



**B**eva

Plans  
and  
Specifications

# 9 bukit utama



Welcome to 9 Bukit Utama,  
a prestigious address  
in Petaling Jaya.

In the heart of Bandar Utama,  
three blocks of lavish condominiums  
stand tall and lofty. These elegant  
freehold residences are set within acres  
of lush greens, blessed with refreshingly  
picturesque views.

Here, sophistication is very much  
a part of living.

Conveniently located within the thriving  
Bandar Utama township, every day  
promises to be a pleasant adventure.



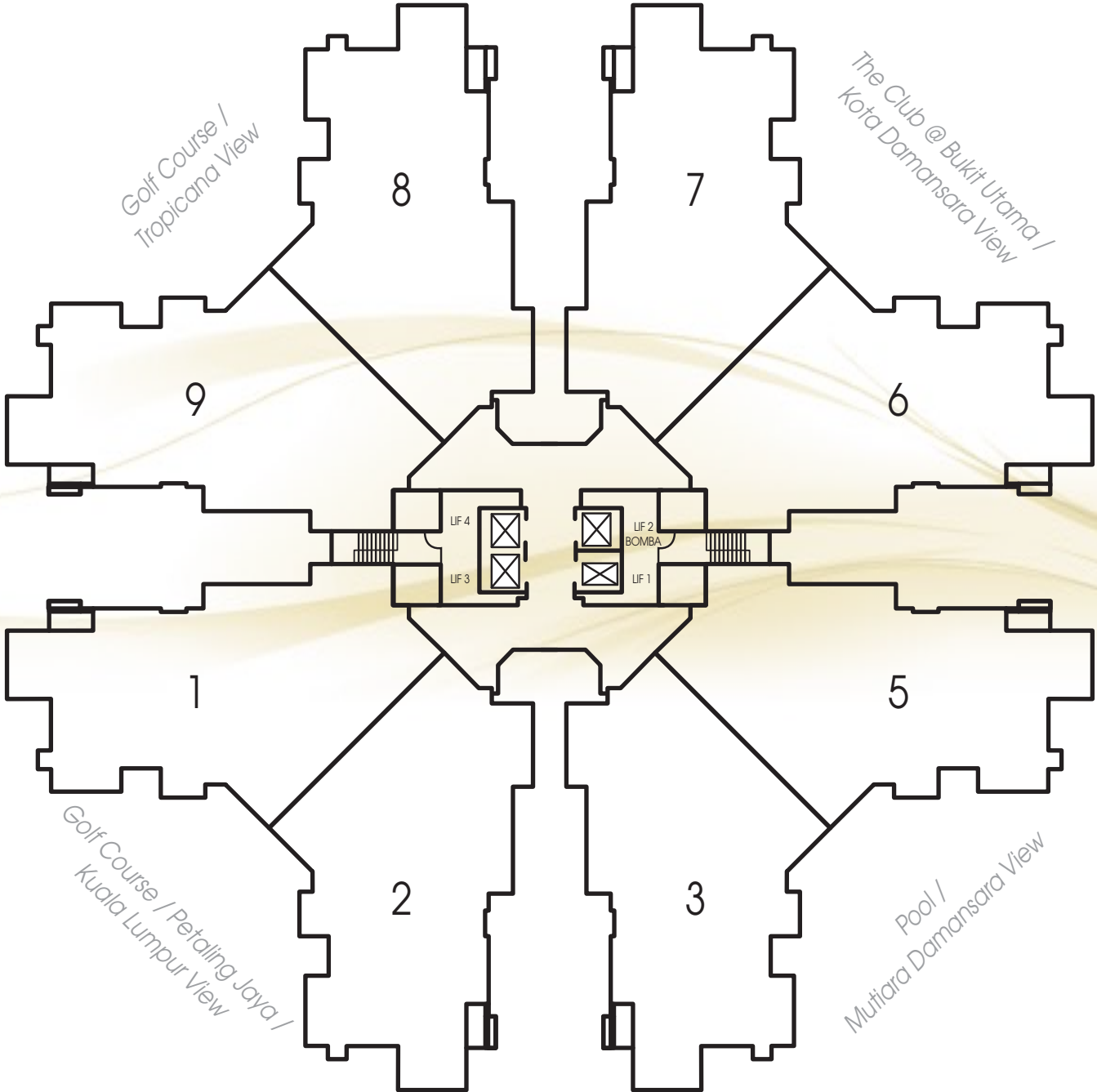
# Storey Plan

## Beva

	SOUTH EAST		NORTH EAST		NORTH WEST		SOUTH WEST	
	Golf Course / Petaling Jaya / Kuala Lumpur View		Pool / Mutiara Damansara View		The Club @ Bukit Utama / Kota Damansara View		Golf Course / Tropicana View	
LEVEL PA	B-PH-1 7,907 sf		B-PH-2 7,907 sf		B-PH-3 7,907 sf		B-PH-5 7,907 sf	
LEVEL PH								
LEVEL SA	B-SA-1 2,599 sf	B-SA-2 2,599 sf	B-SA-3 2,599 sf	B-SA-5 2,599 sf	B-SA-6 2,599 sf	B-SA-7 2,599 sf	B-SA-8 2,599 sf	B-SA-9 2,599 sf
LEVEL SB	B-SB-1 2,599 sf	B-SB-2 2,599 sf	B-SB-3 2,599 sf	B-SB-5 2,599 sf	B-SB-6 2,599 sf	B-SB-7 2,599 sf	B-SB-8 2,599 sf	B-SB-9 2,599 sf
LEVEL SC	B-SC-1 2,599 sf	B-SC-2 2,599 sf	B-SC-3 2,599 sf	B-SC-5 2,599 sf	B-SC-6 2,599 sf	B-SC-7 2,599 sf	B-SC-8 2,599 sf	B-SC-9 2,599 sf
LEVEL SD	B-SD-1 2,599 sf	B-SD-2 2,599 sf	B-SD-3 2,599 sf	B-SD-5 2,599 sf	B-SD-6 2,599 sf	B-SD-7 2,599 sf	B-SD-8 2,599 sf	B-SD-9 2,599 sf
LEVEL 39	B-39-1 2,599 sf	B-39-2 2,599 sf	B-39-3 2,599 sf	B-39-5 2,599 sf	B-39-6 2,599 sf	B-39-7 2,599 sf	B-39-8 2,599 sf	B-39-9 2,599 sf
