

viera  

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15

SERENITY  
AT ARRIVAL

## URBAN SANCTUARY



Living has never been this seamless, invigorating, and interconnected. Viera 15 meets the aspirations of working professionals, modern families and savvy property investors.



## YOUR URBAN CONNECTION

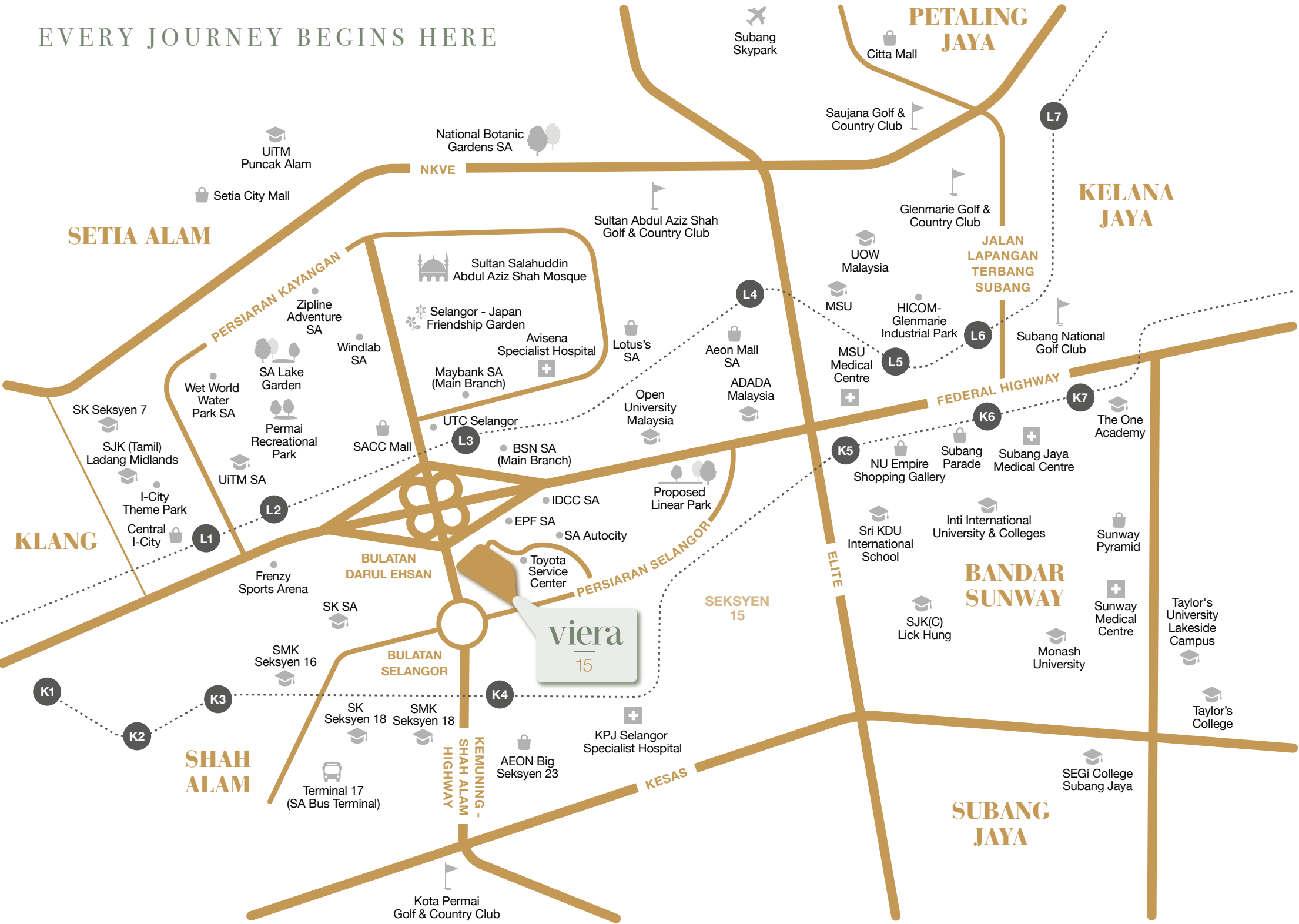
Located in Section 15, Shah Alam, Viera 15 offers unbeatable connectivity with easy access to major highways such as the Federal Highway and NKVE, making daily commutes a breeze. The upcoming LRT3 line adds even more convenience with the LRT Dato Menteri station just a short distance away. Foodies will love the endless choices nearby, from local favorites in Shah Alam to must-try spots in Klang.

For fun and relaxation, i-City Theme Park is just around the corner, offering exciting rides, dazzling light displays and family-friendly activities. Viera 15 strikes the perfect balance between peace and vibrant city living with comfort, convenience and entertainment all within reach.





EVERY JOURNEY BEGINS HERE



- SCHOOLS**
- SMK Seksyen 18
  - SK Seksyen 18
  - SK SA
  - SMK Seksyen 16
  - Open University Malaysia
  - SK Seksyen 7
  - UiTM SA
  - ADADA Malaysia
  - SJK (Tamil) Ladang Midlands
  - MSU
  - UOW Malaysia
  - Sri KDU International School
  - SJK(C) Lick Hung
  - The One Academy
  - Inti International University & Colleges
  - Monash University
  - SEGi College Subang Jaya
  - Taylor's College
  - Taylor's University Lakeside Campus
  - UiTM Puncak Alam

- SHOPPING MALL**
- SACC Mall
  - Central I-City
  - Subang Parade
  - NU Empire Shopping Gallery
  - Sunway Pyramid
  - Citta Mall
  - Setia City Mall

- GROCERY**
- AEON Big Seksyen 23
  - Lotus's SA
  - Aeon Mall SA

- PUBLIC TRANSPORT**
- Terminal 17 (SA Bus Terminal)
  - Subang Skypark

- ATTRACTIONS**
- Sultan Salahuddin Abdul Aziz Shah Mosque
  - Zipline Adventure SA
  - Windlab SA
  - Wet World Water Park SA
  - Frenzy Sports Arena
  - I-City Theme Park

- NATURE & PARK**
- Selangor - Japan Friendship Garden
  - SA Lake Garden
  - Permai Recreational Park
  - National Botanic Gardens SA

- MEDICAL CENTRES**
- Avisena Specialist Hospital
  - KPJ Selangor Specialist Hospital
  - MSU Medical Centre
  - Subang Jaya Medical Centre
  - Sunway Medical Centre

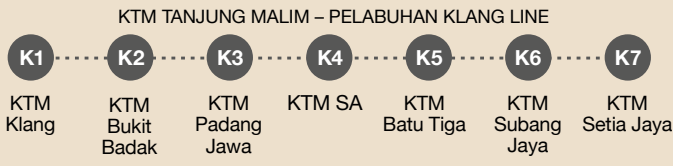
- GOLF & COUNTRY CLUB**
- Sultan Abdul Aziz Shah Golf & Country Club
  - Kota Permai Golf & Country Club
  - Subang National Golf Club
  - Glenmarie Golf & Country Club
  - Saujana Golf & Country Club

- OFFICES & CONVENTION CENTRE**
- Toyota Service Center
  - EPF SA
  - Jabatan Kebajikan Masyarakat Negeri Selangor
  - Pejabat Kebajikan Masyarakat Daerah SA
  - IDCC SA
  - Pejabat CGSO Negeri Selangor
  - Maybank SA (Main Branch)
  - UTC Selangor
  - BSN SA (Main Branch)
  - HICOM-Glenmarie Industrial Park

- HIGHWAYS**
- Kemuning-SA Highway
  - Federal Highway
  - KESAS
  - ELITE
  - NKVE

GO  
ANYWHERE  
ANYTIME

NEAR 5 MAJOR  
HIGHWAYS &  
2 MAJOR TRAIN  
LINES



# A SENSE OF SPACE



Artist's Impression Only

Step into a grand walkway that seamlessly blends residential charm with dynamic retail energy. Wide paths, lined with cafés, restaurants, and retail shopfronts, create a vibrant lifestyle hub in Shah Alam. Designed for residents, this space offers effortless access to everyday essentials and your favourite brew, redefining convenience and community.



Artist's Impression Only



Artist's Impression Only

A grand drop-off featuring stylish design, prominent shopfronts, and a lively ambiance.





## A HAVEN FOR RELAXATION & RECREATION

From above, the facilities deck emerges as a vibrant sanctuary, seamlessly blending indoor and outdoor spaces. Designed for all ages, it fosters a rhythm of relaxation and renewal—an inspiring escape, right at home.





Artist's Impression Only



## AN OASIS OF TOGETHERNESS

This vibrant space brings people together through a lively mix of activities.

The indoor gym energizes workouts, while the kids' pool and playground echo with laughter. Families gather at the BBQ pavillion for shared meals, and the jogging track with par-course stations invites movement and connection—creating a spirited hub where every moment can be enjoyed together.



Artist's Impression Only



## AN INVITATION TO RELAXATION

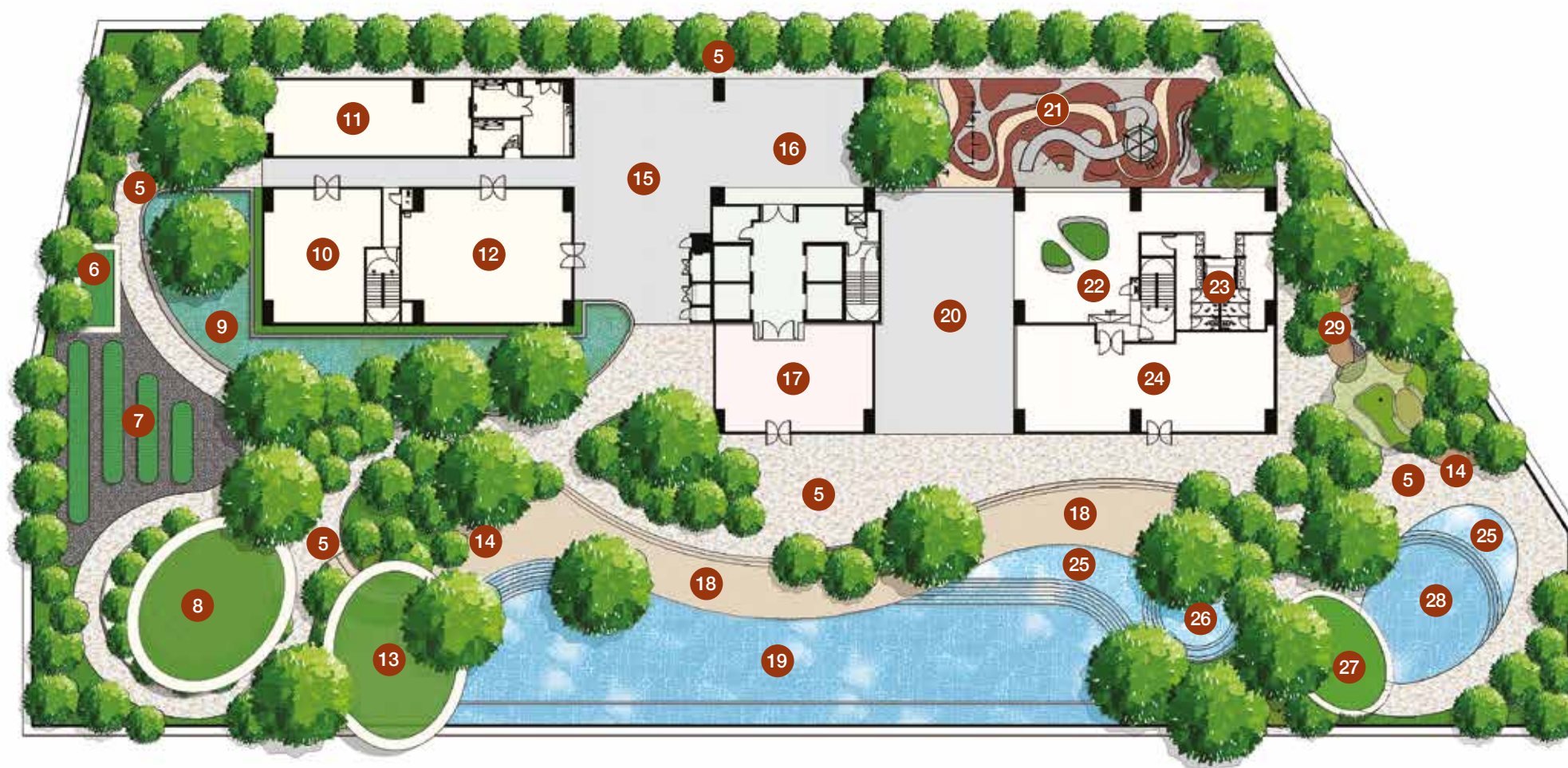


Bask by the resort-inspired pool, drift into calm in the jacuzzi or find tranquility by the bio-pond. The garden pavilion offers a peaceful escape, while the cozy reading nook is perfect for quiet reflection. With an urban farm nearby, each feature invites you to unwind and connect with nature.



