



VERGE32 @ MELAWATI

32-GATED & GUARDED LUXURIOUS HOMES

2 & 3 Storey Semi- Detached & Bungalow

DISTINGUISHED FEATURES*

Smart Home System | Grand Double Volume Foyer Design | High Ceiling Design For All Floor



VERGE32 @ MELAWATI – REDEFINING PARADISE



Site construction in progress



With panoramic hillviews and nestled within a guarded haven close to Kemensah Forest Reserve, 32 distinctive houses are set to redefine living in paradise.

32 - not a number usually associated with anything significant. But at **Verge32 @ Melawati**, a collection of **6 bungalows and 26 semi-Ds** will redefine your view of an exquisite and tranquil abode. Here is where you live amidst lush greenery; the sound of birds chirping in the morning, rustling of leaves when the wind blows, breathtaking panoramic views – all conspire to instil a peaceful and serene ambience within a home designed to please all your senses.

Tall trees, manicured leafage and grassy lawn play a part in the architectural artistry, composing an alluring sanctuary that redefines contemporary aesthetics and draws you into a serene paradise. The **5-acre low-density** development is sited at the foot of Bukit Tabur which is known for its magnificent undulating spine and breathtaking vantage point of the Klang Valley.

At Verdue bungalows, the smallest detail is given significance, from the flow of natural daylight and ventilation within every unit to the high ceiling living hall; to the spacious master bedroom with private balcony complete with ensuite bathroom fitted with luxurious fittings and finishings.

Dip in the **private pool** or bathe in the sunshine by the pool – this tropical paradise is reserved for only a select few. These 2 and 3-storey villas, with built-ups ranging from **4,822 sq ft to 6,180 sq ft** are personification of an opulent poetry that speaks of your achievement. Be among those who appreciate the finest things in life.

Each bungalow comprises 4+1 bedrooms, 1 storage room and 5 bathrooms as well as a private lift. Selected configurations also come with a maid's room and dressing rooms.

VERDANT SURROUNDINGS
Nearby, enjoying similar lush greenery and views are 26 semi-Ds that exude a class of their own. With its private outdoor garden, the 2 and 3-storey homes are offered in three different layouts with land area of between **3,196 sq ft – 5,133 sq ft** and built-up area of between **3,375 sq ft – 4,190 sq ft**. All three layouts offer 4+1 bedrooms and 4 bathrooms.

As with the bungalows, the semi-Ds feature grand double volume foyer design, high ceiling design for all floors, private balcony, parking spaces for three cars and the most sophisticated smart home system.

Close to **Kemensah Forest Reserve**, this gated and guarded haven is expected to be completed by **mid 2017**. The **exclusive Melawati neighbourhood** is only 18 minutes' drive away from Kuala Lumpur City Centre and is accessible via major highways such as DUKE, MRR2, AKLEH, Genting Klang -Pahang Highway and more.

Recently awarded 5-star Best Property Single Unit at the prestigious Asia Pacific Property Award, Verge32@Melawati is built by **KCC Development Group**, a builder of distinction since 1983. ■

For enquiries, please visit www.verge32.com and www.kccdev.com.my

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VERGE32@MELAWATI SHOW UNIT

Viewing by Appointment
012-6886 292
019-7738 951

KCC Since 1983
KCC Development Group Building Value For Life
KCC Development (M) Sdn. Bhd. (357191-A)
A Subsidiary Company of Peck Seong Realty Sdn. Bhd. (105375-A)
Headquarter:
93, Jalan Hashim, 84000 Muar, Johor, Malaysia.
Tel: +606-953 8953 **Fax:** +606-9529557

36个月房屋保证期
www.verge32.com
www.kccdev.com.my

Developer's License No.: 7046-21/08-2017/02332(L) | Validity Period: 08/08/2016-07/08/2017 | Advertising Permit No.: 7046-21/08-2017/02332(P) | Validity Period: 08/08/2016-07/08/2017 | Approving Authority: Majlis Perbandaran Ampang Jaya | Approval Plan No.: MPAJ.BS.KB.740-1/2-18/13-1 | Land Encumbrances: HSBC Bank Malaysia Berhad | Tenure: Leasehold | Total Units & Type of Property: 26 Units of Semi-Detached Homes | Bumiputera Discount: 7% | Selling Price: 2-Storey Semi-D (Min) RM2,499,000 (Max) RM3,429,000; 3-Storey Semi-D (Min) RM2,679,000 (Max) RM3,389,000 | Total Units & Type of Property: 6 Units of Bungalow | Bumiputera Discount: 7% | Selling Price: 2-Storey Bungalow (Min) RM3,959,000 (Max) RM4,179,000; 3-Storey Bungalow (Min) RM3,629,000 (Max) RM5,059,000 | Expected Date of Completion: End of 2017

All renderings and photographs contained in the circular are artist's impression only. The developer reserves the right to modify any part of the building prior to completion as director or approved by relevant authorities or architect. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract.