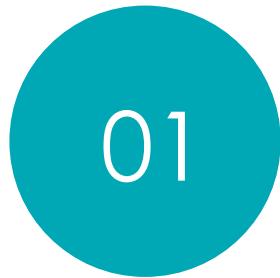


PROPOSED
SERVICED APARTMENTS
@ DESA AMAN



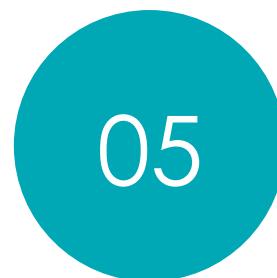
CONTENTS



KEY + LOCATION
PLAN



SITE
CONDITION



MASTER
LAYOUT



PHASE 1
UNIT LAYOUTS



SITE
CONTEXT



DESIGN
CONCEPT



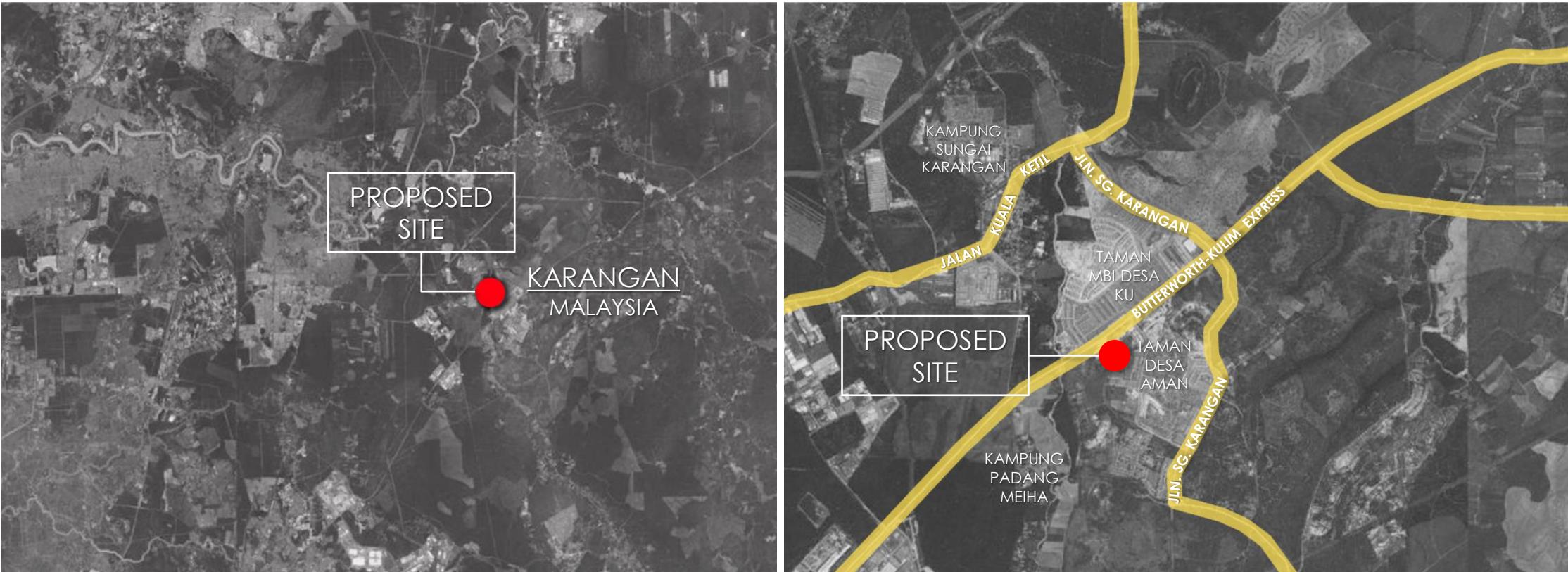
PHASE 1
FLOOR PLANS



PHASE 1
PERSPECTIVE VIEWS

KEY + LOCATION

KEY + LOCATION



KEY PLAN
not to scale

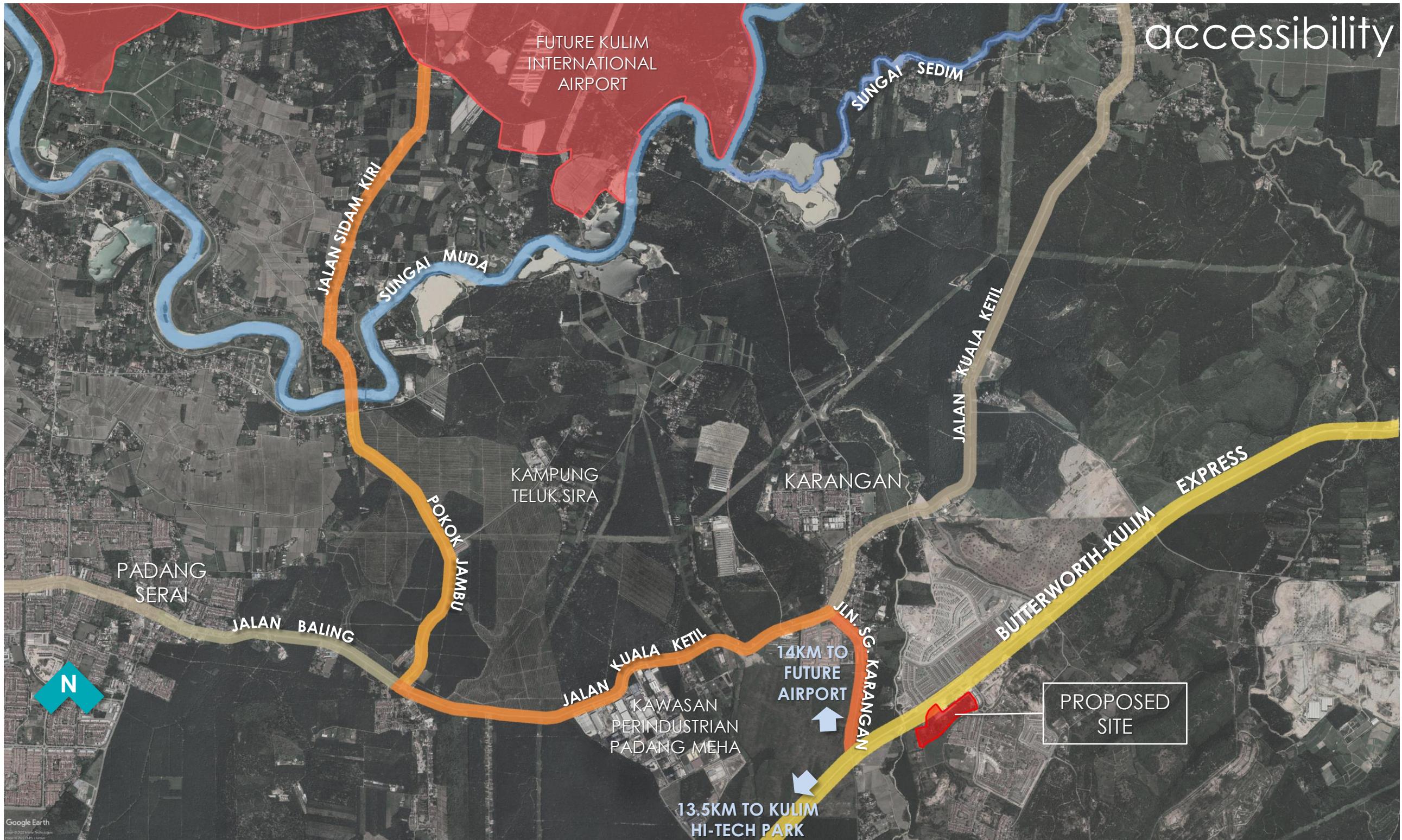