LEVEL 38	B-38-1 2,522 sf	B-38-2 2,522 sf	B-38-3 2,522 sf	B-38-5 2,522 sf	B-38-6 2,522 sf	B-38-7 2,522 sf	B-38-8 2,522 sf	B-38-9 2,522 sf
LEVEL 37	B-37-1 2,522 sf	B-37-2 2,522 sf	B-37-3 2,522 sf	B-37-5 2,522 sf	B-37-6 2,522 sf	B-37-7 2,522 sf	B-37-8 2,522 sf	B-37-9 2,522 sf
LEVEL 36	B-36-1 2,522 sf	B-36-2 2,522 sf	B-36-3 2,522 sf	B-36-5 2,522 sf	B-36-6 2,522 sf	B-36-7 2,522 sf	B-36-8 2,522 sf	B-36-9 2,522 sf
LEVEL 35	B-35-1 2,522 sf	B-35-2 2,522 sf	B-35-3 2,522 sf	B-35-5 2,522 sf	B-35-6 2,522 sf	B-35-7 2,522 sf	B-35-8 2,522 sf	B-35-9 2,522 sf
LEVEL 33	B-33-1 2,522 sf	B-33-2 2,522 sf	B-33-3 2,522 sf	B-33-5 2,522 sf	B-33-6 2,522 sf	B-33-7 2,522 sf	B-33-8 2,522 sf	B-33-9 2,522 sf
LEVEL 32	B-32-1 2,522 sf	B-32-2 2,522 sf	B-32-3 2,522 sf	B-32-5 2,522 sf	B-32-6 2,522 sf	B-32-7 2,522 sf	B-32-8 2,522 sf	B-32-9 2,522 sf
LEVEL 31	B-31-1 2,522 sf	B-31-2 2,522 sf	B-31-3 2,522 sf	B-31-5 2,522 sf	B-31-6 2,522 sf	B-31-7 2,522 sf	B-31-8 2,522 sf	B-31-9 2,522 sf
LEVEL 30	B-30-1 2,522 sf	B-30-2 2,522 sf	B-30-3 2,522 sf	B-30-5 2,522 sf	B-30-6 2,522 sf	B-30-7 2,522 sf	B-30-8 2,522 sf	B-30-9 2,522 sf
LEVEL 29	B-29-1 2,522 sf	B-29-2 2,522 sf	B-29-3 2,522 sf	B-29-5 2,522 sf	B-29-6 2,522 sf	B-29-7 2,522 sf	B-29-8 2,522 sf	B-29-9 2,522 sf
LEVEL 28	B-28-1 2,522 sf	B-28-2 2,522 sf	B-28-3 2,522 sf	B-28-5 2,522 sf	B-28-6 2,522 sf	B-28-7 2,522 sf	B-28-8 2,522 sf	B-28-9 2,522 sf
LEVEL 27	B-27-1 2,522 sf	B-27-2 2,522 sf	B-27-3 2,522 sf	B-27-5 2,522 sf	B-27-6 2,522 sf	B-27-7 2,522 sf	B-27-8 2,522 sf	B-27-9 2,522 sf
