



LAKE CITY
— KL NORTH —

EMBRACE A WONDERFUL LIVING

TOD HOPSCA / Lakefront Lifestyle / Smart Community





KEPONG

MRT2
S08

DAMANSARA

MONT
KIARA

KLCC

PETALING
JAYA

TRX
BANDAR
MALAYSIA

DUKE HIGHWAY

DUKE HIGHWAY

MRR2 HIGHWAY

JALAN KUCHING

DUKE HIGHWAY





OUR LOCATION ADVANTAGE:



EST. 12KM TO KLCC

EMERGING HOT SPOT IN KL NORTH
HIGH PRICE APPRECIATION



TOD DEVELOPMENT

KTM · MRT2 · 2 MAIN ROADS · 3 HIGHWAYS



66-ACRE LAKEFRONT LIVING

80-ACRE HOPSCA DEVELOPMENT



10KM RADIUS

6 HOSPITAL, 5 SHOPPING MALL AND
6 INTERNATIONAL SCHOOLS

KTM
TAMAN WAHYU

JALAN IPOH

MRT
S08 SRI DELIMA

JALAN KEPONG



Typical Floor Plan

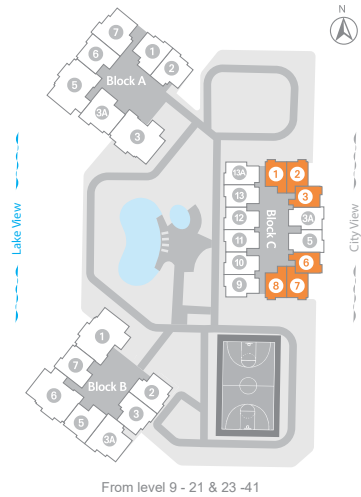
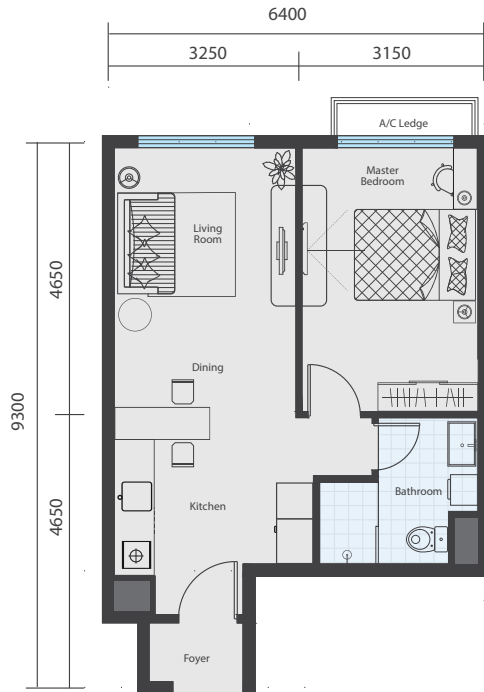
Type

A1

Built-up

547.88 ft² / 50.90m²

1 Bedroom 1 Bathroom



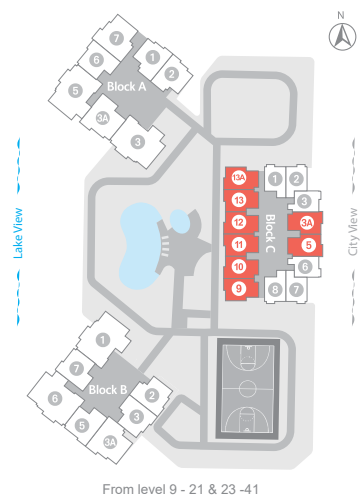
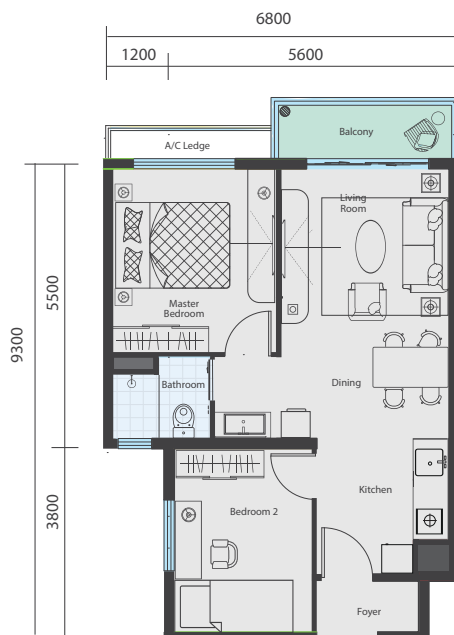
Type

B

Built-up

671.67 ft² / 62.40m²

2 Bedrooms 1 Bathroom

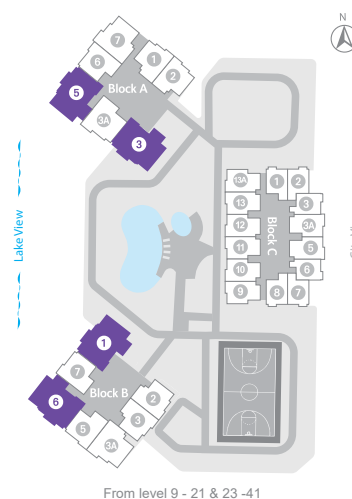
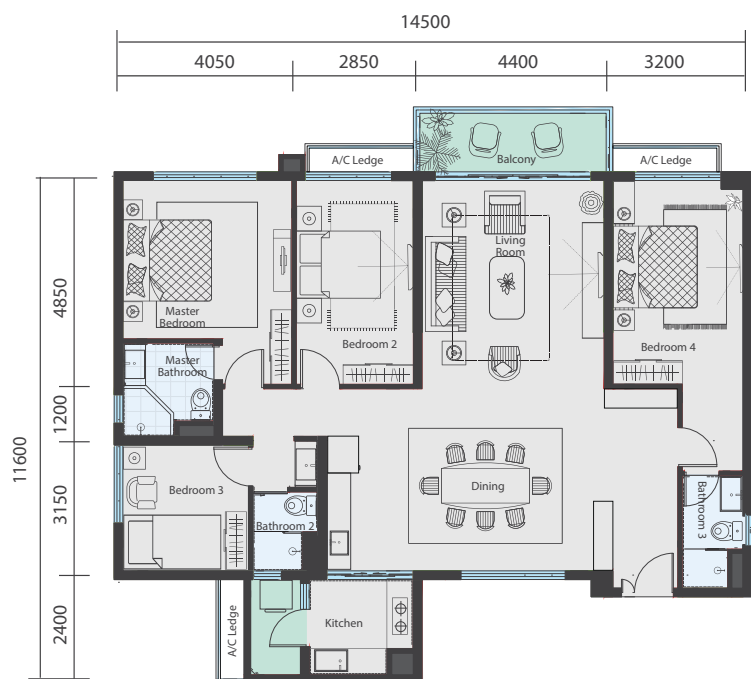


Type **F1**

Built-up

1625.35 ft² / 151m²

4 Bedrooms 3 Bathrooms



Baron Residence Specification

BUILDING SPECIFICATION

STRUCTURE :	Reinforced concrete
ROOF :	Reinforced concrete slab
WALL :	Brick wall / Concrete wall panel / Lightweight block
WINDOWS :	Aluminium framed window
MAIN ENTRANCE DOOR :	Fire rated door
BEDROOM DOORS :	Timber flush door
OTHER DOORS :	Timber flush door /Aluminium frame door
IRONMONGERY:	Quality lock-set

WALL FINISHES

EXTERNAL :	Plaster & paint
LIVING, BEDROOM & DINING :	Plaster & paint
KITCHEN :	Plaster & paint
BATHROOM :	Tiles
YARD (where applicable) :	Plaster & paint

FLOOR FINISHES

ENTRANCE FOYER :	Tiles
LIVING & DINING AREA :	Tiles
ALL BEDROOM :	Laminated flooring
ALL BATHROOM :	Tiles
KITCHEN :	Tiles
YARD (where applicable) :	Tiles
BALCONY (where applicable) :	Tiles

