

PROPERTY HERO
FOR INTERNAL CIRCULATION ONLY



MHP3

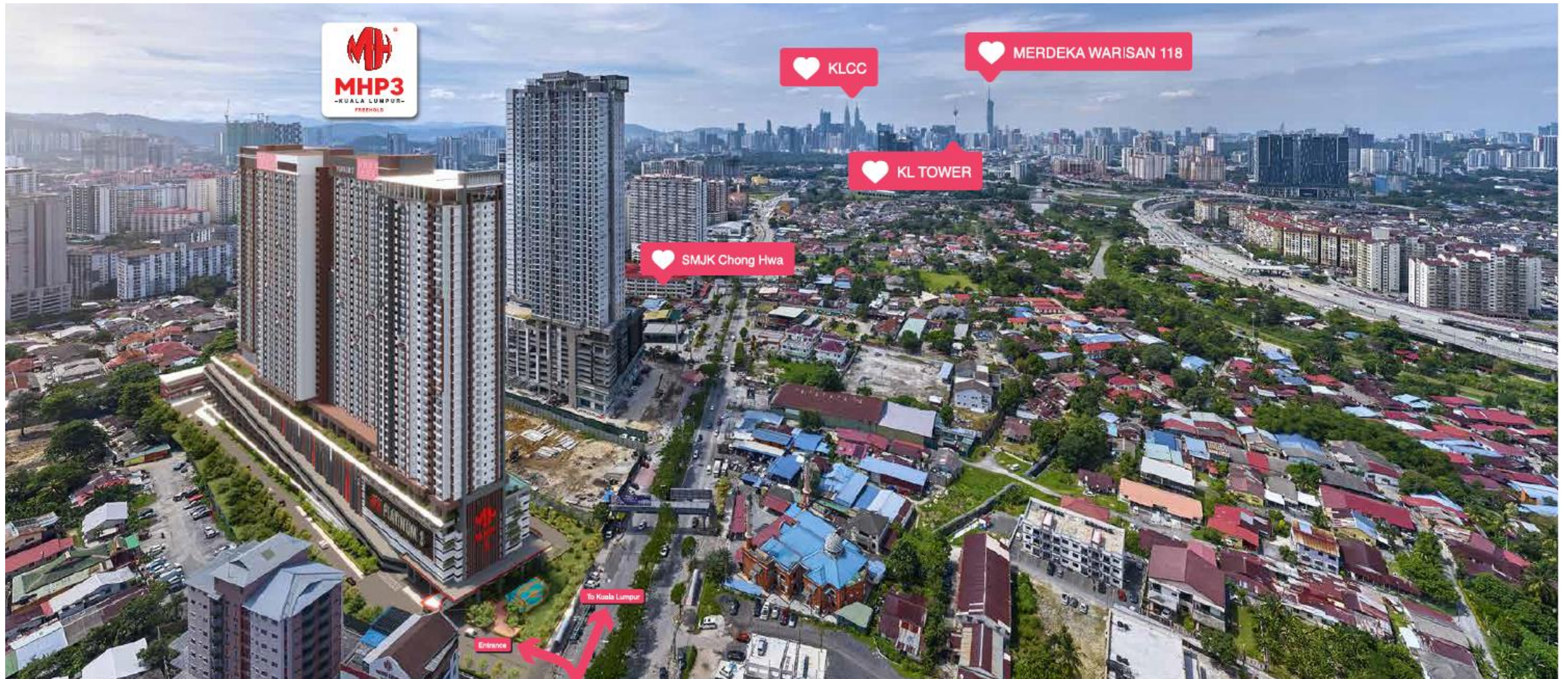
- KUALA LUMPUR -

FREEHOLD

Sales Kit

Aerial View

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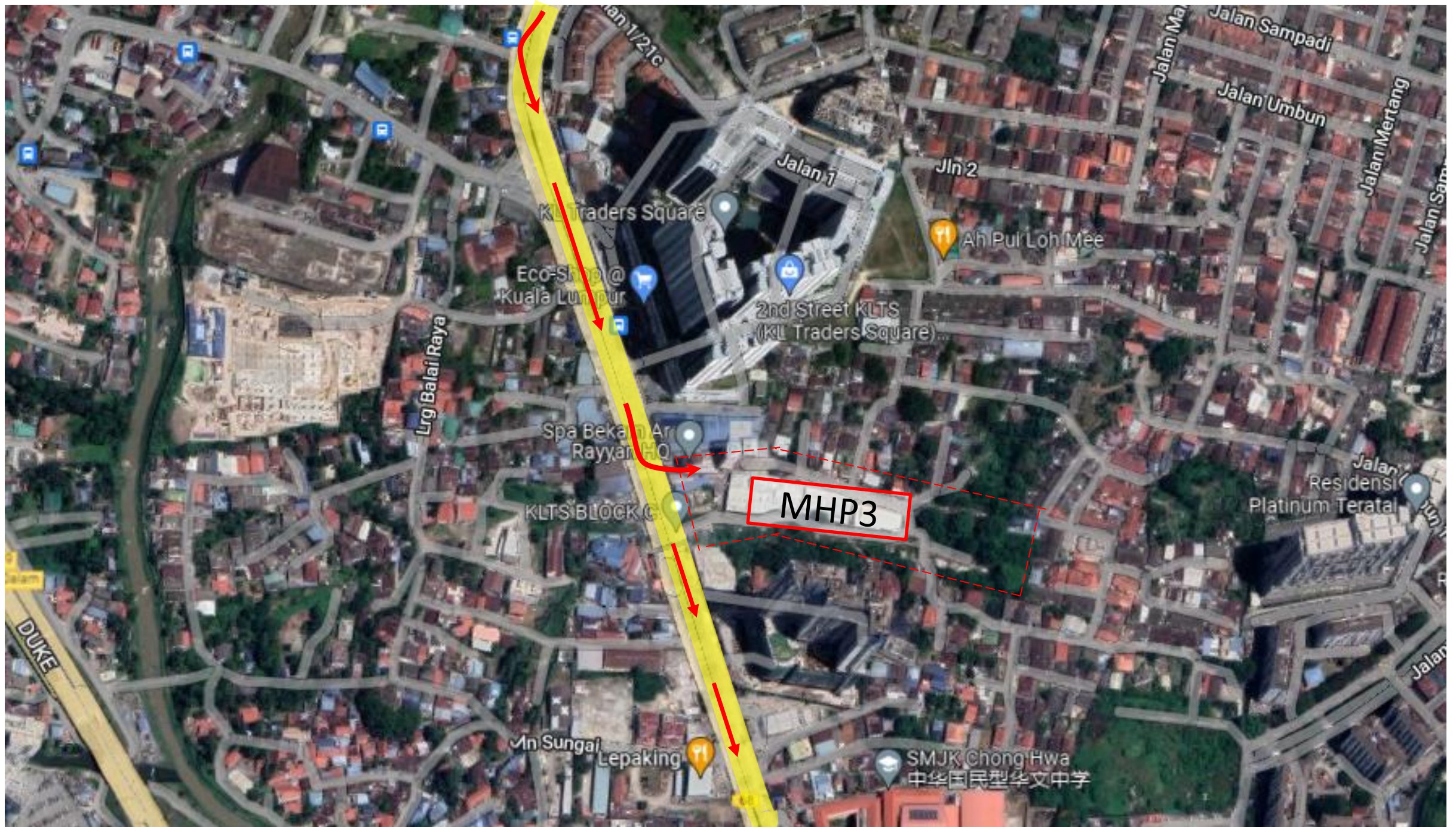


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LOCATION & AMENITIES

Location

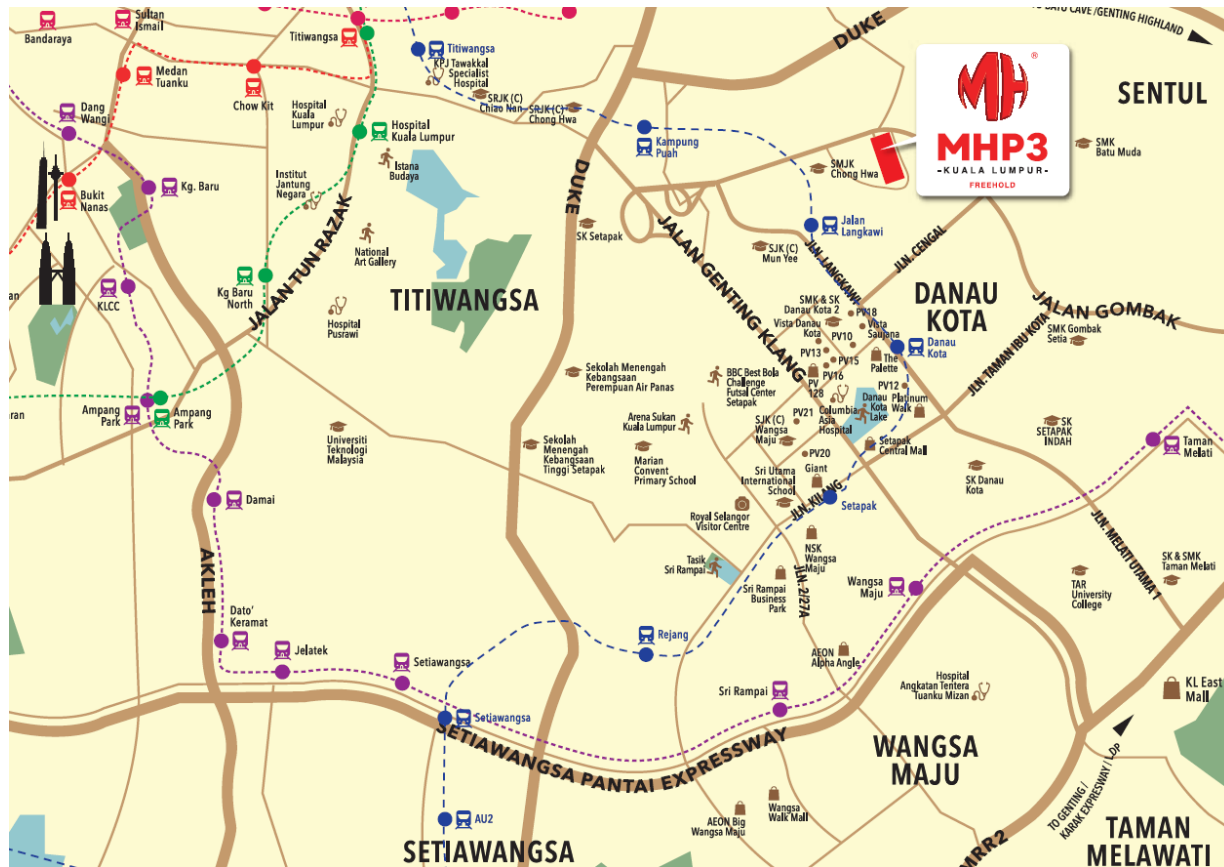
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Coordinate: 3.201918506285331, 101.70353450637835

