



TRADERS GARDEN

RESIDENCES

CHERAS SELATAN

PRODUCT

FEATURES

FLOOR PLANS

SPECIFICATIONS

FACILITIES PLAN

LOCATION



TRADERS GARDEN

RESIDENCES

CHERAS SELATAN



SCP



URBAN LIFESTYLE

Strategic Address



Main Lobby





Convenient Location

Enjoy unparalleled lifestyle of complete convenience for the whole family.

- Located in the commercial hub of Cheras
- Accessible via 3 MRT stations within 5km radius
- Strategic connectivity via SILK Highway and Jalan Cheras
- Walking distance to AEON Cheras Selatan and Columbia Asia Hospital - Cheras



AFFORDABLE PRICE
Luxurious Living



Olympic Length Infinity Pool





A Dedicated
118,000 sq. ft.
Integrated Facilities Floor of
Modern-Resort Living



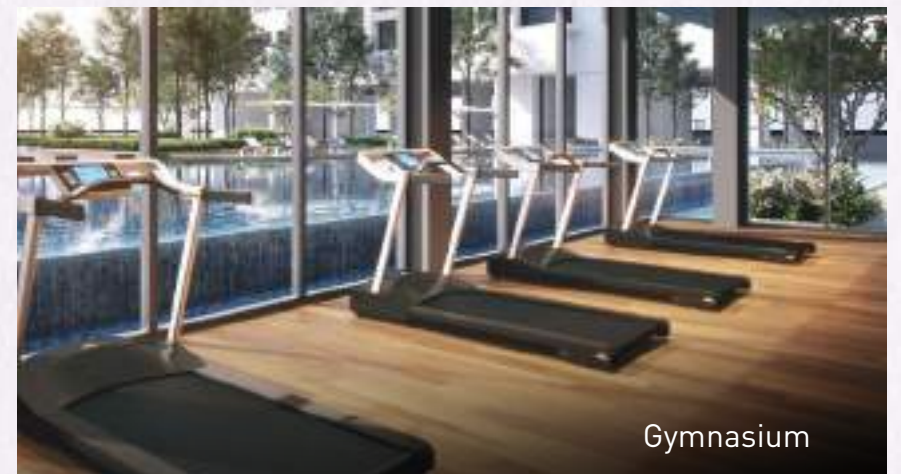
Kickstart Your Healthy Lifestyle



Landscaped Plaza



Landscaped Plaza



Gymnasium





Spa Pool



Wading Pool



Multipurpose Court



Gazebo





Features

Practical Design

- Floor to Floor Height – 10 Feet
- Solid Timber Fire Door – 8 Feet for Entrance
- Fibre to The Home (FTTH) – Unifi Ready
- SMATV – Astro B.yond Ready
- Instant Water Heater Power Point to All Bathrooms

Safe & Secure Environment

- Community Living Enhanced by Property Management App
- Enhanced Security with Card Access to Designated Floors only
- 24-hrs Security with CCTV Surveillance

