



# SOUTH BROOKS

— DESA PARKCITY —

URBAN LIVING REFRESHED



# SITE CONCEPT PLAN

# SOUTH BROOKS

DESA PARKCITY

URBAN LIVING REFRESHED



# PROJECT INFORMATION

## PROJECT DATA

### Land Utilization

Tenure of Land	Freehold
Total Units	920 Units
Unit per Floor	12 Units

Project Site Area	7.16-Acre
No. of Storey	40-Storey
Total Car Park Bays	2,095 Bays

Type	Tower 1	Tower 2	Total Units	No. of Bedrooms	Total Built-up
A1	74	74	148	2 Bedrooms + 2 Bathrooms	876 sf / 81.42 m <sup>2</sup>
A2	76	76	152	2 Bedrooms + 2 Bathrooms	1001 sf / 92.99 m <sup>2</sup>
B1	78	78	156	2 Bedrooms + 1 Study + 2 Bathrooms	1093 sf / 101.54 m <sup>2</sup>
B2	-	78	78	3 Bedrooms + 2 Bathrooms	1194 sf / 110.93 m <sup>2</sup>
C1	78	-	78	3 Bedrooms + 2 Bathrooms	1283 sf / 119.20 m <sup>2</sup>
C1a	78	-	78	3 Bedrooms + 2 Bathrooms	1283 sf / 119.20 m <sup>2</sup>
C2	-	78	78	3 Bedrooms + 1 Study + 2 Bathrooms	1333 sf / 123.86 m <sup>2</sup>
D1	38	38	76	3 Bedrooms + 1 Study + 2 Bathrooms	1537 sf / 142.82 m <sup>2</sup>
D1a	38	38	76	3 Bedrooms + 1 Study + 2 Bathrooms	1535 sf / 142.57 m <sup>2</sup>
<b>Total Units</b>	<b>460</b>	<b>460</b>	<b>920</b>		

# FACILITIES & AMENITIES

## STREET LEVEL

- 1 Guardhouse
- 2 Porte Cochere
- 3 Dramatic Lawn
- 4 Water Brooks
- 5 Siesta Pavilion
- 6 Cardio Routes
- 7 Grape Vine Trellis
- 8 BBQ Court
- 9 Adventure Playground
- 10 Par Course

## FACILITIES DECK (LEVEL 8)

- 11 Facility Deck Link Bridge
- 12 Facility Deck Lift Lobby
- 13 Tropical Pocket Garden
- 14 Gym
- 15 Children's Playground
- 16 Outdoor Shower
- 17 Meditation Garden
- 18 Pavilion
- 19 Children's Pool
- 20 Swimming Pool
- 21 Chill Out Family Lounge
- 22 Shallow Pool
- 23 Bubbly Jacuzzi
- 24 BBQ Organic Garden
- 25 Sunken Lounge
- 26 Multipurpose Hall
- 27 Changing Room

★ Sky Deck at Roof Top

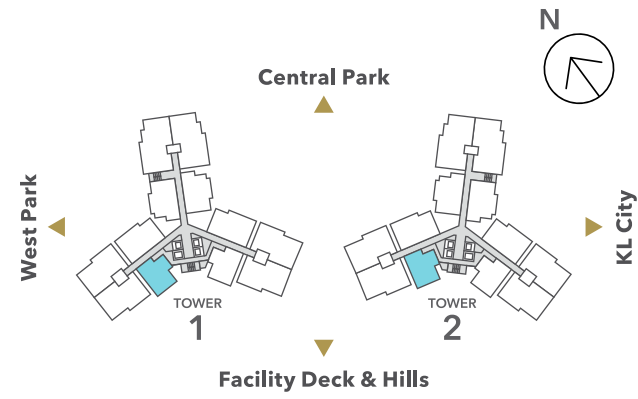




A1  
A2  
A2a

2 Bedrooms  
2 Bathrooms

# TYPE A1

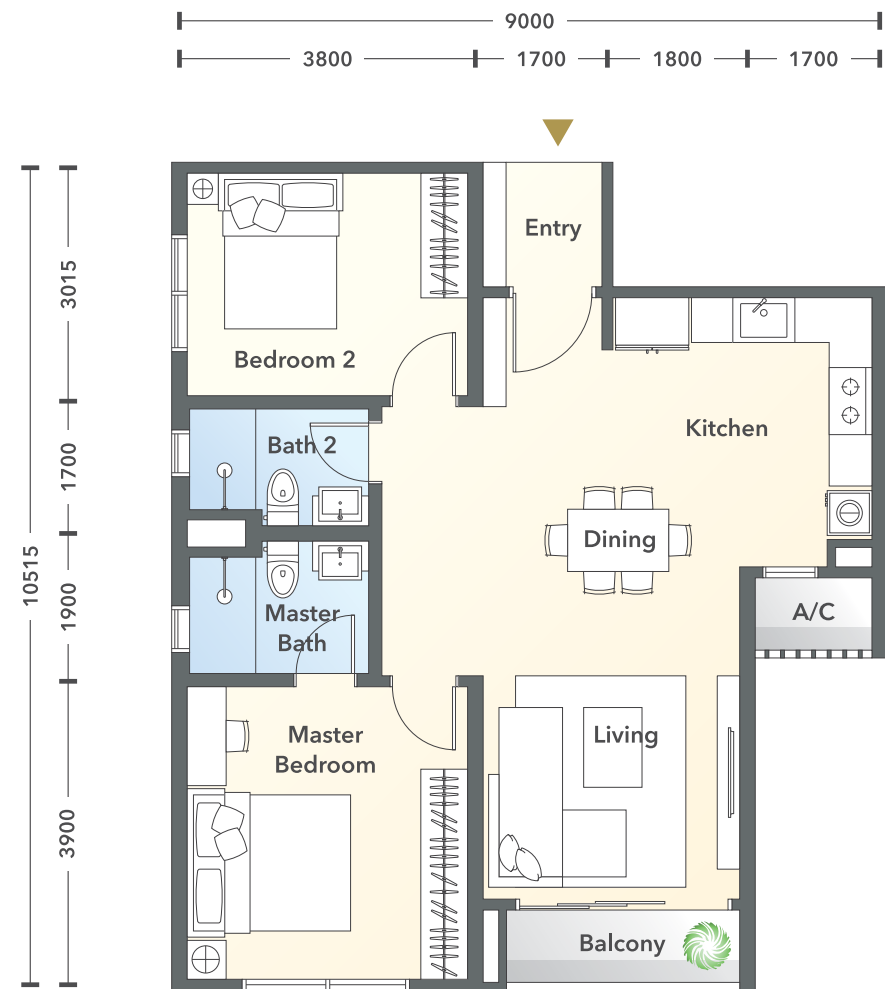


Main Parcel Area  
857 sf / 79.64 m<sup>2</sup>

Accessory Parcel Area  
19 sf / 1.78 m<sup>2</sup>

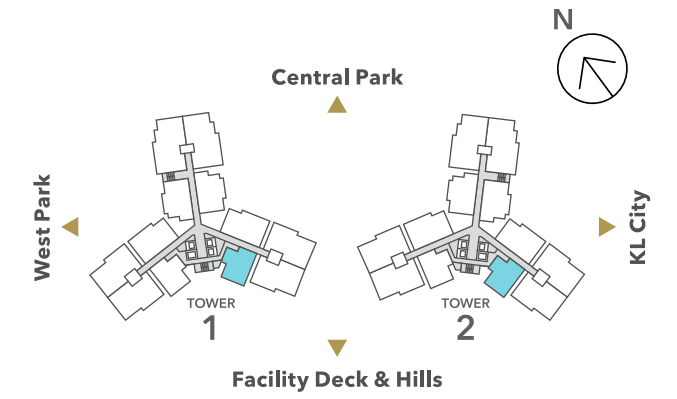
Total Built-up  
876 sf / 81.42 m<sup>2</sup>

- ▶ 2 Bedrooms
- 2 Bathrooms



Dimensions and floor areas are subject to further revisions. All dimensions are expressed in millimetres unless specified otherwise.

# TYPE A1-h

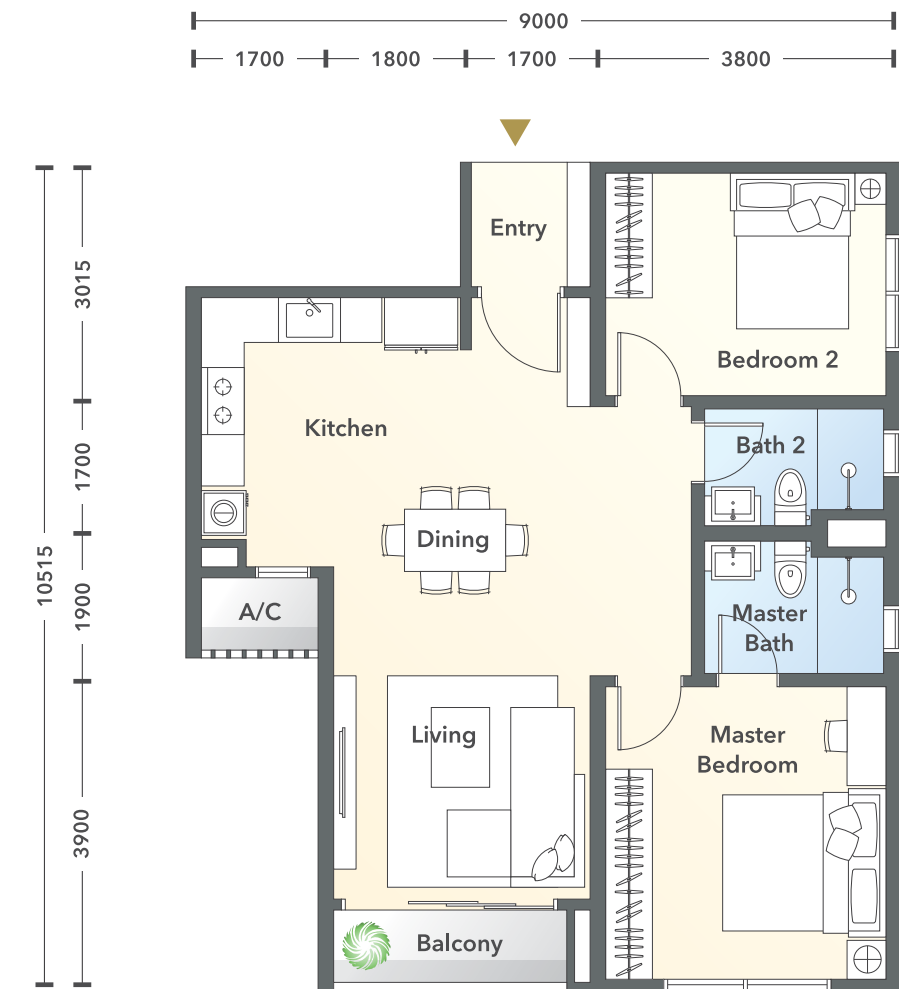


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19 sf / 1.78 m<sup>2</sup>

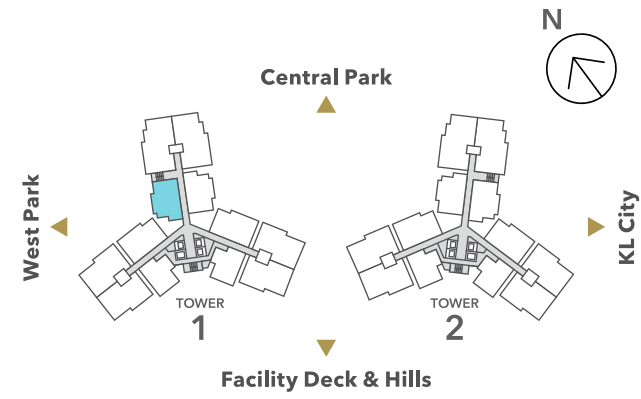
Total Built-up  
876 sf / 81.42 m<sup>2</sup>

