



Co-developed by



Developer
59 INC SDN. BHD.
200901023377 (866476-T)
Level 20, Menara TH Selborn,
153 Jalan Tun Razak, 50400
Kuala Lumpur

Sales Gallery
KOTA SEMARAK GALLERIA
No. 38,
Jalan Sultan Yahya Petra,
54100 Kuala Lumpur

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59 INC SDN. BHD. | 866476-T | Residences Padang | Level 20, Bangunan TH Selborn, 153 Jalan Tun Razak, Kuala Lumpur. | Developer License No. 3047/03-2028/006/N/1 | Validity Date: 30/03/2023 - 29/03/2028 | Advertising and Sales Permit No. 3047/109-2026/059/N/1-53 | Validity Date: 20/09/2023-20/09/2026 | Approving authority: Dewan Bandaraya Kuala Lumpur (DBKL) | Reference Plan No. SBP/12/200-2016/0201/26/1/1/1/1 | Land Encumbrance: N/A | Land Tenure: Leasehold | Approx. 20 July 2027 | Lease Term: 99 years | Restrictions: The land cannot be subdivided, leased, mortgaged without any consent from the Local Government of Kuala Lumpur, Federal Territory. | Expected date of completion: June 2026 | Property Type: Serviced Apartment. Total units : Block A: 303 units | Selling Price: RM600,000.00 (max.) - RM1,592,800.00 (max.) | Total units : Block B: 303 units | Selling Price: RM600,000.00 (max.) - RM1,453,800.00 (max.) | Total units : Block C: 390 units | Selling Price: RM600,000.00 (max.) - RM1,363,800.00 (max.) | Total units : Block D: 393 units | Selling Price: RM600,000.00 (max.) - RM1,453,800.00 (max.)

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SPECIFICATIONS

STRUCTURE		Reinforced Concrete
WALL		Masonry Wall / Reinforced Concrete / Masonry Block
ROOF		Reinforced Concrete Slab
CEILING	General Area	Plaster Ceiling / Skim Coat and Paint
	Toilet	Moisture Resistant Plaster Ceiling
WINDOWS		Aluminium Frame & Glass
DOORS	Main Entrance	Fire Rated Door
	Others	Flush Door
	Toilet	Marine Ply Flush Door
	Balcony	Aluminium Frame Sliding Door (if applicable only)
IRONMONGERY		Locksets with Accessories
WALL FINISHES	General	Plaster and Paint / Skim Coat and Paint
	Bathroom Kitchen	Porcelain Tiles (up to ceiling height) Porcelain Tiles (1500mm height) / Skim Coat and Paint / Plaster and Paint
FLOOR FINISHES	General Area	Porcelain Tiles
	Bedroom	Laminated Timber
	Bathroom	Porcelain Tiles
	Yard	Homogeneous Tiles
SANITARY AND PLUMBING FITTINGS	Bathroom	Sanitary Fittings and Wares
	Kitchen	Kitchen Sink and Tap
ITEM		A B1 B2 C D1 D2
Shower Rose		2 2 2 2 2 2
Wash Basin		2 2 2 2 2 2
Water Closet		2 2 2 2 2 2
Tap		6 6 6 6 6 6
Kitchen Sink		1 1 1 1 1 1
ITEM		A B1 B2 C D1 D2
Lighting Point		16 14 14 13 11 12
Fan Point		1 1 1 1 1 1
Socket Outlet		15 14 15 14 13 13
Water Heater Point		2 2 2 2 2 2
Air-Cond Point		4 4 4 3 3 3
TV Point		1 1 1 1 1 1
Door Bell Point		1 1 1 1 1 1
Fiber Wall Socket		1 1 1 1 1 1
Distribution Board		1 1 1 1 1 1

LOCATION MAP



Social

- 1km** Air Panas Market
- 3km** Suria KLCC, The Intermark & Avenue K
- 4km** Pavilion Kuala Lumpur & KL City Centre



Recreational

- 2km** Taman Tasik Titiwangsa
- 3km** KLCC Park
- 4km** KL Forest Eco Park
- 4.8km** KL East Park



Health

- 2 km** Rampai Puteri Medical Centre, National Heart Institute & Columbia Asia Hospital
- 3km** Kuala Lumpur Hospital
- 4km** Prince Court Medical Centre



Education

- 800m** SK Seri Bonus
- 1km** SMK Padang Tembak
- 1.6km** UTM Kuala Lumpur
- 2.7km** UNIKL Business College
- 3.5km** TAR University of Management Technology
- 4.8km** UniRazak