LOCATION PLAN
not to scale

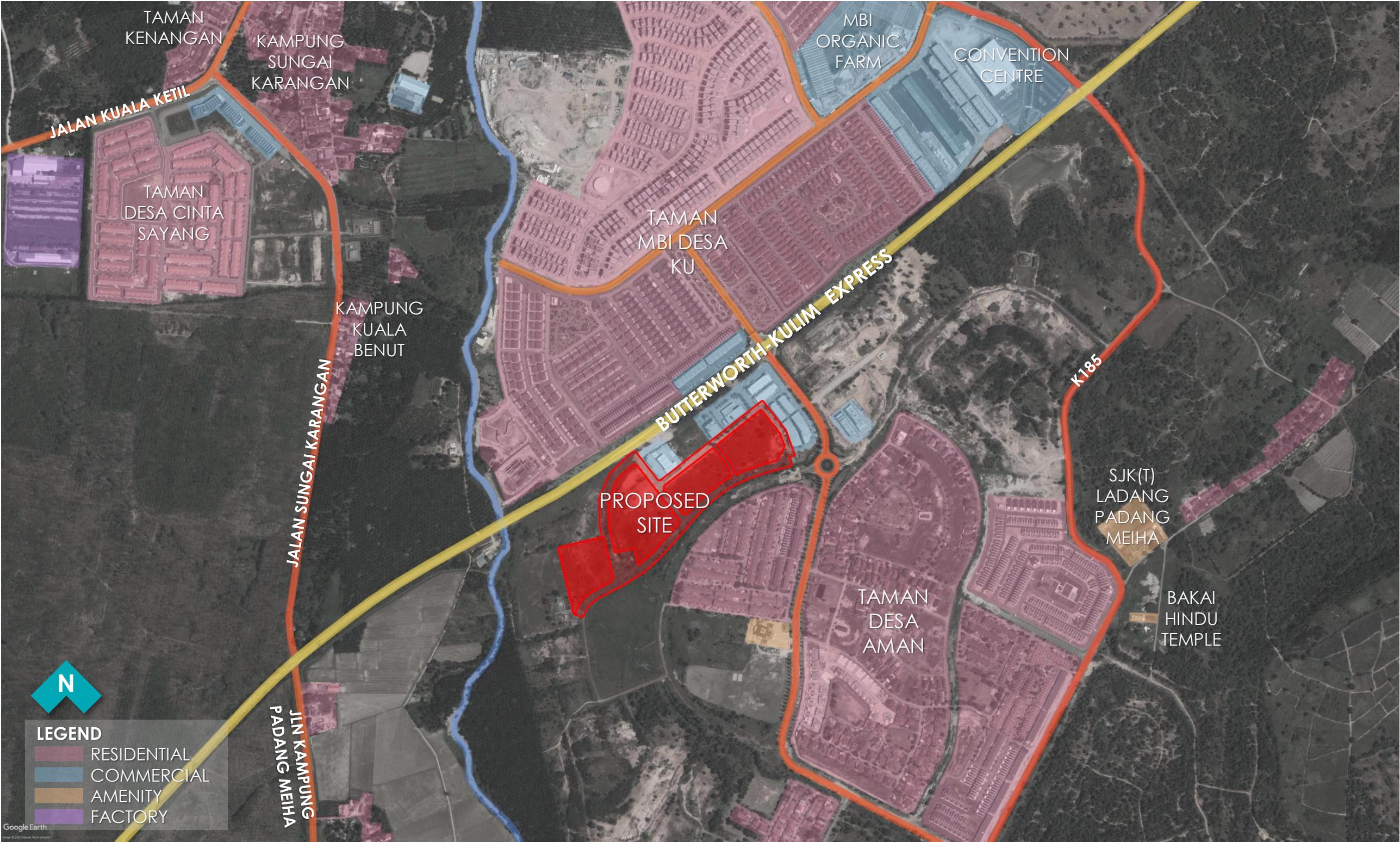
SITE CONTEXT

SITE CONTEXT

accessibility

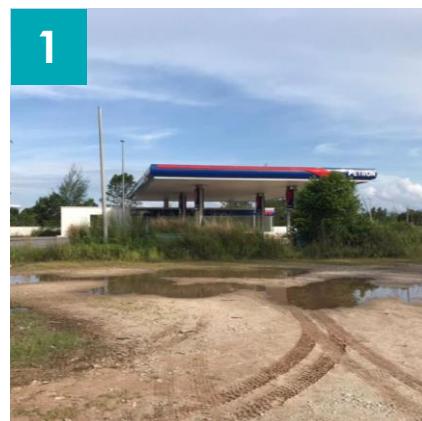


SITE CONTEXT



SITE CONDITION

SITE CONDITION



DESIGN CONCEPT



A NEW FORM OF LIVING BURGEONING.

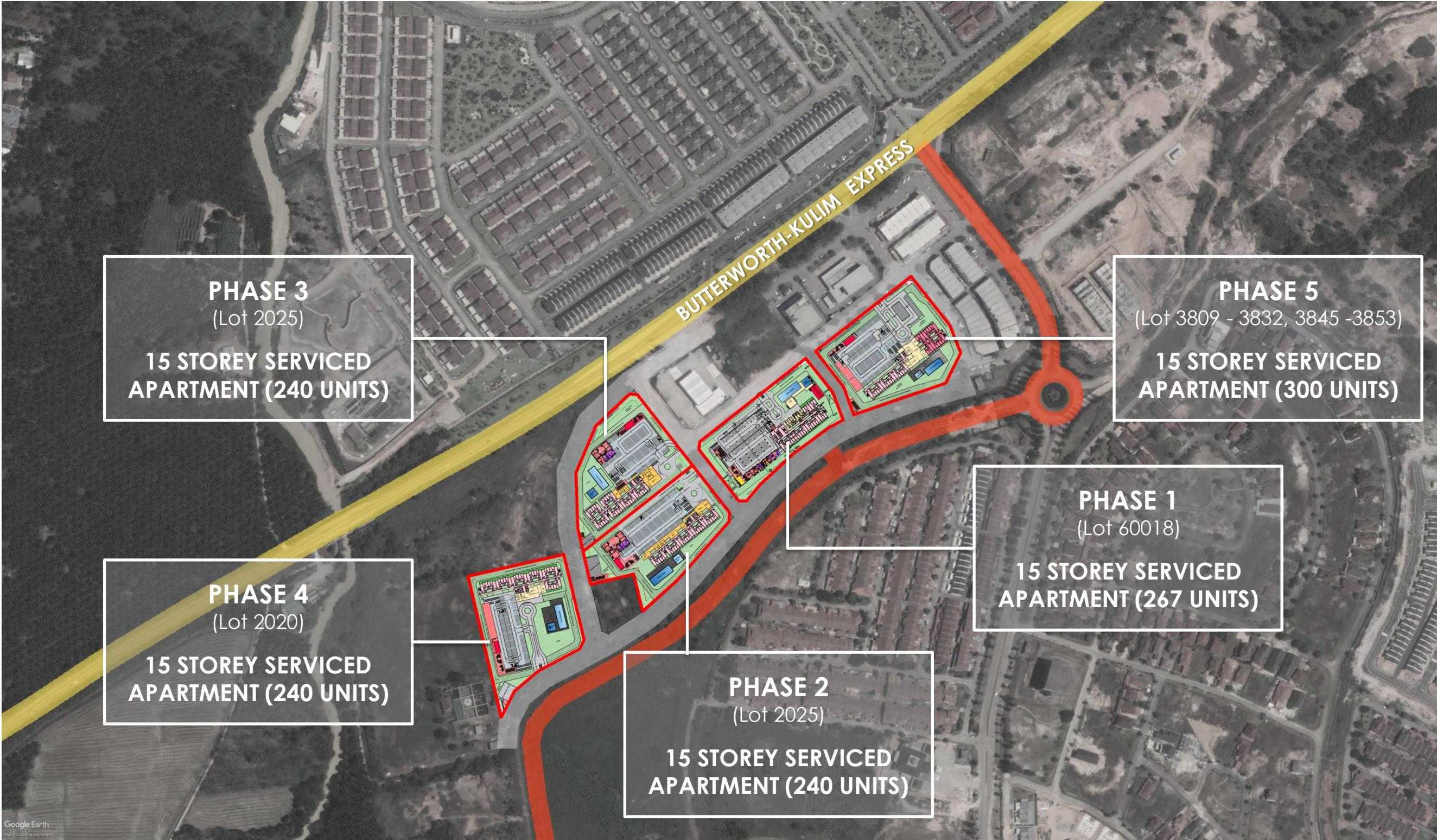
A COZY PLACE FOR EXPERIENCING A DIFFERENT LIFESTYLE. THE BUILDING FORMS THE PATTERN OF SPACES THAT TELL DIFFERENT STORIES WITH PRIVACY AND SERRENITY.

A NODE THAT BENEFIT THE TRAVELLERS WHO PASSING BY. ENHANCING THE EXPERIENCE IN HAVING A WORK-LIFE BALANCE LIFESTYLE.



MASTER LAYOUT

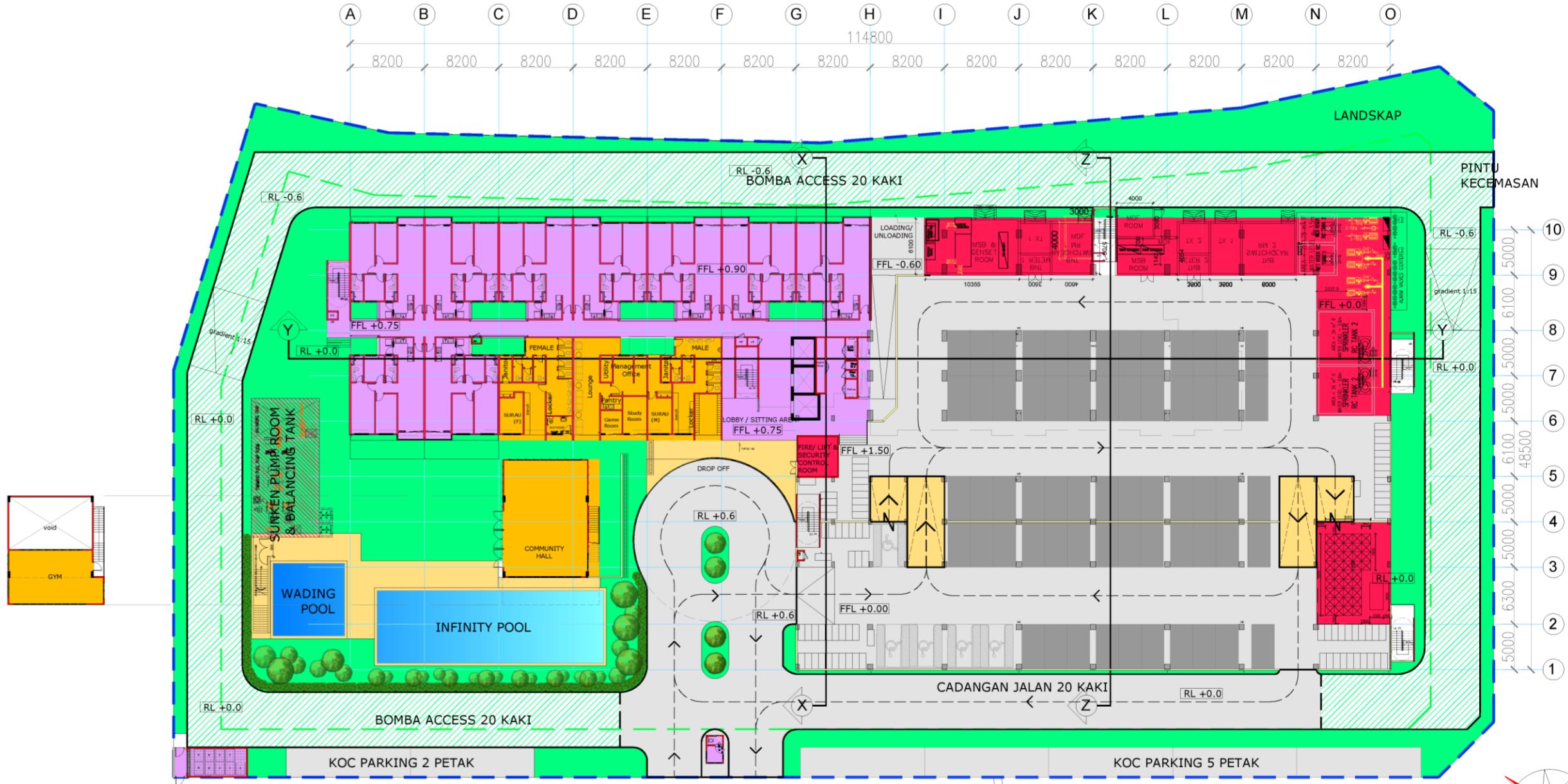
MASTER LAYOUT



PHASE 1

15 STOREY SERVICED APARTMENT
(267 UNITS)

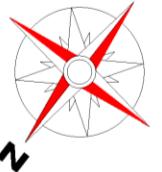
PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 1 (GROUND FLOOR)



LEVEL 1 (GROUND FLOOR)
not to scale

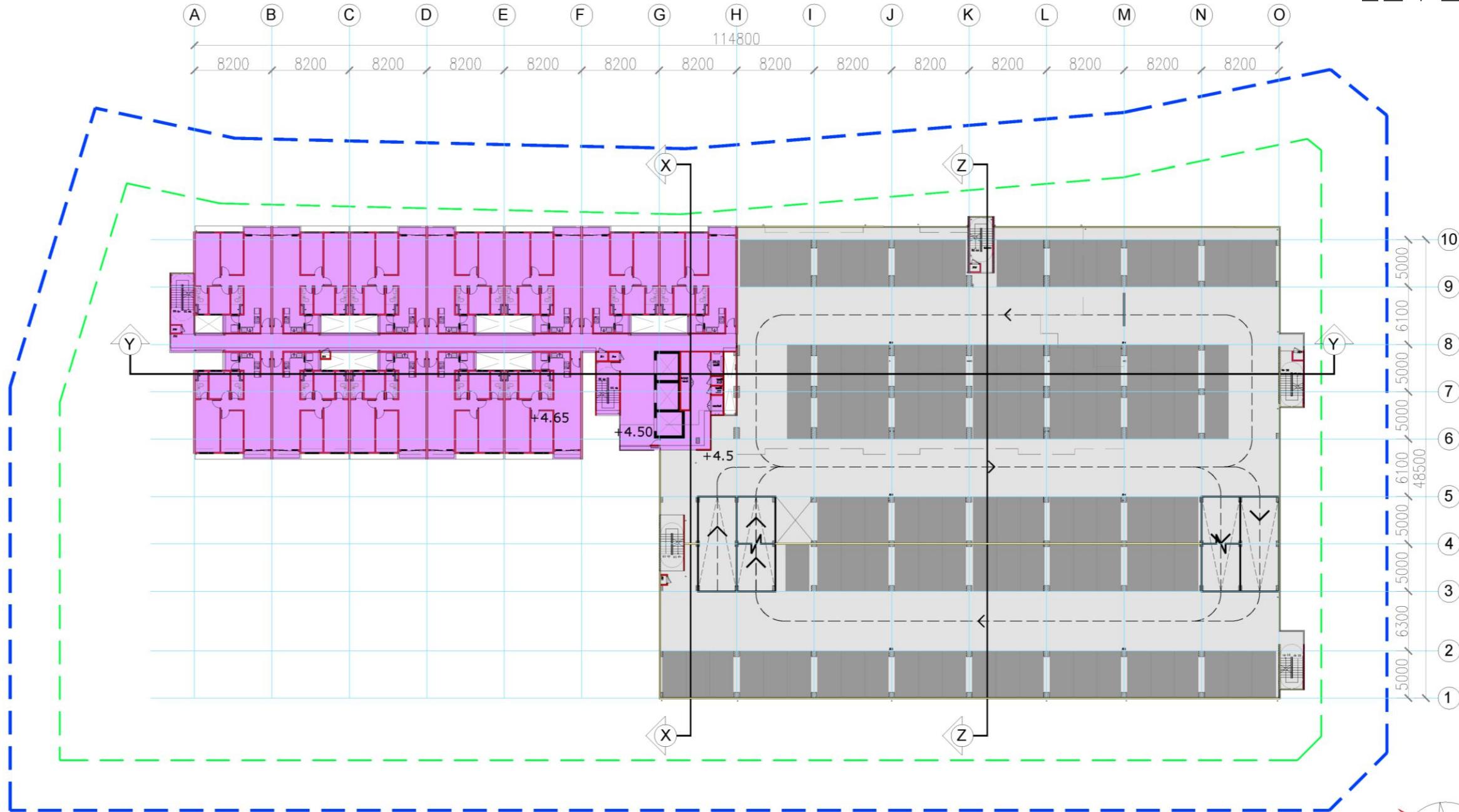
SERVICED APARTMENT : 9 UNITS (WITH PRIVATE GARDEN: 200 SQ FT)
CAR PARK : 63 BAYS + 5 OKU

PROPOSED 10 STOREY SERVICE APARTMENT (267 UNITS)
248 UNITS @ 850 SQFT
9 UNITS @ 850 SQFT (WITH PRIVATE GARDEN : 250 SQ FT)
10 UNITS @ 1000 SQFT
WITH 5 STOREY CAR PARK (503 BAYS)
note: required CP = 487 bays includes 20% visitors & OKU bays + 7 KOC.



LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 2



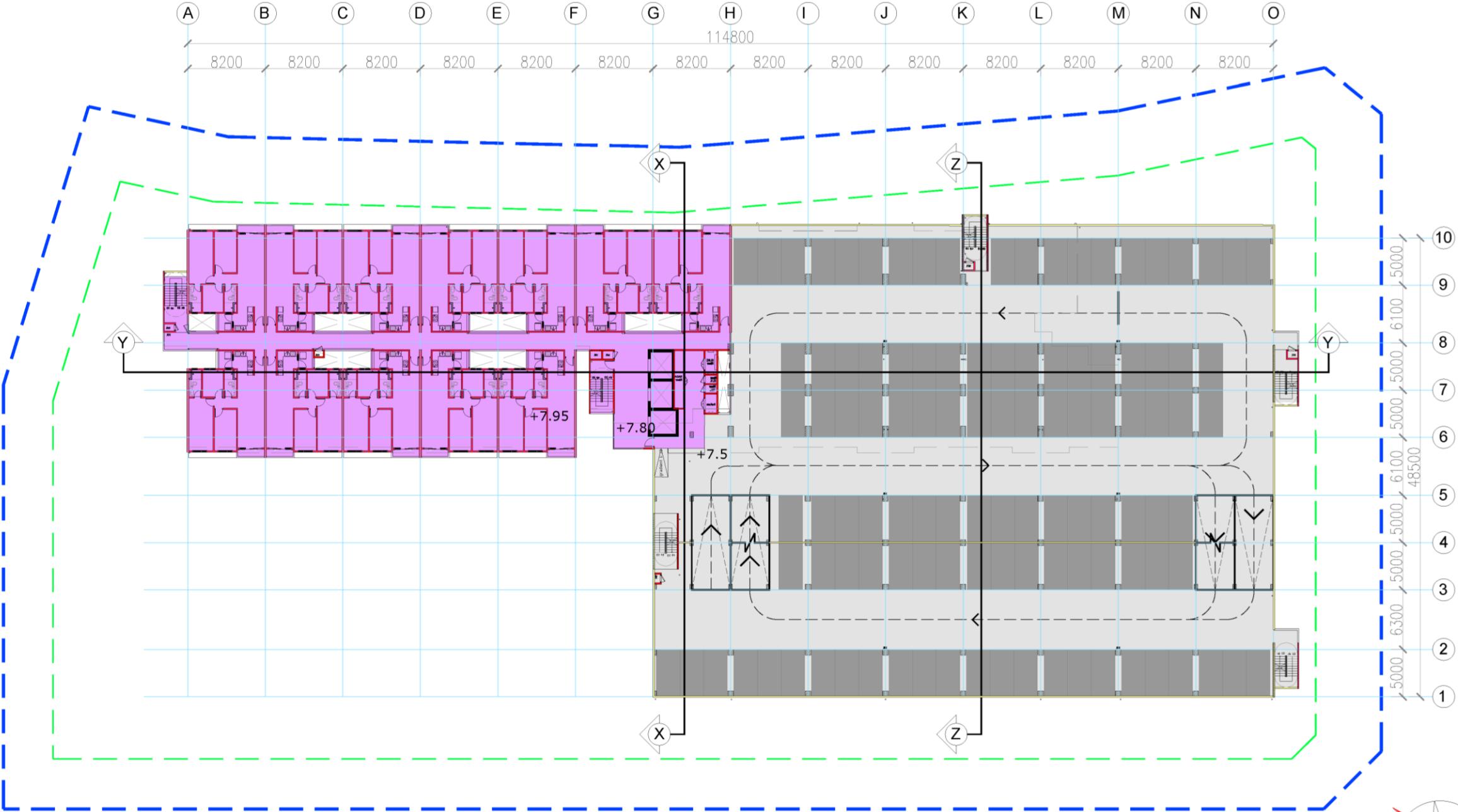
LEVEL 2 FLOOR PLAN
not to scale

SERVICED APARTMENT : 12 UNITS / FLOOR
CAR PARK : 108 BAYS / FLOOR



LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 3



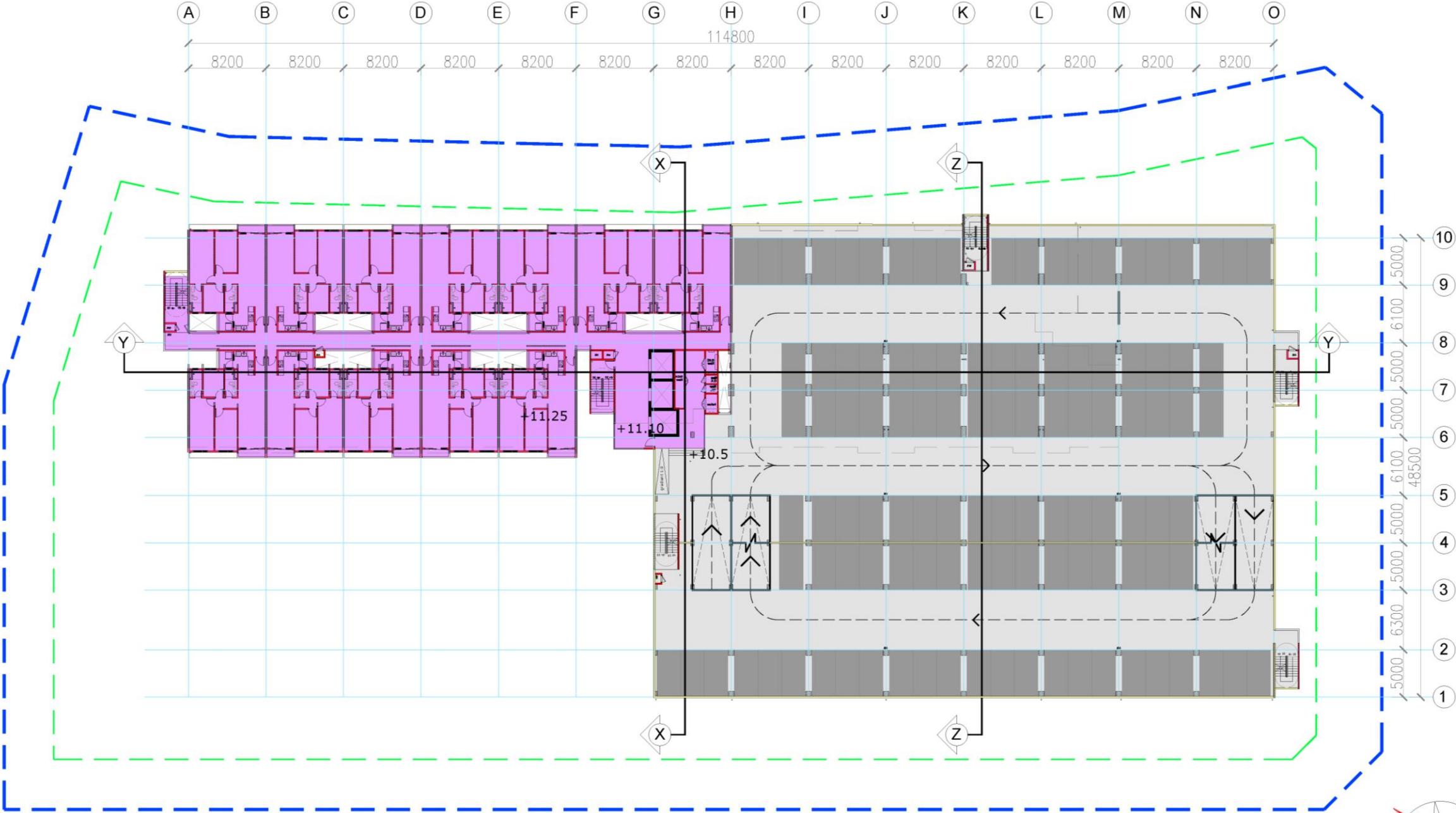
LEVEL 3 FLOOR PLAN
not to scale

SERVICED APARTMENT : 12 UNITS / FLOOR
CAR PARK : 109 BAYS / FLOOR



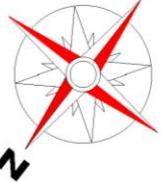
LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 4



