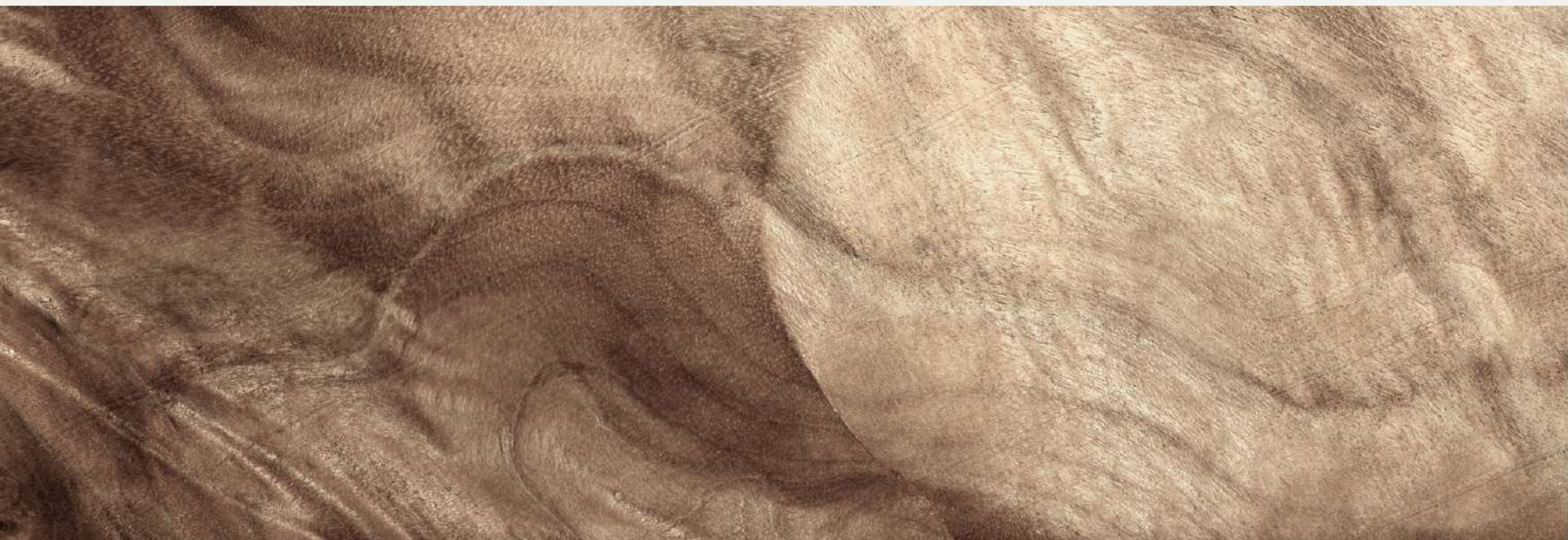




UTAMARA

BOUTIQUE RESIDENCES

Welcome to
UTAMARA



Built over a sprawling 1.67 acres green haven, Utamara is an exclusive low-density experience combining the vibrancy and accessibility of Bandar Utama with the rustic, natural charm of Kayu Ara. Intimate, tranquil and connected to the things that matter, it's everything a home should be.

2

Blocks

82

Units

5

Storeys



Make yourself at Home

Your Utamara home is your own intimate canvas to do with as you will. Our 9 different unit layouts, partially furnished and complete with thoughtful touches, bring out that perfect combination of open space and privacy, comfort and practicality.

