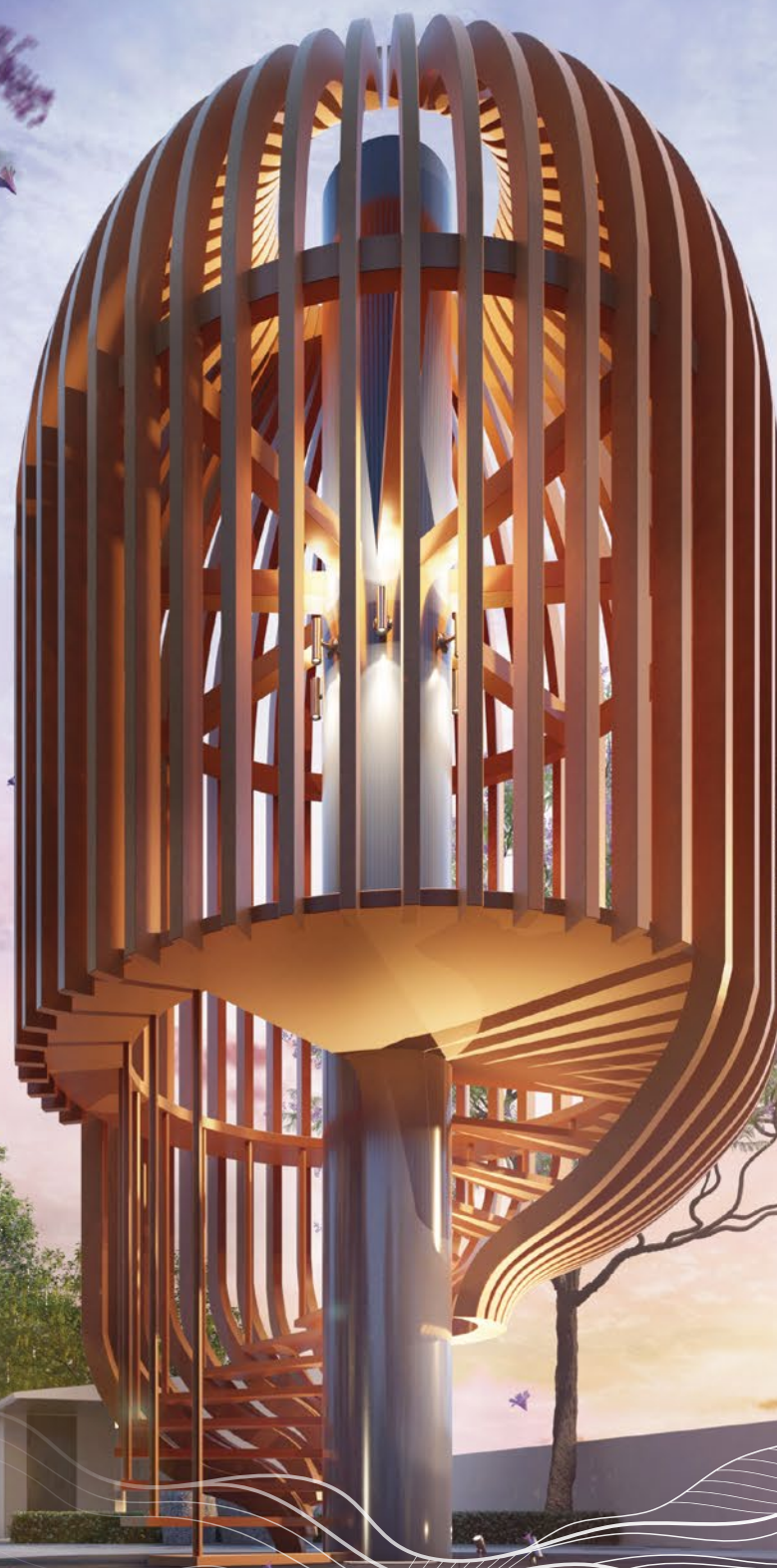


gda
RESIDENCY
KAJANG 2, P2

FREEHOLD



First in
Kajang

Indulge in array of over
60 lifestyle facilities in 365 days



KAJANG 2
PRECINCT 2

Artist's Impression only



KAJANG 2 PRECINCT 2

*Crafting with a Community Vision.
Inspired by Public Needs,
Designed for Collective Dreams*

