

LEVIA

RESIDENCE

KUALA LUMPUR

Redefining Le Living



BRILLIANT LEISURE VIA CONVENIENCES

Located in the vibrant southern part of KL – Cheras, the residential vicinity of LEVIA comes alive with exuberance of joy as malls, educational institutions, leisure spots and healthcare services are illustriously present. Accessibility is a breeze with nearby LRT and MRT stations. Furthermore, Cheras is the sweet spot for those who crave the best of both worlds, KL and Selangor.



Strategically
Located in
South KL



Good Connectivity
& Accessibility
To Major Highways

LEVIA

RESIDENCE

KUALA LUMPUR

MERDEKA
118 TOWER

KL
TOWER

BERJAYA
TIMES
SQUARE

SURIA
KLCC

TUN RAZAK
EXCHANGE

STADIUM
MPAJ

TASIK PANDAN
PERDANA AMPANG

JALAN KUARI

MIDDLE RING ROAD 2



REDEFINING
LE LIVING

The captivating fusion of elements hints at a lifestyle makeover, offering a sophisticated take on living spaces. It's an invitation to embrace a more mindful, culturally inspired way of living in Levia, where your surroundings and lifestyle intertwine seamlessly.

TRENDY
LEISURE VIA
SUSTAINABILITY

Celebrate dynamic excellence in life within the dazzling towers of LEVIA, a new vertical residence that integrates creative architecture and lush greenery across 4.71 acres of open space to offer both comfort and beauty. Perfectly positioned in a mature location of South KL, near KLCC and Tun Razak Exchange, the area boasts a vast array of lifestyle amenities and transportation links designed to provide a complete Kuala Lumpur lifestyle experience.



Residential
Title



Low-density:
778 Units On
4.71-acres Land



North & South
Orientation



Drop-Off Area

GREEN FEATURES



GREEN RE
Silver Rated



Rainwater Harvesting for
Common Areas & Gardening



Solar Powered Energy
for Common Areas

SMART CONCIERGE
SERVICE KIOSK

Services at your Fingertips:



General
House Cleaning



Dry Cleaning



Air-Conditioner
Servicing



Property & Asset
Management

SHUTTLE SERVICE



Hop on and off conveniently
at nearby locations with
our daily shuttle service.

