

PRESTIGE
—RESIDENCE—

Taking Modern Living Outdoors

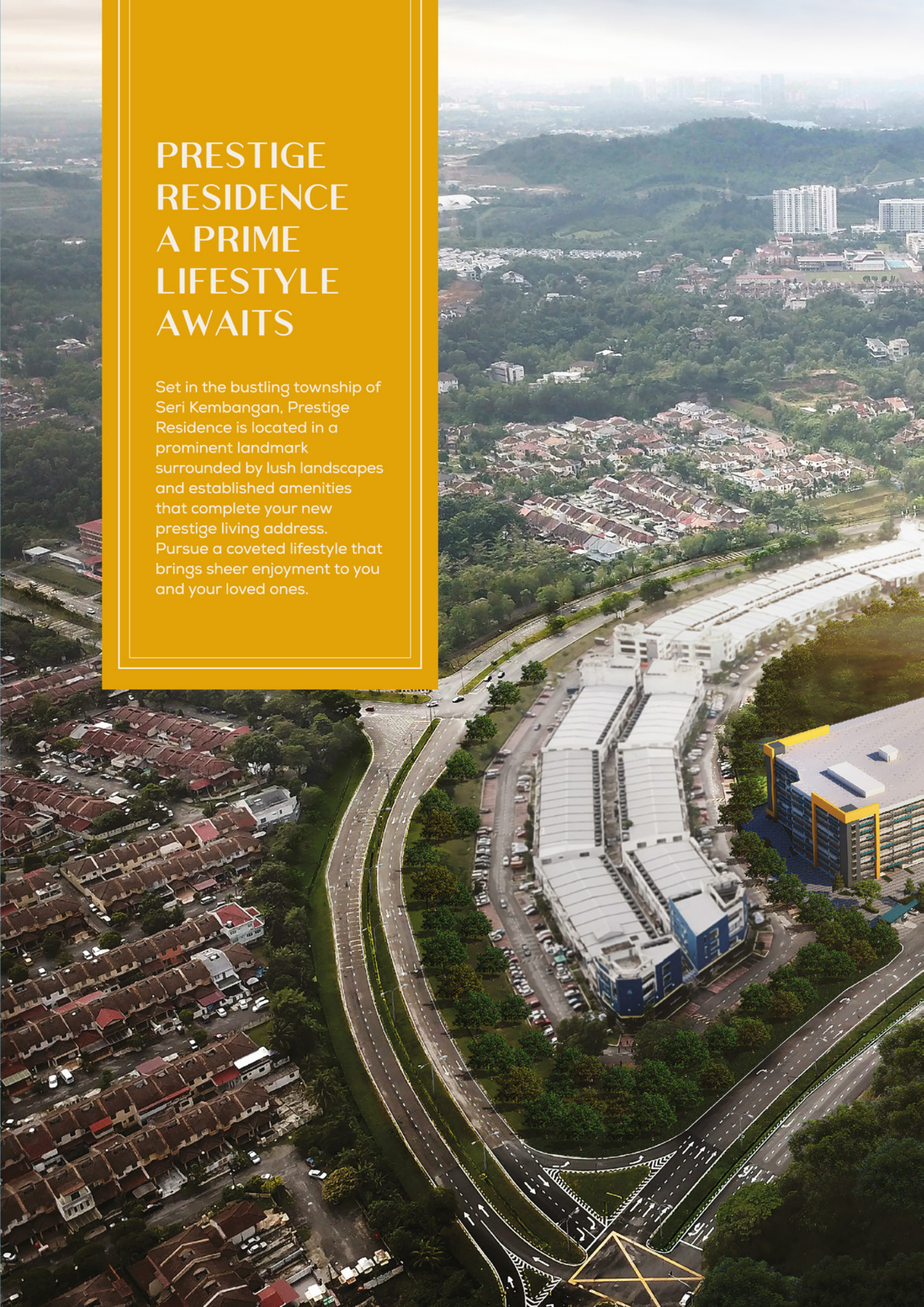
Stylishly designed, affordably chic

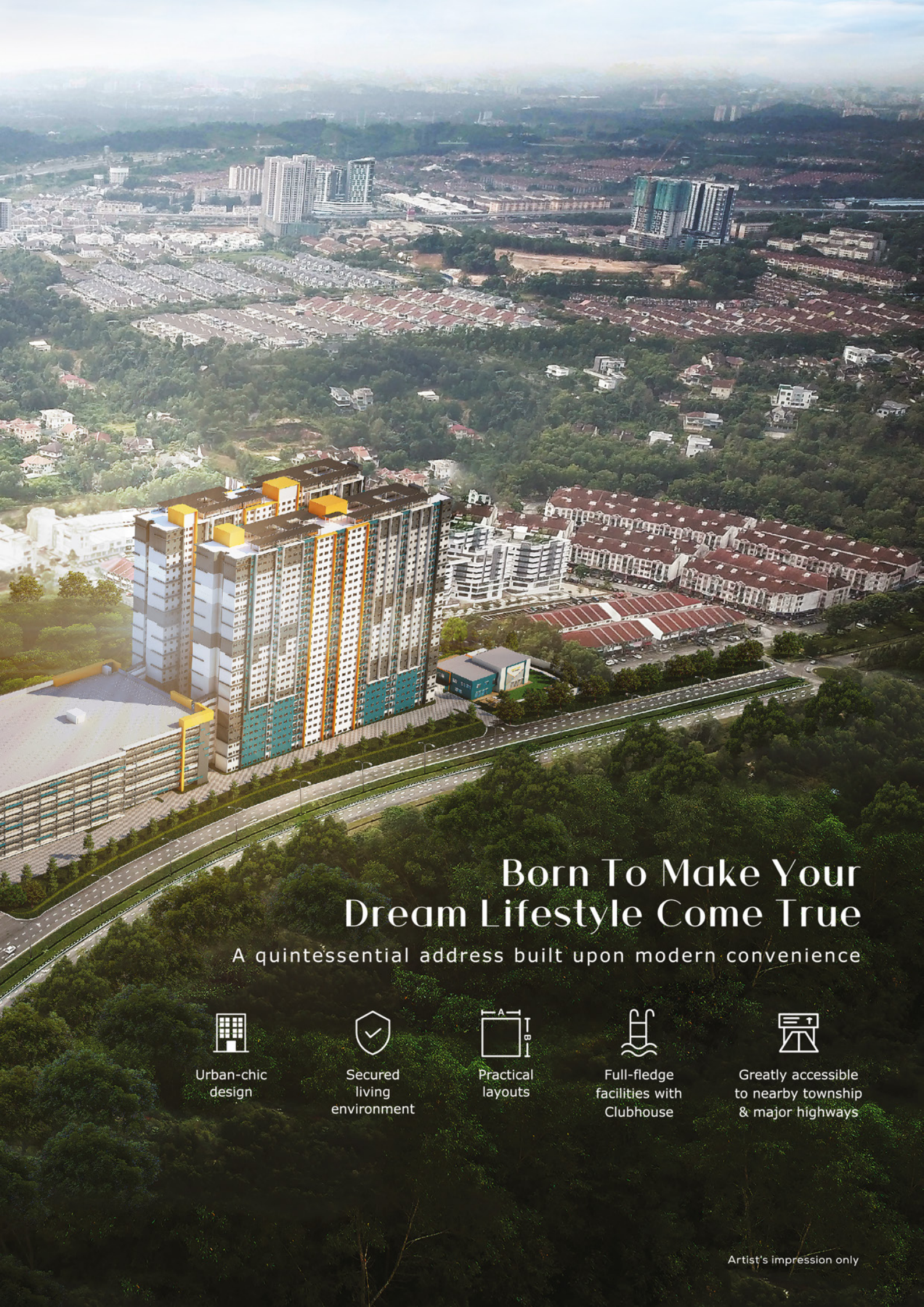
Discover a new urban lifestyle in a desirable location at Seri Kembangan,
designed for the modern urbanites.



PRESTIGE RESIDENCE A PRIME LIFESTYLE AWAITS

Set in the bustling township of Seri Kembangan, Prestige Residence is located in a prominent landmark surrounded by lush landscapes and established amenities that complete your new prestige living address. Pursue a coveted lifestyle that brings sheer enjoyment to you and your loved ones.





Born To Make Your Dream Lifestyle Come True

A quintessential address built upon modern convenience



Urban-chic
design



Secured
living
environment



Practical
layouts



Full-fledge
facilities with
Clubhouse



Greatly accessible
to nearby township
& major highways

Artist's impression only



Artist's
impression
only

Facilities Like No Other

Discover refinement in
an all-inclusive lifestyle

Stay Connected to Leisure

Make time to enjoy a refreshing dip, catch the excitement of your little ones happily exploring the playground, or sweat it out at the futsal court.

