

sfera

FACT SHEET OF SFERA



* Actual Aerial View

Introduction

SFERA features the first connected sky bridge development in Wangsa Maju. Two 38-storey towers grace the horizon with sweeping views of Klang Gates Quartz Ridge and KL City Skyline. Within 2.27 acres, landscapes are crafted with manicured lawns, private corners and greenery. The perfect blend of urban living and nature loving.

It is linked to a Shopping Mall and the LRT, only 200M walking distance to Sri Rampai LRT Station via a Covered Link Bridge.



Curated Ageless Living

Quality that is constant. Grace that is timeless. A home to fill generations with pride.

SFERA is where the senses are in harmony with design, a private escape to serenity. A resort-style residence with curated living spaces and enduring style. Lifestyles presented with the subtle embrace of nature and living with trend-setting finesse.

Live Subtle, Play Bold

Layouts are gracious to personal and family growth. Only 494 units are allocated, from 1 to 3 bedrooms, dual-key, and a one-of-its-kind villa option. Each unit is partially furnished and designed for privacy with greeneries and cityscape views.

Unique Selling Proposition

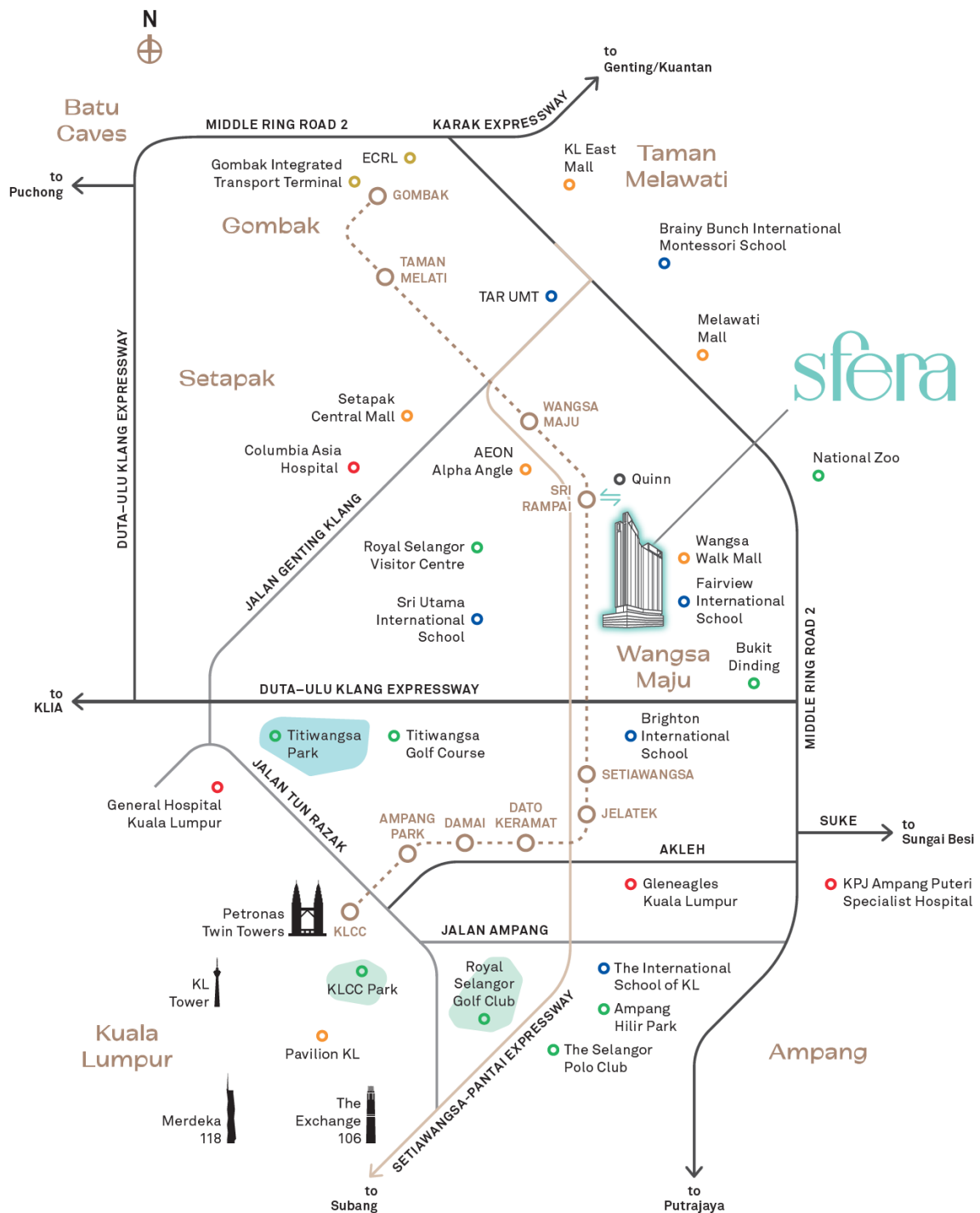
- DESIGNED BY ESTABLISHED ATELIER GROUP ARCHITECTS FROM SINGAPORE
- WANGSA MAJU FIRST RESIDENTIAL APARTMENT WITH CONNECTED SKY ROOF
- MCL LAND'S SECOND PHASE MASTER PLANNING
- WITHIN A SUBURBAN ENCLAVE, CLOSE TO CITY
- ONLY 8KM NORTH EAST OF KUALA LUMPUR CITY CENTRE
- TRANSIT-ORIENTED DEVELOPMENT (LESS THAN 200M TO SRI RAMPAI LRT STATION)
- EXCLUSIVE LINKWAY TO SHOPPING MALL
- MORE THAN 50 CHOICE OF FACILITIES SPREAD ACROSS 3 LEVELS
- TIMELESS STYLE ARCHITECTURAL DESIGN IN HARMONY WITH NATURE
- SURROUNDED WITH NATURE GREENS, VIEWS OF BUKIT DINDING AND KL CITY SKYLINE
- 1BR TO 3BR OPTIONS, LAYOUTS FOR ALL LIFESTYLES
- EXCLUSIVE VILLA CONCEPT WITH PRIVATE CAR PARK FOYER
- PARTIALLY FURNISHED UNITS
- GOOD ACCESSIBILITY AND CONNECTIVITY TO 6 MAJOR HIGHWAYS
- UPSCALE AMENITIES INCLUDING MALLS, MEDICALS, SCHOOLS AND TRANSPORTATION HUBS

