



duta Park

RESIDENCES

KUALA LUMPUR

INFO KIT

MALTON

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FACT SHEET

Duta Park Residences

Developer	:	Malton Development Sdn Bhd
Development Name	:	Duta Park
Address	:	345, Seksyen, 48, Jalan Kolam Air, Jalan Ipoh, 51200 Kuala Lumpur, Federal Territory of Kuala Lumpur, Malaysia
Land Size	:	4.97 acres
Land Tenure	:	Leasehold (expired 2115)
Land Title	:	Commercial
Mukim	:	Bandar Kuala Lumpur
Daerah	:	Kuala Lumpur
Negeri	:	Wilayah Persekutuan Kuala Lumpur
Schedule of Payment	:	Schedule H - HDA
Expected Completion	:	54 months from first SPA signed; estimated 2 nd half of year 2022
APDL Permit No.	:	TBC
Price	:	Estimated start from RM520,000 – RM1,322,000
Size & Type	:	• Type A : 957 sq ft (2+1 bedroom) • Type B : 1,129 sq ft (3+1 bedroom) • Type C : 1,538 sq ft (3+1 bedroom; Dual Key) • Type D : 858 sq ft (2+1 bedroom)

ON SITE LOCATION

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LOCATION MAP



LEGEND

Shopping	Hotel	Education	River	Entrance Access	LRT Ampang Line / Sri Petaling Line
Serenity	Healthcare	Hotspot	KTM Port Klang Line		MRT Sungai Buloh-Putrajaya Line (Ready by 2022)
Theatre	Bank	Gallery	KTM Seremban Line		

SURROUNDING AMMENITIES

Shopping Malls



- Pavilion KL
- Sunway Putra Mall
- Suria KLCC
- Bukit Bintang Area

Education



- KL Metropolitan University College
- Open University Malaysia
- Wesley Methodist School (International)
- Chiao Nan Primary School
- SMK Maxwell

Recreation & Greenery



- Lake Garden
- Taman Tasik Titiwangsa
- KL Pac
- Taman Tugu (Completion 2020)

FUTURE CONNECTION TO MRT2 @ JALAN IPOH

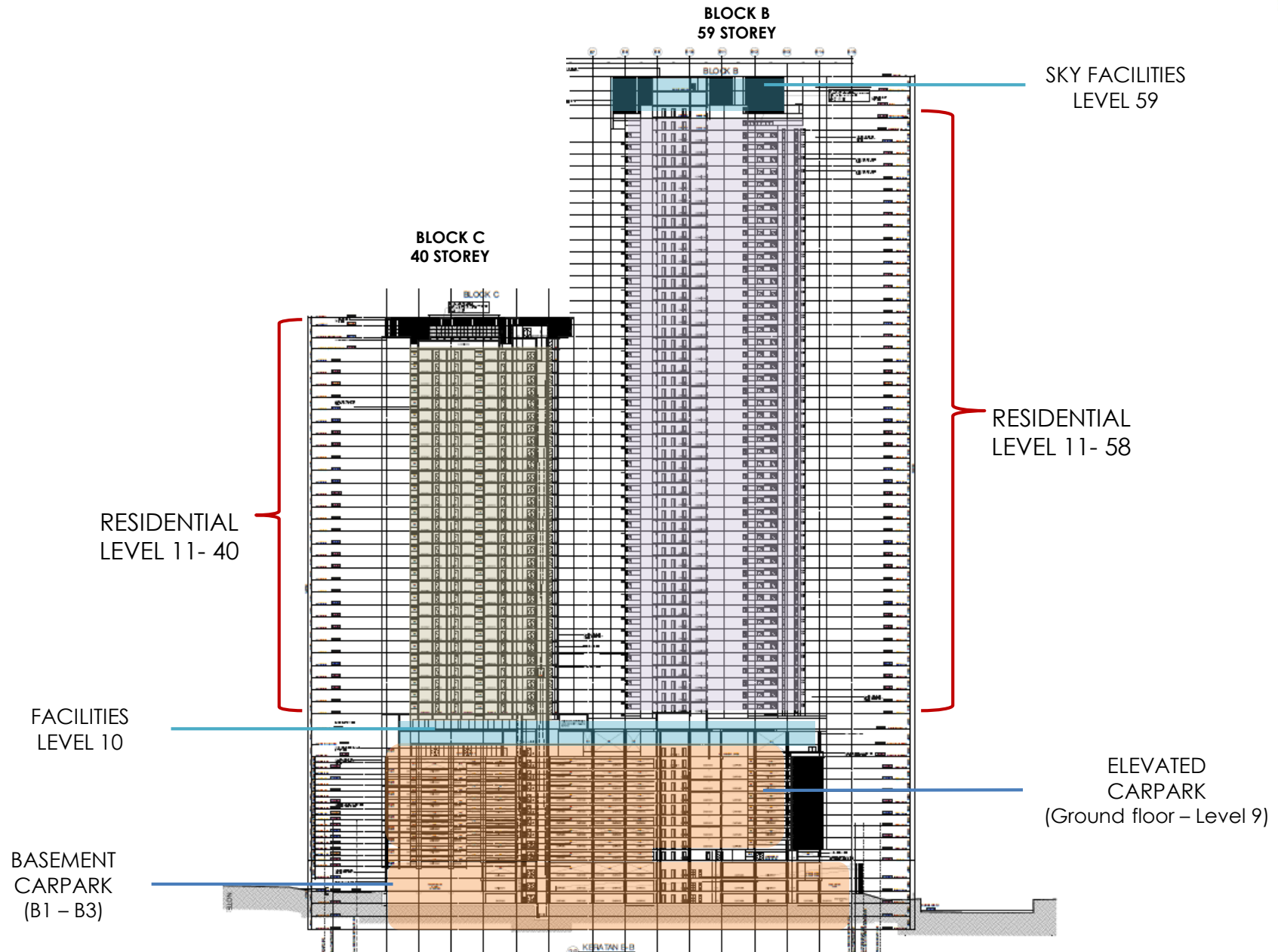


Indicative 1km away from Duta Park

SITE PLAN



STOREY PLAN

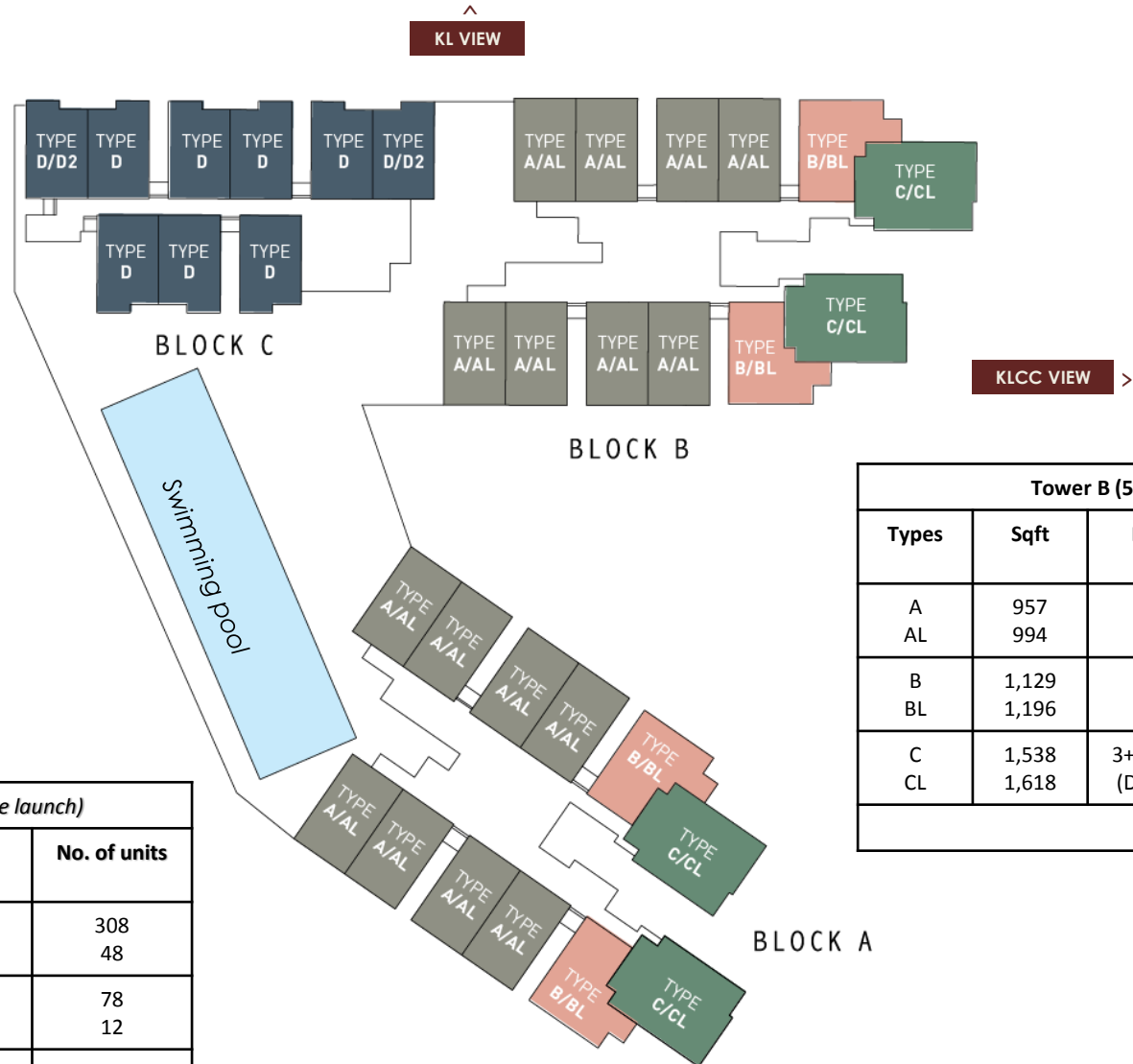


LAYOUT PLAN

Tower C (40 storey)			
Types	Sqft	No. of BR	No. of units
D	858	2+1	208
D2	868		60
Total			268

< BUKIT TUNKU VIEW

Tower A (55 storey- future launch)			
Types	Sqft	No. of BR	No. of units
A	957	2+1	308
AL	994		48
B	1,129	3+1	78
BL	1,196		12
C	1,538	3+1 studio (Dualkey)	78
CL	1,618		12
Total			536



Tower B (58 storey)			
Types	Sqft	No. of BR	No. of units
A	957	2+1	332
AL	994		48
B	1,129	3+1	84
BL	1,196		12
C	1,538	3+1 studio (Dualkey)	84
CL	1,618		12
Total			572



