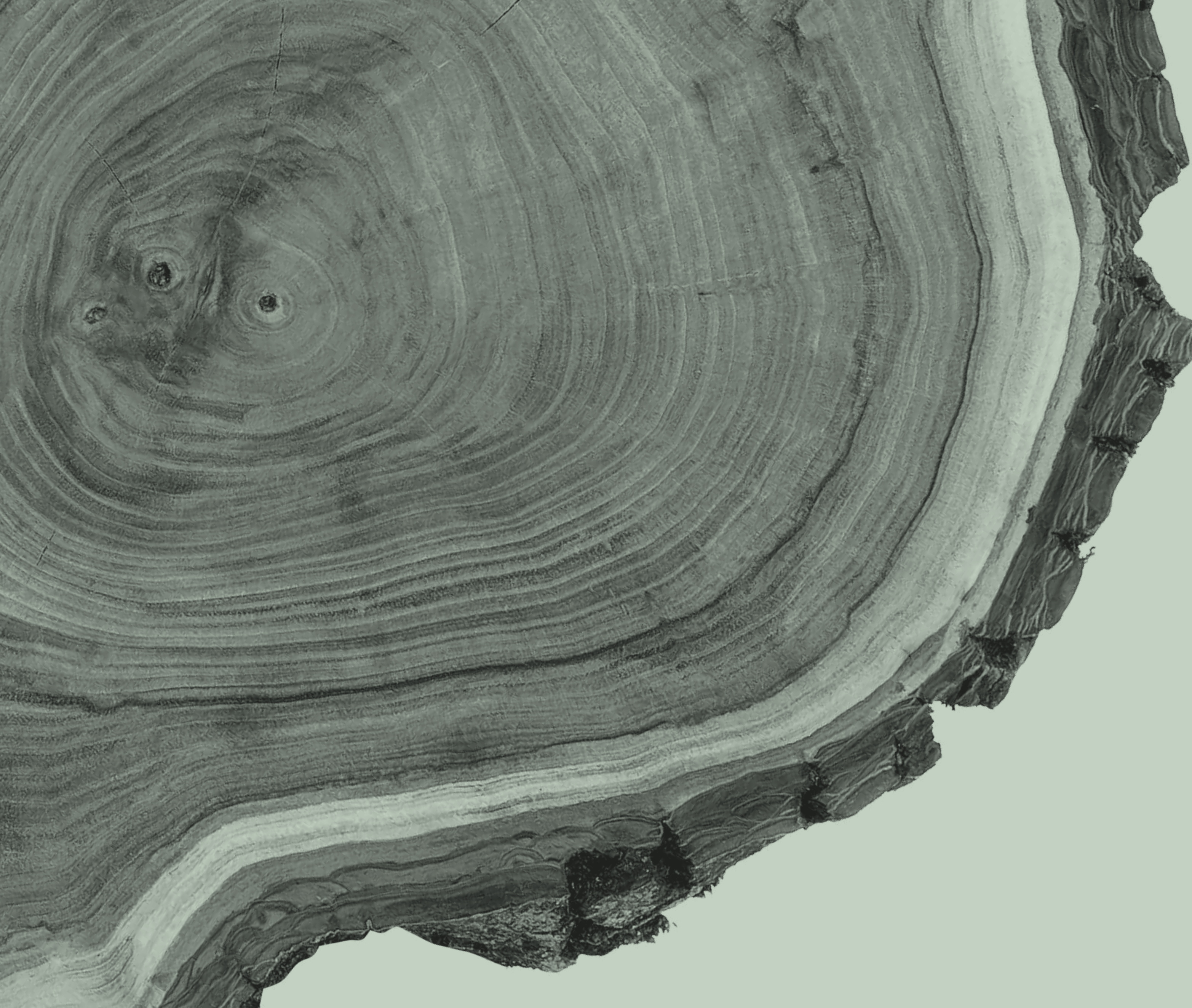




# CEDAR

BUKIT DAMANSARA



# ELEVATED LIVING

Imagine a tranquil world emerging from a natural landscape –  
Where nature and the city meet, where functionality brings joy,  
and where life is as simple or as elaborate as you choose.

Introducing The Cedar, Damansara Heights.

Life on your terms.

An aerial photograph of a lush, green landscape. The terrain is covered in dense, vibrant green vegetation, including grasses and small plants. A large, prominent palm tree stands on the right side of the frame, its fronds clearly visible against the surrounding greenery. The overall scene conveys a sense of natural beauty and environmental health.

# NATURE'S SPLENDOUR

Enveloped in a world of green.  
A biophilic design to cool and clean the air.



# METICULOUS DETAIL

A vision of perfection uncovered  
in the raw and the refined.



# CAREFREE LIVING

Designed to make life easier,  
managed to keep it that way.

# INHALE, EXHALE

Healthy body, healthy mind.  
Amenities to inspire an active lifestyle.



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# THE CEDAR

An exclusive low-rise residence offering exquisite apartments and penthouses overlooking the leafy avenues of Damansara Heights and the city skyline beyond.

The Cedar integrates a wide range of curated, interconnected spaces to bring you the ultimate in a balanced lifestyle, absolute comfort and total peace of mind.

Thoughtful, elegant and refined. A very special opportunity for the discerning few.

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## ENLIGHTENED ELEGANCE

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The Cedar's organic form gently twists to maximise views across its gardens and out to the city beyond. The curvature creates an interplay of elements that improves natural light penetration while providing shade and enhancing privacy for every residence.

# RAREFIED AIR

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A commanding yet discreet presence,  
one of life's pleasant contradictions.





## ABOVE THE URBAN CANOPY

---

The restless city, a carpet of  
twinkling lights. Seen but not heard.

---



LOCATION

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LOCATION

# PRESTIGIOUS ADDRESS

Located in the heart of Damansara Heights.  
The Cedar is ideally connected to the best the city has to offer.





# THE HEIGHT OF EXCLUSIVITY

Damansara Heights is the most sought-after suburb in the Klang Valley. Neighbouring the city centre, yet a world away. A triumph of city planning and urban living, with a rich variety of amenities for those who call it home.

# DAMANSARA HEIGHTS – AN EMERALD ENCLAVE

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A chic urban haven with a warm community spirit,  
removed from the rush of the city.



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ARRIVAL

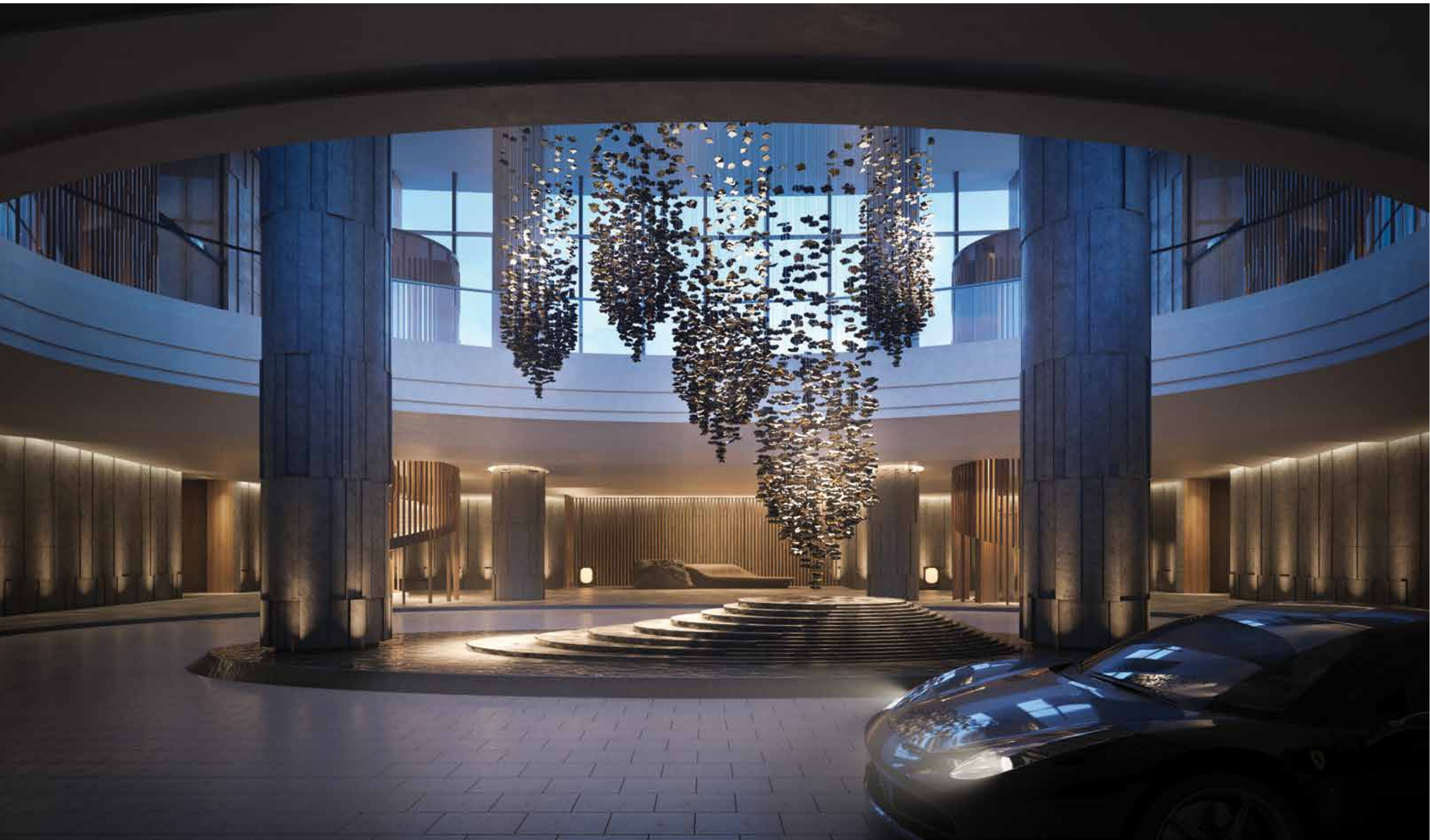
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## A WORLD WITHIN

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A solid granite entryway carved from the hillside welcomes arrivals at The Cedar into a mysterious, subterranean world.