LEVEL 26	B-26-1 2,522 sf	B-26-2 2,522 sf	B-26-3 2,522 sf	B-26-5 2,522 sf	B-26-6 2,522 sf	B-26-7 2,522 sf	B-26-8 2,522 sf	B-26-9 2,522 sf
LEVEL 25	B-25-1 2,522 sf	B-25-2 2,522 sf	B-25-3 2,522 sf	B-25-5 2,522 sf	B-25-6 2,522 sf	B-25-7 2,522 sf	B-25-8 2,522 sf	B-25-9 2,522 sf
LEVEL 23	B-23-1 2,522 sf	B-23-2 2,522 sf	B-23-3 2,522 sf	B-23-5 2,522 sf	B-23-6 2,522 sf	B-23-7 2,522 sf	B-23-8 2,522 sf	B-23-9 2,522 sf
LEVEL 22	B-22-1 2,522 sf	B-22-2 2,522 sf	B-22-3 2,522 sf	B-22-5 2,522 sf	B-22-6 2,522 sf	B-22-7 2,522 sf	B-22-8 2,685 sf	M&E
LEVEL 21	B-21-1 2,522 sf	B-21-2 2,522 sf	B-21-3 2,522 sf	B-21-5 2,522 sf	B-21-6 2,522 sf	B-21-7 2,522 sf	B-21-8 2,522 sf	B-21-9 2,522 sf
LEVEL 20	B-20-1 2,522 sf	B-20-2 2,522 sf	B-20-3 2,522 sf	B-20-5 2,522 sf	B-20-6 2,522 sf	B-20-7 2,522 sf	B-20-8 2,522 sf	B-20-9 2,522 sf
LEVEL 19	B-19-1 2,522 sf	B-19-2 2,522 sf	B-19-3 2,522 sf	B-19-5 2,522 sf	B-19-6 2,522 sf	B-19-7 2,522 sf	B-19-8 2,522 sf	B-19-9 2,522 sf
LEVEL 18	B-18-1 2,522 sf	B-18-2 2,522 sf	B-18-3 2,522 sf	B-18-5 2,522 sf	B-18-6 2,522 sf	B-18-7 2,522 sf	B-18-8 2,522 sf	B-18-9 2,522 sf
LEVEL 17	B-17-1 2,522 sf	B-17-2 2,522 sf	B-17-3 2,522 sf	B-17-5 2,522 sf	B-17-6 2,522 sf	B-17-7 2,522 sf	B-17-8 2,522 sf	B-17-9 2,522 sf
LEVEL 16	B-16-1 2,522 sf	B-16-2 2,522 sf	B-16-3 2,522 sf	B-16-5 2,522 sf	B-16-6 2,522 sf	B-16-7 2,522 sf	B-16-8 2,522 sf	B-16-9 2,522 sf
LEVEL 15	B-15-1 2,522 sf	B-15-2 2,522 sf	B-15-3 2,522 sf	B-15-5 2,522 sf	B-15-6 2,522 sf	B-15-7 2,522 sf	B-15-8 2,522 sf	B-15-9 2,522 sf
LEVEL 12	B-12-1 2,522 sf	B-12-2 2,522 sf	B-12-3 2,522 sf	B-12-5 2,522 sf	B-12-6 2,522 sf	B-12-7 2,522 sf	B-12-8 2,522 sf	B-12-9 2,522 sf