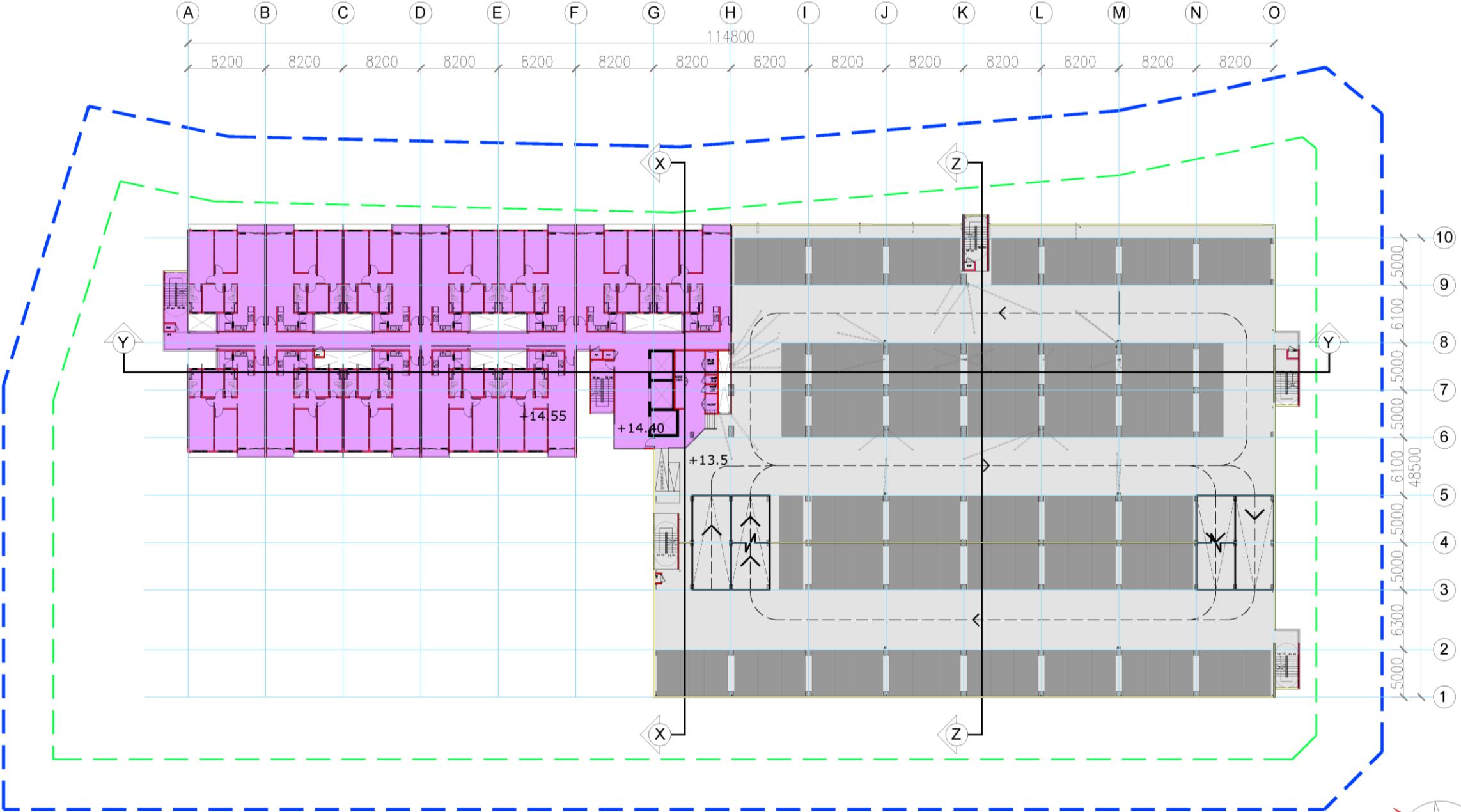
LEVEL 4 FLOOR PLAN
not to scale

SERVICED APARTMENT : 12 UNITS / FLOOR
CAR PARK : 109 BAYS / FLOOR



LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 5



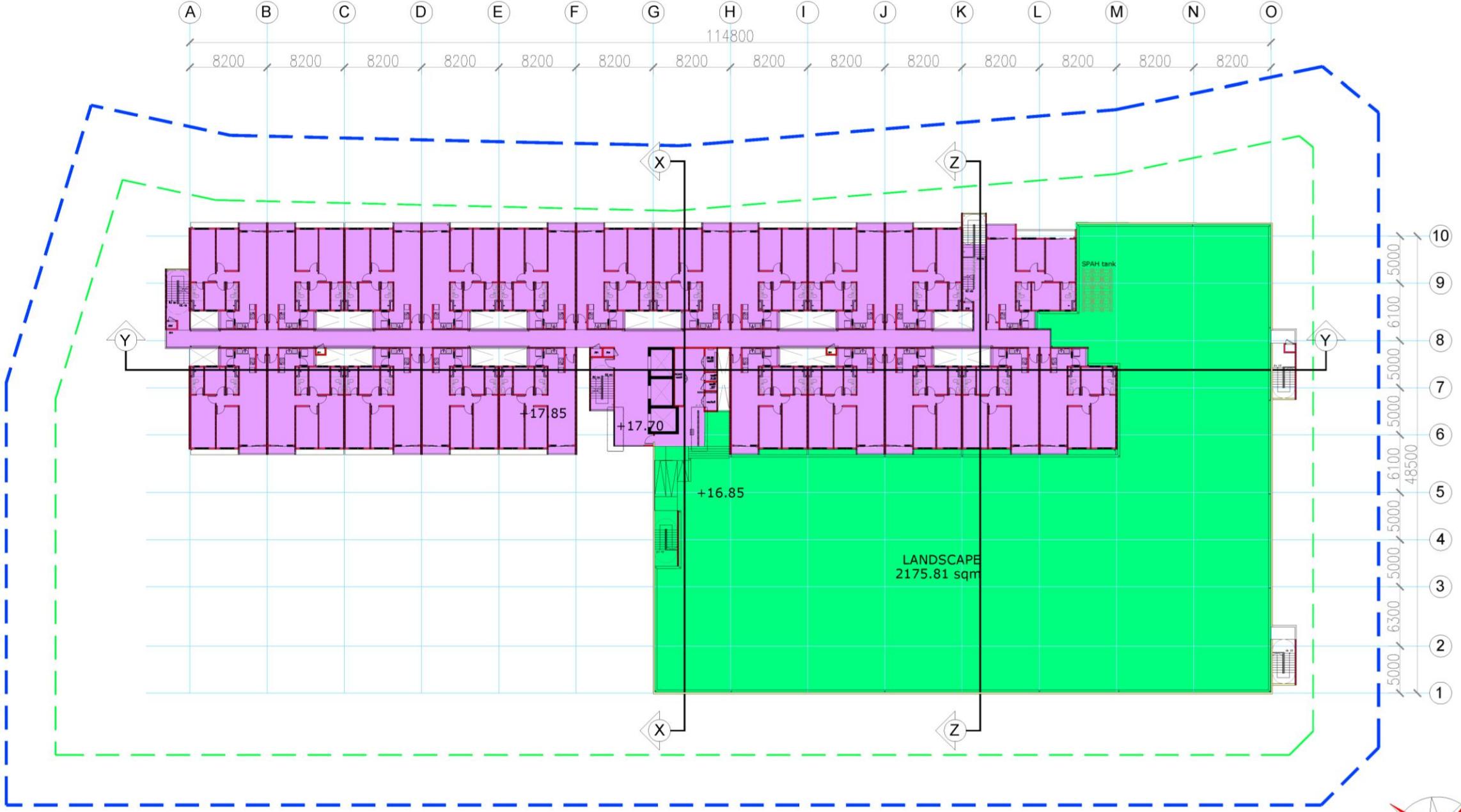
LEVEL 5 FLOOR PLAN
not to scale

SERVICED APARTMENT : 12 UNITS / FLOOR
CAR PARK : 109 BAYS / FLOOR



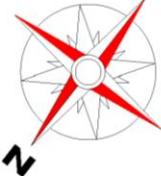
LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 6



