

Traders Park

Residensi Cheras Selatan 2



SERVICED APARTMENT



Drop Off / Drive Thru



SAFE & SECURE ENVIRONMENT

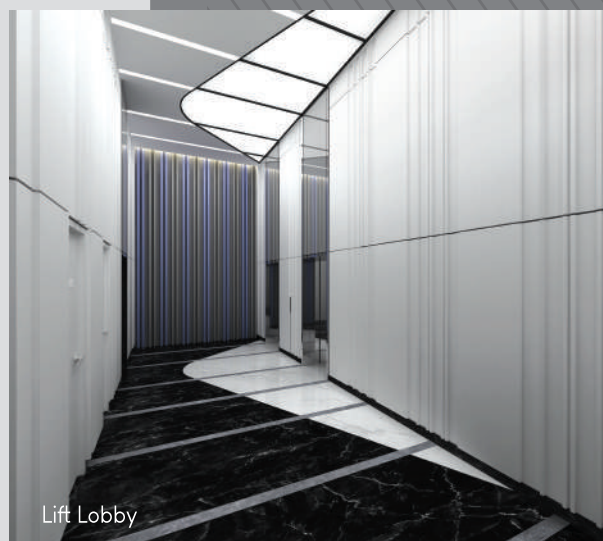
- ✓ RFID Access Control System at Car Park Entry and Exit Points
- ✓ Community Living Enhanced by Property Management App
- ✓ Enhanced Security with Card Access to Designated Floors only
- ✓ 24 Hours Security with CCTV Surveillance

DESIGN FEATURES

- ✓ Solid Timber Fire Door for Entrance
- ✓ Fibre to The Home (FTTH) - Unifi Ready
- ✓ SMATV - Astro B.yond Ready
- ✓ Instant Water Heater Power Point to All Bathrooms
- ✓ Smoke Detector Installed In Living, Dining and Bedrooms



Main Lobby



Lift Lobby



Gymnasium



Swimming Pool

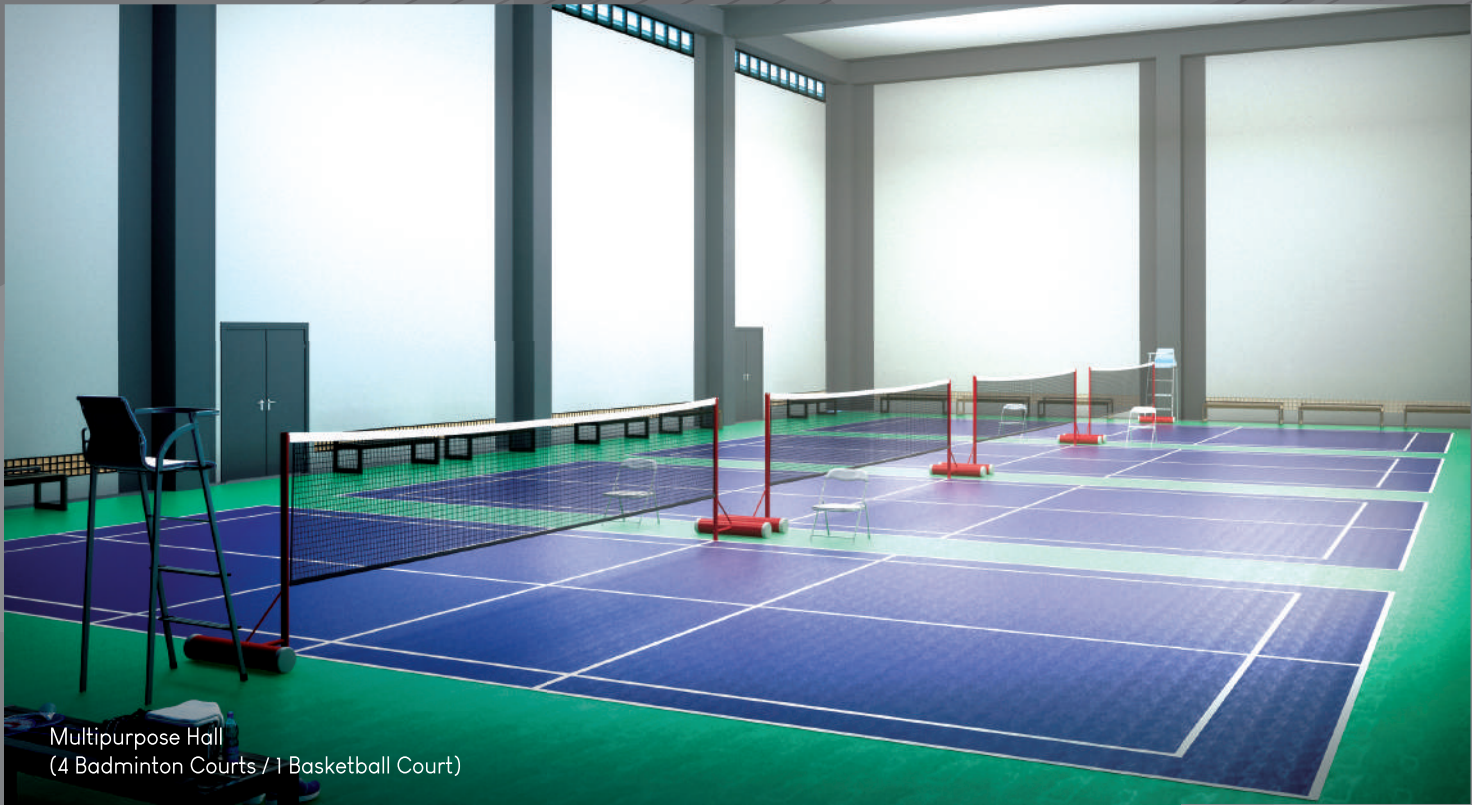
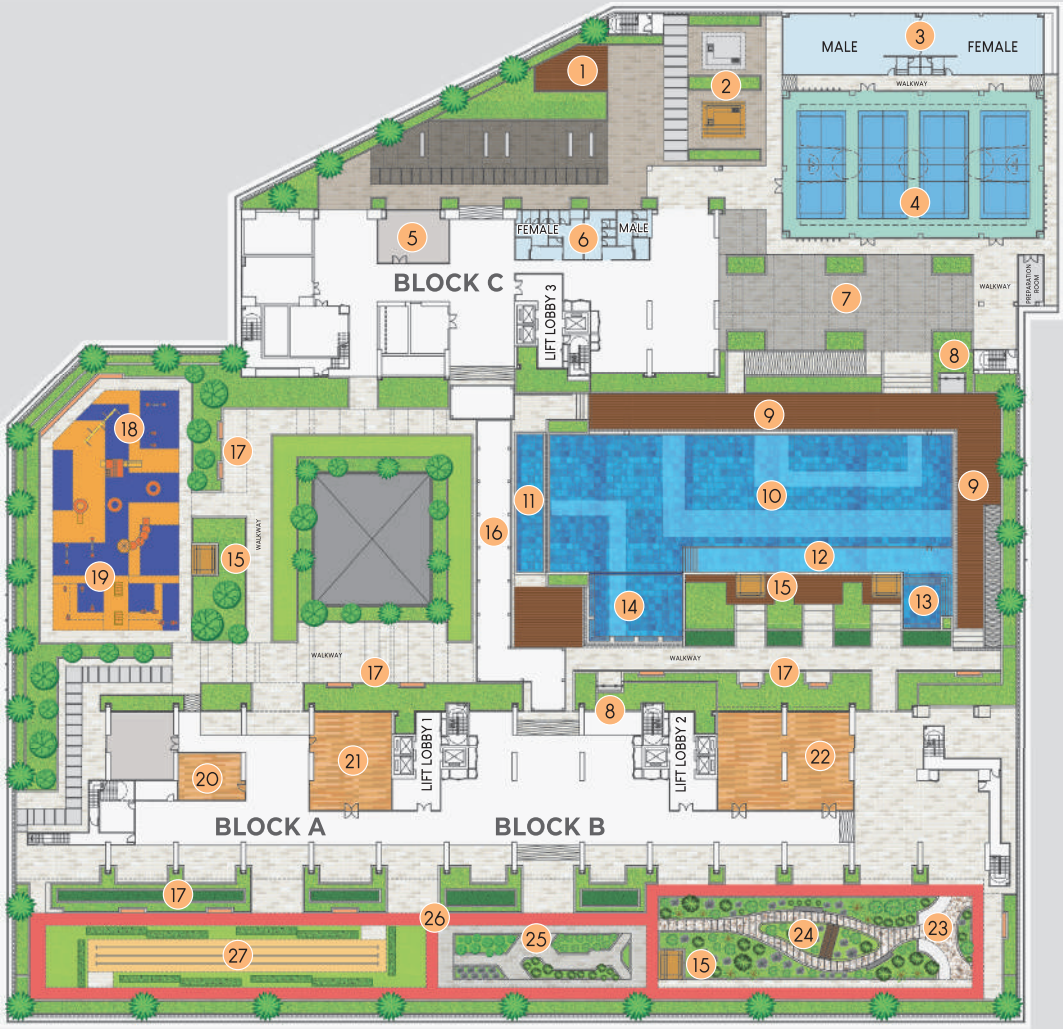
LIVELY. CHIC. COSY

Why not make your home the perfect blend of lifestyle and livelihood? Live within an urban and vibrant community today!

