

D'HEIGHTS²

Cheras South, Selangor



MAMING

D'HEIGHT 2

Cheras South, Selangor

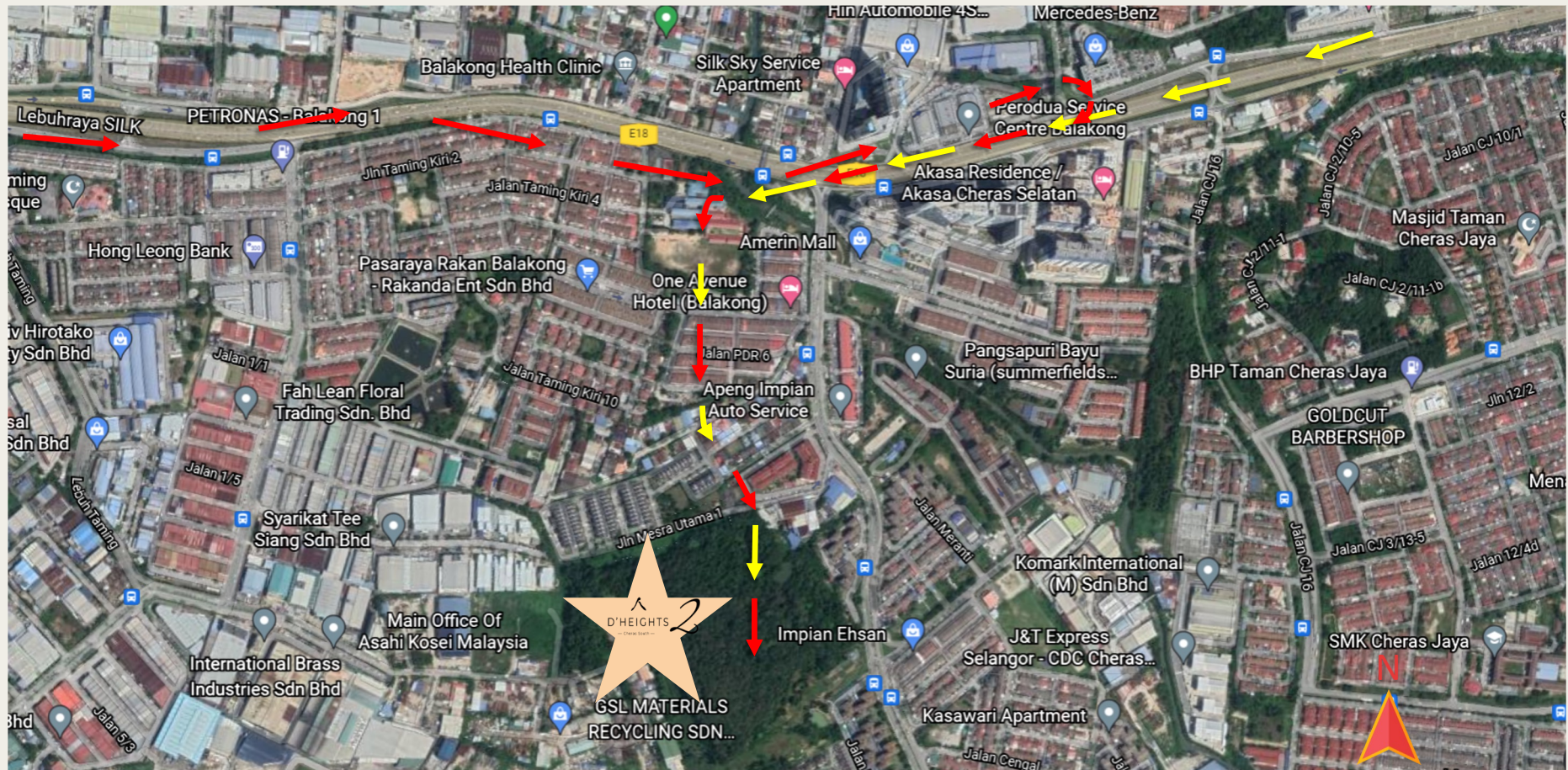
An elevated living,
connecting to life gently.

栖居半山，悦享从容生活；
与人生美好温柔相连



LOCATION & CONNECTIVITY

Situated in a matured neighborhood with various upcoming developments.



