

TEMASYA  
**P R I S M A**  
SERVICED RESIDENCE

# TEMASYA PRISMA URBAN LIVING. ELEVATED.

TEMASYA PRISMA IS AN EXCITING MIXED DEVELOPMENT SITUATED ON 2.14 ACRES OF PRIME FREEHOLD LAND IN TEMASYAGLENMARIE CONNECTED TO A STRATEGIC ARTERY OF READY INFRASTRUCTURE OF HIGHWAYS AND THE LRT.

HIGHLY ACCESSIBLE TO LIFESTYLE CONVENIENCES AND INSTANTLY RECOGNISABLE, TEMASYA PRISMA IS SET BE A NEW ICON AND A VALUABLE DEVELOPMENT IN THE AREA WITH ITS SERVICED APARTMENT TOWERS THAT ARE DIRECTLY CONNECTED TO A LIFESTYLE MALL. THIS IS THE NEW HUB OF METROPOLITAN LIVING.





# STEP INSIDE FOR ELEGANT LIVING

Feel the pulse of urban living. Connected directly to the vibrant lifestyle mall, your life is poised for indulgences, glamour and exclusive privileges to create a wealth of curated shopping, chic F&B restaurants and entertainment outlets to satisfy all creeds, tastes and expectations.

With exclusive amenities from ground to roof-top, life is brimming over with thrills and excitement. Whether cafe chilling by day or star gazing by night, Temasya Prisma Serviced Residences represent the ultimate balance of comfort & sophistication. It is a true urbanite haven.



# URBAN CHIC



**1 COMPLEX.  
3 STYLES.  
UNBEATABLE  
CHOICES.**

**LIVE LIKE YOU  
HAVE NEVER  
DONE BEFORE**

A lifestyle selection of modern serviced apartments, 3 built-up styles for every personality and need with many fantastic amenities but also all the conveniences of a fully integrated mixed development to ensure everyday needs are taken care of and to allow Temasya Prisma Serviced Residences to surpass all expectations.

# STYLE & SUBSTANCE

**IT'S TIME TO LIVE MORE**

# HUMAN SPACES



**A HOME  
SHAPED  
AROUND  
YOU AND  
ALL YOU  
LOVE.**

REDEFINED



Designed with more than mere aesthetics in mind, Temasya Prisma Serviced Residences is the ideal lifestyle - living address to nurture growth and well-being for individuals, couples and families. Choices of spatial layouts and design features are meticulously planned for optimized flow of movement and energy, ensuring comfort and ultimate escape for all who live in these homes. Cosy without being cramped, clever and ingenious layouts that are a joy to decorate and to show off your unique tastes in living.

REJUVENATE YOUR

# BODY & SOUL

BEAUTIFUL SPACES DESIGNED TO RELAX YOUR MIND AND BODY.