FACILITIES PLAN (LEVEL 7)

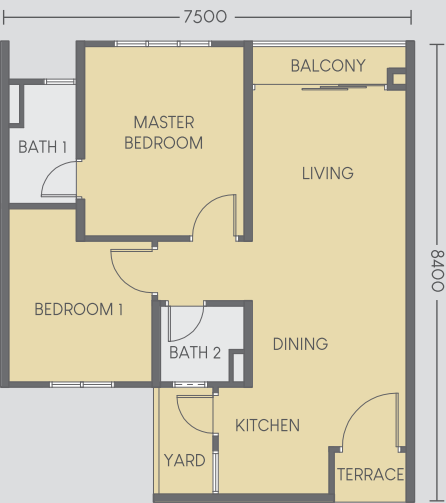
ARRAY OF FACILITIES
Approx. **150,000sq.ft.**

- 1. Yoga Deck
- 2. BBQ Area
- 3. Surau
- 4. Multipurpose Hall
(4 badminton courts
or 1 basketball court)
- 5. Launderette Area
- 6. Toilet / Changing Room
- 7. Pre-Function Area
- 8. Outdoor Shower
- 9. Pool Deck
- 10. 50m Olympic Length
Swimming Pool
- 11. Water Feature
- 12. Wet Deck
- 13. Spa Pool
- 14. Wading Pool
- 15. Cabana
- 16. Covered Walkway
- 17. Linear Seating
- 18. Children Playground
- 19. Outdoor Fitness
- 20. Reading Room Area
- 21. Cafeteria Area
- 22. Gymnasium
- 23. Reflexology Path
- 24. Relaxing Garden
- 25. Herbs Garden
- 26. Jogging Track
- 27. 35m Sprint Track

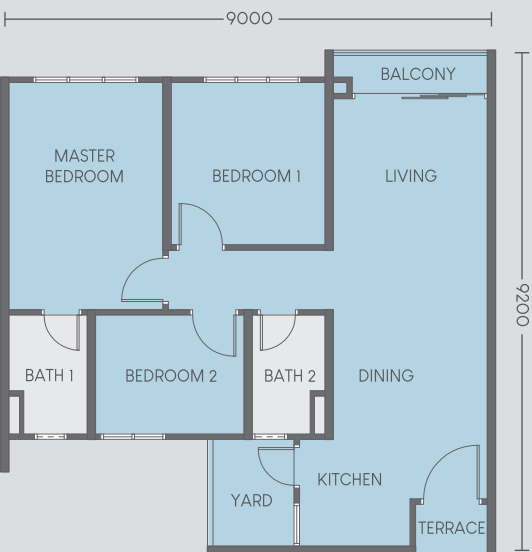


FLOOR PLANS

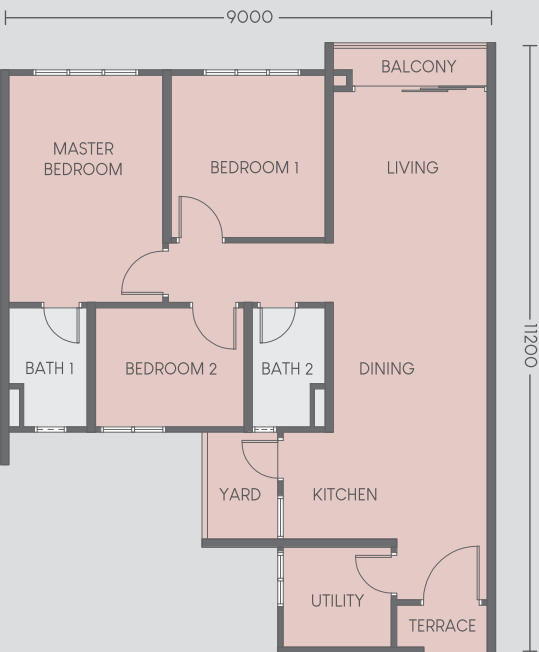
TYPE B 604sf (2 Rooms)



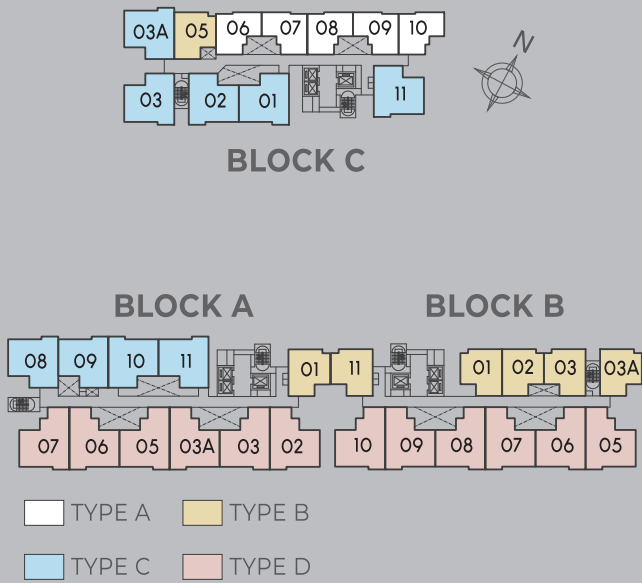
TYPE C 773sf (3 Rooms)