From AEON Cheras Selatan



From Mines Shopping Centre

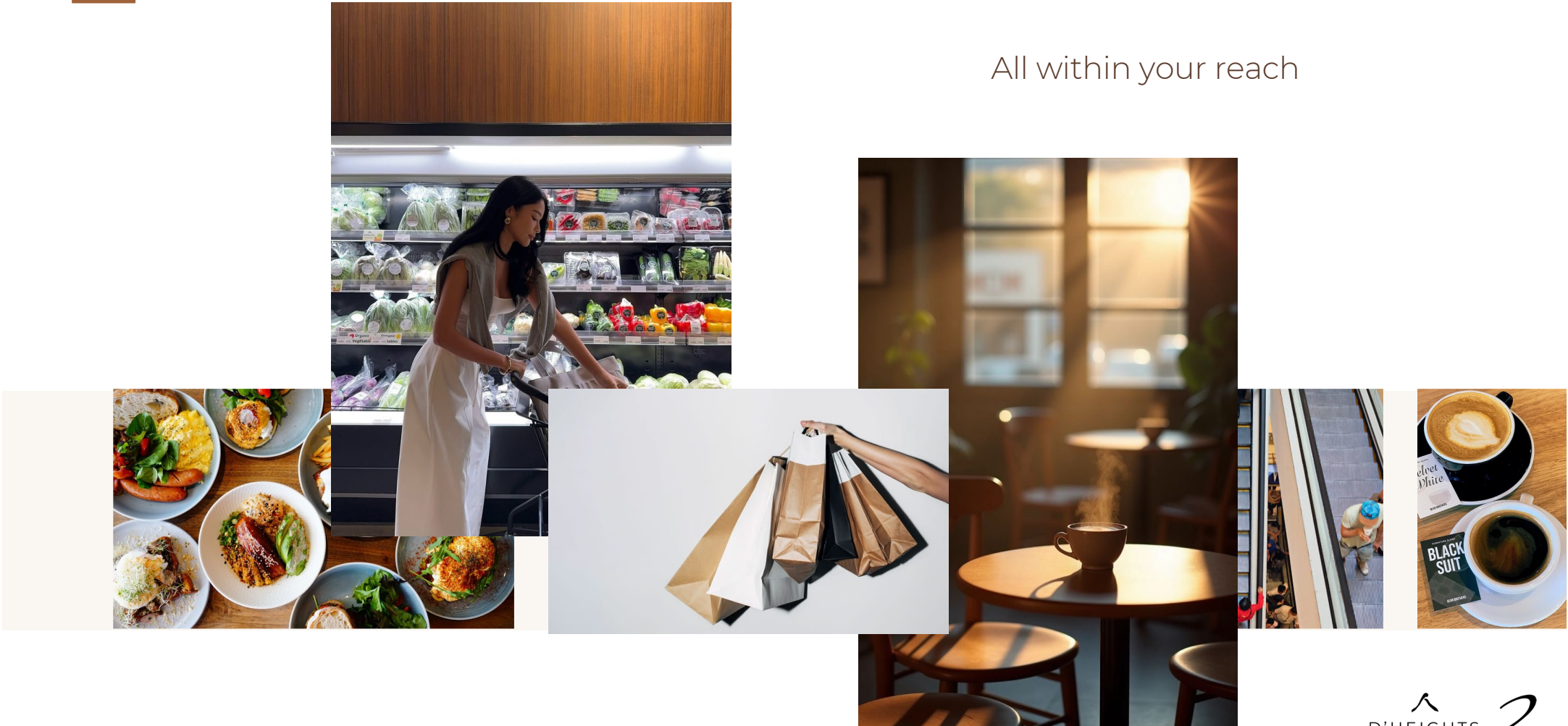


Cheras South — The Last Hilltop

	● SILK Highway KL, Kajang & Putrajaya	800m
	● AEON Cheras Selatan, C180 Commercial Centre, Amerrin Shopping Mall Family shopping & weekends	~5 min
	● The Mines Shopping Retail, dining & entertainment	~8 min
	● Columbia Asia Hospital Family health peace of mind	~6 min
	● Schools & Tuition SK, SMK & international options	~5 min
Universities : UTAR Sungai Long, UCSI University, New Era University College, Kolej Multimedia Cheras. Golf Resorts: The Mines Resort & Golf Club, Sungai Long Golf & Country Club, Impian Golf & Country Club		

