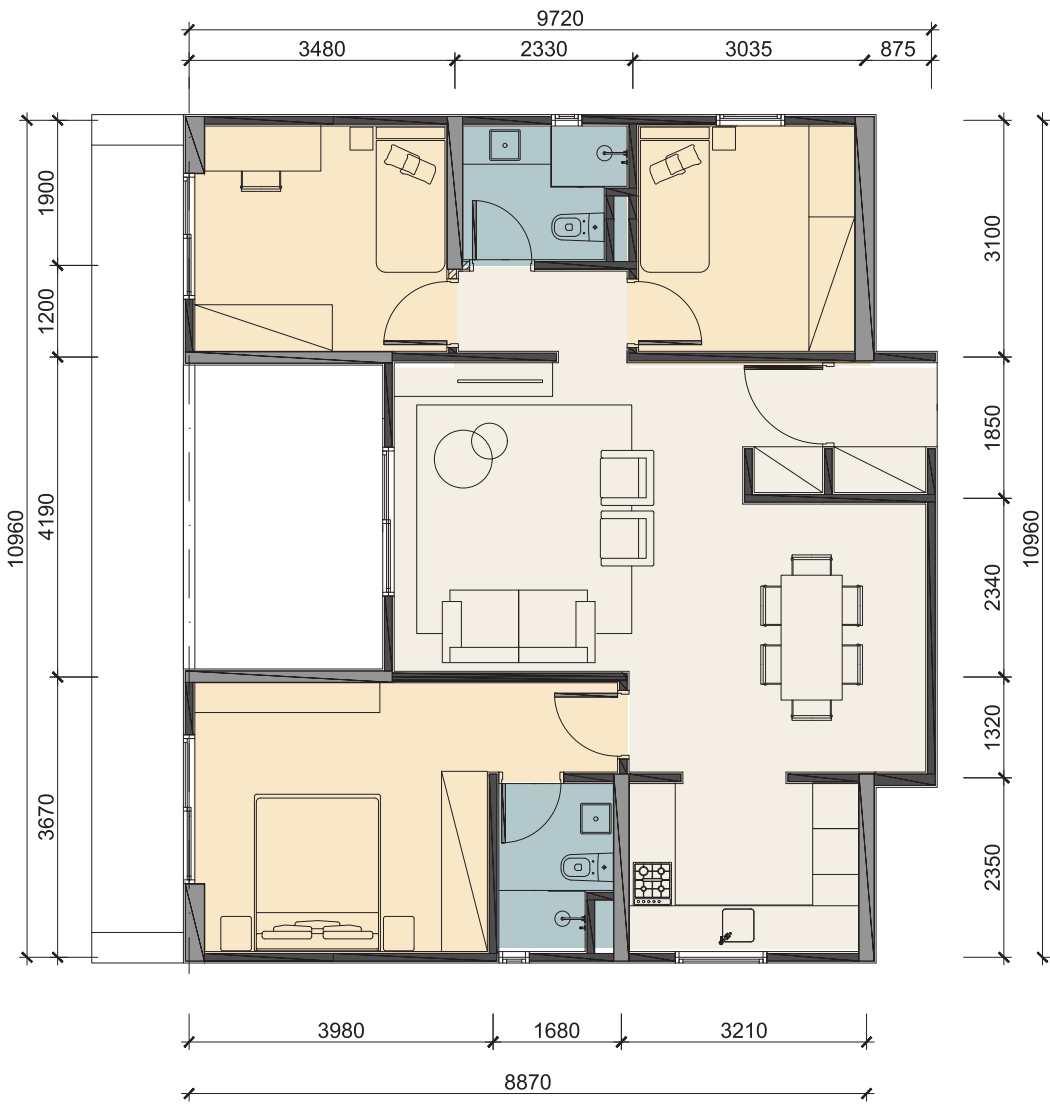


TYPE 2



Type 2

- 3 Bedrooms
- 2 Bathrooms
- 978 sq ft
- 1 car park

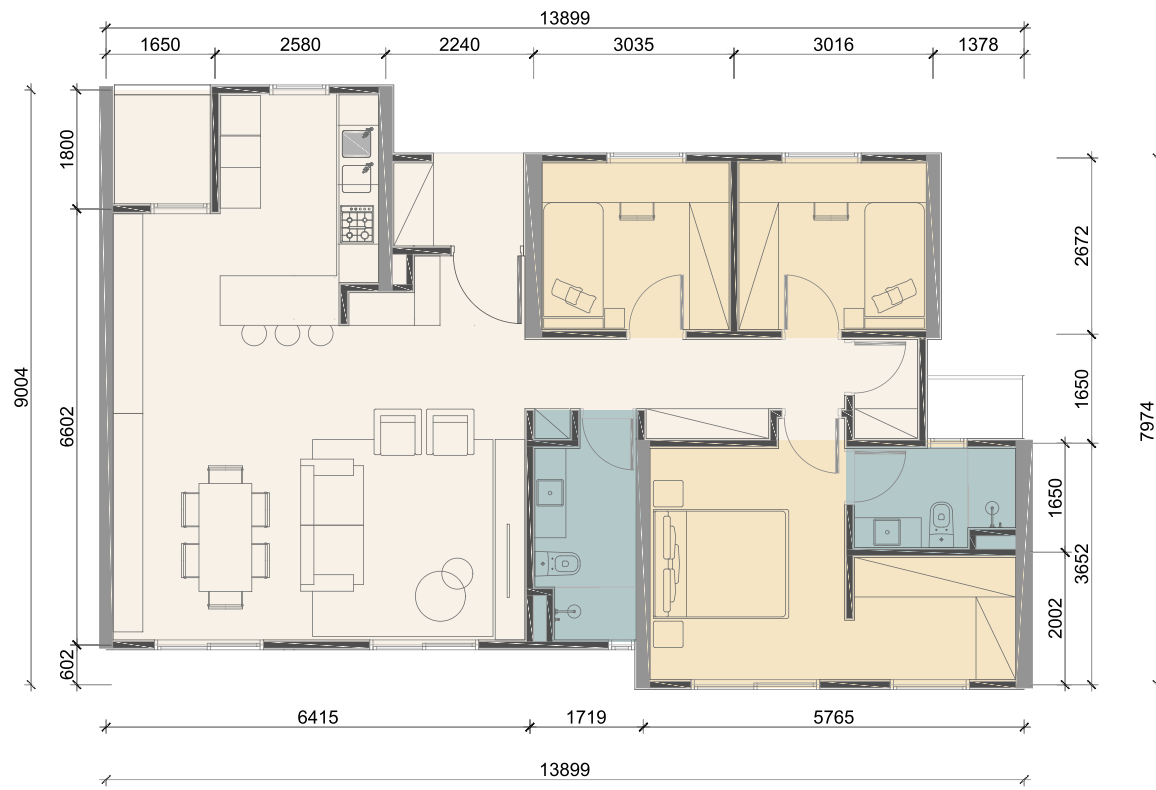


Type 2A with Balcony

3 Bedrooms
2 Bathrooms
1,095 sq ft
2 car parks



TYPE 3

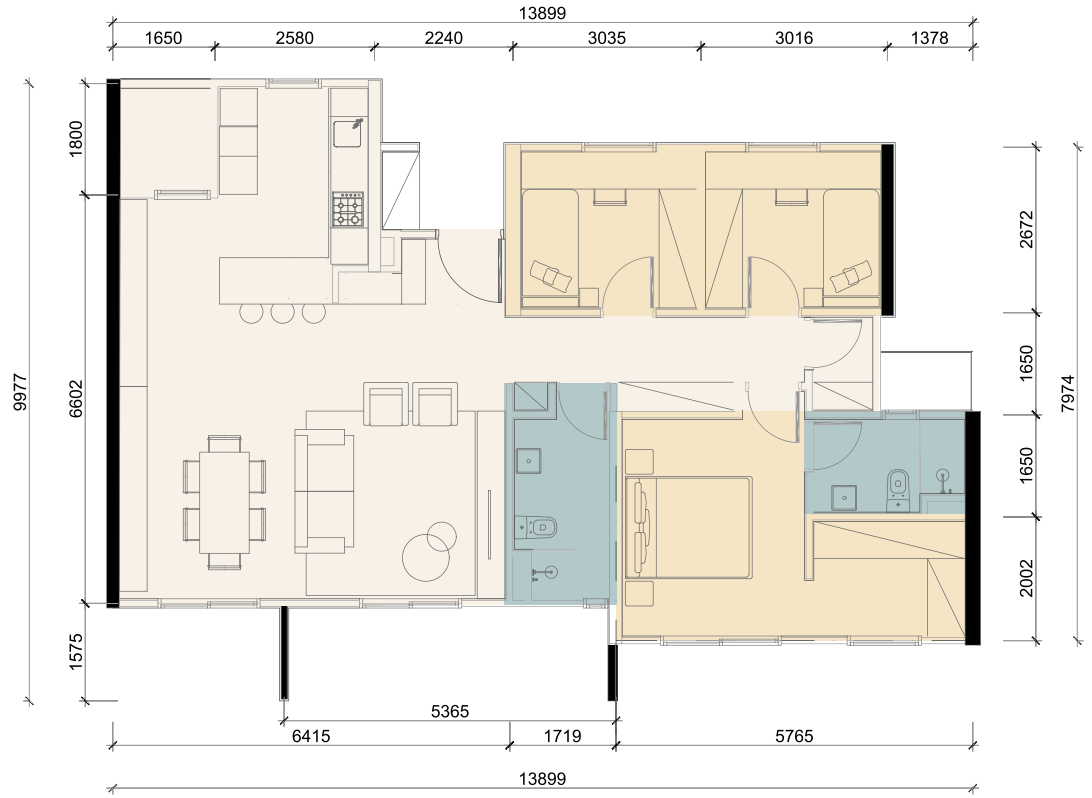


Type 3

- 3 Bedrooms
- 2 Bathrooms
- 1,136 sq ft
- 2 car parks

**Type 3A
with Balcony**

3 Bedrooms
2 Bathrooms
1,227 sq ft
2 car parks



**Type 3B
with Roof Terrace**

3 Bedrooms
2 Bathrooms
1,502 sq ft
2 car parks

TYPE 4

Type 4

- 3 Bedrooms
- 2 Bathrooms
- 1,338 sq ft
- 2 car parks





**Type 4A
with Balcony**

3 Bedrooms
2 Bathrooms
1,429 sq ft
2 car parks



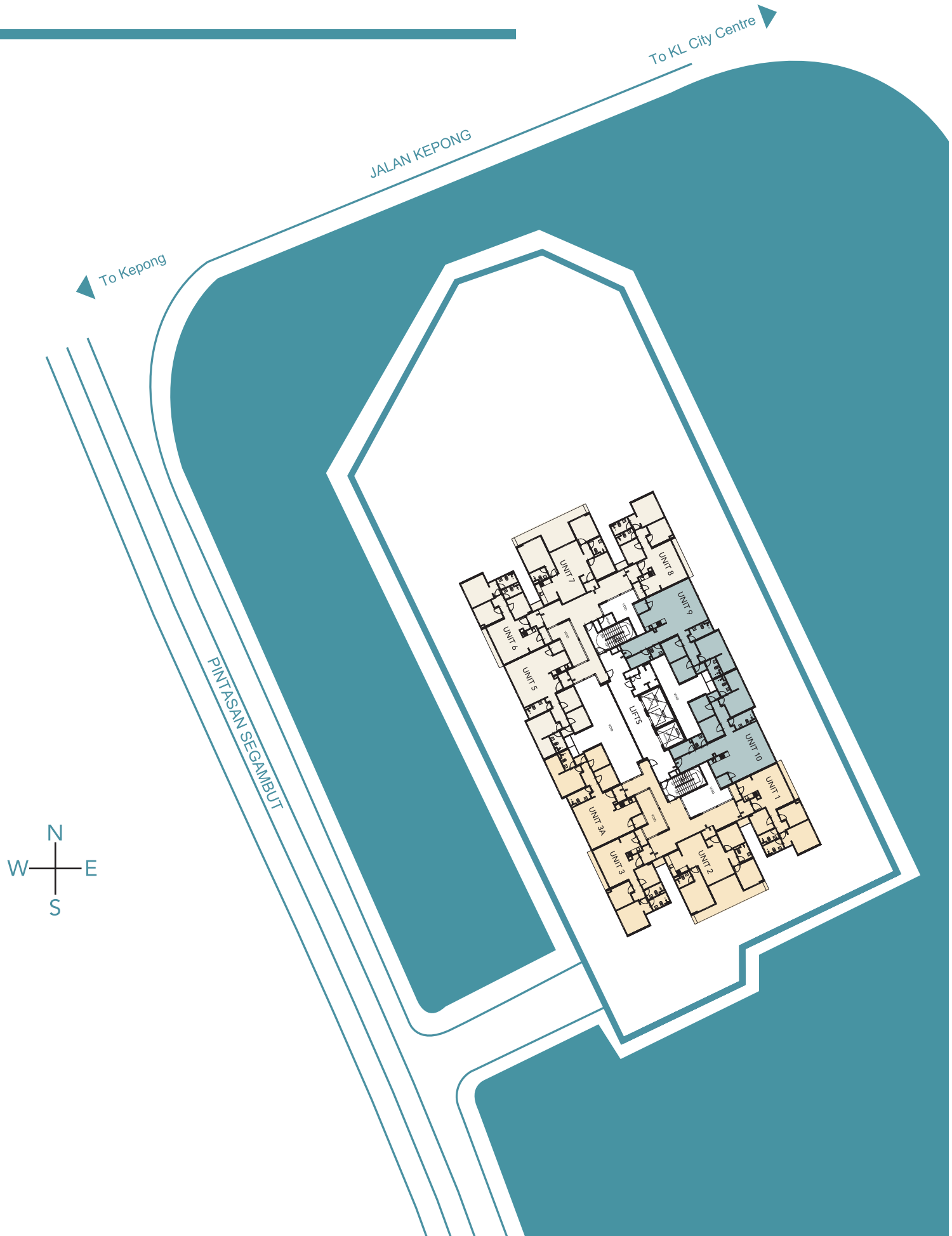
**Type 4B
with Roof
Terrace**

3 Bedrooms
2 Bathrooms
1,536 sq ft
2 car parks





SITE PLAN & FLOOR CHARTS



	UNIT 01	UNIT 02	UNIT 03	UNIT 3A	UNIT 05	UNIT 06	UNIT 07	UNIT 08	UNIT 09	UNIT 10
LEVEL 33A	33A-01 1,009 sf Type 1A	33A-02 978 sf Type 2	33A-03 916 sf Type 1	33A-3A 1,227 sf Type 3A	33A-05 1,136 sf Type 3	33A-06 1,009 sf Type 1A	33A-07 978 sf Type 2	33A-08 953 sf Type 1B	33A-09 1,429 sf Type 4A	33A-10 1,338 sf Type 4