LEVEL 11	B-11-1 2,522 sf	B-11-2 2,522 sf	B-11-3 2,522 sf	B-11-5 2,522 sf	B-11-6 2,522 sf	B-11-7 2,522 sf	B-11-8 2,522 sf	B-11-9 2,522 sf
LEVEL 10	B-10-1 2,522 sf	B-10-2 2,522 sf	B-10-3 2,522 sf	B-10-5 2,522 sf	B-10-6 2,522 sf	B-10-7 2,522 sf	B-10-8 2,522 sf	B-10-9 2,522 sf
LEVEL 09	B-09-1 2,522 sf	B-09-2 2,522 sf	B-09-3 2,522 sf	B-09-5 2,522 sf	B-09-6 2,522 sf	B-09-7 2,522 sf	B-09-8 2,522 sf	B-09-9 2,522 sf
LEVEL 08	B-08-1 2,522 sf	B-08-2 2,522 sf	B-08-3 2,522 sf	B-08-5 2,522 sf	B-08-6 2,522 sf	B-08-7 2,522 sf	B-08-8 2,522 sf	B-08-9 2,522 sf
LEVEL 07	B-07-1 2,522 sf	B-07-2 2,522 sf	B-07-3 2,522 sf	B-07-5 2,522 sf	B-07-6 2,522 sf	B-07-7 2,522 sf	B-07-8 2,522 sf	B-07-9 2,522 sf
LEVEL 06	B-06-1 2,522 sf	B-06-2 2,522 sf	B-06-3 2,522 sf	B-06-5 2,522 sf	B-06-6 2,522 sf	B-06-7 2,522 sf	B-06-8 2,522 sf	B-06-9 2,522 sf
LEVEL 05	B-05-1 2,522 sf	B-05-2 2,522 sf	B-05-3 2,522 sf	B-05-5 2,522 sf	B-05-6 2,522 sf	B-05-7 2,522 sf	B-05-8 2,522 sf	B-05-9 2,522 sf
LEVEL 03	B-03-1 2,522 sf	B-03-2 2,522 sf	B-03-3 2,522 sf	B-03-5 2,522 sf	B-03-6 2,522 sf	B-03-7 2,522 sf	B-03-8 2,522 sf	B-03-9 2,522 sf
LEVEL 02	B-02-1 2,522 sf	B-02-2 2,522 sf	B-02-3 2,522 sf	B-02-5 2,522 sf	B-02-6 2,522 sf	B-02-7 2,522 sf	B-02-8 2,522 sf	B-02-9 2,522 sf
LEVEL 01	B-01-1 2,522 sf	B-01-2 2,522 sf	B-01-3 2,522 sf	B-01-5 2,522 sf	B-01-6 3,987 sf	B-01-7 3,563 sf	B-01-8 2,522 sf	B-01-9 2,522 sf
LEVEL M	Mezzanine Floor / Communal Area							
LEVEL G	Landscaped / Facilities & Amenities							
LEVEL B1	Car Park							
LEVEL B2	Car Park							
LEVEL B3	Car Park							
LEVEL B4	Car Park							

