

FREEHOLD

THE
BIRCH

SUITE APARTMENT

JALAN IPOH



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
- Carpark Levels Equipped with CCTV and Panic Alarm Button



Main Lobby Drop-Off



Main Lobby



Grand Entrance

LIFESTYLE FACILITIES



Herb Garden



Olympic Length Pool



Gymnasium



BBQ Area



Yoga Deck



Reflexology Path



Olympic-Length Infinity Pool



Gymnasium



Playground



- 1 Gymnasium
- 2 Olympic-Length Infinity Pool
- 3 Kids Pool
- 4 Spa Pool
- 5 Playground
- 6 BBQ Area
- 7 Herb Garden
- 8 Reflexology Path
- 9 Yoga Deck
- 10 Viewing Deck
- 11 Multipurpose Hall
- 12 Function Room
- 13 Surau
- 14 Changing Room



Hospital
Kuala Lumpur


Titiwangsa
(Interchange)

Balai Polis Sentul

The Exchange
106

PWTC

THE
BIRCH

The Birch
Sales Gallery

Bukit Tunku

Jalan Kuching

Sentul Link

KLPAC


MRT2
Sentul West
(Underground)

Jalan Sultan Azlan Shah (Jalan Ipoh)

HSBC

**PRIME
LOCATION
IN THE CITY OF KUALA LUMPUR**



300m Walking
Distance to MRT2
(Sentul West)



6km to
KLCC



Mature
Neighbourhood

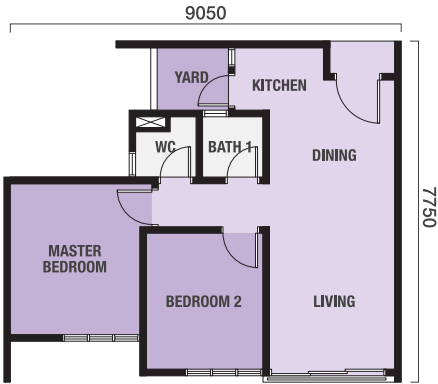


Easy Connectivity
to Highways

FLOOR PLANS

TYPE
A1
611 sq.ft.

2 Bedrooms
1 Bathroom
1 WC



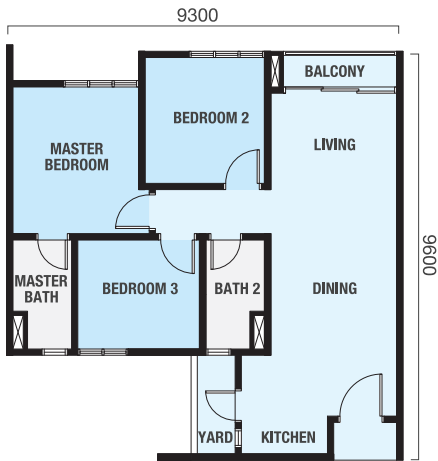
TYPE
A2
668 sq.ft.

2 Bedrooms
2 Bathrooms



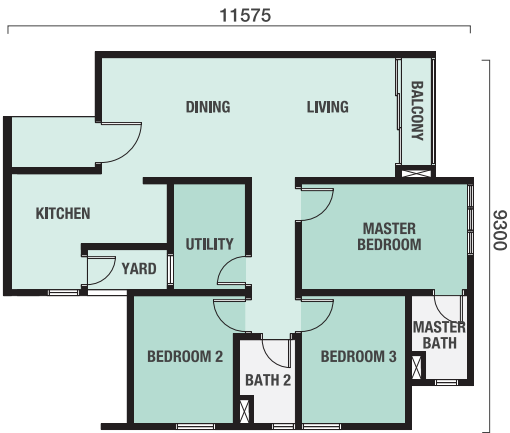
TYPE
B
819 sq.ft.

3 Bedrooms
2 Bathrooms



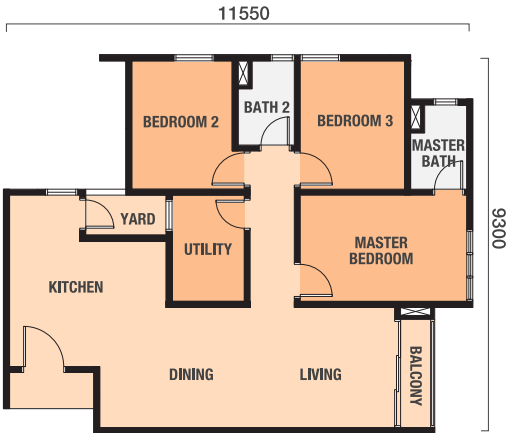
TYPE
Ca
960 sq.ft.

3+1 Bedrooms
2 Bathrooms



TYPE
C
983 sq.ft.