LOCATION & CONNECTIVITY

All within your reach



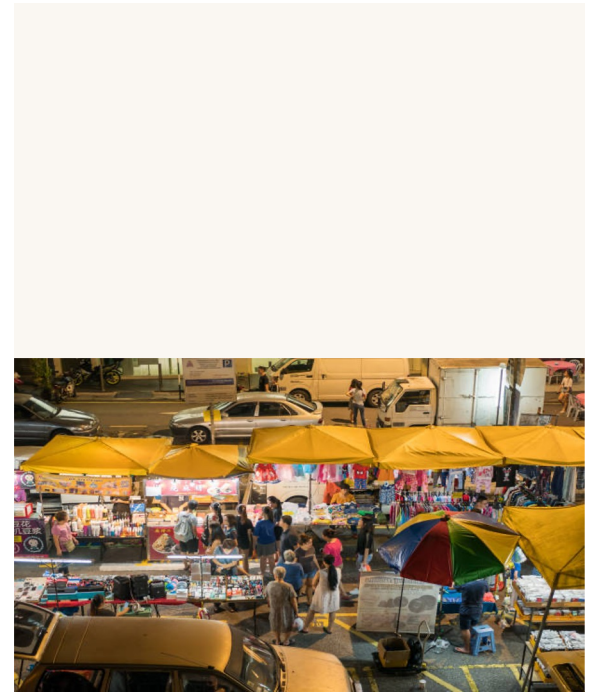
LOCATION & CONNECTIVITY

NIGHT MARKET | PASAR MALAM

A distinct characteristic of Cheras is the Taman Connaught night market, stretching over 2 km with a vibrant line up of various stalls every Wednesday night. Enjoy a diverse selection of cheap treats from the many stalls offered there. Even if you aren't feeling in the mood for treats, browsing through the stalls would be an experience in itself as you will be sucked into the lively ambience of the night market.

Not far from D'HEIGHT 2, another weekly night market is held at Sg Long every Tuesday. Located behind UTAR Campus, with lot of cheap treats choices.

FOOD CULTURE



LOCATION & CONNECTIVITY

HOSPITALS & MEDICAL CENTRES

WITHIN 5KM – 10KM

- Columbia Asia (less than 5km)
- Hospital Kajang
- KPJ Kajang Specialist Hospital
- Putra Specialist Hospital @ Sg. Long



WITHIN 10KM – 15KM

- UTAR Sg Long
- UCSI University
- New Era University College



WITHIN 20KM

- HUKM
- Wawasan Open University
- Kolej Multimedia Cheras

LOCATION & CONNECTIVITY

WITHIN 10KM

- The Mines Resort & Golf Club
- Impian Golf & Country Club
- Sungai Long Golf & Country Club

WITHIN 15KM

- Sungai Long Golf & Country Club
- Palm Garden Golf Club @ IOI Resort



LOCATION & CONNECTIVITY

ONLY 800M TO
SILK HIGHWAY



SILK is a 37km, 3-lane dual carriageway highway with 12 interchanges. It also makes to & from KL, Cheras, Sg. Long, Balakong, Putrajaya, Semenyih, Bangi, KL International airports and Seremban most convenient. SILK's connectivity extends through direct links to:

- KL-Seremban Highway (NSE)
- Sungai Besi Highway (BESRAYA)
- Cheras-Kajang Highway (Grand Saga)
- Kajang-Seremban Highway (LEKAS)
- South Klang Valley Expressway (SKVE)

SECURITY

Peace of Mind

Gated and guarded community. Clubhouse for gatherings. Open green spaces. This is where your kids can play outside safely. Where neighbors know each other. Where you don't worry about security.