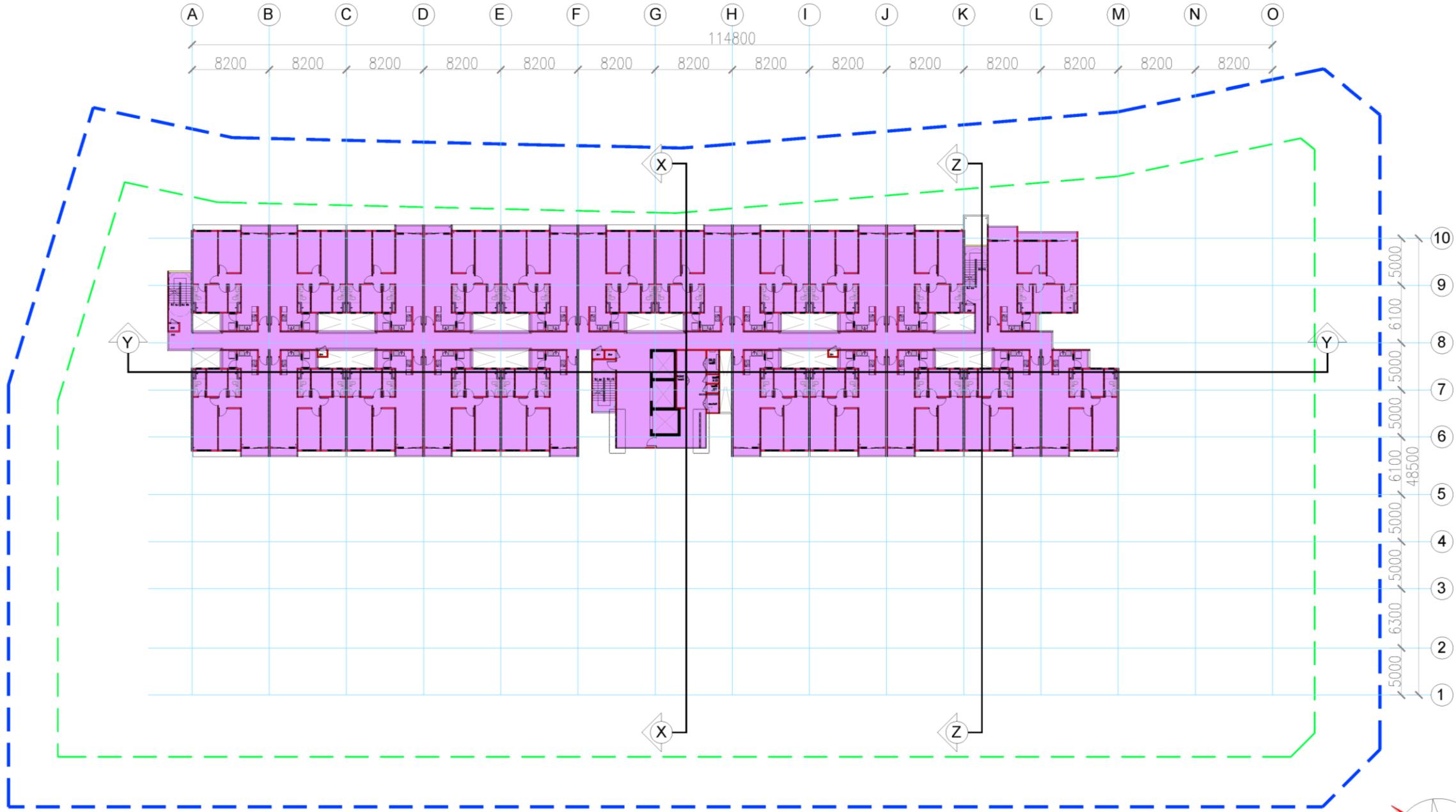
LEVEL 6 FLOOR PLAN
not to scale

SERVICED APARTMENT : 21 UNITS
LANDSCAPE



LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 7



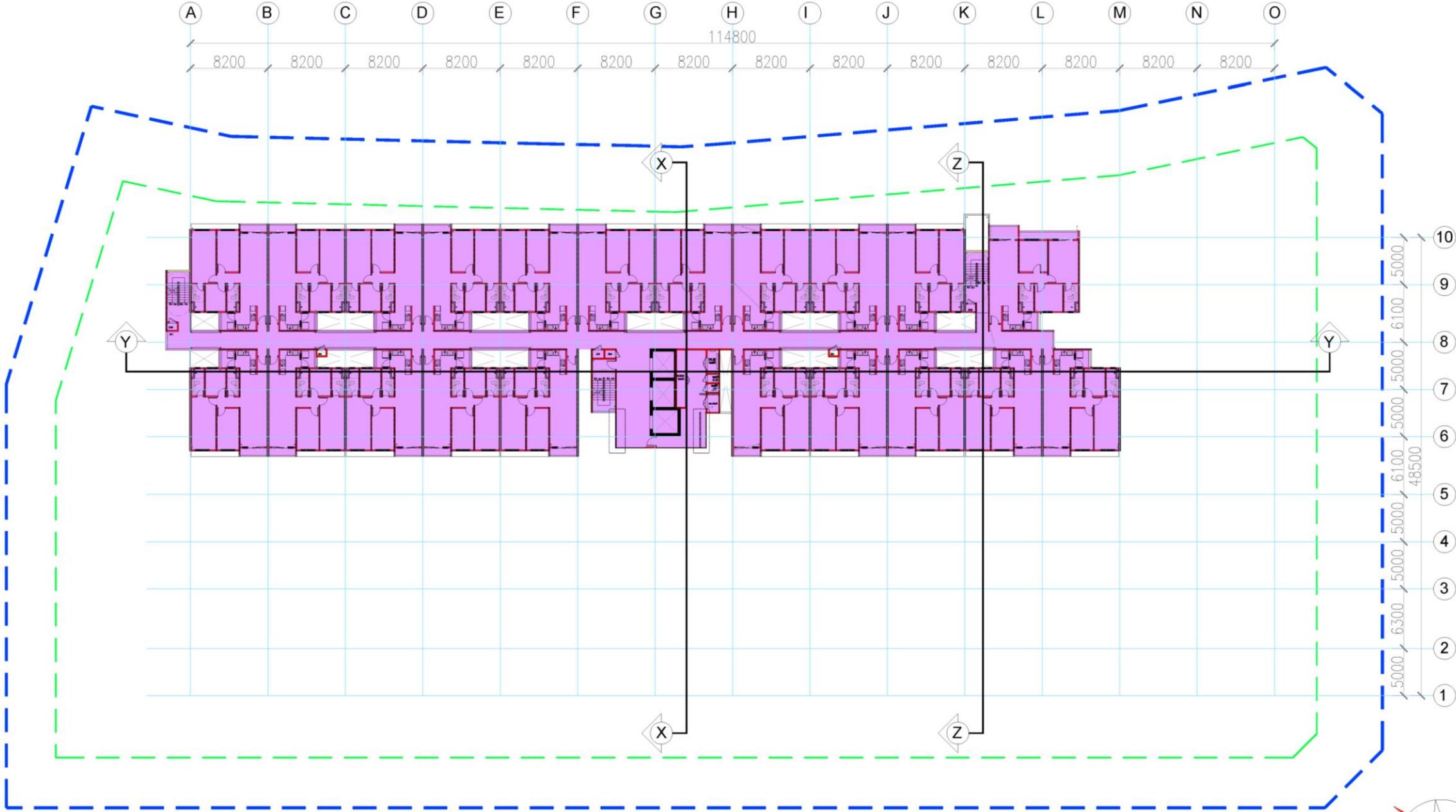
LEVEL 7 FLOOR PLAN
not to scale

SERVICED APARTMENT : 21 UNITS



LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 8-15

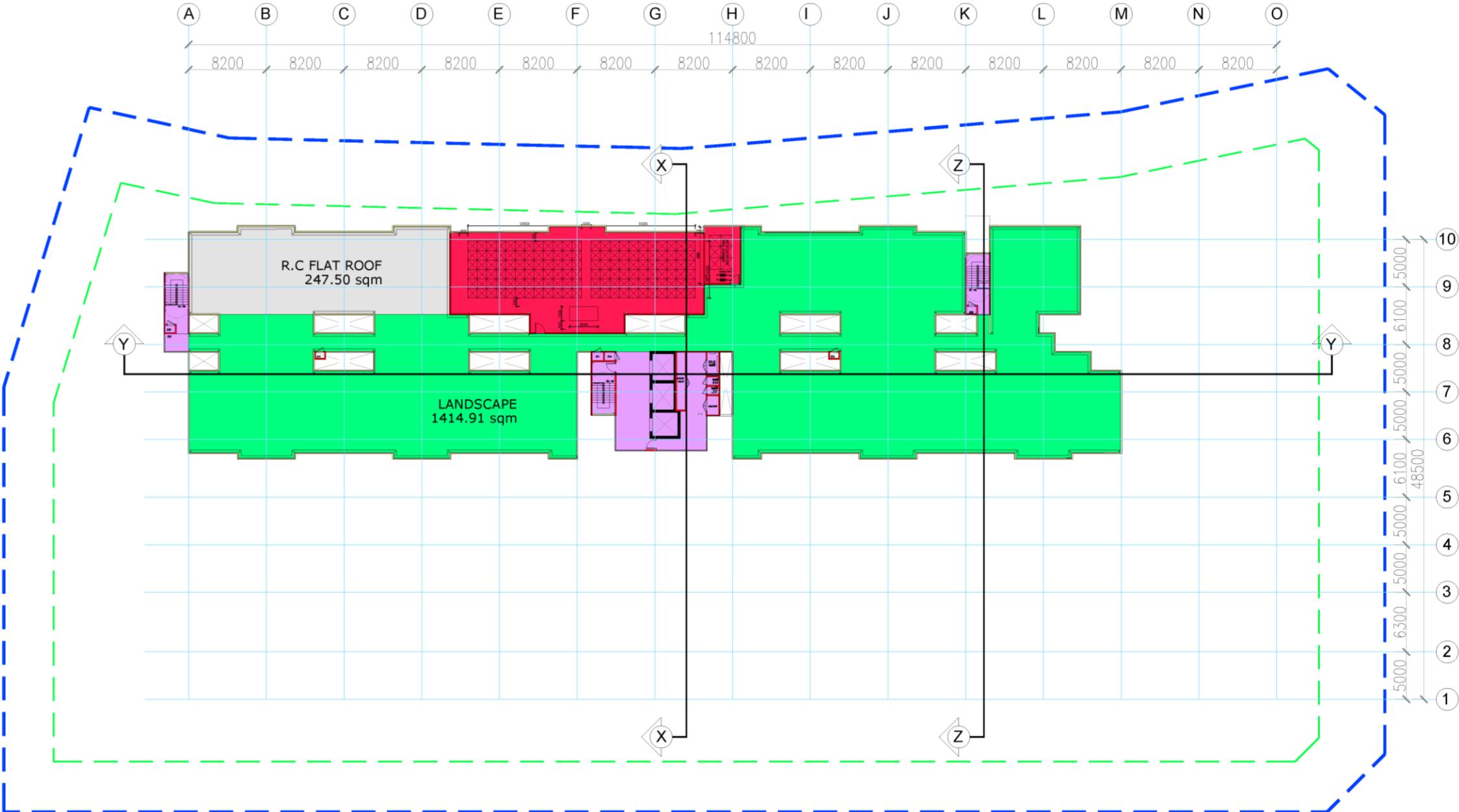


LEVEL 8-15 FLOOR PLAN
not to scale

SERVICED APARTMENT : 21 UNITS / FLOOR
TOTAL : 168 UNITS



PHASE 1 – 15 STOREY SERVICED APARTMENT LEVEL 16 (ROOF TOP)



LEVEL 16 FLOOR PLAN (ROOF TOP)
not to scale

LANDSCAPE + LEISURE



LAYOUT PLAN
LOT 60018

PHASE 1 – 15 STOREY SERVICED APARTMENT CAR PARK & OPEN SPACE CALCULATION

CAR PARK CALCULATION:

COMPONENT	LOCAL AUTHORITY'S REQUIREMENT	CAR PARK	
		REQUIRED.	PROVIDED
1 BLOCK OF 15 STOREY SERVICED APARTMENT (267 UNITS)	a) 1.5 TLK/ 1 UNIT S.A	406 TLK	422 TLK
	b) additional 20% for visitor	81 TLK	81 TLK
	c) additional 20% TLM	81 TLK	81 TLK
	d) 1 KOC parking / 40 unit S.A	7 TLB	7 TLB

