

PICASSO



RESIDENCE

**BE THE ARTIST OF  
YOUR NOBLE LIFESTYLE**

# LUXURY & GRAND LIVING AMBIENCE

Reaching the tower floors is specifically for home owner's use with private facilities. The home owners is connected via the private lift lobby, segregated and protected with an integrated digital security and smart home system.

*4-tier Security System with 24hours CCTV Surveillance*





Artist's Impression

# EMBRACE THE SPECTACULAR KUALA LUMPUR SKYLINE

Turn your life into a living masterpiece as you immerse in the scenic view of the night sky with the skyscrapers at the Rooftop sky level, Sky Pavilion. Elevate the experience further by taking a walk in the Sky Garden while embracing nature and its gentle breeze.









# PODIUM FACILITIES

MON'T KIARA VIEW



## LEGEND

- |                     |                               |
|---------------------|-------------------------------|
| 1 Yoga Corner       | 12 Floating Cabana            |
| 2 Sunken Lounge     | 13 Storeroom                  |
| 3 BBQ Terrace       | 14 Library                    |
| 4 Pool Deck         | 15 Kids' Restroom             |
| 5 Reflective Pool   | 16 Child Care Center          |
| 6 Bubble Pool       | 17 Visitor Room               |
| 7 Swimming Pool     | 18 Management Room            |
| 8 Glass Encased Gym | 19 Toilet (Male, Female, OKU) |
| 9 Jacuzzi           | 20 Sauna                      |
| 10 Kid's Pool       | 21 Celebrity Kitchen          |
| 11 Jogging Track    | 22 Sunken Lawn                |

ROYAL SELANGOR GOLF CLUB VIEW

# ROOFTOP FACILITIES



## LEGEND

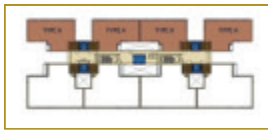
- |                  |                         |                    |
|------------------|-------------------------|--------------------|
| 1 Sky Pavilion   | 6 Sky Park              | 11 Sky Gym         |
| 2 Lounge         | 7 Water Tanks Room      | 12 Party/Yoga Deck |
| 3 Sky Games Room | 8 Sky Hammock           |                    |
| 4 Lift Lobby     | 9 Sky Terrace           |                    |
| 5 Viewing Cabana | 10 Garden Swing Terrace |                    |

# UNIT LAYOUT PLAN

## Type A

2+1 Bedroom

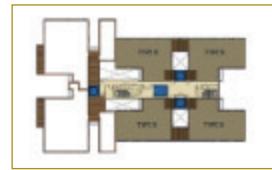
BUILT-UP AREA 1,013 sq.ft. (94.16 sq.m.)



## Type B

3+1 Bedroom

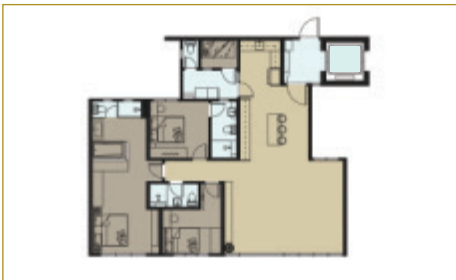
BUILT-UP AREA : 1,375 sq.ft ( 127.74 sq.m.)



## Type C

3+1 Bedroom

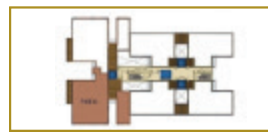
BUILT-UP AREA : 1,668 sq.ft ( 155.01 sq.m.)



## Type D

4+1 Bedroom (Dual Key)

BUILT-UP AREA : 2,407 sq.ft ( 223.61 sq.m.)



## Type D1

4+1 Bedroom (Dual Key)

BUILT-UP AREA : 2,480 sq.ft ( 230.40 sq.m.)



\*Images is for illustration purpose only



# SPECIFICATIONS

<b>Structure</b>	: Reinforced Concrete Frame and Shear Wall
<b>Wall</b>	: Cement / Sand Brick and Reinforced Concrete
<b>Roofing covering</b>	: Reinforced Concrete Flat Roof
<b>Roof framing</b>	: Reinforced Concrete
<b>Ceiling</b>	: Plaster Board / Skim Coat and Paint
<b>Windows</b>	: Aluminium Frame with Glass
<b>Doors</b>	
Main Entrance	: Decorative Timber Door
<b>Others</b>	: Timber Flush Door / Aluminium Glass Door / Aluminium Louver Door (where applicable)
<b>Ironmongery</b>	: Quality Locksets
<b>Wall finishes</b>	: Generally Plastering / Skim Coat and Emulsion Paint / Tiles
<b>Floor finishes</b>	: Cement Render / Tiles

## Sanitary and Plumbing Fittings

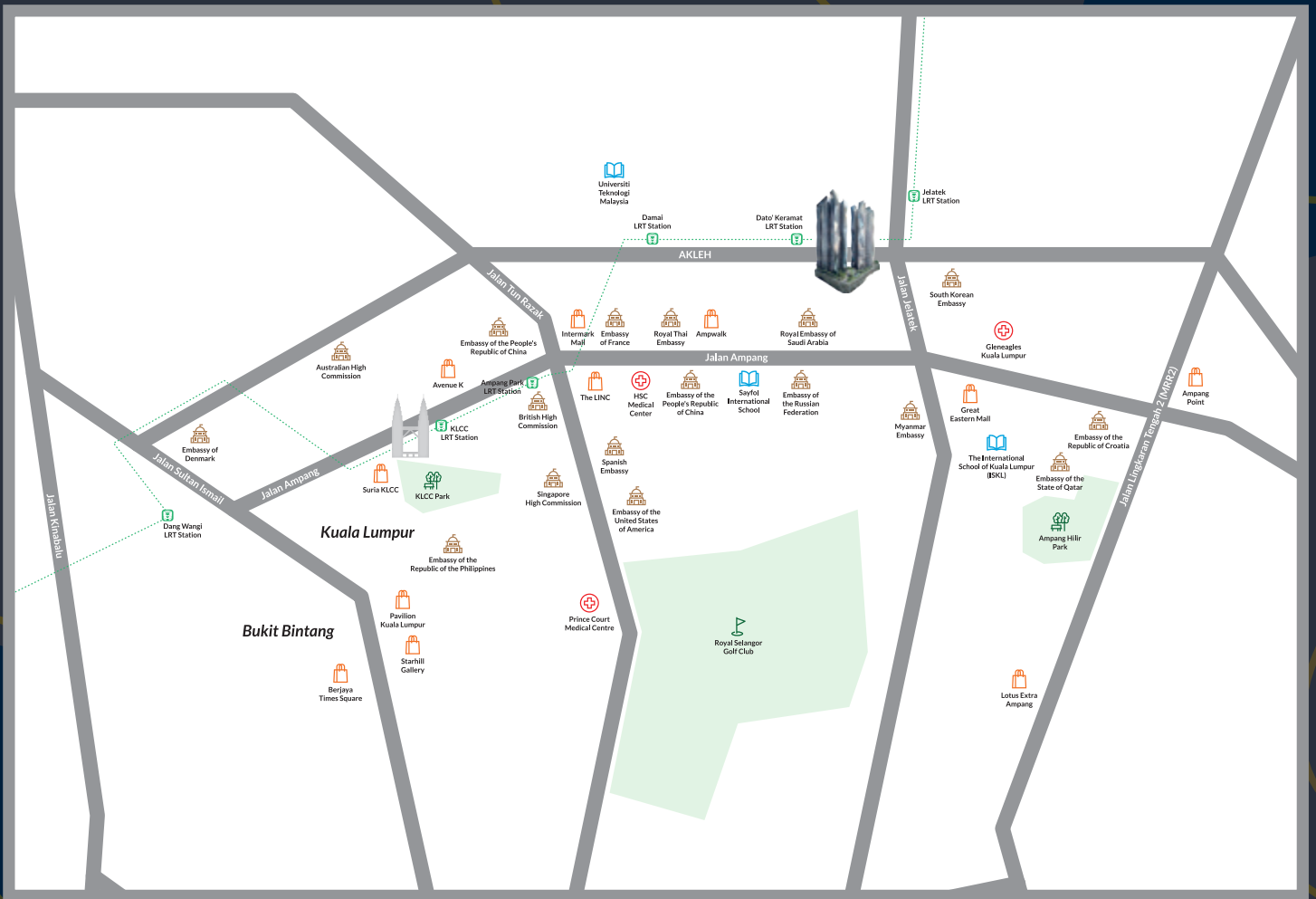
Description	A	B	C	D	D1
Kitchen Sink	1	1	2	3	3
Sitting W.C.	2	3	4	5	5
Long Bath	-	-	1	1	1
Wash Basin	2	3	3	4	4
Shower Rose	2	3	4	5	5
Hand Bidet	2	2	3	4	4
Bib Tap	1	2	2	2	2