Space for Possibilities

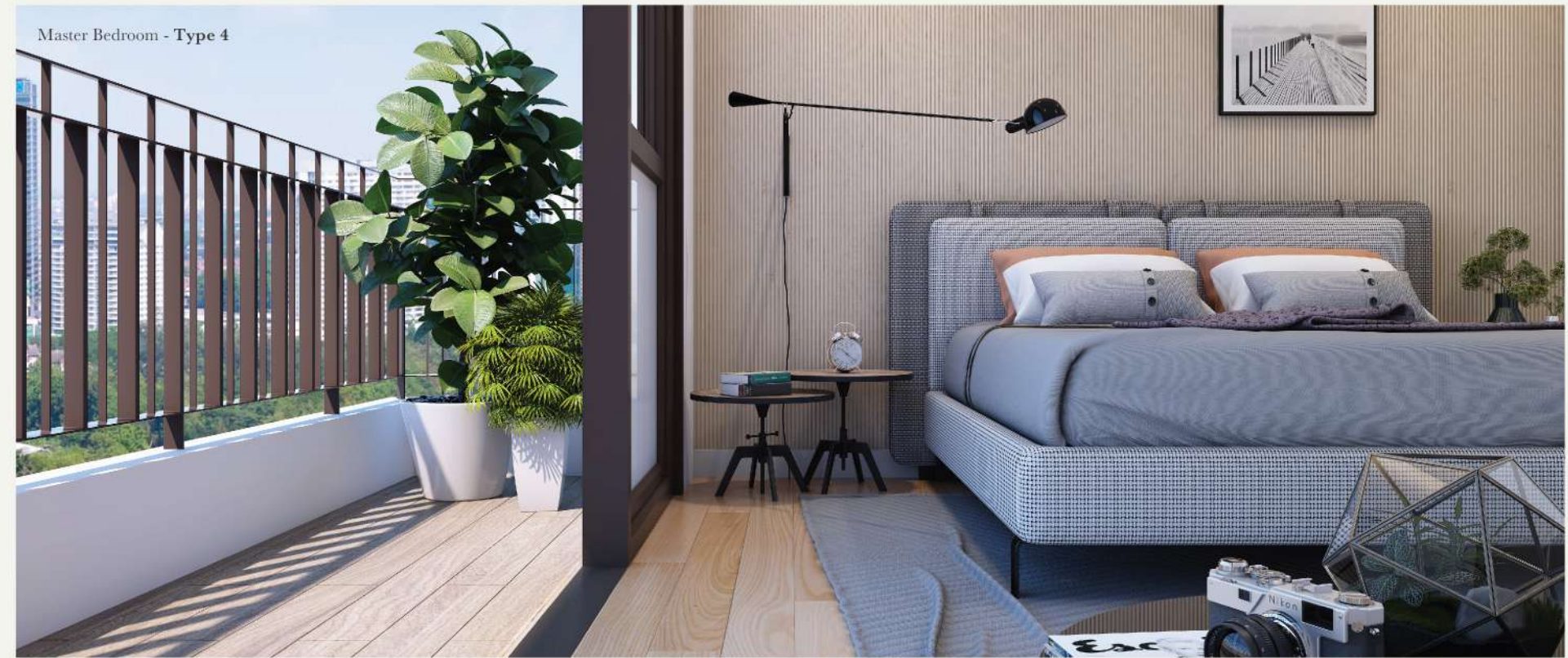
If you like having room to grow, you'll love the open plan layout of Utamara. Here, the kitchen, living room and dining area weave seamlessly into each other, extending into a private lanai and balcony, giving you abundant ventilation and natural lighting. Think of it as privacy and possibility, all rolled into one.



*Rest
well
Feel
well*

We put a lot of thought into making your most private spaces even more intimate. All our sizeable bedrooms come with generously-proportioned windows. Our bathrooms in larger units boast a combination of louvre windows with opaque and frosted glass panels ensuring your choice of natural light, ventilation, and privacy.

Master Bedroom - Type 4



Bathroom - Type 7, 8 & 9



Designed to Delight

Freedom on the outside, tranquility on the inside; this essentially describes Utamara's unique living concept. In one block, a rooftop recreational space invites residents to wile away the hours with leisure facilities. In the other, an inner sanctum with spa-like features for those seeking private, intimate relaxation. All protected by a multi-tier security system with CCTV at perimeter fencing, 24/7 security guard patrols, card access system at guard house and lift, and internal home security system in every home.

Outdoor excitement, indoor relaxation - the best of both worlds



Your very own Onsen

When things get overwhelming, it's nice to have a quiet place to retreat to. Wash away worries and soothe your senses at Utamara's private, by-reservation-only onsen (hot bath). Tune out of the noise of the city, turn down the hustle and bustle, and immerse yourself in cleansing, healing waters that will leave you refreshed and reinvigorated.

Well-being *comes* *First*

The podium located at the ground floor is home to various welcoming facilities. A signature gym equipped with all manner of exercise equipment is ready for your daily health regimen. A pool sits close by, ideal for a quick dip or to simply lounge by. Last but not least, a quaint playground is ever-ready for kids to be, well, kids.

Pool Side Lounge



Double Level Gymnasium - Block B



Private Farm to Plate

A rooftop isn't just a rooftop at Utamara; it's a place where life blossoms – literally. Harvest your own edible plants from the herbs garden and private roof farm, and make them part of your cookout at home, or in the panoramic BBQ garden. Or take your entertaining to the next level with a splendid multi-purpose venue that comes with an adjoining kitchen; perfect for parties, celebrations and any occasion worth making memorable.