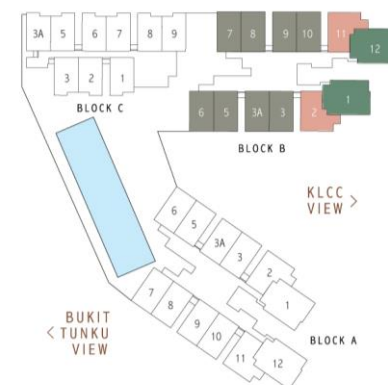
TOWER B

KL VIEW
▲



▼
GREEN VIEW

▶ KLCC VIEW



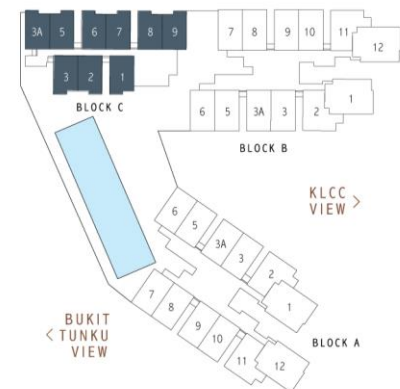
- Type A
- Type B
- Type C

TOWER C

KL VIEW
▲



▼
POOL VIEW



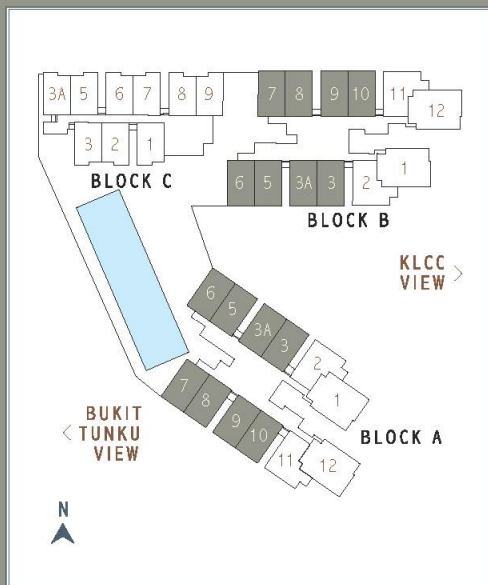
TYPE

A

TYPICAL UNIT

957 SQ.FT.

**2+1 BEDROOMS
&
2 BATHROOMS**

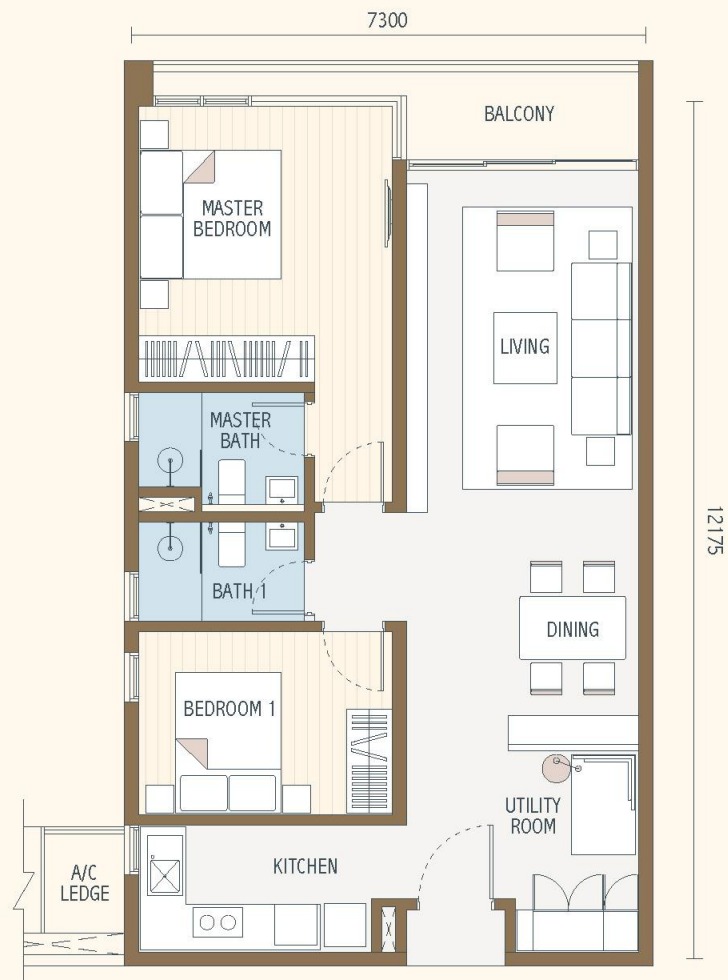
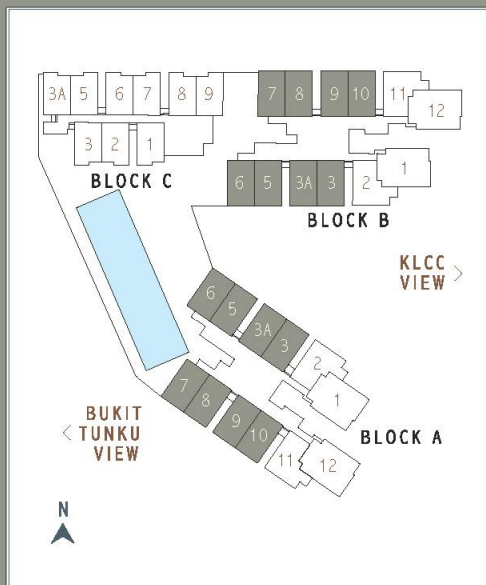


TYPE AL

TYPICAL UNIT
(WITH EXTENDED BALCONY)

994 SQ.FT.

**2+1 BEDROOMS
&
2 BATHROOMS**

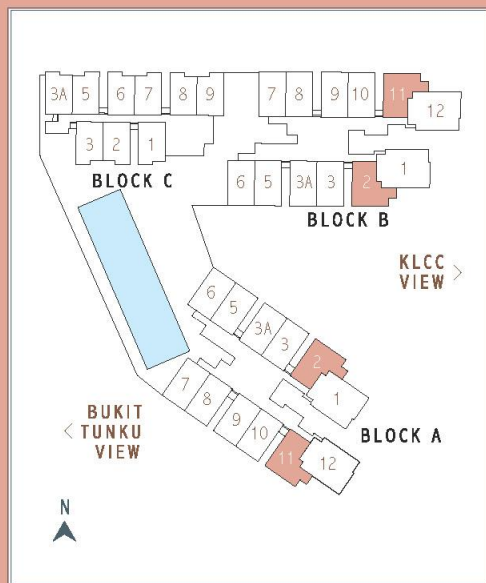


TYPE

B

TYPICAL UNIT
1,129 SQ.FT.

**3+1 BEDROOMS
&
2 BATHROOMS**

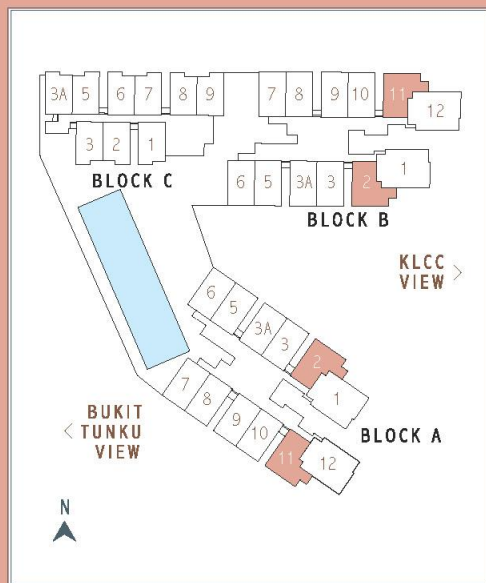


TYPE BL

TYPICAL UNIT
(WITH EXTENDED BALCONY)

1,196 SQ.FT.

**3+1 BEDROOMS
&
2 BATHROOMS**

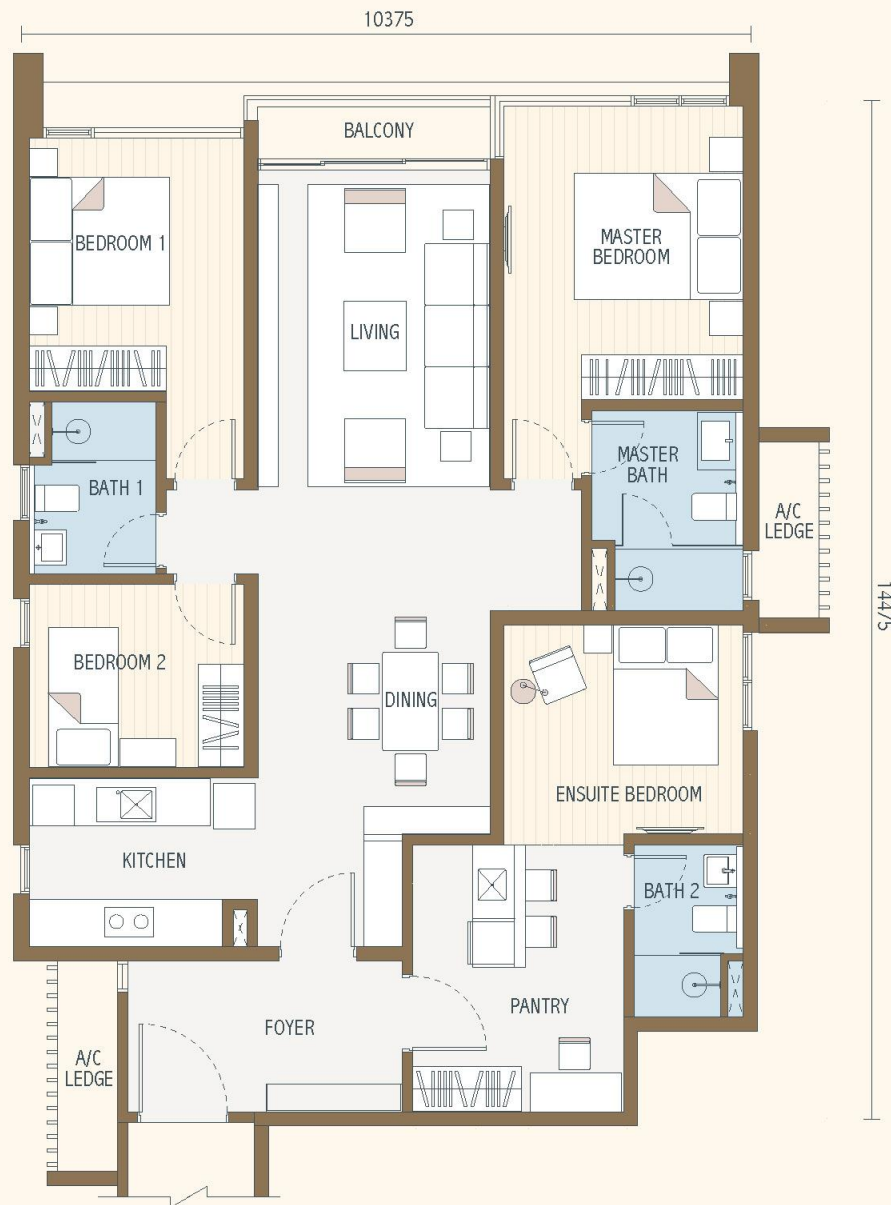
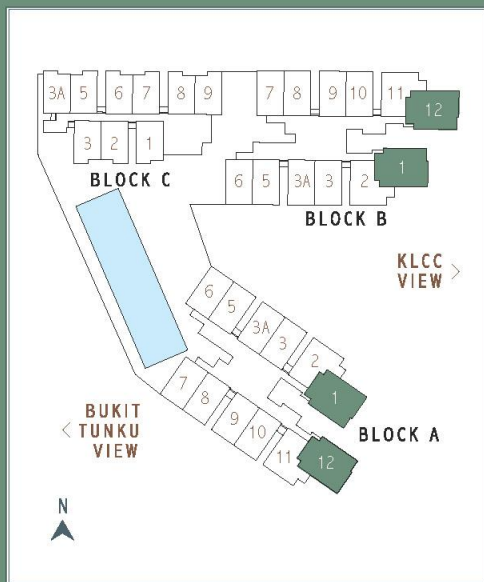