EXPERIENCE THE UNIQUE
LEVIA LIFESTYLE

SMART SECURITY MEASURES



AI Powered CCTV



Facial Recognition Access

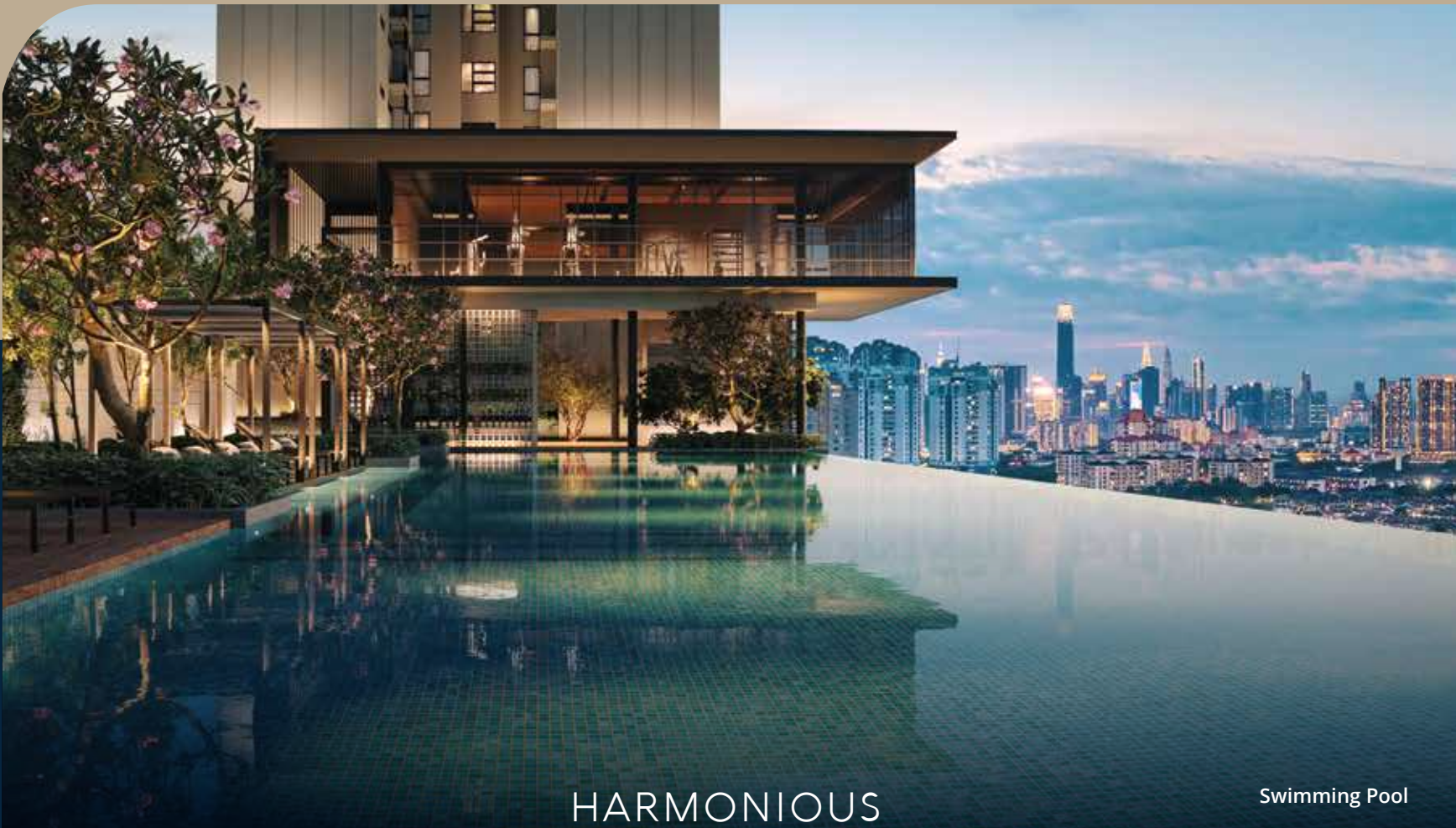
STREAMLINED LIVING



Childcare Centre



Parcel Delivery Station



HARMONIOUS
LEISURE VIA
GREENERY

Engage in the welcoming embrace of Levia, where a thoughtfully curated array of facilities caters to the diverse needs of both multigenerational and smaller families alike. The ambiance resonates with a harmonious blend of vitality and tranquillity, inviting residents to partake in activities ranging from fitness and rejuvenating wellness to moments of leisure and recreation.

Swimming Pool

FACILITIES
PLAN



Up To
4 Car Parks



Comprehensive
Lifestyle Facilities



North & South
Orientation

LEGEND

Type A

Type B

Type C

Type D

LEVEL G

Lobby Lounge
Management Office
Function Pavilion Hall

LEVEL 1

Prayer Room
Taska Space

LEVEL 36

Sky Lounge
Garden Deck

LEVEL 6

1 Garden Walkway
2 Pool Deck
3 Pool Cabana &
Shallow Pool
4 Swimming Pool
5 Jacuzzi
6 Pool Lounge
7 Sunken Yoga Deck

8 Water Feature
Courtyard
9 Sauna
10 Grill Deck
11 Farm Kitchen
12 Open Green Lawn
13 Outdoor Shower
14 Herb Garden

15 Outdoor
Co-working Deck
16 Kids' Playground
17 Kids' Pool
18 Garden Lounge
19 Outdoor Fitness Garden
& Reflexology Park
20 Forest Garden
21 Courtyard Garden

LEVEL 6

MEZZANINE FLOOR

22 Gym
23 Sports Lounge



Pool Cabana



Sky Lounge
(Level 36)



Forest Garden



Living Room
Artist's Illustration Only

CONTENTED LEISURE VIA COMFORT

Flourish amidst the brilliance of life at LEVIA as a high standard of life can be achieved here, through innovative homes that cater to all walks of life. Units Type C & D are tastefully designed as multigenerational units with a 2-master bedroom concept. Spacious layouts for living and dining in these units allow plenty of natural light and ample privacy for life to be lived to the fullest, at the location of your dreams.

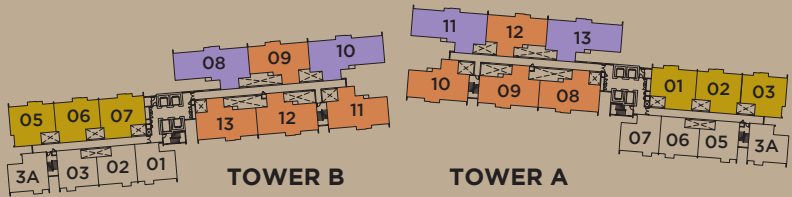


2 – 4
Bedrooms

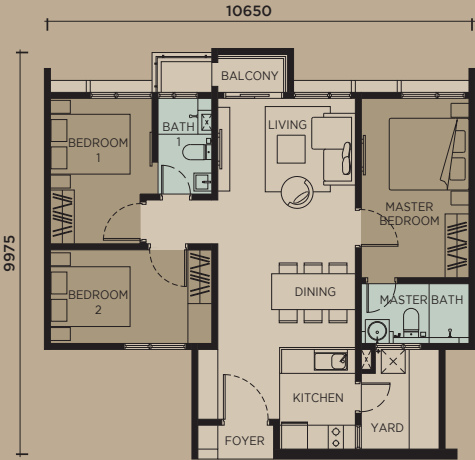


767 –
1,364 sq. ft.

FLOOR PLANS



TYPE B 938 sq.ft.
3 Bedrooms + 2 Bathrooms



TYPE C 1,109 sq.ft.
3 + 1 Bedrooms + 3 Bathrooms



TYPE D 1,364 sq.ft.
4 + 1 Bedrooms + 3 Bathrooms



SPECIFICATIONS

STRUCTURE WALL ROOF CEILING	Reinforced Concrete		
	Reinforced Concrete / Brick Wall / Precast Panel / Lightweight Block		
	Reinforced Concrete Roof / Metal Roof		
	Paint		
	Plaster Board Ceiling (Where Applicable)		
WINDOWS IRONMONGERY DOORS	Aluminium Frame Glass Panel		
	Quality Lockset		
	Main Entrance	Fire Rated Door	
	Others	Flush Door or Equivalent	
	Balcony	Aluminium Frame Glass Sliding Door	
Type B / B1, C / C1 & D / D1			
FLOOR FINISHES	All Bedrooms	Laminated Flooring	
	A/C Ledge (Where Applicable)	Cement Render	
WALL FINISHES	Other Areas	Tiles	
	Kitchen	Paint	
	All Bathrooms	Tiles Up to Ceiling Height	
	Others	Paint	
SANITARY AND PLUMBING FITTINGS	Type B / B1	Type C / C1	Type D / D1
	Wash Basin and Tap	3 Nos	3 Nos
	Water Closet	3 Nos	3 Nos
	Kitchen Sink and Tap	1 No	1 No
	Hand Bidet and Bib Tap	3 Nos	3 Nos
	Bib Tap	1 No	1 No
ELECTRICAL INSTALLATION	Lighting Point	21 Nos	23 Nos
	Door Bell Point	1 No	1 No
	Ceiling Fan Point	4 Nos	5 Nos
	Power Point	17 Nos	20 Nos
	A/C Point	4 Nos	5 Nos
	Water Heater Point	3 Nos	3 Nos
	SMATV Point	2 Nos	2 Nos
	FWS	1 No	1 No
	Distribution Point	1 No	1 No



LEVIA RESIDENCE

THE GEOGRAPHY

LEISURE & RECREATION

- 3.6km Taman Pudu Ulu
- 5.6km Taman Tasik Permaisuri

COMMERCIAL CENTRES

- 2.4km Cheras Business Centre
- 5.3km Pandan Jaya
- 5.5km Taman Komersial Pandan Indah
- 8.2km Bukit Bintang
- 9.8km Tun Razak Exchange (TRX)
- 10.0km Merdeka 118

SHOPPING MALLS & SUPERMARKETS

- 2.7km Cheras LeisureMall
- 2.9km Lotus's Cheras
- 5.3km EkoCheras Mall
- 5.3km IKEA Cheras
- 5.5km Sunway Velocity Mall
- 6.2km MyTOWN Shopping Centre
- 8.5km BICC
- 10.2km Pavilion Kuala Lumpur
- 10.4km Suria KLCC

TRANSPORTATION

- 0.7km Future MRT 3 Taman Cheras
- 1.0km Future MRT 3 Taman Kencana
- 2.3km Taman Pertama MRT
- 2.8km Taman Midah MRT
- 3.1km Taman Mutiara MRT
- 3.9km Maluri MRT
- 4.4km Cochrane MRT
- 4.7km Taman Connaught MRT

EDUCATIONAL INSTITUTIONS

- 2.5km Sri Sempurna International School
- 6.1km UCSI University
- 6.2km Sunway College @ Velocity
- 6.3km Taylor's International School
- 6.6km Cempaka National Schools
- 8.3km Tsun Jin High School
- 9.4km Kuen Cheng High School
- 10.0km INTI International College

HEALTHCARE

- 2.1km Pantai Hospital Cheras
- 3.6km Pantai Hospital Ampang
- 3.8km Hospital Canselor Tuanku Muhriz UKM
- 5.0km Ampang Hospital
- 5.9km Sunway Medical Centre Velocity
- 7.2km Gleneagles KL Medical Centre
- 9.0km Prince Court Medical Centre
- 10.2km Tung Shin Hospital

ACCESS POINTS

- Kuala Lumpur Middle Ring Road 2 (MRR2)
- East-West Link Expressway
- Kajang-Seremban Highway
- Sungai Besi Expressway

Nurturing Environments, Enriching Lives.



A Member Of
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HOLDINGS BERHAD**
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Levia Residence Gallery



Matrix Concepts
Holdings Berhad



Matrix_Concepts

Developer: Matrix Concepts (Cheras) Sdn Bhd (1230052-H) | Address: Wisma Matrix, No. 57, Jalan Tun Dr Ismail, 70200 Seremban, Negeri Sembilan | Tel. No.: 06-7642688 | Property Type: Condominium | Developer License No.: 30392/03-2028/0069(N) | Validity Period: 08/03/2023 - 07/03/2028 | Sales & Advertising Permit No.: 30392-1/07-2026/0810(N)-(S) | Validity Period: 14/07/2023 - 13/07/2026 | Approval: DBKL | Building Plan Ref. No.: DBKL_JKB.BP S2 OSC 2022 1411 (20) | Leasehold: 99 Years (Expires On 30 January 2122) | Estimated Completion Date: July 2027 | Land Encumbrances: NIL | Total Units: 778 | Tower A: 389 Units Price From: RM 300,000 (Min) - RM 1,132,000 (Max) | Tower B: 389 Units Price From: RM 300,000 (Min) - RM 1,177,000 (Max) | Bumiputera Discount: 5%

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