Gated Security



Access Card
System



24-hour
CCTV Surveillance



Smart
Community App



CLUBHOUSE

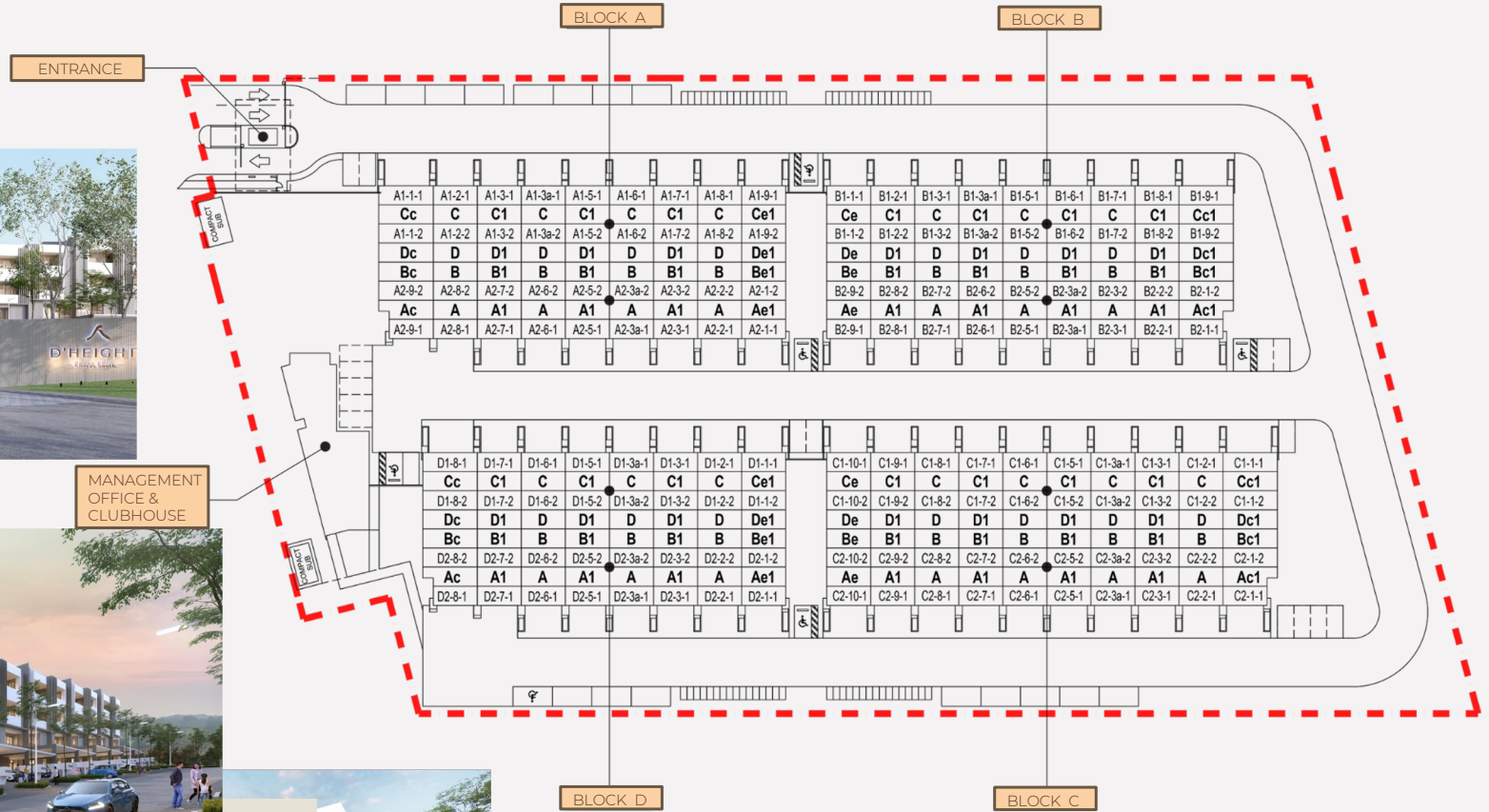
CLUB HOUSE FACILITIES
INDOOR GYM
HEALTHY LIFESTYLE



FACT SHEET

DEVELOPER	Bangsar Heights GLC Sdn Bhd
MUKIM	Pekan Kajang
DAERAH	Hulu Langat
NEGERI	Selangor
LOCAL COUNCIL	Majlis Perbandaran Kajang
LAND AREA	4.10 acres (Phase 2)
LAND TENURE	LEASEHOLD
LAND TITLE	Residential (Strata)
TOTAL UNITS	144 units
SELLING PRICE (STARTING)	RM478,000
MAINTENANCE FEE SINKING FUND	RM2.75 per share unit RM0.25 per share unit
EXPECTED COMPLETION	End of 2028

SITE MAP



Type D, D1, Dc, Dc1, De, De1 (Level 2)

Type C, C1, Cc, Cc1, Ce, Ce1 (Level 1)

Type B, B1, Bc, Bc1, Be, Be1 (Lower Level 2)

Type A, A1, Ac, Ac1, Ae, Ae1 (Lower Level 1)

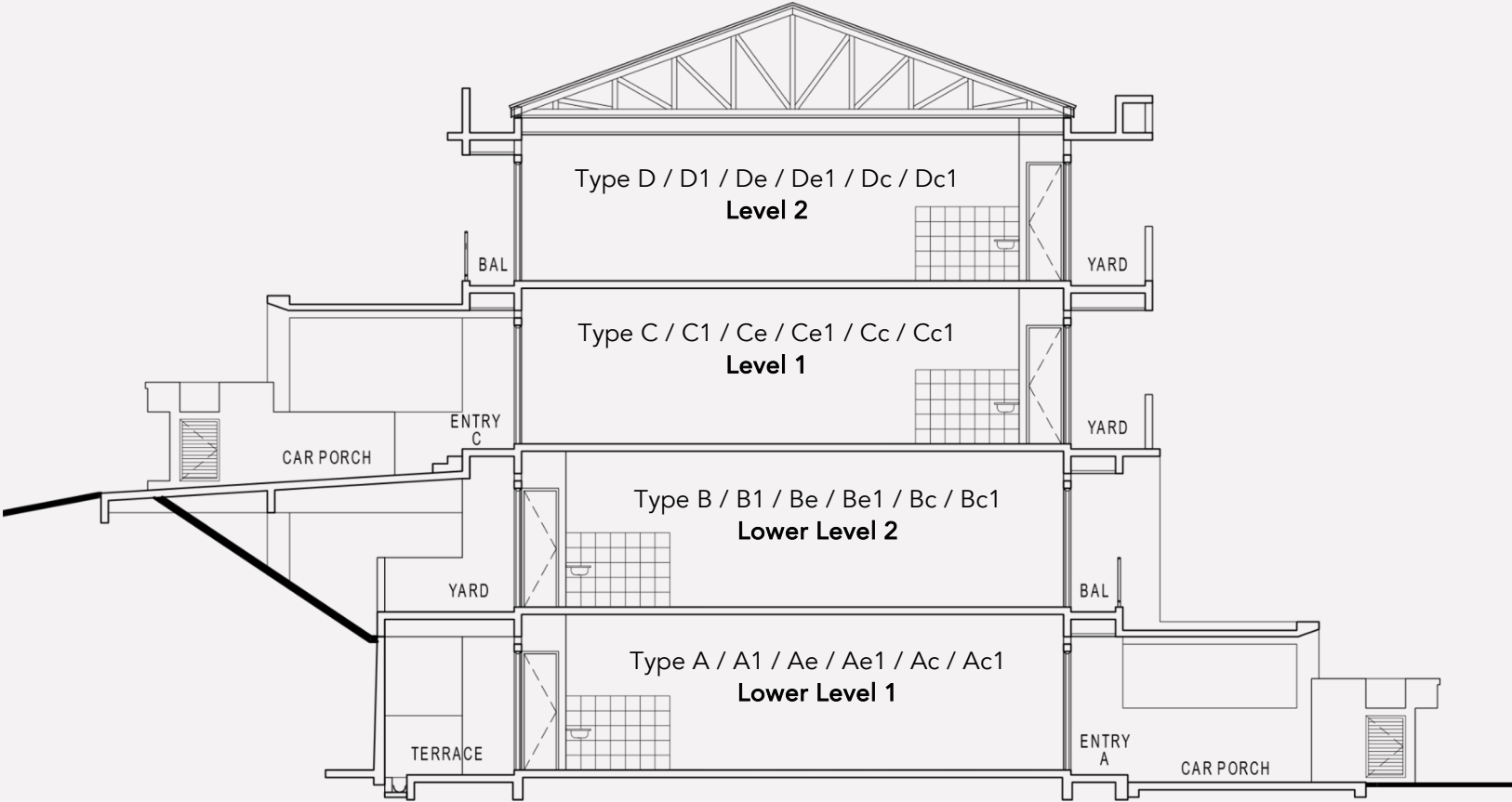


Type D, D1, Dc, Dc1, De, De1 (Level 2)

Type C, C1, Cc, Cc1, Ce, Ce1 (Level 1)

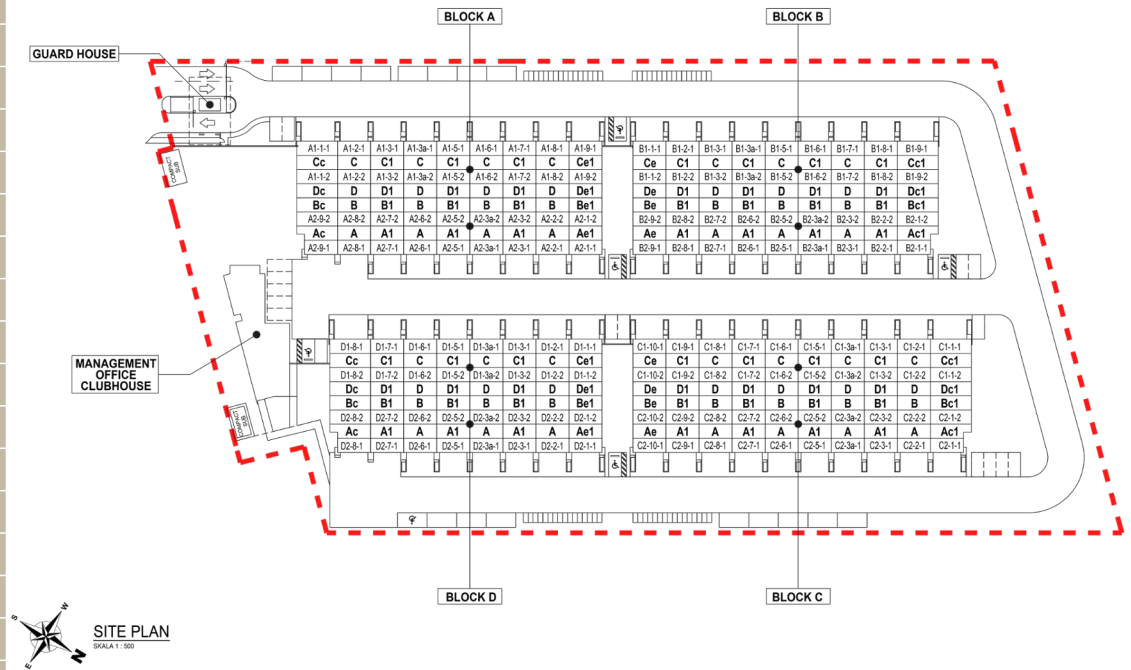
* Images are for illustration purposes only