LEVEL 33	33-01 1,009 sf Type 1A	33-02 978 sf Type 2	33-03 916 sf Type 1	33-3A 1,227 sf Type 3A	33-05 1,136 sf Type 3	33-06 1,009 sf Type 1A	33-07 978 sf Type 2	33-08 953 sf Type 1B	33-09 1,429 sf Type 4A	33-10 1,338 sf Type 4
LEVEL 32	32-01 1,009 sf Type 1A	32-02 978 sf Type 2	32-03 916 sf Type 1	32-3A 1,227 sf Type 3A	32-05 1,136 sf Type 3	32-06 1,009 sf Type 1A	32-07 978 sf Type 2	32-08 953 sf Type 1B	32-09 1,429 sf Type 4A	32-10 1,338 sf Type 4
LEVEL 31	31-01 1,009 sf Type 1A	31-02 978 sf Type 2	31-03 916 sf Type 1	31-3A 1,227 sf Type 3A	31-05 1,136 sf Type 3	31-06 1,009 sf Type 1A	31-07 978 sf Type 2	31-08 953 sf Type 1B	31-09 1,429 sf Type 4A	31-10 1,338 sf Type 4
LEVEL 30	30-01 1,009 sf Type 1A	30-02 978 sf Type 2	30-03 916 sf Type 1	30-3A 1,227 sf Type 3A	30-05 1,136 sf Type 3	30-06 1,009 sf Type 1A	30-07 978 sf Type 2	30-08 953 sf Type 1B	30-09 1,429 sf Type 4A	30-10 1,338 sf Type 4
LEVEL 29	29-01 1,009 sf Type 1A	29-02 978 sf Type 2	29-03 916 sf Type 1	29-3A 1,227 sf Type 3A	29-05 1,136 sf Type 3	29-06 1,009 sf Type 1A	29-07 978 sf Type 2	29-08 953 sf Type 1B	29-09 1,429 sf Type 4A	29-10 1,338 sf Type 4