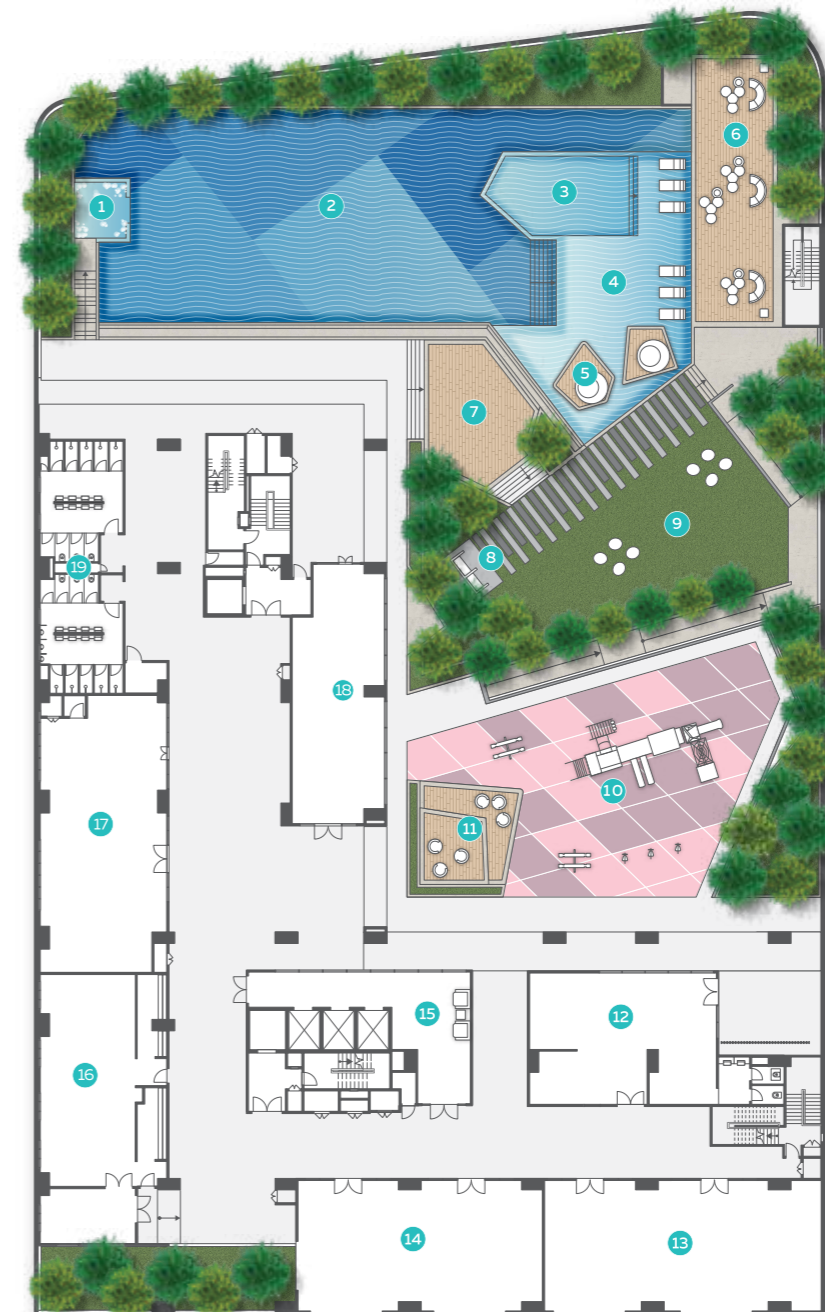
Immerse yourself in the peace and serenity of the beautiful & comfortable facilities. Spacious and functional spaces augmented by stylish finishes. Swim in a sparkling pool, workout in the gym, enjoy a peaceful morning coffee or host a weekend BBQ with family and friends, you have all you need right here.

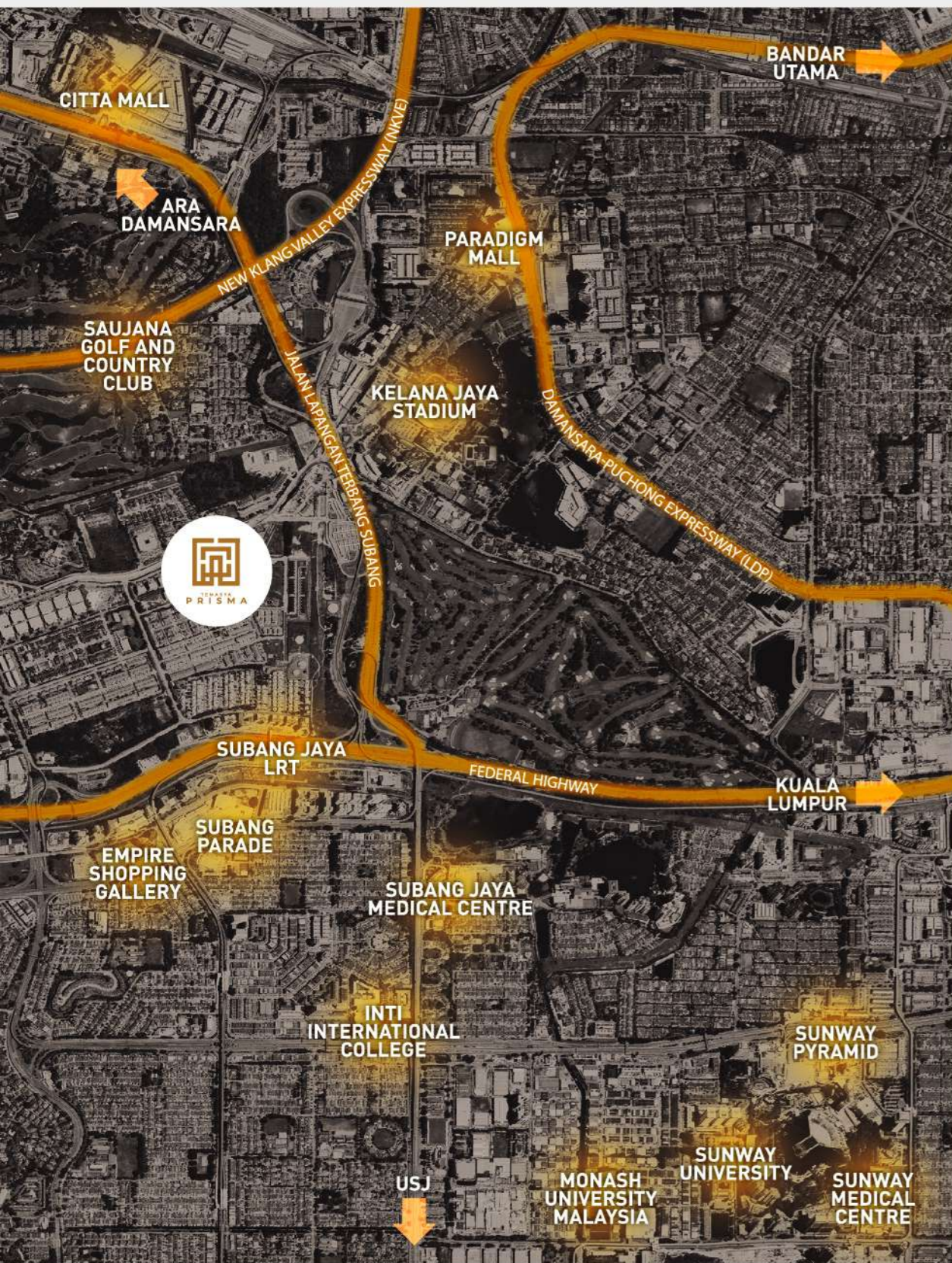


Scan here for an immersive 360° walk-through experience

## FACILITIES PLAN

1. Jacuzzi
2. Swimming Pool
3. Wading Pool
4. Shallow Pool
5. Floating Lounge
6. Pool Deck & Pavilion
7. Yoga Deck
8. BBQ Pit Area
9. Open Lawn
10. Children Playground
11. Leisure Deck
12. Nursery
13. Games Room / Library
14. Management & CCTV Room
15. Lounge
16. Surau
17. Multipurpose Hall
18. Gymnasium
19. Toilet & Changing Room





# ALWAYS CONNECTED

## PERFECTLY POSITIONED FOR THE BEST OF TEMASYA GLENMARIE

Strategically located in the booming suburb of TemasyaGlenmarie, giving you unlimited, convenient access to the neighbourhood of Shah Alam, Subang, Ara Damansara and more. Designed with your convenience in mind, the development boasts a sheltered car drop-off point, walking distance to the Glenmarie LRT station, close access to highways and neighbourhood conveniences for an unrivalled user experience. Minutes from everything but yet, away from it all.



