AN EXCELLENT LOCATION

- Shopping Malls: Aeon, Giant, The Mines, South City Plaza
- Hotels: Novelle Hotel, Palace Of The Golden Horses
- Educations: University Putra Malaysia, Alice Smith International School, International Medical University
- Landmarks: Bukit Jalil Stadium, Technology Park Malaysia
- Bank: Public Bank
- Artists: Astro, McDonald's
- Highways: Bukit Jalil Highway, North - South Highway, Sungsai Bebe Highway, SILK Highway
- Others: Proposed SKIP Highway & Interchange

AN EXCELLENT LOCATION
Built on 3.4 acres of freehold land, SK One Residence comprises 2 residential towers on top of a multi-level podium with 24-hour security system. A well-thought-out design that will accommodate all your exquisite lifestyle needs.
LEVEL 6 FACILITIES FLOOR

LEGEND
1. Games Room
2. Nursery
3. Washroom
4. Management Office
5. Children Playground
6. Pavilion / Cafe
7. BBQ Terrace
8. Shower Area
9. Feature Wall
10. Wading Pool
11. Jacuzzi
12. Infinity Pool
13. Cabana
14. Reflexology
15. Scented Garden
16. Gymnasium
17. Multipurpose Hall
A COMPLETE LIFESTYLE

Geared towards your discerning lifestyle from taking a dip in the infinity pool to working out at the gymnasium, you will never be short of fun and excitement.
SK One has been meticulously designed to optimize space utilization. There are 1, 2 and 3 Bedrooms apartments to cater for singles and young families alike.

**FLOOR PLANS**

- **Type A (3r, 2b)**: 1267 sq. ft.
- **Type B (2r, 2b)**: 966 sq. ft.
- **Type C (studio)**: 571 sq. ft.

**SPECIFICATIONS**

- **STRUCTURE**: Reinforced Concrete
- **WALL**: Shear Wall/Brick Wall
- **ROOF**: Reinforced Concrete Roof
- **CEILING**: Generally Slim Coat & Emulsion Paint. Plaster Ceiling to Kitchen and Bathrooms Only

**FLOOR FINISHES**

- **Type A** (3r, 2b)
  - Living & Dining: Quality Tiles
  - Entrance Foyer: Quality Tiles
  - Kitchen: Quality Tiles
  - Bathrooms: Quality Tiles
  - Balcony: Quality Tiles
  - A/C Ledge: Quality Tiles (For Type A, A1, A2, A3, A4, B and C Only)
  - Terrace: Quality Tiles (For A, A1, A2, A3, B1, B2 and C1 Only)

- **Type B** (2r, 2b)
  - Internal Wall: Emulsion Paint

- **Type C** (studio)
  - Internal Wall: Emulsion Paint
  - Living & Dining: Quality Tiles up to 1500mm Height
  - Bathrooms: Quality Tiles up to Ceiling Height

**WALL FINISHES**

- **Type A** (3r, 2b)
  - External Wall: Weather Shield Paint
  - Kitchen: Quality Tiles up to 1500mm Height
  - Bathrooms: Quality Tiles up to Ceiling Height

**DOORS**

- **Main Entrance**: Fire Rated Door
- **Others**: Timber Flush Door/Aluminium Framed Glass

**WINDOWS**

- **Type A** (3r, 2b)
  - Aluminium Framed Glass Windows

**ELECTRICAL INSTALLATION**

- **Type A** (3r, 2b)
  - Lighting Point: 12
  - Power Point: 18
  - AC Power Point: 6
  - Water Heater Power Point: 2
  - Ceiling Fan Point: 6
  - Telephone Point: 1
  - SMATV Point: 2
  - Door Bell & Push Button: 2

**SANITARY WARES & FITTING**

- **Type A** (3r, 2b)
  - Water Closet: 2
  - Water Basin: 2
  - Basin Tap: 2
  - Shower Head: 2
  - Paper Holder: 2
  - Kitchen Sink: 1
  - Kitchen Sink Tap: 1
  - Bib Tap: 3

**WORKMONGERY**

- **Type A** (3r, 2b)
  - Quality Locksets & Accessories
03-8941 2811
www.malton.com.my

SALES GALLERY
No. 23, Jalan Kolej (off Jalan Besar), Kawasan Perindustrian Balakong Jaya 43300 Seri Kembangan, Selangor Darul Ehsan.

T +603 8941 2811 / 8941 2812  F +603 8941 2813
GPS Coordinates 3.019129, 101.704146

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MAIN OFFICE
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• Developer’s License: 10410-3/03-2015/01411(L)  • Validity: 03/03/2014 – 02/03/2015  • Advertising & Sales Permit: 10410-3/03-2015/01411 (P)  • Validity: 03/03/2014 – 02/03/2015  • Approving Authority: Majlis Perbandaran Subang Jaya  • Building Plan Approval No: MPSJ/BN/GN/600-1/10/4(BP7-4(23))  • Tenure: Freehold  • Type of Property: Serviced Residence  • Total Units: 429 units  • Block A – 209 units (24 floors)  • Block B – 220 units (25 floors)  • Type A – 1,267 sq ft (74 units) Selling Price: (min) RM642,000 – (max) RM734,400  • Type A1 – 1,267 sq ft (74 units) Selling Price: (min) RM630,000 – (max) RM728,400  • Type A2 – 1,254 sq ft (4 units) Selling Price: (min) RM621,600 – (max) RM660,000  • Type A3 – 1,410 sq ft (4 units) Selling Price: (min) RM651,600 – (max) RM732,000  • Type B – 966 sq ft (222 units) Selling Price: (min) RM507,600 – (max) RM609,600  • Type B1 – 1,123 sq ft (8 units) Selling Price: (min) RM586,800 – (max) RM609,600  • Type B2 – 1,266 sq ft (4 units) Selling Price: (min) RM538,000 – (max) RM586,800  • Type C – 571 sq ft (37 units) Selling Price: (min) RM356,400 – (max) RM395,440  • Type C1 – 931 sq ft (2 units) Selling Price: (min) RM412,800 – (max) RM436,800  • Bumiputera Discount: 7%  • Land Encumbrances: Asia Finance Bank Bhd  • Expected Date of Completion: Mac 2017

The information contained in this brochure is subject to change and cannot form part of an offer or contract. All renderings are artist’s impressions only. All measurements are approximate. While every reasonable care has been taken in proving the contained. The developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by Authorities or recommended by the Architect or Engineer.