LEVEL 28	28-01 953 sf Type 1B	28-02 978 sf Type 2	28-03 916 sf Type 1	28-3A 1,227 sf Type 3A	28-05 1,136 sf Type 3	28-06 1,009 sf Type 1A	28-07 978 sf Type 2	28-08 953 sf Type 1B	28-09 1,429 sf Type 4A	28-10 1,338 sf Type 4
LEVEL 27	27-01 953 sf Type 1B	27-02 978 sf Type 2	27-03 916 sf Type 1	27-3A 1,136 sf Type 3	27-05 1,136 sf Type 3	27-06 1,009 sf Type 1A	27-07 978 sf Type 2	27-08 953 sf Type 1B	27-09 1,429 sf Type 4A	27-10 1,429 sf Type 4A
LEVEL 26	26-01 953 sf Type 1B	26-02 978 sf Type 2	26-03 953 sf Type 1B	26-3A 1,136 sf Type 3	26-05 1,136 sf Type 3	26-06 1,009 sf Type 1A	26-07 978 sf Type 2	26-08 953 sf Type 1B	26-09 1,429 sf Type 4A	26-10 1,429 sf Type 4A
LEVEL 25	25-01 953 sf Type 1B	25-02 978 sf Type 2	25-03 953 sf Type 1B	25-3A 1,136 sf Type 3	25-05 1,136 sf Type 3	25-06 1,009 sf Type 1A	25-07 978 sf Type 2	25-08 916 sf Type 1	25-09 1,429 sf Type 4A	25-10 1,429 sf Type 4A
LEVEL 23A	23A-01 953 sf Type 1B	23A-02 978 sf Type 2	23A-03 953 sf Type 1B	23A-3A 1,136 sf Type 3	23A-05 1,136 sf Type 3	23A-06 1,009 sf Type 1A	23A-07 978 sf Type 2	23A-08 916 sf Type 1	23A-09 1,429 sf Type 4A	23A-10 1,429 sf Type 4A
LEVEL 23	23-01 953 sf Type 1B	23-02 978 sf Type 2	23-03 953 sf Type 1B	23-3A 1,136 sf Type 3	23-05 1,136 sf Type 3	23-06 916 sf Type 1	23-07 978 sf Type 2	23-08 916 sf Type 1	23-09 1,338 sf Type 4	23-10 1,429 sf Type 4A