2,522 sf Type B1  
 2,685 sf Type B1(B)  
 3,563 sf / 3,987 sf Type B1(G)  
 2,599 sf Type B2  
 7,907 sf Type Penthouse  
 2 Car Parks  
 3 Car Parks  
 6 Car Parks

# Layout Plan



Built-up area (sq. ft.) 2,522 **Type B1**  
Standard



Built-up area (sq. ft.) 2,522 **Type B1**  
Lucky Kids





Built-up area (sq. ft.) 2,522 **Type B1**  
New Age



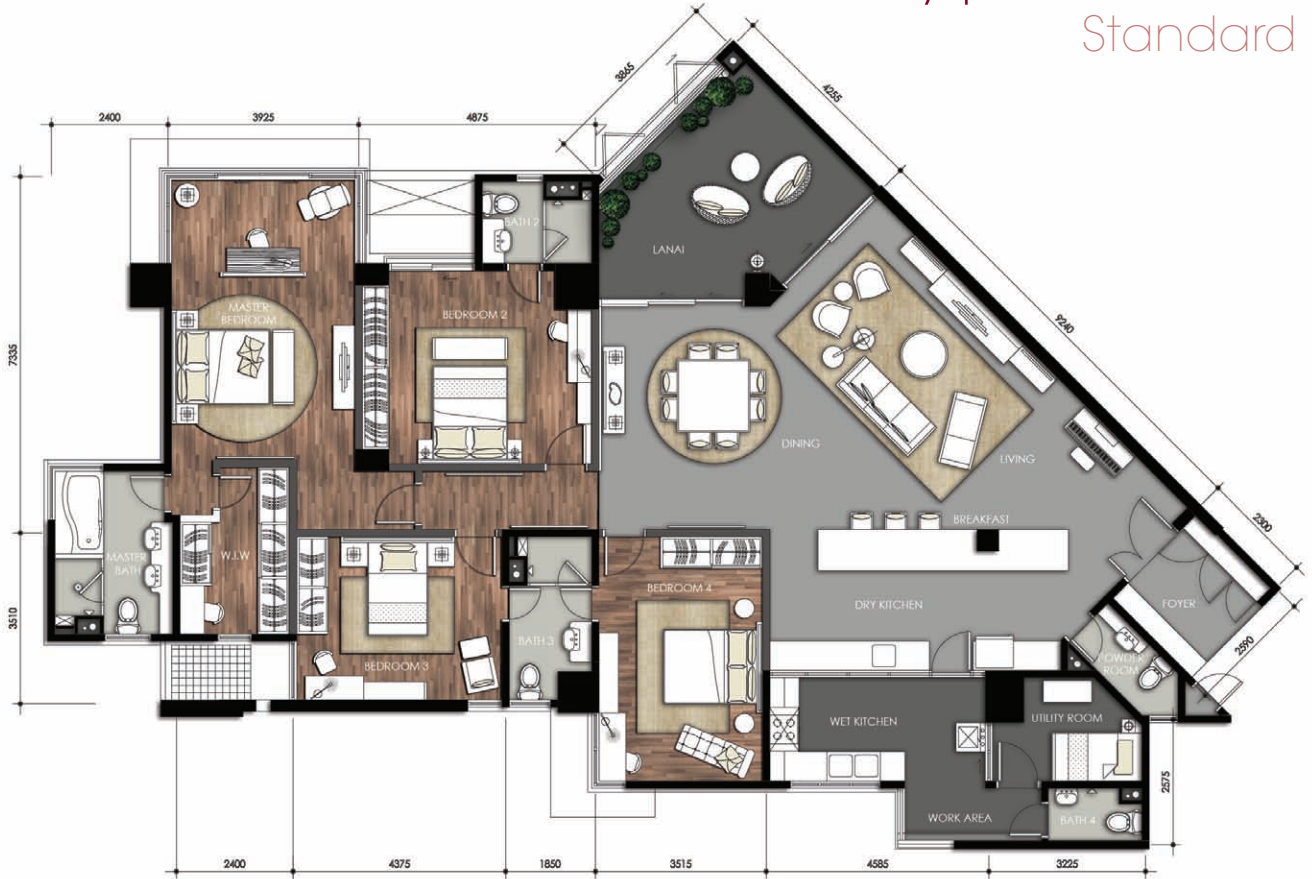
Built-up area (sq. ft.) 2,522 **Type B1**  
Newly Weds