- ARA DAMANSARA - 5 KM
- BANDAR SUNWAY - 7 KM
- USJ - 9 KM
- KELANA JAYA - 12 KM
- BANDAR UTAMA - 15 KM
- KLANG - 19 KM
- KUALA LUMPUR - 21 KM
- SUBANG PARADE - 3 KM
- EMPIRE SHOPPING GALLERY - 3 KM
- CITTA MALL - 4 KM
- PARADIGM MALL - 8 KM
- SUNWAY PYRAMID - 8 KM
- SUBANG JAYA MEDICAL CENTER - 4 KM
- SUNWAY MEDICAL CENTRE - 8 KM
- INTI INTERNATIONAL COLLEGE - 4 KM
- MONASH UNIVERSITY MALAYSIA - 7 KM
- SUNWAY UNIVERSITY - 8 KM



### CONNECTED TO

- KTM SEREMBAN LINE
- KTM PORT KLANG LINE
- KTM TERMINAL SKYPARK LINE
- KL MONORAIL LINE
- ERL KLIA EXPRESS/ TRANSIT LINE

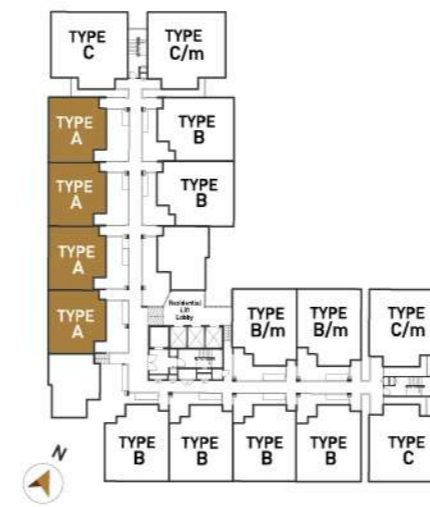
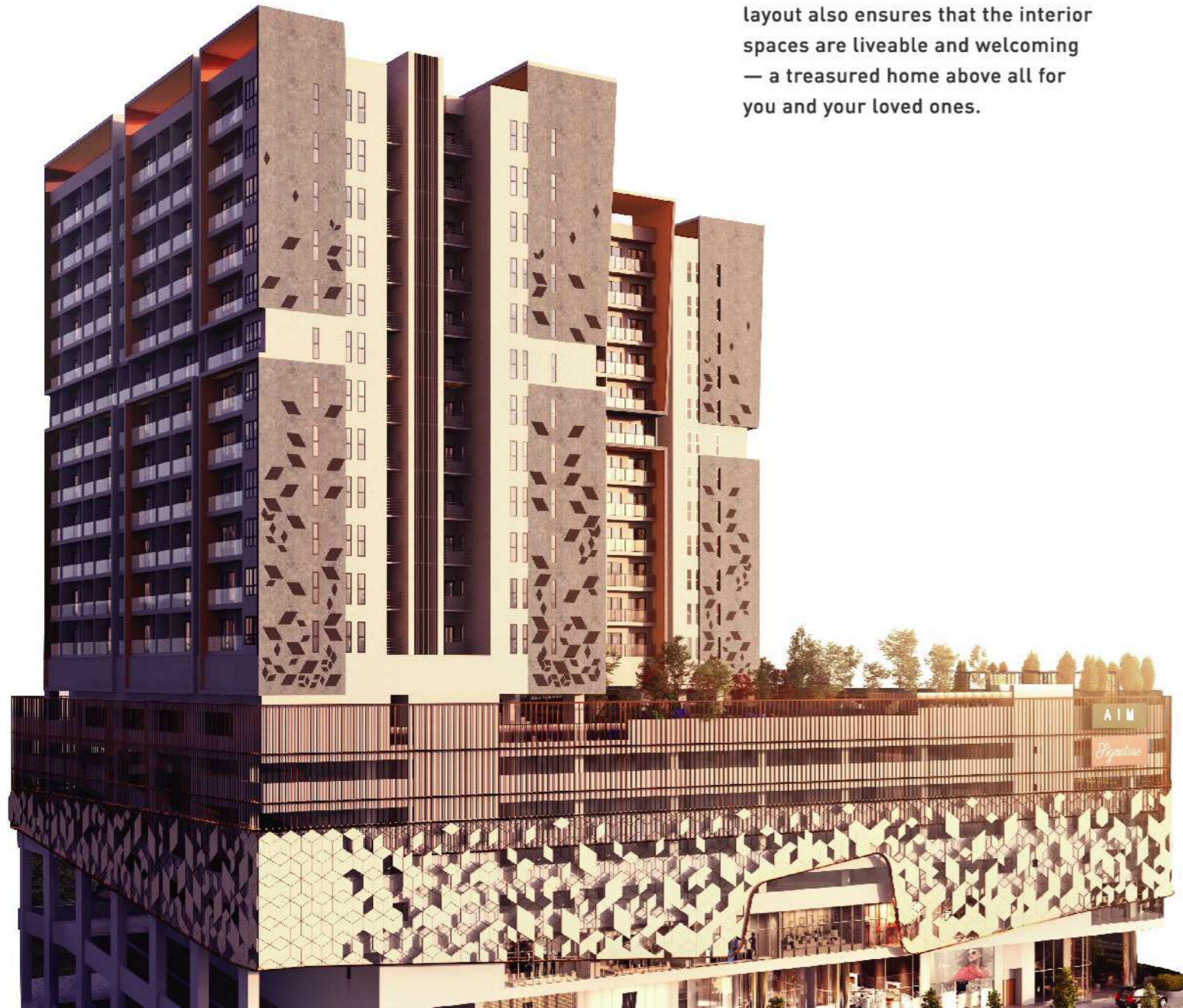
# STEP INSIDE