A Well-Connected Lifestyle

SFERA is located between the intersection of Jalan Wangsa Perdana 1 and Jalan Wangsa Delima 11, just 8km northeast of Kuala Lumpur's Central Business District. Wangsa Maju is surrounded by established neighbourhoods such as Melawati, Setiawangsa and Ampang with easy connectivity to 6 major highways.

Easy-access to DUKE, MRR2, AKLEH, Karak Expressway, upcoming SPE (Setiawangsa-Pantai Expressway) and SUKE. The SPE connects residents directly to Kerinchi (Bangsar South).

Location Map



Project Particulars

Project Name	: SFERA
Theme	: Curated Ageless Living
Name Rationale	: 'SFERA' meaning 'Sphere' connotes a home that has everything contained within its own universe. It symbolizes an exclusive entry to a new sphere of Fine Urban Living.
Developer	: MCL Land (Malaysia) Sdn. Bhd. A Hongkong Land Company
Co. Registration No.	: 198301013518 (108912-M)
Registered Office	: Lot G-93A, Wangsa Walk Mall, Wangsa Avenue No. 9, Jalan Wangsa Perdana 1 Bandar Wangsa Maju 53300 Kuala Lumpur
Contact Details	: Tel: 603 - 4142 0177 Fax: 603 - 4142 0189 Email: contactus@mclland.com.my
Company Website Website	: mclland.com / hkland.com : residensisfera.com
Architect	: AGA Architects Pte Ltd
Interior Consultant	: 2nd Edition Pte Ltd
Landscape Consultant	: Ecoplan Asia Pte Ltd
Main Contractor	: TBC
Address	: Jalan Wangsa Delima 7, Wangsa Maju
Mukim/Daerah/Negeri	: Mukim Setapak/Kuala Lumpur/Wilayah Persekutuan KL
Local Council	: Kuala Lumpur City Hall (DBKL)
Land Lot No.	: Lot 29862
Land Size	: 2.27 acres / 9,177 m ²
Land Tenure	: Leasehold 99 Years (Expired on 19 April 2104) Note: Developer Will Renew Tenure 99 Years to 2123
Land Title	: Commercial
Land Encumbrances	: NIL.
Target Launch	: Q4 2022
Target Completion	: 36 months from SPA Date (Tentatively: Q1 2026)
Panel Solicitors	: TBC
Panel End-Financiers	: TBC
APDL Details	: Processing
HDA Details	: NIL.

Product Particulars

Property Type : **Apartment Suite**

HDA : Schedule H

Total GDV : RM330 Mil.

Bridging Financier : Nil.

Total Units : **494** (Tower A: 233 Units) and (Tower B: 261 Units)

Units Per Floor : 8 Units Per Floor (Tower A) and 9 Units Per Floor (Tower B)

No. of Block : 2

No. of Storey : 38

No. of Lifts : 3 Passenger Lifts and 1 Service Lift (Per Tower)

Selling Price : From RM473,800 (Average RM680K)

Average Price PSF : Average RM800 PSF. (Approximate)

Maintenance Fee : Estimated RM0.38 sen PSF.

Car Park Allocation : 1 Bay Per Unit < 900 ft² (Type A and B)
2 Bays Per Unit > 900 ft² (Type C and CP)

Total Car Park Levels : 8 Levels (Ground Floor to Level 7)

Total Car Park Bays : 680 Bays (Resident), 13 Bays (Visitor), 8 Bays (Disabled) and 144 Lots (Motorcycles) Total: 701 Bays

Products :

Types	Bedrooms	Built-Up ft ²	Total Units
A (1-2)	1BR / 1BR+Study	541 - 621	112 (23%)
B (1-3)	2BR	755 - 889	196 (40%)
C (1)	2BR+Studio	952	28 (6%)
C (2-4)	3BR / 3BR+Study	995 - 1,069	140 (28%)
CP (1-3)	3BR	1,334 - 1,371	18 (3%)
			494

Types :

Types	Bedrooms	Built-Up ft ²	Total Units
A1	1BR	541	28
A2	1BR+Study	621	84
B1	2BR	755	112
B2	2BR	756	56
B3	2BR	889	28
C1	2BR+Studio (DK)	952	28
C2	3BR	997	56
C3	3BR	995	56
C4	3BR+Study	1,069	28
CP1	3BR	1,341	6
CP2	3BR	1,334	6
CP3	3BR	1,371	6
			494

Security System : 5-Tier Security

List of Facilities

No. of Facilities : 50+

List of Facilities :

Ground Floor

01. Drop-Off Courtyard
02. Guest Waiting Pavilion
03. Fern Garden
04. Tropical Garden
05. Multi-Purpose Lawn
06. Secret Lawn
07. Bicycle Parking
08. Childcare Centre
09. Exclusive Linkway to Shopping Mall (50M)
10. Link Bridge to Sri Rampai LRT Station (200M)
11. EV Charging Station (3 EV Bays)
12. Mailbox Room and Parcel Storage Area
13. Prayers Room
14. Retail Plaza
15. Launderette
16. Management Office

Level 8 (E-Deck)

17. 50M Lap Pool (Depth: 1.2M)
18. Lounge Pool
19. Kids Pool
20. Sun Loungers
21. Pool Deck
22. Lounge Deck
23. Cabana
24. Pool Shower
25. Pool Pavilion Lounge
26. Party and Picnic Lawn
27. Party and Swing Lounge
28. Male and Female Changing Rooms
29. Male and Female Indoor Dipping Pool
30. Male and Female Steam Room
31. Play Lawn and Putting Green
32. Multi-Purpose Hall
33. Mini Theater and Karaoke Room
34. Game Room
35. Kids Play Area
36. Family Lawn
37. Family Lounge
38. Lounge on the Park
39. Gym (Size: 1,004 ft²)

continue next page ...