Location Map

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Nearby Shopping Malls/ Hypermarkets/ Commercial

- 3.3KM – THE PALETTE
- 4.0KM – SETAPAK CENTRAL MALL
- 4.3KM – GIANT HYPERMARKET SETAPAK
- 4.9KM – NSK WANGSA MAJU
- 4.9KM – RAMPAI BUSINESS PARK
- 5.6KM – AEON ALPHA ANGLE
- 6.5KM – KL EAST MALL
- 7.0KM – WANGSA WALK MALL
- 7.8KM – MELAWATI MALL

Nearby Hospitals

- 2.7KM – COLUMBIA ASIA HOSPITAL
- 3.7KM – TAWAKAL HEALTH CENTRE
- 4.9KM – HOSPITAL KUALA LUMPUR
- 5.0KM – HOSPITAL PUSRAWI
- 6.0KM – INSTITUT JANTUNG NEGARA

Train Station

- 4.7KM – LRT TAMAN MELATI
- 5.3KM – LRT WANGSA MAJU
- 6.7KM – LRT SRI RAMPAI

Nearby Recreation / Places of interest

- 3.7KM – DANAU KOTA LAKE
- 4.2KM – ISTANA BUDAYA
- 5.2KM – TASIK SRI RAMPAI
- 5.3KM – TASIK TITIWANGSA
- 8.6KM – ZOO NEGARA

Primary Schools

- 1.3KM – SJKC MUN YEE
- 3.0KM – SJKC LEE RUBBER
- 3.0KM – SK DANAU KOTA 2
- 3.1KM – SJKC CHONG HWA
- 3.6KM – SJKC WANGSA MAJU
- 3.6KM – SK DANAU KOTA
- 4.0KM – SMK TINGGI SETAPAK
- 4.2KM – SK SETAPAK INDAH
- 5.4KM – SK TAMAN SETIA
- 5.2KM – SK TAMAN MELATI
- 5.6KM – SMK TAMAN MELATI
- 5.9KM – SK TAMAN SERI RAMPAI
- 5.9KM – SMK TAMAN SERI RAMPAI
- 6.0KM – SK DESA SETAPAK

Secondary Schools

- 0.5KM – SMJK CHONG HWA
- 2.6KM – SMK(P) AIR PANAS
- 2.9KM – SMK DANAU KOTA
- 3.3KM – SMK TINGGI SETAPAK
- 4.2KM – SMK GOMBAK SETIA
- 5.8KM – SMK TAMAN MELATI
- 5.9KM – SMK TAMAN SERI RAMPAI

International Schools

- 7.2KM – MAREFAT INTERNATIONAL SCHOOL
- 8.8KM – BRIGHTON INTERNATIONAL SCHOOL

College / Universities

- 5.1KM – OUM LEARNING CENTRE
- 5.5KM – TARUMT
- 7.9KM – MALAYSIA INSTITUT OF ART

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PROJECT DESCRIPTION

Project Brief

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DEVELOPER	MHP3 SDN BHD		
PROJECT NAME	RESIDENSI MH PLATINUM 3		
COMPONENT	APARTMENT SUITES		
DEVELOPMENT AREA	NETT	3.33 ACRES	
	GROSS	4.97 ACRES	
LOCATION	SETAPAK		
LAND TENURE	FREEHOLD		
LAND TITLE	COMMERCIAL STRATA		
DEVELOPMENT TYPE	FREECOST		
PROPERTY TYPE	APARTMENT SUITES		
ESTIMATE COMPLETION DATE	Q2 2027		
DEVELOPMENT DATA	APARTMENT SUITES		TOTAL
TOTAL BLOCK	2		2
UNIT FLOORS LEVEL	LEVEL 9TH - LEVEL 41ST	33	-
FACILITY PODIUM	GROUND FLOOR, LEVEL 8 TH & LEVEL 41 ST	3	-
CAR PARK FLOOR LEVEL	LEVEL G - LEVEL 7TH	8	-
TOTAL FLOORS LEVEL	LEVEL G - LEVEL 41ST	42	-
TOTAL UNITS PER FLOOR	BLOCK A : 27 UNITS BLOCK B : 25 UNITS		-
TOTAL UNITS	1688		1688
NO OF LIFTS PER BLOCK	BLOCK A : 8 PASSENGER LIFTS + 2 SERVICE LIFTS BLOCK B : 7 PASSENGER LIFTS + 1 SERVICE LIFT		

Project Brief

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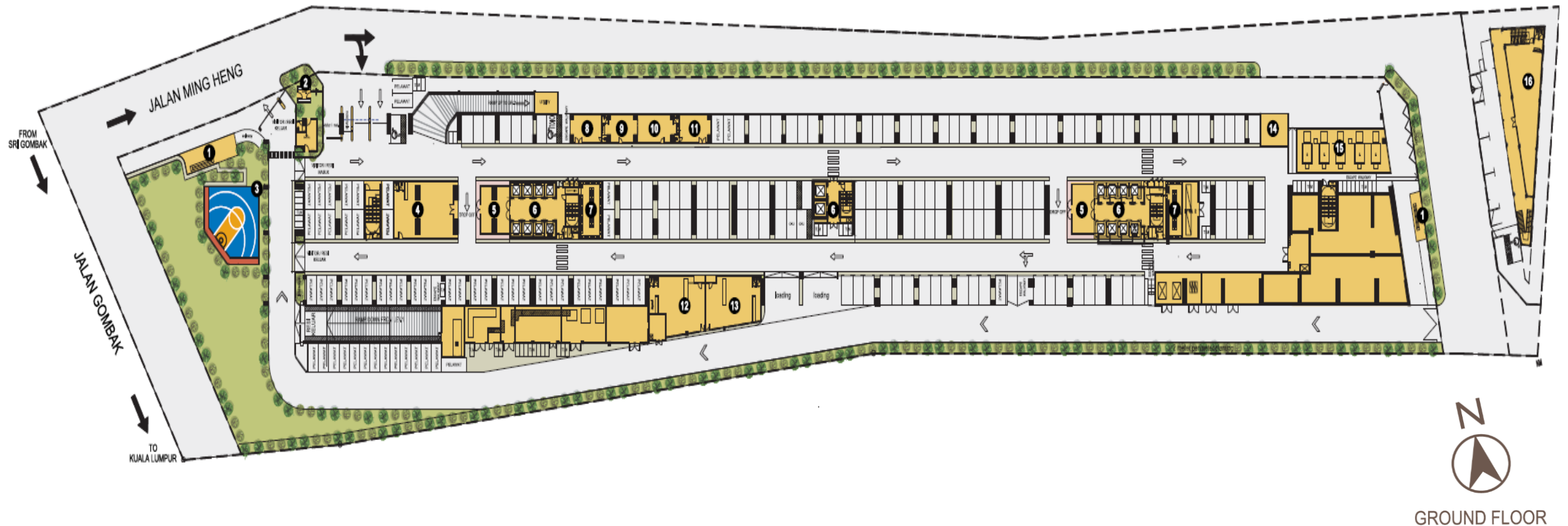
TYPE OF UNIT	BUILT UP AREA (SQ. FT.)	Bedrooms + Baths	NO OF UNITS		
			BLOCK A	BLOCK B	TOTAL
Type A	650	2 Rooms + 2 Baths	422	421	843
Type B	850	3 Rooms + 2 Baths	359	293	652
Type C	950	3 Rooms + 3 Baths	96	97	193
TOTAL UNITS			877	811	1,688

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Facility Plan

Ground Level Facilities

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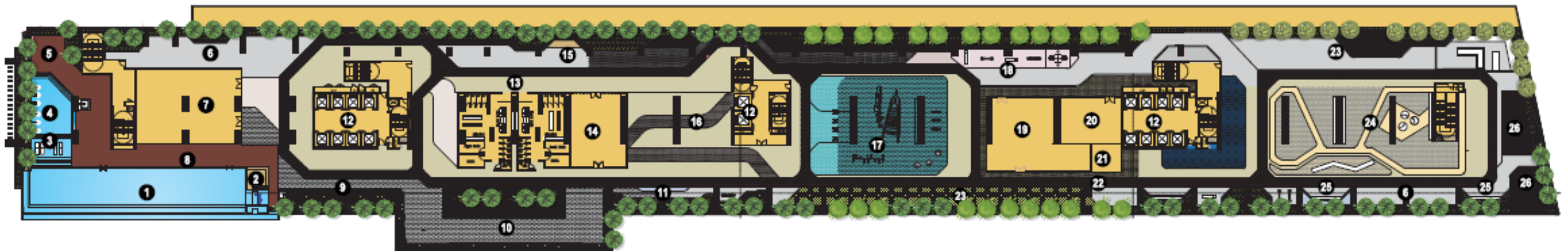