**DROP-OFF**

Enter through an underground passage that leads to The Cedar's reception space. A grand portal surrounded by a deep rich palette of materials, marked by a glittering central sculpture and a crystalline elevator.

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## LOBBY

Ascending from dark to light. Glass elevators open to a vast lobby bathed in natural light. Huge floor-to-ceiling windows frame the urban shapes of the horizon.

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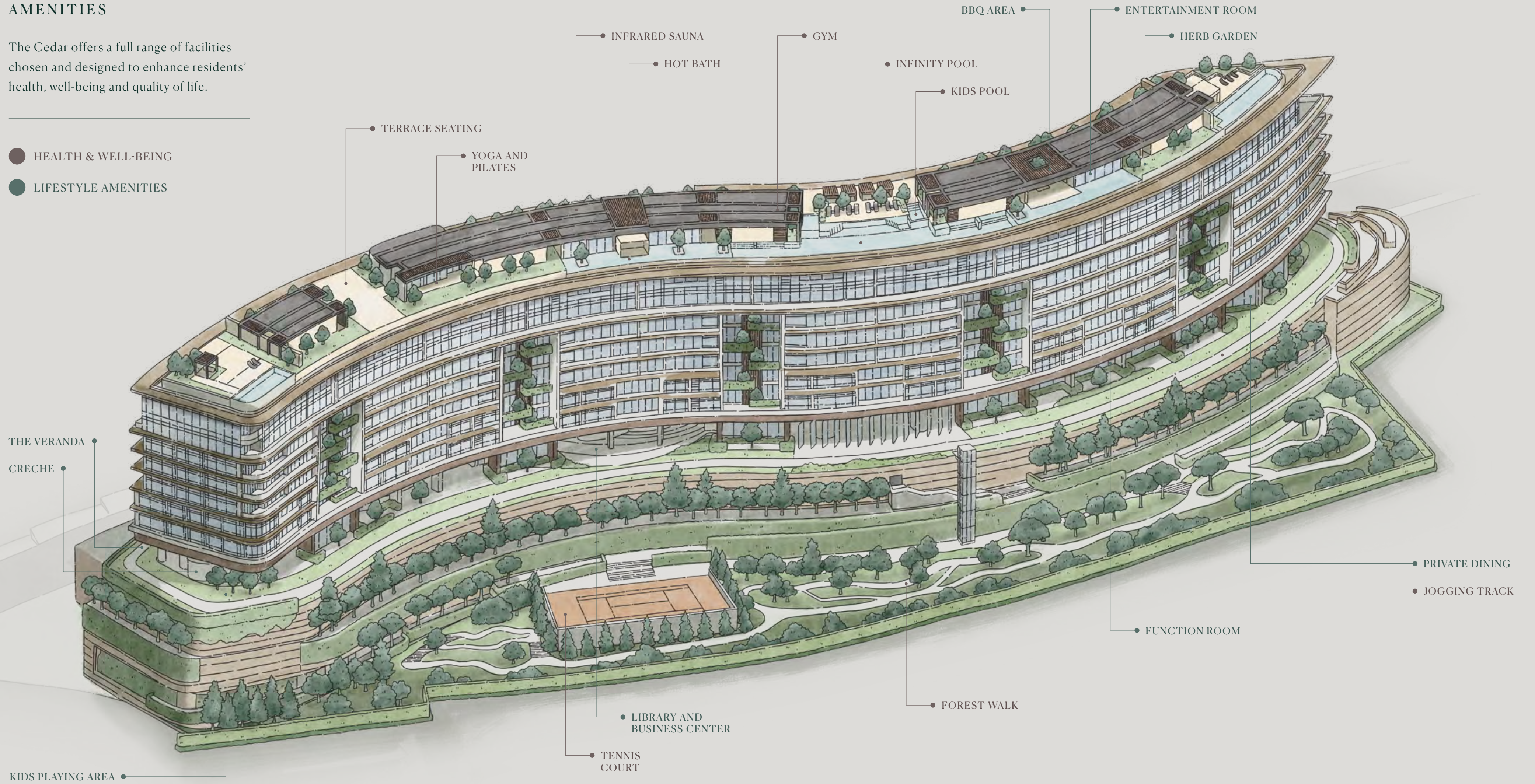
# AMENITIES

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## AMENITIES

The Cedar offers a full range of facilities chosen and designed to enhance residents' health, well-being and quality of life.

- HEALTH & WELL-BEING
- LIFESTYLE AMENITIES



## A NATURAL ESCAPE

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A richly planted forest walk offers a breath of fresh air, perfumed by the scent of native, tropical and European flora, and the woody aroma of cedar trees.





## BALANCED WELLNESS

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Life in harmony. Facilities to soothe the soul, feed the mind and nourish the body. Including a fitness trail, a fully equipped gym, infra-red sauna and jacuzzi.



## ROOFTOP RETREAT

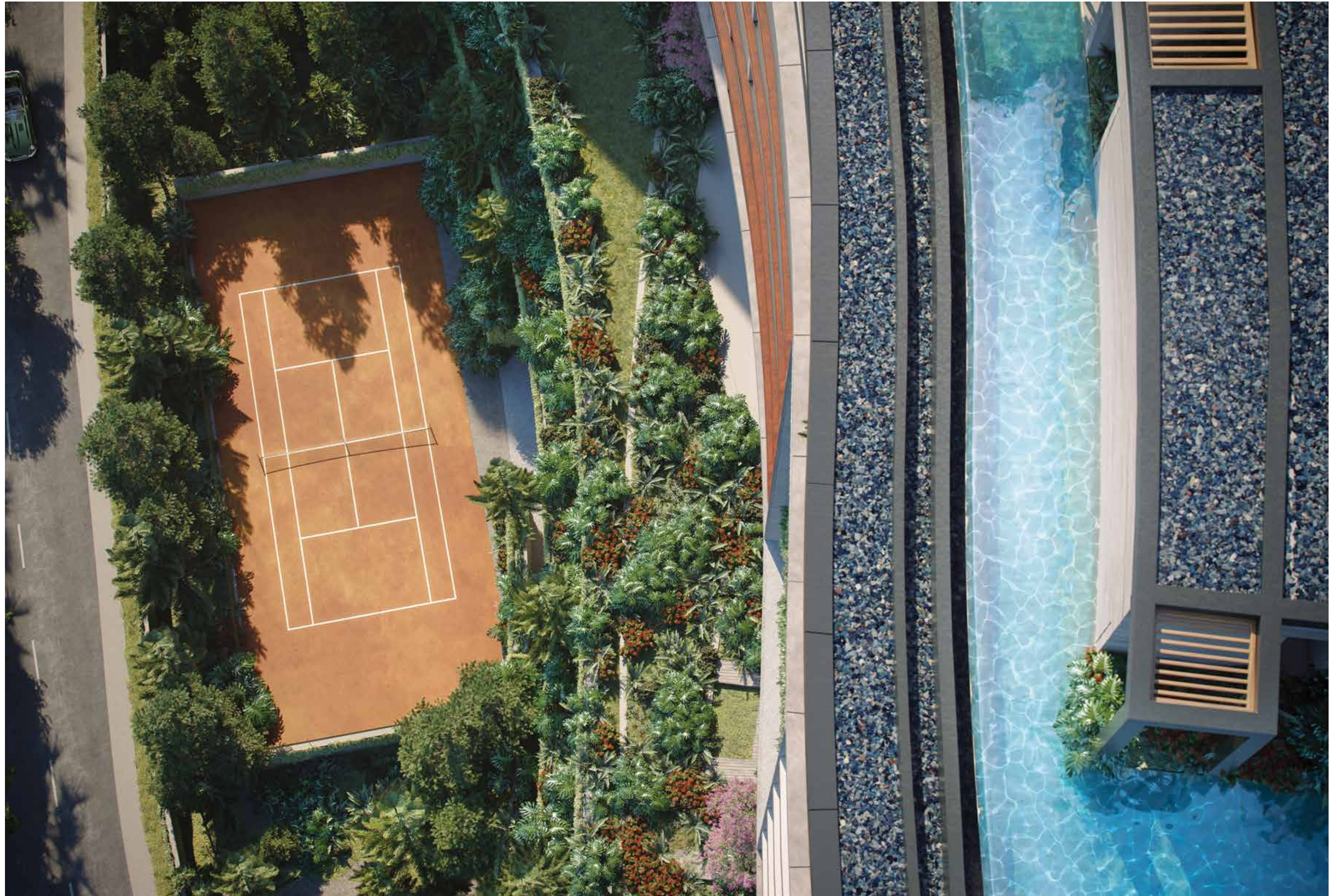
Drift above the horizon in an infinity pool, relax in the entertainment pavilion or retreat to a variety of private spaces for seclusion and tranquility.

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READY... PLAY

Hidden in the richly landscaped grounds is  
The Cedar's own private tennis court.

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## PRIVATE DINING

An extension of your personal space. Celebrate life in this expansive ground-level entertaining area, merging seamlessly with the landscaped gardens.

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# APARTMENTS

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LIVING AND  
DINING ROOM

A harmony of light, texture and modern  
geometry, finished to perfection.

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## MASTER SUITE

Full height windows draw in the natural light, frame the urban views, and contrast with the soft warmth of the walnut floor.

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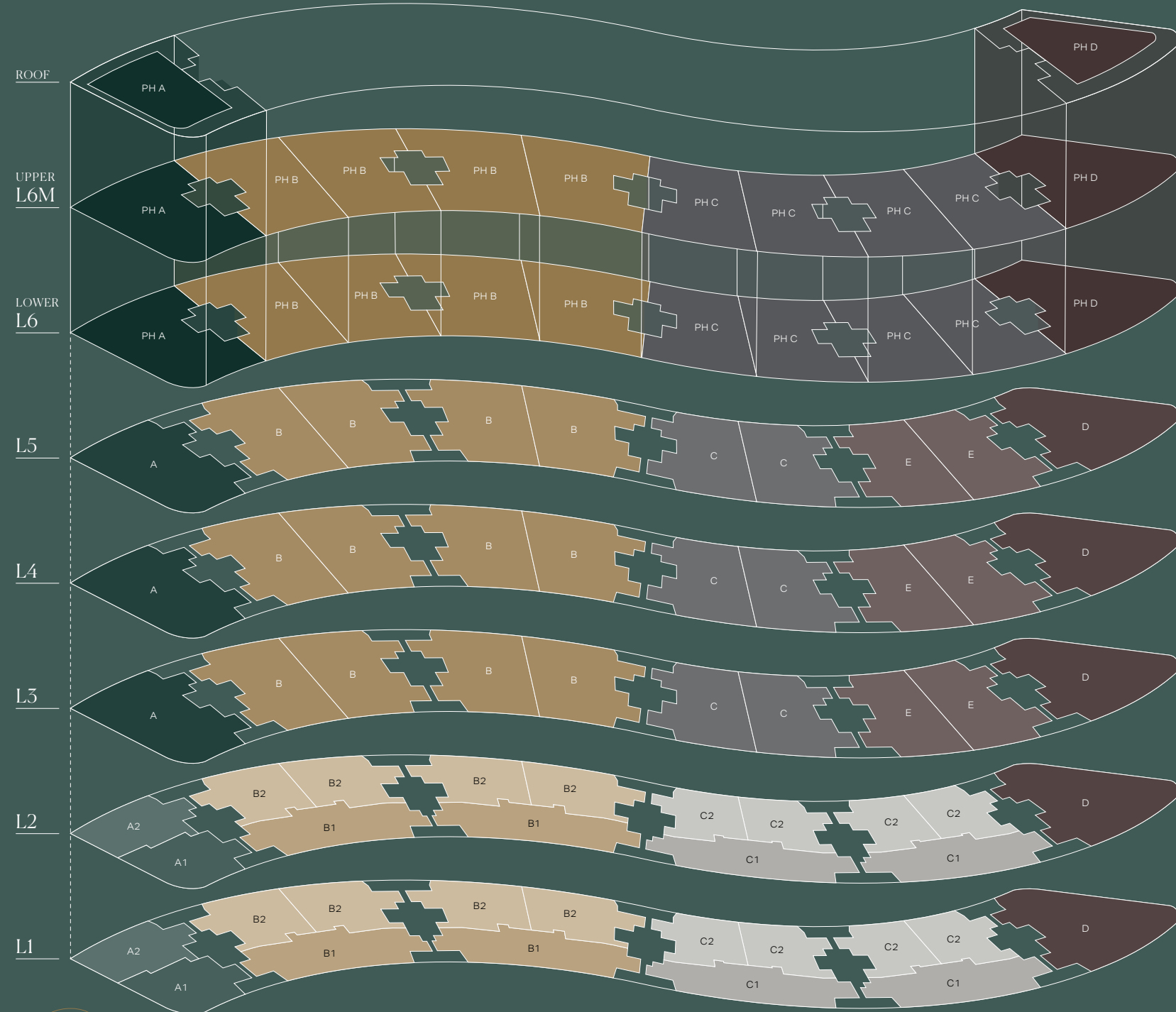


## BATHROOM

Begin and end your day in comfort, style and luxury. A perfect balance of form and function.

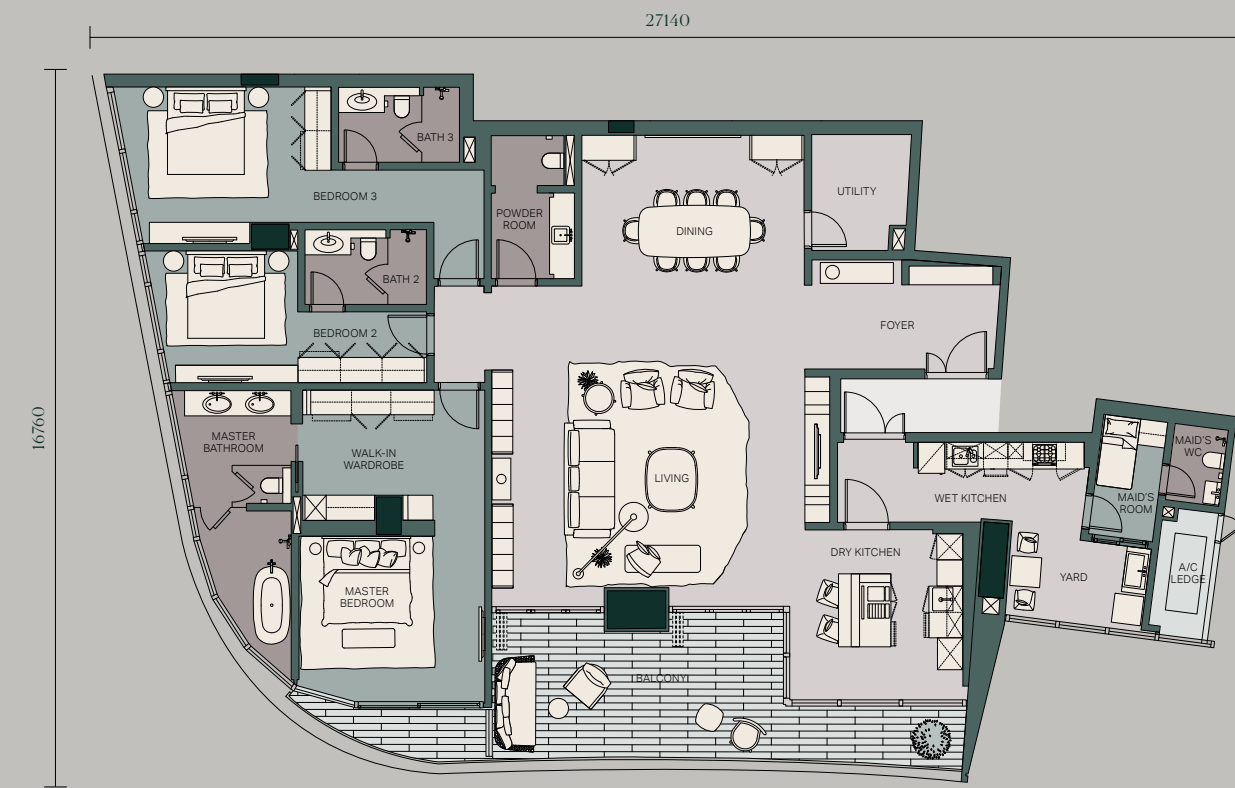
---

# ARRANGEMENT OF RESIDENCES



- |  |             |  |             |  |             |  |             |  |        |
|--|-------------|--|-------------|--|-------------|--|-------------|--|--------|
|  | PENTHOUSE A |  | PENTHOUSE B |  | PENTHOUSE C |  | PENTHOUSE D |  | TYPE E |
|  | TYPE A      |  | TYPE B      |  |             |  | TYPE D      |  |        |
|  | TYPE A1     |  | TYPE B1     |  |             |  |             |  |        |
|  | TYPE A2     |  | TYPE B2     |  |             |  |             |  |        |
|  |             |  |             |  | TYPE C1     |  |             |  |        |
|  |             |  |             |  | TYPE C2     |  |             |  |        |

# APARTMENT TYPE A1

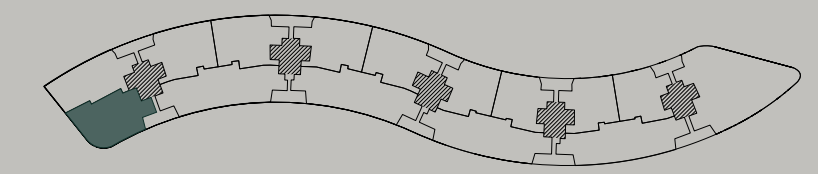


UNIT AREA  
Approx. 3,461 sqft / 321.5 sqm

BEDROOMS  
4 (including Maid's)

BATHROOMS  
5 (including Maid's)

L1, L2



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

## APARTMENT TYPE A2

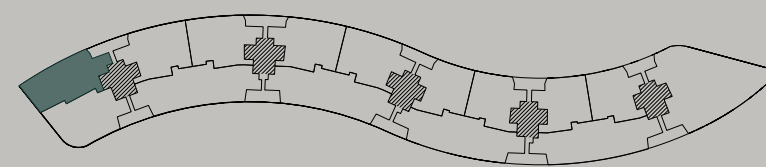


UNIT AREA  
Approx. 3,554 sqft / 330.2 sqm

BEDROOMS  
4 (including Maid's)

BATHROOMS  
5 (including Maid's)

L1, L2



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

## APARTMENT TYPE A

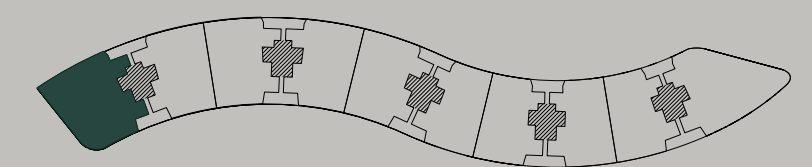


UNIT AREA  
Approx. 7,169 sqft / 666.1 sqm

BEDROOMS  
5 (including Maid's)