Artist's Impression Only





## GROUND FLOOR

1. EV Charging Bay
2. Visitor Car Park
3. Playground
4. Kindergarten

## LEVEL 7 PODIUM

- |                       |                    |
|-----------------------|--------------------|
| 5. Jogging Track      | 18. Pool Deck      |
| 6. Garden Pavilion    | 19. Swimming Pool  |
| 7. Urban Farming      | 20. Seating Area   |
| 8. BBQ Pavilion       | 21. Playground     |
| 9. Bio-pond           | 22. Reading Corner |
| 10. Co-Working Space  | 23. Restroom       |
| 11. Surau             | 24. Gymnasium      |
| 12. Multipurpose Hall | 25. Shallow Shelf  |
| 13. Pool Pavilion     | 26. Jacuzzi        |
| 14. Outdoor Shower    | 27. Kid's Pavilion |
| 15. Open Space        | 28. Kid's Pool     |
| 16. Activity Area     | 29. Par Course     |
| 17. Lounge            |                    |



## WHERE COMMUNITY COMES TOGETHER

Look out over an idyllic landscape from the private podium-level swimming pool. This relaxing retreat brings resort vibes to your urban sanctuary. Amenities include a co-working space, gymnasium, reading room, BBQ pavilion, outdoor children's play area, yoga deck and various lounge spaces and lawns.





## SKY GARDEN

- 30. Sunset Lounge
- 31. Play Lawn
- 32. BBQ Terrace
- 33. Seating Area
- 34. Rooftop Plaza
- 35. Reflexology Garden
- 36. Yoga Deck



## LIVING SPACE TO CONNECT & RELAX

Viera 15's rooftop garden is a sanctuary in the sky. Begin your day with peaceful stretches on the yoga deck or a mindful stroll through the reflexology garden. Savor laughter and meals at the BBQ terrace while kids chase bubbles on the play lawn. As the day winds down, the sunset lounge offers breathtaking views—perfect for reflection or connection.



The play lawn provides open space for relaxation, a game, or a picnic, while the BBQ terrace is ideal for lively gatherings.

Discover tranquility on the yoga deck or refresh your senses along the reflexology path making this elevated retreat a true lifestyle haven.



Artist's Impression Only

## ELEVATED ESCAPE





Enjoy breathtaking views from the sunset lounge where golden hour creates the perfect ambiance for unwinding. Gather, grill, and unwind—where good food and great company come together under open skies.



## INTERIORS THAT INSPIRE

Timeless design meets modern comfort—your perfect family home.







Viera 15 embraces open-plan living with generous ceiling heights and quality fittings. Glazing harnesses natural light and enhances the views from your apartment.



BUILDING SPECIFICATIONS

<b>Structure</b> Reinforced Concrete Framework	
<b>Wall</b> Concrete Wall* / Brick Wall* / Dry Wall* (*where applicable)	
<b>Roofing Covering</b> Reinforced Concrete Roof	
<b>Roofing Framing</b> Reinforced Concrete	
<b>Ceiling</b> Skim Coat with Paint* / Plaster Ceiling with Paint* (*where applicable)	
<b>Windows</b> Aluminium Framed Glass Window	
<b>Doors</b> Main Entrance Bedrooms & Bathrooms Others Timber Fire Rated Door Timber Flush Door Sliding Door with Glass Panel* / Timber Flush Door* (*where applicable)	
<b>Ironmongery</b> Selected Quality Locksets	
<b>Wall Finishes</b> Internal/ External Kitchen Bathrooms Others Plaster with Paint Plaster with Paint* / Tiles* (*where applicable) Plaster with Paint* / Tiles* / Mirror* (*where applicable) Plaster with Paint	
<b>Floor Finishes</b> Living / Dining Kitchen Bedrooms Bathrooms Others Laminated Timber Flooring* / Tiles* (*where applicable) Laminated Timber Flooring* / Tiles* (*where applicable) Laminated Timber Flooring Tiles Tiles	
<b>Sanitary and Plumbing Fittings</b> Selected Quality Sanitary Wares and Fittings	
<b>Electrical Installation</b> Adequate Electrical Points	
<b>Internal Telephone Trunking and Cabling</b> Fibre Wall Socket	

For all types except A1.



The master bedroom is designed for restful relaxation.

Artist's Impression Only



## THE DEVELOPER

Serta Usaha Sdn Bhd (A MEMBER OF KERJAYA PROSPEK PROPERTY BERHAD)

Kerjaya Prospek Property Berhad is a distinguished developer known for its exceptional projects across Klang Valley, Melaka, and Penang. Notable developments include 222 Residency, 288 Residency and 100 Residency in Setapak, Viridian in Cheras Idaman, Residency V at Old Klang Road, The Shore at Melaka River, Kaleidoscope in Setiawangsa, Straits Residences at Seri Tanjung Pinang, The Vue at Monterez, Papyrus North Kiara and Bloomsvale—all recognized as valuable investment opportunities.

At Kerjaya Prospek Property Berhad, we uphold management excellence, strong corporate values, and a dynamic business approach while maintaining an unwavering vision to deliver products and services of the highest quality. Our design ethos and commitment to sustainability ensure that our homes are built in carefully selected locations, thoughtfully integrated with their surroundings. This philosophy reflects the company's vision—established by builders who rose from humble beginnings.

## ARCHITECT

RICHARD W. Z. LEE ARCHITECT

Richard W. Z. Lee Architect has built a strong reputation for innovative design and technical expertise, collaborating with a diverse range of clients across the retail, residential, and industrial sectors. From the outset, the firm has been dedicated to helping clients achieve success by securing optimal planning approvals and delivering thoughtful, cost-effective design solutions.

Each project is approached as a unique opportunity to create environments that enhance both the exterior and interior of a development—benefiting

clients, investors, occupants, and the surrounding community. The firm firmly believes that good design adds value in multiple ways.

Their philosophy prioritizes hands-on involvement from partners throughout the entire process—from the initial brief and concept design to the final stages of construction. This consistent approach ensures clear direction and creative continuity, which they consider essential to the success of every project.

## LANDSCAPE

SD2

SD2, established in 2008 by Ng Sek San, Ong Pay Chee, and Lee Wern Ching, upholds the core principles of Seksan Design. The team deliberately limits the number of projects they take on to maintain consistently high standards.

Specializing in townships, residential areas, parks, and commercial developments, SD2 approaches each project as a unique challenge. Their designs are deeply rooted in the Malaysian context, utilizing local materials and a strong understanding of the country's building industry and work culture. Every project begins with a commitment to respecting the genius loci—the unique spirit of the site. Beyond

physical considerations, they also integrate cultural context, ensuring that each solution is appropriate for its time and place.

SD2 collaborates closely with architects and clients to create landscape spaces that enhance both the meaning and aesthetics of each development while addressing technical and practical needs. Known for their willingness to experiment, the firm consistently strikes a balance between innovation and its core design principles, producing work that is both distinctive and true to its creative philosophy.



Property

### HEAD OFFICE

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[www.kpproperty.com.my](http://www.kpproperty.com.my)

### FOR ENQUIRIES

**VIERA15 SALES GALLERY**

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[viera15.com.my](http://viera15.com.my)

**NO LESEN PEMAJU:** 30075/05-2027/0074(A) | **TEMPOH SAH:** 10/05/2022 – 09/05/2027 | **NO PERMIT IKLAN DAN JUALAN:** 30075-1/03-2028/0190(N)-(S) | **TEMPOH SAH:** 07/03/2025 – 06/03/2028 | **PIHAK BERKUASA:** MAJLIS BANDARAYA SHAH ALAM (MBSA) | **NO RUJUKAN BAGI PELAN BANGUNAN:** MBSA/BGN/BB/600-2(PB)/SEK.15/0096-2023 | **TARIKH DIJANGKA SIAP:** JULAI 2028 | **PEGANGAN:** PAJAKAN (26/09/2106) | **BEBANAN:** TIADA | **JUMLAH UNIT:** 479 UNIT | **HARGA:** MAMPU MILIK RM270,000 MIN. RM523,200 MAK. RM864,000 | **LUAS BINAAN:** 51-106 METER PERSEGI | **DISKAUN BUMIPUTERA:** 10% | **SEKATAN KEPENTINGAN:** TANAH INI BOLEH DIPINDAHMIK, DIPAJAK ATAU DIGADAI SETELAH MENDAPAT KEBENARAN PIHAK BERKUASA NEGERI. | IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY

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