LEGENDS

- | | | |
|---------------------------|---|-------------------------|
| 1. E-hailing waiting area | 8. Muslim Mortuary Management Room | 14. Bulky Waste Room |
| 2. Security Guard Room | 9. Prayer Room (Female) | 15. Refuse Chamber Room |
| 3. Shooting Court | 10. Prayer Room (Male) | 16. Commercial Shop |
| 4. Management Office | 11. Non-Muslim Mortuary Management Room | |
| 5. Lobby | 12. Kindergarten | |
| 6. Lift Lobby | 13. Child Care Center | |
| 7. Letter Box Room | | |

Level 8 Facilities

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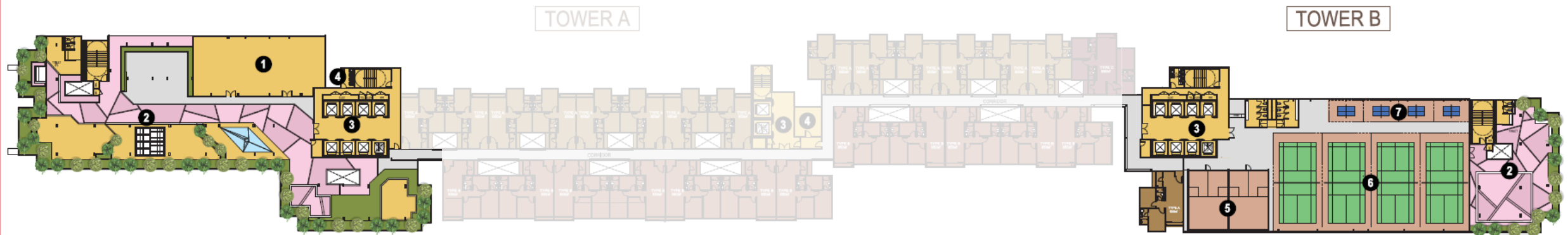


LEGENDS

- | | | |
|----------------------|-----------------------------|----------------------|
| 1. Swimming Pool | 11. Reflexology Path | 21. Laundry |
| 2. Spa Pool | 12. Lift Lobby | 22. Jogging Track |
| 3. Wet Deck | 13. Changing Room / Toilet | 23. Open Lawn |
| 4. Wading Pool | 14. Utility Room | 24. Toddler's Corner |
| 5. Family Port | 15. Reading Nook | 25. Sitting Pod |
| 6. Lounge | 16. Clubhouse Open Activity | 26. BBQ Area |
| 7. Gymnasium | 17. Playground | |
| 8. Pool Deck | 18. Outdoor Gym | |
| 9. Tiered Planter | 19. Game Room | |
| 10. Pavilion Benches | 20. Shop | |

Level 41 Facilities

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LEGENDS (TOWER A)

1. Function Hall
2. Sky Garden
3. Lift Lobby
4. Refuse Room

LEGENDS (TOWER B)

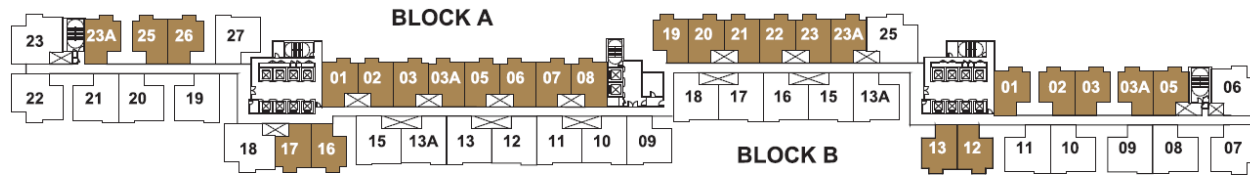
5. Squash Court
6. Badminton Court
7. Table Tennis Court

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UNIT FLOOR PLAN

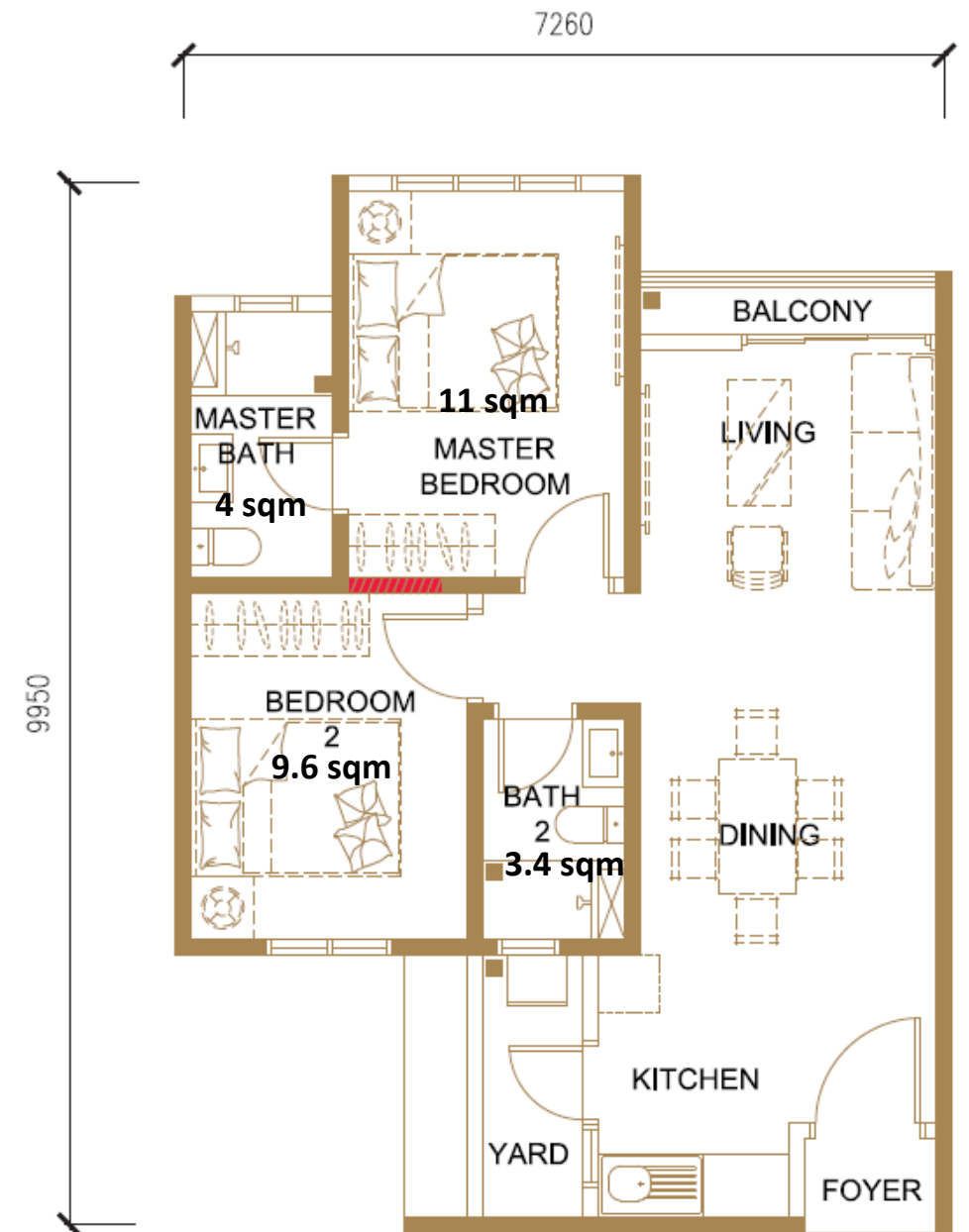
FLOOR PLAN

PROPERTY HERO FOR INTERNAL CIRCULATION ONLY



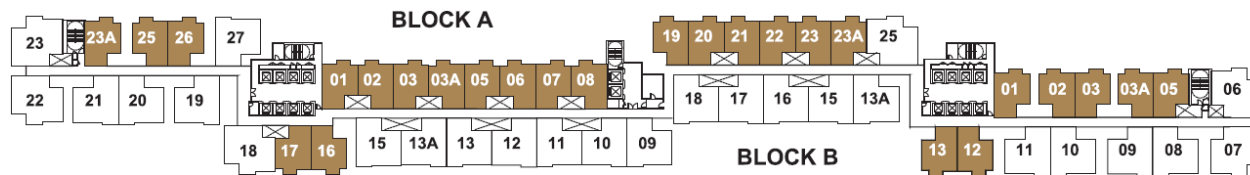
Type A
Built-Up: 650 Sq. ft. (60.4 Sq. m)