TYPE

C
DUAL KEY

TYPICAL UNIT
1,538 SQ.FT.

3+1 BEDROOMS
&
3 BATHROOMS

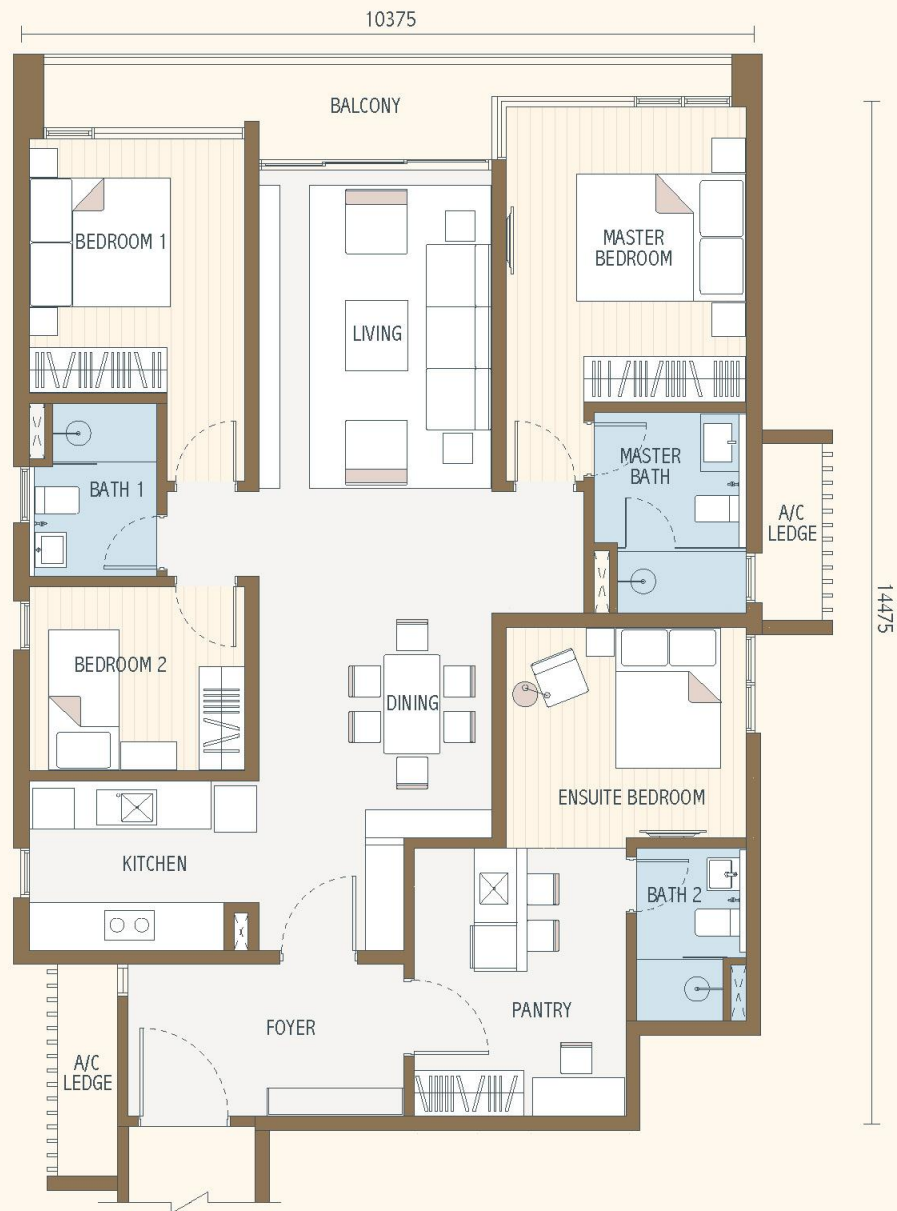
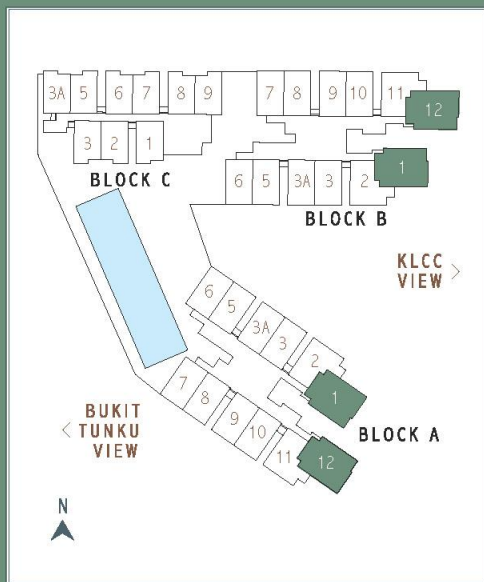