- ▶ 2 Bedrooms
- 2 Bathrooms



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# TYPE A2

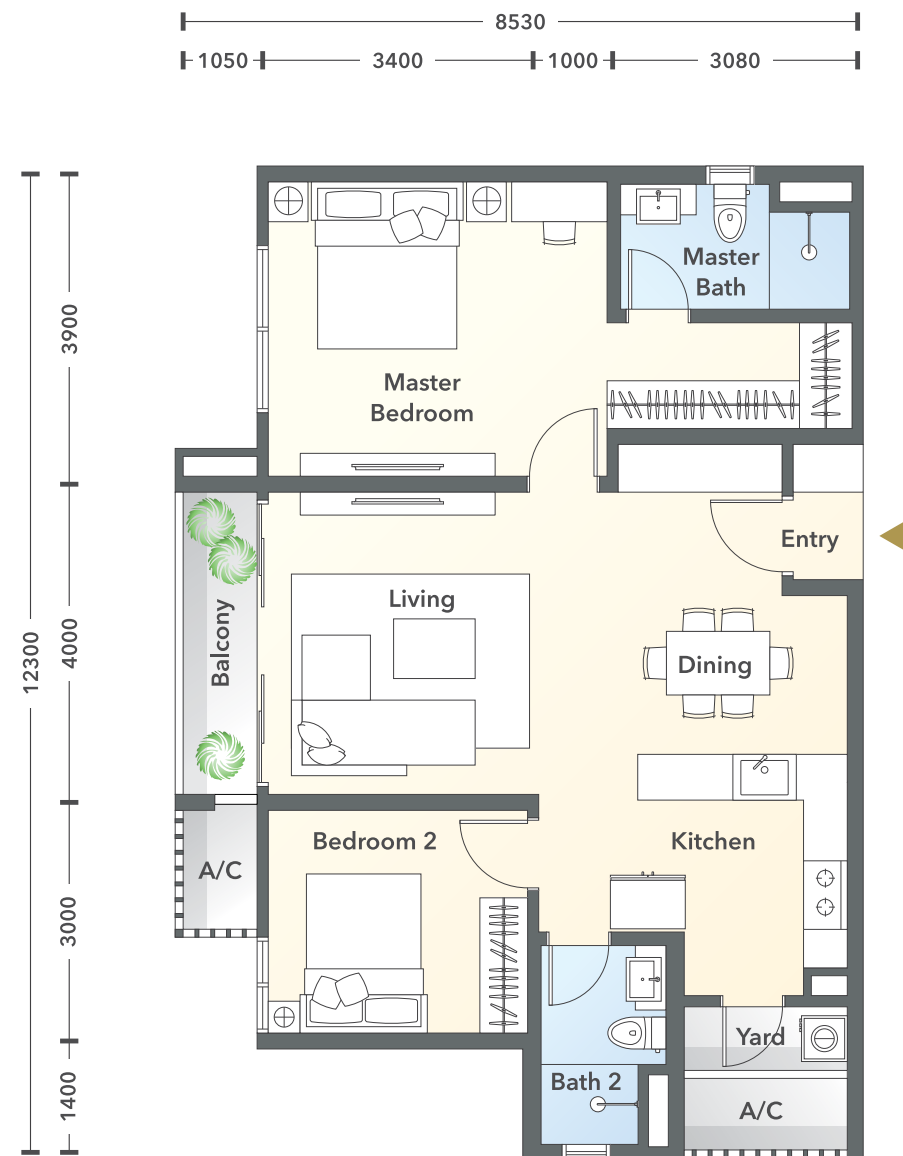


Main Parcel Area  
957 sf / 88.92 m<sup>2</sup>

Accessory Parcel Area  
44 sf / 4.07 m<sup>2</sup>

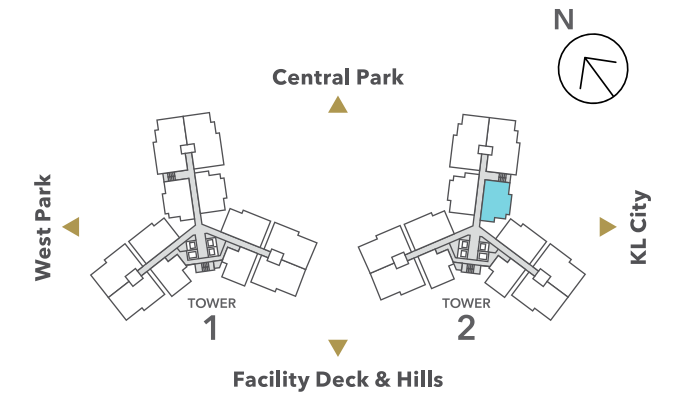
Total Built-up  
1001 sf / 92.99 m<sup>2</sup>

- ▶ 2 Bedrooms
- 2 Bathrooms



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# TYPE A2-h

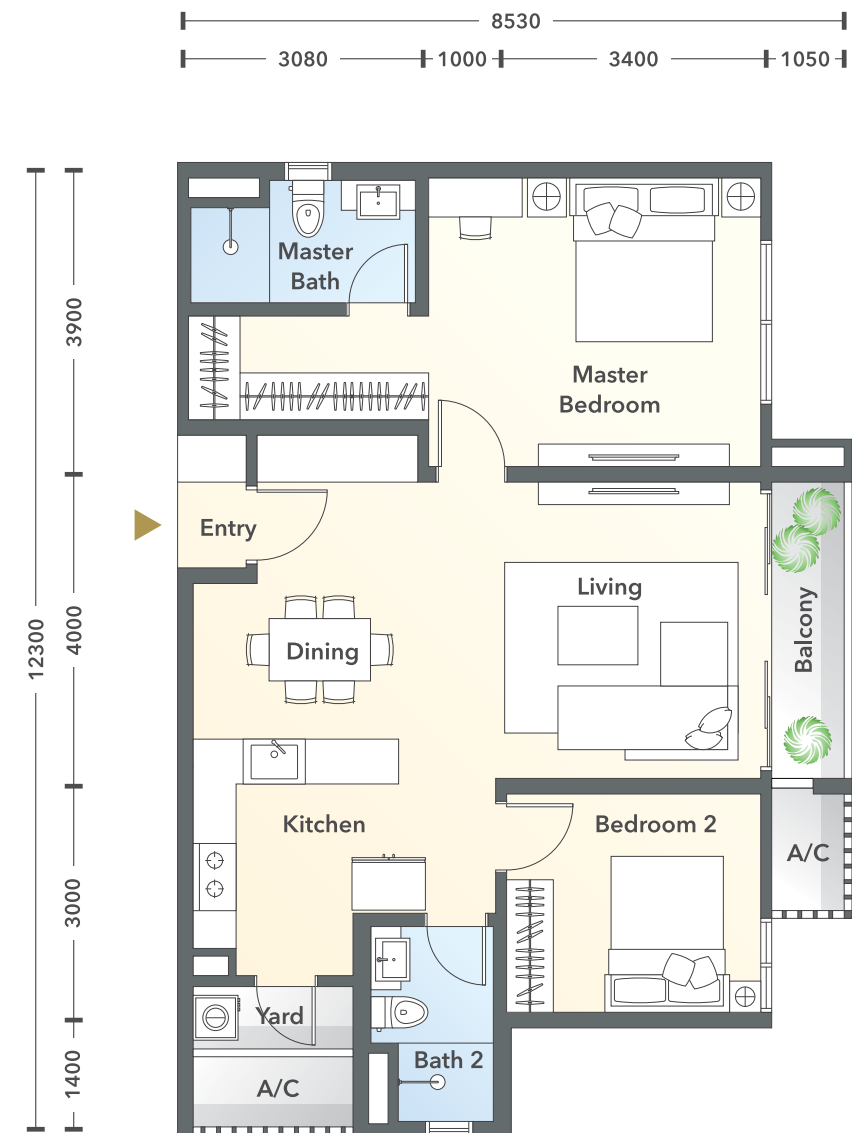


Main Parcel Area  
957 sf / 88.92 m<sup>2</sup>

Accessory Parcel Area  
44 sf / 4.07 m<sup>2</sup>

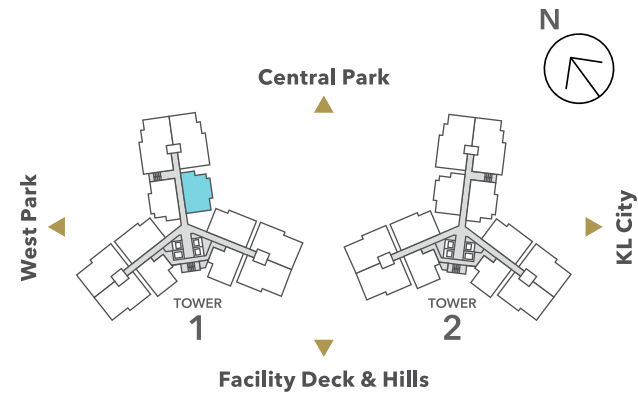
Total Built-up  
1001 sf / 92.99 m<sup>2</sup>

- ▶ 2 Bedrooms
- 2 Bathrooms



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# TYPE A2a

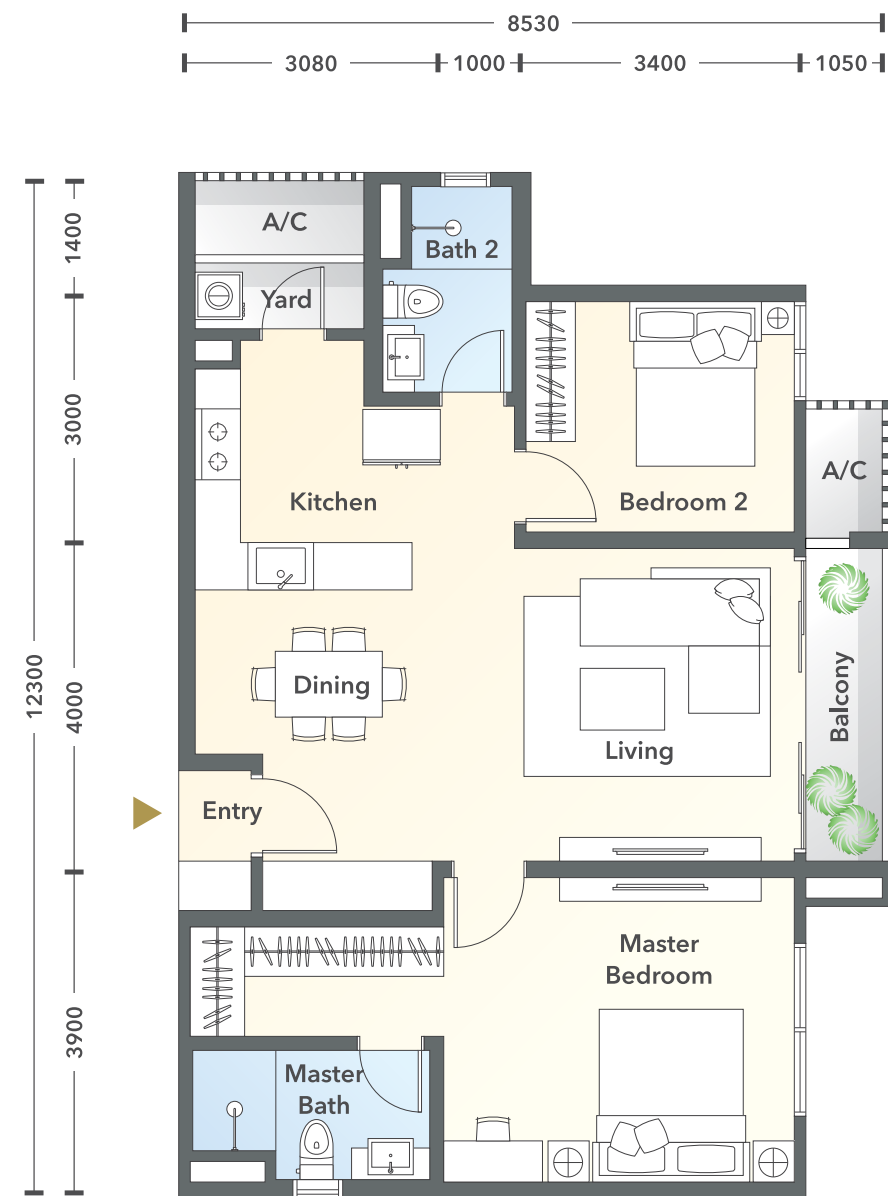


Main Parcel Area  
957 sf / 88.92 m<sup>2</sup>

Accessory Parcel Area  
44 sf / 4.07 m<sup>2</sup>

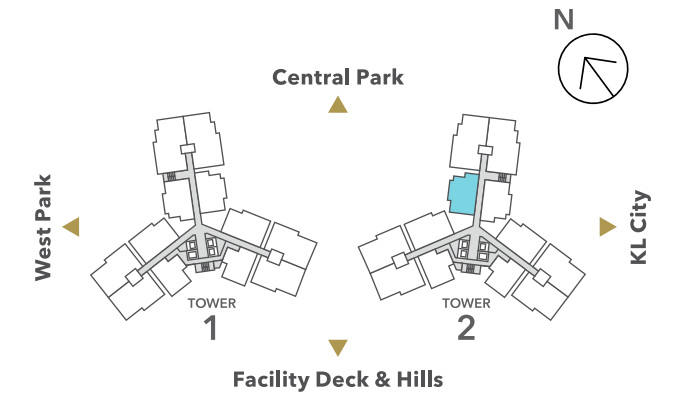
Total Built-up  
1001 sf / 92.99 m<sup>2</sup>

