



LEVIA 栎雅

RESIDENCE

KUALA LUMPUR

Redefining Le Living

THE GEOGRAPHY



LEISURE & RECREATION
1.4km Tasik Pandan Perdana Ampang
3.6km Taman Pudu Ulu
5.6km Taman Tasik Permaisuri



COMMERCIAL CENTRES
2.4km Cheras Business Centre
5.3km Pandan Jaya
5.5km Taman Komersial Pandan Indah
8.2km Bukit Bintang
9.8km Tun Razak Exchange (TRX)
10.0km Merdeka 118



SHOPPING MALLS & SUPERMARKETS
2.7km Cheras Leisure Mall
2.9km Lotus's Cheras
5.3km EkoCheras Mall
5.3km IKEA Cheras
5.5km Sunway Velocity Mall
6.2km MyTOWN Shopping Centre
8.5km BBCC
10.2km Pavilion Kuala Lumpur
10.4km Suria KLCC



TRANSPORTATION
0.7km Future MRT 3 Taman Cheras
1.0km Future MRT 3 Taman Kencana
2.3km Taman Pertama MRT
2.8km Taman Midah MRT
3.1km Taman Mutiara MRT
3.9km Maluri MRT
4.4km Cochrane MRT
4.7km Taman Connaught MRT



EDUCATIONAL INSTITUTIONS
2.5km Sri Sempurna International School
6.1km UCSI University
6.2km Sunway College @ Velocity
6.3km Taylor's International School
6.6km Cempaka National Schools
8.3km Tsun Jin High School
9.4km Kuen Cheng High School
10.0km INTI International College



HEALTHCARE
2.1km Pantai Hospital Cheras
3.6km Pantai Hospital Ampang
3.8km Hospital Canselor Tuanku Muhriz UKM
5.0km Ampang Hospital
5.9km Sunway Medical Centre Velocity
7.2km Gleneagles KL Medical Centre
9.0km Prince Court Medical Centre
10.2km Tung Shin Hospital



ACCESS POINTS
• Kuala Lumpur Middle Ring Road 2 (MRR2)
• East-West Link Expressway
• Kajang-Seremban Highway
• Sungai Besi Expressway



Developer:
MATRIX CONCEPTS (CHERAS) SDN BHD
201701015888 (1230052-H)
A Member Of
MATRIX CONCEPTS HOLDINGS BERHAD
199601042262 (414615-U)

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Levia Residence Gallery



Matrix Concepts Holdings Berhad

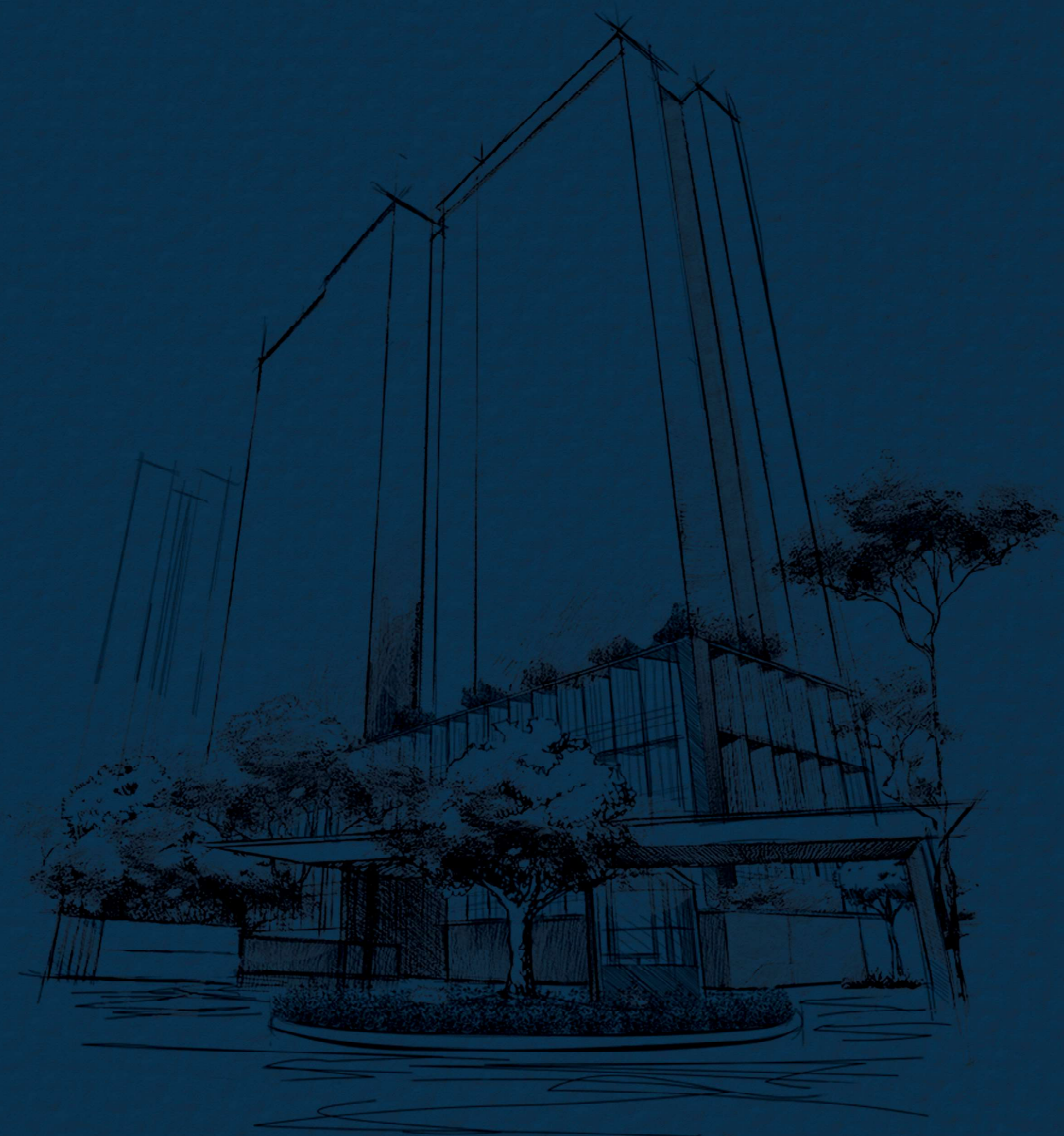


Matrix_Concepts

Developer: Matrix Concepts (Cheras) Sdn Bhd (1230052-H) | Address: Wisma Matrix, No. 57, Jalan Tun Dr Ismail, 70200 Seremban, Negeri Sembilan | Tel. No.: 06-7642688 | Property Type: Condominium | Developer License No.: 30392/03-2028/0069(N) | Validity Period: 08/03/2025 - 07/03/2028 | Sales & Advertising Permit No.: 303521/07-2026/0810(N)-(S) | Validity Period: 14/07/2023 - 13/07/2026 | Approval: DBKL | Building Plan Ref. No.: DBKLJK8.BP.52.OSC.2022.1411 (20) | Leasehold: 99 Years (Expires On 30 January 2122) | Estimated Completion Date: July 2027 | Land Encumbrances: NIL | Total Units: 778 | Tower A: 389 Units Price From: RM 300,000 (Min) - RM 1,132,000 (Max) | Tower B: 389 Units Price From: RM 300,000 (Min) - RM 1,177,000 (Max) | Bumiputera Discount: 5%

All renderings contained in this advertisement are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developer and manager cannot be held responsible for any variations. For avoidance of doubt on the specifications and development status, please always refer to the Sale and Purchase Agreement.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.



BRILLIANT LEISURE VIA CONVENIENCES

Located in the vibrant southern part of KL – Cheras, the residential vicinity of LEVIA comes alive with exuberance of joy as malls, educational institutions, leisure spots and healthcare services are illustriously present. Accessibility is a breeze with nearby LRT and MRT stations. Furthermore, Cheras is the sweet spot for those who crave the best of both worlds, KL and Selangor.



Strategically
Located in
South KL



Good Connectivity
& Accessibility
To Major Highways

LEVIA 栎雅

RESIDENCE

KUALA LUMPUR

MERDEKA
118 TOWER

KL
TOWER

BERJAYA
TIMES
SQUARE

SURIA
KLCC

TUN RAZAK
EXCHANGE

STADIUM
MPAJ

TASIK PANDAN
PERDANA AMPANG

MIDDLE RING ROAD 2

StarProperty
AWARDS
2024 REAL ESTATE
DEVELOPER
HONOURS
THE SKYLINE AWARD
(HIGH-RISE)

TRENDY
LEISURE VIA
SUSTAINABILITY

Celebrate dynamic excellence in life within the dazzling towers of LEVIA, a new vertical residence that integrates creative architecture and lush greenery across 4.71 acres of open space to offer both comfort and beauty. Perfectly positioned in a mature location of South KL, near KLCC and Tun Razak Exchange, the area boasts a vast array of lifestyle amenities and transportation links designed to provide a complete Kuala Lumpur lifestyle experience.



Residential
Title



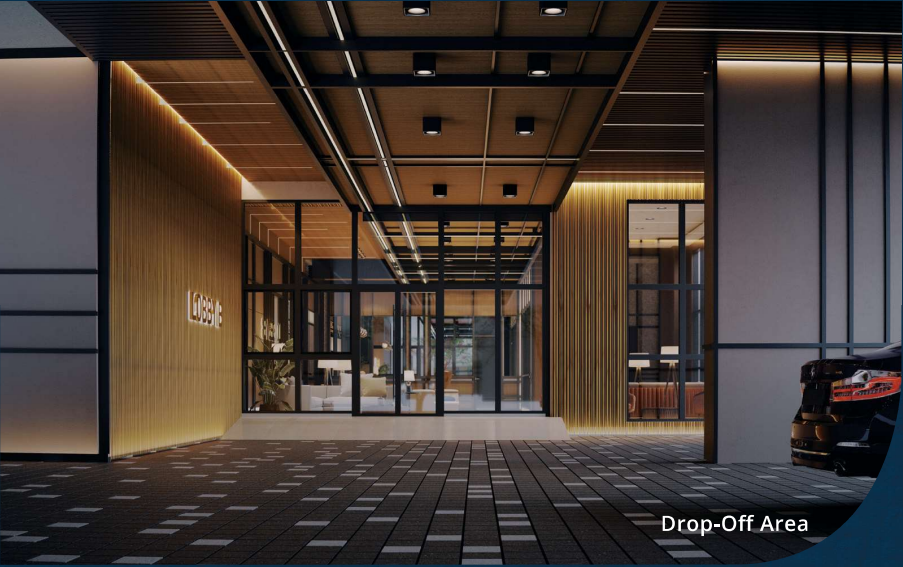
Low-density:
778 Units On 4.71 acres



North & South
Orientation

REDEFINING
LE LIVING

The captivating fusion of elements hints at a lifestyle makeover, offering a sophisticated take on living spaces. It's an invitation to embrace a more mindful, culturally inspired way of living in LEVIA, where your surroundings and lifestyle intertwine seamlessly.



Drop-Off Area

EXPERIENCE THE UNIQUE
LEVIA LIFESTYLE

GREEN FEATURES



GreenRE
Silver Rated



Rainwater Harvesting for
Common Areas & Gardening



Solar Powered Energy
for Common Areas

SMART SECURITY MEASURES



AI-powered CCTV Surveillance



Facial Recognition Access

**SMART CONCIERGE
SERVICE KIOSK**



- Air-Conditioner Servicing
- Property & Asset Management
- Dry Cleaning

**SHUTTLE
SERVICE**



Premium
Shuttle Service

STREAMLINED LIVING



29 EV Fast Charging Stations



Parcel Delivery Station



HARMONIOUS
LEISURE VIA
GREENERY

Engage in the welcoming embrace of LEVIA, where a thoughtfully curated array of facilities caters to the diverse needs of both multigenerational and smaller families alike. The ambiance resonates with a harmonious blend of vitality and tranquillity, inviting residents to partake in activities ranging from fitness and rejuvenating wellness to moments of leisure and recreation.

FACILITIES
PLAN



Up To
4 Car Parks



Comprehensive
Lifestyle Facilities



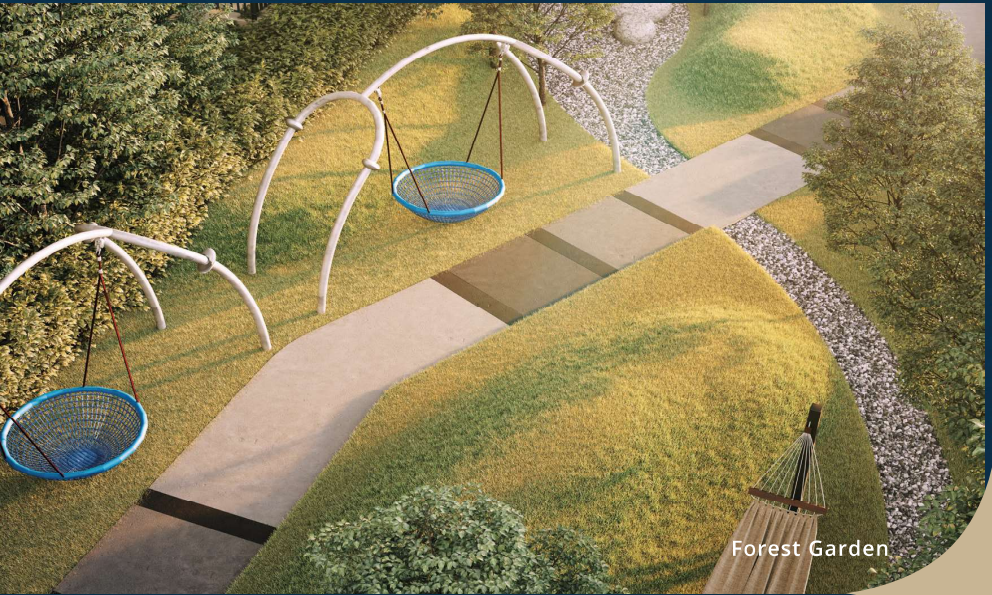
LEVEL G		LEVEL 6		LEVEL 6 MEZZANINE FLOOR	
1	Lobby Lounge	1	Garden Walkway	15	Outdoor Co-working Deck
2	Management Office	2	Pool Deck	16	Kids' Playground
3	Function Pavilion Hall	3	Pool Cabana & Shallow Pool	17	Kids' Pool
LEVEL 1		4	Swimming Pool	18	Garden Lounge
1	Prayer Room	5	Jacuzzi	19	Outdoor Fitness Garden & Reflexology Park
2	Taska Space	6	Pool Lounge	20	Forest Garden
LEVEL 36		7	Sunken Yoga Deck	21	Courtyard Garden
1	Sky Lounge	8	Water Feature Courtyard	22	Gym
2	Garden Deck	9	Sauna	23	Sports Lounge
		10	Grill Deck		
		11	Farm Kitchen		
		12	Open Green Lawn		
		13	Outdoor Shower		
		14	Herb Garden		



Pool Cabana



Sky Lounge
(Level 36)



Forest Garden



CONTENTED LEISURE VIA COMFORT

Flourish amidst the brilliance of life at LEVIA as a high standard of life can be achieved here, through innovative homes that cater to all walks of life. Units Type C & D are tastefully designed as multigenerational units with a 2-master bedroom concept. Spacious layouts for living and dining in these units allow plenty of natural light and ample privacy for life to be lived to the fullest, at the location of your dreams.



2 – 4
Bedrooms

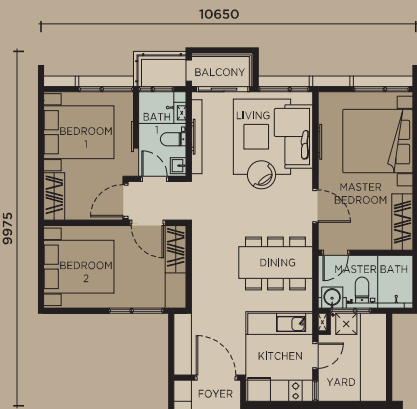
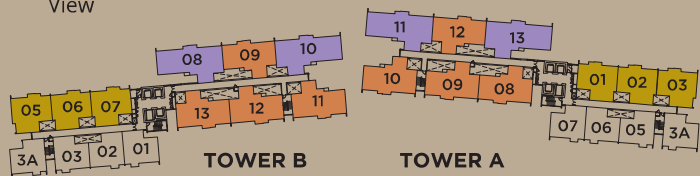


938 –
1,364 sq.ft.

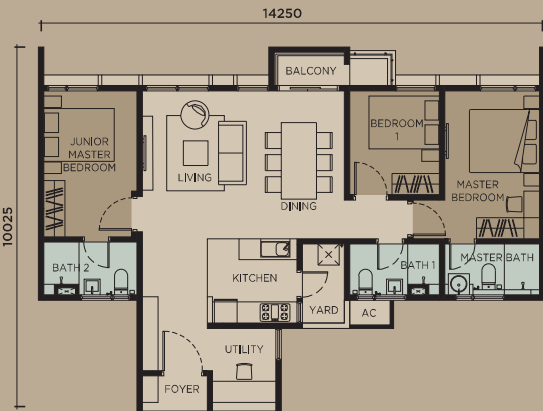
TYPE B 938 sq.ft.
3 Bedrooms + 2 Bathrooms



FLOOR PLANS



TYPE C 1,109 sq.ft.
3 + 1 Bedrooms + 3 Bathrooms



TYPE D 1,364 sq.ft.
4 + 1 Bedrooms + 3 Bathrooms



SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALL	Reinforced Concrete / Brick Wall / Precast Panel / Lightweight Block
ROOF	Reinforced Concrete Roof / Metal Roof
CEILING	Paint Plaster Board Ceiling (Where Applicable)
WINDOWS	Aluminium Frame Glass Panel
IRONMONGERY	Quality Lockset
DOORS	Main Entrance Others Balcony
	Fire Rated Door Flush Door or Equivalent Aluminium Frame Glass Sliding Door

Type B / B1, C / C1 & D / D1

FLOOR FINISHES	All Bedrooms A/C Ledge (Where Applicable) Other Areas	Laminated Flooring Cement Render Tiles
WALL FINISHES	Kitchen All Bathrooms Others	Paint Tiles Up to Ceiling Height Paint

SANITARY AND PLUMBING FITTINGS	Type B / B1	Type C / C1	Type D / D1
Wash Basin and Tap	2 Nos	3 Nos	3 Nos
Water Closet	2 Nos	3 Nos	3 Nos
Kitchen Sink and Tap	1 No	1 No	1 No
Hand Bidet and Bib Tap	2 Nos	3 Nos	3 Nos
Bib Tap	1 No	1 No	1 No

ELECTRICAL INSTALLATION	16 Nos	21 Nos	23 Nos
Lighting Point	1 No	1 No	1 No
Door Bell Point	4 Nos	4 Nos	5 Nos
Ceiling Fan Point	15 Nos	17 Nos	20 Nos
Power Point	4 Nos	4 Nos	5 Nos
A/C Point	2 Nos	3 Nos	3 Nos
Water Heater Point	2 Nos	2 Nos	2 Nos
SMATV Point	1 No	1 No	1 No
FWS	1 No	1 No	1 No
Distribution Point	1 No	1 No	1 No