A modern rooftop terrace with a swimming pool, lounge furniture, and a view of a city and mountains. The terrace features a wooden deck, a rectangular swimming pool with blue tiles, and several lounge chairs. There are large trees with pink flowers and a modern building in the background. The sky is blue with some clouds. The text is in a serif font, with the first word in italics and the second word in a regular font.

enter Exclusivity.
explore Tranquility.
experience Intimacy.

Podium Facilities



Ground Level (BLOCK B)

- 1 Wading Pool
- 2 Children's Play Area
- 3 Pool Side Lounge
- 4 Onsen (Hot Bath)
- 5 Sun Deck
- 6 Floating Lounge
- 7 Infinity Pool
- 8 Gymnasium (Level 1 & 2)
- 9 Shower Area
- 10 Restroom

Rooftop Facilities



Rooftop (BLOCK A)

- 1 Courtyard
- 2 Multipurpose Hall with Kitchen
- 3 Private Roof Farm
- 4 Herbs Garden
- 5 Interactive Terrace
- 6 Surau
- 7 Play Area
- 8 Hammock Area
- 9 Barbecue Area
- 10 Reflexology Path
- 11 Terrace Garden with Seating
- 12 Landscape Courtyard (Ground Level)
- 13 Restroom

Site Plan
Block B

Block A



Surrounded By Comfort & Convenience



TRAIN STATION

1	MRT Bandar Utama	1.4 km
2	MRT TTDI	2.2 km
3	LRT Damansara Utama*	800 m
4	LRT Tropicana*	850 m



SHOPPING

5	Centrepoint	260 m
6	The Starling	1.3 km
7	One Utama Shopping Centre	1.5 km
8	TTDI Market	2.0 km
9	IPC Shopping Centre	2.3 km
10	Ikea Damansara	2.4 km
11	eCurve	2.4 km
12	Atria Shopping Gallery	1.2 km
13	3 Damansara (Formerly known as Tropicana City Mall)	1.8 km



LEISURE

14	Tropicana Golf & Country Resort	3.1 km
15	Bandar Utama Golf House	1.5 km



HEALTH CARE

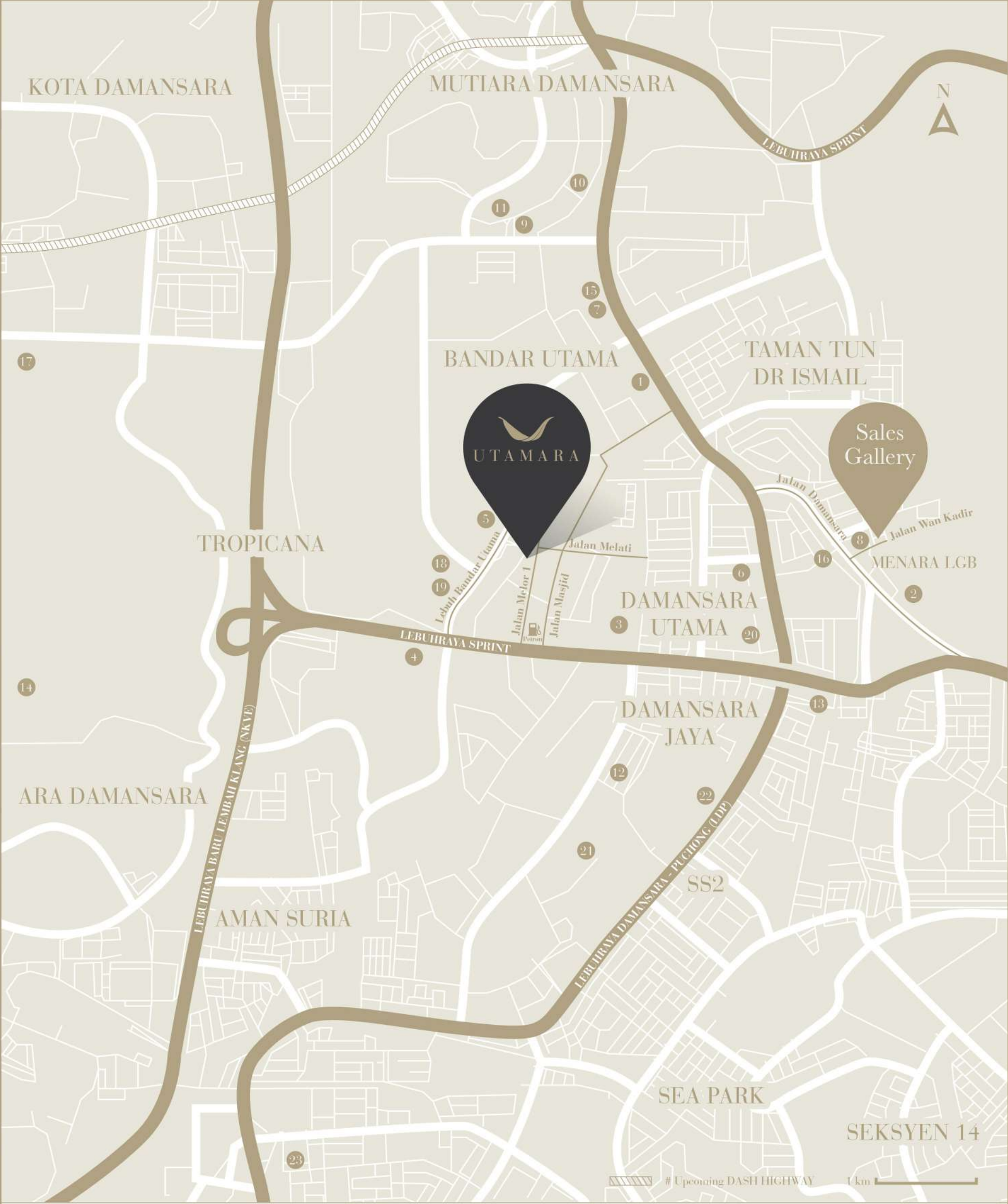
16	KPJ Damansara Specialist Hospital	1.8 km
17	Thomson Hospital Kota Damansara	3.9 km



EDUCATION

18	First City University College	500 m
19	The British International School	500 m
20	UCSI College	1.5 km
21	Beaconhouse Sri Inai International School	1.6 km
22	KDU University College	1.6 km
23	Lincoln University College	5.1 km

*Upcoming LRT stations



Utamara Boutique Residences
Jalan Melati, Jalan PJU 6A, 47400 Petaling Jaya, Selangor

Sales Gallery
No 28, Ground Floor, Jalan Wan Kadir 1, Taman Tun Dr Ismail, 60000 Kuala Lumpur



PARKWOOD

Parkwood is an innovative yet sustainable boutique developer focused on creating quality lifestyle property projects through a measured approach that yields well-considered designs to positively impact quality of life, the environment and surrounding communities.

Parkwood draws on the combined multi-faceted capabilities and expertise of its management, who were previously involved in projects such as the award-winning Menara LGB and The Greens at Taman Tun Dr. Ismail as well as international projects including Lancer Square in London. Parkwood seeks to tap into unique opportunities in the property sector. It takes pride in its commitment to quality, uncompromising integrity and future-friendly living concepts.

A wholly-owned subsidiary of Amalgamated Industrial Steel Berhad (AISB), a public listed company on the Main Market of Bursa Securities with its core business in the trading of steel related products, property development and property investment, Parkwood was established as the property arm of AISB to capitalise on the opportunities in the property sector.

Disclaimer: All pictures and sketches in this publication are artist impressions/renderings for illustration purposes only. The developer reserves the right to modify any part or parts of the building, development and/or any unit prior to completion as directed or approved by the architects and/or the relevant authorities. The developer shall not be held responsible for any error or inaccuracy nor be liable for any loss and/or damages that may be suffered or sustained resulting from any reliance on this publication and/or visualisation or any part thereof.

DEVELOPER: Parkwood Sdn Bhd (198501012463) | Address: Unit 8-02, Level 8, Menara LGB, No.1, Jalan Wan Kadir, Taman Tun Dr. Ismail, 60000 Kuala Lumpur | Contact No. 603 2788 9323 | Developer's License No.: 19654/04-2025/0109(R) | Validity Period: 21/03/2022 - 10/04/2025 | Advertising & Sales Permit No.: 19654-1/04-2023/0200(R)-(S) | Validity Period: 11/04/2022 - 10/04/2023 | Approving Authority: Majlis Bandaraya Petaling Jaya | Building Plan Approval No.: MBPJ/120100/T/P10/1102/2018 | Expected Date of Completion: March 2023 | Tenure of Land: Leasehold 99 years (Expiring 05/03/2117) | Land Encumbrances: Hong Leong Bank Berhad | Restriction in Interest: Nil | Property Type: Townhouse | Total No. of Unit: 82 units (Block A - 31 units & Block B - 51 units) | Selling Price: RM1,002,863 (Min) - RM2,125,751 (Max) | Built-up Areas: 1,033sf - 2,379sf | 7% Bumiputera Discount.
IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

010 208 3003



www.parkwood.my

A Development by



PARKWOOD

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