

ACCESS ADDRESS

SNUGGLED IN THE WELL-ESTABLISHED RESIDENTIAL DISTRICT OF HAPPY GARDEN, OCCUPANTS OF GARDEN JAYA PARK CAN ENJOY COMPREHENSIVE LIFESTYLE CONVENIENCE AND EASY ACCESSIBILITY.

Connected to major road networks, Garden Jaya Park can be easily accessed and boasts high frequency of public transport. Within the vicinity of this township, residents can enjoy having everything within reach. A good number of shopping complexes and hypermarkets are nearby. There are many food courts and restaurants within the neighbourhood. For housewives who like to procure their kitchen ingredients fresh daily, there is also a wet market open every day.



SHOPPING COMPLEXES

Plaza OUG | Pearl Point | Lucky Plaza | The Scott Garden | Mid Valley | Endah Parade | The Store

LEARNING INSTITUTIONS

SK Seri Mega | SK Seri Saujana | SK Seri Setia | SJK (C) Choong Wen | SMK Taman Yari | SMK Sri Sentosa | Alamanda College | ITJ College | Megatech College

MAJOR ROAD NETWORKS

Jalan Klang Lama | Sungai Besi Expressway | KL-Seremban Expressway | NPE | MEX | KESAS

PUBLIC TRANSPORTATION

RapidKL Sri Petaling Station | RapidKL Bukit Jalil Station | RapidKL Kinrara Station (planned) | KTM Petaling Komuter Station



GARDEN JAYA PARK

PRECIOUS SPACIOUS

Expansive. Exceptional. Exclusive. A golden opportunity for all your family individuals to stay close together and enjoy the blissful kinship and comfort. Only 20 of these precious homes stand at Garden Jaya Park.

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**OPEN FOR
REGISTRATION**

FREEHOLD



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VISIONS EXPECTATIONS

GARDEN JAYA PARK OFFERS A COLLECTION OF TERRACE HOMES IN THE HEART OF HAPPY GARDEN. THESE MAJESTIC HOMES ARE ENVISIONED AND UNIQUELY DESIGNED WITH GENEROUS BREATHING ROOM FOR THE ULTIMATE COMFORT.

The supremely large living space echoes the means to host a large and complete family. With this privilege, all family individuals can reside close together to enjoy endless rejoicing family bliss and luxurious comfort.

If you are expecting a home to satisfy the needs of your growing family, Garden Jaya Park is your desired abode. Own one of these rewarding homes that are offered to only 20 privileged few.



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EXTRAVAGANT ELEGANT

WHETHER IT IS DAYTIME LEISURE OR NIGHTTIME GET-TOGETHER, FAMILIES IN GARDEN JAYA PARK CAN ENJOY EACH OTHER COMPANY IN TOTAL COMFORT.

These precious homes offer practical space perfect for bonding and merrymaking. Sharing laughter and creating memories with your loved ones are within easy reach. Every family member can snuggle warmly together and enjoy the magical moments of genuine family happiness.

HAPPIER FOREVER

Every next of kin will spend more time together and transcend a satisfying and blessed family life. Here in Garden Jaya Park, rest assured of these endearing family moments will last forever.

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INNOVATOR ELEVATOR

ENJOY THE SPACIOUS INTERIOR SPACE SPECIALLY CRAFTED FOR EACH INDIVIDUAL TO REST, PLAY OR SIMPLY ENJOY EACH OTHER'S COMPANY.

Thoughtfully designed private lift inside the home adds in convenient luxury to move from one floor to another. The private lift conveniently brings you to the privacy of your bedrooms when you wish to retire from the living and dining areas. Just step into the personal lift and be whisked seamlessly up to family privacy or down to the personal car park area.



FLOOR PLAN

CORNER UNITS

Built-Up Area :
approx 4,478 sq. ft.

Land Area :
approx 1,462 sq. ft.

END UNITS

Built-Up Area :
approx 4,478 sq. ft.

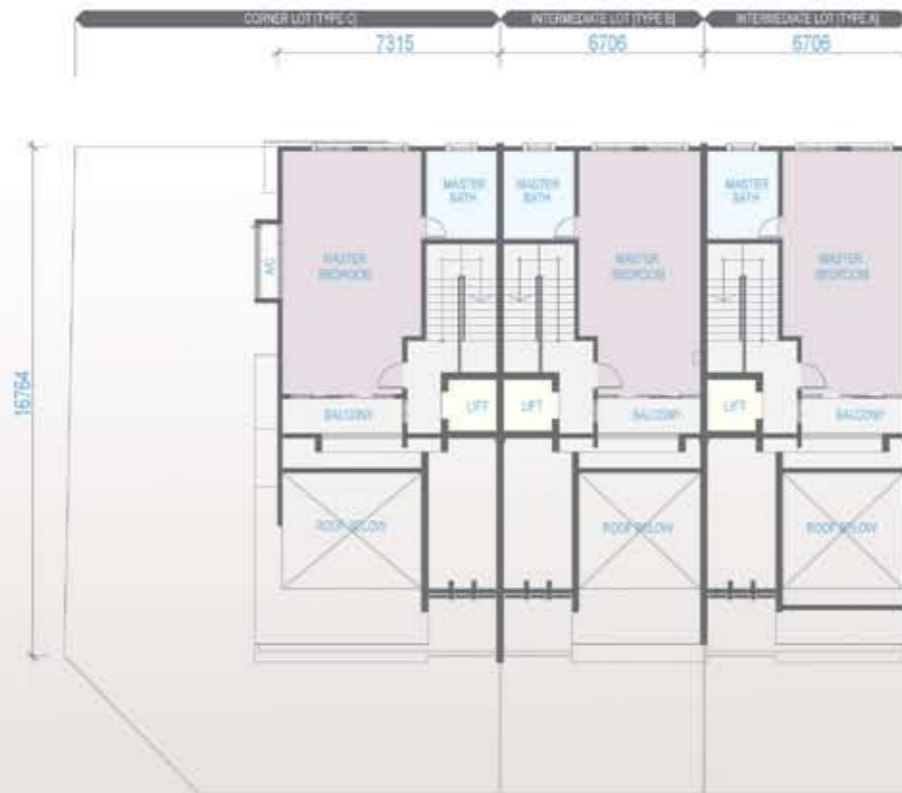
Land Area :
approx 705 sq. ft.

INTERMEDIATE UNITS

Built-Up Area :
approx 3,985 sq. ft.



2ND FLOOR



3RD FLOOR

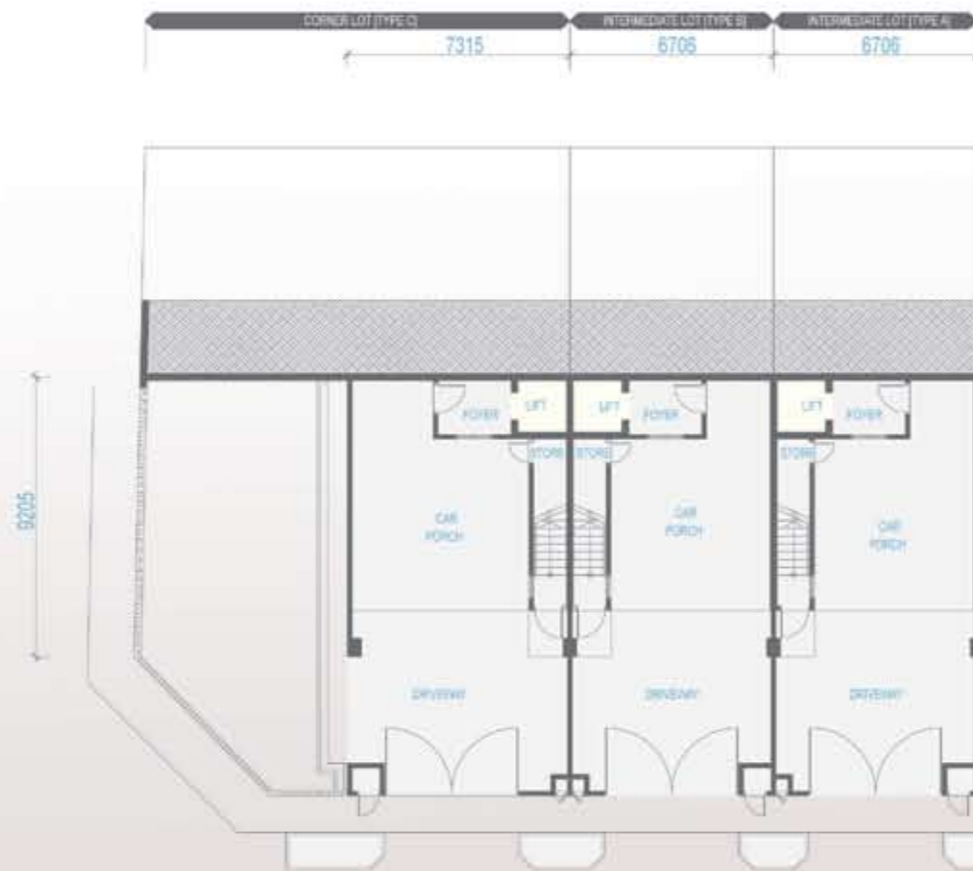


1ST FLOOR

GROUND FLOOR



LOWER GOUND FLOOR



SPECIFICATION

STRUCTURE

Reinforced Concrete

WALL

Masonry Wall with Plaster & Paint

ROOFING

R.C. Flat Roof / Metal Roofing Sheet

CEILING

Plaster Ceiling / Skim Coating

WINDOW

Powder Coated Aluminium Frame Window with Glass Panels

DOORS

Main Entrance
Others

Timber door
Timber Flush Door
Timber Louvred Door
Powder Coated Aluminium Frame Door with Glass Panels

WALL FINISHES

Wet Kitchen, All Bathrooms
Others

Selected Tile - Full Height
Plaster and Paint

FLOOR FINISHES

Living, Dining & Dry Kitchen
Master Bedroom, All Other
Bedrooms, Hall & Family Area
All Bathrooms, Wet Kitchen,
Foyer, Utility Balcony & Yard
Car Porch & Driveway

Selected Marble
Timber Flooring
Selected Tile
Imprinted Concrete

SANITARY INSTALLATION

Quality Sanitary Wares & Tap Fittings

SHOWER SCREEN

Master Bathroom, Bathroom 3 & 4

Tempered Glass Shower Screen / Panel

M&E SPECIFICATION

1. 3 Phase Power Supply
2. Pneumatic Booster Water Pump
3. Auto Swing Gate
4. Security System
 - Alarm System
 - CCTV System
5. Air-Conditioning System
 - 2 Air-Conditioning Units At Living and Master Bedroom
 - Point And Piping to All Bedrooms
6. Solar Heater System
7. Intercom System at Gate