LEVEL 22	22-01 953 sf Type 1B	22-02 978 sf Type 2	22-03 1,009 sf Type 1A	22-3A 1,136 sf Type 3	22-05 1,227 sf Type 3A	22-06 1,009 sf Type 1A	22-07 978 sf Type 2	22-08 916 sf Type 1	22-09 1,338 sf Type 4	22-10 1,429 sf Type 4A
LEVEL 21	21-01 916 sf Type 1	21-02 978 sf Type 2	21-03 1,009 sf Type 1A	21-3A 1,136 sf Type 3	21-05 1,227 sf Type 3A	21-06 1,009 sf Type 1A	21-07 978 sf Type 2	21-08 953 sf Type 1B	21-09 1,338 sf Type 4	21-10 1,429 sf Type 4A
LEVEL 20	20-01 916 sf Type 1	20-02 978 sf Type 2	20-03 1,009 sf Type 1A	20-3A 1,136 sf Type 3	20-05 1,227 sf Type 3A	20-06 1,009 sf Type 1A	20-07 978 sf Type 2	20-08 953 sf Type 1B	20-09 1,338 sf Type 4	20-10 1,429 sf Type 4A
LEVEL 19	19-01 916 sf Type 1	19-02 978 sf Type 2	19-03 1,009 sf Type 1A	19-3A 1,136 sf Type 3	19-05 1,136 sf Type 3	19-06 916 sf Type 1	19-07 978 sf Type 2	19-08 953 sf Type 1B	19-09 1,338 sf Type 4	19-10 1,429 sf Type 4A
LEVEL 18	18-01 953 sf Type 1B	18-02 978 sf Type 2	18-03 1,009 sf Type 1A	18-3A 1,136 sf Type 3	18-05 1,136 sf Type 3	18-06 916 sf Type 1	18-07 1,095 sf Type 2A	18-08 953 sf Type 1B	18-09 1,338 sf Type 4	18-10 1,429 sf Type 4A