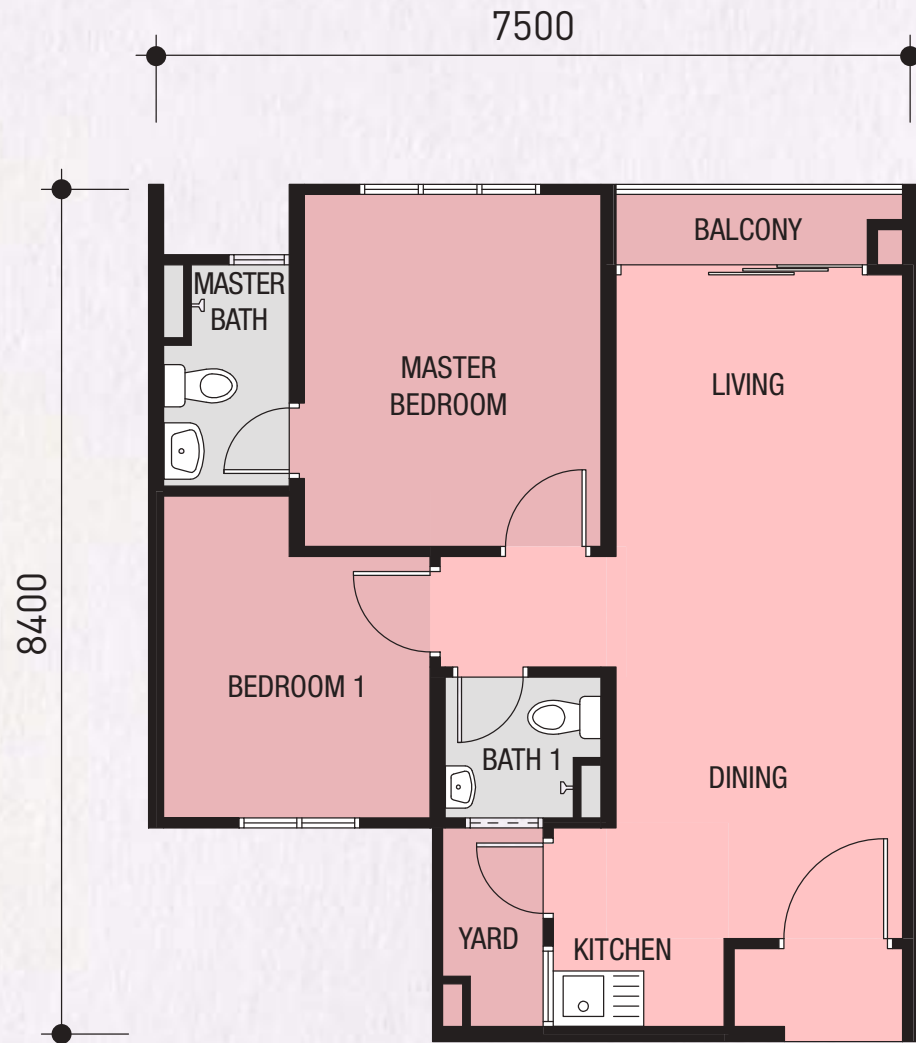
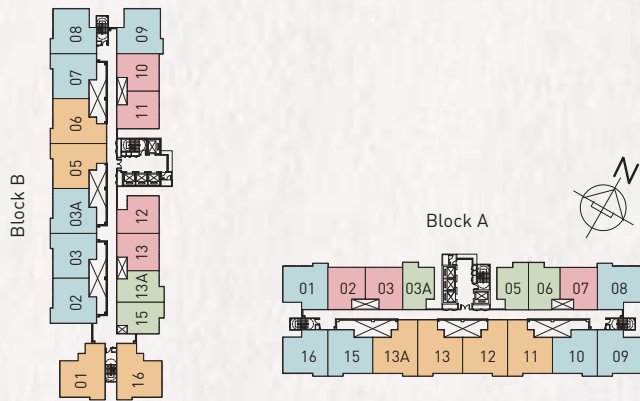


Floor Plans

TYPE

B

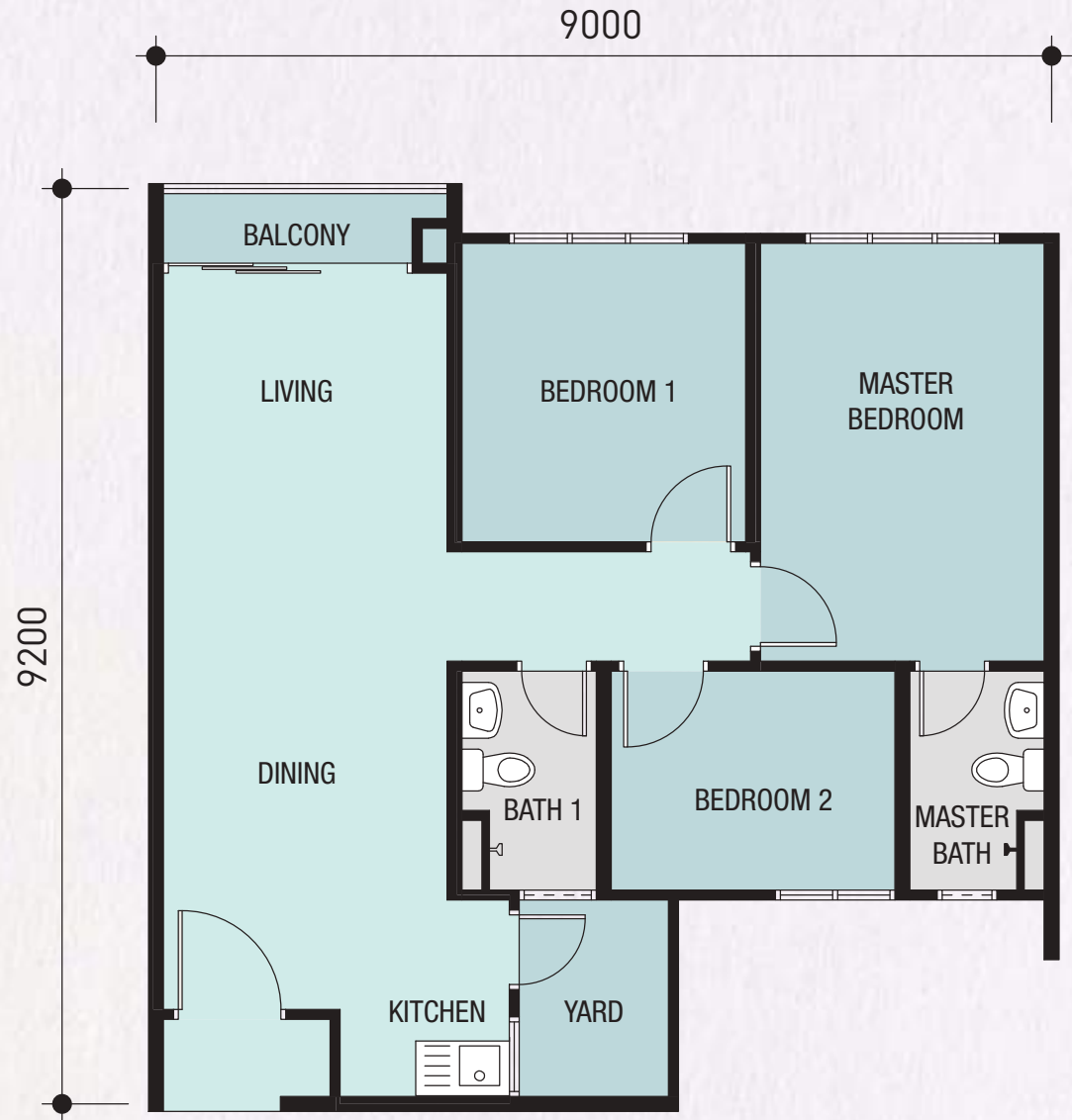
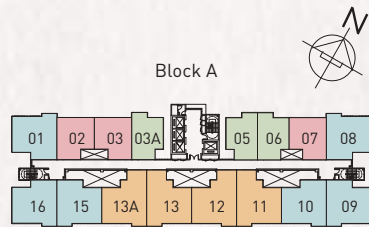
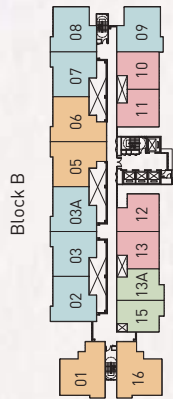
604 sq. ft.
2 Rooms