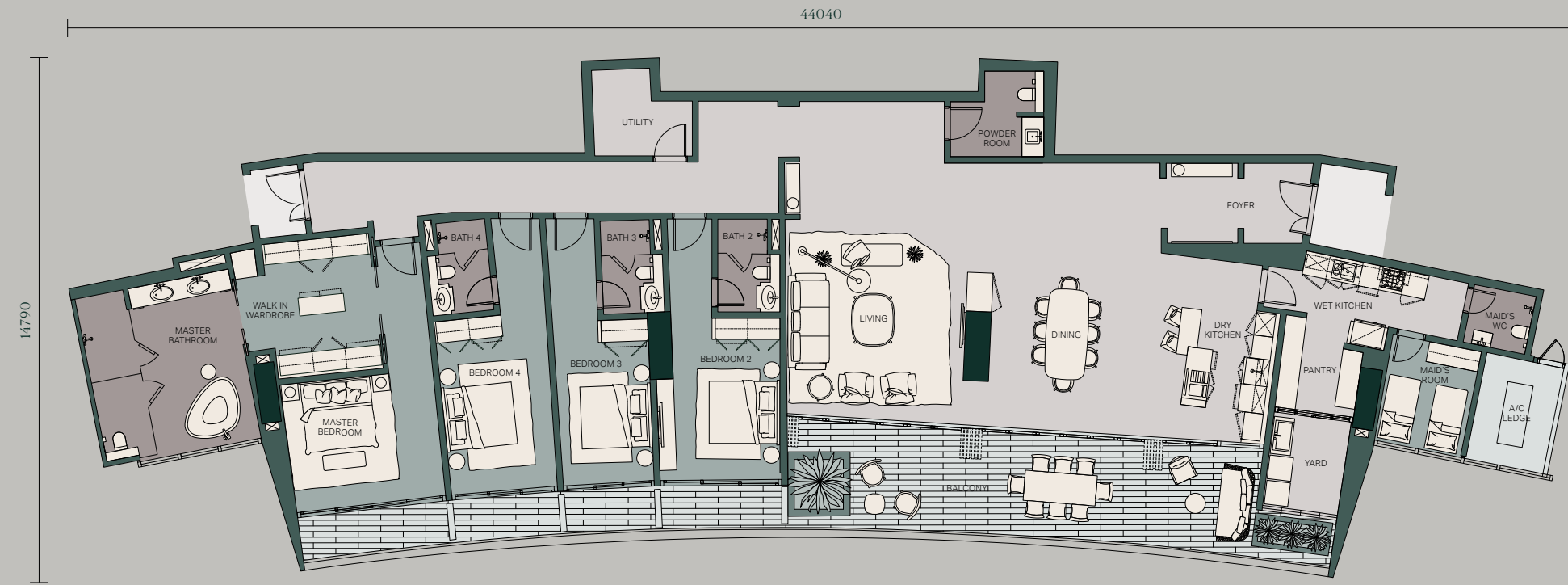
BATHROOMS  
6 (including Maid's)

L3, L4, L5



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Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# APARTMENT TYPE B1

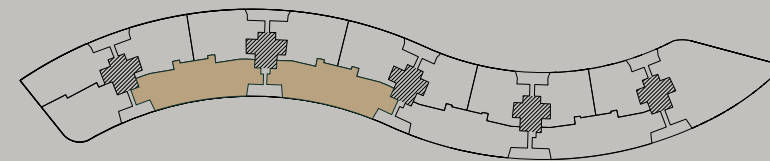


UNIT AREA  
Approx. 4,852 sqft / 450.8 sqm

BEDROOMS  
5 (including Maid's)

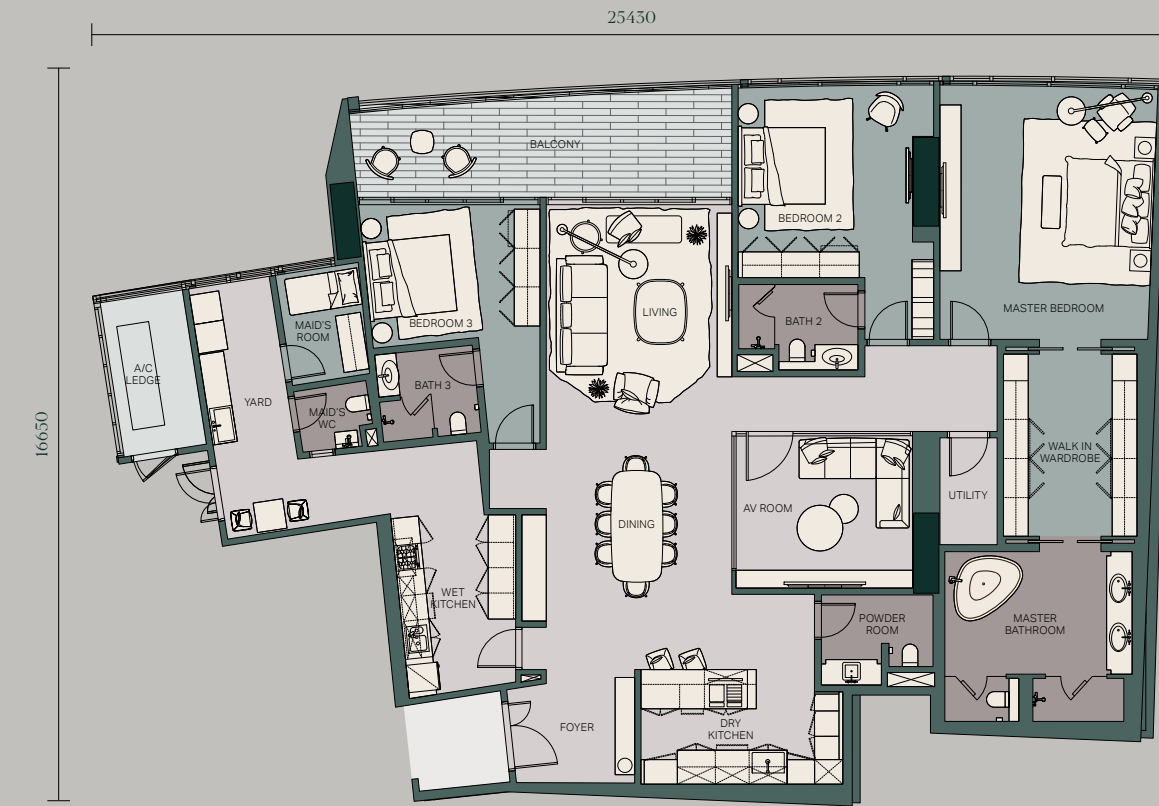
BATHROOMS  
6 (including Maid's)

L1, L2



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Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# APARTMENT TYPE B2

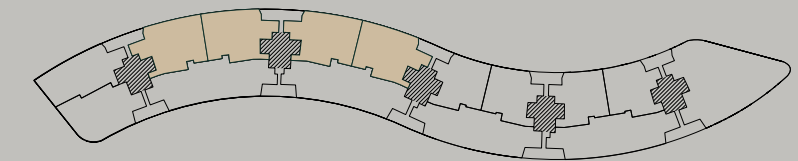


UNIT AREA  
Approx. 3,511 sqft / 326 sqm

BEDROOMS  
4 (including Maid's)

BATHROOMS  
5 (including Maid's)

L1, L2



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

## APARTMENT TYPE B

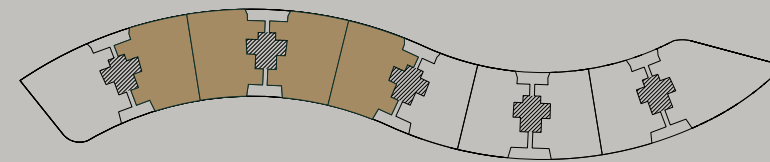


UNIT AREA  
Approx. 5,958 sqft / 553.5 sqm

BEDROOMS  
5 (including Maid's)

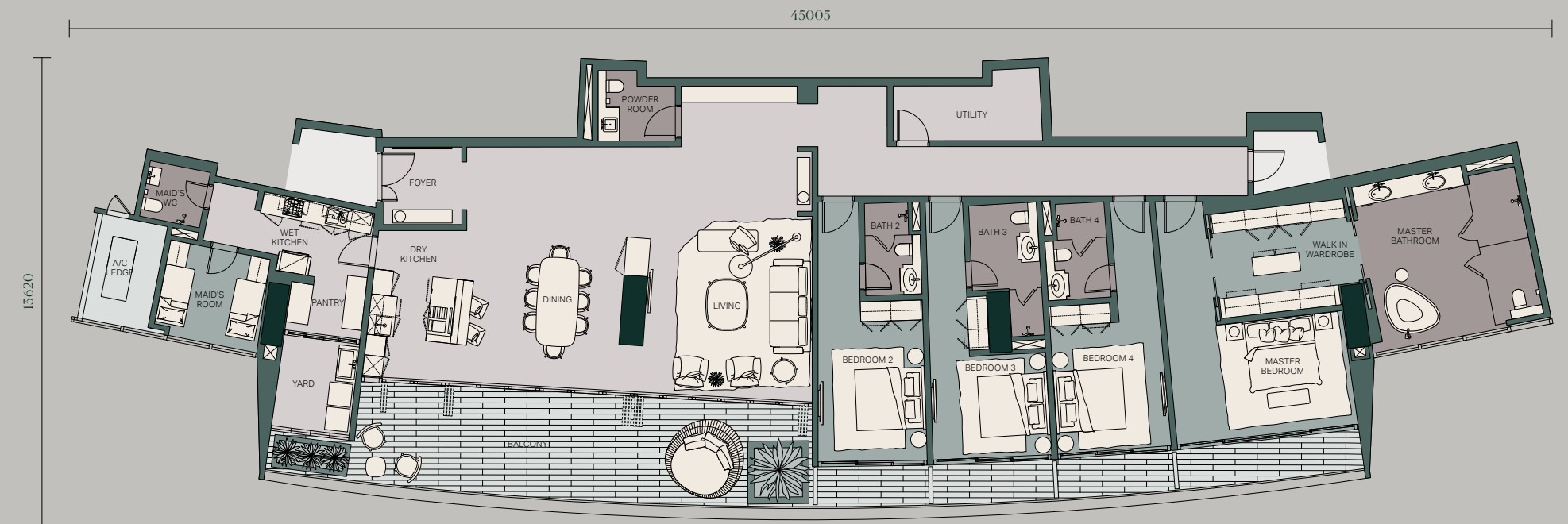
BATHROOMS  
6 (including Maid's)