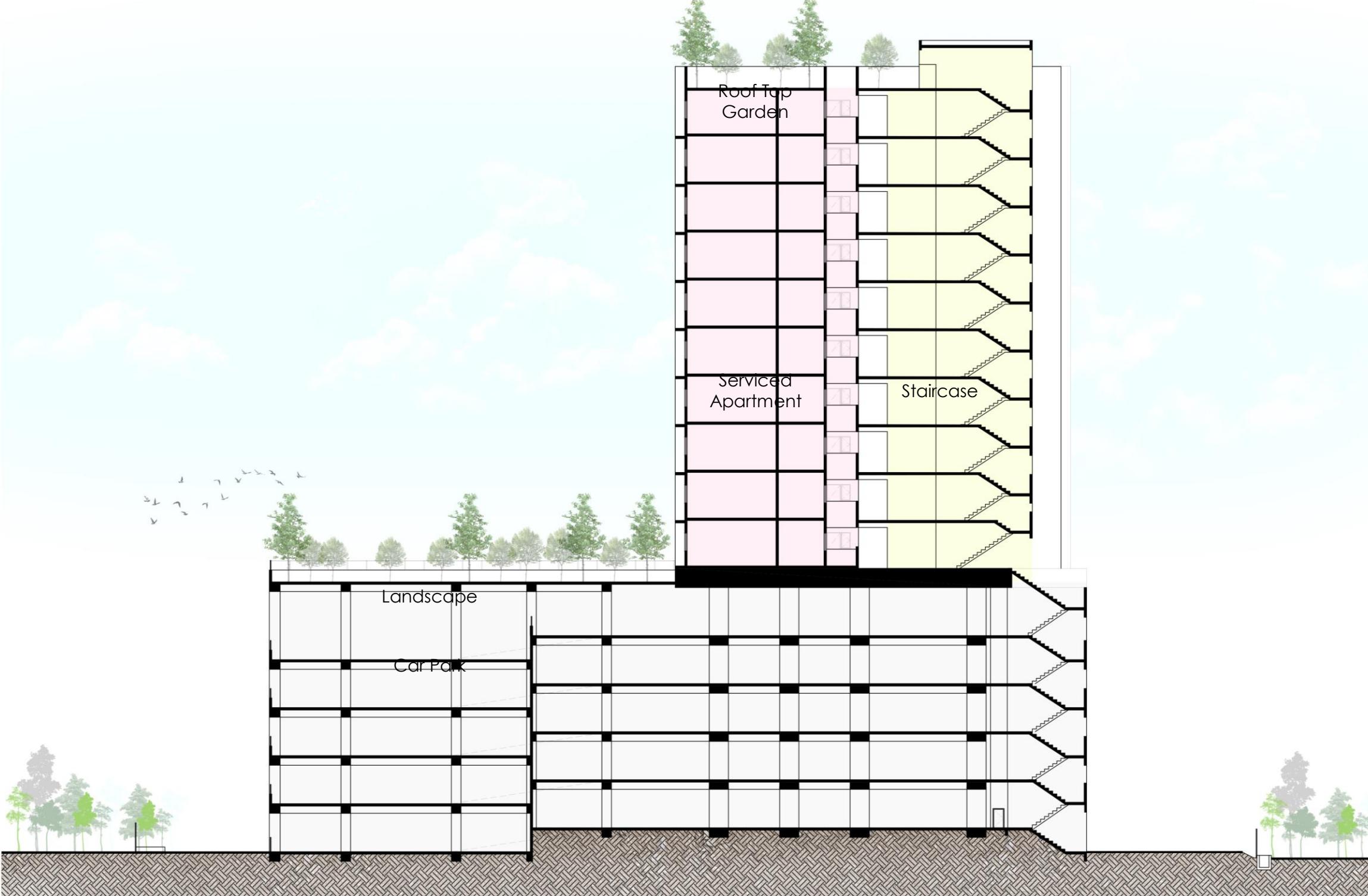
OPEN SPACE CALCULATION:

COMPONENT	LOCAL AUTHORITY'S REQUIREMENT	OPEN SPACE	
		REQUIRED.	PROVIDED.
1 BLOCK OF 15 STOREY SERVICED APARTMENT (267 UNITS)	326.7 sqft / Unit	87,228.90 sqft	48,605.62 sqft (on ground)
			23,420.22 sqft (Level 6)
			15,229.96 sqft (Level 16)
Total		87,228.90 sqft	87,255.80 sqft

PHASE 1 – 15 STOREY SERVICED APARTMENT SECTION X-X



PHASE 1 – 15 STOREY SERVICED APARTMENT SECTION Y-Y



UNIT LAYOUT

850 SQ FT & 1,000 SQ FT

UNIT LAYOUT

850 sq ft



GROUND FLOOR
not to scale



TYPICAL FLOOR
not to scale

UNIT LAYOUT

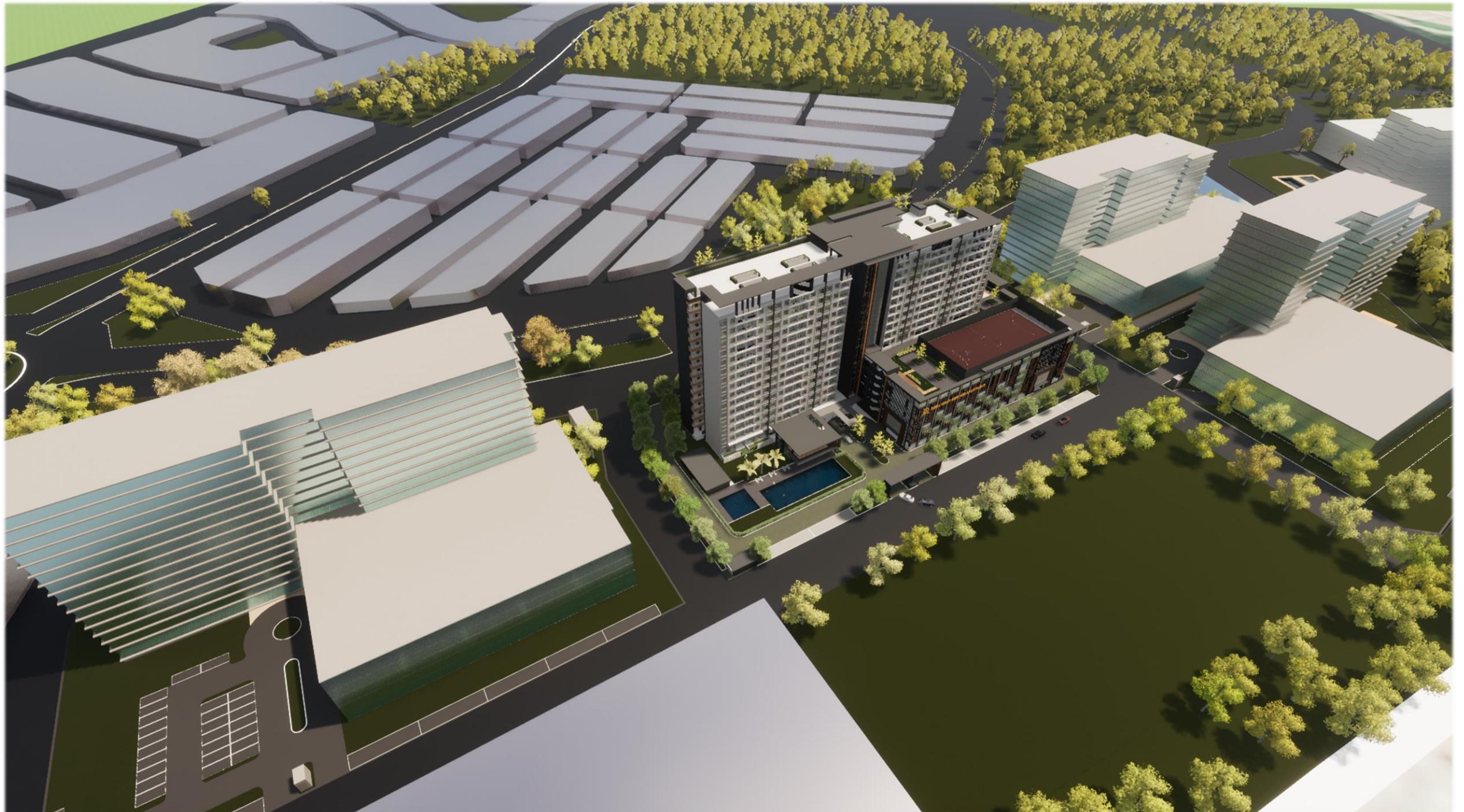
1,000 sq ft



TYPICAL FLOOR
not to scale

PERSPECTIVE VIEWS

MASTER PLAN



PHASE 1 - AERIAL VIEW



PHASE 1 - view from existing shoplots



PHASE 1 – view from Petron Petro Station.



PHASE 1 - view from Lebuhraya Desa Aman 2



PHASE 1 - view from Lebuhraya Desa Aman 2



PHASE 1 - Façade



PHASE 1 - entrance



PHASE 1 - drop off



PHASE 1 – view from drop off to club house



PHASE 1 - garden



PHASE 1 - Pool view



PHASE 1 - view toward private garden



PHASE 1 – outdoor gym at podium top.



PHASE 1 – garden at podium top.



PHASE 1 — futsal court at podium top.



THANK YOU