Welcome to New Life Beyond Essential Living at GAYA RESIDENCY

- An exclusive haven where your body and soul find an inner sanctuary to call home, now available in Kajang 2. Our chic contemporary architectural design, infused with a green touch meticulously applied to both the interior and exterior, fosters a profound connection with nature and leisure.

GAYA RESIDENCY goes beyond the basics of connectivity, lifestyle facilities, and verdant spaces. It introduces a vital element for comprehensive wellness living, where residents not only experience the convenience of modern amenities but also luxuriate in a holistic environment that surpasses the ordinary, setting an elevated standard for contemporary living.



Artist's Impression only



SELF-CONTAINED TOWNSHIP

Nestled within the integrated township of Kajang 2



FREEHOLD MIXED DEVELOPMENT

Serviced Residences + Shops



MORE THAN 60 TYPES OF RESORT-LIKED FACILITIES

143,000 sqft facilities podium



FLEXIBLE LAYOUTS

Dedicated for diverse living spaces
*Applicable to Type C1 & C2 only



MULTI-TIER SECURITY

24 Hours 6-tier security services



2 CARPARKS ALLOCATION

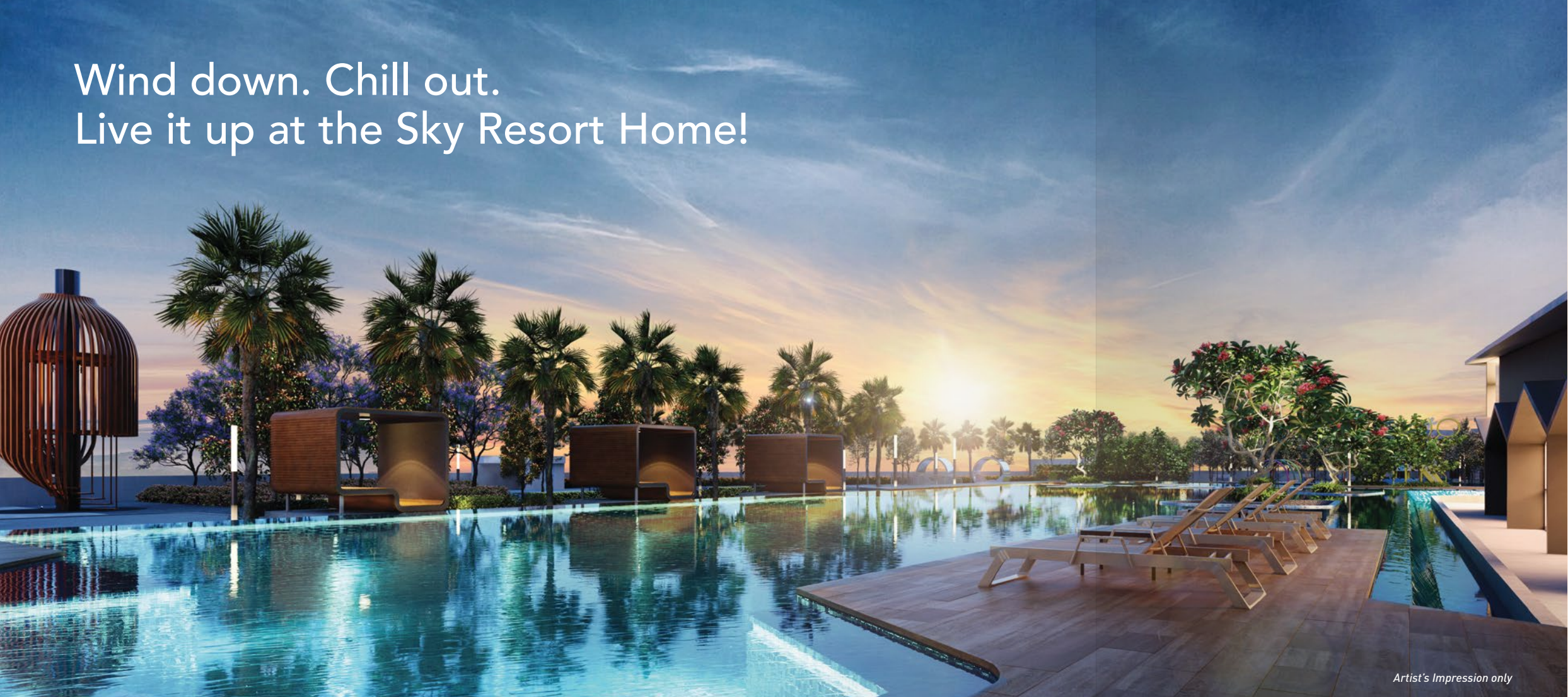
For every unit



DEDICATED PICK-UP POINT

E-hailing & Parcel Delivery/ Pick-up point

Wind down. Chill out.
Live it up at the Sky Resort Home!