L3, L4, L5



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

## APARTMENT TYPE C1

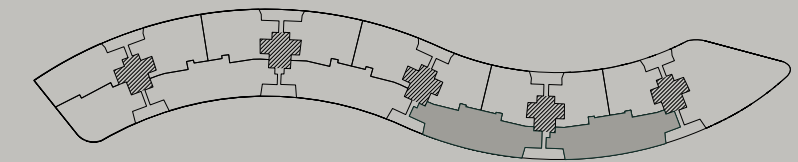


UNIT AREA  
Approx. 4,692 sqft / 435.9 sqm

BEDROOMS  
5 (including Maid's)

BATHROOMS  
6 (including Maid's)

L1, L2



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Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

## APARTMENT TYPE C2

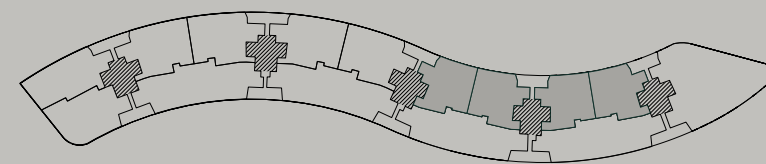


UNIT AREA  
Approx. 2,782 sqft / 258.4 sqm

BEDROOMS  
3 (including Maid's)

BATHROOMS  
4 (including Maid's)

L1, L2



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

## APARTMENT TYPE C

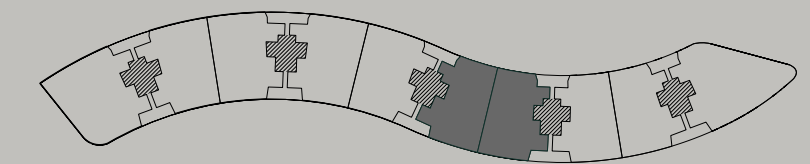


UNIT AREA  
Approx. 5,208 sqft / 483.8 sqm

BEDROOMS  
4 (including Maid's)

BATHROOMS  
5 (including Maid's)

L3, L4, L5



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# APARTMENT TYPE D

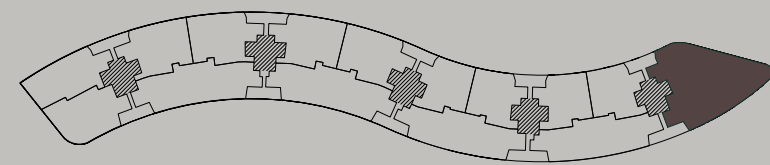


UNIT AREA  
Approx. 7,560 sqft / 702.3 sqm

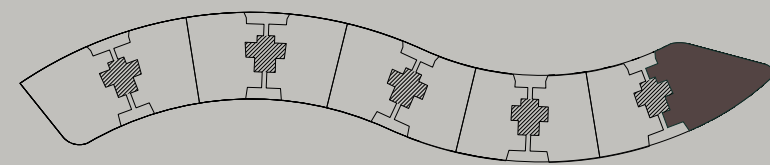
BEDROOMS  
5 (including Maid's)

BATHROOMS  
6 (including Maid's)

L1, L2, L3



L4, L5



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# APARTMENT TYPE E

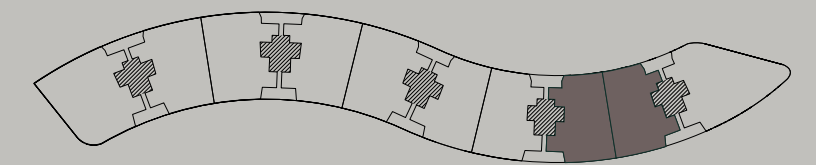


UNIT AREA  
Approx. 5,275 sqft / 490.1 sqm

BEDROOMS  
5 (including Maid's)

BATHROOMS  
6 (including Maid's)

L3, L4, L5



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

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PENTHOUSES

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## INDOOR OUTDOOR LIVING

Enjoy casual family moments or entertain guests al fresco on expansive verandas with breathtaking views.

---





## LIVING ROOM AND GRAND GALLERY

Dramatic indoor living areas with double-height ceilings, sculptural elements and refined natural materials.

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# PENTHOUSE TYPE A

LOWER LEVEL



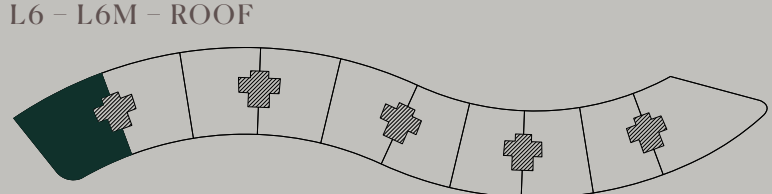
UPPER LEVEL



UNIT AREA  
 Approx. 16,205 sqft / 1,505.4 sqm

BEDROOMS  
 6 (including Maid's)

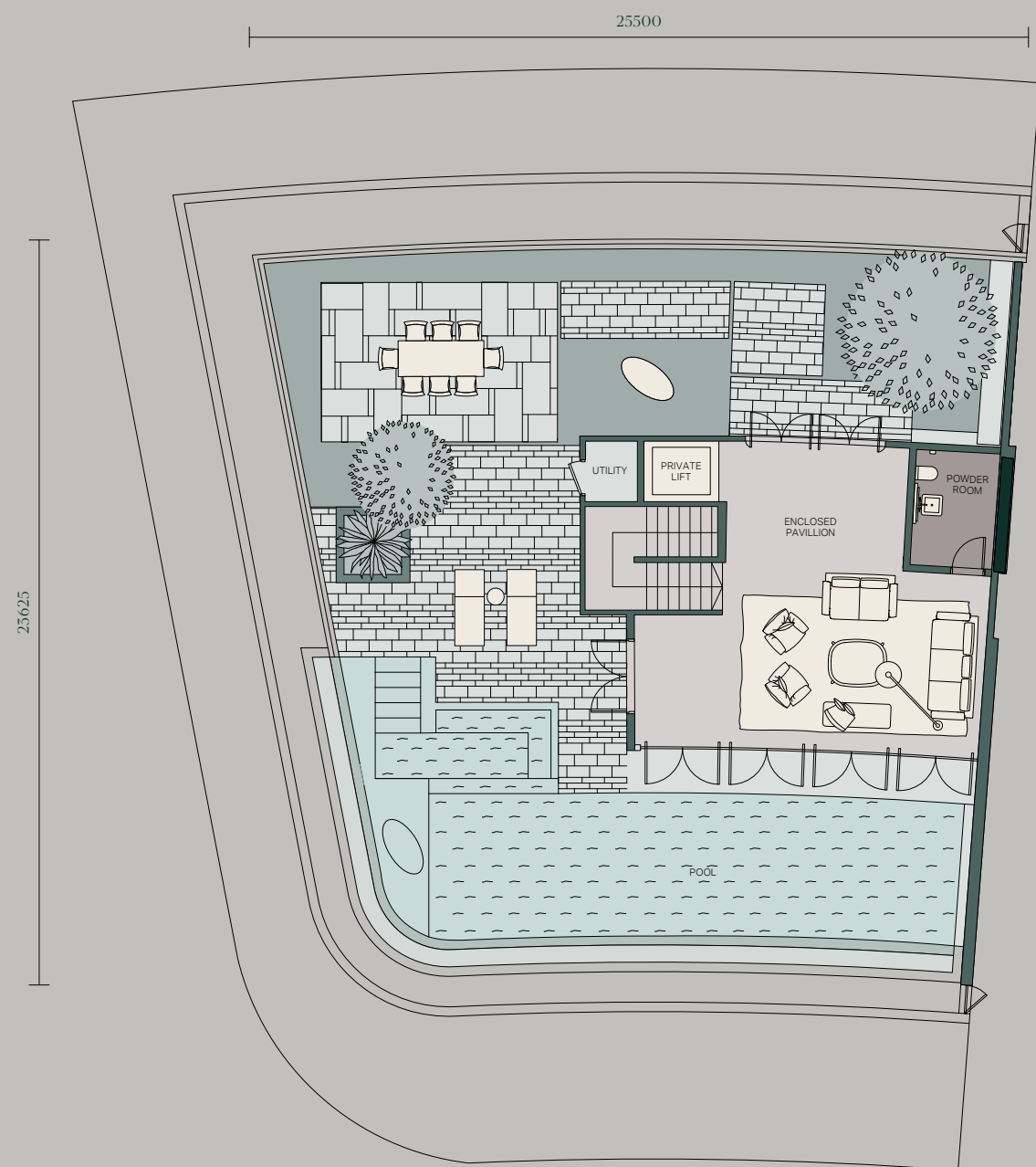
BATHROOMS  
 7 (including Maid's)



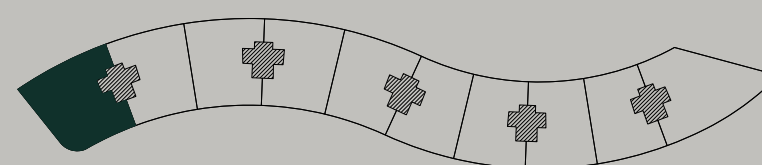
All dimensions are expressed in millimetres unless specified otherwise.  
 Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# PENTHOUSE TYPE A