Built-up area (sq. ft.) 2,599 **Type B2**  
Standard



Built-up area (sq. ft.) 2,599 **Type B2**  
Lucky Kids





Built-up area (sq. ft.) 2,599 **Type B2**  
New Age



Built-up area (sq. ft.) 2,599 **Type B2**  
Newly Weds



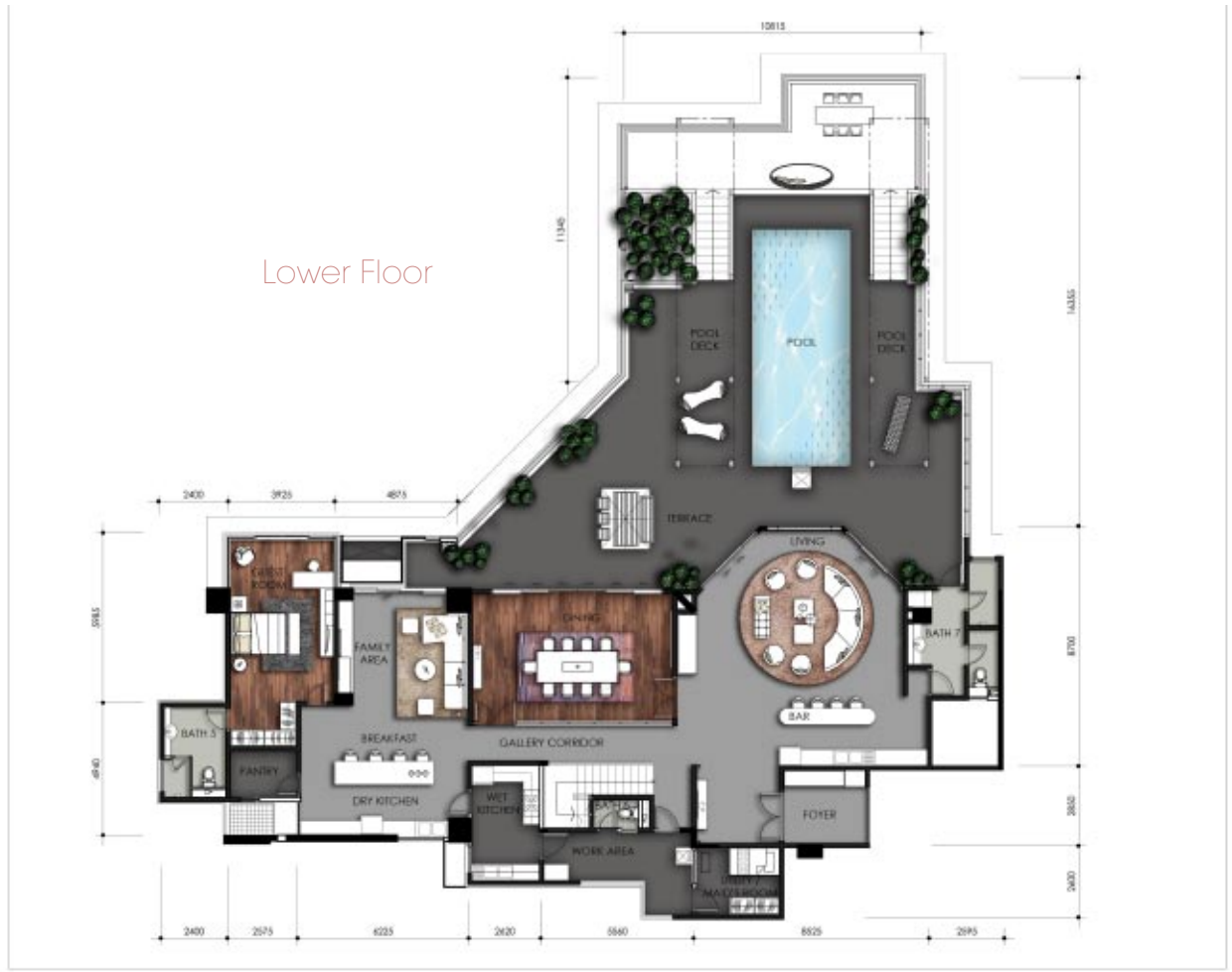


Built-up area (sq. ft.) 7,907 **Penthouse**

Upper Floor



Lower Floor



# Specifications

## BEVA - Type B1, B2 & B2(RW)

### DESIGN OPTIONS

- 1) Below Level 25 - Standard Design only
- 2) Level 25 & Above - Standard Design, Lucky Kids Design, Newly Weds Design, or New Age Design  
(Design options available for limited period only)

<b>STRUCTURE</b>	Reinforced concrete
<b>WALL</b>	Concrete wall / Clay brick wall / Drywall partition
<b>ROOFING COVERING</b>	Reinforced concrete slab / Metal deck
<b>ROOF FRAMING</b>	Metal
<b>CEILING</b>	R.C. soffit with skim coat Plaster board (where applicable)
<b>WINDOWS</b>	Powder coated aluminium framed with glass panel Timber framed with fixed glass panel Slide & fold powder coated aluminium louvred screen
<b>DOORS</b>	Fire rated main door Aluminium frame sliding door Solid core timber door Timber flush door
<b>IRONMONGERY</b>	Quality locksets and ironmongery
<b>WALL FINISHES</b>	
- External Wall	External Grade Paint
- Internal Wall	Emulsion Paint
- Bathroom 1 to 4, Powder Room	Porcelain / Ceramic tiles (full height)
- Wet Kitchen, Work Area	Porcelain tiles (full height)
- Dry Kitchen	Ceramic tiles
<b>FLOOR FINISHES</b>	
- Foyer, Living, *Dining, Dry Kitchen, Wet Kitchen, Utility, Bathrooms, Powder Room, Work Area	Porcelain tiles (* except New Age - Solid timber strips)
- Lanai	Homogeneous tiles
- Bedrooms, Study Room (for Newly Weds only), Play Den (for Lucky Kids only)	Solid timber strips
<b>ELECTRICAL INSTALLATION</b>	
- Light point	43 (44 for Newly Weds)
- Fan point	6
- Bell point	1
- 13-Amp plug point	25
- 15-Amp cooker point	1
- Shaver point	1
- Air-cond point	6
- Water heater point	3
- TV point	2