3+1 Bedrooms
2 Bathrooms



Features

- ✓ FREE 2 Air Conditioners (Master & Living Room Only)
- ✓ Floor to Floor Height - 10 Feet
- ✓ Solid Timber Fire Door - 8 Feet for Entrance
- ✓ Fibre to The Home [FTTH] - Home Fibre Ready
- ✓ SMATV - Astro B.yond Ready
- ✓ Instant Water Heater Power Point in All Bathrooms
- ✓ 2 Car Parking Bays (Selected Units)
- ✓ North-South-East Orientation

KEY PLAN



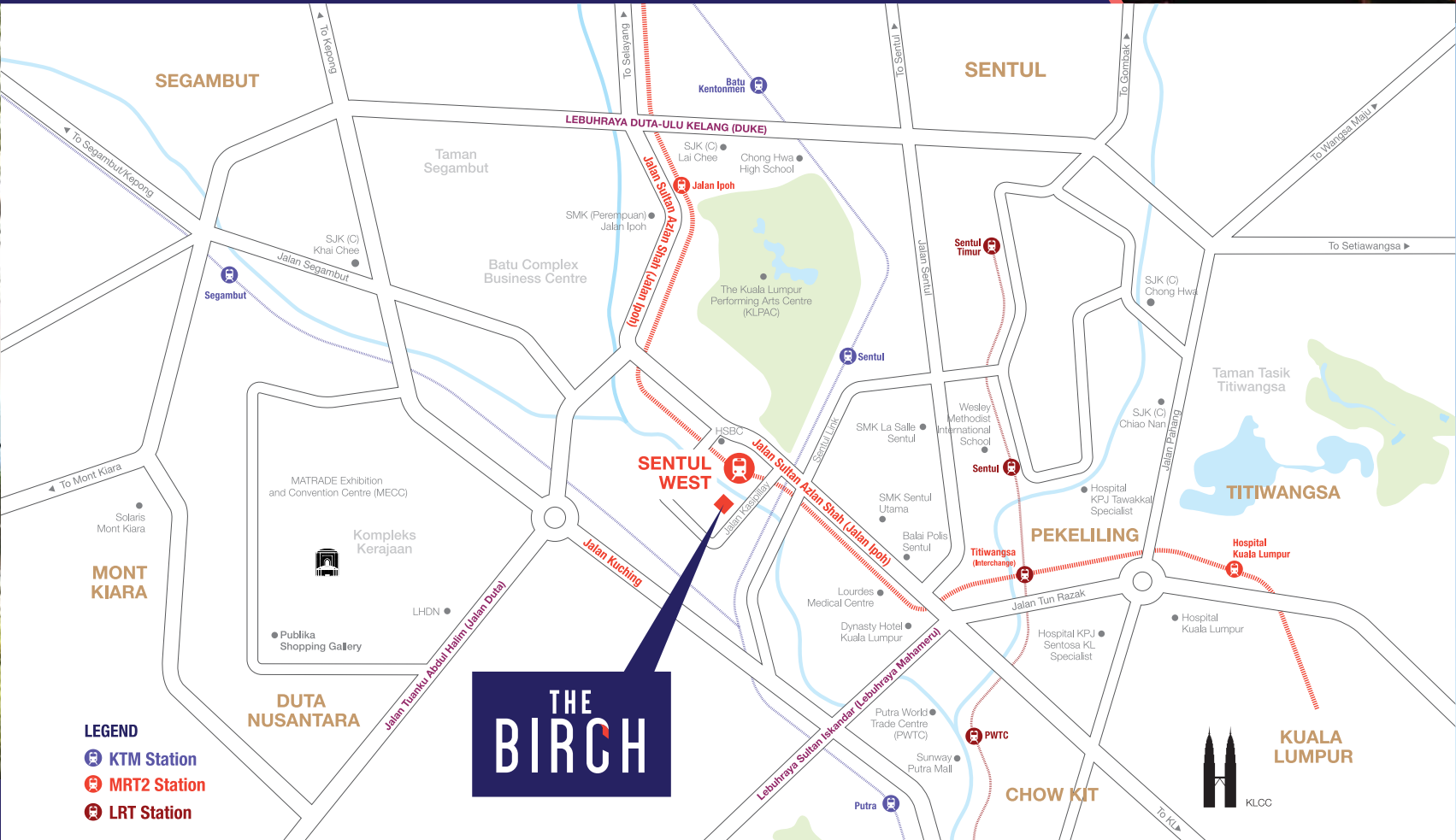
SPECIFICATIONS

STRUCTURE	Reinforced Concrete Frame			
WALL	Reinforced Concrete/Brickwall			
ROOFING	Reinforced Concrete/Metal Decking			
CEILING	Skim Coat with Paint Plaster Ceiling with Paint (Bathroom Only)			
WINDOW	Powder Coated Aluminium Framed Glass			
DOOR	Main Entrance Bedroom Balcony/Living Others General Quality Lockset			
LOCKSET	General Quality Lockset			
FLOOR FINISHES	Living/Dining/Kitchen/Bedroom Bathroom/Utility Balcony/Yard			
WALL FINISHES	Bathroom Kitchen External & Internal			
SANITARY INSTALLATION	Water Closet Wash Basin Shower Head Kitchen Sink Bib Tap (Yard) Bidet Paper Roll Holder			
ELECTRICAL INSTALLATION	Lighting Power Point Ceiling Fan Power Point 13A Power Point Air Cond. Power Point Water Heater Power Point SMATV Point Fibre Wall Socket Door Bell Point Distribution Box			
	A1	A2	B	C & Ca
	1	2	2	2
	2	2	2	2
	1	2	2	2
	1	1	1	1
	1	1	1	1
	1	2	2	2
	1	2	2	2
	12	12	15	16
	3	3	4	4
	12	12	13	14
	3	3	4	4
	1	2	2	2
	1	1	1	1
	1	1	1	1
	1	1	1	1
	1	1	1	1

IDEALLY CENTRAL

6KM TO KLCC

The Birch is a Transit-Oriented-Development (TOD) which is a short stroll away from the MRT2, Sentul West underground station. It is also easily accessible to major roads such as Jalan Sultan Azlan Shah (Jalan Ipoh) and DUKE Highway within the city.



THE BIRCH

Only 300m walking distance



Sentul West



Titiwangsa (Interchange)



Hospital Kuala Lumpur



Kampung Baru North



Ampang Park



KLCC East

Only 5 stations away to KLCC

EDUCATION

SMK LA Salle Sentul	1.4 km
SMK (Perempuan) Jalan Ipoh	1.6 km
Wesley Methodist School Kuala Lumpur	1.7 km
