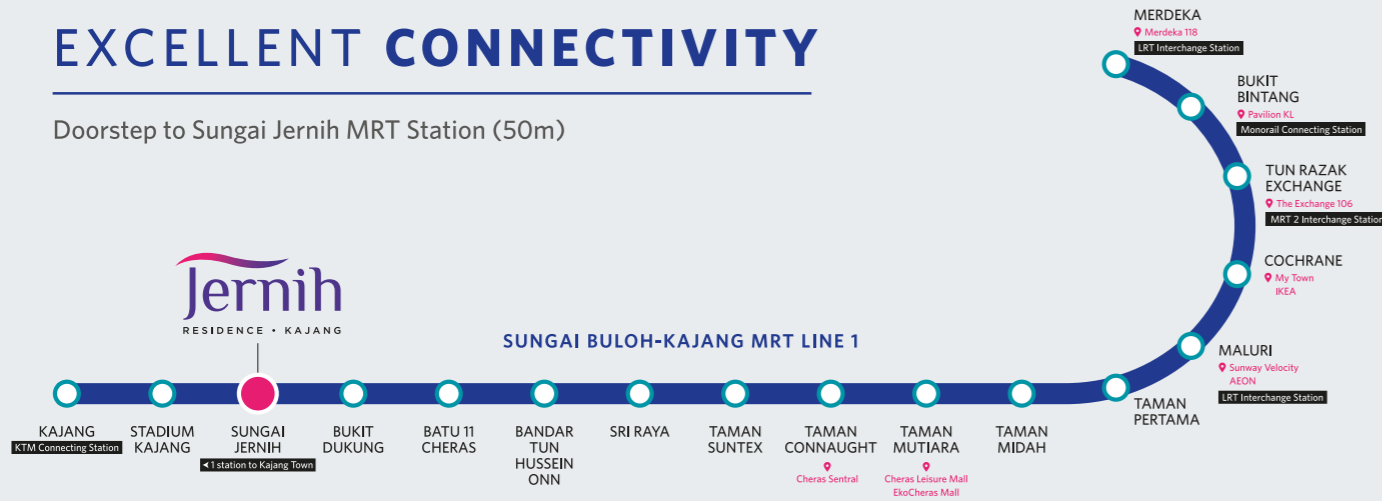


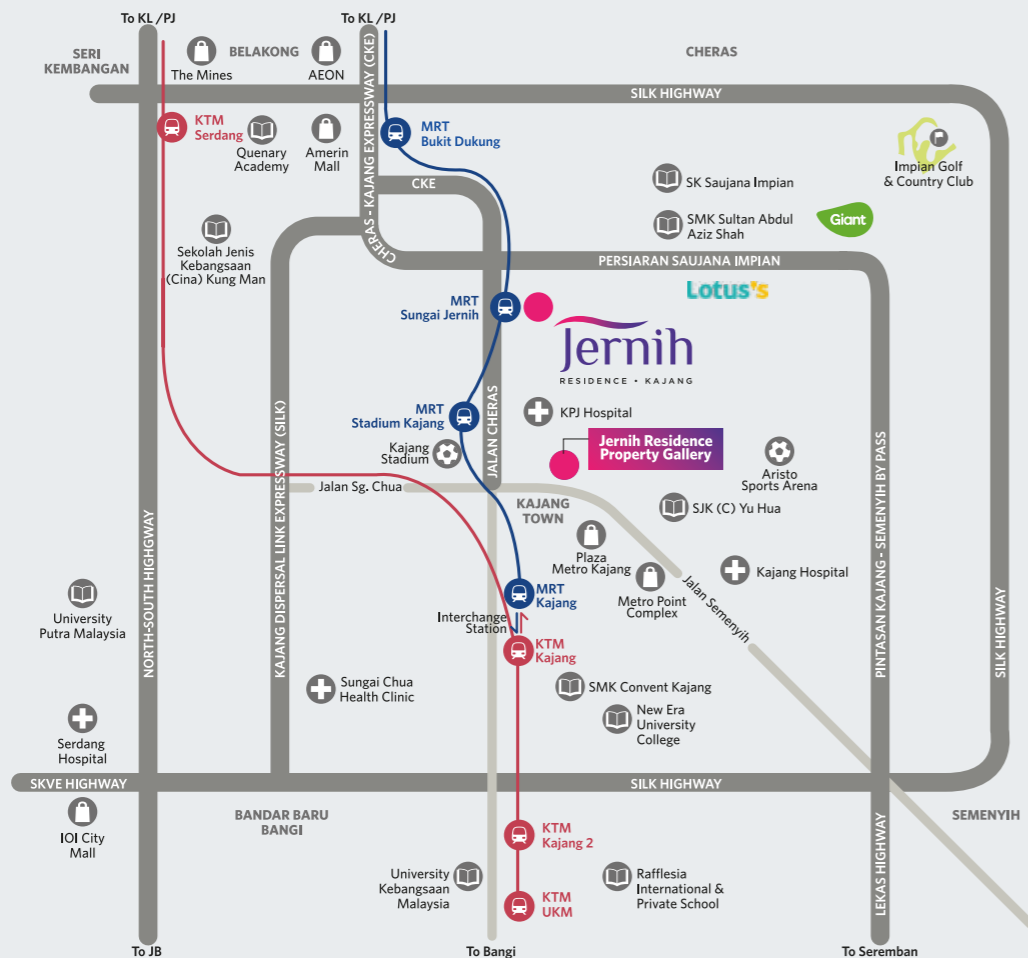
EXCELLENT CONNECTIVITY

Doorstep to Sungai Jernih MRT Station (50m)



CONVENIENT ACCESSIBILITY

Be connected and gain easy access through the comprehensive MRT system and linkage of major highways such as Cheras-Kajang Highway (CKE), Kajang Dispersal Link Expressway (SILK), Kajang-Seremban Highway, LEKAS Highway, Jalan Semenyih and Jalan Cheras.



Jernih
RESIDENCE • KAJANG

A Joint Development between **SUNWAY** **MKH**

Jernih Residence Property Gallery

Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Petaling Jaya, Selangor Darul Ehsan, Malaysia.

Jernih Residence Property Gallery | Sunway Property | Sunway Property

1700 81 2229
jernihresidence.com

A Joint Development by



Serviced Residence
FREEHOLD

Developer: Daksina Harta Sdn Bhd (915269-T) • Address: Lobby Level, Menara Sunway, Jalan Lagoon Timur, Bandar Sunway, 47500 Selangor Darul Ehsan, Malaysia • Developer's License No.: 30008/02-2027/0007(A) • Validity Period: 01/03/2022-28/02/2027 • Advertisement & Sales Permit No.: 30008-1/06-2025/0048(A)-(S) • Validity Period: 10/06/2022 - 09/06/2025 • Authority Approval Building Plan: Majlis Perbandaran Kajang • Building Plan No.: MPKJ.OSC/A12/1/15-2021 • Land Encumbrance: Ambank (M) Berhad • Land Tenure: Freehold • Expected Date of Completion: July 2026 • Type of Property: Serviced Apartment • Total No. of Units: 1,605 units • Block A: 889 Units • Block B: 716 Units • Built-up Area: 550 sq.ft. - 850 sq.ft. • Selling Price (Minimum): RM270,000 • Selling Price (Maximum): RM678,750 • Bumiputera Discount: 10% • The information contained in this advertisement is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this advertisement, the developer cannot be held responsible for any inaccuracies. All of the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer • THE ADVERTISEMENT HAS BEEN APPROVED BY JABATAN PERUMAHAN NEGARA.

A VIBRANT CONVENIENT LIVING AWAITS

DIRECT LINK TO MRT STATION



Cheras

CKE Highway

SK & SMK
Saujana Impian

Masjid
Saujana Impian

Lotus's Kajang

Sungai Jernih
MRT Station

KPJ Hospital

Kajang Plaza
Medical Centre

Kajang
Town

Stadium
Kajang



COMPREHENSIVE RESORT LIFESTYLE FACILITIES



30M LENGTH INFINITY POOL
Relax and unwind by the pool

FOR YOUR ACTIVE LIFESTYLE



KID'S POOL
Make a splash for a fun day out with the whole family



HALF-BASKETBALL COURT
Multifunctional outdoor space for basketball enthusiasts



FUNCTION LAWN
Exquisite garden space for private functions

FOR YOUR LEISURE



PARTY PAVILION
Lively space for social gatherings



BBQ TERRACE
Host a BBQ party for entertaining social gatherings

A VIBRANT CONVENIENT LIVING AWAITS DIRECT LINK TO MRT STATION

Designed with a standard for a vibrant lifestyle, Jernih Residence is strategically located within the heart of Kajang. Developed with a goal to spark the revival of a prime 5.28-acre land, this exciting freehold transit-oriented development (TOD) is cultivated to be a home where your story begins.