- Telephone point	2
- Intercom	1
<b>SANITARY &amp; PLUMBING FITTINGS</b>	
- Long bath	1
- Pedestal WC	5
- Wash basin	6
- Shower screen	3
- Soap dish	1
- Built-in soap recess	3
- Toilet roll holder	5
- Rain shower	1
- Shower handset	4
- Garden tap	1
- Single bowl kitchen sink	1
- Double bowl kitchen sink	1

# Specifications

## BEVA - Type Penthouse

<b>STRUCTURE</b>	Reinforced concrete
<b>WALL</b>	Concrete wall / Clay brick wall / Drywall partition
<b>ROOFING COVERING</b>	Reinforced concrete slab / Metal deck / Polycarbonate / Glass
<b>ROOF FRAMING</b>	Metal
<b>CEILING</b>	R.C. soffit with skim coat Plaster board (where applicable)
<b>WINDOWS</b>	Powder coated aluminium framed with glass panel Timber framed with fixed glass panel
<b>DOORS</b>	Fire rated main door Aluminium frame sliding door Solid core timber door Timber flush door
<b>IRONMONGERY</b>	Quality locksets and ironmongery
<b>WALL FINISHES</b>	
- External Wall	External Grade Paint
- Internal Wall	Emulsion Paint
- Bathroom 1, Changing Room	Marble
- Bathroom 2 to 6, Wet Kitchen	Porcelain tiles (full height)
- Work Area	Porcelain tiles (approx. 5 ft)
- Dry Kitchen	Ceramic tiles
<b>FLOOR FINISHES</b>	
- Foyer, Living, Dry Kitchen, Family Area 1, Bathroom 1	Marble
- Dining, Guest Room, Bedrooms, Family Area 2, Staircase, Store	Solid timber strips
- Pantry, Wet Kitchen, Work Area, Utility, Changing Room	Porcelain tiles
- Bathroom 2 to 6	Porcelain / Ceramic tiles
- Terrace, Pool Deck	Homogeneous tiles
<b>ELECTRICAL INSTALLATION</b>	
- Light point	135
- Fan point	8
- Bell point	1
- 13-Amp plug point	66
- 15-Amp cooker point	1
- Shaver point	1
- Air-cond point	12
- Water heater point	6
- TV point	9
- Telephone point	2
- Intercom	1
<b>SANITARY &amp; PLUMBING FITTINGS</b>	
- Long bath	1
- Pedestal WC	7
- Wash basin	8
- Shower screen	5
- Soap dish	7
- Toilet roll holder	7
- Rain shower	1
- Shower handset	7
- Garden tap	3
- Double bowl kitchen sink	3