- ▶ 2 Bedrooms
- 2 Bathrooms



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# TYPE A2a-h

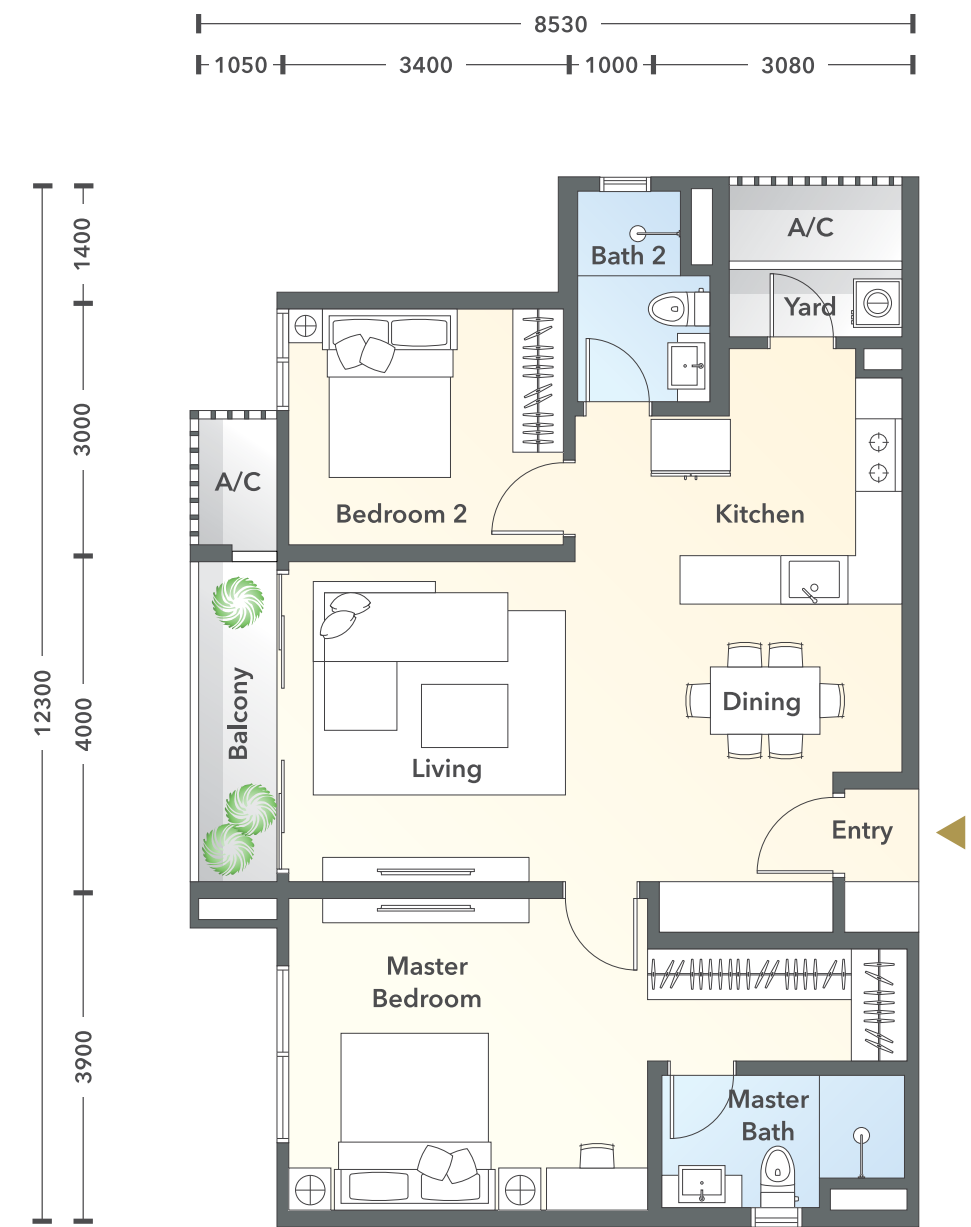


Main Parcel Area  
957 sf / 88.92 m<sup>2</sup>

Accessory Parcel Area  
44 sf / 4.07 m<sup>2</sup>

Total Built-up  
1001 sf / 92.99 m<sup>2</sup>

- ▶ 2 Bedrooms
- 2 Bathrooms



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B1

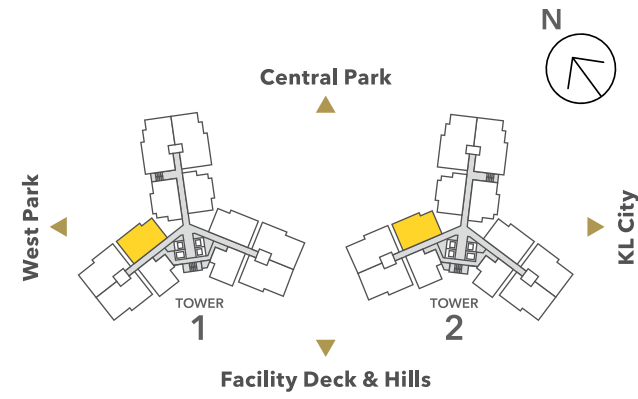
2 Bedrooms  
1 Study  
2 Bathrooms

B2

3 Bedrooms  
2 Bathrooms



# TYPE B1

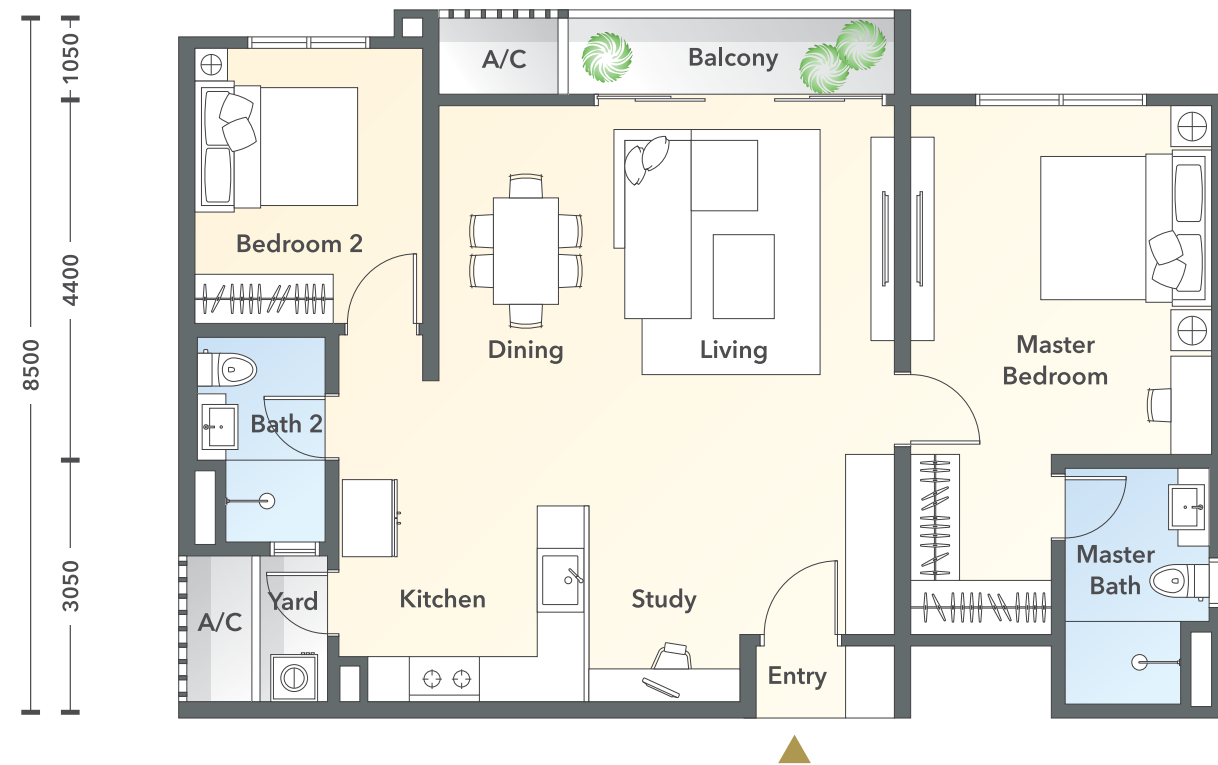
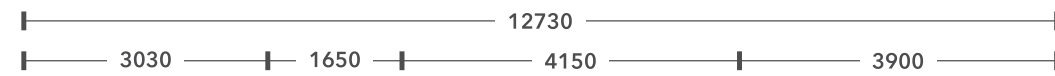


Main Parcel Area  
1055 sf / 98.03 m<sup>2</sup>

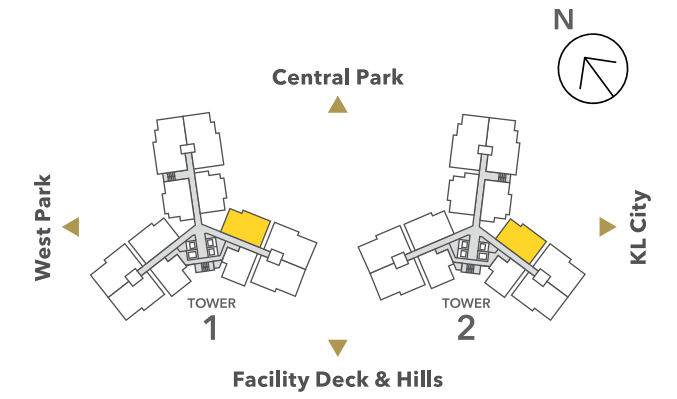
Accessory Parcel Area  
38 sf / 3.51 m<sup>2</sup>

Total Built-up  
1093 sf / 101.54 m<sup>2</sup>

- ▶ 2 Bedrooms
- 1 Study
- 2 Bathrooms



# TYPE B1-h

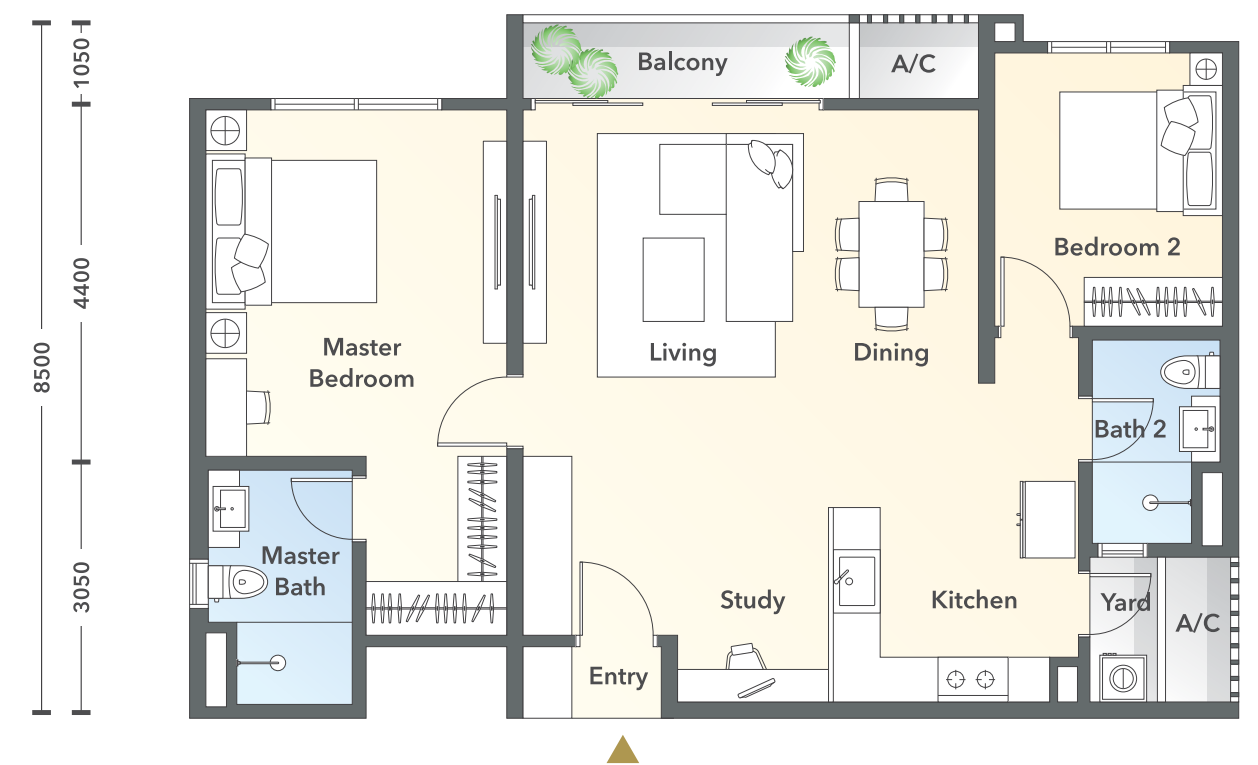
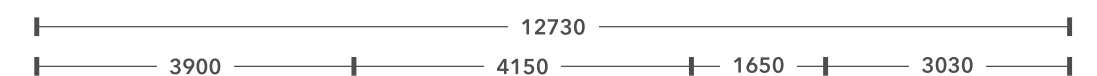