FREEHOLD DEVELOPMENT

Tallest High-Rise Landmark in Kajang



DIRECT LINK TO SUNGAI JERNIH MRT STATION (50M)

TOD Connectivity for Daily Convenience



RETAIL CONVENIENCE

Shopping and Dining Conveniences
at Your Doorstep



RESORT LIFESTYLE FACILITIES

Bask in a Wide Range of Amenities



FUNCTIONAL LAYOUTS

Various Layouts for Practical &
Comfortable Living



MULTI-TIERED SECURITY

Comprehensive 24/7 Security
for Added Peace of Mind



GREENRE CERTIFIED DEVELOPMENT

Promoting Sustainability for
Better Health and Well-Being



STRATEGIC ACCESSIBILITY

Travel with Ease,
Linked to
Major Highways



MATURED NEIGHBOURHOOD

Enjoy the Possibilities of
Getting Everything You Need



DISCOVER THE JOY OF BALANCED LIVING

CONNECTIVITY

Doorstep to Sungai Jernih MRT Station (50m)



CONVENIENCE

Retail Convenience Right At Your Doorstep



COMFORTABLE LIVING

Modern & Practical Layouts For Delightful Living

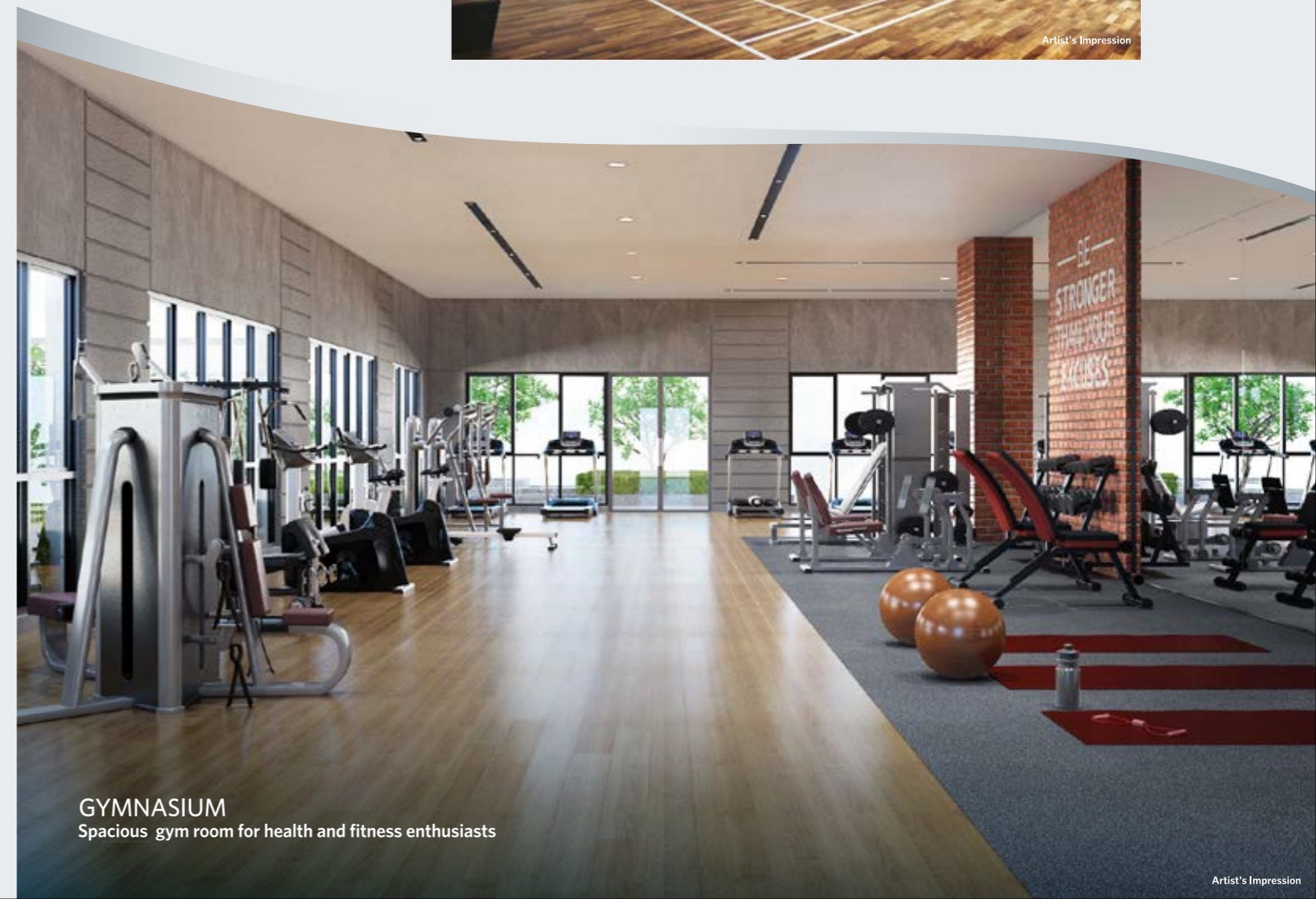


LOBBY

Experience the comfort of the lobby, an exclusive designated area where you can warmly welcome your guests.

MULTI-PURPOSE HALL / BADMINTON COURT

A designated space to accommodate events or activities



GYMNASIUM

Spacious gym room for health and fitness enthusiasts

EXPERIENCE THE JOY OF BALANCED LIVING

Jernih Residence is designed with an integrated and comprehensive master plan, complete with a strategic vision to encapsulate an iconic landmark in Kajang. Enjoy a wide range of lifestyle facilities for all ages and interests that will redefine your daily routine.

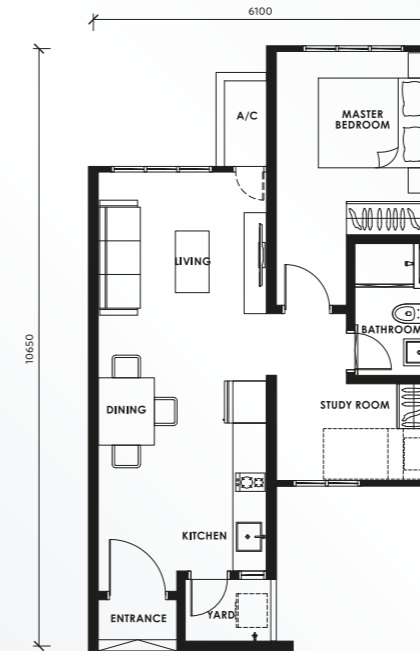


FACILITIES PODIUM @LEVEL 10

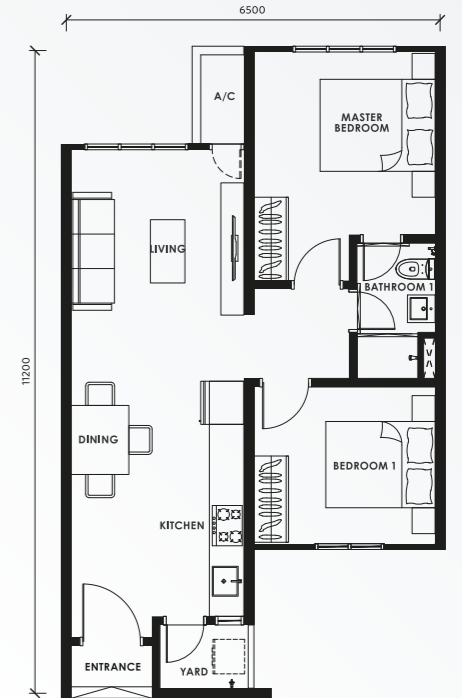
- | | | |
|---------------------------|--|--------------------------|
| 1 30m-Long Infinity Pool | 10 Party Pavilion | 19 Kid's Playground |
| 2 Outdoor Jacuzzi | 11 Jogging Path | 20 Exercise Station |
| 3 Lounger Pavilion | 12 Multipurpose Hall/
Badminton Court | 21 BBQ Terrace |
| 4 Pool Deck | 13 Multipurpose Deck | 22 Yoga / Tai Chi Garden |
| 5 Outdoor Shower | 14 Herbs Garden | 23 Party Deck |
| 6 Kid's Pool | 15 Function Lawn | 24 Gymnasium |
| 7 Kid's Pool Slide | 16 Outdoor Seating Niche | 25 Covered Walkway |
| 8 Shallow Water Play Deck | 17 Half-Basketball Court | 26 Restroom |
| 9 Kid's Fun Deck | 18 Games Court Area | 27 Surau |

FLOOR PLAN

TYPE A
550 SQ.FT
1+1 BEDROOMS | 1 BATHROOM



TYPE B
650 SQ.FT
2 BEDROOMS | 1 BATHROOM



TYPE C
750 SQ.FT
2 BEDROOMS | 2 BATHROOMS



TYPE D
850 SQ.FT
3 BEDROOMS | 2 BATHROOMS

