



MAHOGANY  
RESIDENCES



# Elevate Amongst Nature

Timeless Elegance And Gracious Living

Artist's Impression



Artist's Impression

## Urban Home, Natural Wonders

Nestled in the cosy and secluded neighbourhood of Kota Damansara, Mahogany Residences boasts 281 residences with a retreat experience. With proximity to the forest reserve, expect nothing short of verdant views and exciting outdoor adventure.



GreenRe Certified  
Development



Near Kota Damansara  
Community Forest Reserve



Connected to MRT  
& major highways



North & South  
facing



Every unit comes  
with balcony



2 to 3  
car park bays



Practical unit sizes from  
905 sf to 1,623 sf



Recreational  
facilities



Artist's Impression



Artist's Impression

# Seamless Connectivity



## EDUCATION CENTERS



- |   |       |
|---|-------|
| 1. SMK Seksyen 8 Kota Damansara                         | 2 km  |
| 2. Sri KDU International School                         | 4 km  |
| 3. SEGI University & SEGI College                       | 4 km  |
| 4. Malaysia University of Science and Technology (MUST) | 4 km  |
| 5. IGB International School                             | 9 km  |
| 6. Asia Pacific Schools                                 | 10 km |

## HEALTHCARE



- |  |       |
|--|-------|
| 1. Maternity Hospital and Polyclinic PUSRAWI | 3 km  |
| 2. Thomson Hospital Kota Damansara           | 4 km  |
| 3. Alpha Specialist Centre                   | 4 km  |
| 4. Klinik Surian 24 Hours                    | 4 km  |
| 5. Sunway Specialist Centre Damansara        | 4 km  |
| 6. KPJ Damansara Specialist Hospital         | 10 km |

## CULTURAL & LEISURE



- |  |      |
|--|------|
| 1. Selangor Polo Club                      | 1 km |
| 2. Kota Damansara Community Forest Reserve | 2 km |
| 3. Masjid Kota Damansara                   | 2 km |
| 4. Kelab Golf Seri Selangor                | 4 km |
| 5. Central Park Bandar Utama               | 8 km |
| 6. Bandar Utama Golf Course                | 8 km |

## RETAIL & DINING



- |                                   |      |
|-----------------------------------|------|
| 1. Giant Hypermarket              | 3 km |
| 2. Sunway Giza Mall               | 4 km |
| 3. Sunway Nexis                   | 4 km |
| 4. Tropicana Gardens Mall         | 5 km |
| 5. IPC, IKEA, The Curve & Lotus's | 7 km |
| 6. One Utama Shopping Centre      | 8 km |



**ASIAN PAC HOLDINGS BERHAD** (12911)  
AT THE HELM OF DYNAMIC DEVELOPMENTS

### Head Office

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Menara SMI

### Mahogany Residences

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Mahogany Residences

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**012 -200 1426**

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Developer: EVEREST PIONEER SDN. BHD. [Co No.: 201201006891 (980411-P)] Level 12, Menara SMI, 6, Lorong P. Ramlee, 50250 Kuala Lumpur, Malaysia. Tel No.: 03-2786 3388 • Developer License No.: 30011/03-2027/0010 (N) • Validity Date: 03/03/2022 - 02/03/2027 • Advertisement & Sales Permit No.: 30011-1/04-2025/0014 (N)-(S) • Validity Date: 28/04/2022 - 27/04/2025 • Approving Authority: MAJLIS BANDARAYA PETALING JAYA • Building Plan Approval No.: BP MBPJ/120100/TP10/B61/2021 • Expected Completion: April 2025 • Encumbrances: Charged to Al Rajhi Bank • Tenure of Land: Leasehold 99 years (Ending 27 July 2121) • Type of Property: Condominium • Total Units: 281 • Selling Price: RM641,000.00 (min) - RM1,177,000.00 (max) • Built Up: 905 sq ft - 1,623 sq ft • Bumiputera Discount: 7% • Restriction In Interest: This land cannot be transferred, pledged or charged except after receipt of consent from the relevant state authorities. ADVERTISEMENT APPROVED BY NATIONAL HOUSING DEPARTMENT.