An Exciting Address That Celebrates Life

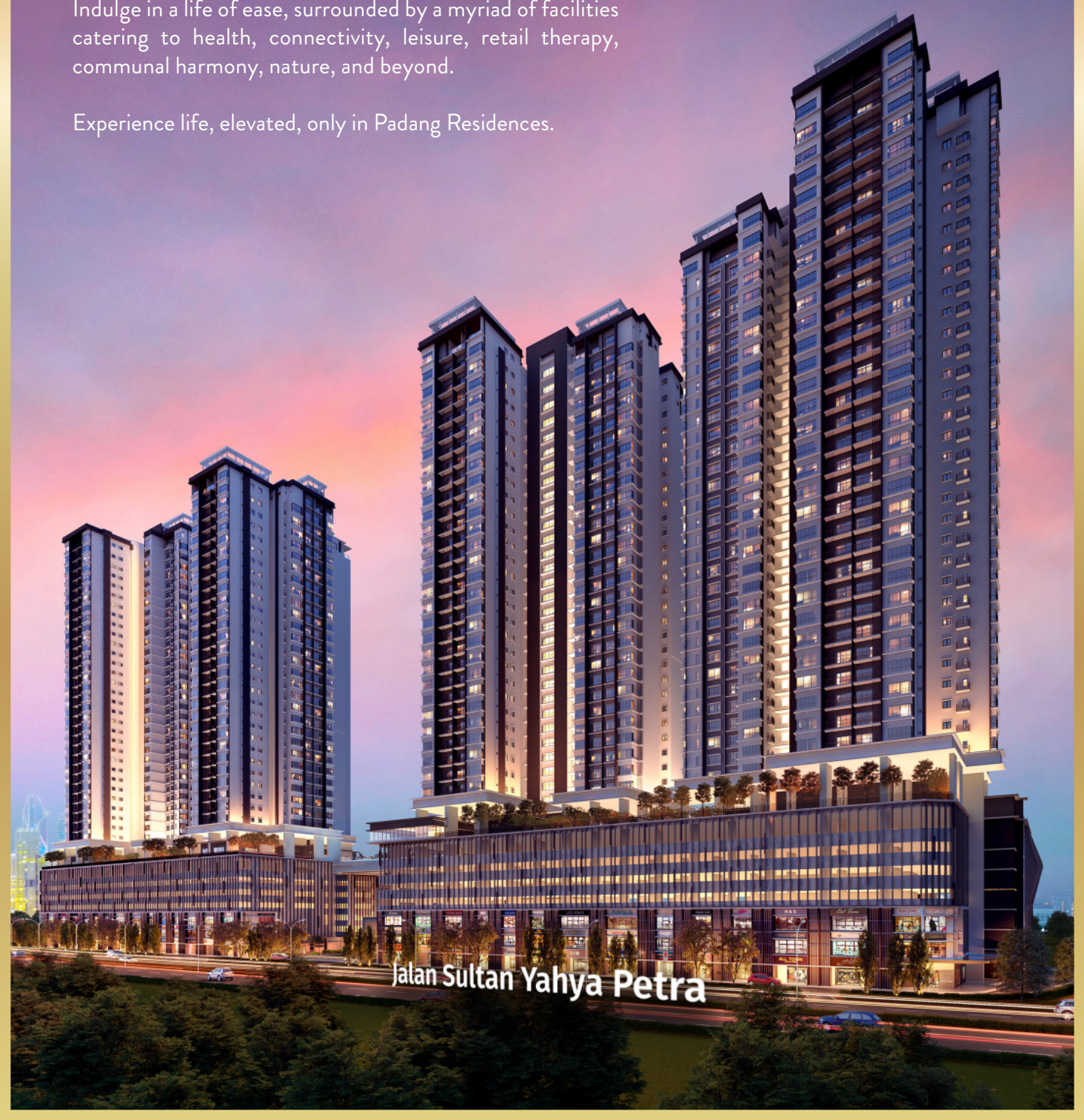
SERVICED APARTMENT

STEP INTO THE DESTINATION OF CELEBRATIONS

Embrace life's finest moments within the first phase of Kota Semarak - Padang Residences. This distinctive integrated complex lies just beyond the vibrant city bustle of Kuala Lumpur. It boasts a plethora of meticulously crafted features and amenities tailored to refined preferences.

Indulge in a life of ease, surrounded by a myriad of facilities catering to health, connectivity, leisure, retail therapy, communal harmony, nature, and beyond.

Experience life, elevated, only in Padang Residences.



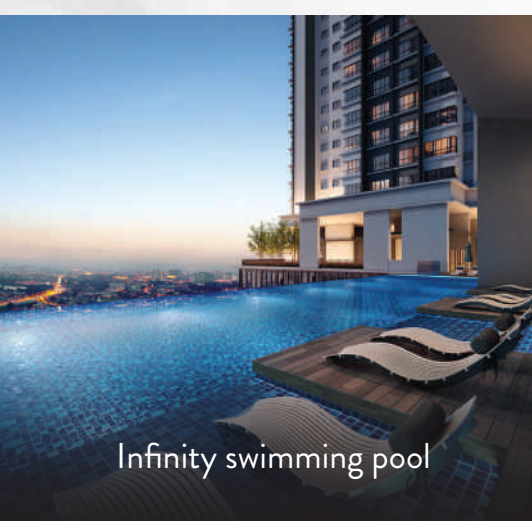
FACILITIES

Where Lavish Lifestyle meets Contemporary Amenities



Facility Podium Information | Level 8

- | | | |
|--|--------------------------|--------------------------------|
| 1 Multipurpose hall with event lawn | 8 Changing rooms | 15 Wellness garden |
| 2 Visitor's lounge | 9 Outdoor shower | 16 Half-court basketball court |
| 3 Kid's indoor playroom | 10 Gymnasium | 17 Futsal court |
| 4 BBQ pit area | 11 Aerobic / yoga studio | 18 Reflective ponds |
| 5 Management office | 12 Reading room | 19 Indoor games room |
| 6 Surau | 13 Playground | 20 Steam and sauna room |
| 7 Infinity swimming pool & wading pool | 14 Herbs garden | |