LEVEL 17	17-01 953 sf Type 1B	17-02 978 sf Type 2	17-03 1,009 sf Type 1A	17-3A 1,136 sf Type 3	17-05 1,136 sf Type 3	17-06 1,009 sf Type 1A		17-07 1,009 sf Type 1A	17-08 1,429 sf Type 4A	17-09 1,429 sf Type 4A
LEVEL 16	16-01 953 sf Type 1B	16-02 978 sf Type 2	16-03 1,009 sf Type 1A	16-3A 1,136 sf Type 3	16-05 1,136 sf Type 3	16-06 1,009 sf Type 1A		16-07 1,009 sf Type 1A	16-08 1,429 sf Type 4A	16-09 1,429 sf Type 4A
LEVEL 15	15-01 953 sf Type 1B	15-02 978 sf Type 2	15-03 916 sf Type 1	15-3A 1,136 sf Type 3	15-05 1,136 sf Type 3	15-06 1,009 sf Type 1A	15-07 978 sf Type 2	15-08 1,009 sf Type 1A	15-09 1,429 sf Type 4A	15-10 1,429 sf Type 4A
LEVEL 13A	13A-01 953 sf Type 1B	13A-02 978 sf Type 2	13A-03 916 sf Type 1	13A-3A 1,136 sf Type 3	13A-05 1,136 sf Type 3	13A-06 1,009 sf Type 1A	13A-07 978 sf Type 2	13A-08 1,009 sf Type 1A	13A-09 1,429 sf Type 4A	13A-10 1,338 sf Type 4
LEVEL 13	13-01 953 sf Type 1B	13-02 978 sf Type 2	13-03 1,009 sf Type 1A	13-3A 1,227 sf Type 3A	13-05 1,136 sf Type 3	13-06 1,009 sf Type 1A	13-07 978 sf Type 2	13-08 1,009 sf Type 1A	13-09 1,429 sf Type 4A	13-10 1,338 sf Type 4