2 Bedrooms & 2 Bathrooms

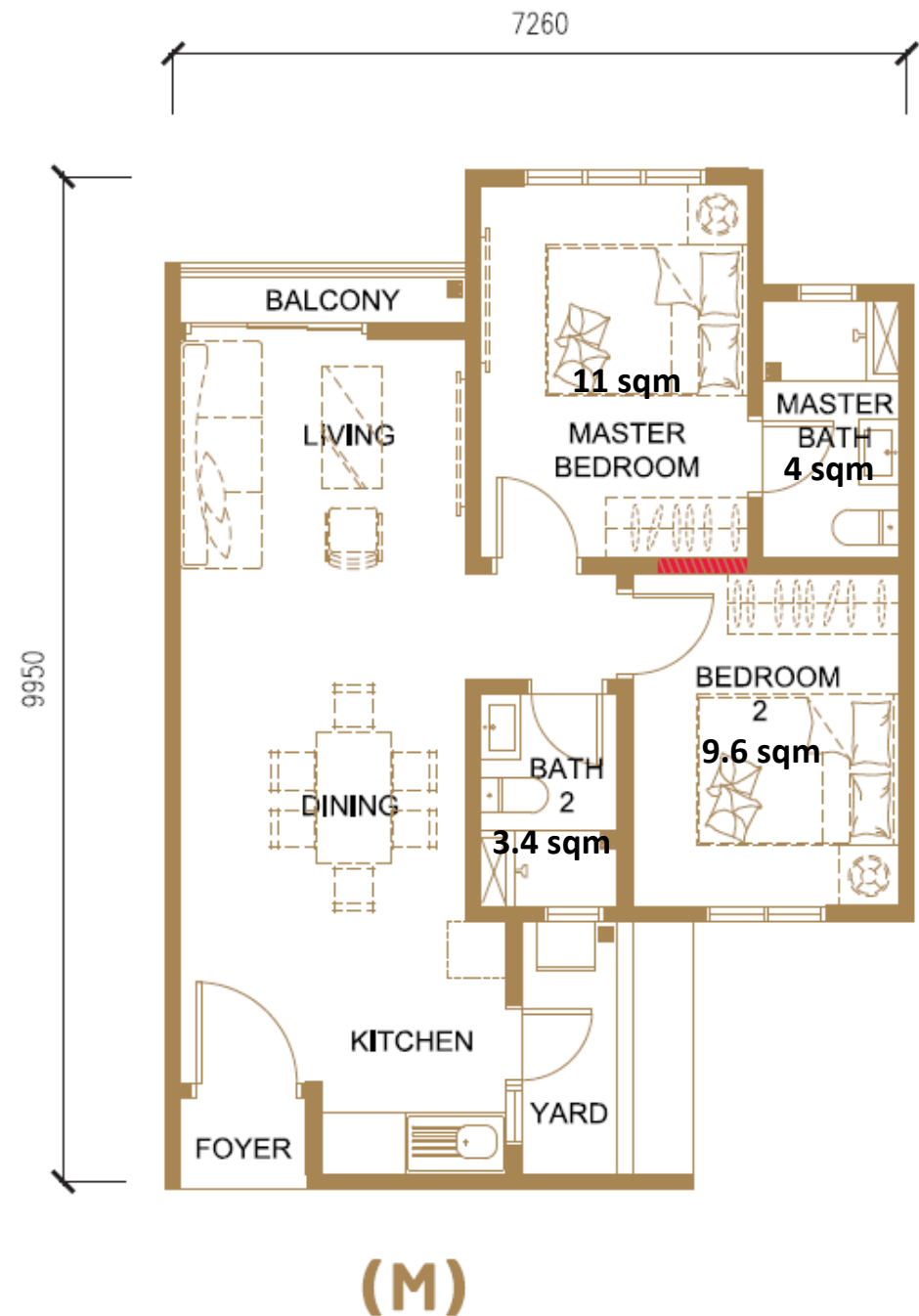


FLOOR PLAN

PROPERTY HERO FOR INTERNAL CIRCULATION ONLY

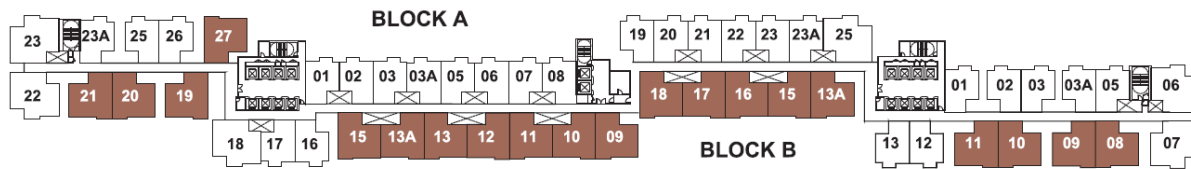


Type A (M)
Built-Up: 650 Sq. ft. (60.4 Sq. m)
2 Bedrooms & 2 Bathrooms



FLOOR PLAN

PROPERTY HERO FOR INTERNAL CIRCULATION ONLY

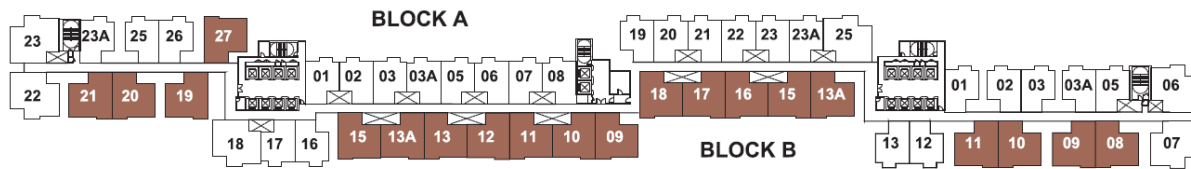


Type B
Built-Up: 850 Sq. ft. (79 Sq. m.)
3 Bedrooms & 2 Bathrooms

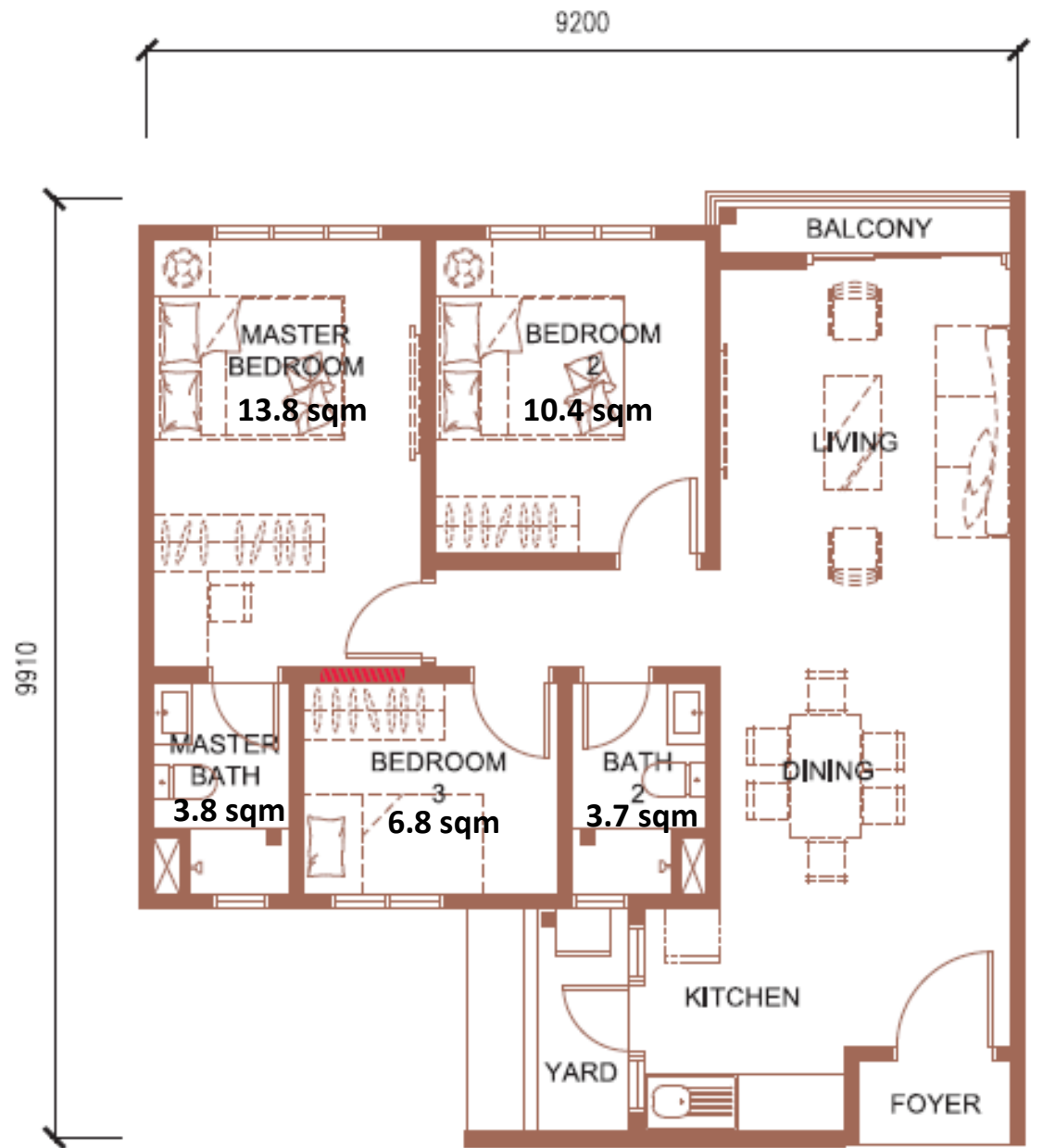


FLOOR PLAN

PROPERTY HERO FOR INTERNAL CIRCULATION ONLY



