



# PARKSIDE RESIDENCES

SETIA FEDERAL HILL



Artist's impression

# NATURAL TRANSCENDENCE



Welcome to a revolutionary residential tower, where the best of modern luxury and city-centre efficiency meet central park greenery and serene tranquility.

Nestled high above the bustling city and part of the larger masterplan that is Setia Federal Hill, this 62-storey architectural masterpiece offers an unparalleled living experience, designed to elevate your senses and nurture your spirit.

ABOVE  
THE ORDINARY

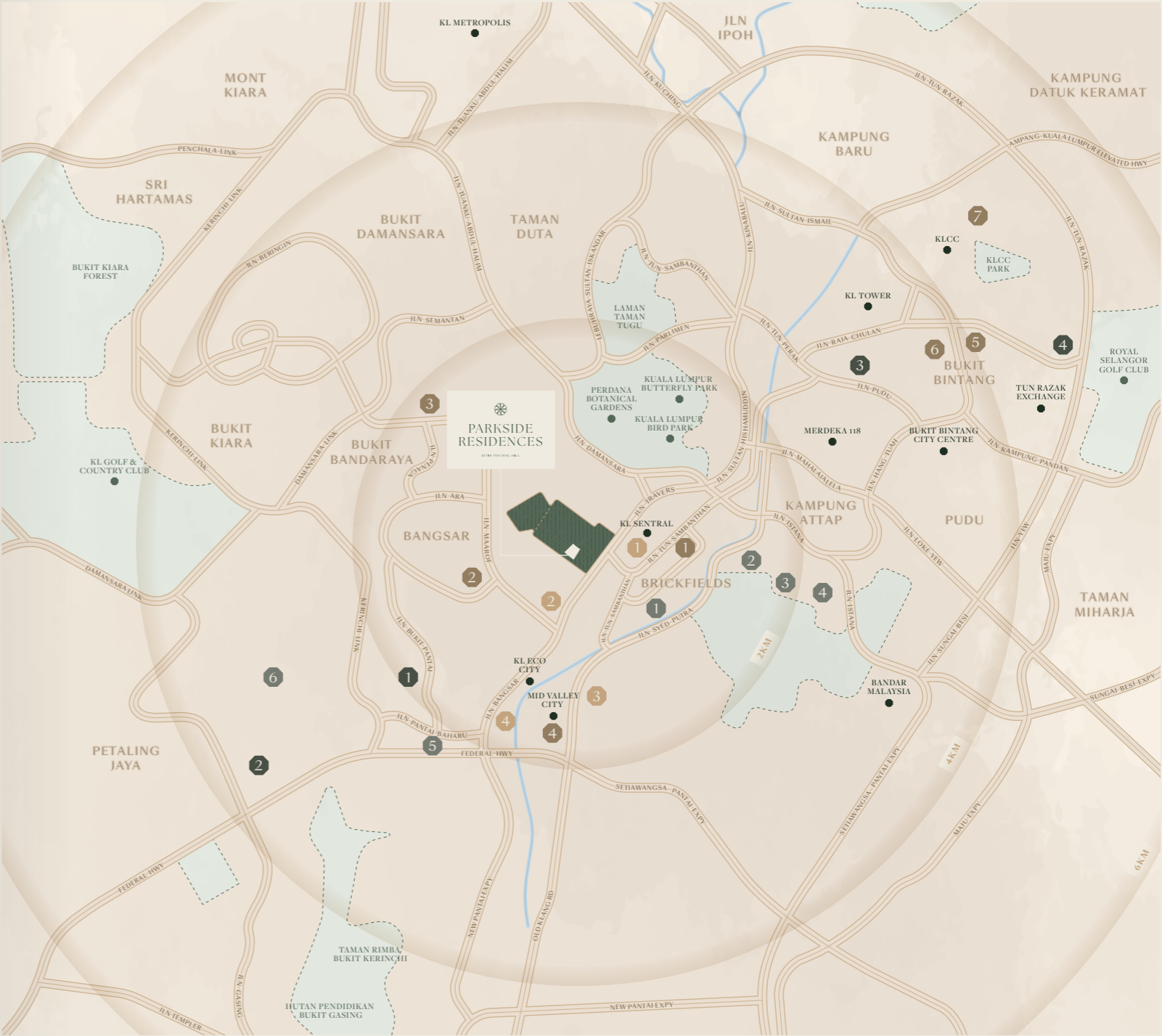


- Prime location along Jalan Bangsar
- 52-acre mixed-use masterplan
- Transit-oriented development (TOD)
- 5-acre central park
- Sheltered walkway to Bangsar LRT station

The 52-acre, fully integrated mixed-use masterplan will feature a collection of world-class residences, offices, retail, a hotel and other lifestyle amenities - all anchored around the 5-acre central park. Parkside Residences presents a rare opportunity to be part of an exclusive community ushering in a new era of urban living in Kuala Lumpur.

SETIA  
FEDERAL HILL

THE TRUE CENTRE  
OF THE CITY



- |  |   |   |  |
|--|---|---|--|
| <b>Shopping Malls</b> <ul style="list-style-type: none"><li>1 Nu Sentral</li><li>2 Bangsar Village</li><li>3 Bangsar Shopping Centre</li><li>4 Mid Valley City</li><li>5 Pavilion Bukit Bintang</li><li>6 Bukit Bintang Shopping District</li><li>7 Suria KLCC</li></ul> | <b>Healthcare</b> <ul style="list-style-type: none"><li>1 Pantai Hospital</li><li>2 University Malaya Medical Centre</li><li>3 Tung Shin Hospital</li><li>4 Prince Court Medical Centre</li></ul> | <b>Schools</b> <ul style="list-style-type: none"><li>1 Havil International School</li><li>2 Kuen Cheng High School</li><li>3 AIS International School</li><li>4 Alice Smith International School Primary Campus</li><li>5 Sri Dasmesh International School</li><li>6 University of Malaya</li></ul> | <b>Public Transport</b> <ul style="list-style-type: none"><li>1 KL Sentral (LRT, MRT, KTM, ERL &amp; KL Monorail)</li><li>2 Bangsar LRT Station</li><li>3 Mid Valley KTM</li><li>4 Abdullah Hukum Integrated LRT &amp; KTM Station</li></ul> |
|--|---|---|--|





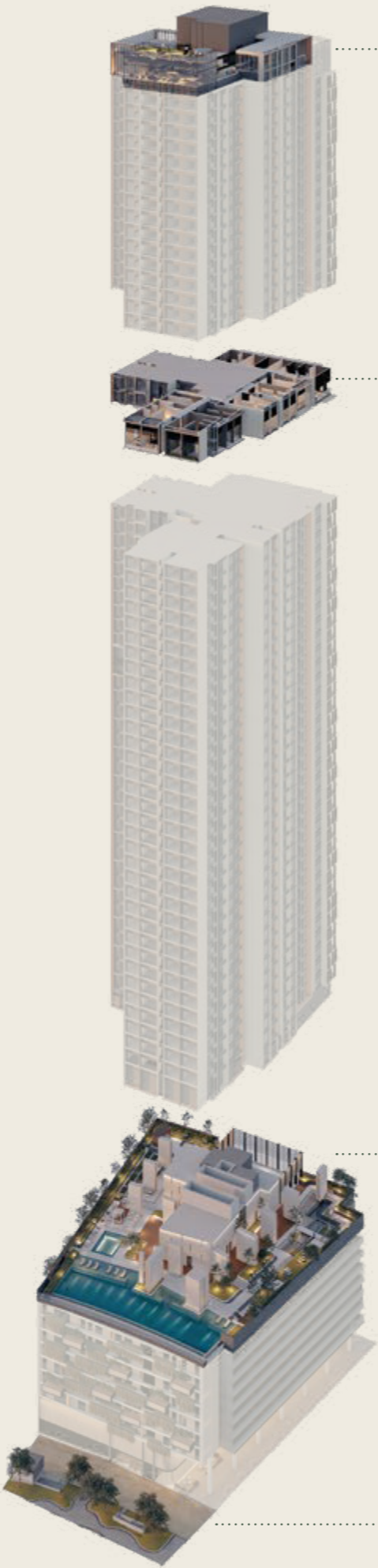
Sky Lounge



Hammock Garden



Infinity Pool



PARKSIDE SKY  
LEVEL 61

Sky Lounge, Sky Gym,  
Rooftop Terrace

PARKSIDE COLLECTIVE  
LEVEL 43

Arrival Garden, Chill-Out Garden,  
Co-Working Space, Crossfit Area,  
Games Room, Hammock Garden,  
Meditation Garden, Social Garden,  
Yoga Deck

PARKSIDE RETREAT  
LEVEL 8

Infinity Pool, Shallow Pool,  
Kids' Pool, Jacuzzi, Open Pavilion,  
Sunken Island, Children's Playground,  
Garden Lounge, Open Lawn,  
Multi-Purpose Hall, Surau

PARKSIDE BOULEVARD  
GROUND FLOOR

Retail, Main Lobby, Mail Room,  
Parcel & Food Delivery Room



Rooftop Terrace



Games Room

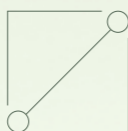


Kids' Pool

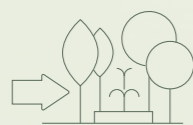
DEVELOPMENT  
FEATURES



GreenRE Gold  
Certification  
(Provisional)



Unit sizes from  
485 to 1,325 sq.ft.



Direct access to  
Central Park



Doorstep  
retail convenience



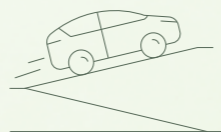
8 high-speed lifts  
(7 passenger lifts + 1 service lift)



Three levels of  
recreational amenities



Electronic Vehicle (EV)  
charging bays



Car park with  
speed ramp



Multi-tier  
security system



Facial recognition  
access at lift lobbies  
(car park and ground levels)



Sky  
facilities

UNIT PLANS

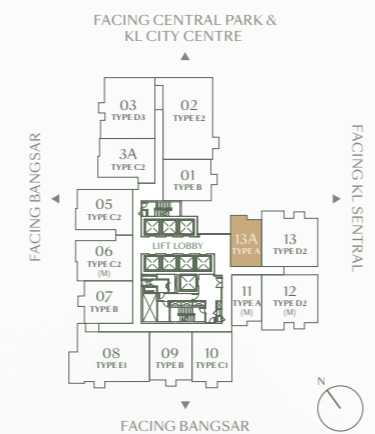
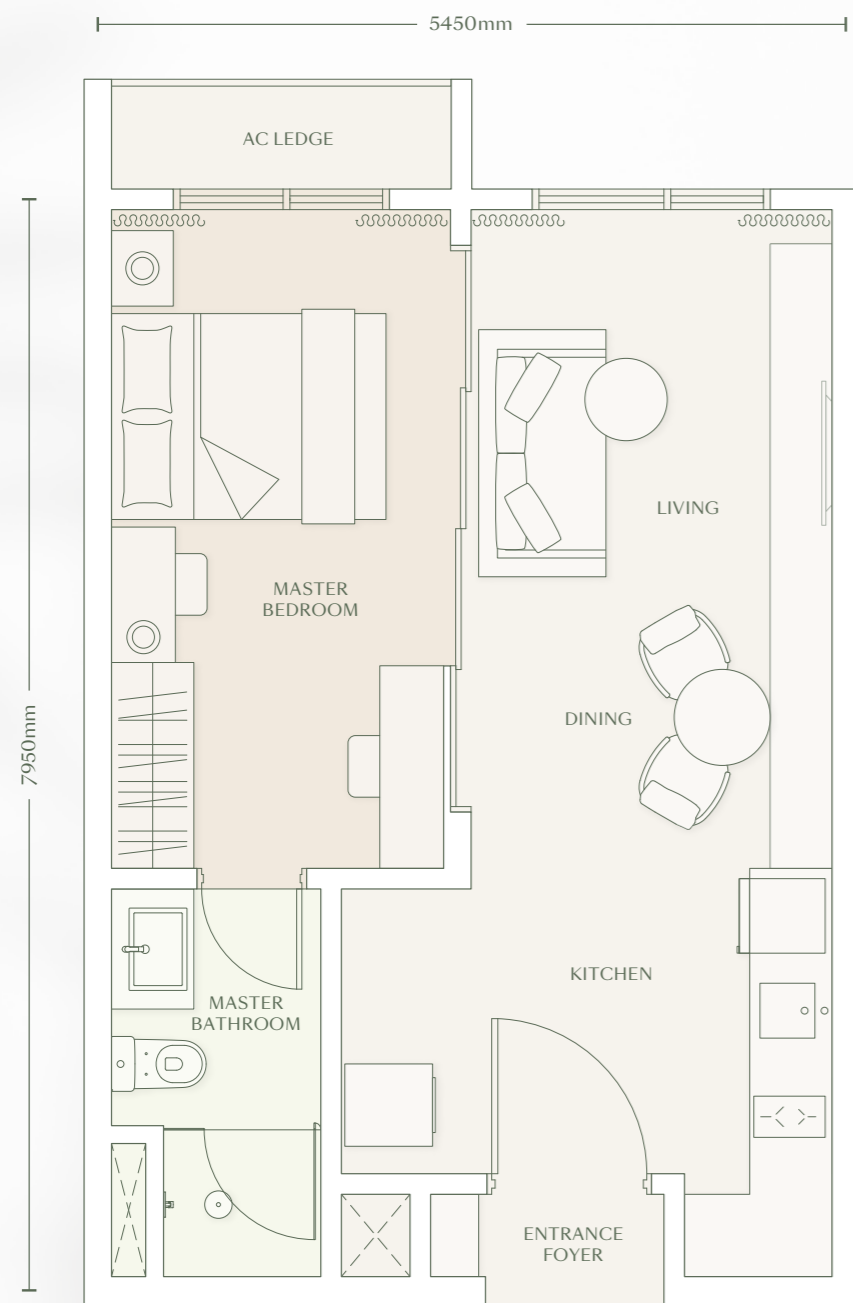
TYPE A



1 BEDROOM FLEXI  
1 BATHROOM

Total Built-Up  
485 sq.ft. / 45 sq.m.

Unit Area	
Main Parcel	463 sq.ft. / 43 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.