SK Convent Sentul 1&2	1.9 km
SMK Sentul Utama	2.0 km
SJK (C) Sentul Kuala Lumpur	2.3 km
Chong Hwa KL Independent High School	2.4 km
SJK (C) Chiao Nan	2.6 km
SJK (C) Chi Man Sentul Kuala Lumpur	2.7 km
SJK (C) Khai Chee	2.8 km
SJK (C) Lai Chee	3.0 km
International University of Malaya-Wales	3.4 km

SHOPPING

Sunway Putra Mall	2.9 km
Publika Shopping Gallery	3.8 km
KLCC	6.0 km

HOSPITAL

Lourdes Medical Centre	1.1 km
Sentul Medical Centre	1.7 km
Hospital KPJ Sentosa KL Specialist	2.7 km
Hospital Kuala Lumpur	2.7 km
Institut Perubatan Respiratori	3.0 km
Hospital KPJ Tawakkal Specialist	3.1 km

TRANSPORTATION

MRT Line 2 SENTUL WEST (in progress)	0.3 km
KTM Sentul	1.2 km
LRT Sentul	2.3 km
LRT Titiwangsa	2.6 km
KTM Putra	3.0 km



SCP Birch Sdn Bhd 201301035849 (1065677-D)
(Formerly known as Rentak Bina Sdn Bhd)
101 Block D, Phileo Damansara 1,
Jalan 16/11, 46350 Petaling Jaya, Selangor
TEL : 03-7665 1228 FAX: 03-7665 1223

Sales Gallery Open Daily 10am - 6pm
012-344 8810
www.scpgroup.com.my



The Birch Jalan Ipoh
SCP Properties
SCP Properties

Developer: SCP Birch Sdn Bhd 201301035849 (1065677-D) 101, Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Selangor • Type of Property: Suite Apartment • Developer's License No.: 19678-1/05-2021/0453(L) • Validity Period: 11/05/2019-10/05/2021 • Advertising & Sales Permit No.:19678-1/05-2021/0453(P) • Validity Period: 11/05/2019-10/05/2021 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: (17) dlm.BP U1 OSC 2018 3483 • Land Tenure: Freehold • Land Encumbrance: CIMB Bank Berhad • Restriction in Interest: Nil • Expected Date of Completion: Jan 2023 • Block A & B Total No. of Units: Block A 324 units, Block B 357 units; Type A1 (196 units), Type A2 (130 units), Type B (293 units), Type C (31 units), Type Ca (31 units) • Selling Price: Block A (Min) RM503,000.00 – (Max) RM685,000.00, Block B (Min) RM491,000.00 – (Max) RM738,500.00 • Bumiputera 5% Discount

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