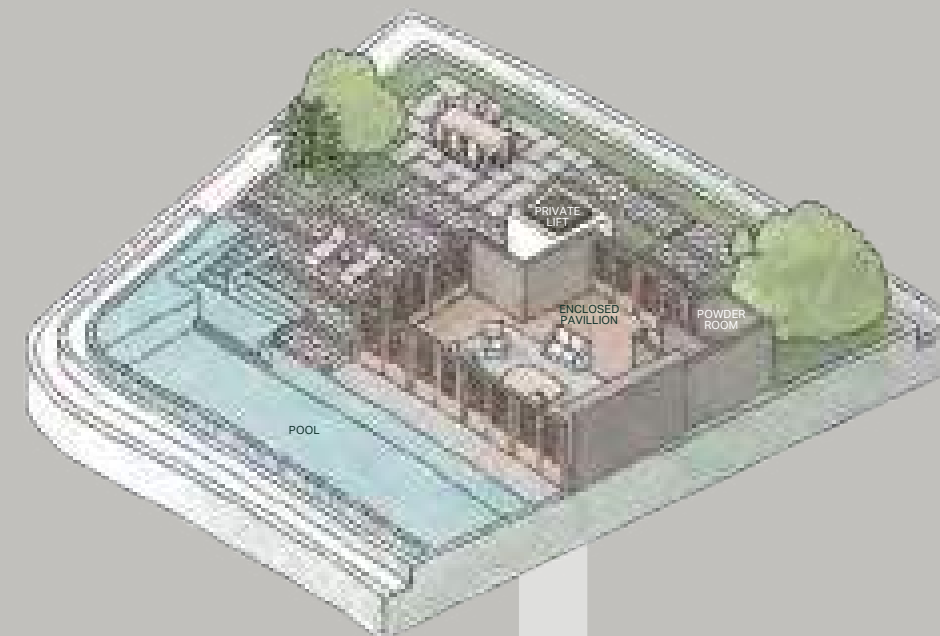
ROOF



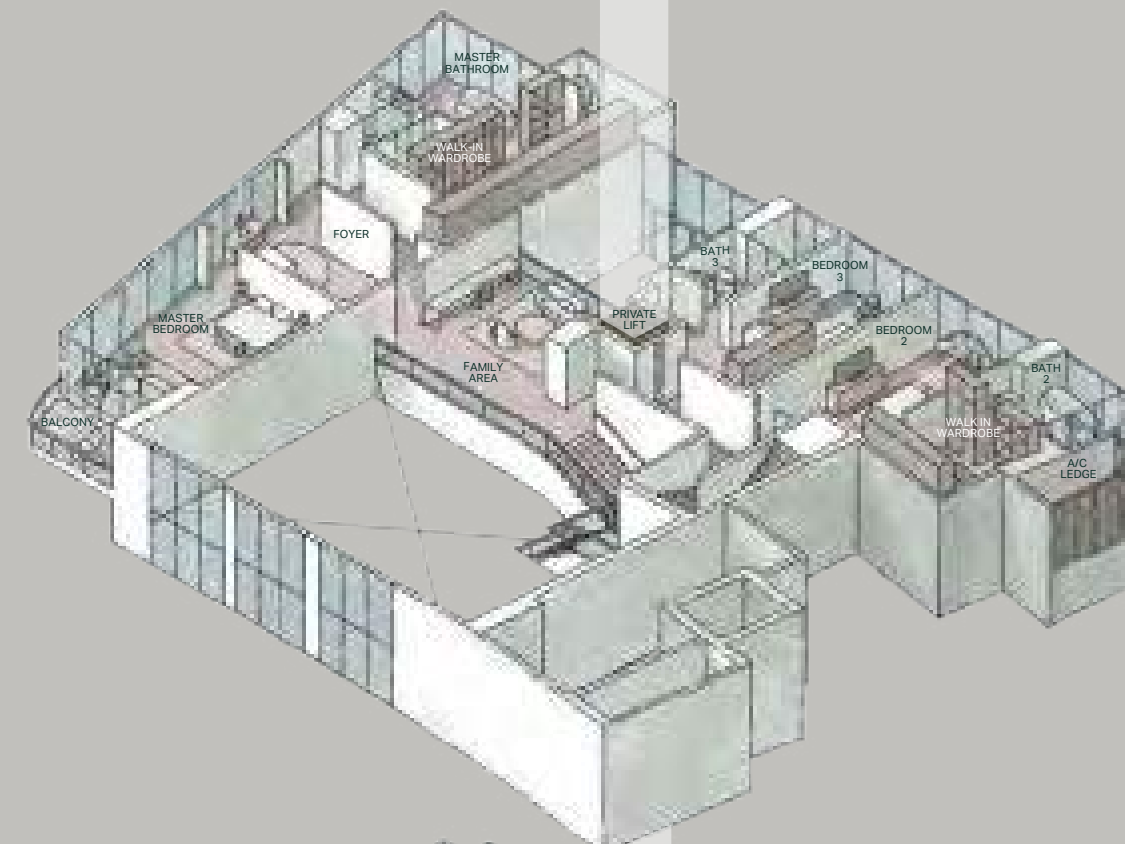
L6 - L6M - ROOF



ROOF



UPPER L6M



LOWER L6

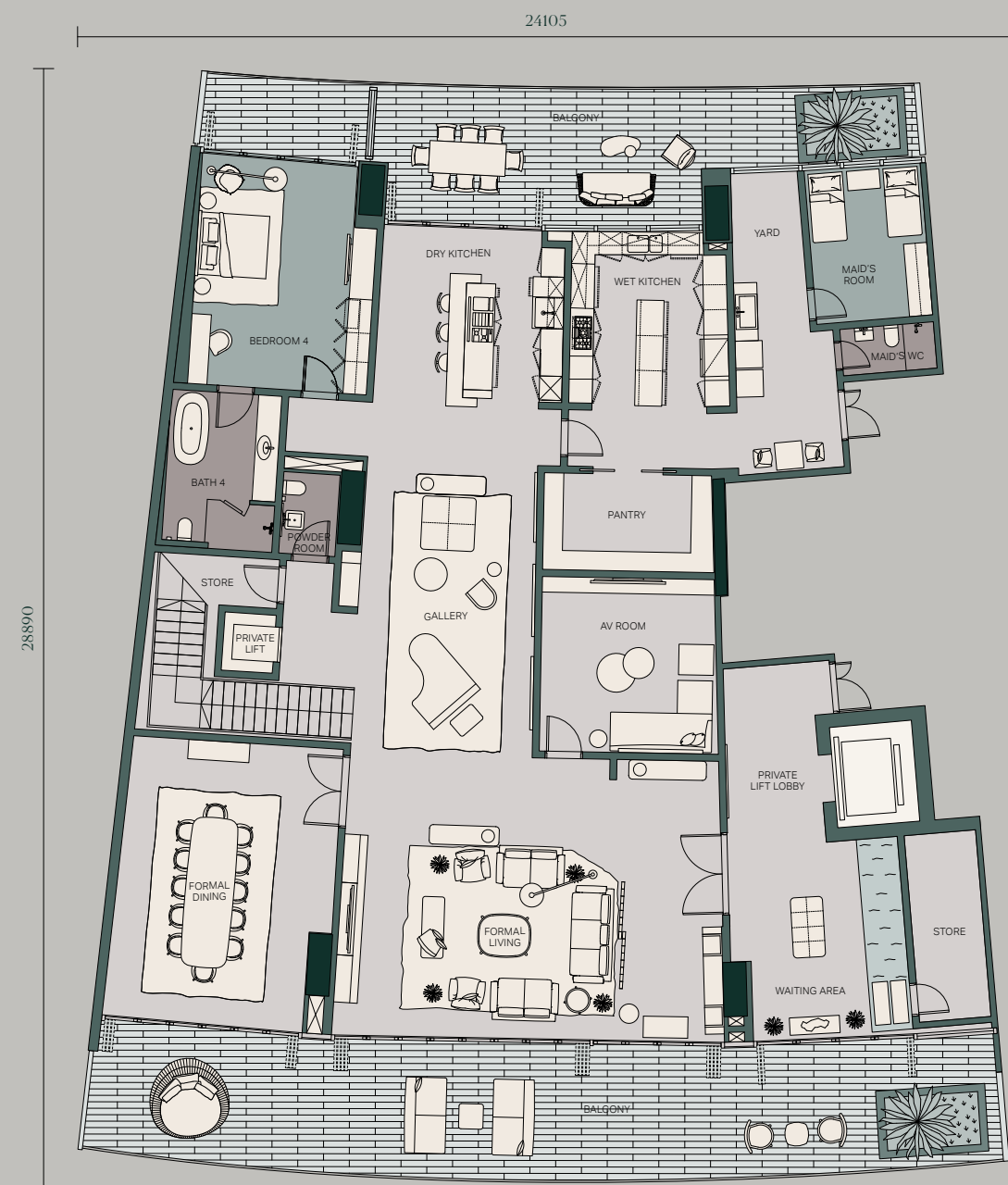


All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).



# PENTHOUSE TYPE C

LOWER LEVEL



UPPER LEVEL

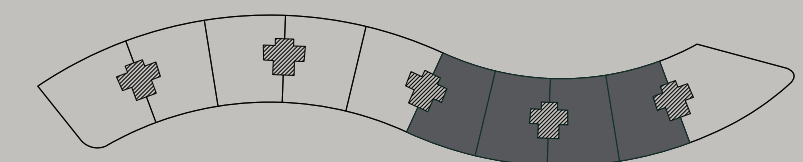


UNIT AREA  
Approx. 8,743 sqft / 812.2 sqm

BEDROOMS  
5 (including Maid's)

BATHROOMS  
6 (including Maid's)

L6 - L6M



All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# PENTHOUSE TYPE D

LOWER LEVEL



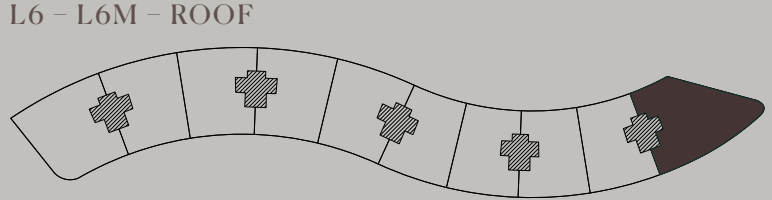
UPPER LEVEL



UNIT AREA  
Approx. 16,248 sqft / 1,509.6 sqm

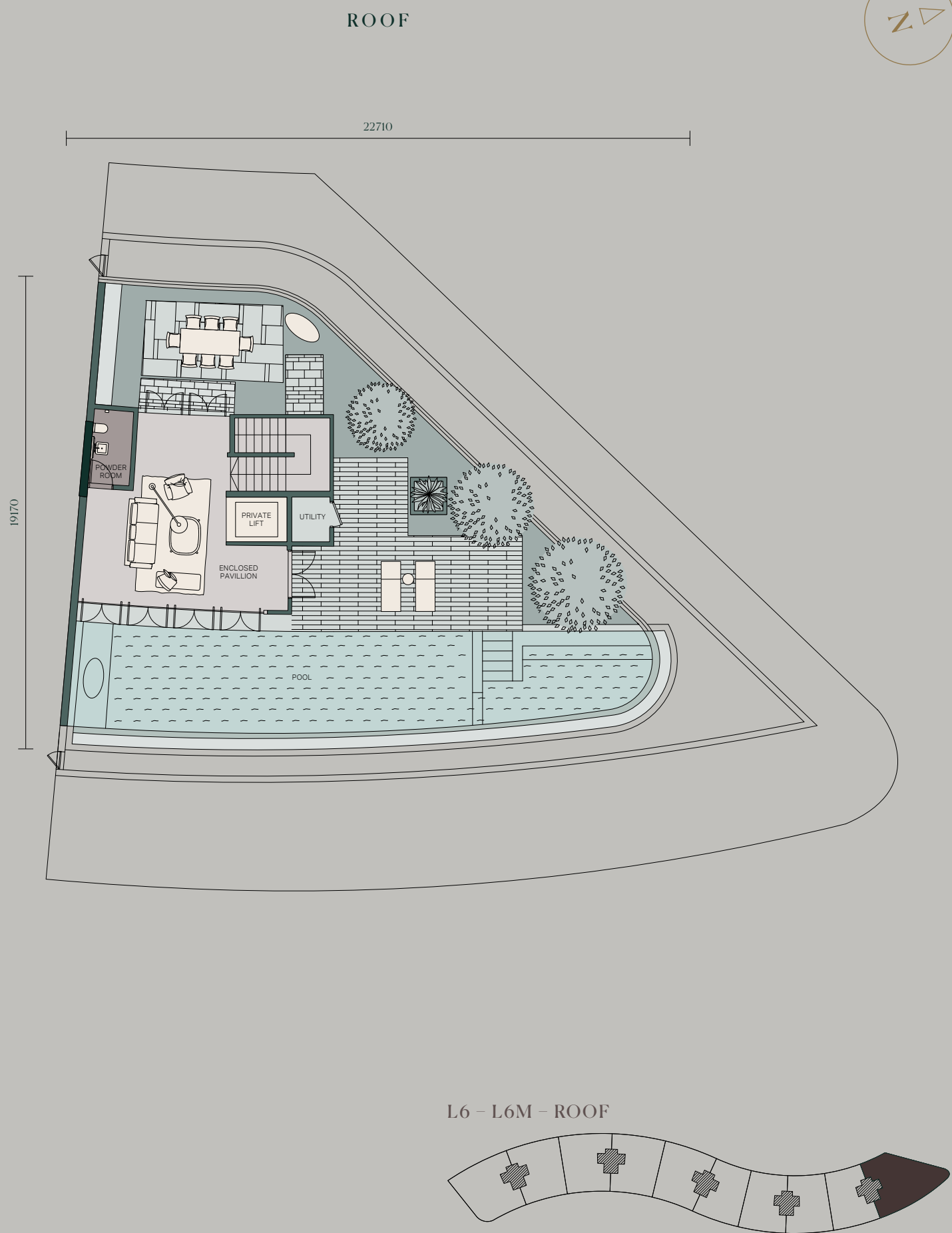
BEDROOMS  
5 (including Maid's)

BATHROOMS  
7 (including Maid's)



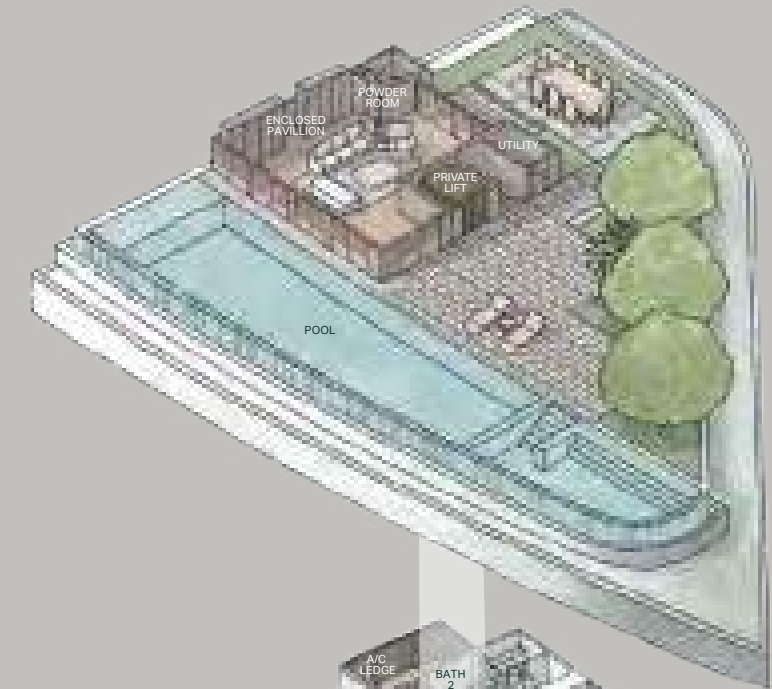
All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

# PENTHOUSE TYPE D

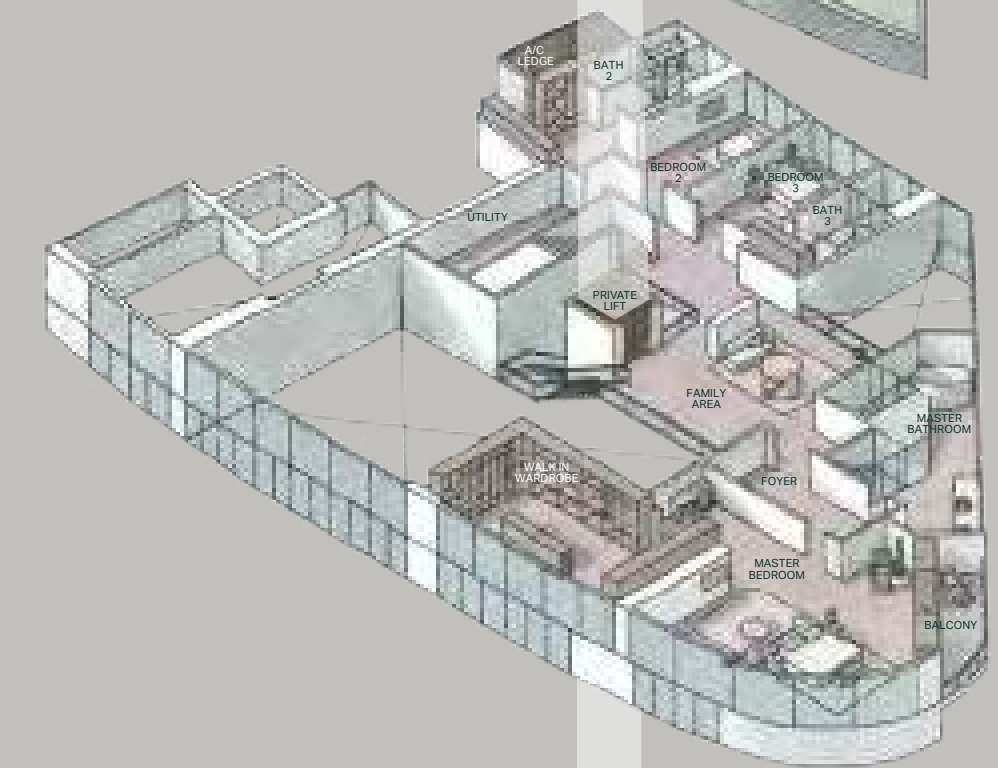


All dimensions are expressed in millimetres unless specified otherwise.  
Total built-up inclusive of accessory parcel areas (air-con ledges & private lobby, where applicable).

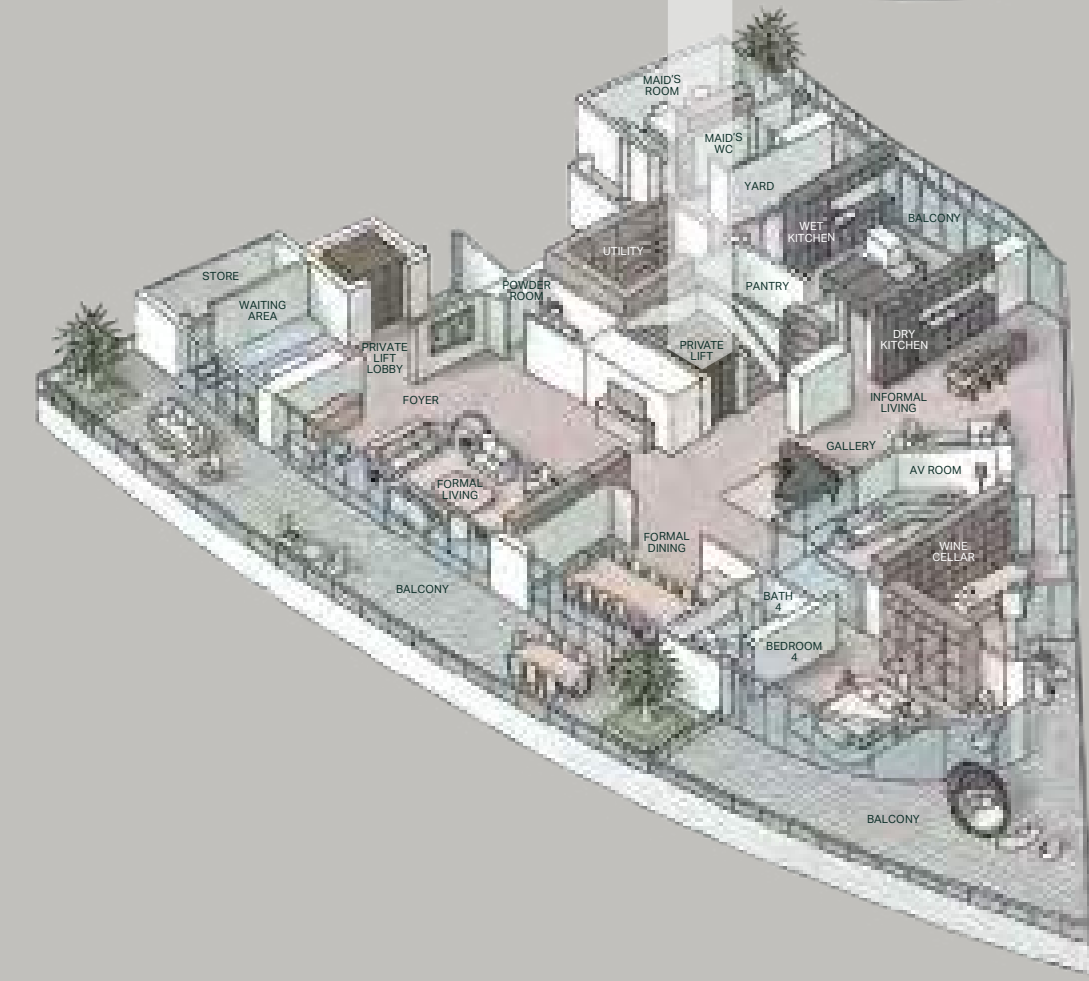
ROOF



UPPER  
L6M



LOWER  
L6



# TIMELESS ELEGANCE

Everything in its place - bespoke wardrobes by Schmalenbach of Germany, where elegance and ergonomometry combine.



# KITCHENS THAT DELIGHT

---

SieMatic dry kitchens set the standard for elegant design, precision and high-quality materials. Each is individually crafted to the home owner's personal taste and needs, not only to make life easier but to enrich it, bringing delight to every day.





## ERNESTOMEDA

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It all started with an ambitious aim. The aim of promoting Italianness worldwide, through innovative design, leading-edge technology, constant research and development and a passion for quality. Day by day, this concept acquired form in a company. A company aware of its mission: to observe, experiment and achieve something different. Something special. And so from the very beginning, innovation has played a key role, together with a vocation for “tailor-made” products, reflected in attention to details and solutions allowing a high degree of personalisation.

# SPECIFICATIONS AND FINISHES

|    |                          |   |
|----|--------------------------|---|
| 1  | STRUCTURE                | Reinforced concrete frame   |
| 2  | WALL                     | Reinforced concrete wall or brickwork, lightweight blocks or dry wall (where applicable)  |
| 3  | ROOF                     | Reinforced concrete slab  |
| 4  | WINDOWS                  | Powder coated aluminium frame with laminated low emissivity glass   |
| 5  | DOORS                    | <ul style="list-style-type: none"> <li>• Main Entrance – Selected quality fire rated timber door</li> <li>• Bedroom – Selected quality timber hinged door</li> <li>• Bathroom – Selected quality timber hinged door or timber sliding door</li> <li>• Balcony – Powder coated aluminium frame folding door or sliding door</li> <li>• Others – Selected quality timber hinged door or aluminium louvers door or powder coated aluminium frame glass door or aluminium frame sliding door</li> </ul> |
| 6  | WALL FINISHES            | <ul style="list-style-type: none"> <li>• Bathroom – Selected quality ceramic tiles or natural stone tiles</li> <li>• Kitchen – Selected quality ceramic tiles or plaster and paint</li> <li>• Private Lobby – Selected quality ceramic tiles or plaster and paint or natural stone tiles</li> <li>• Others – Plaster and paint or natural stone tiles</li> </ul>  |
| 7  | FLOOR FINISHES           | <ul style="list-style-type: none"> <li>• Living / Dining / Dry Kitchen / Private Lobby – Selected quality ceramic or natural stone tiles</li> <li>• Bedroom – Selected quality timber</li> <li>• Bathroom – Selected quality ceramic tiles or natural stone tiles</li> <li>• Balcony – Selected quality ceramic tiles or natural stone tiles</li> <li>• Others – Selected quality porcelain tiles or ceramic tiles or cement render</li> </ul>  |
| 8  | CEILING FINISHES         | Plaster board and paint   |
| 9  | SANITARY INSTALLATIONS   | Selected high quality imported sanitaryware   |
| 10 | ADDITIONAL FEATURES      | <ul style="list-style-type: none"> <li>• Façade system with low emissivity glass</li> <li>• Double waterproofing slab between roof deck and units</li> </ul>  |
| 11 | IRONMONGERY              | Selected, high quality imported ironmongery   |
| 12 | ELECTRICAL INSTALLATIONS | Selected, high quality electrical installations   |
| 15 | AIR-CONDITIONING         | VRV air-conditioning system   |

**DISCLAIMER**

As timber is a natural material, total consistency of colour and grain in its selection and installation may not be achieved. No finishes will be provided at the back of the fixtures such as mirrors, kitchen cabinets and etc (where applicable). Natural stone contains veins with tonality differences and there will be colours and markings caused by their complex mineral composition and incorporated impurities.



# ABOUT TRIBECA

TRIBECA Real Estate Asset Management Sdn Bhd (TRIBECA) is an innovative real estate development and advisory firm based in Malaysia. Our strategies are founded upon years of experience and sound business acumen, whilst our ambition is to create lasting value in real estate investments for our partners, investors and clients. We strive to push boundaries and set new standards with each project we undertake. At the same time, our enduring collaborations with the world's leading names in architecture, interior design, landscaping, civil engineering and construction ensure that all our projects exhibit the highest quality.

TRIBECA is more than just a property developer, it is also a marque that adds value to any property asset. We strongly believe that great property development goes beyond the numbers. We want to make a difference to people's lives and the environment in all of our business endeavours. We believe The Cedar, our latest development, bears testament to this ambition.

TRIBECA creates asset value appreciation in the real estate business and new enterprises, by blending intelligent collaborations with sound investments. Our aim is to help fellow investors create, manage and market sustainable projects, whilst continuing to blaze a trail in Malaysian real estate.

Tribeca was founded in 2015 by Dato' Jagan Sabapathy, who has a wealth of experience in developing some of Kuala Lumpur's finest luxury residences.

Curated Property Developments · Property Development Advisory Services ·  
Project Financing · Asset Management

# TRIBECA

# PROJECT TEAM

## CLIENT/PROJECT MANAGER

TRIBECA REAL ESTATE ASSET MGMT SB  
Suite 7.02, Level 7, WORK@Clearwater,  
Changkat Semantan, Damansara Heights,  
50490 Kuala Lumpur

## LANDSCAPE DESIGN CONSULTANT

PLANDSCAPE CO., LTD  
59/3 Soi Sukhumvit 59,  
Klongton Nua, Wattana,  
Bangkok 10110, Thailand

## ARCHITECTURAL DESIGN CONSULTANT

HAMILTONS MALAYSIA SDN BHD  
#A-9-1, 9th Floor Menara Amplewest,  
No. 6, Jalan P. Ramlee,  
50250 Kuala Lumpur

## INTERIOR DESIGN CONSULTANT

WILSON ASSOCIATES  
6 Raffles Boulevard,  
Marina Square #03-308,  
Singapore 039594

# SALES CONTACT DETAILS

For enquires, contact  
**+6019-293 5868 | [info@thecedar.my](mailto:info@thecedar.my)**

## BY APPOINTMENT

CEDAR SALES GALLERY  
Suite 6.02, Level 6, WORK@Clearwater,  
Changkat Semantan, Damansara Heights,  
50490 Kuala Lumpur

## DISCLAIMER

· Developer: Satin Magic Sdn Bhd 201501007682 (1135015-T) · Type of Property: Condominium · Developer's License: 19997/10-2027/1097(R) · Validity Period: 16/10/2022 to 15/10/2027  
· Advertising & Sales Permit No: 19997-1/10-2024/0568(R)-(S) · Validity Period: 16/10/2025 to 15/10/2024 · Approving Authority: Dewan Bandaraya Kuala Lumpur · Building Plan Approval No.: BP T2 OSC 2019 2226  
· Land Tenure: Freehold · Land Encumbrances: OCBC Bank (Malaysia) Berhad · Total No. of Units: 70 · Selling Price (min) RM4,854,564.00 (max) RM 29,246,400.00 · Expected Date of Completion: April 2026

5% Bumiputra Discount

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