TYPE A

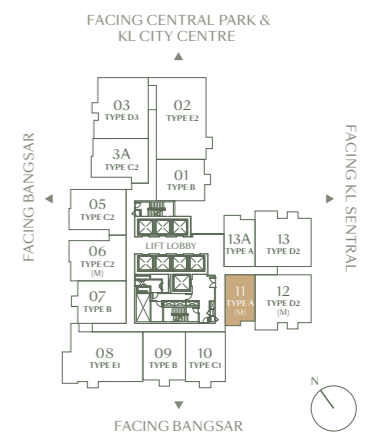
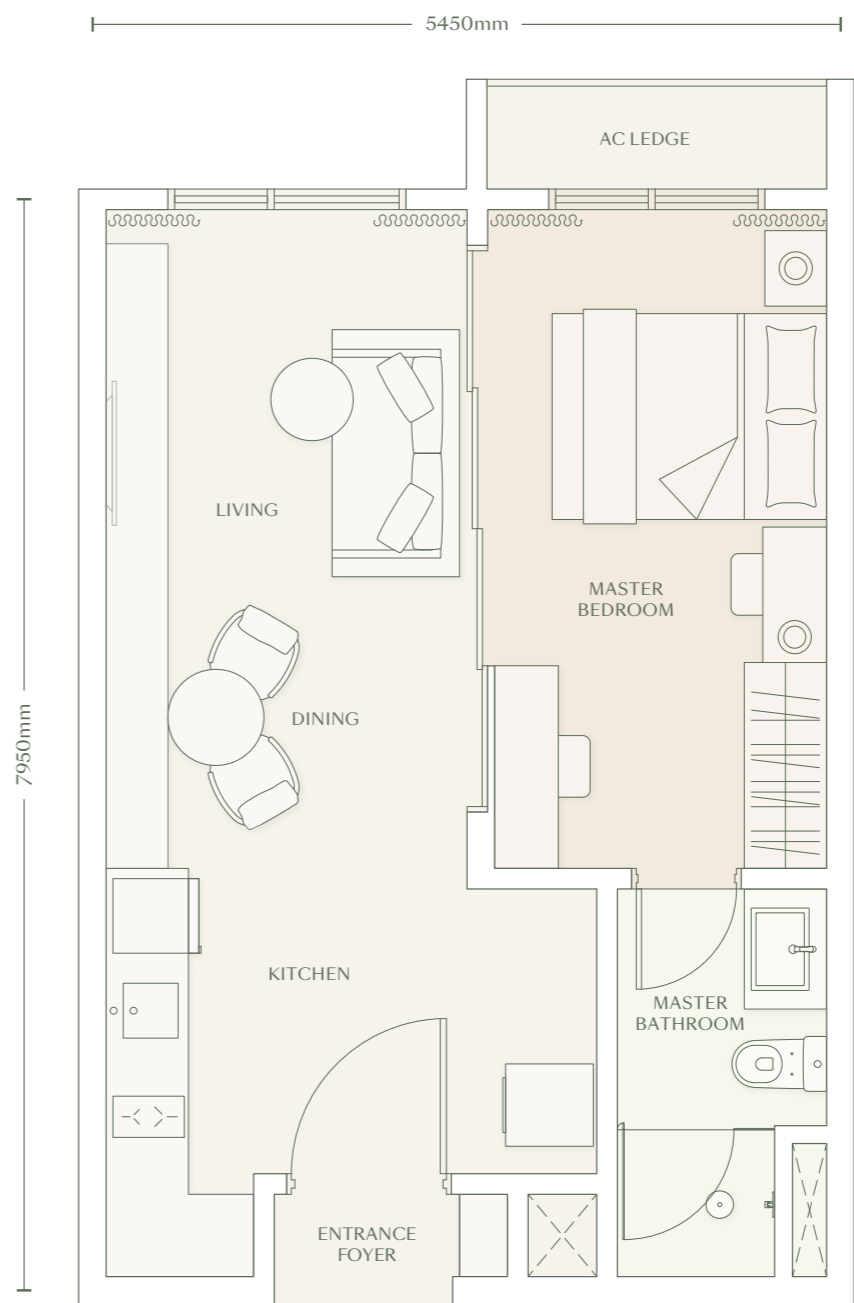
Mirror Layout



1 BEDROOM FLEXI  
1 BATHROOM

Total Built-Up  
485 sq.ft. / 45 sq.m.

Unit Area	
Main Parcel	463 sq.ft. / 43 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.



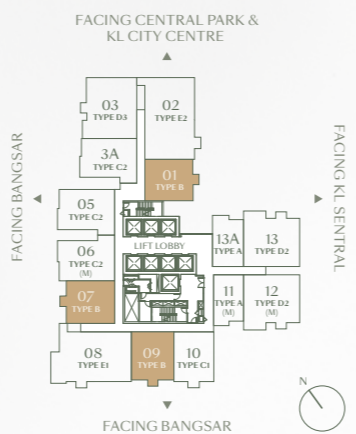
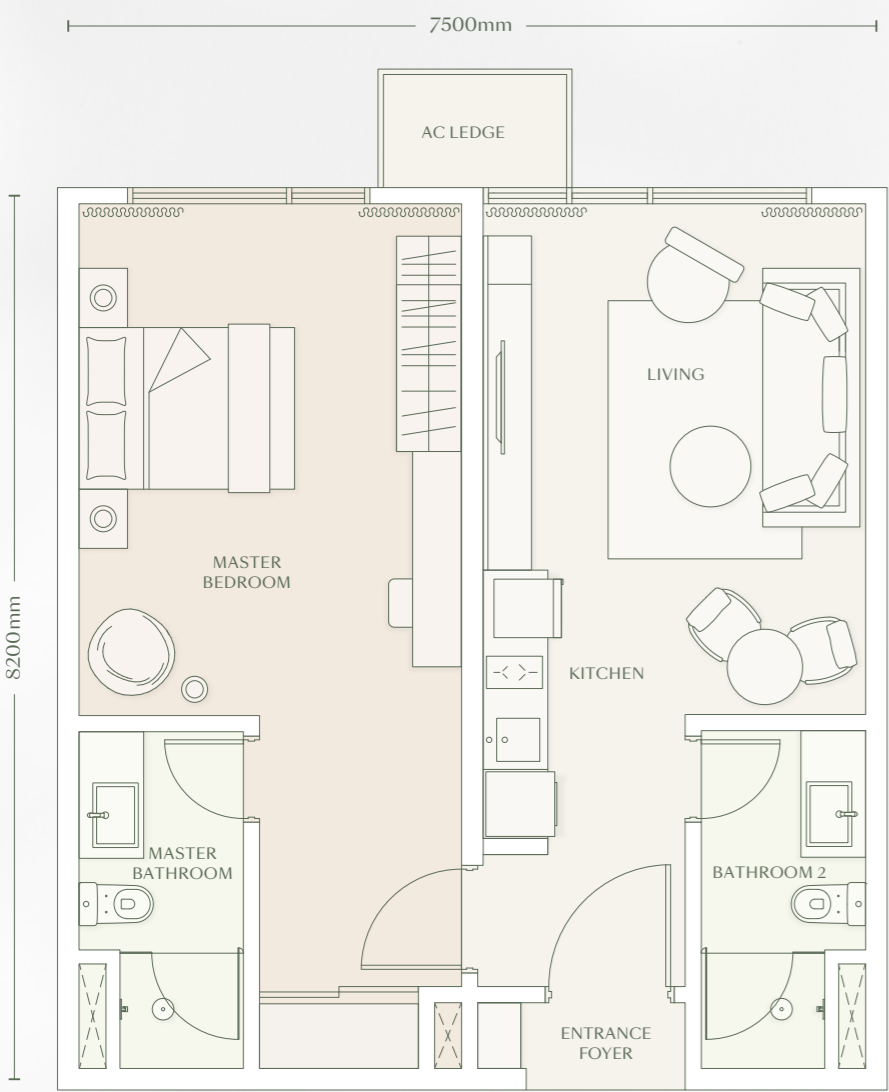
TYPE B



1 BEDROOM  
2 BATHROOMS

Total Built-Up  
689 sq.ft. / 64 sq.m.

Unit Area	
Main Parcel	667 sq.ft. / 62 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.