TYPE
CL
DUAL KEY

TYPICAL UNIT
(WITH EXTENDED BALCONY)

1,618 SQ.FT.

**3+1 BEDROOMS
&
3 BATHROOMS**



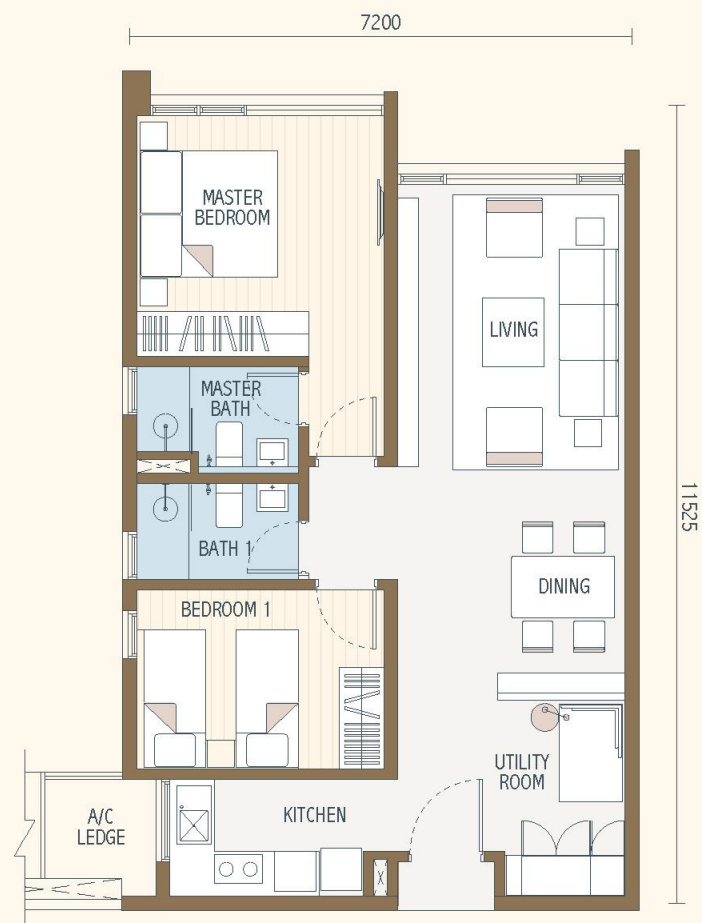
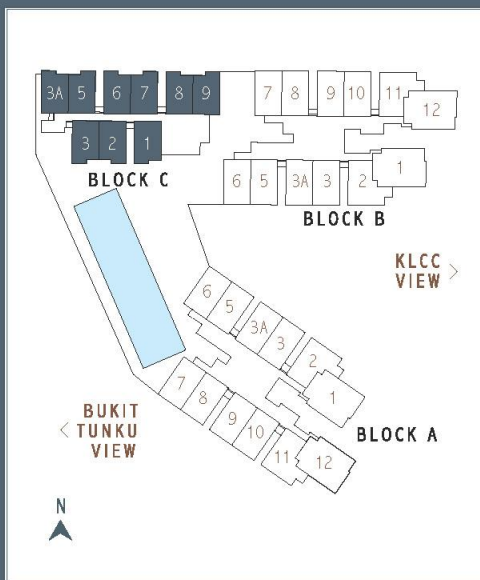
TYPE

D

TYPICAL UNIT

858 SQ.FT.

**2+1 BEDROOMS
&
2 BATHROOMS**

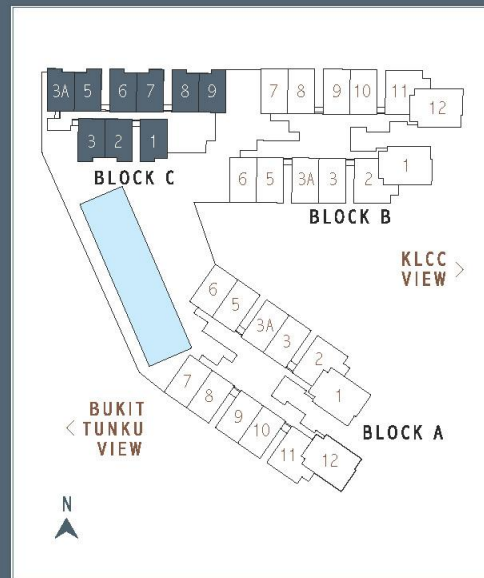


TYPE D2

TYPICAL UNIT

868 SQ.FT.

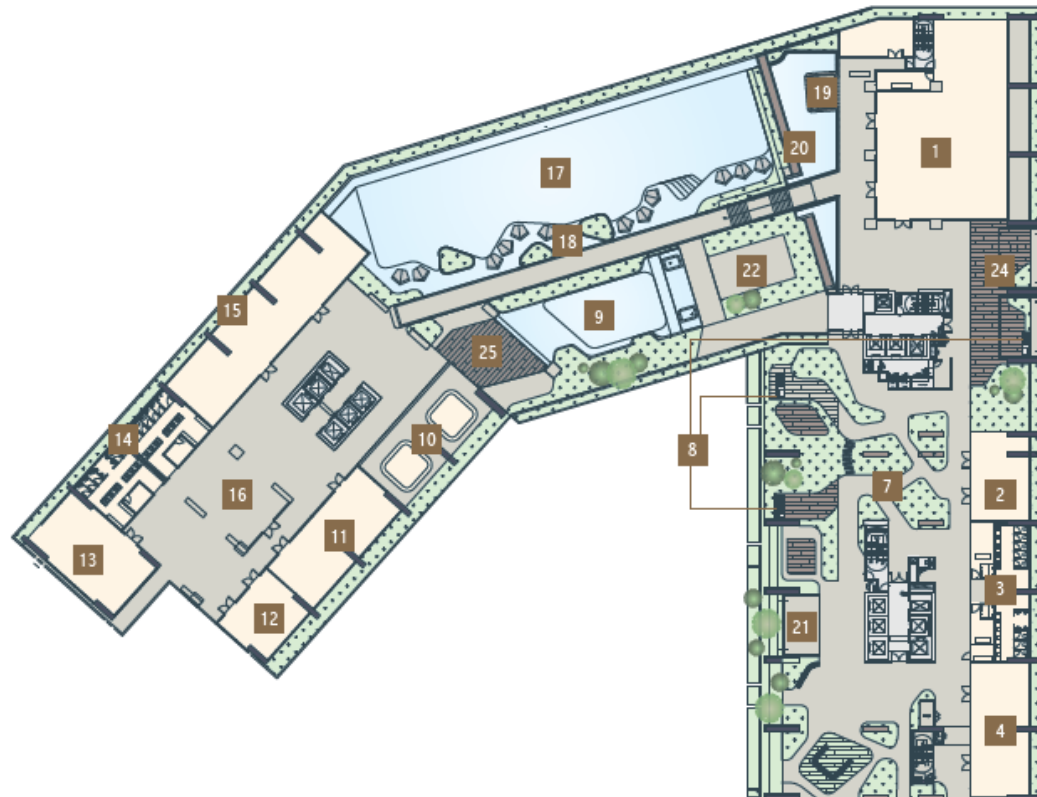
**2+1 BEDROOMS
&
2 BATHROOMS**



SPECIFICATIONS

	TILES	CEILING FINISHES	WALL FINISHES
ENTRANCE	Porcelain Tiles	Skim Coat & Paint	Plaster & Paint
LIVING, DINING, UTILITY	Porcelain Tiles	Skim Coat & Paint	Plaster & Paint
KITCHEN	Porcelain Tiles	Skim Coat & Paint	Porcelain Tiles
BALCONY	Porcelain Tiles	Skim Coat & Paint	Plaster & Paint
BEDROOMS	Laminated Timber	Skim Coat & Paint	Plaster & Paint
BATHROOMS	Porcelain Tiles	Plaster Board Ceiling	Porcelain Tiles

FACILITIES @ LEVEL 10



LEGEND

❶ Multi Purpose Hall (Preparation Room)

❷ Management Office

❸ Prayer Room / Gents & Ladies

❹ Reading Room

❺ Meeting Room 1

❻ Entertainment Pavilion

❼ Tree & Fern Lounge

❽ BBQ Bamboo Garden

❾ Kid's Splash Pool

❿ Play Chamber

⓫ Kid's Play Room

⓬ Meeting Room

⓭ Yoga Room

⓮ Sauna / Changing Room / Gents & Ladies

⓯ Gymnasium

⓰ Games Room

⓱ Sunny Lap Pool

⓲ Maya Lounge

⓴ Cocktail Sunken Lounge

⓵ Water Curtains

⓶ Bamboo Lounges

⓷ Reflection Pavilion

⓸ Hide Out Seating Area

⓹ Open Green Deck

⓺ Sing-A-Swing

DEDICATED PORTE-COCHERE

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INFINITY POOL

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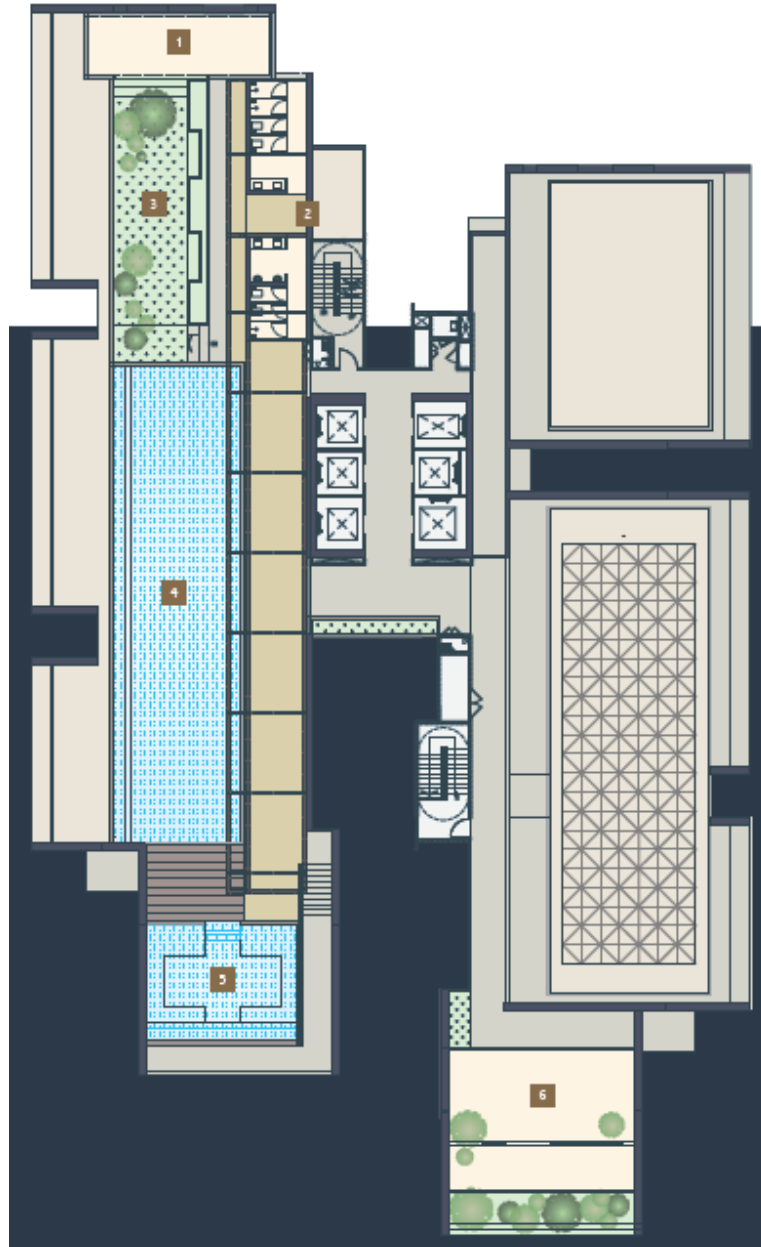


SERENITY GARDEN

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ROOFTOP FACILITIES



ROOFTOP

Level 56 – Tower A

Level 59 – Tower B

- ① Open Area
- ② Toilet (Male, Female)
- ③ Garden
- ④ 25m Infinite Pool
- ⑤ Jacuzzi
- ⑥ Sky Entertainment Lounge

SKY POOL

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▪ Sky infinity pool

PROJECT CONSULTANTS

PROJECT CONSULTANT		
1	Architect	Ong & Ong 360 Consultancy KL Pavilion Design Studio S/B
2	C&S Engineers	Perunding PaduReka Sdn Bhd
3	M&E Engineers	Perunding Kotrek Sdn Bhd
4	Quantity Surveyor	Perunding NFL Sdn Bhd
5	Land Surveyor	Jurukur Generasi
6	Landscape Architect	Praxcis Design Sdn Bhd
7	Traffic Consultant	Perunding Trafik Klasik

SCHEDULE PAYMENT

Description of Works			Target Billing Dates		
			Tower C	Tower B	Tower A
			40 Storey	59 storey	56 storey
Stage 1	- Immediately upon signing of the Sales & Purchase Agreement	10%	Dec 2017/ Jan 2018		July 2018
Stage 2	- Within 30 days after receipt by the Purchaser of the Developer's written notice of completion of:- the work below ground level of the said Building comprising the said Parcel including foundation of the said Building				
2a		10%	Nov 2018	Nov 2018	Nov 2018
2b	the structural framework of the said Parcel	15%	Sept 2019~ Sept 2020	Sept 2019~ May 2021	Sept 2019~ Aug 2021
2c	the walls of the said Parcel with door and window frames placed in position	10%	Oct 2019 ~ Oct 2020	Oct 2019 ~ June 2021	Oct 2019 ~ Sept 2021
2d	the roofing/ceiling, electrical wiring, plumbing (without fittings), gas piping (if any) and internal telecommunication trunking and cabling to the said Parcel	10%	Nov 2019 ~ Nov 2020	Nov 2019 ~ July 2021	Nov 2019 ~ Oct 2021
2e	the internal and external finishes of the said Parcel including wall finishes	10%	Dec 2020 ~ Feb 2021	Aug 2021 ~ Oct 2021	Nov 2021 ~ Jan 2022
2f	the sewerage works serving the said Building	5%	Mar 2022	Mar 2022	Mar 2022
2g	the drains serving the said Building	2.5%	May 2022	May 2022	May 2022
2h	the roads serving the said Building	2.5%	June 2022	June 2022	June 2022
Stage 3	- On the date the Purchaser takes vacant possession of the said Parcel, with water and electricity supply ready for connection	17.5%	July 2022	July 2022	July 2022
Stage 4	- On the date the Purchaser takes vacant possession of the said Parcel as in item 3 where the Developer has executed and delivered to the Purchaser or the Purchaser's solicitor the instrument of transfer in favour of the Purchaser together with the original issue document of strata title to the said Parcel	2.5%	July 2022	July 2022	July 2022
Stage 5	- On the date the Purchaser takes vacant possession of the said Parcel as in item 3 and to be held by the Developer's solicitor as stakeholder for payment to the Developer as follows:-				
5a	2.5% at the expiry to the period of 8 months after the date the Purchaser takes vacant possession of the said Parcel	2.5%	July 2022	July 2022	July 2022
5b	2.5% at the expiry to the period of 24 months after the date the Purchaser takes vacant possession of the said Parcel	2.5%	July 2022	July 2022	July 2022
Total :		100%			

THANK YOU

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