As nothing matters more than building meaningful moments with your loved ones, in a place that inspires us to achieve the lifestyle we aspired for.



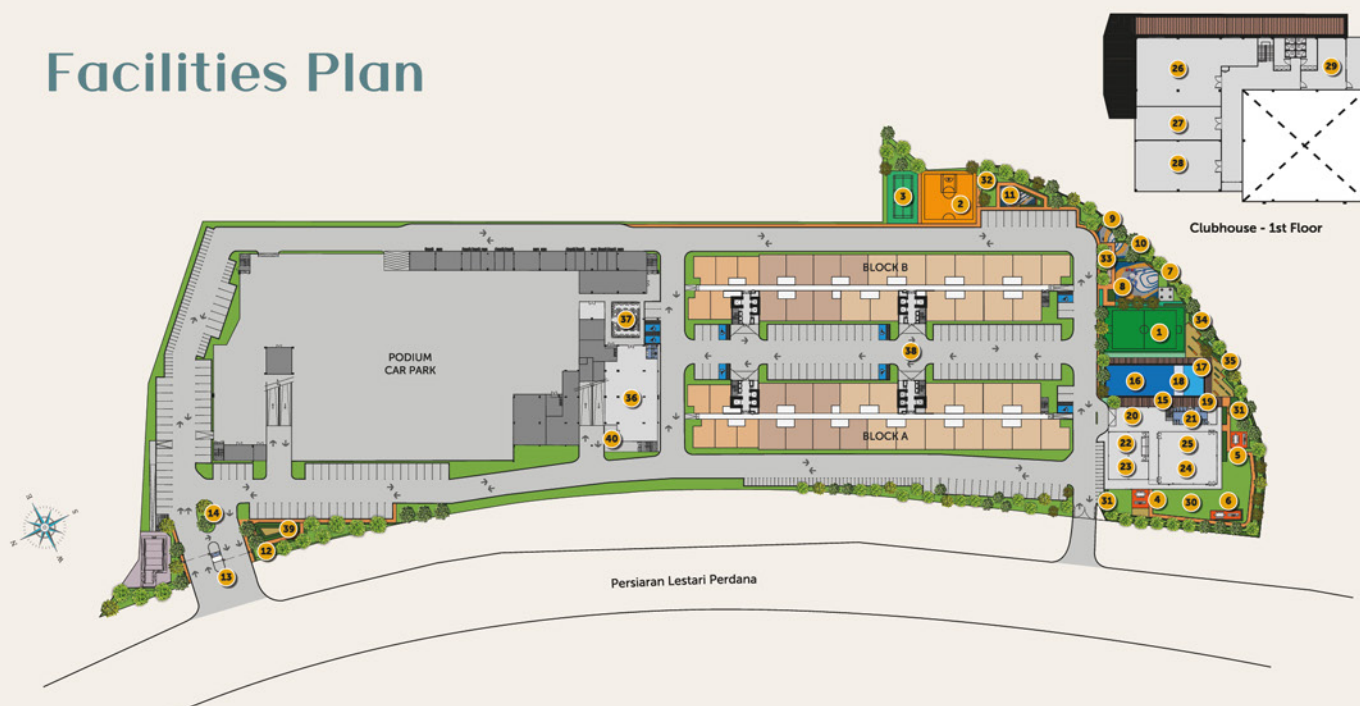
Artist's
impression
only



Artist's impression only

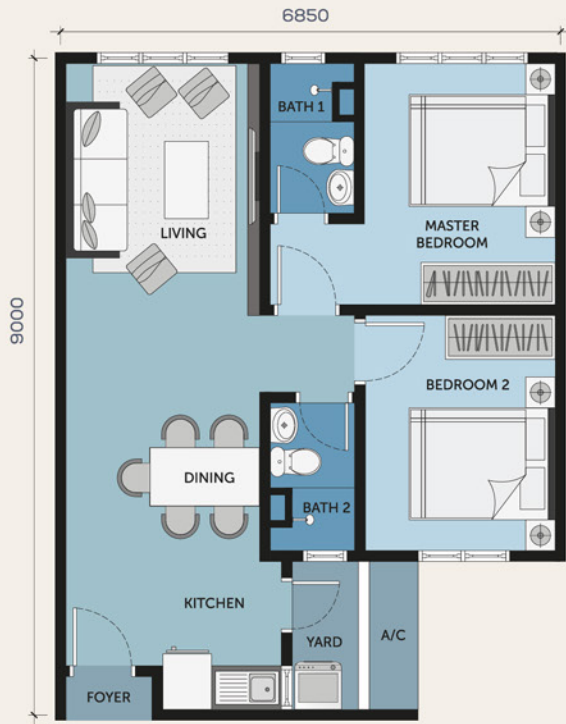


Facilities Plan



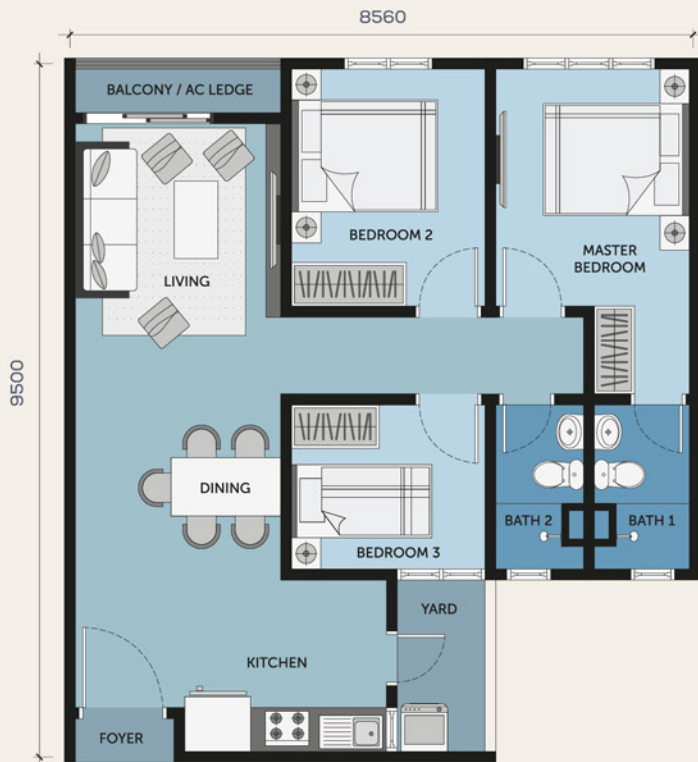
- | | | | |
|--------------------------|-------------------------------|---|----------------------------|
| 1. Futsal Court | 11. Silver Station | 21. Toilet | 31. Picnic Lawn |
| 2. 1/2 Basketball Court | 12. Entrance Formal Garden | 22. Surau (Female) | 32. Work Out Lawn |
| 3. Takraw Court | 13. Guard House | 23. Surau (Male) | 33. Reflexology Garden |
| 4. BBQ Area (Halal) | 14. Feature Trees | 24. Multi-purpose Hall | 34. Grid Garden |
| 5. BBQ Area (Non-Halal) | 15. Pool Deck | 25. Badminton Court | 35. Linear Garden |
| 6. BBQ with Open Lawn | 16. Swimming Pool | 26. Indoor Gymnasium | 36. Kindergarten & Nursery |
| 7. Gazebo | 17. Kids Swimming Pool | 27. Games Room - Pool table, Dart, Carrom | 37. Mail Room |
| 8. Integrated Playground | 18. Shallow Pool with Lounger | 28. Management Office | 38. Entrance Drop Off |
| 9. Fitness Station | 19. Outdoor Shower | 29. Yoga, Meditation & Dancing Room | 39. Lighting Garden |
| 10. Outdoor Kids Gym | 20. Alfresco Cafe | 30. Function Lawn | 40. Mini Garden |

Floor Plan



TYPE
A
600 sq.ft.
.....

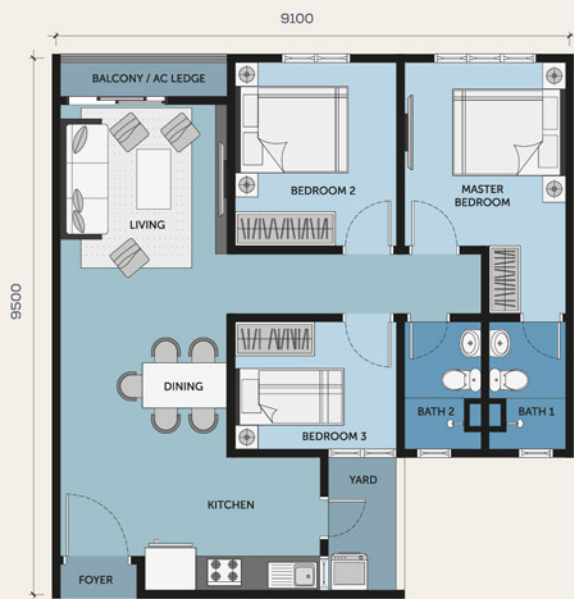
ROOM
2 Bedrooms
2 Bathrooms
.....



TYPE
B
800 sq.ft.
.....

ROOM
3 Bedrooms
2 Bathrooms
.....





TYPE
C
850 sq.ft.
.....

ROOM
3 Bedrooms
2 Bathrooms
.....



BLOCK B



BLOCK A



SPECIFICATIONS

STRUCTURE	: Reinforced Concrete	SANITARY AND PLUMBING FITTINGS :			
WALL	: Brickwall / Reinforced Concrete Wall		TYPE A	TYPE B	TYPE C
ROOFING COVERING	: Reinforced Concrete Flat Roof / Metal Deck Roofing	Wash Hand Basin & Tap	- 2 nos.	- 2 nos.	- 2 nos.
ROOF FRAMING	: Reinforced Concrete / Steel Structure	WC	- 2 nos.	- 2 nos.	- 2 nos.
CEILING	: Master Bedroom, Bedroom 2 & 3- Skim Coat	Shower Head	- 2 nos.	- 2 nos.	- 2 nos.
	Living and Dining - Skim Coat	Toilet Roll Holder	- 2 nos.	- 2 nos.	- 2 nos.
	All Bathrooms - Plaster Ceiling	Kitchen Sink & Tap	- 1 no.	- 1 no.	- 1 no.
WINDOWS	: Aluminium Frame Glass Window	Water Tap	- 3 nos.	- 3 nos.	- 3 nos.
DOORS	: Entrance - Fire Rated Flush Door	ELECTRICAL INSTALLATIONS :			
	Other Areas - Flush Door	"DB" Box	- 1 no.	- 1 no.	- 1 no.
	Yard - Flush Door	Lighting Point	- 12 nos.	- 15 nos.	- 15 nos.
	Balcony (Type B & C) - Glass Sliding Door	Fan Point	- 3 nos.	- 4 nos.	- 4 nos.
IRONMONGERY	: Lockset	13A Power Point	- 11 nos.	- 12 nos.	- 12 nos.
WALL FINISHES	: Kitchen - 1.5m Height Tiles	Air Cond Point	- 2 nos.	- 2 nos.	- 2 nos.
	All Bathrooms - 1.5m Height Tiles	Water Heater Point	- 2 nos.	- 2 nos.	- 2 nos.
	Other Areas - Plaster / Skim-Coat & Paint	Fiber Wall Socket	- 1 no.	- 1 no.	- 1 no.
	Internal Wall - Plaster / Skim-Coat & Paint	TV Point	- 1 no.	- 1 no.	- 1 no.
	External Wall - Plaster & Paint	Bell Point	- 1 no.	- 1 no.	- 1 no.
FLOOR FINISHES	: Living / Dining - Tiles				
	Kitchen - Tiles				
	All Bedrooms - Tiles				
	Balcony / Yard - Tiles				
	Master Bath / Other Bathrooms - Tiles				
	Foyer - Tiles				

A Complete Catalogue of Amenities

Every need is close by



Significant Landmarks



SALES GALLERY

Prestige Residence Sales Gallery by LBS

prestigeresidence.com.my

Another project by



Another project by **LBS BINA GROUP BERHAD** 200001015875
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
 HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA
www.lbs.com.my

1700 81 8998

FOLLOW LBS BINA ON:

Developer: Utuh Aspirasi Sdn Bhd ((Company No. 200101007396 (543152-A)), A Member of LBS Bina Group Bhd | Developer's License No.: 20162/09-2028/1126/R | Validity Period: 23/09/2023 – 22/09/2028 | Advertising & Sales Permit No.: 20162-2/03-2026/0243(N)-(S) ; Validity Period: 07/03/2023 – 06/03/2026 | Approving Authority: Majlis Bandaraya Subang Jaya | Building Plan Ref. No.: MPSJ.BGN.BP6.600-1/10/4/33(30) | Land Tenure: Leasehold 96 years (expiry date: 4 September 2112) | Land Encumbrances: Charged to Public Investment Bank Berhad | Expected Date of Completion: March 2027 | Total Units: 725 units | Price: RM 270,000 (Min) – RM 575,900 (Max) | Restriction in Interest: This land cannot be transferred, charged without the prior consent from the State Authority. Disclaimer: Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer, Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply. This advertisement has been approved by the National Housing Department.

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