# Specifications

## Additional Items

- Kitchen Cabinet / Appliances	Designer Kitchen Cabinet at Dry Kitchen (with built-in oven only) and Wet Kitchen (with cooker hob and hood only)
- Wardrobes	Designer Built-in Wardrobes in Bedrooms only (except Maid's)
- Essential Supply	Essential supply to one (1) light point each in Living, Master Bedroom and refrigerator
- Air Conditioning System	Split-unit wall mounted air conditioning units to Living, Dining and all Bedrooms (except Maid's)
- Hot Water Supply	Master Bathrooms - Hot Water Piping and Storage Water Heater provided for rain shower, long bath and wash basin mixer Other Bathrooms - Instant Water Heater shower (where applicable)

### NOTE

Marble/granite (Penthouses only) are natural stone materials containing veins with tonality differences. There will be color and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the granite hence cannot be totally avoided. Granite tiles are pre-polished before laying and care has been taken for their installation. However granite being a much harder material cannot be re-polished after installation. Hence some differences may be felt at the joints.

Timber strips are natural materials containing veins and tonality differences. Thus it is not possible to achieve total consistency of color and grain in their selection and installation.

Where warranties are given by the manufacturers and/or contractors and/or suppliers of any equipment and/or appliances installed by the Vendor at the said Parcel, the Vendor shall assign to the Purchaser such as warranties at the time when possession of the said Parcel is delivered to the Purchaser.

The layout/location of wardrobes, kitchen cabinets, air-conditioning units, electrical appliances, audio video handsets, door swing positions and façade color scheme are subject to Architect's sole discretion and final design.

Air-conditioning system has to be maintained and cleaned on a regular basis by the Purchaser. This includes the cleaning of filter, topping-up of refrigerant and clearing the condensate pipes, etc. to ensure good working condition of the system.

The Purchaser is liable to pay annual fee, subscription fee to any internet service provider (ISP), any other relevant party or relevant authorities. The Purchaser is responsible for making arrangements with any of the said parties for the service connection for their respective subscription channels or with any ISP for service connection for internet access.



Developer:

**BANDAR UTAMA DEVELOPMENT SDN. BHD.**

(Company No. 74255-D)

1, Persiaran Bandar Utama, Bandar Utama, 47800 Petaling Jaya.

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*All art renderings and pictures contained in this brochure are artist's impressions only. Whilst every care is taken in providing this information, the developer cannot be held responsible for variations without notification as may be required by the relevant authorities or developer's architect and cannot form part of an offer or contract.*

- Developer's Licence No. : 5203-1/08-2012/961 • Validity Period : 23/08/2009 – 22/08/2012 • Advertising Permit No. : 5203-1/1333/2012(06) • Validity Period : 23/06/2011 - 22/06/2012
- Tenure of Land: Freehold • Land Encumbrance : Nil • No. of Units : 911 • Appropriate Authority Approving Building Plans : Majlis Bandaraya Petaling Jaya
- Building Plan Approval No. : MBPJ/120100/S/P10/6/2006, MBPJ/530/P10/191/2006