TYPE

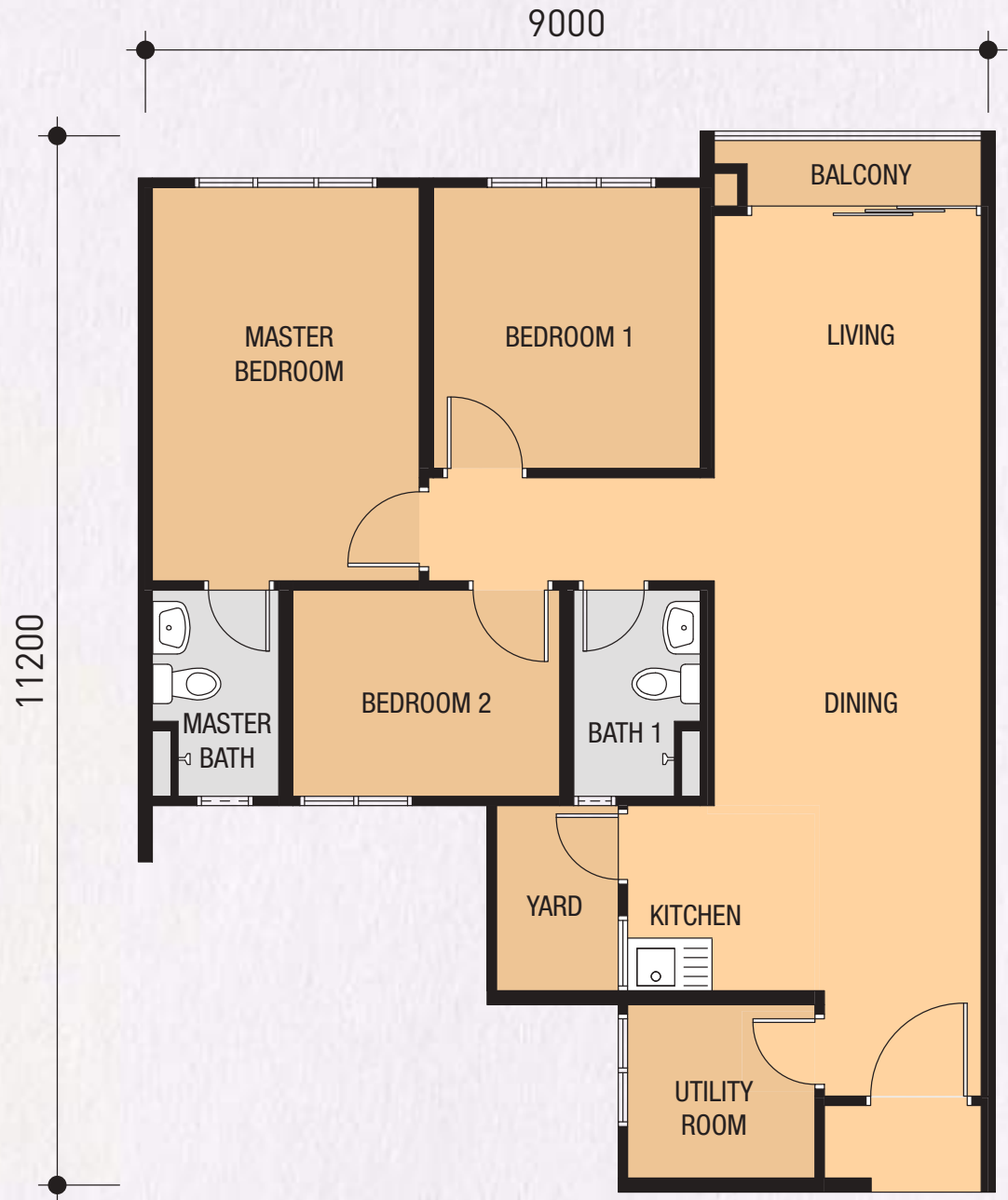
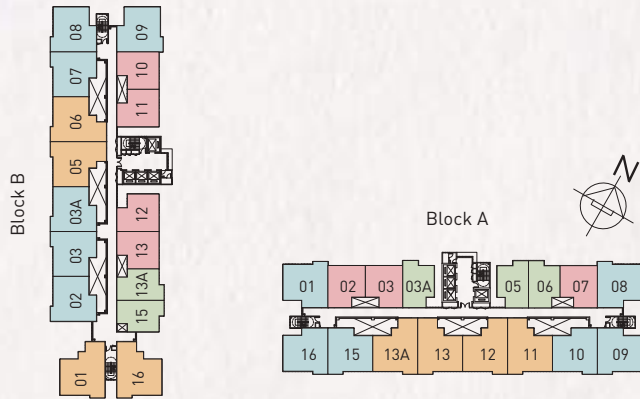
C