TYPE D 859sf (3+1 Rooms)



LAYOUT PLAN



SPECIFICATIONS

(For Types B, C and D Only)

Structure	: Reinforced Concrete		
Wall	: Reinforced Concrete/ Brickwall		
Roofing	: Reinforced Concrete/ Metal Decking		
Ceiling	: Skim Coat with Paint : Plaster Ceiling with Paint (Bathroom Only)		
Window	: Powder Coated Aluminium Framed Glass		
Door	: Main Entrance	- Solid Timber Fire Door	
	: Bedroom	- Timber Flush Door	
	: Balcony	- Powder Coated Aluminium Framed Sliding Door	
	: Others	- Timber Flush Door	
Ironmongery	: Quality Locksets & Accessories		
Floor Finishes	: Living/ Dining/ Kitchen/ Bedroom	- Porcelain Tiles	
	: Bathroom/ Utility	- Porcelain/ Ceramic Tiles	
	: Balcony/ Yard	- Ceramic Tiles	
Wall Finishes	: Bathroom	- Porcelain/ Ceramic Tiles up to Ceiling Height	
	: Kitchen	- Ceramic Tiles up to 1.5m Height	
	: External & Internal	- Cement Sand Plaster & Paint/ Skim Coat & Paint	
Sanitary Installation			
	Type B	Type C	Type D
Water Closet	2	2	2
Wash Basin	2	2	2
Shower Head	2	2	2
Kitchen Sink	1	1	1
Bib Tap	3	3	3
Paper Roll Holder	2	2	2
Electrical Installation			
	Type B	Type C	Type D
Lighting Power Point	12	13	15
Ceiling Fan Power Point	2	3	3
13A Power Point	9	11	14
Air Cond. Power Point	3	4	4
Water Heater Power Point	2	2	2
SMATV Point	1	1	1
Fibre Wall Socket	1	1	1

All information, specifications and plans contained herein are subject to amendments as may be required by the Authorities or Developer's Project Consultants.

AMENITIES & CONVENIENCES



STRATEGIC LOCATION



- 10m to Cheras Traders Square
- 250m to AEON Cheras Selatan
- 250m to Eonsave
- 320m to C180
- 350m to Columbia Asia Hospital-Cheras

- 1.9km to Batu 11 Cheras MRT Station
- 2.8km to Bandar Tun Hussein Onn MRT Station



Developer: SCP (Balakong) Sdn Bhd 200801014034 (815323-K)
Main Office: 101, Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Selangor.
03-7665 1228 03-7665 1223 www.scpgroup.com.my

SCP Properties

For more information, please contact

012-490 6680

TRADERS PARK SALES GALLERY

Developer: SCP (Balakong) Sdn Bhd 200801014034 (815323-K) 101 Block D, Phileo Damansara 1, Jalan 16/11, 46350 Petaling Jaya, Malaysia • Type of Property: Serviced Apartment • Developer's License No.: 19648-2/12-2023/0944(L) • Validity Period: 17/12/2021 – 16/12/2023 • Advertising & Sales Permit No: 19648-2/12-2023/0944(P) • Validity Period: 17/12/2021 – 16/12/2023 • Approving Authority: Majlis Perbandaran Kajang • Building Plan Approval No: MPKJ.OSC/A12/2/8-2021 BIL(22)dlm.MPKJ 6/P/5/2021 • Land Tenure: 99 Years (expiring 04 June 2116) • Land Encumbrance: Malayan Banking Berhad • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority. • Expected Date of Completion: August 2025 • Block A, B & C Total No. of Units: Block A 297 units, Block B 297 units, Block C 305 units included 135 units of Pangasapuri Perkhidmatan Mampu Milik • Selling Price: Block A Serviced Apartment: (Min) RM433,000 – (Max) RM614,500; Block B Serviced Apartment: (Min) RM425,000 – (Max) RM614,000; Block C Pangasapuri Perkhidmatan Mampu Milik: RM270,000.00, Serviced Apartment: (Min) RM275,000 – (Max) RM554,500 • Bumiputra 7% Discount

The information contained in this brochure is subject to change and shall not substitute and/or be treated as an offer or contract. All pictures, sketches, illustrations here are artists' impressions only and are not intended to be representation of fact. Whilst every reasonable care has been taken in providing this information the developer shall not be held responsible for any inaccuracy and changes as may be required by the authorities. The layout and floor plans are not to scale but merely approximate measurements and will be subject to final survey. Prospective purchasers are advised to read and inspect the Sale and Purchase Agreement together with its enclosures prior to signing the same.

