



COMFORT WITHIN REACH.

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A RUMAH MAMPU MILIK WILAYAH PERSEKUTUAN KL (RUMAWIP) HOUSING SCHEME



PRICES FROM  
**RM288,000**

INCLUDES  
**1 COVERED  
CAR PARK**

**3 BEDROOMS, 2 BATHROOMS**



**GET COMFORTABLE.  
GET HAPPY.**

Now, we put comfort within easy reach – in more ways than one. Located in Kuchai Lama, Selesa @ Happy Garden is close to everything that matters, from dining and leisure hotspots, to hypermarkets and conveniences. It's also connected to many major highways and main roads, and located along the proposed MRT2 extension line.

But over and above that, from only **RM288,000**, these cosy, comfortable apartments were made to be among the most affordable in the vicinity.

How's THAT for accessible comfort?



THE BEST OF  
COMFORT &  
CONVENIENCE,  
RIGHT AT YOUR  
DOORSTEP.

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**FREEHOLD  
DEVELOPMENT**  
In Happy Garden

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Close proximity to  
**SUPERMARKETS**  
and **HYPERMARKETS**

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Connected to  
**MAJOR  
HIGHWAYS**

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Unit Size  
**753** sq. ft.

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Only **10km**  
to **KLCC**

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Only **7km** to  
**MID VALLEY**

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Only **1km** to  
**PROPOSED  
MRT2 STATION**

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Open only to first home buyers in Wilayah Persekutuan KL.  
Log on to <https://rumawip.kwp.gov.my>  
for RUMAWIP KL criteria and eligibility.



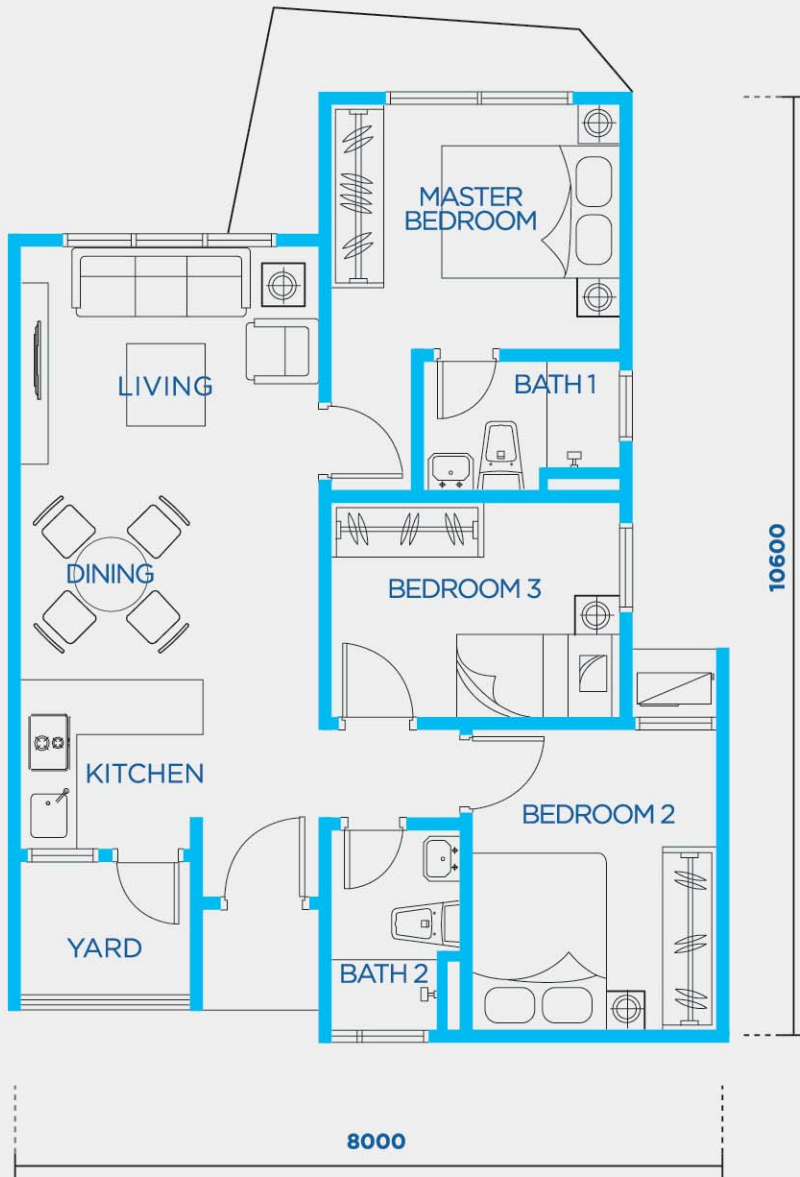
## COMFORTABLY ACCESSIBLE.

Selesa @ Happy Garden is one of the few remaining developments at Kuchai Lama, with a prime location close to schools, banks, hypermarkets, vibrant dining options and daily conveniences.

It's accessible via many major highways including the New Pantai Expressway, the Maju Expressway, and the Smart Tunnel. Plus, it's located just minutes away from Kuala Lumpur, Bangsar and Petaling Jaya.

# UNIT FLOOR PLAN

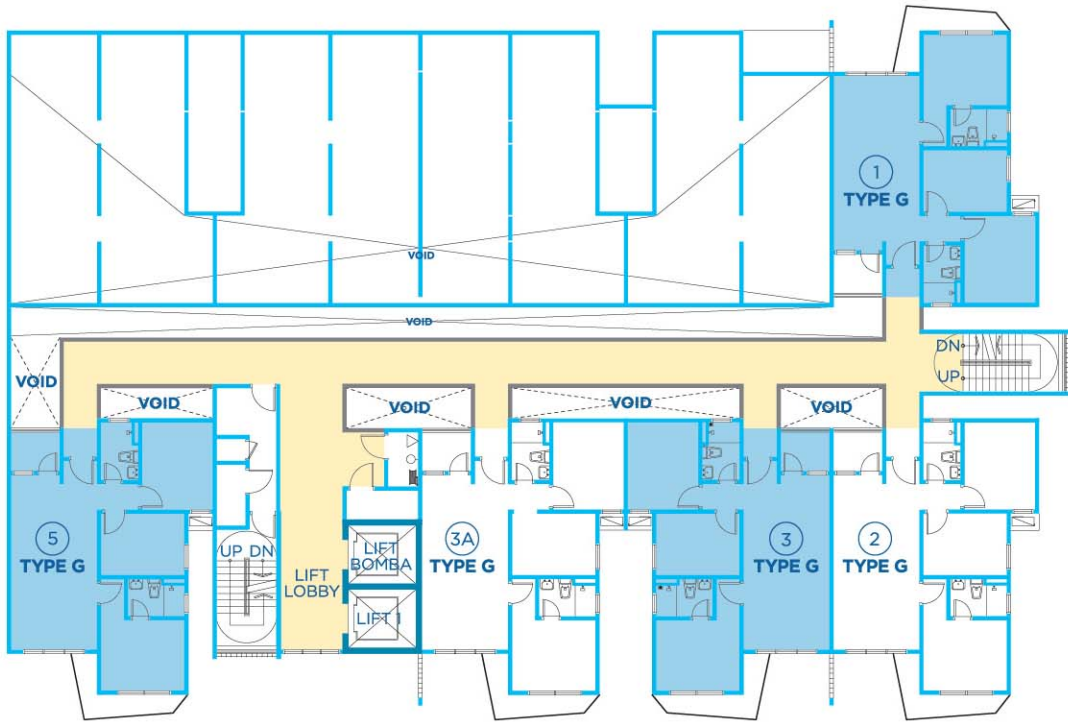
BUILT UP AREA **753 sq. ft.**



# SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete
<b>ROOF</b>	R.C Flat Roof and Metal Deck Roof
<b>WALL</b>	Reinforced Concrete Wall/Masonry Wall
<b>WINDOWS</b>	Aluminium Frame Window with Fixed/Top Hung/Casement Glass Panel
<b>DOORS</b>	
Entrance	Timber Fire Rated Door
Others	Timber Flush Door
<b>IRONMONGERY</b>	Quality Lock Sets
<b>CEILING FINISHES</b>	Plaster Ceiling/Skim Coat
<b>WALL FINISHES</b>	
Bathroom/Toilet	Tiles
Others	Plaster & Paint
<b>FLOOR FINISHES</b>	
Living/Dining/Kitchen	Tiles
Bedroom	Tiles
Bathroom/Toilet/Yard	Tiles
Others	Cement Screed
<b>SANITARY INSTALLATIONS</b>	Quality Sanitary Wares & Fittings
Wash Basin	2
Basin Tap	2
Water Closet	2
Hand Bidet	2
Shower Rose	2
Washing Machine Water Tap	1
<b>ELECTRICAL INSTALLATIONS</b>	
	<b>Unit Types</b>
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Fan Point	4
Telephone Point	1
Lighting Point	11
Power Point	10
Water Heater Point	2
SMATV Point	1
Door Bell Point	1
Air Conditioning Point	4

