

windows
the on
park
CHERAS

First we plan the park, then we place you at the centre of it all

Since the beginning of time, nature's intention was to heal us and delight us, physically, mentally and spiritually. The power of nature is profound.

So we started by dreaming of wide, open green spaces. Of soaring trees offering shade, and the organic shapes of nature that soothe the spirit. Then we began by landscaping a park that unfolds over 8.9 acres. A park to nurture the spirit and the mind.

Within this vast parkland, we created three separate parks - Clubhouse park for community activities, Quiet park with water springs in the day which transforms into glimmering candles at night and those old fashioned swings for relaxation. The Active park is for children to play, run, laugh and tumble in. And linking all of these is a path of approximately 800 metres marked out by quaint milestones to measure your morning runs, afternoon strolls and evening bike rides.

Then, and only then, did we create a home that would allow you to experience the green power of nature. A home that doesn't dominate nature but respects and complements it. In working with nature, as more and more tremors are felt in Kuala Lumpur, we have built homes that are earthquake resistant, using design techniques of the European and the International Building Codes. Rest assured, Windows on the Park is 'future ready'.

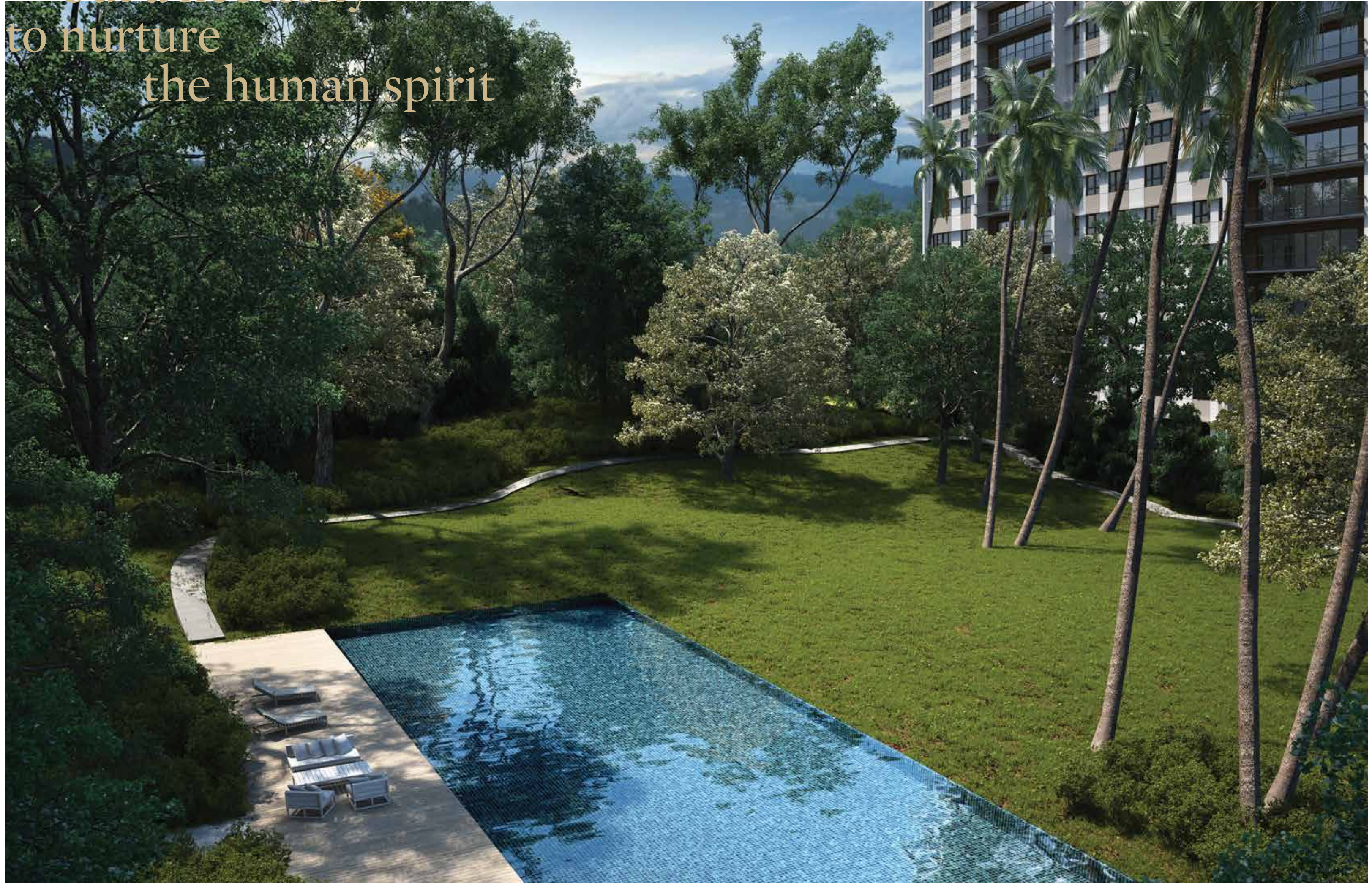
A freehold green enclave unlike any other in Cheras, and possibly the Klang Valley, comprising 540 spacious units, ranging from 916 sq ft to 4,336 sq ft, every room in every unit has front-row seats to the cinematic landscape right outside.

And what a scene it is too.

Windows on the Park. A refuge in the heart of Cheras.
Another extraordinary living experience from SDB.



Here greenery is not a luxury
but a necessity
to nurture
the human spirit



We planted trees, palms and shrubs to form three tiers, the way a rainforest would naturally form itself. Tall trees that make you look up in amazement, broad trees that are generous in giving you shade, vines that drip from the sky to the ground, herbaceous plants that add lovely colours and textures to the greens, and lush undergrowth that are homes to fluttering butterflies.

WAKE UP EACH MORNING TO THE SOUNDS AND SIGHTS OF NATURE, THANKS TO THE LARGE WINDOWS AND WIDE BALCONIES.



Soaring 3-storey archways
that invite you into
a most unique park experience



The spacious linear layout of the building provides a distinctive framing device in which to capture picture perfect vistas. Like giant windows, these archways frame your view in layers. Nature is made more stunning with added dimension and depth. Here, beauty is certainly not shallow.

A home as cinematic as this
comes with its
own soundtrack



Immerse yourself in the multi-sensory, three-dimensional experience of nature right from your living room. And wake up each morning to a movie of epic proportions, with the sounds and sights of nature, thanks to the large windows and wide balconies. Our selected premium units boast lofty high ceilings, while its private gardens range from 600 sq ft up to 900 sq ft with direct access to the landscaped parkland.

THIS IS WHERE YOU WILL HEAR SOUNDS OF PURE JOY - THE LAUGHTER OF CHILDREN, CHIRPING OF BIRDS AND THE RUSTLING OF LEAVES AS TREE SHREWS FROLIC ABOUT, ALL CELEBRATING NOTHING MORE THAN THE ABILITY TO ENJOY LIFE.



With each
dusk descending,
here lives magic.



Take your front-row seat to spectacular sunsets from our contemporary design function room. Luxuriate in the spaces that have been designed especially for each facet of your life. Find your perfect shady spot, far from the madding crowd.

WITH DOUBLE VOLUME HIGH CEILINGS, ENSUITE BATHROOMS, AN AIRY
LARGE MASTER BEDROOM AND WALK-IN WARDROBES, THE PENTHOUSE
UNITS ARE THE ULTIMATE IN SPATIAL SOPHISTICATION.



LUXURIATE IN THE SPACES THAT HAVE BEEN DESIGNED
ESPECIALLY FOR EACH FACET OF YOUR LIFE.