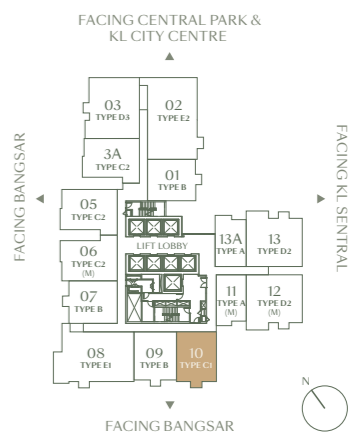
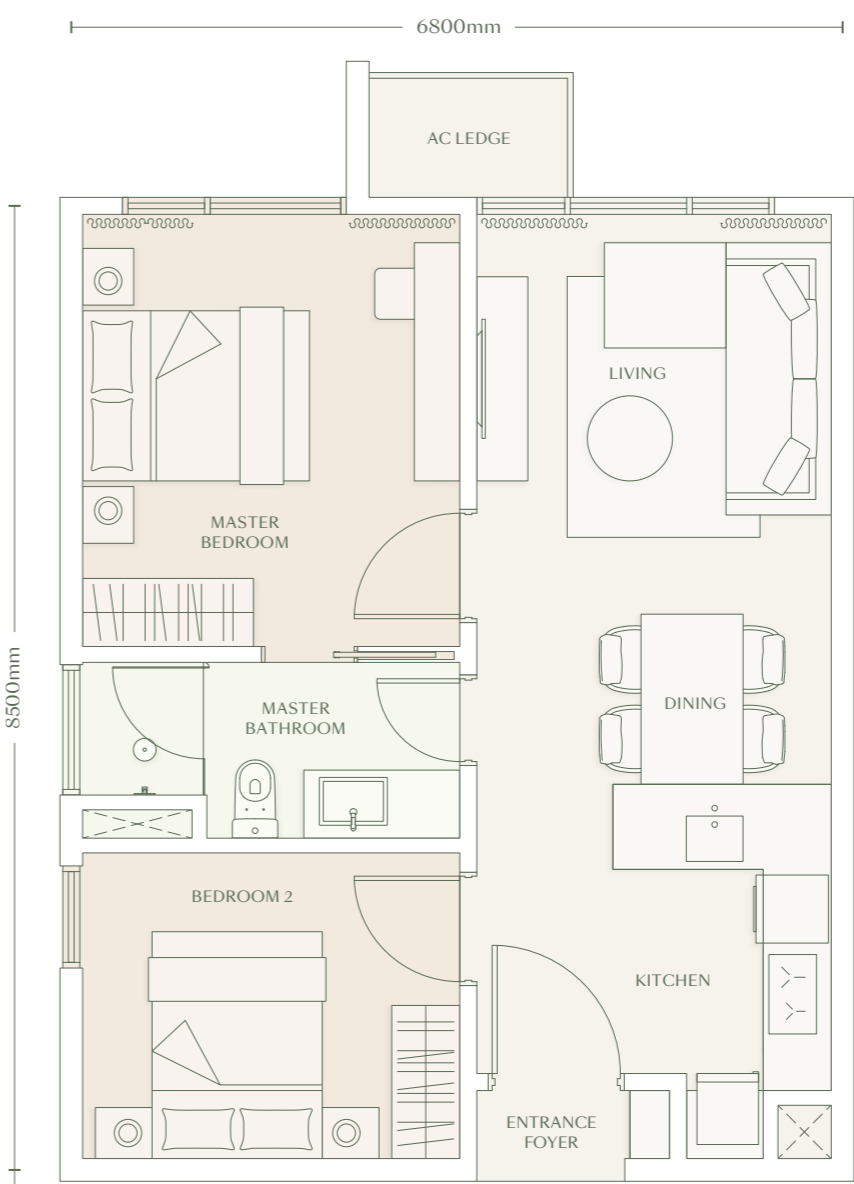
TYPE C1



2 BEDROOMS  
1 BATHROOM

Total Built-Up  
646 sq.ft. / 60 sq.m.

Unit Area	
Main Parcel	624 sq.ft. / 58 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.



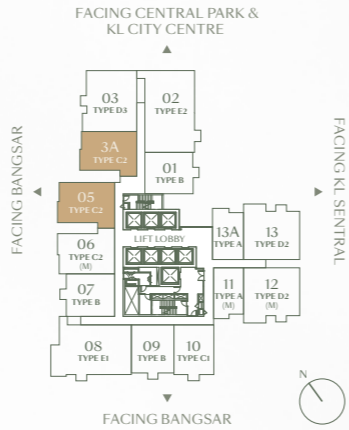
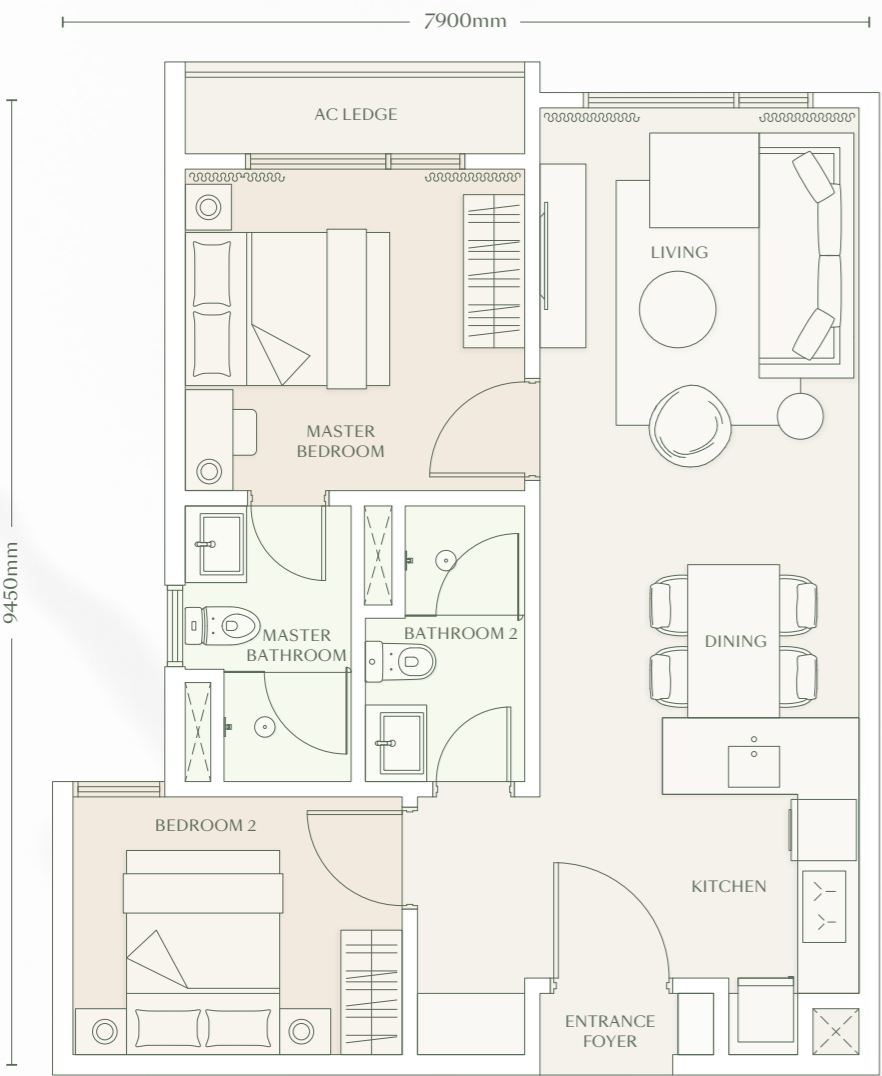
# TYPE C2



2 BEDROOMS  
2 BATHROOMS

Total Built-Up  
732 sq.ft. / 68 sq.m.

Unit Area	
Main Parcel	700 sq.ft. / 65 sq.m.
Accessory Parcel	32 sq.ft. / 3 sq.m.