# PRISMA PREMIER

678 sq.ft.  
1+1 bedroom  
1 bathroom

## A SPACE FOR EVERY NEED.

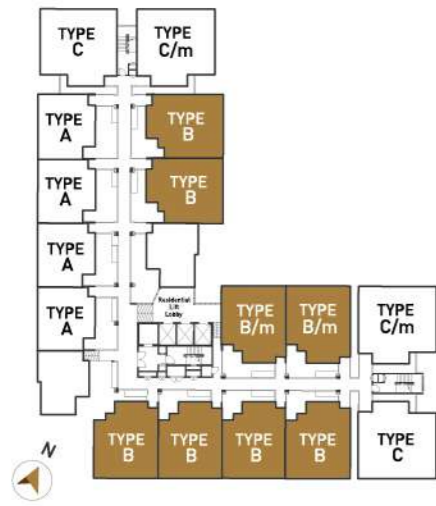
A variety of unit types caters to different lifestyles, needs, and uses. The efficient and practical layout also ensures that the interior spaces are liveable and welcoming — a treasured home above all for you and your loved ones.





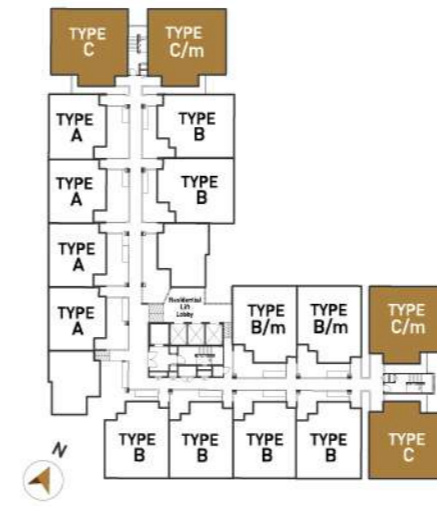
# PRISMA DELUXE

904 sq.ft.  
3 bedrooms  
2 bathrooms



# PRISMA SUPREME

1,098 sq.ft.  
3 bedrooms  
3 bathrooms



# SPECIFICATIONS

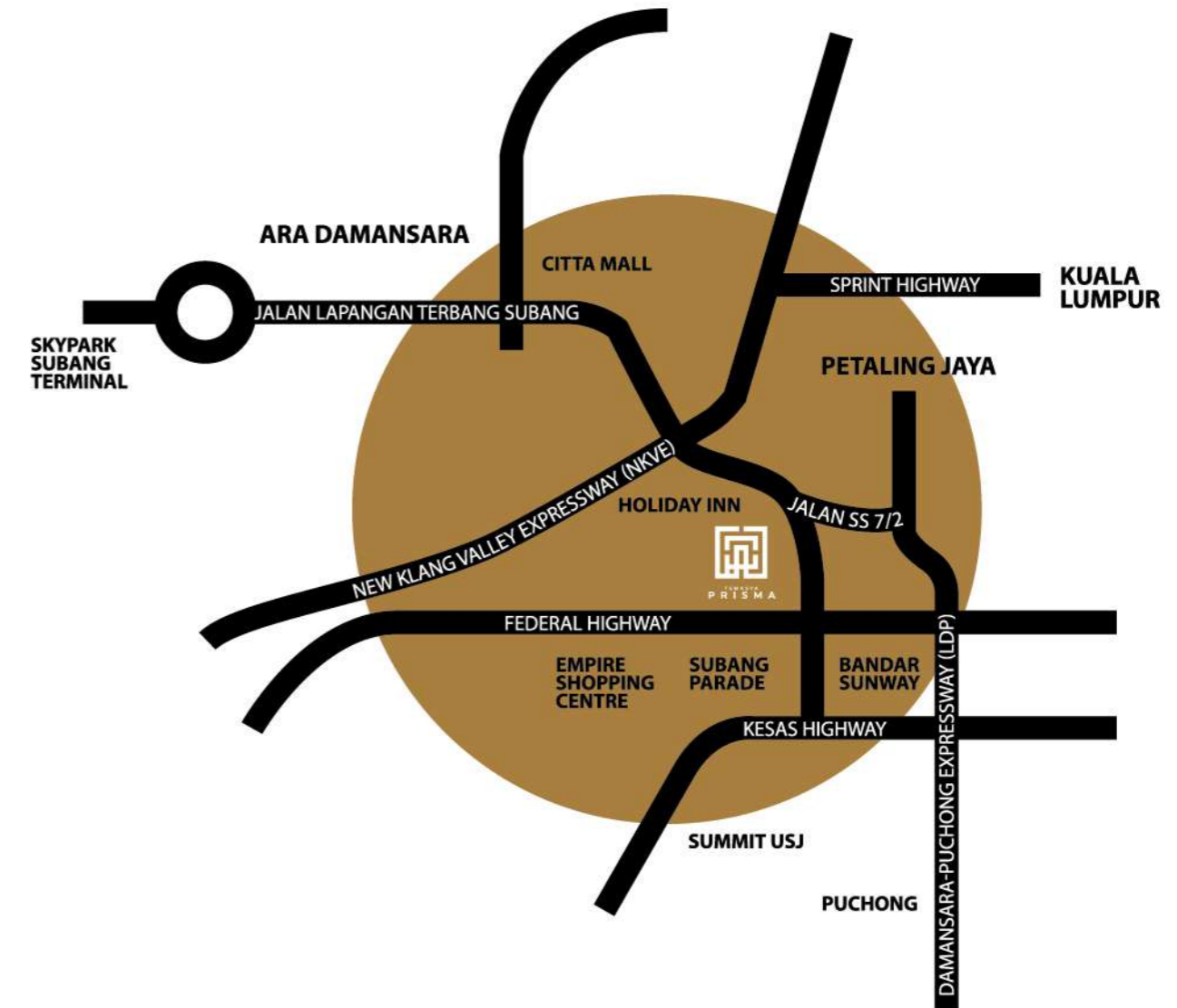
STRUCTURE	Reinforced Concrete
WALLS	Masonry Brick / Concrete Wall
CEILING	Plaster Ceiling & Paint Skim Coat & Paint
WINDOW	All Areas - Aluminium Frame Casement - Aluminium Frame Top Hung
DOOR	Main Entrance - Fire Rated Door Bedrooms / Walk-In Wardrobe - Flush Door / Sliding Door Bathrooms - Flush Door Balcony - Aluminium Frame Sliding Door Kitchen - Aluminium Frame Casement Door
IRONMONGERY	Provided
FLOOR FINISH	Living / Kitchen / Dining - Tiles Bedrooms - Tiles Bathrooms - Tiles Balcony - Tiles Yard - Tiles
WALL FINISHES	Internal Wall - Plaster & Paint External Wall - Plaster & Paint Bathroom - Tiles up to ceiling height Kitchen - Tiles up to 1500mm height
FENCING	Provided