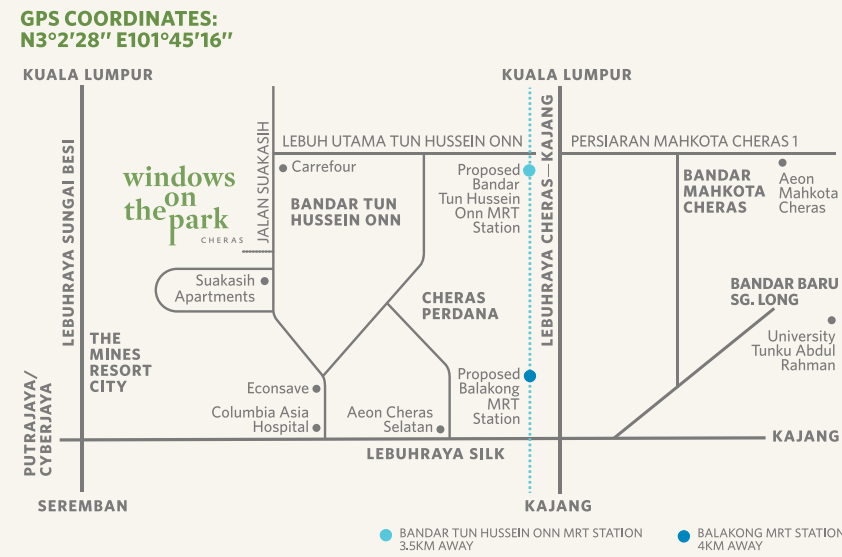
Stone sculptures dot
the grounds for
aesthetic as well as
practical reasons



Batu Milestones are not just ordinary milestones. They are works of art. These natural stone sculptures appear every 100 metres around the Linear Park for residents to calibrate their exercises to, interrupted every now and then by 2.5 metre tall stone sculptures, called "... the distance between ..." that double up as seats for you to rest on. Add to this, a gym, 2 indoor badminton courts, with changing rooms, aerobic room, 50-metre lap pool and a wading pool.

A park refuge in the heart of Cheras

Windows on the Park is located in the heart of Cheras, which puts you just 16km to the KL City Centre, 24km to Putrajaya and 60km to KLIA. Minutes away are some of the best international schools in the country – Australian International School, Cempaka International School and Alice Smith International School, while several national schools are within a 5km radius. Hypermarkets and commercial centres also surround the development, and accessibility via the SILK highway, Lebuhraya Cheras-Kajang and Lebuhraya Sg. Besi will soon be enhanced by the future MRT stations in Bandar Tun Hussein Onn and Balakong.



Another extraordinary living experience from SDB

Incorporated in 1962, Selangor Dredging Berhad (SDB) was, until the 1980's principally involved in tin mining. Today, SDB is positioned as a quality lifestyle company focused on property-related activities. Listed on Bursa Malaysia, SDB owns Wisma Selangor Dredging – a prestigious business address, and Hotel Maya Kuala Lumpur – an award-winning boutique urban resort. Both are within a short walking distance to the iconic Kuala Lumpur City Centre (KLCC). Today, SDB is a brand name that is recognised for its niche luxury developments and innovative designs. SDB has consistently been recognised for its innovation and its excellence by numerous professional bodies such as Singapore Institute of Architects (SIA), Pertubuhan Arkitek Malaysia (PAM), and International Real Estate Federation (FIABCI) for setting new benchmarks in the industry. SDB is committed to its brand promise of "Driving Excellence, Building Lifelong Relationships".