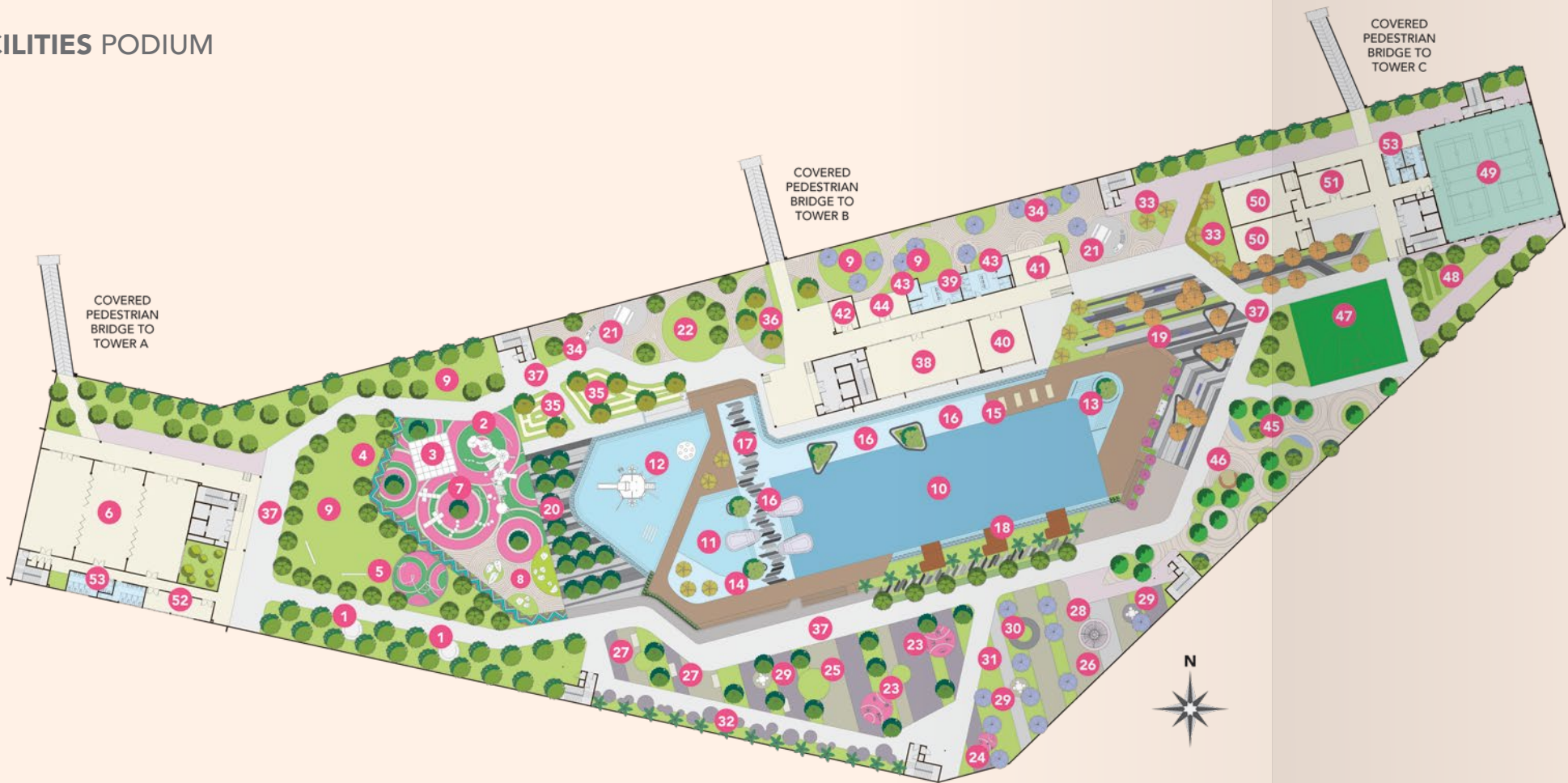


Artist's Impression only



Artist's Impression only

FACILITIES PODIUM



- | | | | | | | |
|--------------------------|--------------------|------------------|---------------------|-----------------------------------|--------------------------|--|
| 1 OUTDOOR READING AREA | 9 OPEN LAWN | 17 DRY LINKAGE | 25 TAICHI AREA | 33 FRAGRANT GARDEN | 40 GAMES ROOM | 48 URBAN FARMING AREA |
| 2 CATERPILLAR PLAYGROUND | 10 MAIN LAP POOL | 18 CABANA | 26 OPEN PLAZA | 34 HERBS GARDEN | 41 CHILD PLAY ROOM | 49 INDOOR BADMINTON COURT |
| 3 PLAY FLOOR GAMES | 11 WADING POOL | 19 PINE FOREST | 27 MOON PLAZA | 35 MAZE GARDEN | 42 READING ROOM | 50 MALE & FEMALE SURAU |
| 4 ZIG-ZAG PATH | 12 WATER PLAY POOL | 20 LINEAR GARDEN | 28 TREE HOUSE | 36 ZEN GARDEN | 43 SAUNA | 51 MANAGEMENT OFFICE
(*PROVISION OF SPACE ONLY) |
| 5 SWING GARDEN | 13 OUTDOOR JACUZZI | 21 BBQ AREA | 29 CHESS CORNER | 37 JOGGING TRACK | 44 YOGA/STRETCH ROOM | 52 PREPARATION ROOM |
| 6 MULTIPURPOSE HALL | 14 LEISURE POOL | 22 PICNIC LAWN | 30 REFLEXOLOGY PATH | 38 GYMNASIUM ROOM | 45 METEOR GARDEN | 53 MALE & FEMALE /
DISABLE TOILET |
| 7 ROUND SEATING | 15 SUN LOUNGERS | 23 OUTDOOR GYM | 31 PURPLE GARDEN | 39 MALE & FEMALE
CHANGING ROOM | 46 NEST SEAT | |
| 8 STONE GARDEN | 16 SUNKEN SEAT | 24 PARCOURSES | 32 HELICONIA GARDEN | | 47 HALF BASKETBALL COURT | |



Artist's Impression only

Immerse yourself in a world of leisure and excitement with over 60 lifestyle facilities awaiting you at Gaya Residency. Spanning across 143,000 sq ft of podium space, it offers a diverse tapestry of leisure options right at your doorstep.

Semi-furnished Package* Includes:

* Package only for Type B, C1 & C2



2 Instant Water Heaters



1 Washing Machine



Main Entrance Smart Lock



2 Air-Conds



Light Fittings



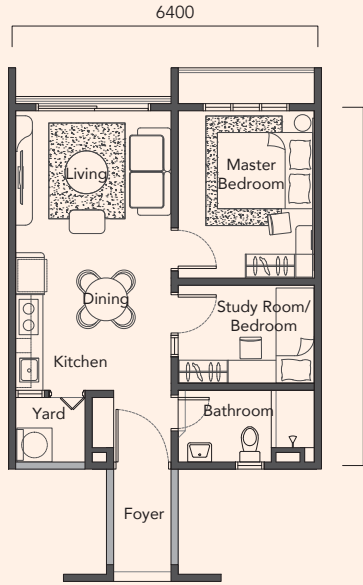
Kitchen Cabinet with Hob and Countertop

Your home, your rules! Revel in a living space that flexes with your evolving lifestyle.

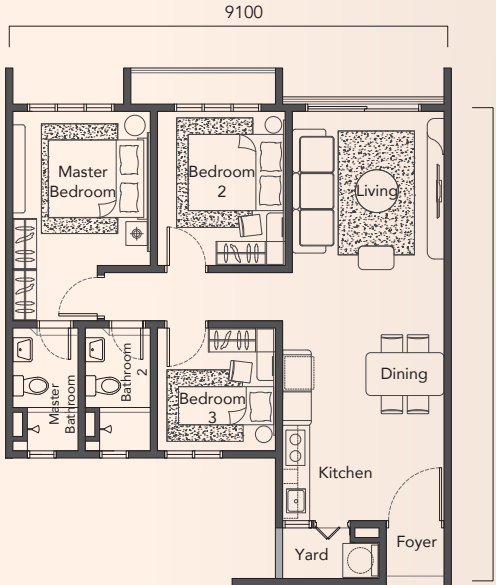


Artist's Impression only

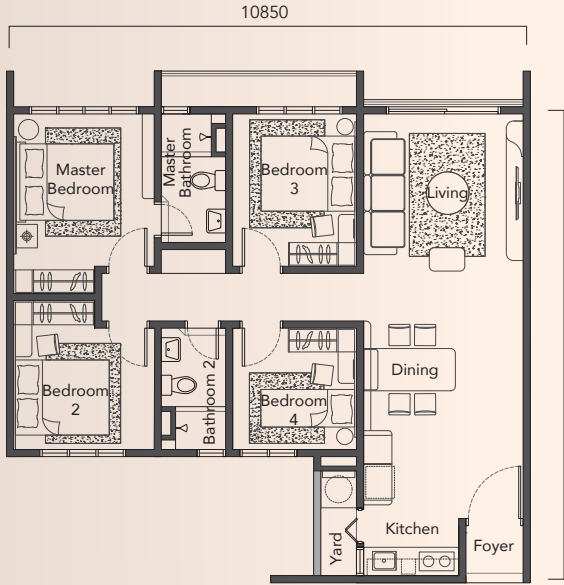
TYPE A 551 sf
1+1 Bedroom + 1 Bathroom



TYPE B 804 sf
3 Bedrooms + 2 Bathrooms

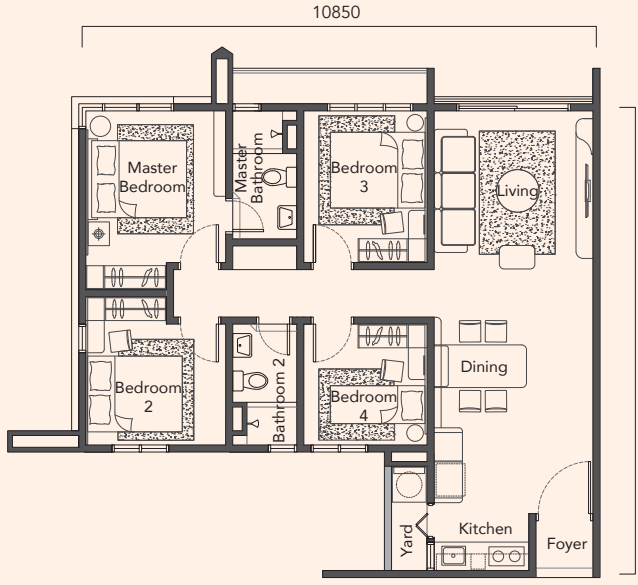


TYPE C1 967 sf
4 Bedrooms + 2 Bathrooms | Intermediate Unit



Flexi-Layout | You can have a choice to transform 4 bedrooms haven into a stylish 3 bedrooms retreat

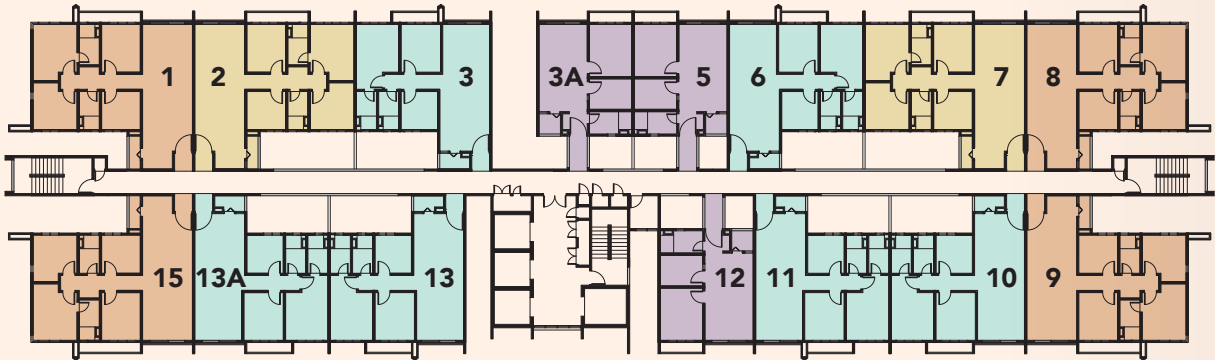
TYPE C2 967 sf
4 Bedrooms + 2 Bathrooms | Corner Unit



Flexi-Layout | You can have a choice to transform 4 bedrooms haven into a stylish 3 bedrooms retreat

TYPICAL FLOOR

TOWER C (L5-L6, L8-L13, L15 -L35)



BUILDING SPECIFICATIONS

STRUCTURE	: Reinforced Concrete
WALL	: Block / Brick / Reinforced Concrete
CEILING	: Ceiling Board / Skim Coat & Paint
WINDOWS	: Aluminium Frame / Glass Window
DOORS	: Swing / Folding / Sliding
WALL FINISHES	
Kitchen	: Tiles (approx. 1.5m high)
Bath	: Tiles (ceiling height)
Others	: Skim Coat / Plaster & Paint
FLOOR FINISHES	
Foyer	: Tiles
Living	: Tiles
Dining & Kitchen	: Tiles
Bathroom / Yard	: Tiles
Bedrooms / Study Room	: Laminated Flooring
Others	: Cement Render / Concrete

SANITARY INSTALLATION			
Kitchen Sink & Tap	1	-	-
Cabinet with Kitchen Sink, Tap & Hob	-	1	1
Bib Tap	1	1	1
Water Closet	1	2	2
Hand Bidet	1	2	2
Basin & Tap	1	2	2
Shower Set	1	-	-
ELECTRICAL INSTALLATION			
Lighting Point	9	13	14
Fan Point	2	3	3
Socket Outlet	10	13	15
Water Heater Point	1	-	-
Telephone Incoming Point	1	1	1
SMATV Point	1	1	1
Instant Water Heater	-	2	2
Air Conditioner	-	2	2
Washing Machine	-	1	1

	Type A	Type B	Type C1 / C2
Kitchen Sink & Tap	1	-	-
Cabinet with Kitchen Sink, Tap & Hob	-	1	1
Bib Tap	1	1	1
Water Closet	1	2	2
Hand Bidet	1	2	2
Basin & Tap	1	2	2
Shower Set	1	-	-
Lighting Point	9	13	14
Fan Point	2	3	3
Socket Outlet	10	13	15
Water Heater Point	1	-	-
Telephone Incoming Point	1	1	1
SMATV Point	1	1	1
Instant Water Heater	-	2	2
Air Conditioner	-	2	2
Washing Machine	-	1	1

Note: All items stated above are subject to variations, modifications, and substitution as to comply with the relevant authorities/engineers/architect and By-Laws as they arise.

THRIVE IN A
WELL-CONNECTED
LOCATION



6
ACCESSIBLE
HIGHWAYS

- SKVE Highway
- PLUS Highway
- SILK Highway
- LEKAS Highway
- Grand Saga Highway
- BESRAYA Highway



EXCELLENT
TRANSPORTATION

A short distance to Kajang 2 KTM Station. One station away from Kajang Interchange MRT-KTM Station.



MEDICAL CENTRES

Kajang General Hospital, Kajang Plaza Medical Centre, Serdang Hospital, Britannia Women & Child Specialist Centre, Hospital Kajang Women & Child, Columbia Asia Hospital Cheras, Putra Specialist Hospital Kajang.



QUALITY EDUCATION

Close to SJKC Bandar Kajang 2, New Era University College, University of Nottingham Malaysia, Universiti Kebangsaan Malaysia (UKM), Universiti Putra Malaysia (UPM) and other Institutions and International School.



SHOPPING MALLS

Metro Point Complex, Plaza Metro Kajang, Lotus's Hypermarket, Mydin Hypermarket, AEON Cheras Selatan and Econsave Bangi.

Developer:
MKH PROPERTY VENTURES SDN BHD
(201801001308) (1263321-V)
(A Subsidiary of MKH Berhad)
(A Joint Venture between MKH Berhad and Panasonic Homes Co., Ltd.)
Level 5, Wisma MKH, Jalan Semenyih,
43000 Kajang, Selangor Darul Ehsan.
T +603-8737 8228 F +603-8736 5436
W www.mkhberhad.com

Panasonic Homes

@mkhbhd
Kajang 2
Sales Gallery

03-8733 0888
03-8733 8228
www.mkhberhad.com

THE EDGE-PEPS
Value Creation Excellence
Award 2016 | Residential
THE EDGE
Affordable Urban Housing
Excellence Award 2015
gta



GAYA RESIDENCY • Developer: MKH Property Ventures Sdn. Bhd. (201801001308) (1263321-V) (MKH BERHAD subsidiary) Level 5, Wisma MKH, Jalan Semenyih, 43000 Kajang, Selangor Darul Ehsan. Tel: 03-8737 8228 • Developer License No: 19979-2/09-2027/1469(A) • Validity: 10/09/2022 - 09/09/2027 • Sales & Advertising Permit No: 19979-2/09-2027/0799(N)-(S) • Validity: 03/09/2024 - 02/09/2027 • Type of Development: Serviced Apartment • Land Tenure: Freehold • Land Encumbrances: Free from Encumbrances • Authority Approving Building Plan: Majlis Perbandaran Kajang • Building Plan Reference No: B11(17)dlm.MPK(2/19/11/2024 • Date of Approval: 20/06/2024 • Number of Unit: 494 Unit • Serviced Apartment: 395 Unit • Selling Price: RM436,425 (Min.) - RM549,125 (Max.) • Affordable Apartment: 99 Unit • Selling Price: RM270,000 (Min.) - RM270,000 (Max.) • Number of Car Park: 1,151 Unit • Expected Date of Completion: Jan 2029 (52 Months) • Bumiputera Discount: 7% • Restrictions of Interest: NIL.

All information contained in the printed material and the presentation of show units are subject to change as may be required by the relevant authorities or developer's consultant. Therefore, the information and presentation shall not be taken as the exact representation of the actual unit that is to be or being purchased by you or form part of the contract. Please refer to the Sale and Purchase Agreement and the description of the actual unit and the actual unit shall be constructed accordingly.