CEILING FINISHES

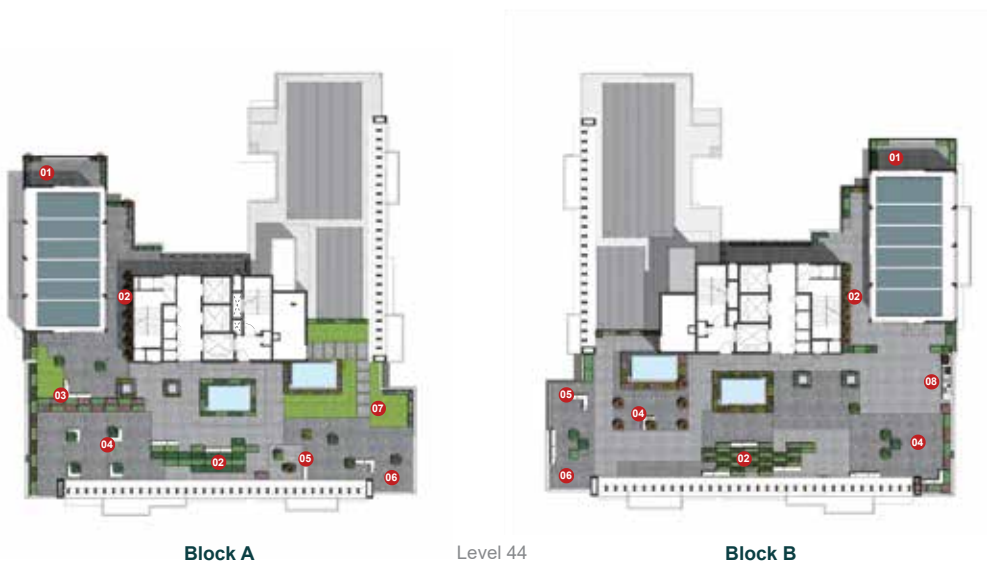
ENTRANCE FOYER :	Skim Coat
LIVING, GENERAL (where applicable) :	Skim Coat
BEDROOM, DINING, KITCHEN (where applicable) :	Skim Coat
BATHROOM :	Plaster board



Baron Facilities Plan

- | | | | | |
|----------------------|------------------------------|--------------------------------------|-------------------------------|-------------------------|
| 01 Rain-shower | 11 Outdoor Lounger | 21 Maze Lounge | 30 Indoor Children Playground | 40 Wash Room |
| 02 Poolside Lounger | 12 Reflexology Path | 22 Resting Deck | 31 Infant Room | 41 Sauna Room |
| 03 Resting Pavilions | 13 Yoga Deck | 23 Outdoor Gym | 32 Reading Room | 42 Pingpong Deck |
| 04 Kid's Pool | 14 Jogging Path | 24 Play Mound | 33 Library | 43 Prayer Room |
| 05 Shallow Pool | 15 Creative Zone | 25 Featured Seamless Rubber Flooring | 34 Multi-purpose Hall | 44 Meeting Room |
| 06 Jacuzzi | 16 Stargazing Deck | 26 Children Playground | 35 Recreation Area | 45 Sheltered Sport Area |
| 07 Infinity Pool | 17 Resting Bench | 27 Stroller Parking | 36 Chess Room | |
| 08 Grove Garden | 18 Multi-purpose Sport Court | 28 Water Refill Station | 37 Yoga Space | |
| 09 Viewing Pavilions | 19 Herbs Garden | 29 Family Resting Area | 38 Gymnasium | |
| 10 Viewing Deck | 20 Maze Garden | | 39 Dance Hall | |

Baron Rooftop Plan



- | |
|----------------------------|
| 01 Leisure Rooftop Deck |
| 02 Featured Planter Box |
| 03 Chit-chat Corner |
| 04 Rooftop Gathering Space |
| 05 Resting Bench |
| 06 Lake Viewing Deck |
| 07 Rooftop Leisure Lawn |
| 08 Outdoor BBQ |

Lake City Master Plan

- HOTEL / SERVICE APARTMENT
- OFFICE
- PARK
- SHOPPING MALL / SOHO / RETAIL
- CONNECTIVITY
- APARTMENT / SOHO / RETAIL



KL North New Central City In City Center



 Lake City Property Gallery
www.lakecitykl.com

1300-22-9999

Lake City Development Sdn Bhd (1189631-P)
Managed and Marketed by Country Garden

The ideas, drawings, plans, layouts, images, concepts, and/or any other form of contents ("Demonstrations") herein are only intended to give a general illustration of the proposed future planning. The Demonstrations shall not be taken as representation of the actual planning, or form part of the invitation to offer, offer and/or warranty by the Developer. The actual construction shall subject to the approvals policies, guidelines, directions, rules and regulations of government and/or authorities, the subsequent revision or alteration as may be required by the relevant authorities, developer's architect or engineer, Force Majeure or any other factors beyond the control of the Developer.

Kindly refer to the Sale and Purchase Agreement for plans and specifications of the actual unit approved by the authorities and the actual units shall be constructed accordingly.