Main Parcel Area  
1055 sf / 98.03 m<sup>2</sup>

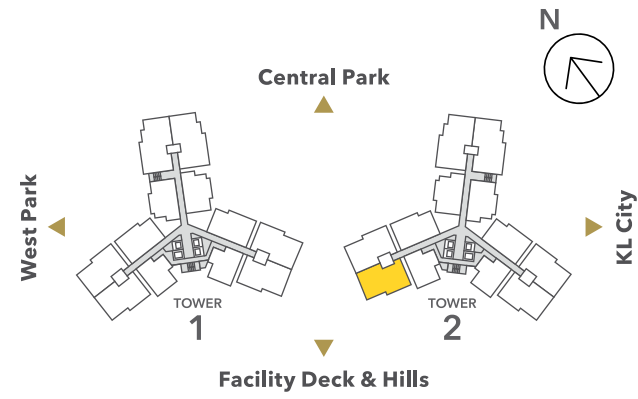
Accessory Parcel Area  
38 sf / 3.51 m<sup>2</sup>

Total Built-up  
1093 sf / 101.54 m<sup>2</sup>

- ▶ 2 Bedrooms
- 1 Study
- 2 Bathrooms



# TYPE B2

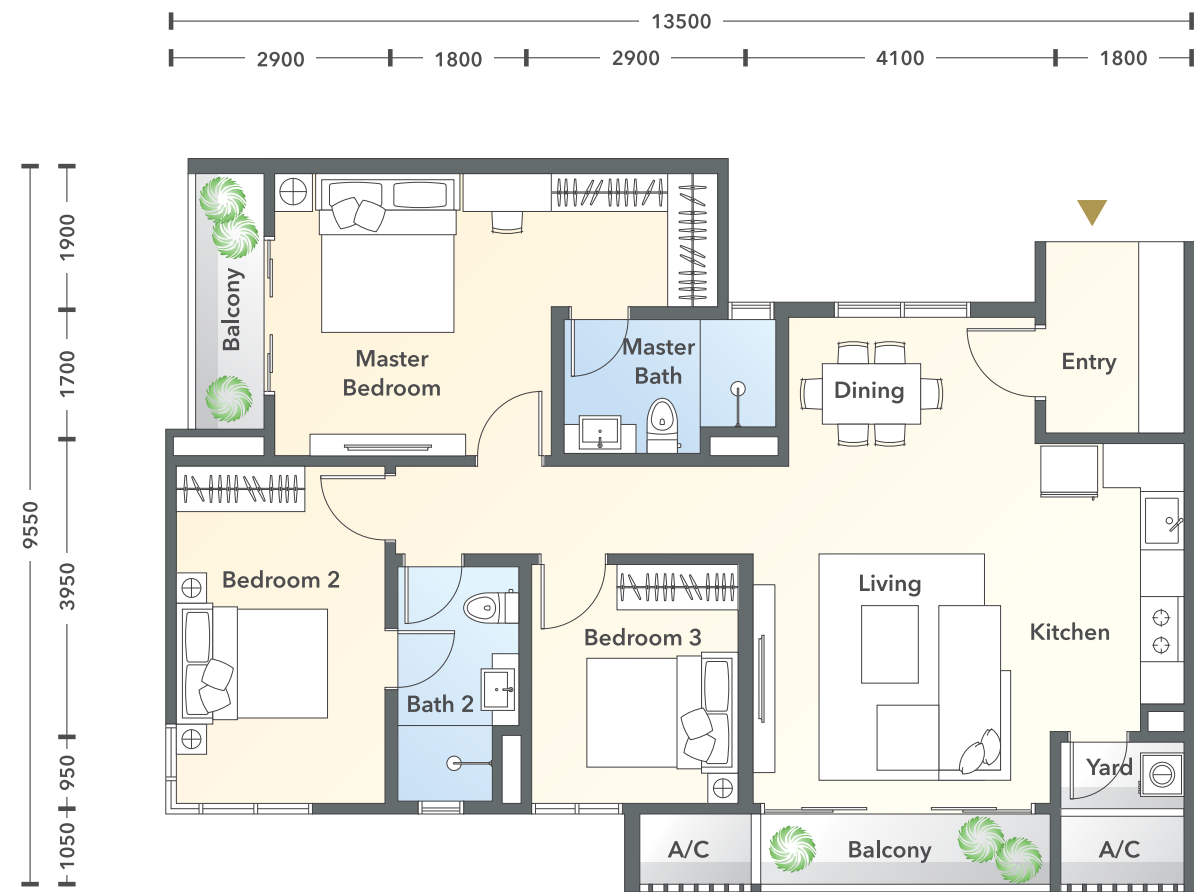


Main Parcel Area  
1155 sf / 107.34 m<sup>2</sup>

Accessory Parcel Area  
39 sf / 3.59 m<sup>2</sup>

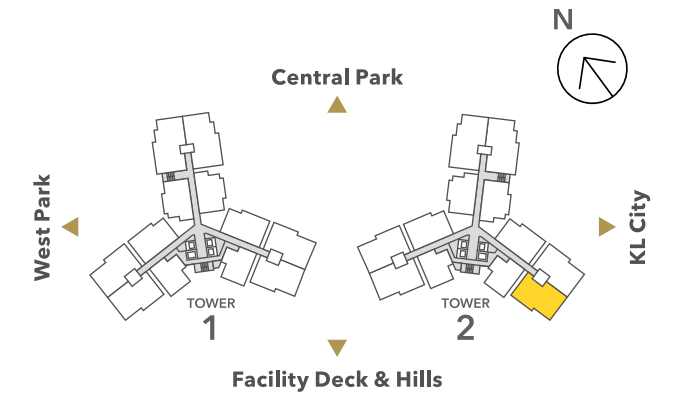
Total Built-up  
1194 sf / 110.93 m<sup>2</sup>

- ▶ 3 Bedrooms
- 2 Bathrooms



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# TYPE B2-h

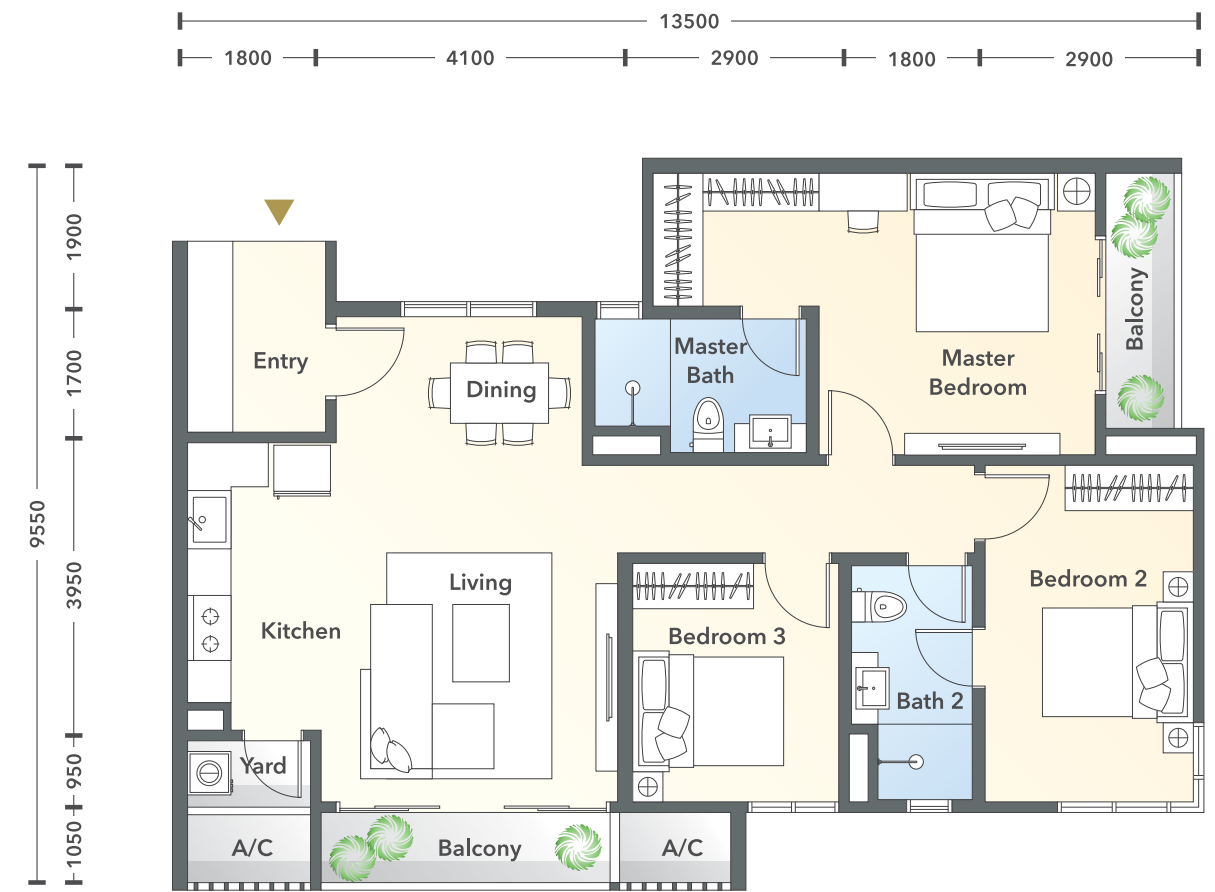


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Total Built-up  
1194 sf / 110.93 m<sup>2</sup>

- ▶ 3 Bedrooms
- 2 Bathrooms



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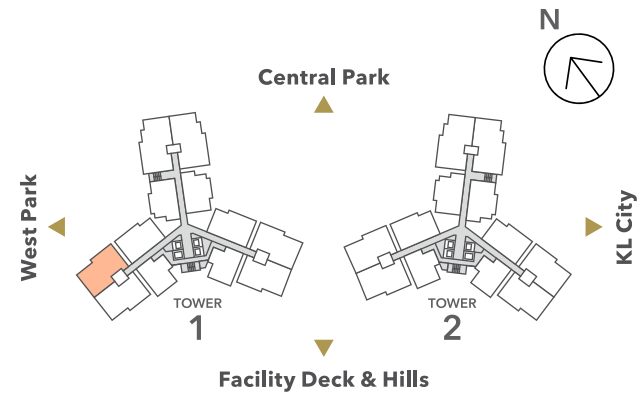
C1  
C1a

3 Bedrooms  
2 Bathrooms

C2

3 Bedrooms  
1 Study  
2 Bathrooms

# TYPE C1

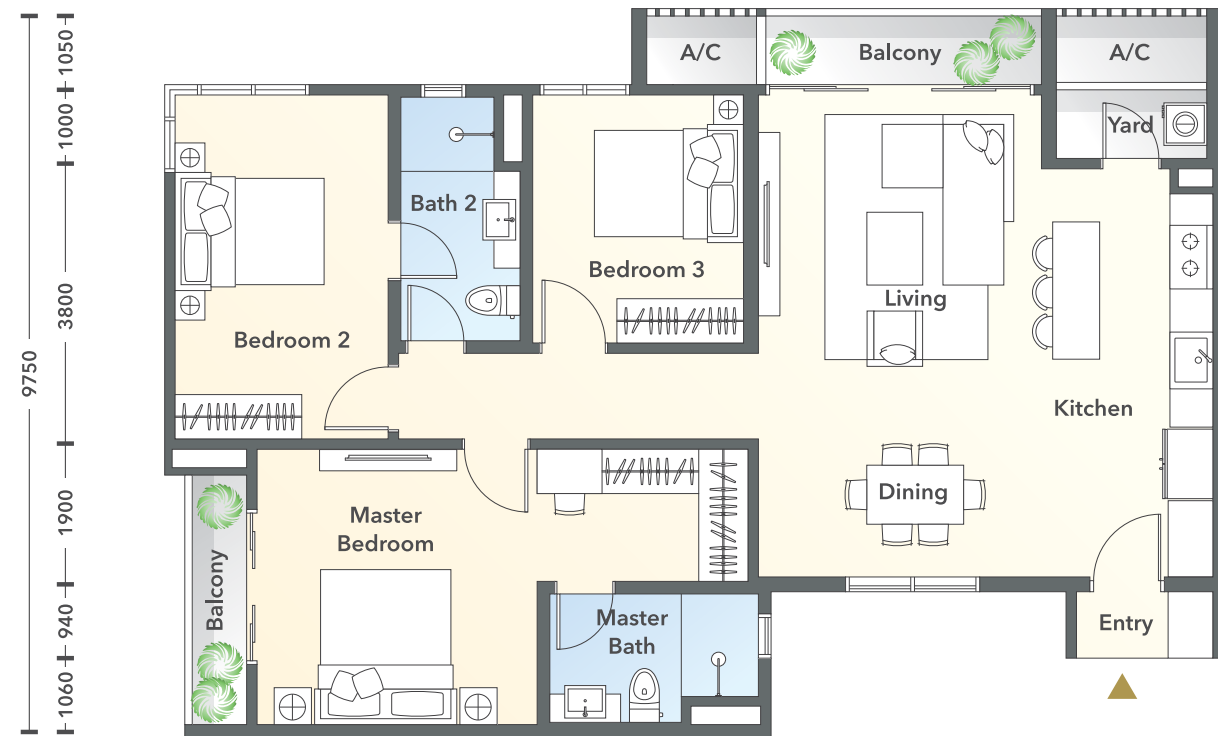
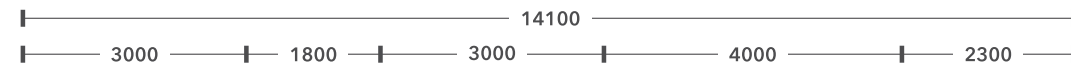


Main Parcel Area  
1239 sf / 115.08 m<sup>2</sup>

Accessory Parcel Area  
44 sf / 4.12 m<sup>2</sup>

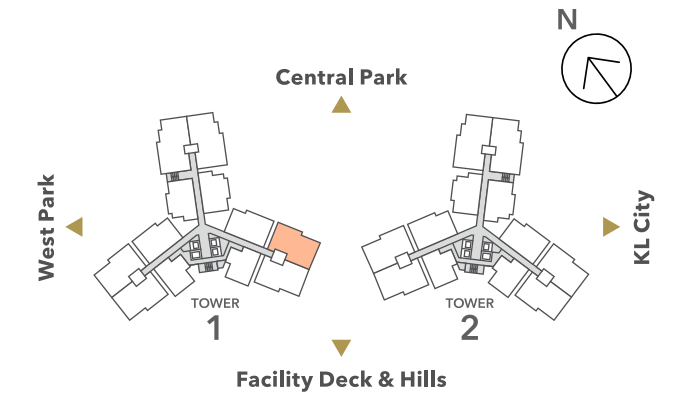
Total Built-up  
1283 sf / 119.20 m<sup>2</sup>

- ▶ 3 Bedrooms
- 2 Bathrooms



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# TYPE C1-h

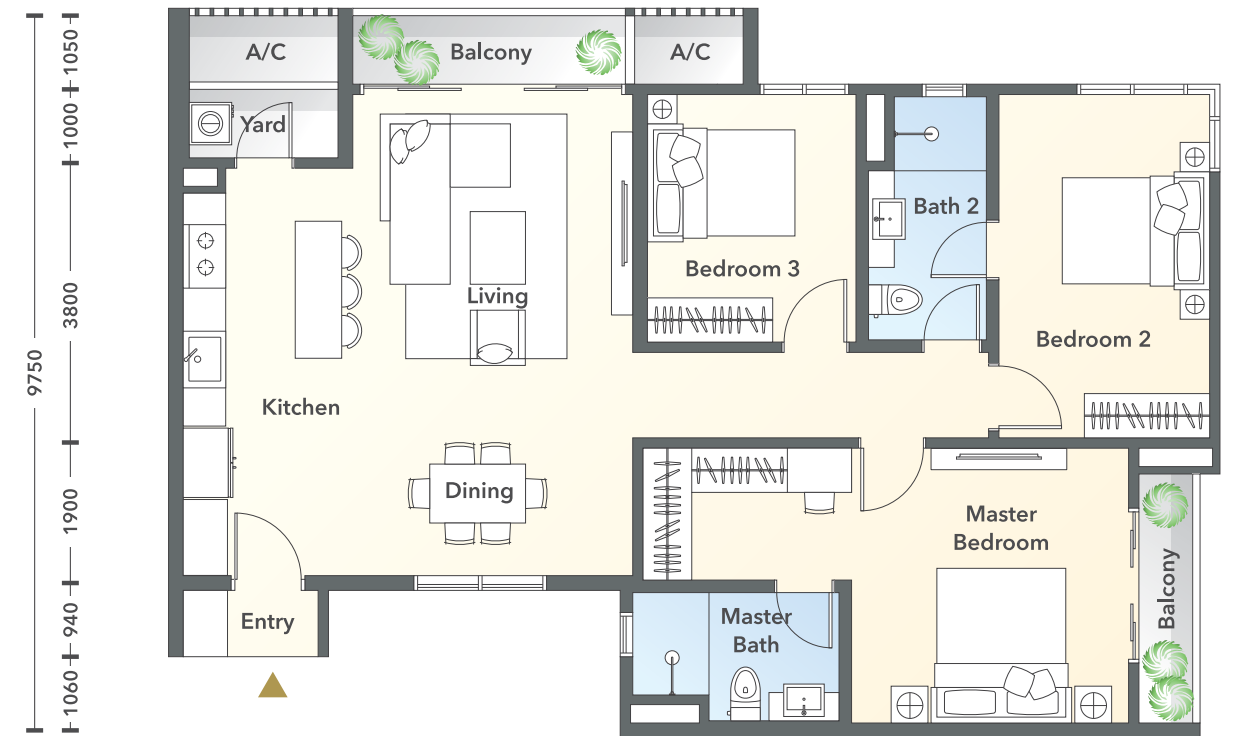


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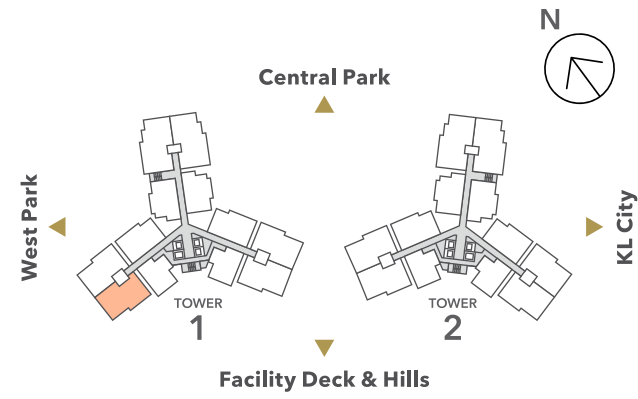
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- 2 Bathrooms



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# TYPE C1a

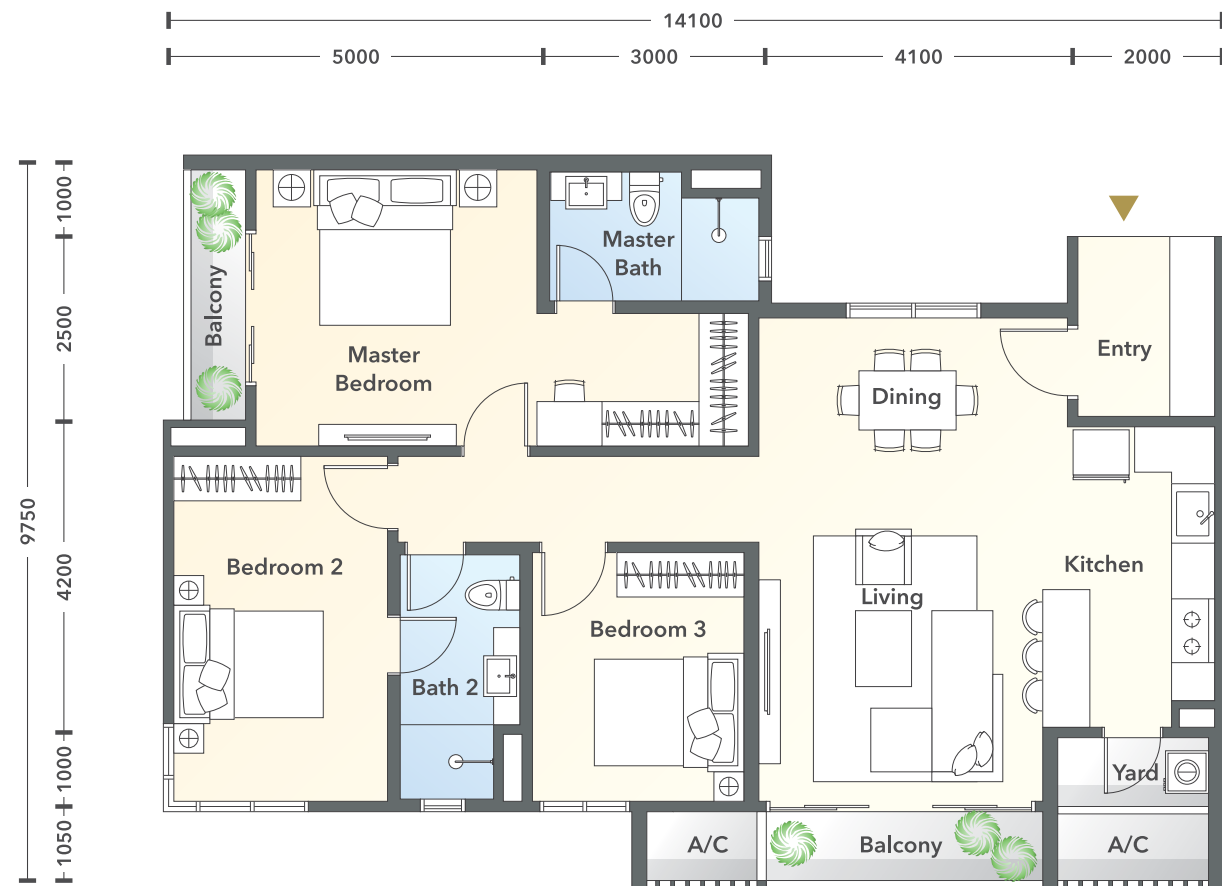


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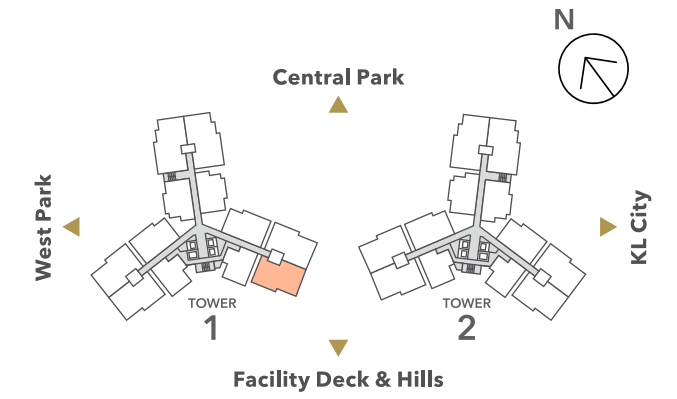
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- ▶ 3 Bedrooms
- 2 Bathrooms