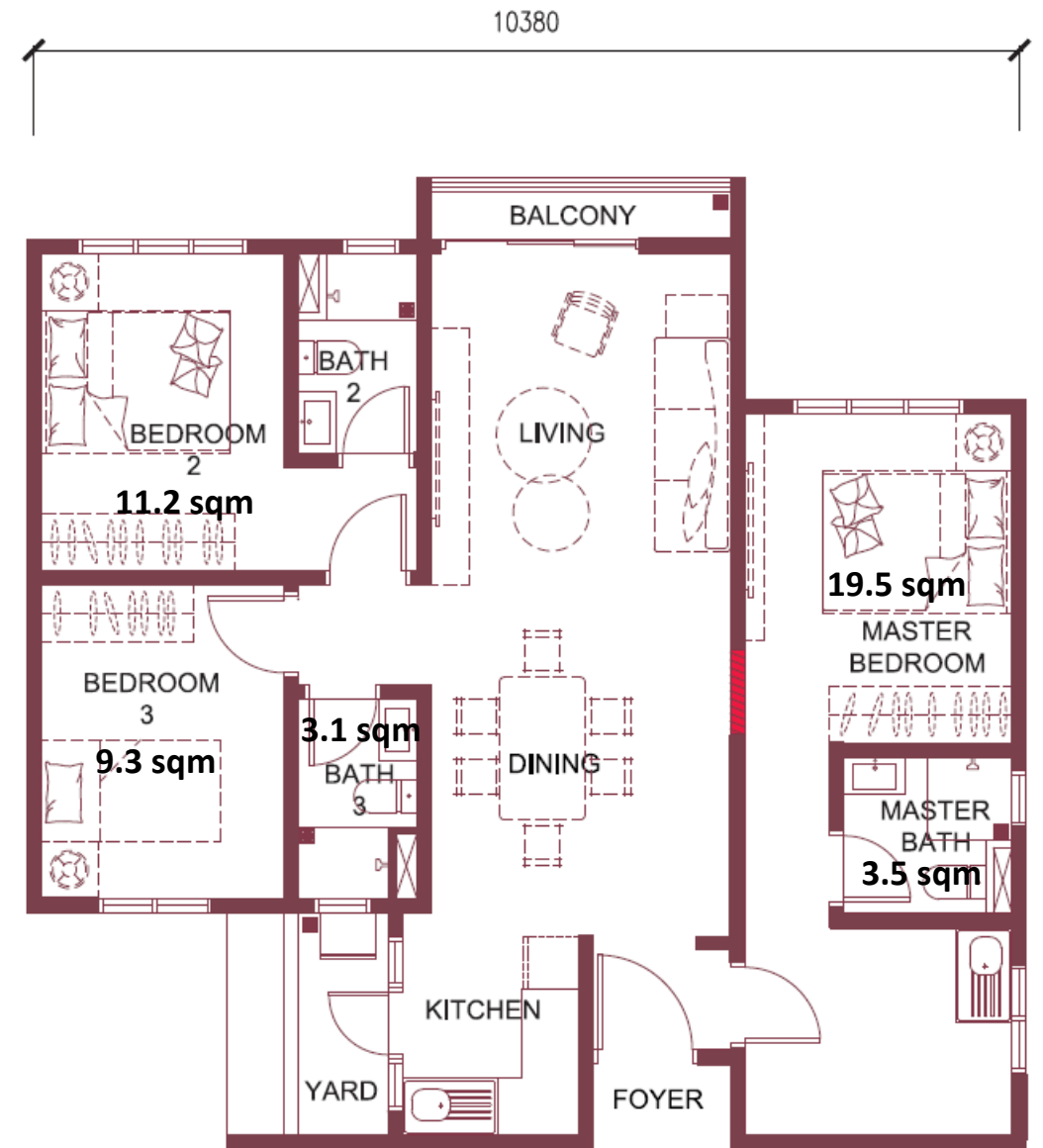
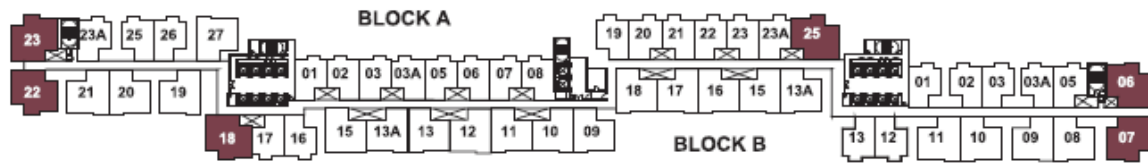
Type B (M)
 Built-Up: 850 Sq. ft. (79 Sq. m.)
 3 Bedrooms & 2 Bathrooms



(M)

FLOOR PLAN

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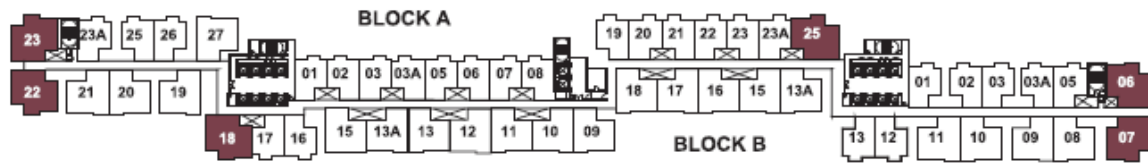


Type C
Built-Up: 950 Sq. ft. (88.3 Sq. m.)

3 Bedrooms & 3 Bathrooms

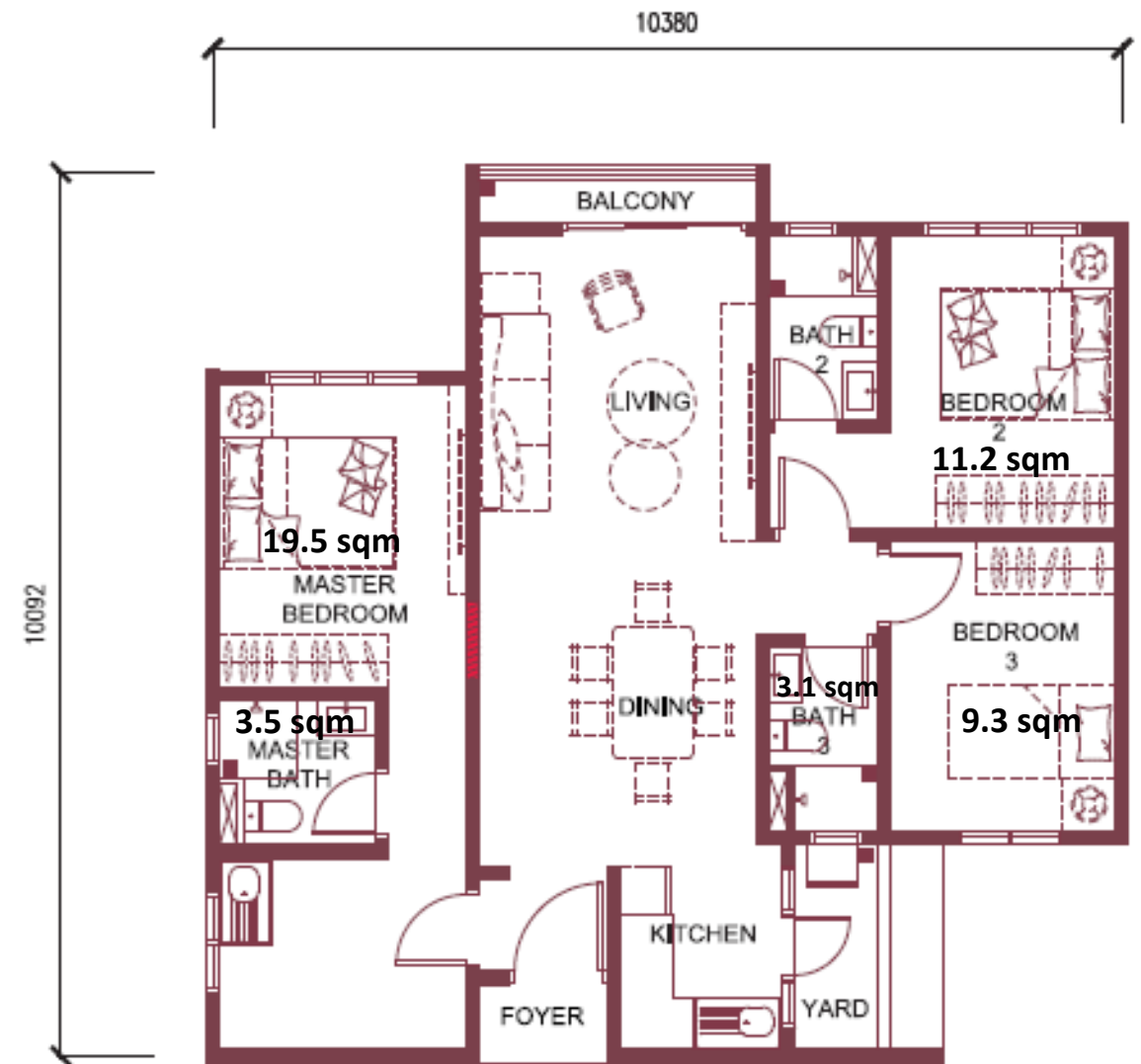
FLOOR PLAN

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Type C (M)
Built-Up: 950 Sq. ft. (88.3 Sq. m.)

3 Bedrooms & 3 Bathrooms



(M)

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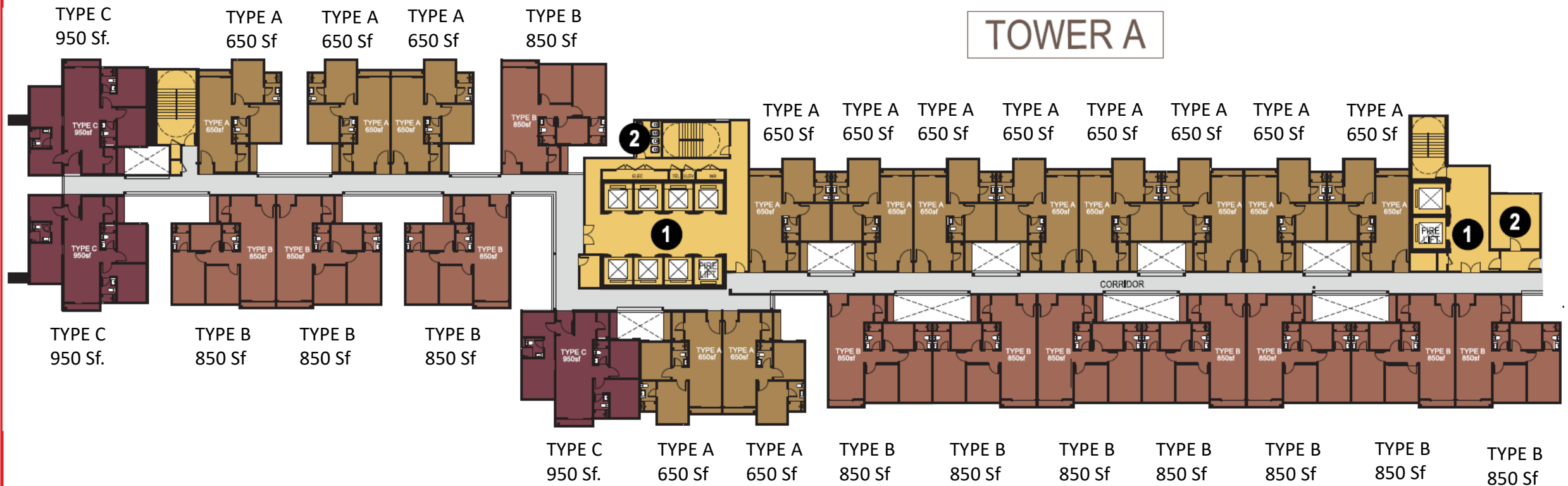
TYPICAL LEVEL FLOOR PLAN

Typical Level Floor Plan

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TOWER A

Level 9 – 19 & 21 - 40



LEGENDS

1. Lift Lobby
2. Refuse Room

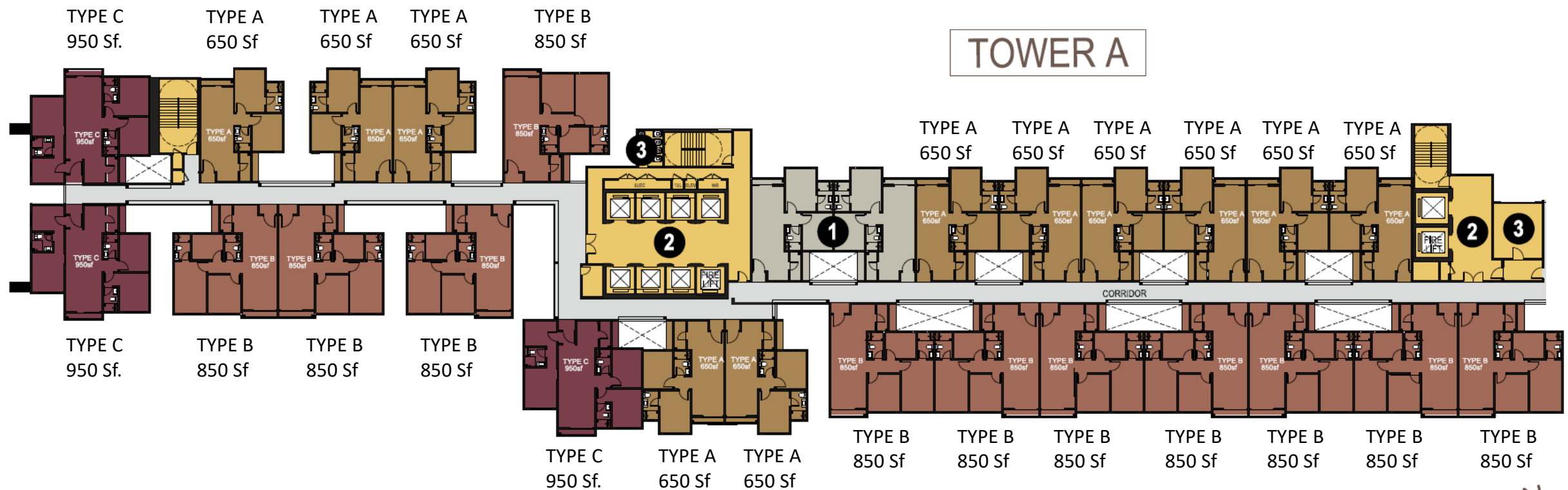


LEVEL 9-19 & 21-40

Typical Level Floor Plan

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TOWER A Level 20



LEGENDS

1. Wet Riser Pump & Break Tank RM
2. Lift Lobby
3. Refuse Room



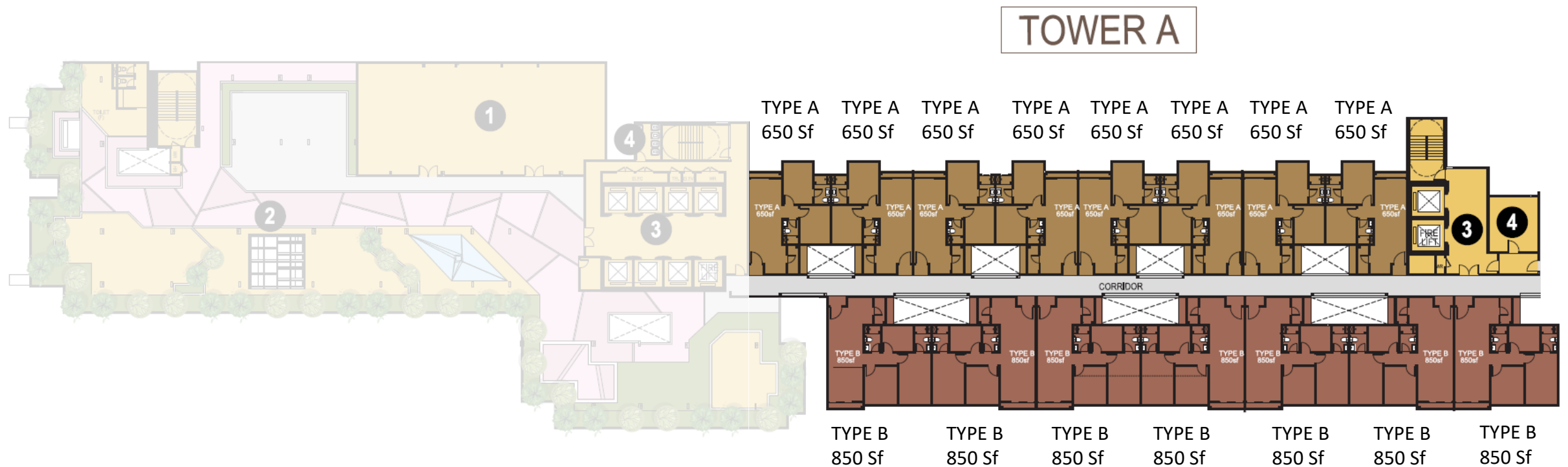
LEVEL 20

Typical Level Floor Plan

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TOWER A

Level 41



LEGENDS

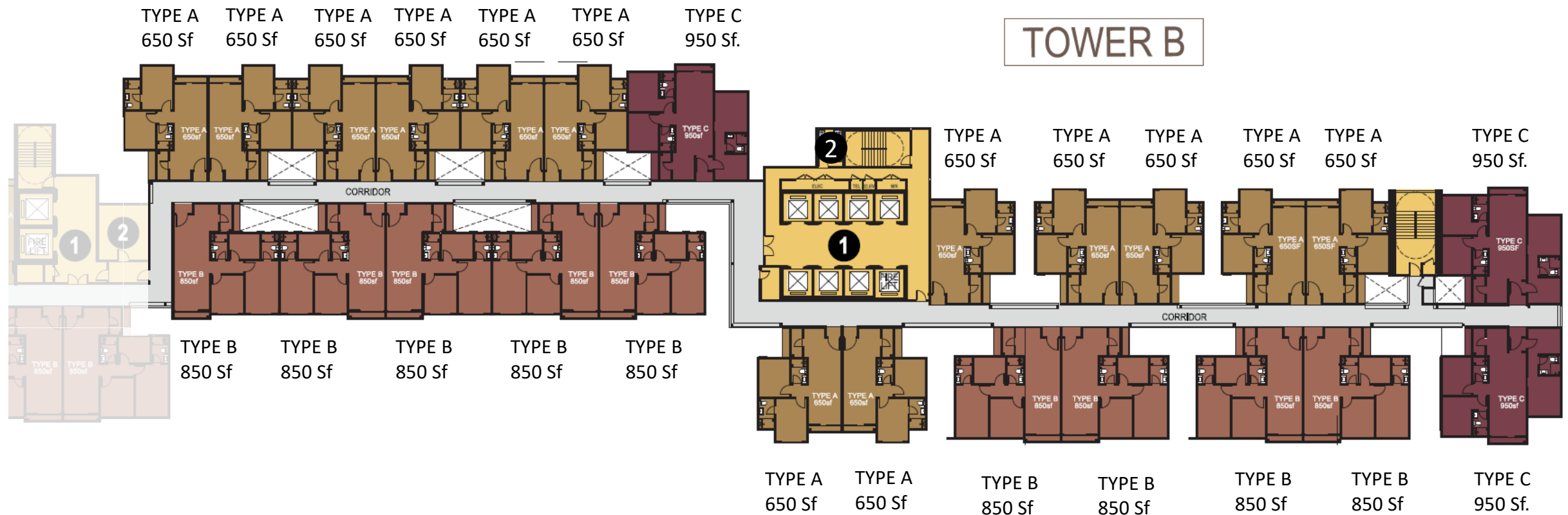
- 3. Lift Lobby
- 4. Refuse Room

Typical Level Floor Plan

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TOWER B

Level 9 – 19 & 21 - 40



LEGENDS

1. Lift Lobby
2. Refuse Room

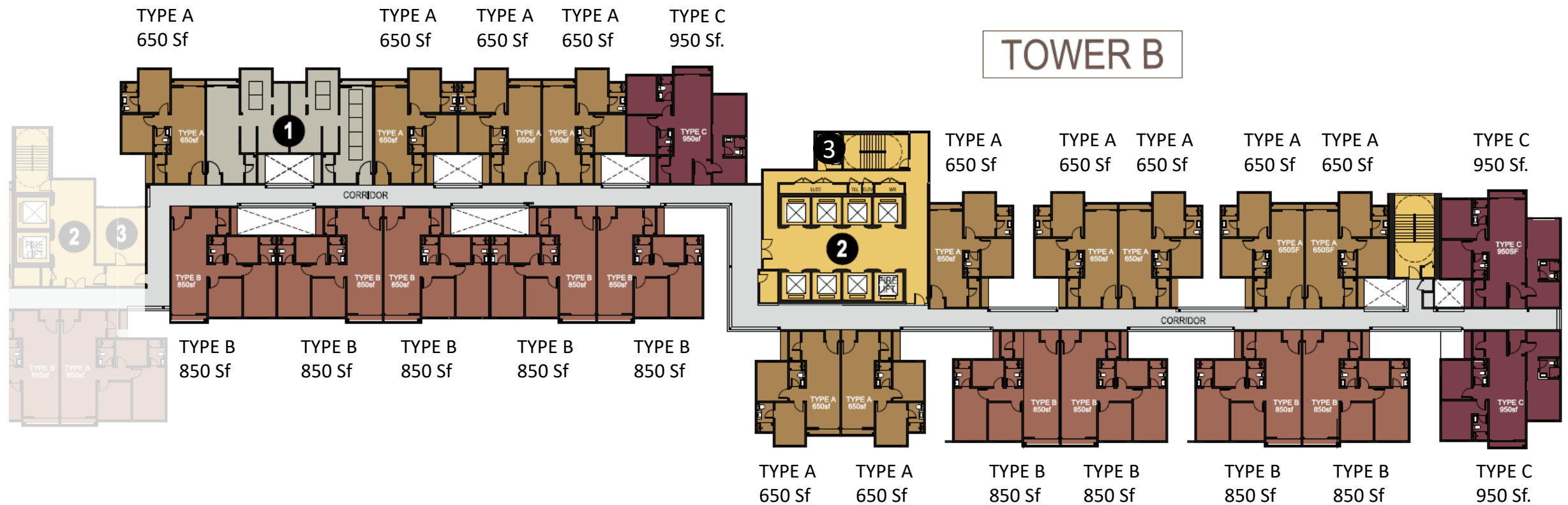


LEVEL 9-19 & 21-40

Typical Level Floor Plan

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TOWER B Level 20



- LEGENDS**
1. Wet Riser Pump & Break Tank RM
 2. Lift Lobby
 3. Refuse Room

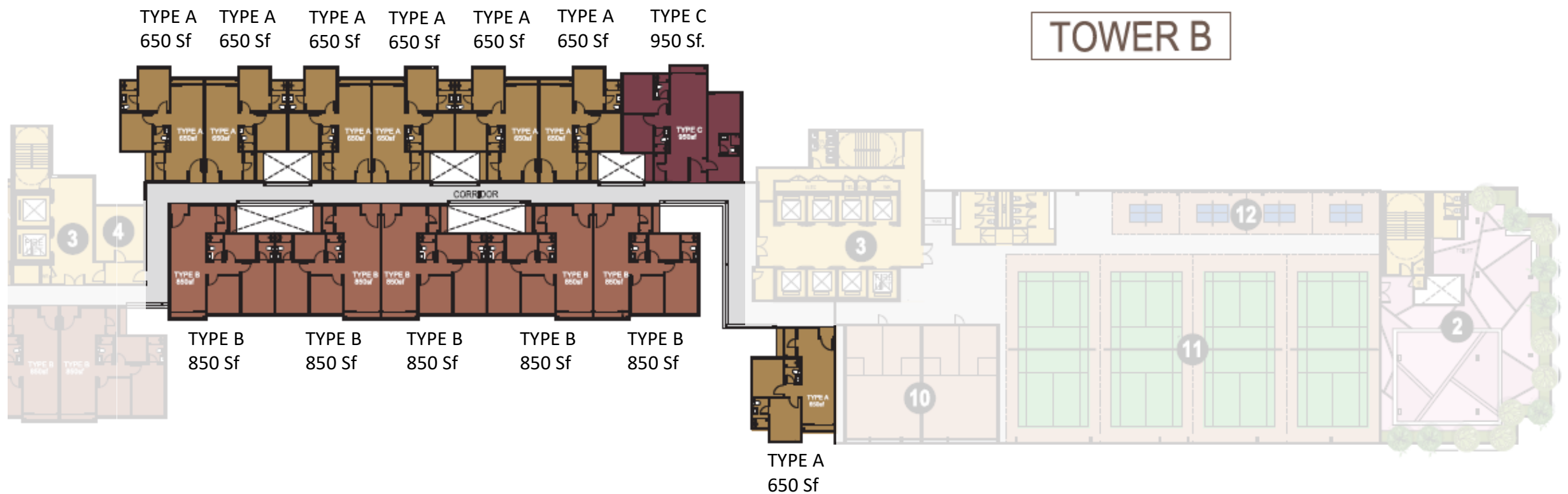


Typical Level Floor Plan

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TOWER B

Level 41



LEGENDS

- 3. Lift Lobby
- 4. Refuse Room

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SPECIFICATION

Specification

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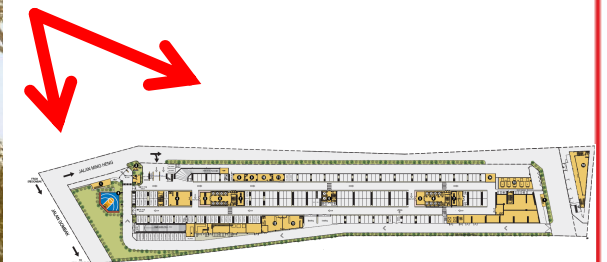
STRUCTURE	Reinforced Concrete Frame			
WALL	Masonry Brick / Concrete Wall / Block / Panel			
WALL FINISHES	Quality Tiles	<ul style="list-style-type: none"> - Kitchen 1500mm Height - All Bathrooms Ceiling Height 		
	Skim Coat & Paint Finish	- All Other Wall		
FLOOR FINISHES	Quality Tiles	<ul style="list-style-type: none"> - Foyer / Living / Dining / Bedrooms / Kitchen / Bathrooms / Yard / Balcony 		
WINDOW	Powder Coated Aluminium Framed Window with Glass			
DOOR	Fire Door / Timber Door / Plywood Flush Door / Aluminium Framed Sliding Glass Door			
LOCKS	Quality Locksets			
CEILING FINISHES	Skim Coat with Paint	- All Ceiling		
	Plaster Ceiling with Paint	- All Bathrooms		
ROOF	Reinforced Concrete Roof / Metal Decking Roof			
	TYPE	A/A(M)	B/B(M)	C/C(M)
ELECTRICAL SPECIFICATIONS	Lighting Point	13	16	18
	Fan Point	2	2	3
	Power Point	16	18	20
	AC Point	3	4	4
	Water Heater Point	2	2	3
	Electrical DB	1	1	2
	SMATV Point	1	1	2
	Door Bell Point	1	1	1
	Fibre Wall Socket Outlet	1	1	2
SANITARY SPECIFICATIONS	Wash Basin with Tap	2	2	3
	Bath Bib Tap	2	2	3
	Water Closet	2	2	3
	Shower Head	2	2	3
	Paper Roll Holder	2	2	3
	Kitchen Sink with Tap	1	1	2
	Yard Bib Tap	1	1	1

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ARTIST IMPRESSION

Artist Impression

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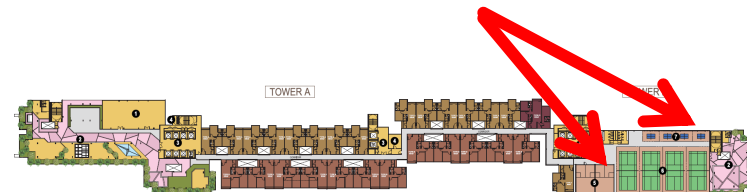


Artist Impression

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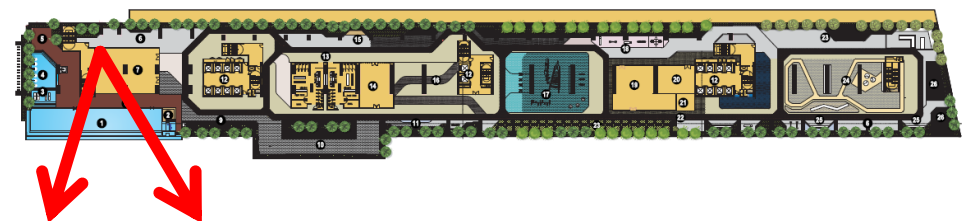