773 sq. ft.
3 Rooms



TYPE
D

859 sq. ft.
3 + 1 Rooms



Specifications

| | | Sanitary Installation | Type B | Type C | Type D |
|-------------------------------|---|--------------------------------|---------------|---------------|---------------|
| Structure | Reinforced Concrete Frame | | | | |
| Wall | Reinforced Concrete/Brickwall | Water Closet | 2nos. | 2nos. | 2nos. |
| Roofing | Reinforced Concrete/Metal Decking | Wash Basin | 2nos. | 2nos. | 2nos. |
| Ceiling | Skim Coat with Paint Plaster Ceiling with Paint (Bathroom Only) | Shower Head | 2nos. | 2nos. | 2nos. |
| Window | Powder Coated Aluminium Framed Glass | Kitchen Sink | 1no. | 1no. | 1no. |
| | | Bib Tap | 3nos. | 3nos. | 3nos. |
| | | Paper Roll Holder | 2nos. | 2nos. | 2nos. |
| Door | | Electrical Installation | Type B | Type C | Type D |
| Main Entrance | Solid Timber Fire Door | Lighting Power Point | 11nos. | 13nos. | 15nos. |
| Bedroom | Timber Flush Door | Ceiling Fan Power Point | 2nos. | 3nos. | 3nos. |
| Balcony | Powder Coated Aluminium Framed Sliding Door | 13A Power Point | 9nos. | 11nos. | 14nos. |
| Others | Timber Flush Door | Air-Cond Power Point | 3nos. | 4nos. | 4nos. |
| | | Water Heater Power Point | 2nos. | 2nos. | 2nos. |
| Lock | General Quality Lockset | SMATV Point | 1no. | 1no. | 1no. |
| | | Fibre Wall Socket | 1no. | 1no. | 1no. |
| Floor Finishes | | | | | |
| Living/Dining/Kitchen/Bedroom | Porcelain Tiles | | | | |
| Bathroom/Utility | Ceramic Tiles | | | | |
| Balcony/Yard | Ceramic Tiles | | | | |
| Wall Finishes | | | | | |
| Bathroom | Porcelain/Ceramic Tiles up to Ceiling Height | | | | |
| Kitchen | Ceramic Tiles up to 1.5m Height | | | | |
| External & Internal | Cement Sand Plaster/ Skim Coating with Paint | | | | |

**Quality
Finishing**

All information, specifications and plans contained herein are subject to amendments as may be required by the Authorities or Developer's Project Consultants.










Facilities Plan



- 1 Olympic Length Infinity Pool
- 2 Floating Deck
- 3 Pool Deck
- 4 Wading pool
- 5 Spa Pool
- 6 Water Feature
- 7 Gymnasium
- 8 BBQ Plaza
- 9 Outdoor Dining
- 10 Gazebo
- 11 Outdoor Fitness
- 12 Landscaped Plaza
- 13 Open Lawn
- 14 Children Playground
- 15 Yoga Deck
- 16 Seating Area
- 17 Multipurpose Court
- 18 Restrooms
- 19 Surau
- 20 Cafeteria