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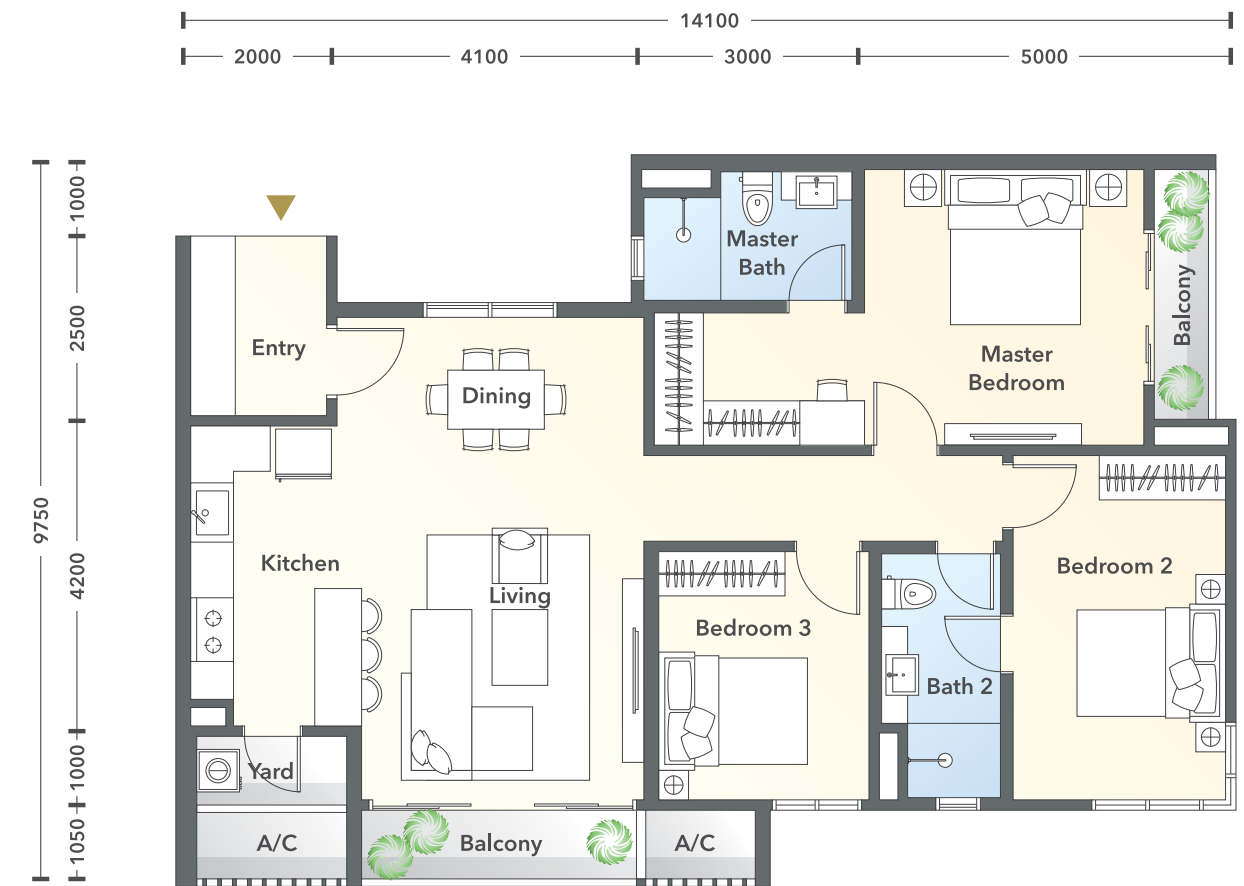


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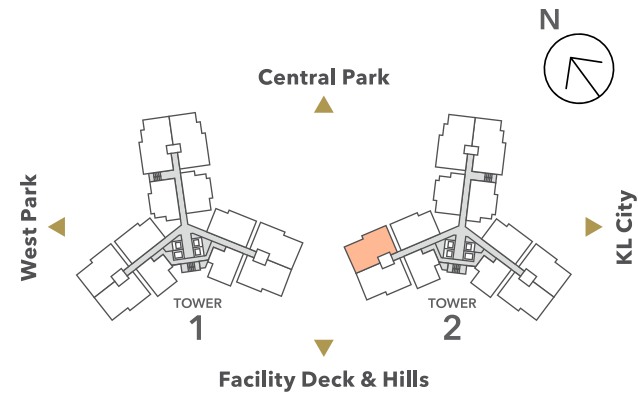
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- ▶ 3 Bedrooms
- 2 Bathrooms



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# TYPE C2

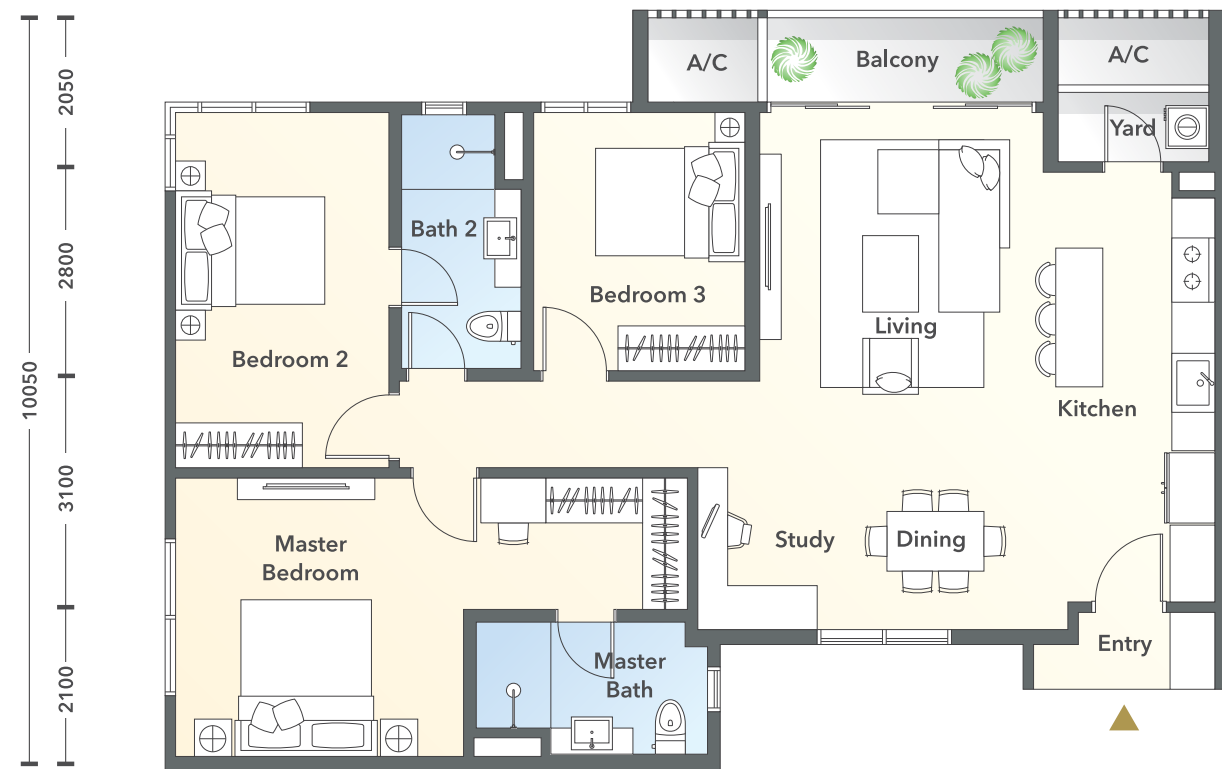
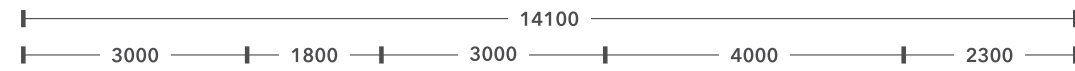


Main Parcel Area  
1286 sf / 119.50 m<sup>2</sup>

Accessory Parcel Area  
47 sf / 4.36 m<sup>2</sup>

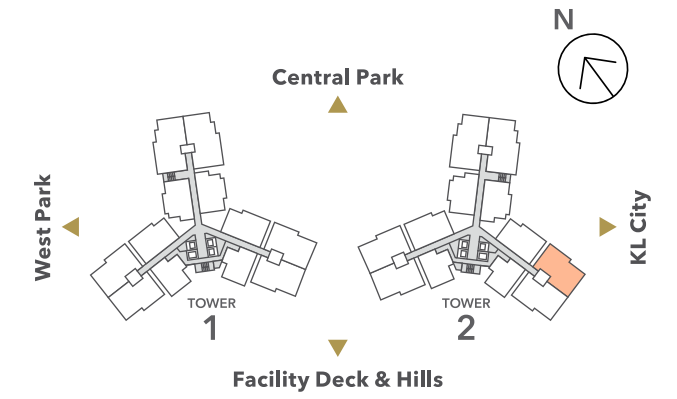
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- ▶ 3 Bedrooms
- 1 Study
- 2 Bathrooms



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# TYPE C2-h

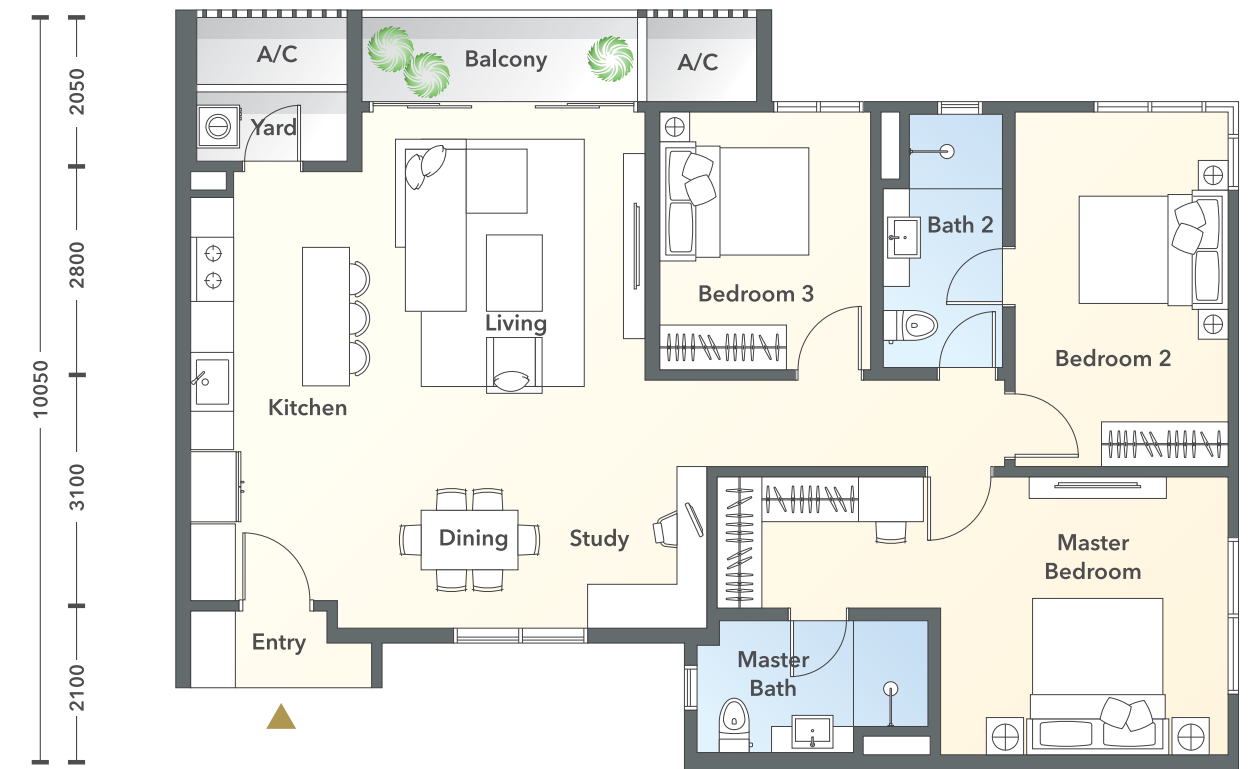


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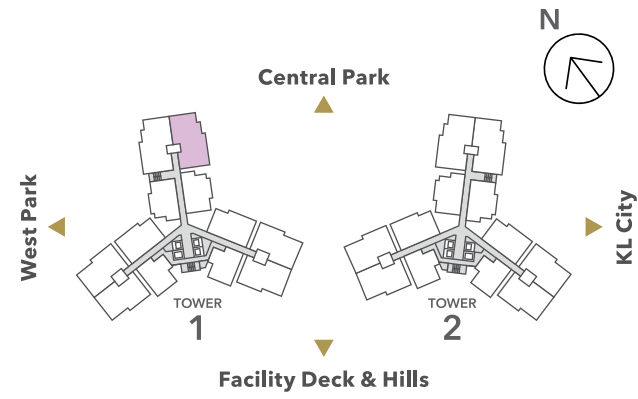
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# D1 D1a