LEVEL 12	12-01 916 sf Type 1	12-02 978 sf Type 2	12-03 1,009 sf Type 1A	12-3A 1,227 sf Type 3A	12-05 1,136 sf Type 3	12-06 1,009 sf Type 1A	12-07 978 sf Type 2	12-08 1,009 sf Type 1A	12-09 1,429 sf Type 4A	12-10 1,338 sf Type 4
LEVEL 11	11-01 916 sf Type 1	11-02 978 sf Type 2	11-03 1,009 sf Type 1A	11-3A 1,227 sf Type 3A	11-05 1,136 sf Type 3	11-06 916 sf Type 1	11-07 978 sf Type 2	11-08 916 sf Type 1	11-09 1,338 sf Type 4	11-10 1,338 sf Type 4
LEVEL 10	10-01 916 sf Type 1	10-02 978 sf Type 2	10-03 916 sf Type 1	10-3A 1,136 sf Type 3	10-05 1,136 sf Type 3	10-06 916 sf Type 1	10-07 978 sf Type 2	10-08 916 sf Type 1	10-09 1,338 sf Type 4	10-10 1,338 sf Type 4
LEVEL 09	09-01 1,144 sf Type 1C	09-02 1,095 sf Type 2A	09-03 1,144 sf Type 1C	09-3A 1,502 sf Type 3B	09-05 1,502 sf Type 3B	09-06 1,144 sf Type 1C	09-07 1,095 sf Type 2A	09-08 1,144 sf Type 1C	09-09 1,536 sf Type 4B	09-10 1,536 sf Type 4B
LEVEL 08	FACILITIES									
LEVEL 07	CAR PARK									
LEVEL 06	CAR PARK									
LEVEL 05	CAR PARK									
LEVEL 04	CAR PARK									
LEVEL 03	CAR PARK									
LEVEL 02	RETAIL LOTS									
LEVEL 01	RETAIL LOTS									
GROUND LEVEL	RETAIL LOTS									
BASEMENT	FACILITIES & CAR PARK									

A close-up photograph of several interlocking concrete blocks. The blocks are light grey and have a rough, textured surface. A teal-colored rectangular overlay is positioned horizontally across the middle of the image, containing the word "SPECIFICATIONS" in white, bold, uppercase letters. Below the text is a thin white horizontal line.

SPECIFICATIONS

ABOUT THRIVEN AMONA

The name Thriven says something about who we are. Derived from the two words 'thrive' and 'driven', this kinetic fusion defines our corporate character.

We are a youthful and energetic group, open to growth and change.

Our core strength lies in our people, a dynamic team of forward-thinking professionals with a high awareness of design and detailing. Innovative and progressive, we study emerging trends and push the boundaries to create the products that will set the benchmarks for the industry.

The Thriven team has a formidable track record in local and international markets, and brings together a comprehensive suit of skills from property development, facilities management and hospitality to corporate finance, debt capital markets and law.

The Amona Group of Companies can trace its modest beginning to 3rd March 1992 with the incorporation of Amona Sdn.Bhd.

With his sharp business acumen and foresight, founder Dato' Haji Othman Ahmad has nurtured and transform a fledgling family concern with its initial core expertise in property development to diversify into other business activities, namely construction, trading, information and communications technology, telecommunications and energy.

Through its subsidiaries and associated companies, Amona successfully completed a number of commercial and residential developments in various parts of the country through strategic partnerships with State Government agencies in the form of joint venture or by way of privatization.





enSta

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Visual representations, illustrations, photographs, art renderings and other graphic representations are intended to portray only artist's impressions and cannot be regarded as representation of fact. The Developer shall not be held liable for any inaccuracy of the information provided herein or is obliged to notify you if there is any changes to the information herein.

Developer: Thriven Amona Sdn Bhd (1047500-W) • Address: Level 23A Menara LGB, 1 Jalan Wan Kadir, Taman Tun Dr. Ismail, 60000 Kuala Lumpur • Developer's License No.: 14713-2/07-2021/02349 (L) Validity Period: 01/08/2020 – 31/07/2021 • Advertising & Sales Permit No.: 14713-2/07-2021/02349 (P) Validity Period: 01/08/2020 – 31/07/2021 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Plan Approval No: BP T1 OSC 2016 1127 • Type of Property: Service Apartment • Expected Date of Completion: July 2021 • Tenure: 99-years leasehold (expiring on: 16 Mar 2116) • Land Encumbrance: AmBank (M) Berhad • Total Units: 258 • Selling Price: RM543,360 (min) – RM885,360 (max) • Built-up Area: 916 sq. ft. (min) – 1,536 sq. ft.(max) • Bumiputera Discount: 5% • Restriction in Interest: This land cannot be transferred, leased, charged or mortgage without consent from Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur • **IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**