# TYPE C2

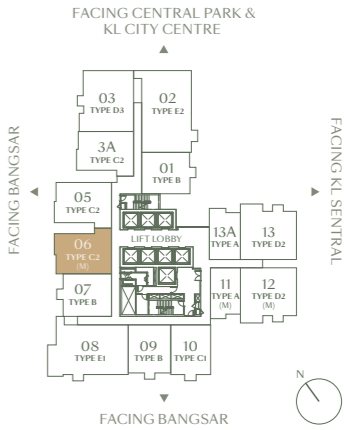
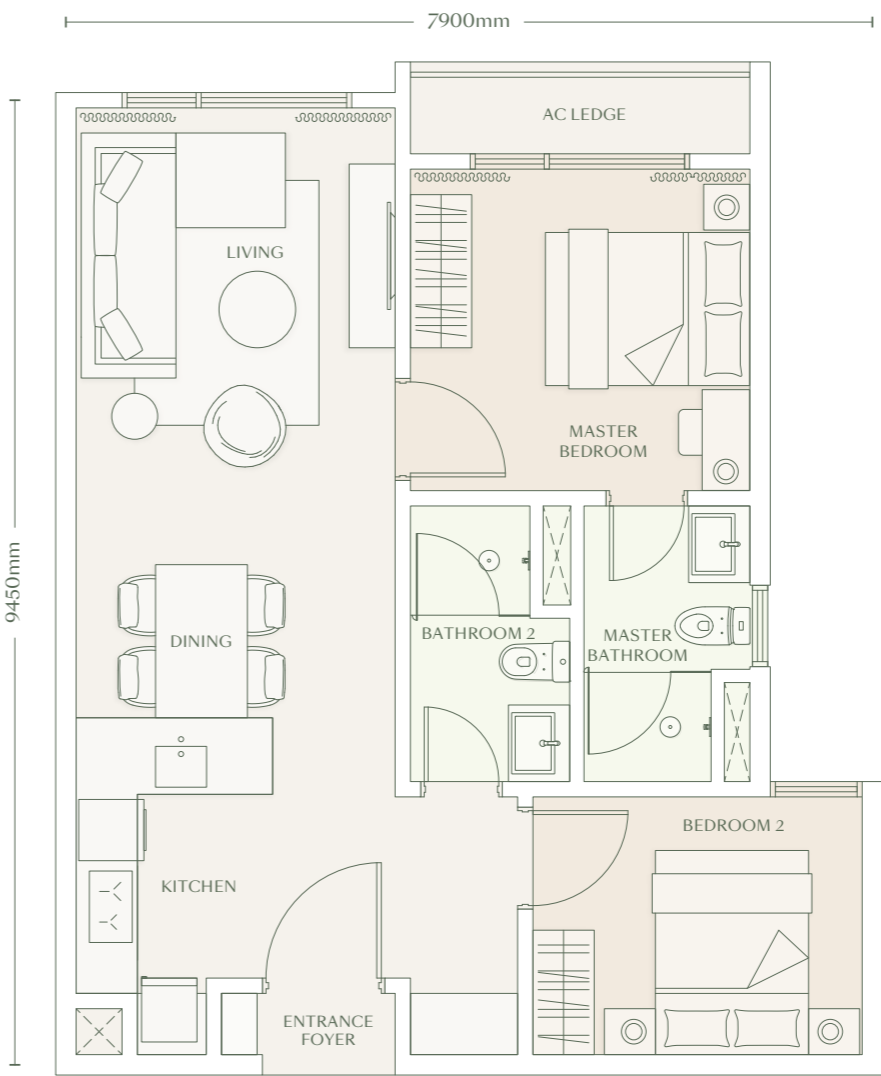
Mirror Layout



2 BEDROOMS  
2 BATHROOMS

Total Built-Up  
732 sq.ft. / 68 sq.m.

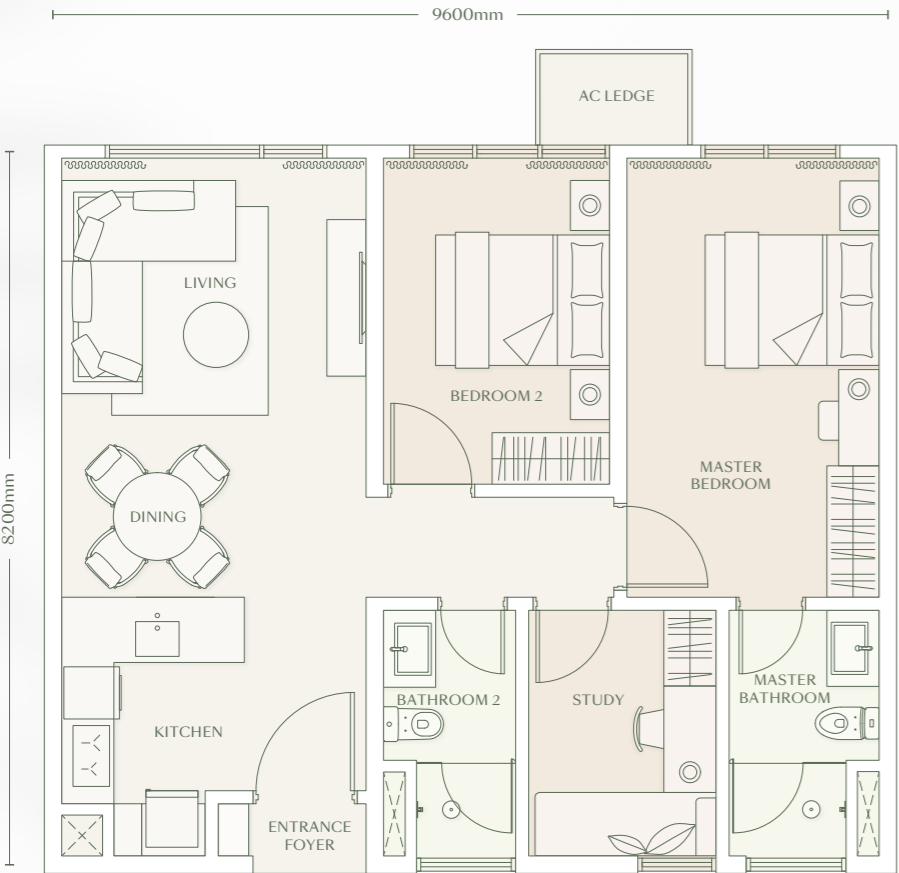
Unit Area	
Main Parcel	700 sq.ft. / 65 sq.m.
Accessory Parcel	32 sq.ft. / 3 sq.m.



# TYPE D1

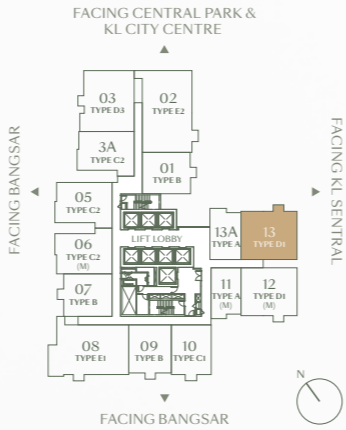


2 BEDROOMS  
1 STUDY  
2 BATHROOMS



Total Built-Up  
872 sq.ft. / 81 sq.m.

Unit Area	
Main Parcel	850 sq.ft. / 79 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.

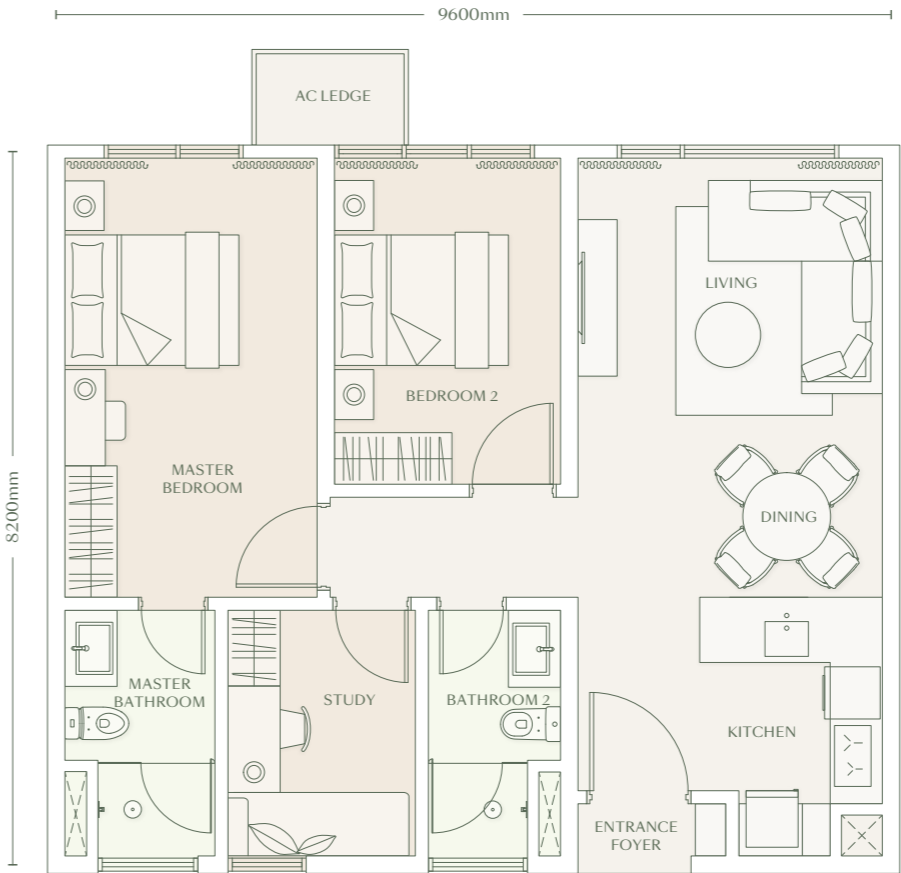


# TYPE D1

Mirror Layout

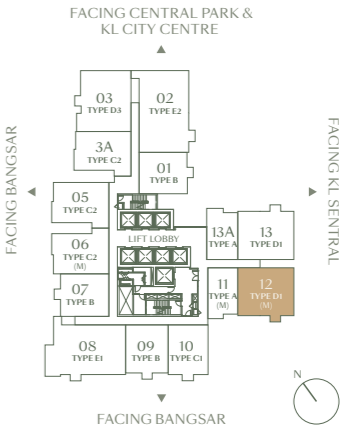


2 BEDROOMS  
1 STUDY  
2 BATHROOMS



Total Built-Up  
872 sq.ft. / 81 sq.m.

Unit Area	
Main Parcel	850 sq.ft. / 79 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.



\* Type D1 is only available from Levels 9 to 33

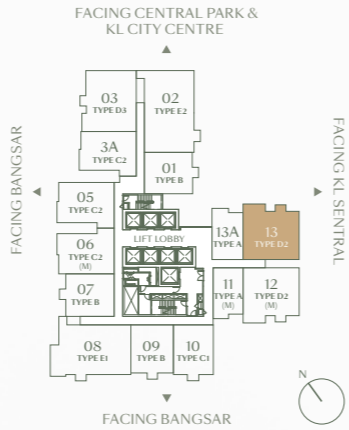
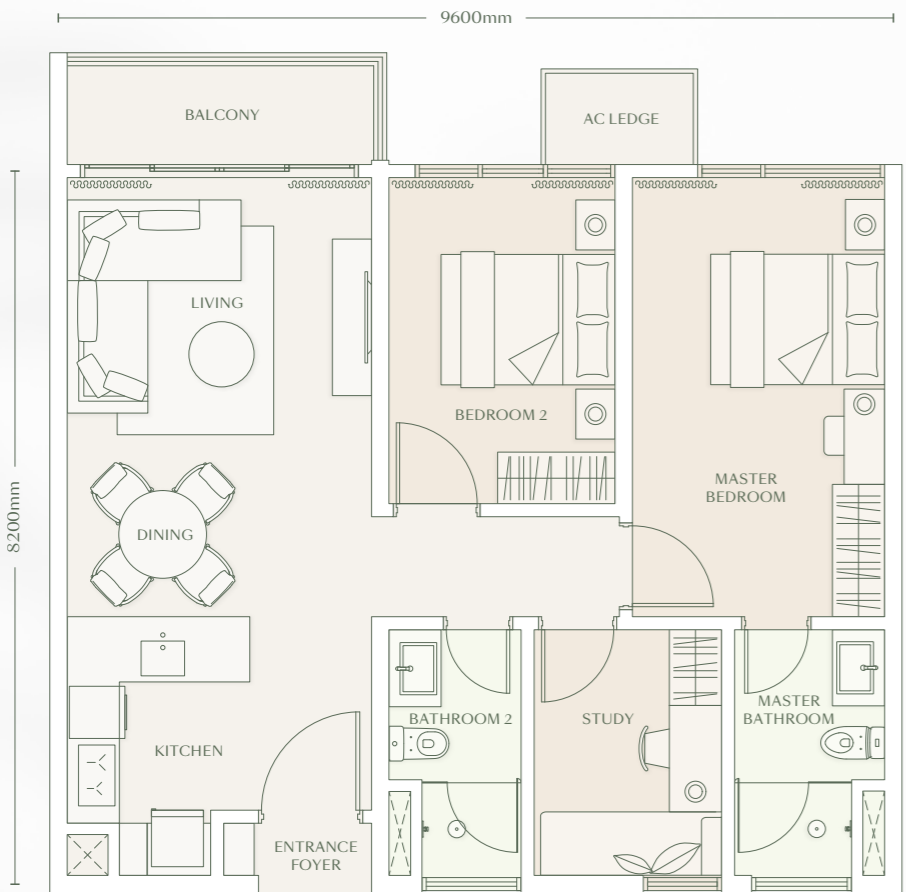
# TYPE D2



2 BEDROOMS  
1 STUDY  
2 BATHROOMS  
BALCONY

Total Built-Up  
926 sq.ft. / 86 sq.m.

Unit Area	
Main Parcel	904 sq.ft. / 84 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.