#### SANITARY & PLUMBING FITTINGS

TYPE	A	B	B(M)	C	C(M)
KITCHEN SINK	1	1	1	1	1
WASH BASIN	1	2	2	3	3
WATER CLOSET	1	2	2	3	3
SHOWER ROSE	1	2	2	3	3
HAND BIDET	1	2	2	3	3
TAP	2	3	3	2	2
TOILET ROLL HOLDER	1	2	2	3	3

#### ELECTRICAL INSTALLATION

TYPE	A	B	B(M)	C	C(M)
LIGHT POINT	14	18	18	21	21
POWER POINT	13	16	16	16	16
CEILING FAN POINT	3	5	5	5	5
WATER HEATER POINT	1	2	2	3	3
AIR-CONDITIONER POINT	2	4	4	5	5
FIBRE WALL SOCKET	1	1	1	1	1
TV POINT	1	2	2	2	2
DISTRIBUTION BOARD	1	1	1	1	1
DOOR BELL POINT	Provided				



## TEMASYA PRISMA

IT'S TIME TO FEAST ON A HOST OF LIFESTYLE PLEASURES

Temasya Prisma Serviced Residences is ready to set a new benchmark for sophisticated urban living. Beautifully designed and finished, all the residents benefit from vibrancy of the connected lifestyle mall, whilst the enjoying excellent peace and calm of the private abode.

For anyone who works in the city or simply loves the buzz of metropolitan life, this is an unrivalled opportunity – a chance to live in what is destined to become an icon of TemasyaGlenmarie, with fast and easy connections to everything this great location has to offer.

Stay Together. Stay Setia  
livelearnworkplay

Call 603 5569 6100

TemasyaGlenmarie Welcome Centre  
6 & 8, Jalan Kurator U1/61, TemasyaGlenmarie,  
Seksyen U1, 40150 Shah Alam, Selangor.



Setia

Phase 6F (Temasya Prisma), Serviced Apartment • Developer: Temasya Development Co. Sdn Bhd 197401002695 (19753-K) (a member of S P Setia) • Developer Address: Eight Kinrara – Block B, Jalan BK 5A/1, Bandar Kinrara, 47180 Puchong, Selangor Tel: 03-8082 9600 • Developer's License No: 10530/12-2022/0154(A) • Expiry date: 06/12/2022 • Advertising Permit No: 10530-12/10-2025/0233(N)-(S) • Validity Period: 17/10/2022 –16/10/2025 • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-2(PB)/SEK.U1/0028-2021 • Expected Date of Completion: October 2025 • Land Tenure: Freehold • Restriction in Interest (if any): Nil • Land Encumbrances (if any): Nil • No of Units: 216 • Selling Price: Min RM270,000 - Max RM1,015,556 • Discount: 7% for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT