

Mercu Jalil

@Bukit Jalil



TAKING AFFORDABILITY TO WONDERFUL HEIGHTS.

Your dream home, now in your dream location.



Greenery
Artist's impression

Your perfect home

can now be yours at an affordable price. Be a part of a charming neighborhood with exclusive amenities for your family's convenience.

Never be left wanting

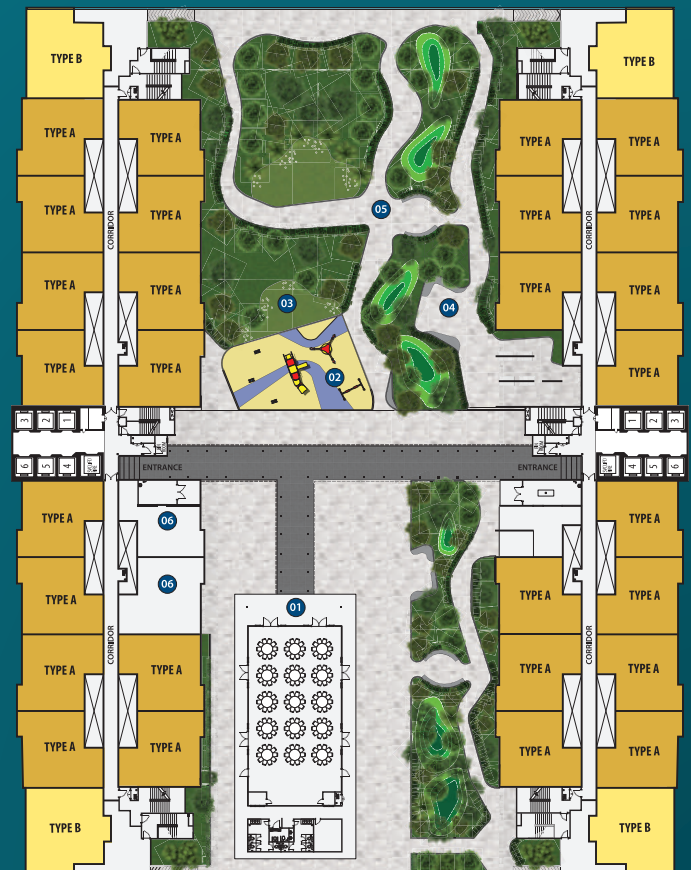
with available amenities such as playgrounds, a prayer room, kindergartens, nurseries, a multipurpose hall and seating areas – everything a young family would need to feel at home.



Children's Playground
Artist's impression

FACILITIES PLAN

- 01 Multipurpose Hall
- 02 Children Playground
- 03 Greenery
- 04 Seating Area
- 05 Jogging Path
- 06 Surau



The ideal place

for your family with a spacious interior and practical facilities to share.

Type A Floor Plan

Built-up size: 1,000 sq ft



Type B Floor Plan

Built-up size: 1,200 sq ft



SPECIFICATIONS

Structure:	Reinforced Concrete Framework
Wall:	Reinforced Concrete Wall / Cement Sand Brick
Roof:	Metal Decking / Reinforced Concrete Flat Roof
Ceiling:	Skim Coat / Plaster Ceiling
Ceiling Finishes:	Skim Coat / Plaster Ceiling
Window:	Aluminium Frame Glass Window
Door:	Timber Flush Door / Fired Rated Flush Door (Main Entrance)
Ironmongery:	Quality Lock Sets

Wall Finishes:

Kitchen:	Ceramic Tiles up to 2m height / Cement Render and paint for other parts.
Bath:	Ceramic Tiles up to ceiling height
Others:	Cement Render and paint

Floor Finishes:

Foyer:	Ceramic Tiles	Bedroom:	Ceramic Tiles
Living:	Ceramic Tiles	Bath:	Ceramic Tiles
Dining:	Ceramic Tiles	Yard:	Ceramic Tiles
Kitchen:	Ceramic Tiles	A/C Ledge:	Cement Render

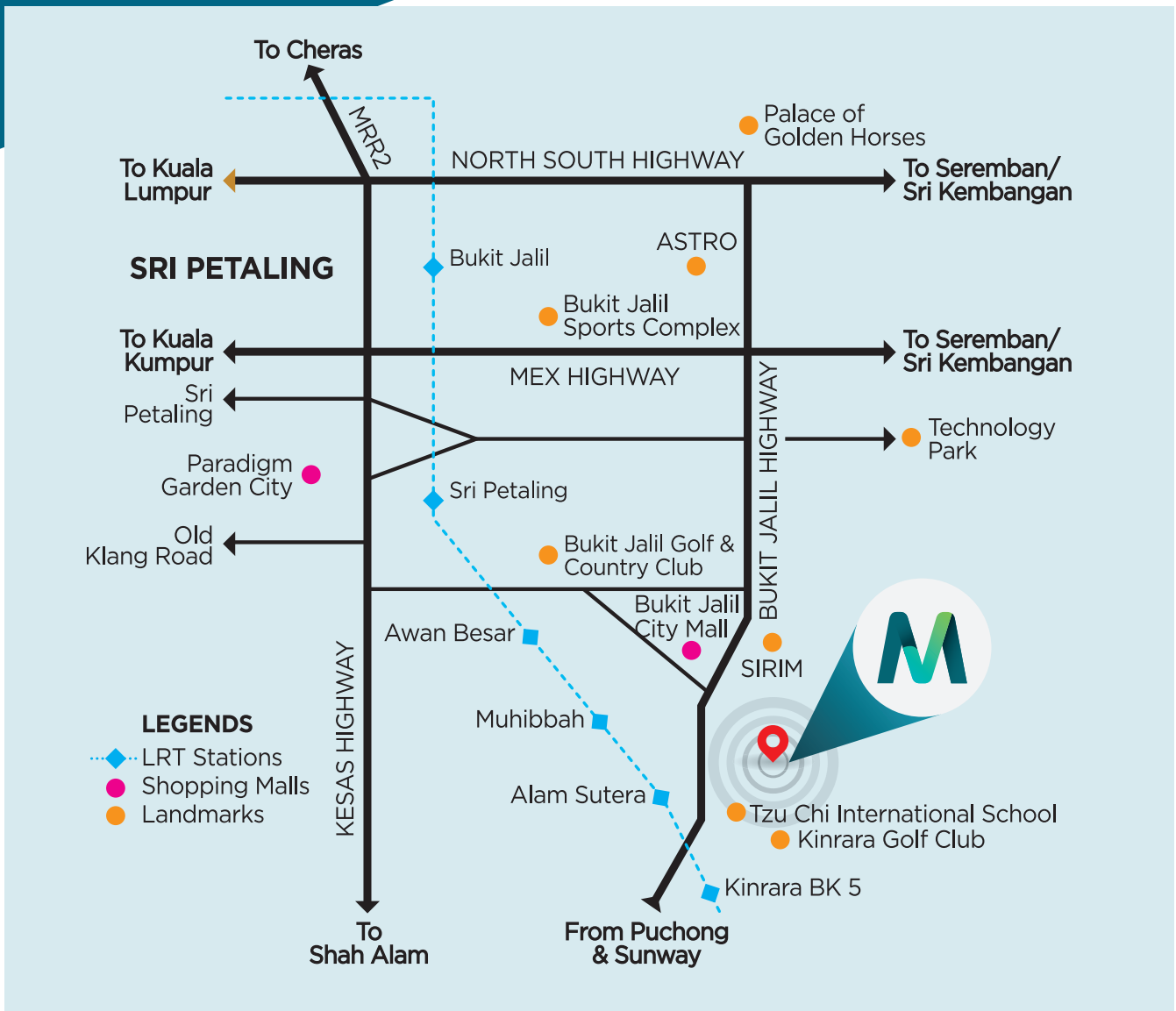
Sanitary & Plumbing Accessories:

Kitchen Sink & Tap:	1 no	Water Tap:	3 nos
Shower Rose:	2 nos	Soap Holder:	2 nos
Wash Hand Basin & Tap:	2 nos	Toilet Paper Holder:	2 nos
WC:	2 nos		

Electrical Installation:

	Type A	Type B
Lighting Point:	11 nos	11 nos
13A Power Point:	16 nos	16 nos
A/C Point:	2 nos	2 nos
Water Heater Point:	2 nos	2 nos
Fan Point:	5 nos	5 nos
Internet FWS:	1 no	1 no
TV Point:	1 no	1 no
Telephone Point:	2 nos	2 nos
Doorbell Point:	1 no	1 no

LOCATION MAP



Located strategically close to schools, shopping malls, recreational parks and all major highways. Everything you need is just a car ride away.

- 50 m to Tzu Chi International School
- 2km to Alam Sutera LRT Station
- 2km to Bukit Jalil City Mall
- 3.5km to Bukit Jalil Recreation Park
- 5km to International Medical University
- 5.5km to Awan Besar LRT Station
- 6.5km to Paradigm Garden City Mall



LBS sales gallery @ Bukit Jalil

E13, Pusat Bandar Bukit Jalil,
Jalan Jalil Utama 2, 57000 Kuala Lumpur

Opens daily

from 10am to 6pm

mercujalil.com.my



Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD** 200001015875

PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS

HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA

1700 81 8998

FOLLOW LBS BINA ON:



Developer: Puncak Gama Sdn Bhd (200301027151) A member of LBS Bina Group Bhd | Developer's License No.: 19162-1/12-2021/03595 (L) | Validity Period: 08/12/2020 – 07/12/2021 | Advertising & Sales Permit No.: 19162-1/12-2021/03595 (P) | Validity Period: 08/12/2020 – 07/12/2021 | Approving Authority: Dewan Bandaraya Kuala Lumpur | Building Plan Ref. No.: BP S3 OSC 2020 2153 | Tenure of Land: Leasehold 99 year (Expiry Date: 14/08/2116) | Land Encumbrances: Charged to Maybank Islamic Berhad | Date of Completion: Jan 2022 | Total Unit: 1,360 units | Block 1 Price: RM 529,000 (Min) – RM 699,200 (Max) / Block 2 Price: RM529,000 (Min) – RM580,750 (Max) | Restriction In Interest: This land title cannot be transferred or changed without prior consent from the State Authority. Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer / Architect, and the Developer and / or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impression only. Terms and conditions apply.

empowering individuals • enhancing communities