List of Facilities

Level 37 (Sky Roof)

40. Celebrity Kitchen
41. Sky Dining
42. Party and Glamping Lawn
43. BBQ Garden
44. The Herb and Spice Garden
45. Sky Garden
46. Sky Lounge
47. The Living Room
48. Yoga and Pilates Deck
49. Social Garden
50. Co-Working Space
51. Reading Room
52. Meeting Room
53. Meditation Garden
54. Hammock Garden
55. Male and Female Restrooms

Amenities

<u>Amenities Nearby</u>	<u>Estimate Distance</u>
Highways	
Setiawangsa-Pantai Expressway *	: 800 m
Duta-Ulu Kelang Expressway	: 1.8 km
Middle Ring Road 2	: 2 km
Ampang-Kuala Lumpur Elevated Highway	: 4.5 km
Sungai Besi-Ulu Kelang Elevated Expressway *	: 5 km
Karak Expressway	: 6 km
Transportation Hubs	
Sri Rampai LRT Station	: 200 m
Wangsa Maju LRT Station	: 1.9 km
Setiawangsa LRT Station	: 3 km
Integrated Transport Terminal Gombak *	: 6.1 km
East Coast Rail Link Gombak *	: 6.1 km
Shopping Centres	
Wangsa Walk Mall	: 50 m
Aeon Mall Alpha Angle	: 1.6 km
Melawati Mall	: 2.7 km
Setapak Central Mall	: 3.4 km
KL East Mall	: 5 km
Great Eastern Mall	: 5.8 km
The LINC Kuala Lumpur	: 6.4 km
Suria KLCC	: 7.3 km
Hypermarkets	
Aeon Big Wangsa Maju	: 250 m
Giant Hypermarket Setapak	: 3 km
HeroMarket Taman Melawati	: 3.2 km
Schools	
Dasein Academy Of Art	: 300 m
Fairview International School	: 2.5 km
Tunku Abdul Rahman UMT	: 3.3 km
Brighton International School	: 3.6 km
Brainy Bunch International Montessori School	: 3.8 km
Sri Utama International School *	: 4 km
KYS International School *	: 5 km
Sayfol International School	: 5.3 km
The Children's House Ampang Hilir	: 5.5 km
The International School Of Kuala Lumpur	: 5.9 km
Hospitals / Medical Centres	
Rampai Puteri Medical Centre	: 2.9 km
Gleneagles Hospital Kuala Lumpur	: 4.9 km
Columbia Asia Hospital	: 5 km
KPJ Ampang Puteri Specialist Hospital	: 6.4 km
Attractions / Sports Centres	
Setiawangsa Sports Complex	: 1.7 km
Royal Selangor Visitor Centre	: 2.7 km
Pro One Badminton Centre	: 2.9 km
National Zoo Malaysia	: 3.1 km
Bukit Tabur East Trail	: 5.8 km
Ampang Hilir Park	: 6.3 km
Selangor Polo Club	: 6.3 km
Kelab Darul Ehsan Golf & Recreation	: 8.5 km

* Under Construction

MCL Land

 A Hongkong Land company

MCL Land has established a legacy of building quality homes in both Singapore and Malaysia over the last 50 years. It is a member of the Jardine Matheson Group under Hongkong Land Holdings. The Group has an extensive portfolio of prime residential properties in Singapore and Malaysia.

Notable developments include Sol Acres, Lake Grande, Margaret Ville, Parc Esta, Leedon Green and Piccadilly Grand in Singapore, and Riana Green East, Seri Riana and Quinn in Wangsa Maju, Malaysia.

As a premier and reputable property group, we are dedicated to delivering superior customer satisfaction and shareholder value growth.

Fynn will be our second phase development after the successful launch of Quinn in Malaysia, this encapsulates our commitment to provide quality homes, which surpass the expectations of satisfied buyers.

Hongkong Land

Hongkong Land is a major listed property investment, management and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, Beijing and Jakarta.

The Group also has a number of high quality residential, commercial, and mixed-use projects under development in cities across Greater China and Southeast Asia. Its subsidiary, MCL Land, is a well-established residential developer in Singapore and Malaysia.

Hongkong Land Holdings Limited is incorporated in Bermuda and has a standard listing on the London Stock Exchange, with secondary listings in Bermuda and Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of the Jardine Matheson Group.

MCL Land (Malaysia) Sdn. Bhd. (108912-M)

Fynn Sales Gallery, No. 11, Jalan Wangsa Delima, Wangsa Maju 53300 Kuala Lumpur.

For More Info, Contact Us

1-800-88-0088 / 03-4142 0177 / contactus@mclland.com.my