Infinity swimming pool



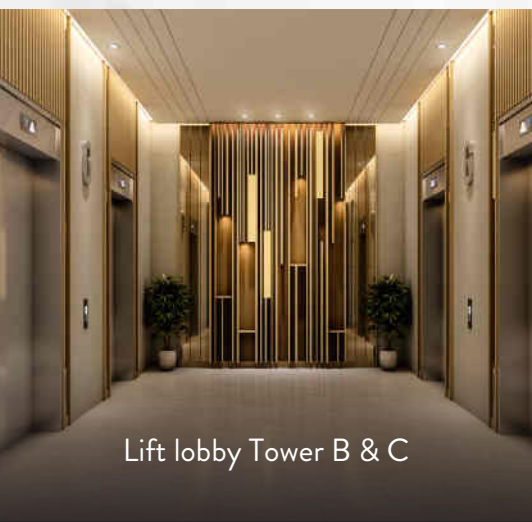
Gymnasium



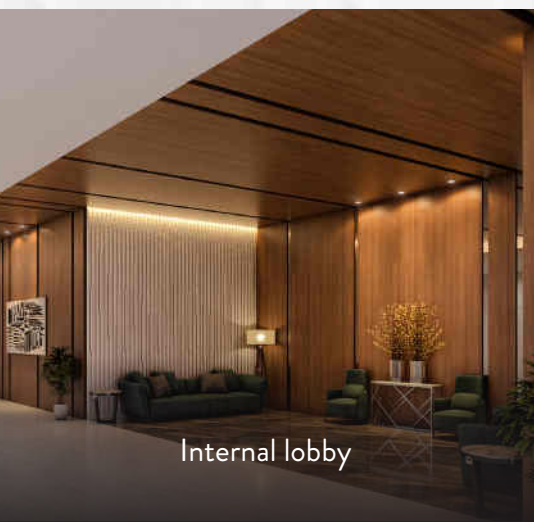
BBQ pit area



Indoor games room



Lift lobby Tower B & C

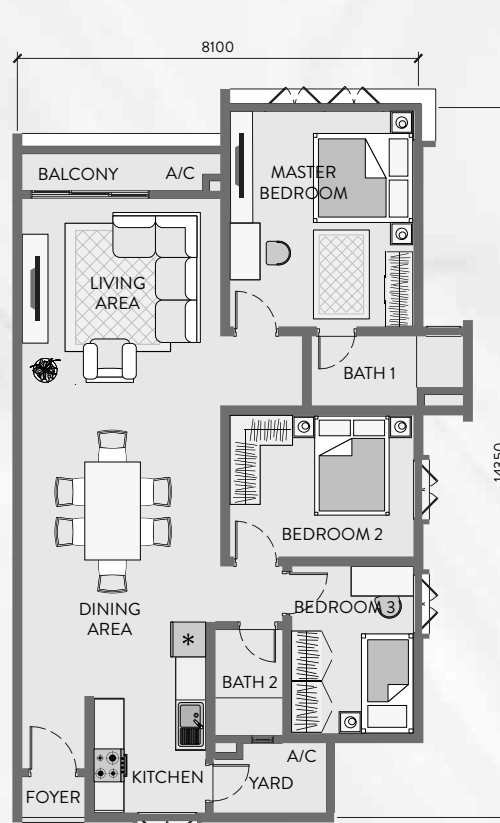


Internal lobby

FLOOR PLANS

The Ideal Space for your Lifestyle

TYPE A 1,199 sq. ft.
3 bedrooms, 2 bathrooms, 2 parking spaces



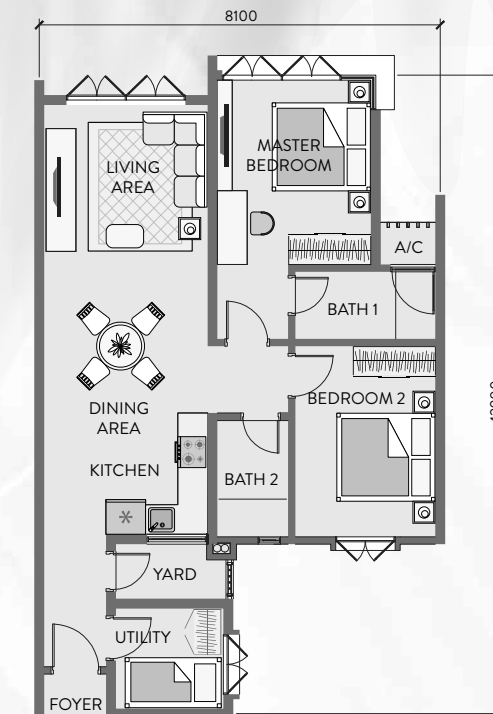
TYPE B1 1,033 sq. ft.
3 bedrooms, 2 bathrooms, 2 parking spaces



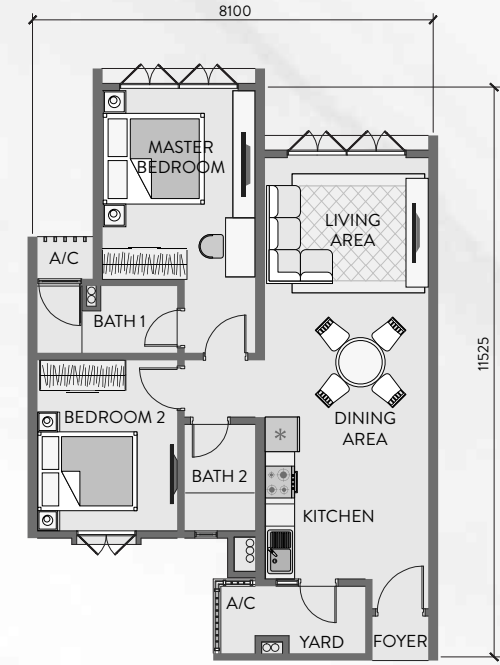
TYPE B2 1,032 sq. ft.
3 bedrooms, 2 bathrooms, 2 parking spaces



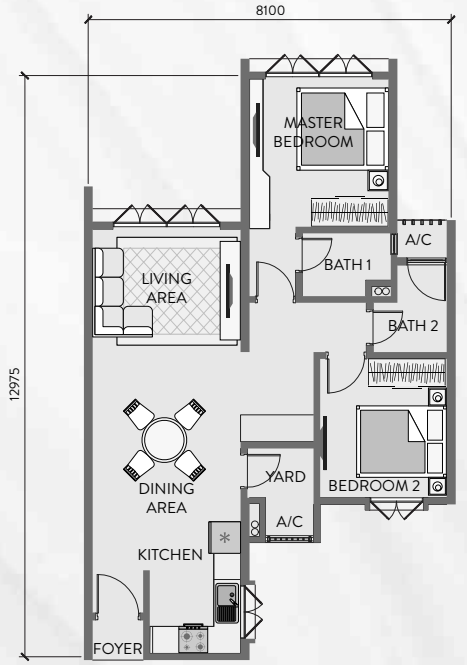
TYPE C 902 sq. ft.
3 bedrooms, 2 bathrooms, 1-2 parking spaces



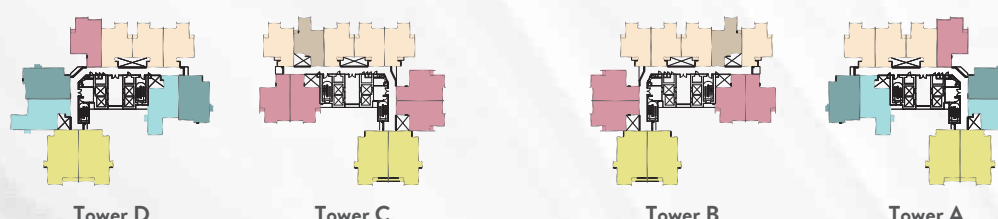
TYPE D1 802 sq. ft.
2 bedrooms, 2 bathrooms, 1 parking space



TYPE D2 802 sq. ft.
2 bedrooms, 2 bathrooms, 1 parking space



Typical floor plan



Tower D

Tower C

Tower B

Tower A

All built-up sizes are inclusive of A/C ledge