Amenities Nearby

- | | | | | |
|--|--|--|---|--|
| <ul style="list-style-type: none">  01 Nasi Lemak Factory 02 Mama Kim 03 Watercress Hotpot 04 Hartz Kitchen 05 Hana Tei Restaurant 06 UNBOX Western Cuisine 07 The Shack 08 Dragon Palace Seafood Restaurant 09 Moomama Thai BBQ 10 Crab Generation 11 Two Pesos 12 Shabu-Shabu | <ul style="list-style-type: none"> 15 The Mechanic Cafe 16 Cups Cafe 17 Royaltea 18 The Alley 19 Moojicha 20 Black Tower Cafe 21 Six Inch Cafe 22 TK Bakery 23 Brew House 24 Sweet Hut | <ul style="list-style-type: none"> 30 Magicboo 31 Juzcare Pharmacy 32 AA Pharmacy 33 KK Supermart 34 Eco-Shop 35 TBC Electrical Chain Store 36 Qualitas Health 37 Plaza Perabot Balakong 38 Healthland Family Wellness Centre | <ul style="list-style-type: none">  41 The Beer Factory 42 Movida 43 Cage 13 Bar & Lounge 44 Run Bar | <ul style="list-style-type: none">  52 UTAR Sungai Long Campus 53 SMK Cheras Jaya 54 SK Taming Jaya 55 SJK (C) Balakong |
| <ul style="list-style-type: none">  13 Nan Yang Cafe 14 Momo Tea | <ul style="list-style-type: none">  25 Family Mart 26 AEON Cheras Selatan 27 Econsave 28 Mynews.com 29 Mr. D.I.Y. | <ul style="list-style-type: none">  39 TGV Cinema (AEON Cheras Selatan) 40 Loudspeaker | <ul style="list-style-type: none">  45 Columbia Asia Hospital - Cheras 46 Pusat Fisioterapi dan Rehabilitasi Chong | <ul style="list-style-type: none">  56 Jalan Balakong 57 Lebuhraya SILK 58 Jalan Cheras |
| | | | <ul style="list-style-type: none">  47 CIMB Bank 48 Maybank 49 Public Bank 50 OCBC Al-Amin 51 HSBC Amanah | <ul style="list-style-type: none">  59 Bandar Tun Hussein Onn MRT Station 60 Batu 11 Cheras MRT Station 61 Sri Raya MRT Station |





Developer: SCP (Balakong) Sdn Bhd (815323-K)

Main Office:

📍 101, Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Selangor.

☎ 03-7665 1228

📞 03-7665 1223

🗺 Traders Garden

📘 SCP Properties

📷 SCP Properties

Sales Gallery Open Daily 11am - 9pm

012-490 6680

www.scpgroup.com.my

Developer: SCP (Balakong) Sdn Bhd (815323-K) 101 Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Malaysia • Type of Property: Serviced Apartment • Developer's License No.: 19648-1/04-2021/0306(L) • Validity Period: 05/04/2019-04/04/2021 • Advertising & Sales Permit No.: 19648-1/04-2021/0306(P) • Validity Period: 05/04/2019-04/04/2021 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: Bil(dlm.MPKJ.6/P/7/2018 • Land Tenure: 99 Years (expiring 04 June 2116) • Land Encumbrance: RHB Bank Berhad • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority • Expected Date of Completion: November 2022 • Block A & B Total No of Units: Block A 382 units included 70 units of Pangsapuri Perkhidmatan Mampu Milik; Block B 382 units included 46 units of Pangsapuri Perkhidmatan Mampu Milik • Selling Price: Block A & B Pangsapuri Perkhidmatan Mampu Milik: RM270,000.00; Block A Serviced Apartment: (Min) RM373,000.00 – (Max) RM540,500.00; Block B Serviced Apartment: (Min) RM373,000.00 – (Max) RM546,500.00 • Bumiputra 7% Discount

The information contained in this brochure is subject to change and shall not substitute and/or be treated as an offer or contract. All pictures, sketches, illustrations here are artists' impressions only and are not intended to be representation of fact. Whilst every reasonable care has been taken in providing this information the developer shall not be held responsible for any inaccuracy and changes as may be required by the authorities. The layout and floor plans are not to scale but merely approximate measurements and will be subject to final survey. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same.