SIDE ELEVATION



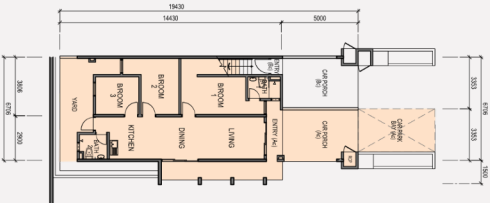
TYPE	DESCRIPTION	BUILT-UP AREA (SQ FT)	NO. OF UNIT
A	Intermediate - Lower Level 1	1,176	14
B	Intermediate - Lower Level 2	1,182	14
C	Intermediate - Level 1	1,115	14
D	Intermediate - Level 2	1,174	14
A1	Intermediate (mirror) - Lower Level 1	1,176	14
B1	Intermediate (mirror) - Lower Level 2	1,182	14
C1	Intermediate (mirror) - Level 1	1,115	14
D1	Intermediate (mirror) - Level 2	1,174	14
Ae	End Lot - Lower Level 1	1,176	2
Be	End Lot - Lower Level 2	1,182	2
Ce	End Lot - Level 1	1,115	2
De	End Lot - Level 2	1,174	2
Ae1	End Lot (mirror) - Lower Level 1	1,176	2
Be1	End Lot (mirror) - Lower Level 2	1,182	2
Ce1	End Lot (mirror) - Level 1	1,115	2
De1	End Lot (mirror) - Level 2	1,174	2
Ac	Corner Unit - Lower Level 1	1,279	2
Bc	Corner Unit - Lower Level 2	1,284	2
Cc	Corner Unit - Level 1	1,288	2
Dc	Corner Unit - Level 2	1,277	2
Ac1	Corner Unit (mirror) - Lower Level 1	1,279	2
Bc1	Corner Unit (mirror) - Lower Level 2	1,284	2
Cc1	Corner Unit (mirror) - Level 1	1,288	2
Dc1	Corner Unit (mirror) - Level 2	1,277	2
TOTAL			144

PHASE TWO MASTER PLAN

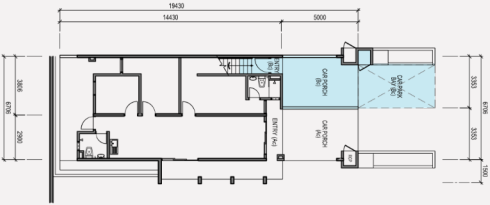


FLOOR PLANS

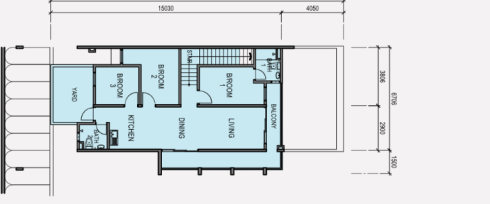
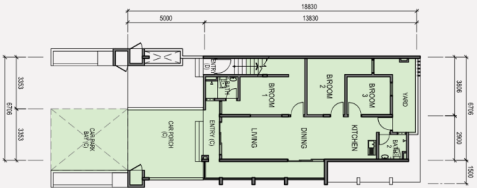
Corner Units Layout



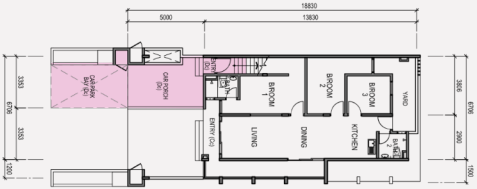
Type A
Corner | Lower Level 1
1,279 sq ft | 3R2B



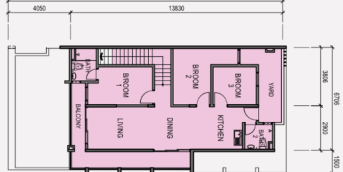
Type B
Corner | Lower Level 2
1,284 sq ft | 3R2B



Type C
Corner | Lower Level 1
1,288 sq ft | 3R2B



Level 1

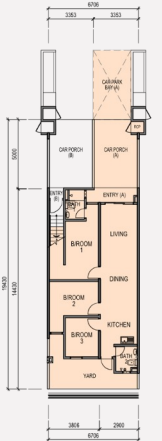


Level 2

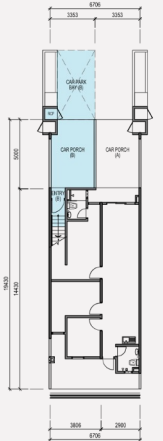
Type D
Corner | Lower Level 2
1,277 sq ft | 3R2B

FLOOR PLANS

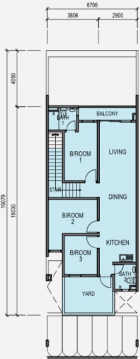
Intermediate Layout



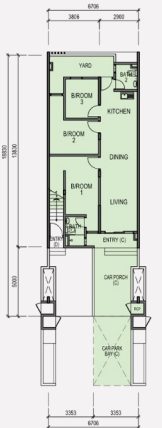
Type A
Intermediate | Lower Level 1
1,176 sq. ft | 3R2B