## Electrical installation

Description	A	B	C	D	D1
Lighting Points	17	24	25	42	43
Socket Outlet	19	20	23	35	36
Ceiling Fan Points	4	4	4	5	5
Air-Cond Points	4	5	5	6	6
Storage Heater Points	2	2	3	4	4
SMATV Points	2	2	2	3	3
Telephone Points	2	2	2	3	3
Data Outlet	1	1	1	2	2
Door Bell Point	1	1	1	2	2

## Internal telephone trunking and cabling

Note: The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the item or items marked with an \* which may be deleted if not applicable.



**Sales Gallery Address:**

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Picasso Residence

Developed by Premier De Muara Sdn Bhd (1068541-X)

Developer: Premier De Muara Sdn Bhd (1068541-X) • Developer's License No: 13965/08-2025/0684(R) • Validity Period: 16/08/2022 – 15/08/2025 • Advertising & Sales Permit: 13965-1/08-2022/02548(P) • Validity Period: 16/08/2021 – 15/08/2022 • Land Tenure: Leasehold 99 Years (Expiring 17 Feb 2108) • Land Encumbrances: NIL • Authority Approving Building Plan: Dewan Bandaraya Kuala Lumpur • Approval Plan No: BP U3 OSC 2022/2026(20) • Date of Approval 5/12/2012 • Total Unit: Type A:130, Type B:130, Type C:132, Type D:33, Type D1:33, Type A1:4, Type B1:4, Type C1:4, Type Da:1, Type D1a:1 • Selling Price: Type A: Min. RM1,299,980 – Max. RM1,610,000, Type B: Min. RM1,731,950 – Max. RM2,068,000, Type C: Min. RM2,056,010 – Max. RM2,449,000, Type D: Min. RM3,038,420 – Max. RM3,402,000, Type D1: Min. RM3,078,020 – Max. RM3,506,000, Type A1: Min. 1,197,020 – Max. RM1,389,000, Type B1: Min. RM1,623,050 – Max. RM1,844,000, Type C1: Min. RM2,213,000 – Max. RM2,242,000, Type Da: RM3,096,000, Type D1a: RM3,096,000 • Type of Property: Condominium • Bumiputera Discount: 5% • Expected Date of Completion: 30 Sept 2023 (Phase 1) 30 Sept 2024 (Phase 2) • Total Units: 472 units • Restriction in Interest: The land shall not be transferred, leased or charged without prior approval by the State Authority.

• All information contained herein are subject to change without notification as may require by relevant authorities or Developer's Architect and cannot form part of an offer or contract presentation • All illustrations and pictures contained herein are artist's impressions only • All plans, layouts, information and/or specifications are subject to variations, modifications and substitutions as may be recommended by Developer's Architect and or relevant approving Authorities.

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