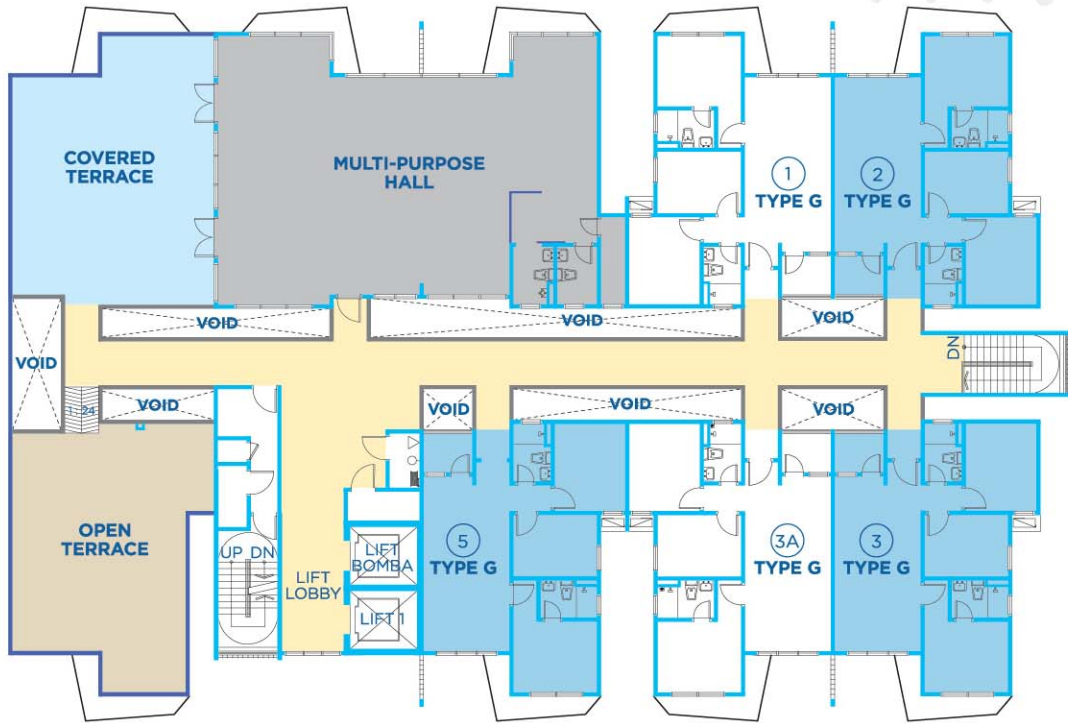
# FLOOR PLATE



LEVEL 1



LEVEL 2 - 10



LEVEL 11



Selesa@Happy Garden comes with facilities including:



SURAU



PLAYGROUND



MULTI-PURPOSE HALL



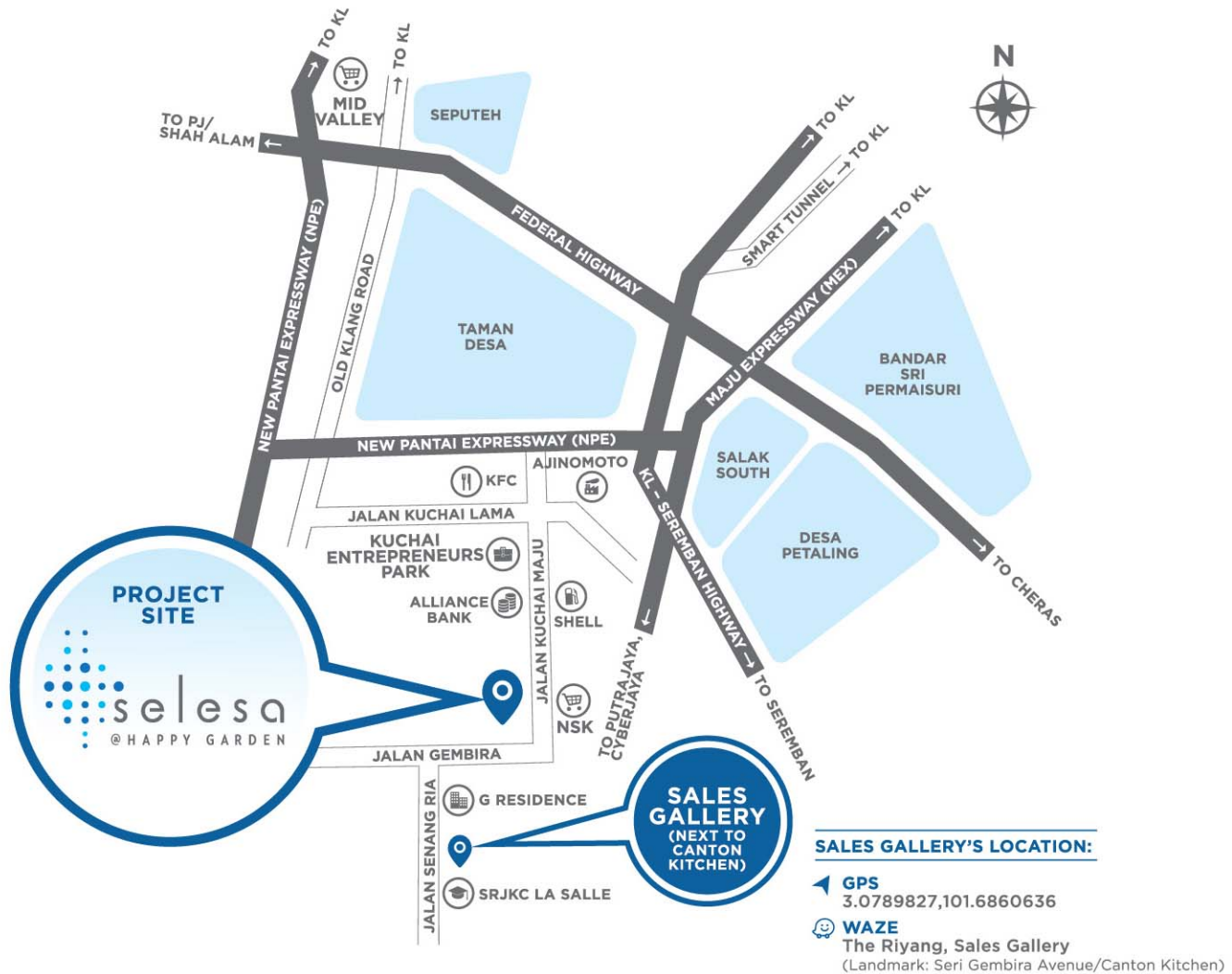
KINDERGARTEN



STORAGE ROOM



SKY TERRACE



Another work of passion by:



### SALES GALLERY

**Suntrack Development Sdn Bhd** (665318-M)  
LG1-2, Seri Gembira Avenue,  
No. 6, Jalan Senang Ria,  
Taman Gembira,  
58200 Kuala Lumpur.

**T** : +603 7971 8207 / +603 7972 8208  
**F** : +603 7972 8318  
**W** : [www.suntrack.com.my](http://www.suntrack.com.my)  
**FB** : [fb.com/suntrackdevelopment](https://www.facebook.com/suntrackdevelopment)

### PROJECT SITE

Lot 1233, Jalan Gembira,  
Mukim Petaling,  
Kuala Lumpur.

**GPS** : 3.08413, 101.68886  
**WAZE** : The Riyang, Happy Garden  
Jalan Gembira, Kuala Lumpur  
(Landmark: NSK Hypermarket)

### ENQUIRIES

011 2222 8000  
011 2222 9000

• Developer: Suntrack Development Sdn Bhd (665318-M), LG1-2, Seri Gembira Avenue, 6, Jln Senang Ria, Tmn Gembira 58200 Kuala Lumpur • Developer License: 9760-3/12-2018/01014(L) • Validity Period: 30/12/2016-29/12/2018 • Advertising & Sales Permit No: 9760-3/12-2018/01014(P) • Validity Period: 30/12/2016-29/12/2018 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BPS3OSC2016-1325 • Expected Completion Date: June 2020 • Land Tenure: Freehold • Land encumbrances: UOB Bank (M) Bhd • Type: Pangsapuri RUMAWIP • Total Units: 91 Units • Selling Price: RM288,000 (min)-RM300,000 (max) • Restriction for sale: Moratorium on restriction to sale within 10 years from date of SPA.

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