\* Type D2 is only available from Levels 36 to 59

# TYPE D2

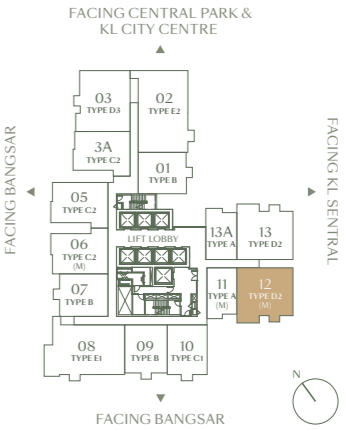
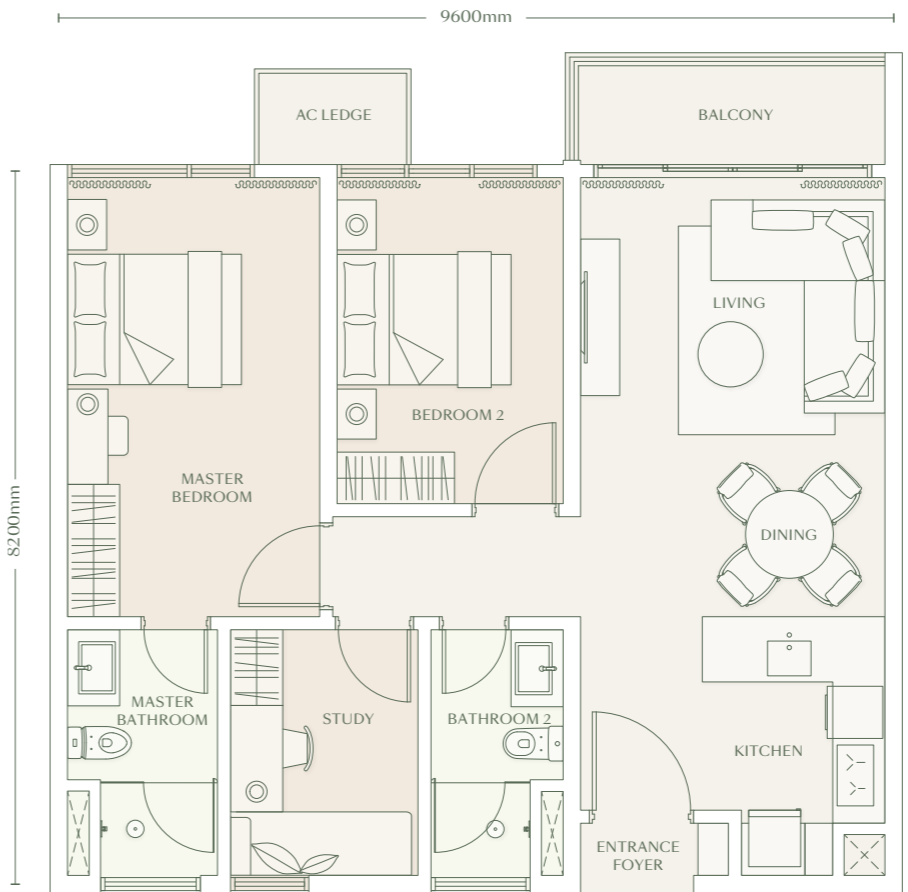
Mirror Layout



2 BEDROOMS  
1 STUDY  
2 BATHROOMS  
BALCONY

Total Built-Up  
926 sq.ft. / 86 sq.m.

Unit Area	
Main Parcel	904 sq.ft. / 84 sq.m.
Accessory Parcel	22 sq.ft. / 2 sq.m.

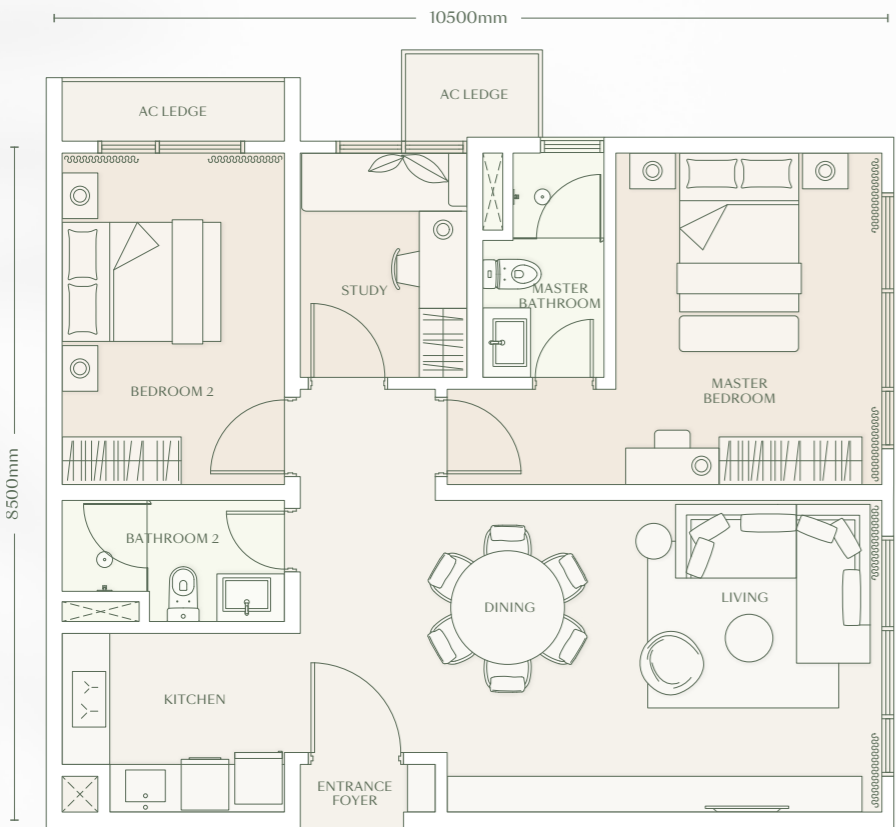


\* Type D2 is only available from Levels 36 to 59

# TYPE D3

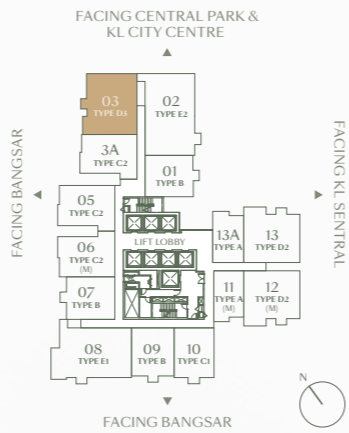


2 BEDROOMS  
1 STUDY  
2 BATHROOMS



Total Built-Up  
1,012 sq.ft. / 94 sq.m.

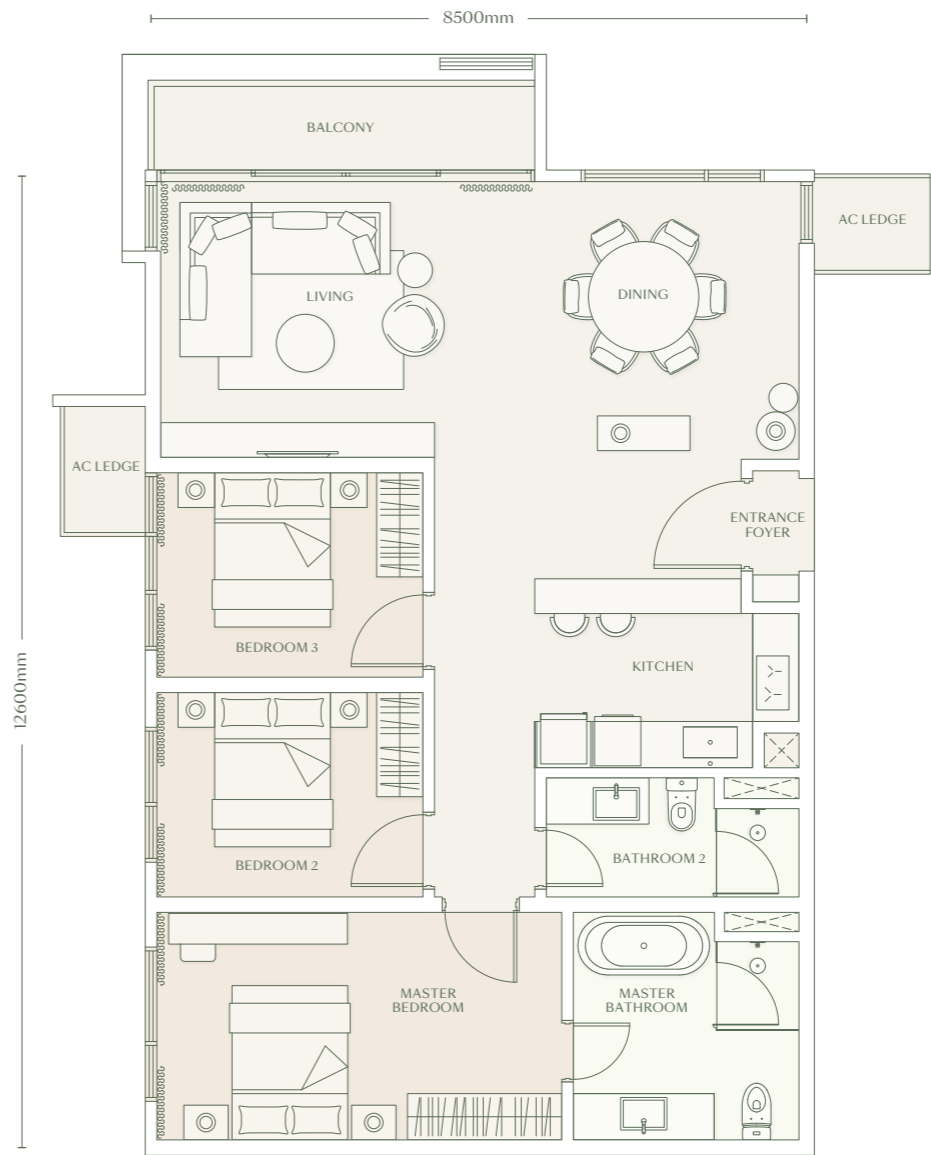
Unit Area	
Main Parcel	958 sq.ft. / 89 sq.m.
Accessory Parcel	54 sq.ft. / 5 sq.m.



# TYPE E1

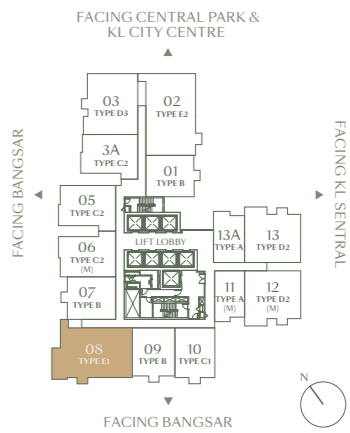


3 BEDROOMS  
2 BATHROOMS  
BALCONY



Total Built-Up  
1,260 sq.ft. / 117 sq.m.

Unit Area	
Main Parcel	1,216 sq.ft. / 113 sq.m.
Accessory Parcel	44 sq.ft. / 4 sq.m.



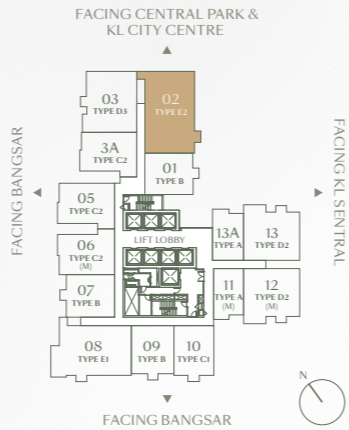
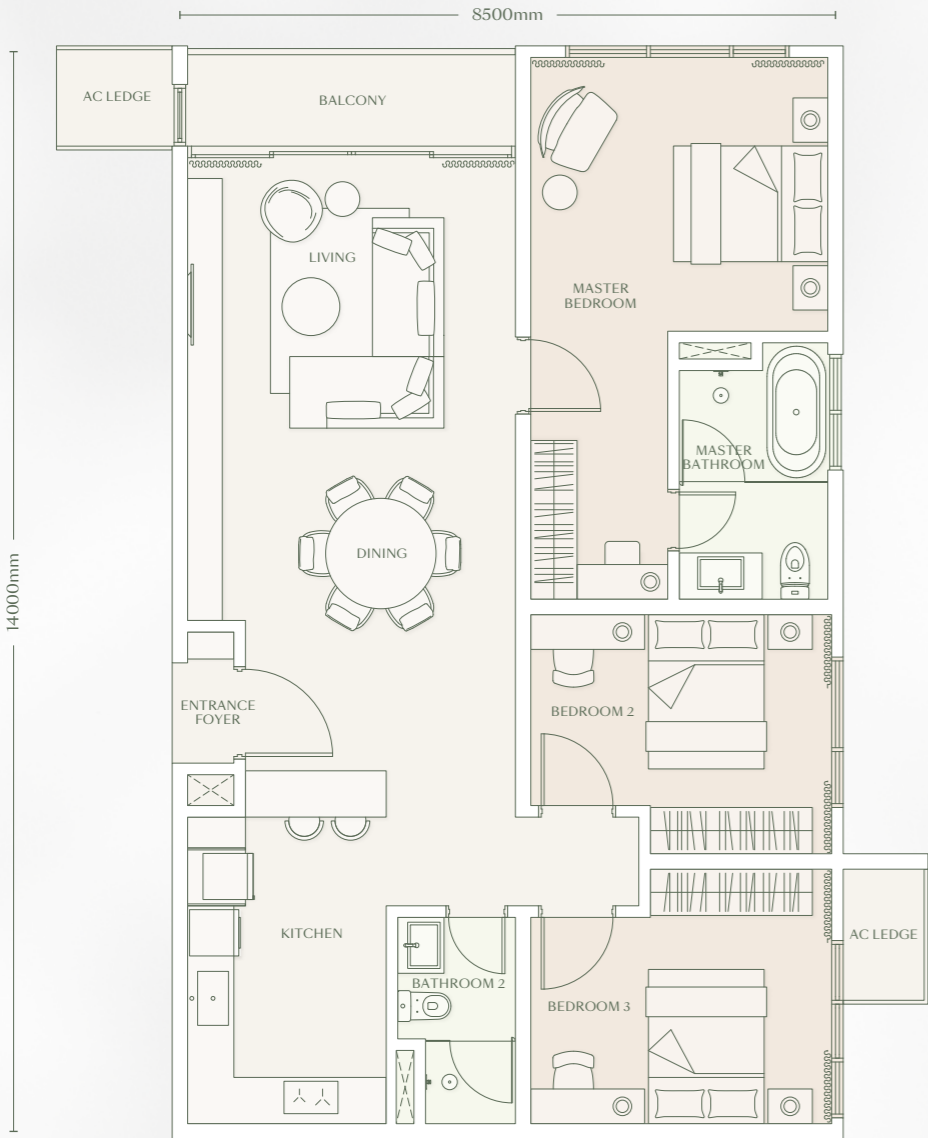
# TYPE E2



3 BEDROOMS  
2 BATHROOMS  
BALCONY

Total Built-Up  
1,325 sq.ft. / 123 sq.m.

Unit Area	
Main Parcel	1,281 sq.ft. / 119 sq.m.
Accessory Parcel	44 sq.ft. / 4 sq.m.



A JOINT DEVELOPMENT BETWEEN



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59200, Kuala Lumpur, Malaysia

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No Lesen Pemaju: 30874/09-2029/0217(N) • Tempoh Sah dari 26/09/2024 sehingga 25/09/2029 • No Permit Iklan dan Jualan: 30874-1/12-2027/1147(A)-(S)  
• Tempoh Sah dari 17/12/2024 sehingga 16/12/2027 • Jenis Pegangan Tanah: Pajakan selama 99 Tahun (Tempoh berakhir 23 Jun 2116)  
• Sekatan Tanah: Tanah ini tidak boleh dipindahmilik, dipajak atau digadai tanpa kebenaran Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur.  
• Bebanan: Tiada • Kelulusan Pihak Berkuasa: Dewan Bandaraya Kuala Lumpur (DBKL) • No Rujukan: DBKL.JKB.BPSIOSC20241099(27)  
• Tarikh Siap Pembinaan: Jan 2030 • Jenis hartanah :Pangsapuri Servis • Jumlah unit: (693 unit) • Keluasan binaan : Min.463sf – Max.1,281sf  
• Harga jualan: Min.RM763,000.00 – Max.RM 2,400,000.00 • Diskaun Bumiputra : 5%

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