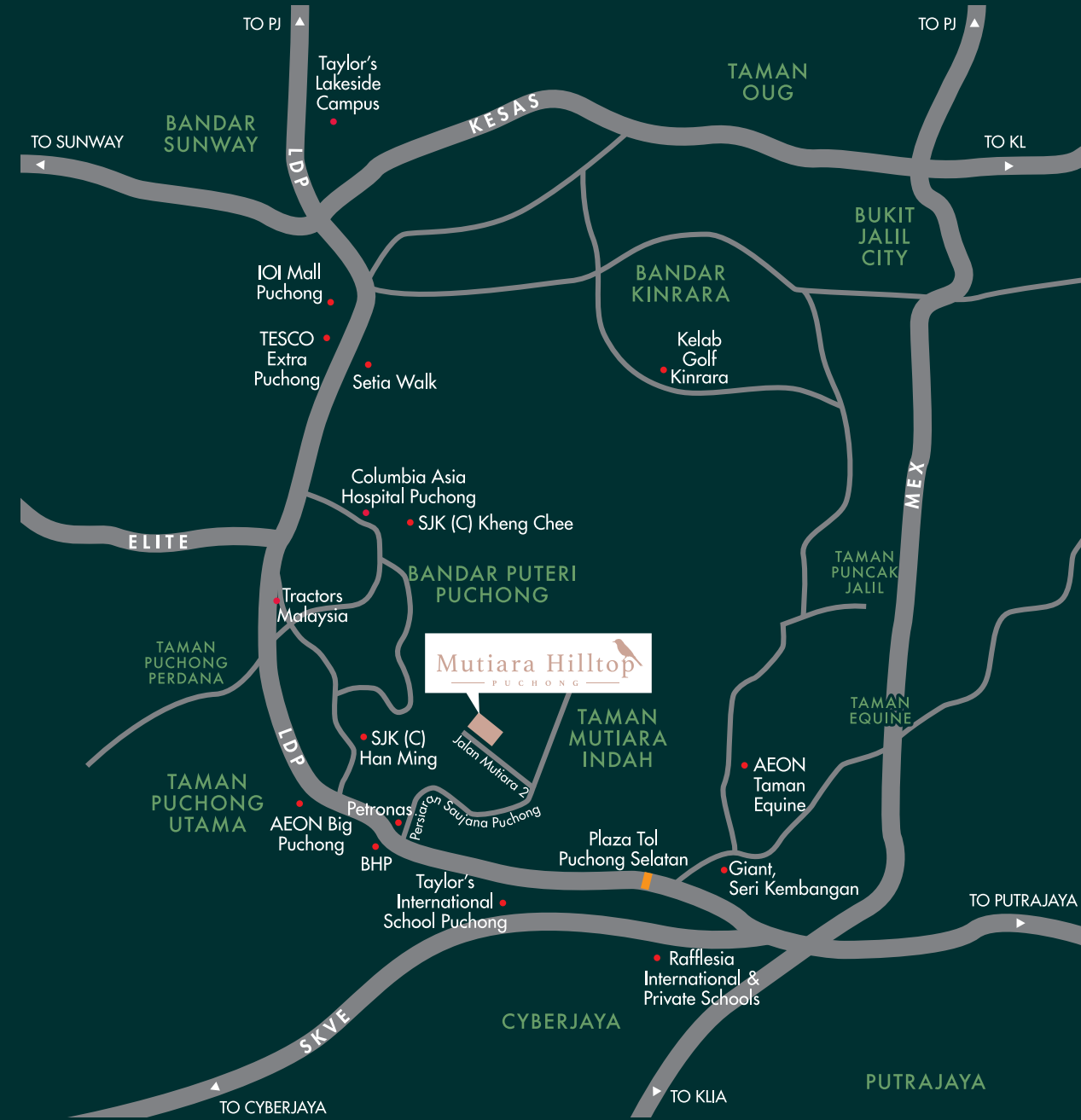


EASILY ACCESSIBLE
STRATEGICALLY CONNECTED



Mutiara Hilltop
— PUCHONG —



Artist's Impression

1700 82 5300 mutiarahilltop.com



Malton Berhad malton.com.my

Developer: Ehsan Armada Sdn Bhd (583812-V) • Developer Address: Level 19, Pavilion Tower, No.75, Jalan Raja Chulan, 50200, Kuala Lumpur • Developer's License No.: 9224/10-2025/1079(R) • Validity: 13/10/2022 - 12/10/2025 • Advertising & Sales Permit No.: 9224-4/10-2025/0713(R)-(S) • Validity: 13/10/2024 - 12/10/2025 • Approving Authority: Majlis Bandaraya Subang Jaya (MBSJ) • Building Plan Approval No.: MPSJ.BGN.BP6.600-1/10/4/25 (52) • Land Tenure: Leasehold 99 years (Expiring 25 December 2116) • Type of Property: Apartments • Total Units (Tower A): 195 units • Total Balance Unit (Tower A): 5 units • Total Units (Tower B): 112 units • Total Balance Unit (Tower B): 4 units • Total Units (Tower C): 189 units • Total Balance Unit (Tower C): 12 units • Selling Price (Tower A): (Min) RM 775,000 - (Max) RM 1,034,000 • Selling Price (Tower B): (Min) RM 805,000 - (Max) RM 1,025,000 • Selling Price (Tower C): (Min) RM 838,000 - (Max) RM 1,112,000 • Bumi Putra Discount: 7% • Land Encumbrances: Malayan Bank Berhad • Expected Date of Completion: July 2025 • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH KPXT.GOV.MY