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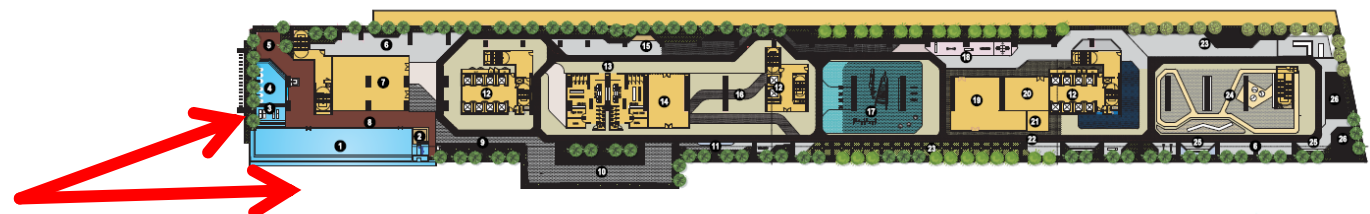
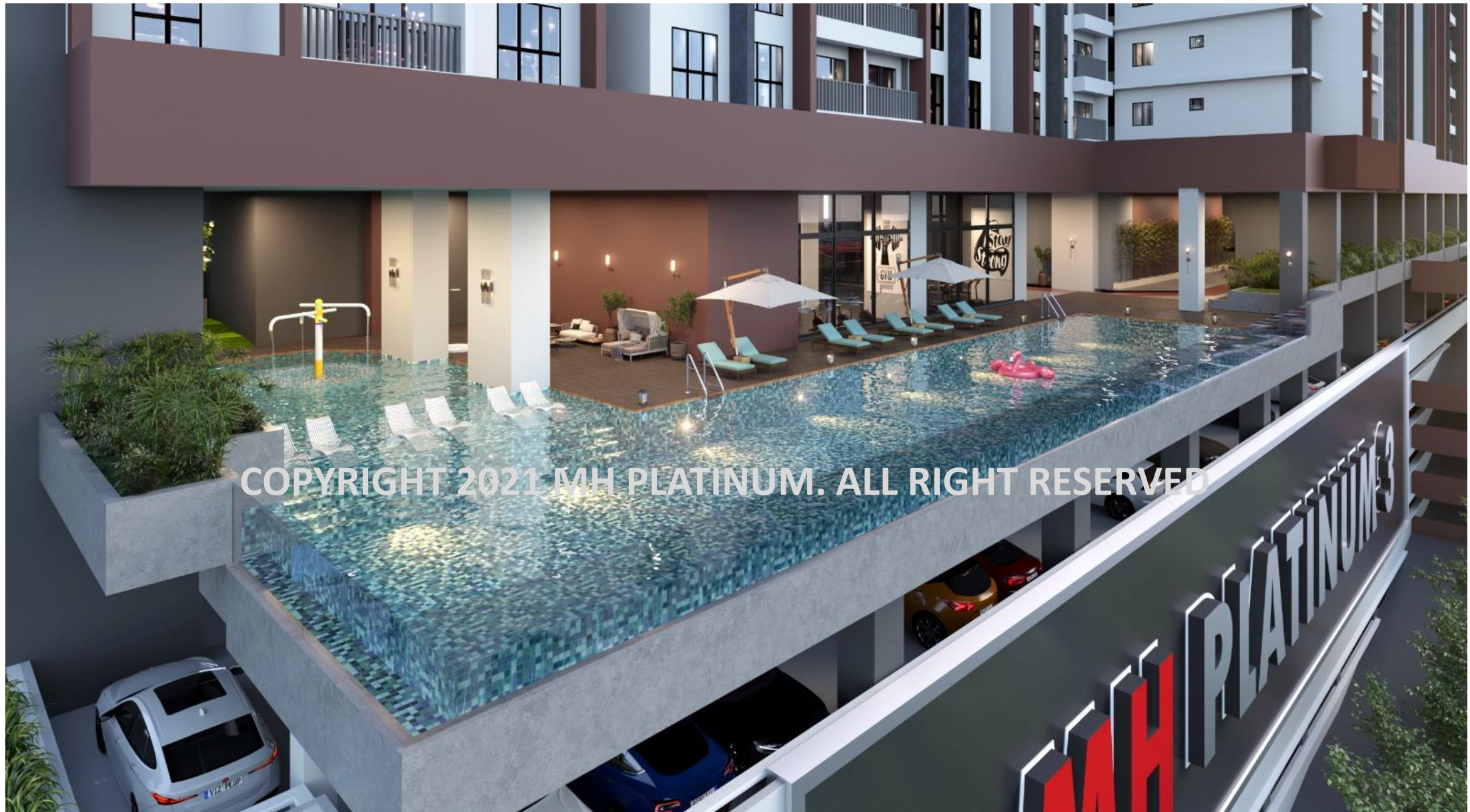
Artist Impression

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Artist Impression

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Sales Packages

Propose Sales Package

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Propose Sales Package

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Sales Process

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Early Bird Discount

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Associate Programme

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Referral Reward

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Frequently Asked Question (FAQ)

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1. How many entrances and exit in the development?
 - **3 ingress (2 residence, 1 visitor), 2 egress**
2. What type of perimeter fencing or wall and the height provided in the development?
 - **Ground Level 500mm ht parapet wall with 3100mm fencing**
 - **Level 2 (Carpark) 900mm ht brick wall with GI fencing to ceiling**
 - **Level 6 (Carpark between Block A & B) 900mm ht brick wall with 900mm ht mesh fencing**
3. How many tiers of Security?
 - **3 tiers (Guard house entrance to carpark, Lift Lobby access, Lift to designated floor access)**
4. Intercom provided and linked to the guardhouse?
 - **No intercom system provided**
5. Is there panic button at the car park / common area?
 - **No panic button provided**
6. Is there any access card system to the emergency staircase?
 - **As bomba requirement, No**
7. In the event of a power failure, is there a backup generator to support the electricity?
 - **Yes, backup genset provided for public area only for escaping**
8. Does motorcycle need access card to enter car park?
 - **YES.**
9. How many Access card will be provided? Is there any possibility to purchase additional access card?
 - **Each bedroom per card (To access Lift Lobby only)**
 - **Each Carpark per card (To access Lift Lobby and Barrier Gate)**
 - **Subject to Property Management whether to allow to purchase additional access card.**
10. What is the lift brand, speed and capacity?
 - **Supplier/Contractor : Antah Schindler Sdn Bhd**
 - **Speed : 3.0 m/s**
 - **Capacity : 17 person or 160 kg**

Frequently Asked Question (FAQ)

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11. Where is the water tank / other services located?

- **Cold water tank** : Level Ground and Level Lower Roof (L42)
- **Fire tank (Wet Riser):** Level Ground and Level 20
- **Fire Tank (Hose Reel):** Level Lower Roof (L42)

12. What is the size and depth of the swimming pool and wading pool?

- **Swimming pool** - 229 m.sq, 6300mm (W) x 36370mm (L), 1200mm depth
- **Wading pool** - 55.54 m.sq, 7900mm (W) x 9700mm (L), 450mm depth

13. What is the total overall green for this development?

Description	Size	Remark
Perimeter Landscape & Podium	30,171 m.sq	18.23% of 4.97 acres
Kawasan Lapang A (refer site plan)	17,332.62 m.sq	10.47% of 4.97 acres
Total	47,503.62 m.sq	28.70% of 4.97 acres

14. Are there waiting area provided in the lobby? Ac provided?

- **Lobby provided**
- **AC provided in the lobby**

15. What is the size of each parking lot?

- **Standard parking size**

16. Are they all covered?

- **Yes.**

17. Carpark clearance?

- **2.1m (min)**

18. What is the width of carpark ramp?

- **3.5m ramp up; 3.5m ramp down**

19. Can purchaser buy or rent additional carpark?

- **No**

Frequently Asked Question (FAQ)

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20. What is the utility rate? Commercial or residential?

- **Commercial. However, the apartment suite unit can convert their TNB meter to residential tariff.**

21. What is the TNB phasing?

- **Residential unit – 60 amp single phase**

22. Is the water bill charged based on individual basis? Or otherwise?

- **Individual Meter Under JMB**

23. What is the internal corridor width?

- **1.8m clear width**

24. What is the internal corridor flooring material?

- **Tile finishes**

25. What are the materials of the main door? What is the fire rating/classification of the fire rated doors in the building?

- **1-Hr fire rated door**

26. Which wall in the unit is hackable?

- **Refer to floor plan**

27. What is the internal unit floor to ceiling height?

- **3.05m (without ceiling); 2.8m (with ceiling – bedroom/living room); 2.45m (with ceiling - bathrooms)**

28. Will the unit come with wall skirting?

- **Yes**

29. What type of brick is used for the construction of unit walls

- **Reinforced Concrete**

30. Fibre ready? Tel / Data Point – Either one?

- **Fibre is ready for each unit.**
- **Type A and B: 1 nos of fibre wall socket (FWS) is provided ; Type C : 2 nos of fibre wall socket (FWS) is provided**
- **No data/tel point is provided.**

Frequently Asked Question (FAQ)

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31. Are pets allowed in this development?
 - **In general, pets are not allowed in any high-rise building confined living.**
32. Who is the appointed architect of the development?
 - **Thens Architect**
33. Who is the appointed main contractor of the development?
 - **MCC Overseas (M) Sdn Bhd**
34. Maintenance charges?
 - **To be confirmed**
35. Target completion Date?
 - **Q2 2027**

Thank You



Platinum MH Sdn Bhd

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