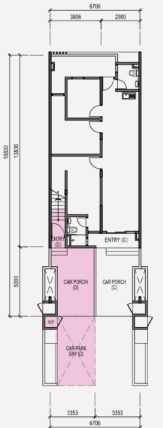
Lower Level 1
Type B
Intermediate | Lower Level 2
1,182 sq. ft | 3R2B



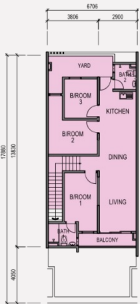
Lower Level 2



Type C
Intermediate | Level 1
1,115 sq. ft | 3R2B



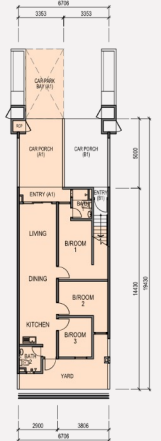
Level 1



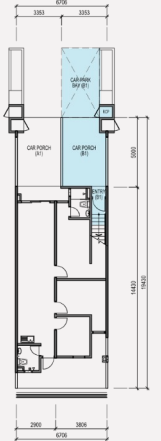
Level 2

Type D
Intermediate | Level 2
1,174 sq. ft | 3R2B

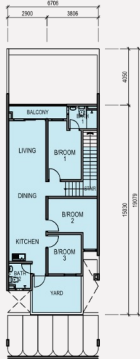
Intermediate (mirror) Layout



Type A1
Intermediate | Lower Level 1
1,176 sq. ft | 3R2B

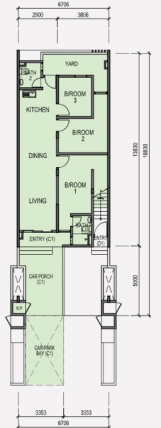


Lower Level 1

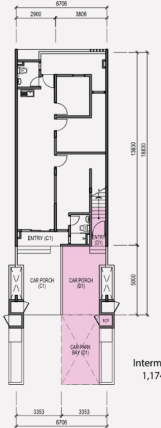


Lower Level 2

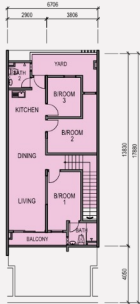
Type B1
Intermediate | Lower Level 2
1,182 sq. ft | 3R2B



Type C1
Intermediate | Level 1
1,115 sq. ft | 3R2B



Level 1



Level 2

Type D1
Intermediate | Level 2
1,174 sq. ft | 3R2B

FLOOR PLANS

Intermediate (beside end lot) Layout



End Lot Layout



SPECIFICATIONS

STRUCTURE

Reinforced concrete

WALL

Shear wall, cement and sand brick

WALL FINISHES

Ceiling height bathroom tiles

1500mm high kitchen tiles

Masonry paint & Emulsion paint

FLOOR FINISHES

Ceramic tiles

CEILING

Skim coat & paint / Plaster ceiling

ROOFING

Concrete roof tiles and
lightweight metal frame

WINDOWS

Aluminium framed window

DOORS

Glass sliding door / Flush door

IRONMONGERY

Quality lockset

	Type A, Ae, Al, C, Cl, Ce	Type Ac, B, Be, Bl, Cc, D, Dl, De	Type Bc, Dc
ELECTRICAL FITTINGS			
Light point	14	16	18
Fan point	4	4	4
13A power point	14	14	14
15A power point	1	1	1
TV point	1	1	1
A/C point	2	2	2
Water heater point	1	1	1
Door bell point	1	1	1
Fibre optic point	1	1	1
SANITARY FITTINGS			
Water closet	2	2	2
Shower head	2	2	2
Wash basin	2	2	2
Kitchen sink	1	1	1

Note:

All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Vendor's architect and/or the relevant approving Authorities.

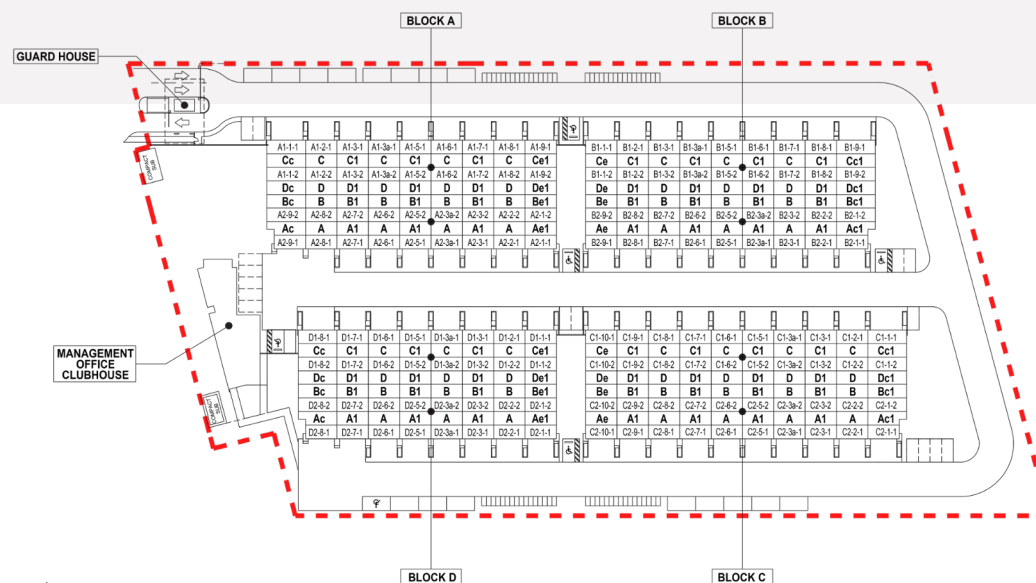
REBATE PACKAGE -BUMIPUTRA

BUMI DISCOUNT (UPON SPA)	7%
REBATE (UPON STAGE 2B)	3%
TOTAL BUMI DISCOUNT + REBATE	7% + 3%
BOOKING FEE	RM3,000
SPA LEGAL FEES	Developer
SPA DISBURSEMENT FEES	Developer
LOAN LEGAL FEES	Developer
LOAN DISBURSEMENT FEES	Developer
LOAN STAMP DUTY	Developer
MOT & RELATED CHARGES	Buyer

REBATE PACKAGE NON-BUMIPUTRA

REBATE (UPON SPA)	All Type 5%
REBATE (UPON STAGE 2B)	B & D Only 2%
TOTAL REBATES	Nil
BOOKING FEE	RM5,000
SPA LEGAL FEES	Developer
SPA DISBURSEMENT FEES	Developer
LOAN LEGAL FEES	Developer
LOAN DISBURSEMENT FEES	Developer
LOAN STAMP DUTY	Developer
MOT & RELATED CHARGES	Buyer

PRICING – BLOCK C & D (Open for Sales)

[illegible]

	LEVEL	TYPE	END LOT	INT	INT	INT	INT	INT	INT	INT	INT	CORNER	TYPE	LEVEL		
C	Level 2	UNIT TYPE BUA PRICE STATUS	C1-10-2 De 1,183 568,000 -	C1-9-2 D1 1,174 508,000 -	C1-8-2 D1 1,174 508,000 -	C1-7-2 D1 1,174 508,000 -	C1-6-2 D 1,174 508,000 -	C1-5-2 D1 1,174 508,000 -	C1-3a-2 D 1,174 508,000 -	C1-3-2 D1 1,174 508,000 -	C1-2-2 D 1,174 508,000 -	C1-1-2 Dc1 1,277 568,000 -	UNIT TYPE BUA PRICE STATUS	Level 2		
		Level 1	UNIT TYPE BUA PRICE STATUS	C1-10-1 Ce 1,137 608,000 -	C1-9-1 C1 1,115 548,000 -	C1-8-1 C 1,115 548,000 -	C1-7-1 C1 1,115 548,000 -	C1-6-1 C 1,115 548,000 -	C1-5-1 C1 1,115 548,000 -	C1-3a-1 C 1,115 548,000 -	C1-3-1 C1 1,115 548,000 -	C1-2-1 C1 1,115 548,000 -	C1-1-1 Cc1 1,288 608,000 -	UNIT TYPE BUA PRICE STATUS	Level 1	
			Lower Level 2	UNIT TYPE BUA PRICE STATUS	C2-10-2 Be 1,197 538,000 -	C2-9-2 B1 1,182 478,000 -	C2-8-2 B 1,182 478,000 -	C2-7-2 B1 1,182 478,000 -	C2-6-2 B 1,182 478,000 -	C2-5-2 B1 1,182 478,000 -	C2-3a-2 B 1,182 478,000 -	C2-3-2 B1 1,182 478,000 -	C2-2-2 B 1,182 478,000 -	C2-1-2 Bc1 1,284 538,000 -	UNIT TYPE BUA PRICE STATUS	Lower Level 2
				Lower Level 1	UNIT TYPE BUA PRICE STATUS	C2-10-1 Ae 1,192 608,000 -	C2-9-1 A1 1,176 518,000 -	C2-8-1 A 1,176 518,000 -	C2-7-1 A1 1,176 518,000 -	C2-6-1 A 1,176 518,000 -	C2-5-1 A1 1,176 518,000 -	C2-3a-1 A 1,176 518,000 -	C2-3-1 A1 1,176 518,000 -	C2-2-1 A 1,176 518,000 -	C2-1-1 Ac1 1,279 608,000 -	UNIT TYPE BUA PRICE STATUS

— Cheras South —

- Hilltop elevated living. It is a lifestyle upgrade. Not just another property.
- More than townhouse. It is a Residence with landed character.
- A gated hilltop community with security





Thank you