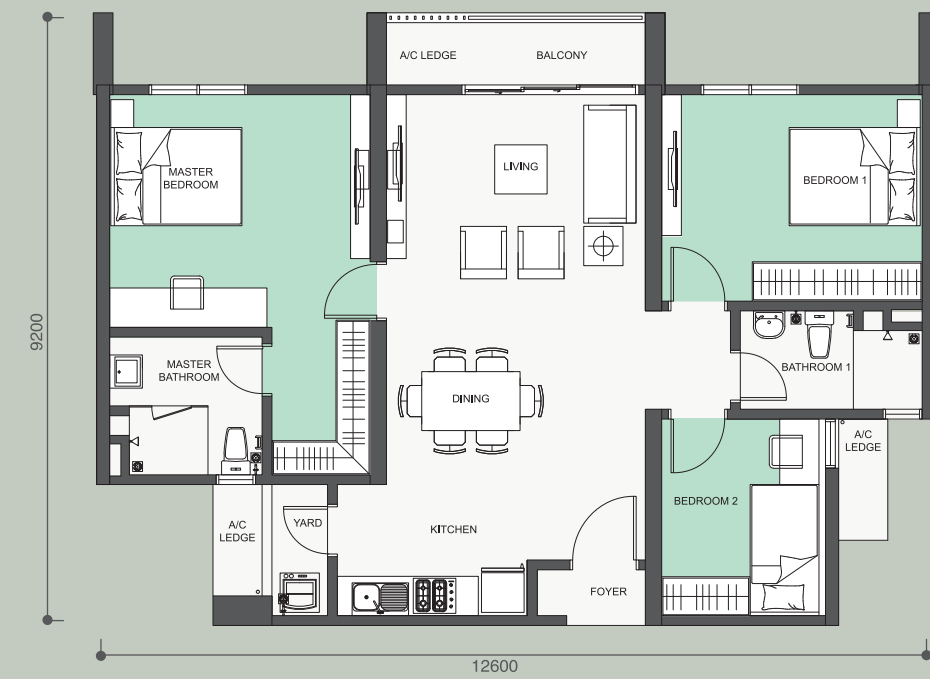


Scan to visit our website

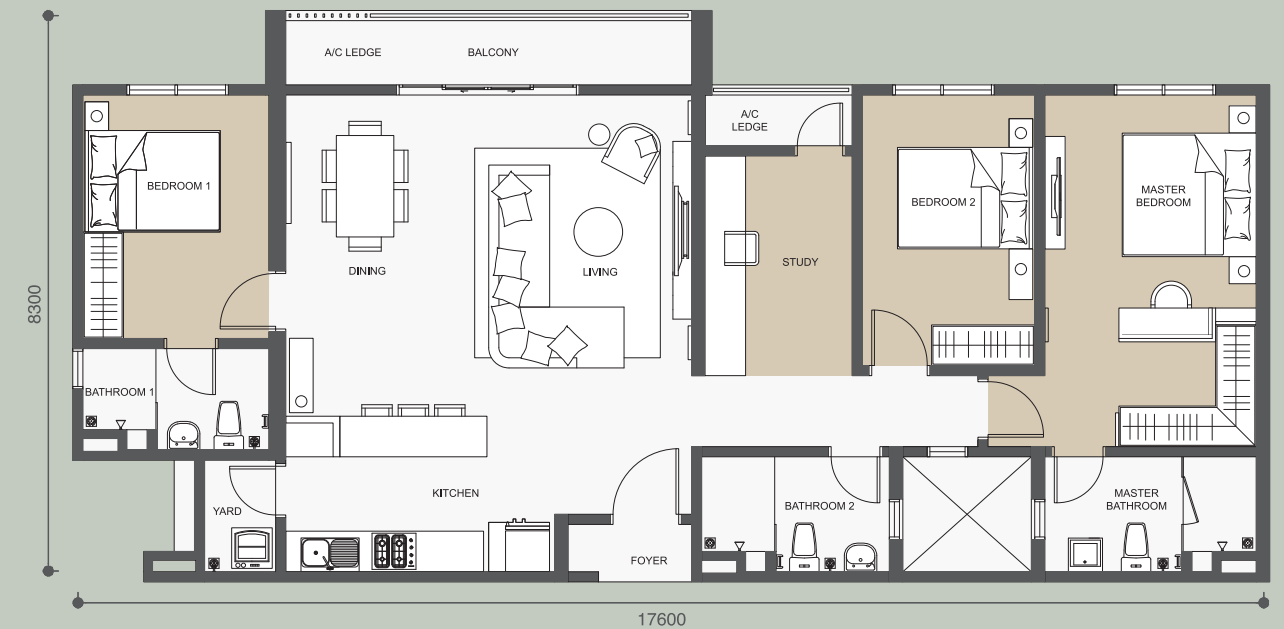
LIFE AT THE TOP



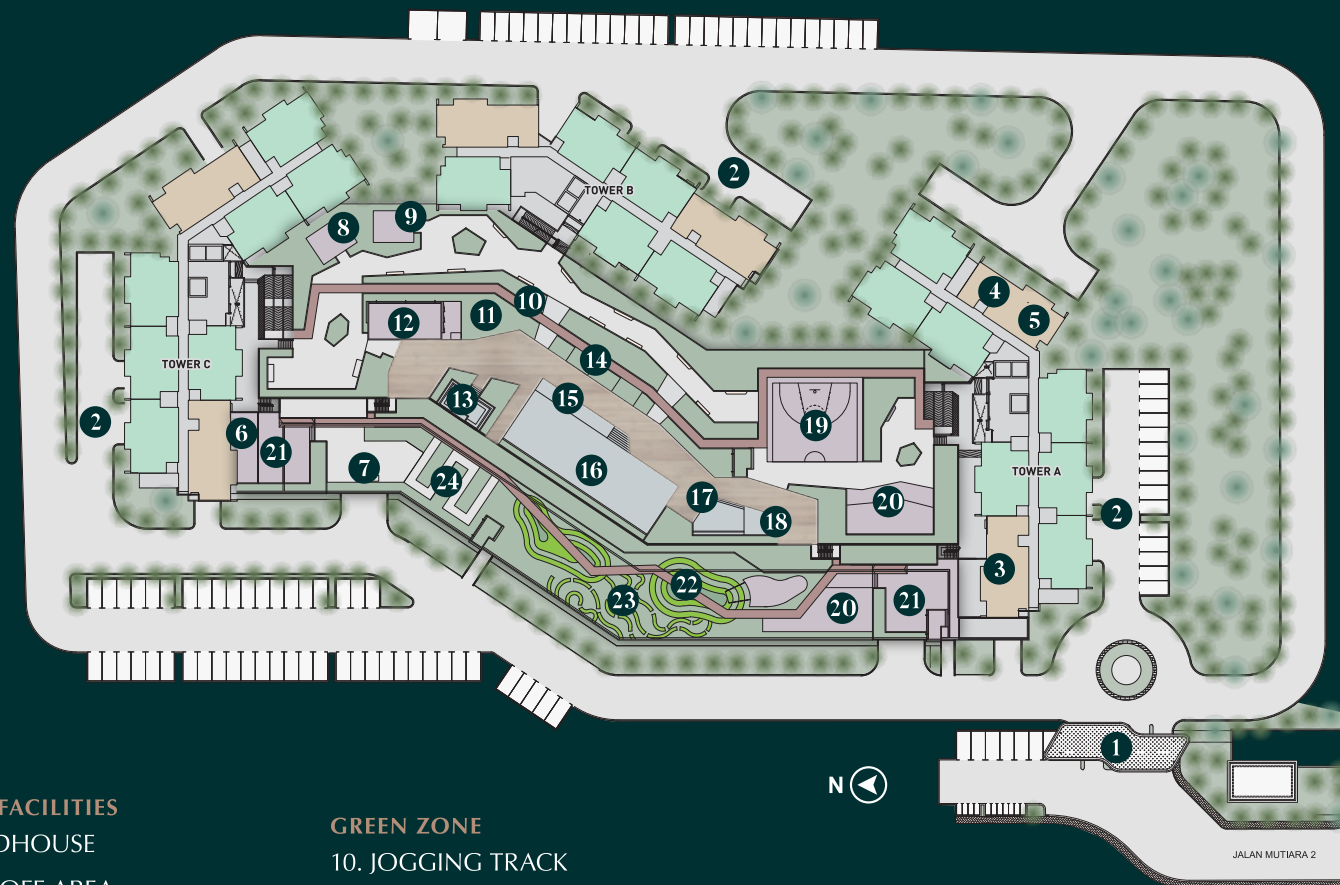
TASTEFULLY DESIGNED LIVING SPACES



TYPE A 1,040 sq.ft. (97 sq.m.) | 3 Bedrooms & 2 Bathrooms



TYPE B 1,355 sq.ft. (126 sq.m.) | 3+1 Bedrooms & 3 Bathrooms



GENERAL FACILITIES

1. GUARDHOUSE
2. DROP-OFF AREA
3. MULTIPURPOSE HALL
4. READING ROOM
5. KINDERGARTEN

COMMUNITY ZONE

6. GYMNASIUM
7. BBQ FUNCTION AREA
8. YOGA DECK
9. MEDITATION DECK

GREEN ZONE

10. JOGGING TRACK

POOL ZONE

11. SHOWER AREA
12. CHANGING ROOM
13. JACUZZI
14. POOL TRELIS
15. SUNDECK
16. SWIMMING POOL
17. WADING POOL
18. DRY FOUNTAIN

ACTIVE ZONE

19. HALF BASKETBALL COURT
20. CHILDREN'S PLAYGROUND

TERRACE DECK

21. SEATING COURTYARD
22. MOUND PLAY
23. MAZE GARDEN
24. HERBS GARDEN

AN INDULGING EXPERIENCE CATERED FOR EVERYONE

- Wide-ranging facilities suitable for the young and young at heart
- Facilities Podium with four specialised zones: Community Zone, Green Zone, Pool Zone and Active Zone
- Serene environment for family bonding, community spirit, meditation and healthy recreational experiences
- 400m jogging track within the secured compound