VILLAGE AT PASIR PANJANG
DISTRICT 5, SINGAPORE



SDB's projects in Malaysia:

- Laman & Bayu, Puchong**
A guarded community comprising 72 units of 2-storey and 2½-storey semi-Ds with excellent connectivity located in Puchong South.
- By The Sea**
138 beachfront luxury suites with panoramic views located on Batu Ferringhi, Penang.
- Dedaun**
A 38-unit luxury apartment nestled in a secluded corner of Kuala Lumpur City Centre.
- 20trees**
A 201-unit mixed development overlooking the world's longest quartz ridge, just 15km from Kuala Lumpur City Centre.
- 20trees West**
An exclusive collection of 48 bungalows with private pools adjacent to 20trees.
- Five Stones**
377 units of low and highrise condominiums with extensive facilities located in Petaling Jaya.
- Park Seven**
A 105-unit luxury condominium at Persiaran KLCC, 700m from the iconic Petronas Twin Towers.

- The Hub @ SS2, Petaling Jaya**
Gardens, rooftop swimming pool, fully-equipped gym, open air promenade – they all add up to a great place in which to live and work.
- Jia, Melawati**
Take in the view of the Twin Towers on one side or the world's largest quartz ridge on the other. Otherwise, a series of vertical gardens is just outside the door of these super-link homes.

- ## SDB's projects in Singapore:
- Hijauan On Cavenagh**
41 handcrafted low-rise luxury apartments in a coveted green lung, located off Orchard Road.
 - OKIO**
An 18-storey stylish contemporary residential and commercial development located on Balestier Road.
 - Gilstead Two**
A 34-storey luxury development in the prime Newton locale.
 - Jia@65 Wilkie**
An exclusive 7-storey development with only 22 units, located just off Orchard Road.
 - Village at Pasir Panjang**
Most of the 148-unit apartments open up to an 8,000 sq ft three-dimensional lawn.

BY THE SEA
BATU FERRINGHI, PENANG



THE HUB
SS2, PETALING JAYA



DEDAUN
JALAN AMPANG, KUALA LUMPUR



- THE INTERNATIONAL STAR FOR LEADERSHIP IN QUALITY AWARD 2012
- THE ASIA RESPONSIBLE ENTREPRENEURSHIP AWARD (AREA), SOUTH-EAST ASIA 2012
- THE ASIA PACIFIC INTERNATIONAL PROPERTY AWARD 2012, 2011 & 2010
- THE ASIA PACIFIC ENTREPRENEURSHIP AWARD (APEA), MALAYSIA 2012
- THE BRAND LAUREATE AWARD 2011-2012 FOR "CORPORATE BRANDING — BEST BRANDS IN REAL ESTATE & PROPERTY"
- THE INTERNATIONAL STANDARD QUALITY (ISQ) AWARD 2012



SDB

Selangor Dredging Berhad

GROUND FLOOR, SOUTH BLOCK
WISMA SELANGOR DREDGING
142A JALAN AMPANG, 50450 KUALA LUMPUR
T +603 2711 2288 / F +603 2711 2219

WINDOWS ON THE PARK SALES GALLERY:

+603 9076 9988/+603 9074 3388

www.sdb.com.my

Developer: SDB Properties Sdn Bhd (190055-A) · Ground Floor South Block, Wisma Selangor Dredging, 142-A Jalan Ampang, 50450 Kuala Lumpur · Developer's License No.: 9500-4/07-2017/1035 · Validity: 31/7/2012- 30/7/2017 · Advertising and Sales Permit: 9500-4/2287/2013(09) · Validity: 25/09/2012-24/09/2013 · Expected Date of Completion: Oct 2015 · Total Unit: Block A- 249 units, Block C- 165 units · Price: Block A RM851,100 (min.) - RM2,418,130 (max.); Block C RM534,300 (min.) - RM743,820 (max) · Approving Authority: Majlis Perbandaran Kajang · Building Plan No.: MPK16/P/42/2012 · Land Encumbrances: Public Bank Berhad · Tenure of Land: Freehold · Bumiputra Discount: 7%

All information contained herein is subject to changes without notification as may be required by the relevant authorities and cannot form part of an offer or contract. Whilst every care has been taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The items are subject to variation, modifications and substitutions as may be recommended by the relevant Approving Authorities.