- 3 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Powder Room

# TYPE D1

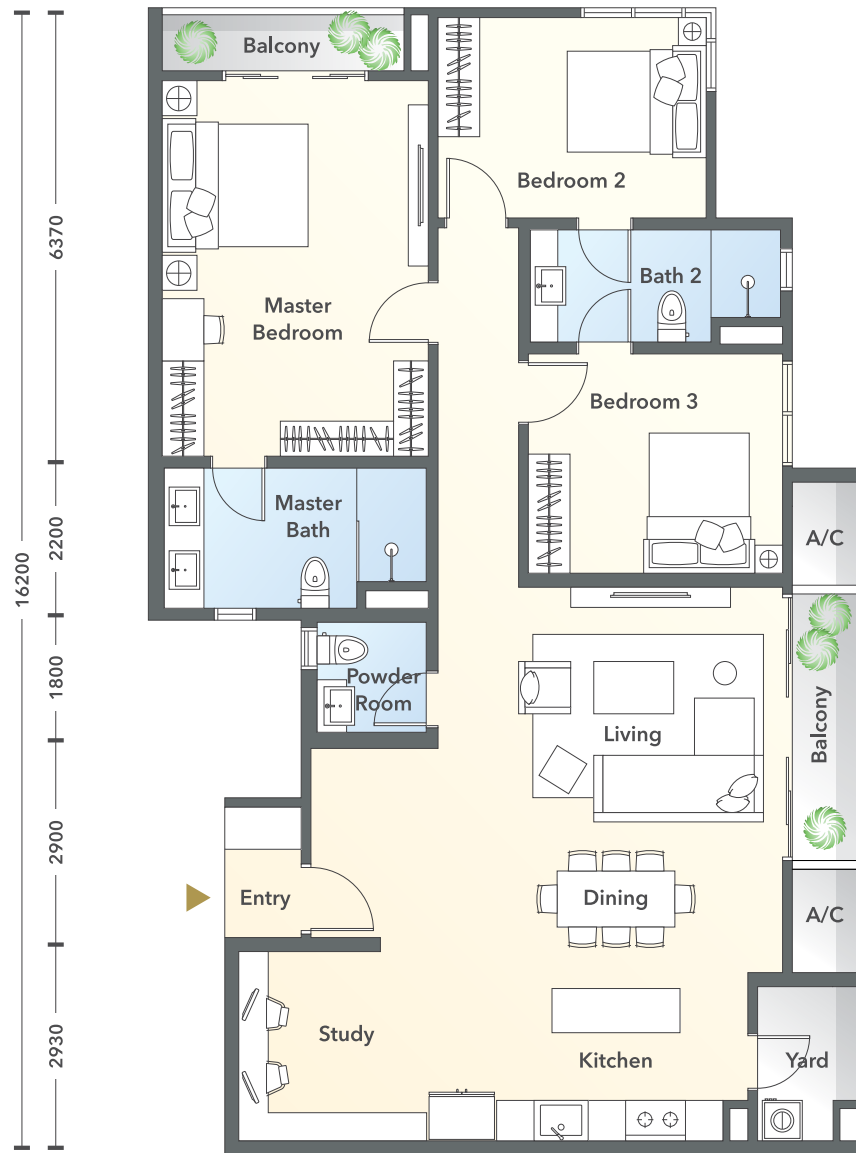
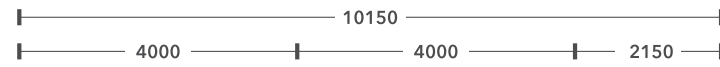


Main Parcel Area  
1500 sf / 139.37 m<sup>2</sup>

Accessory Parcel Area  
37 sf / 3.45 m<sup>2</sup>

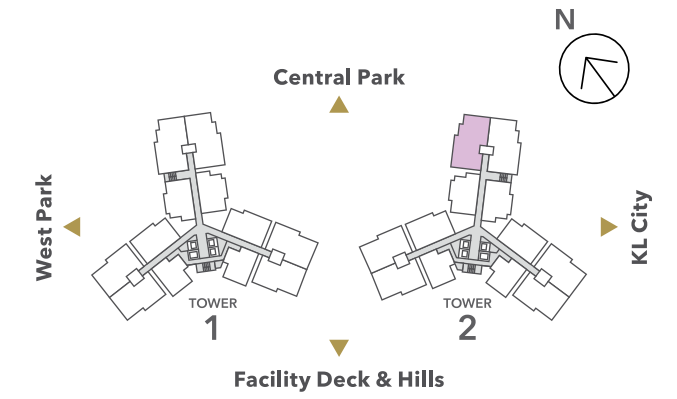
Total Built-up  
1537 sf / 142.82 m<sup>2</sup>

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- 2 Bathrooms
- 1 Powder Room



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# TYPE D1-h

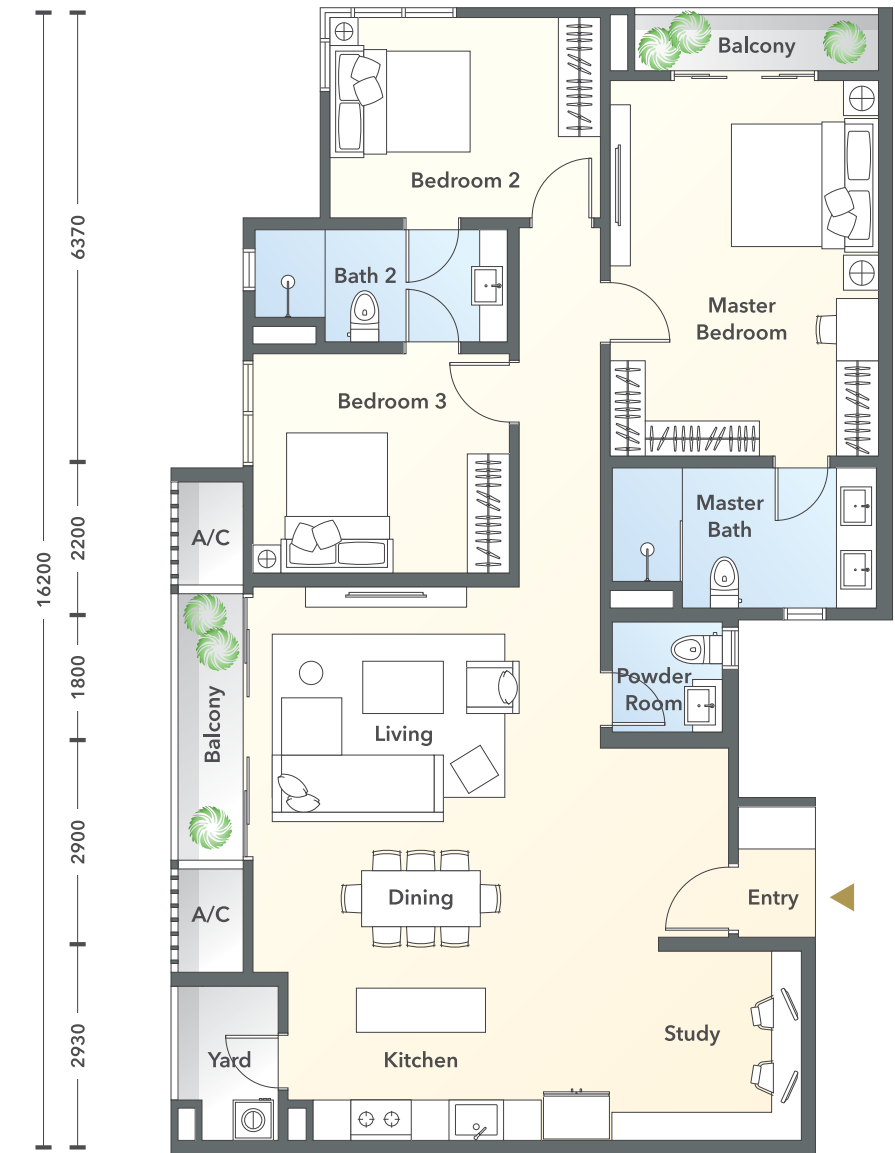
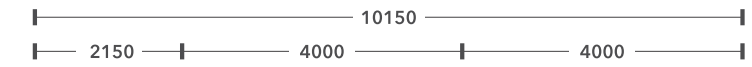


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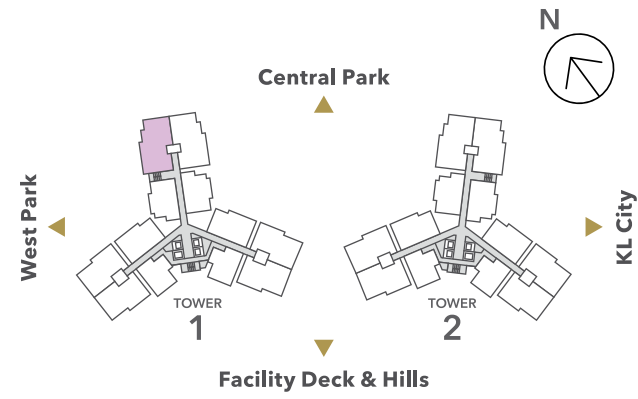
- ▶ 3 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Powder Room



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# TYPE D1a

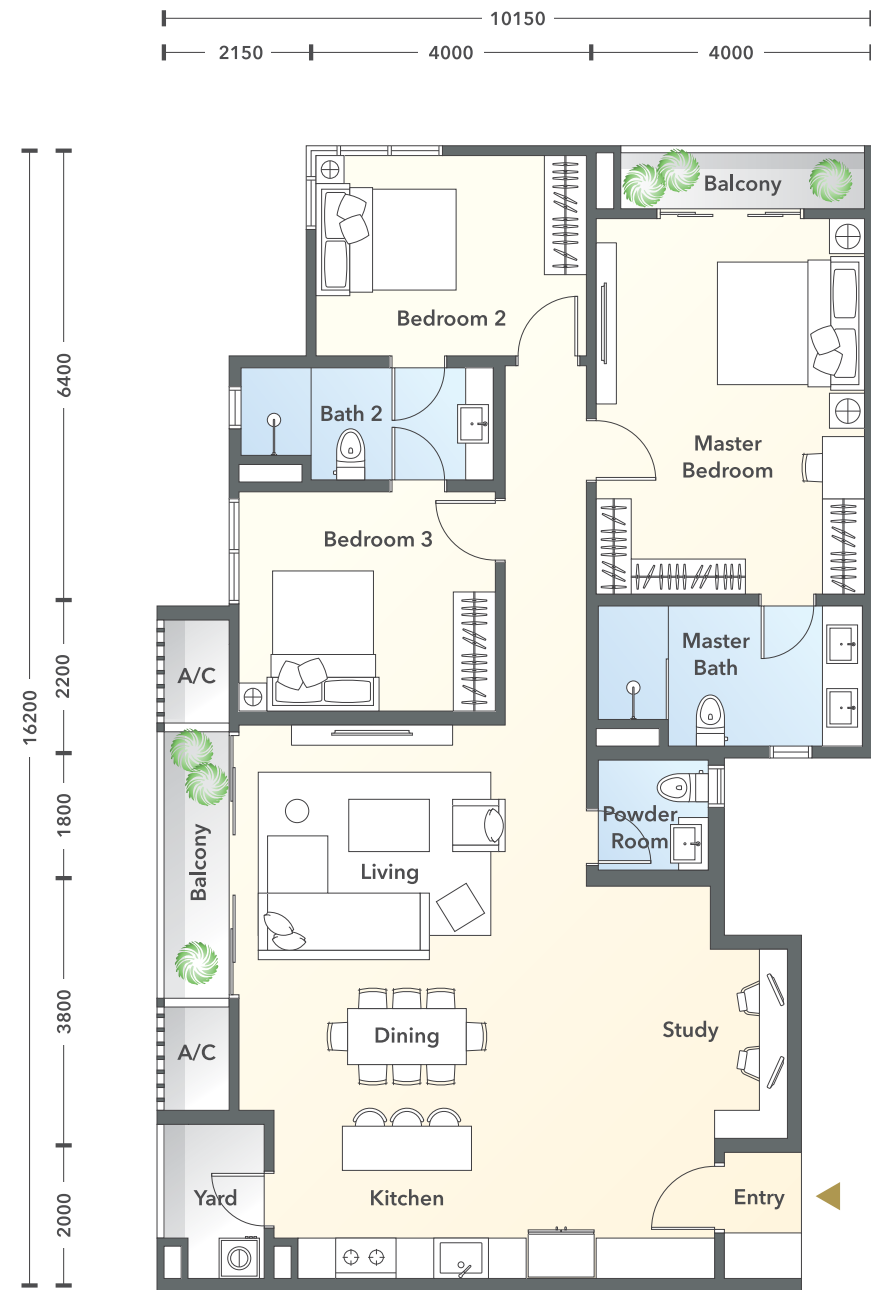


Main Parcel Area  
1498 sf / 139.12 m<sup>2</sup>

Accessory Parcel Area  
37 sf / 3.45 m<sup>2</sup>

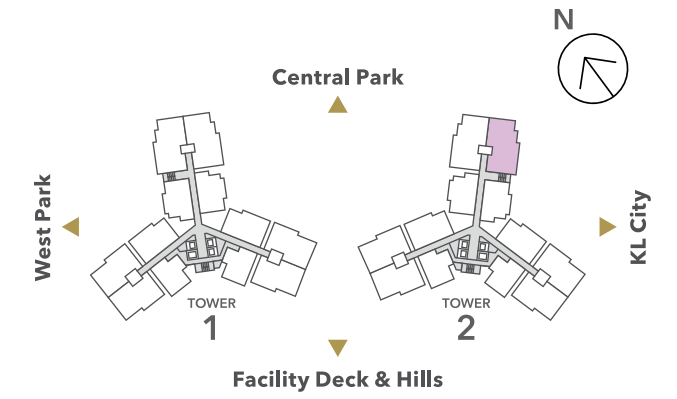
Total Built-up  
1535 sf / 142.57 m<sup>2</sup>

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# TYPE D1a-h

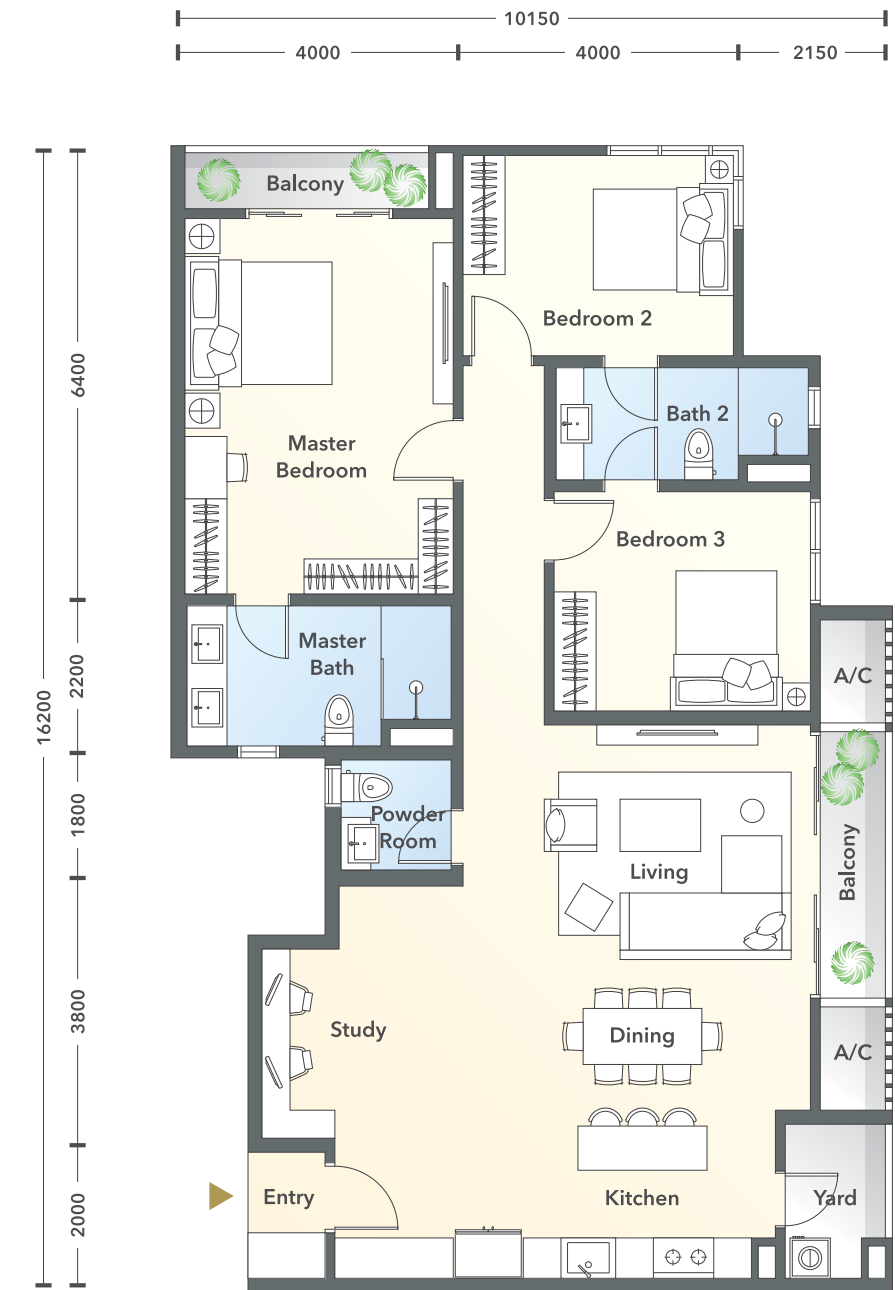


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Total Built-up  
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- ▶ 3 Bedrooms
- 1 Study
- 2 Bathrooms
- 1 Powder Room



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# SPECIFICATIONS & FINISHES

<b>STRUCTURE</b>	Reinforced concrete frame	
<b>WALL</b>	Reinforced concrete wall or brickwork or light weight blocks (where applicable)	
<b>ROOF</b>	Reinforced concrete slab / Metal deck roof (where applicable)	
<b>CEILING FINISHES</b>	Skim coat and paint or plaster board and paint (where applicable)	
<b>WINDOWS</b>	Generally powder-coated aluminium frame windows with clear or frosted glass (where applicable) Fixed or openable windows (where applicable)	
<b>DOORS</b>	Main Entrance	Selected quality fire rated timber door
	Bedroom	Selected quality timber door Selected quality aluminium framed sliding door
	Balcony	Selected quality aluminium framed sliding glass door
	Others	Selected quality aluminium door or timber louvred door or aluminium glass door or aluminium framed folding door (where applicable)
<b>IRONMONGERY</b>	Locks	Selected quality locksets
<b>WALL FINISHES</b>	Bathrooms	Selected quality porcelain or ceramic tiles up to ceiling height (where applicable)
	Kitchen	Selected quality ceramic tiles up to ceiling height
	Others	Skim coat and paint (where applicable)
<b>FLOOR FINISHES</b>	Living / Dining / Kitchen / Balcony	Selected quality porcelain or ceramic tiles (where applicable)
	Bedrooms	Selected quality laminated flooring
	Bathrooms	Selected quality porcelain or ceramic tiles (where applicable)
	Others	Selected quality porcelain or ceramic tiles or cement render (where applicable)
<b>SANITARY INSTALLATION</b>	Selected quality sanitary wares & fittings	
<b>ADDITIONAL FEATURES</b>	Air-conditioning units to living / dining and all bedrooms	
	Kitchen cabinets with cooker hood & hob	
	Shower screen to all bathrooms, except powder room. Instant hot water heater to all bathrooms	
	2-way audio communication via intercom to guardhouse	

SMATV system compatible for High-Definition (HD) resolution transmission

Fibre-to-the-home (FTTH) infrastructure ready

## ELECTRICAL INSTALLATIONS

Single phase power supply

	A1	A2	B1	B2	C1	C1a	C2	D1	D1a
<b>Power Point</b>	16	16	16	18	18	18	18	19	19
<b>Air-Conditioning Unit</b>	3	3	3	4	4	4	4	4	4
<b>Water Heater Unit</b>	2	2	2	2	2	2	2	2	2
<b>SMATV Point</b>	2	2	2	2	2	2	2	2	2
<b>Telephone &amp; Data Point</b>	2	2	2	2	2	2	2	2	2
<b>Voice Intercom Handset</b>	1	1	1	1	1	1	1	1	1
<b>Door Bell &amp; Chime Point</b>	1	1	1	1	1	1	1	1	1
<b>Light Point</b>	19	19	20	22	22	22	22	25	25
<b>Fan Point</b>	4	4	5	5	5	5	6	6	6

\* No finishes will be provided at the back of the fixtures such as mirror(s), kitchen cabinets and etc (where applicable).

# CRIME PREVENTION AND SECURITY FEATURES

Vehicle entrance with guardhouse, separate in / out lanes for residents and visitors and boom gates monitored by CCTV cameras

Multi-storey car park levels monitored by CCTV cameras

Resident's vehicle access control system

Intercom system from residential units to guardhouse

Visitor control management system at guardhouse

Round-the-clock manned guardhouse, security control room & patrolling

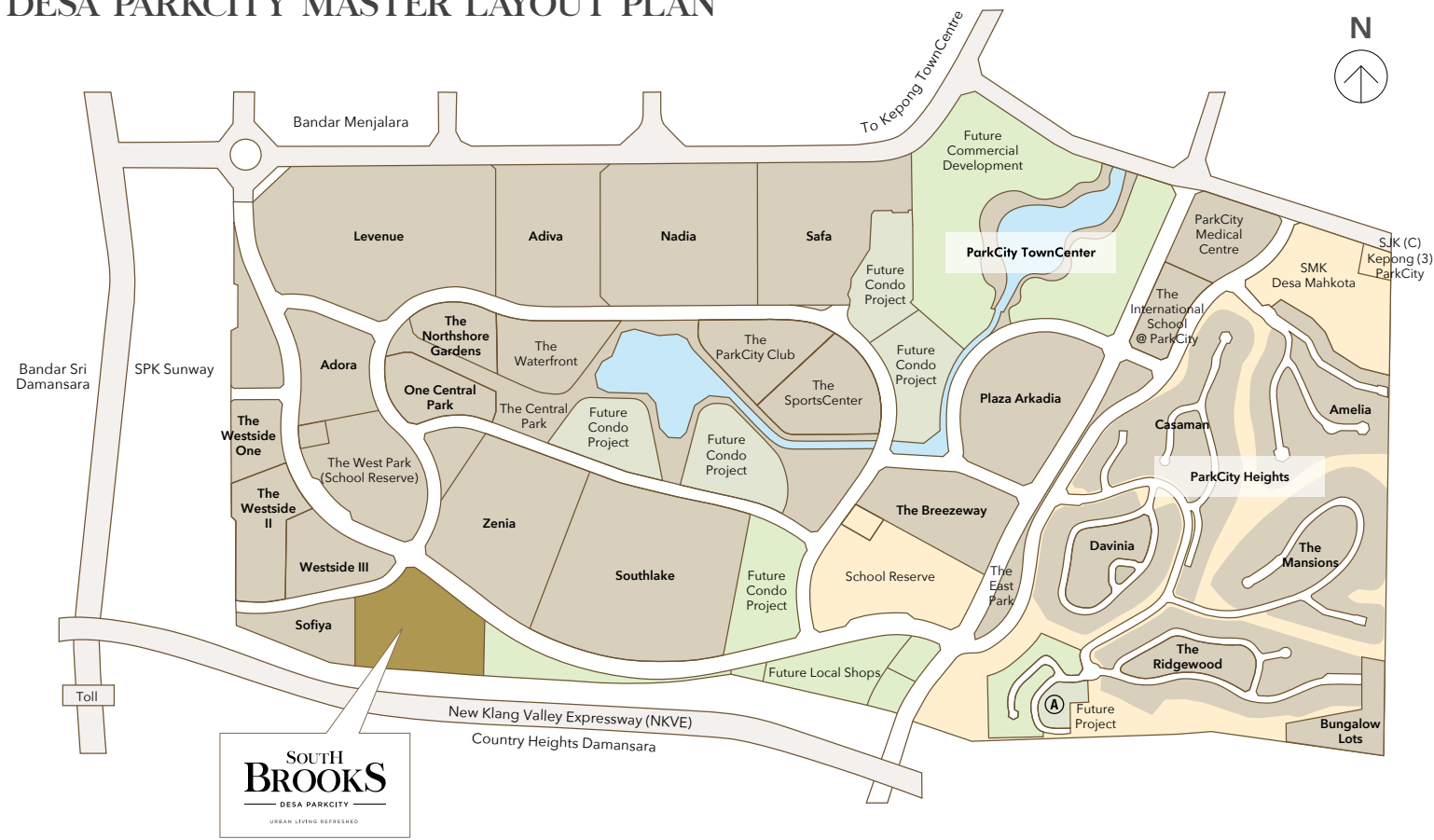
Perimeter fencing monitored by CCTV cameras, intelligent video motion detection and perimeter intruder detection system linked to a computerised alarm handling system

Condominium access levels lift lobbies are card-access-controlled and monitored by CCTV cameras

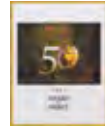
Gen-set power supply to security system

Condominium drop-off area monitored by CCTV cameras

# DESA PARKCITY MASTER LAYOUT PLAN



**THE EDGE** MALAYSIA  
**Desa ParkCity Township (2015)**  
 Winner  
 THE EDGE MALAYSIA  
 PROPERTY DEVELOPMENT  
 EXCELLENCE AWARD



**ParkCity TownCenter (2013)**  
 PCBC AWARD OF MERIT  
 PACIFIC COAST BUILDERS CONFERENCE



**The Mansions (2016)**  
**Adiva (2010)**  
 World Gold Winner  
 FIABCI PRIX D' EXCELLENCE AWARD  
 Residential (Low Rise) Category



**The Mansions (2015)**  
**Casaman (2014)**  
**Adiva (2009)**  
 Award Winner  
 FIABCI MALAYSIA PROPERTY AWARD  
 Residential (Low Rise) Category



**Casaman (2015)**  
 World Silver Winner  
 FIABCI PRIX D' EXCELLENCE AWARD  
 Residential (Low Rise) Category



**Casaman (2014)**  
 Gold Award Winner  
 PAM AWARDS  
 Multiple Residential (Low Rise) Category

**INTERNATIONAL PROPERTY AWARDS**  
**Desa ParkCity : Central Park and Primary Streetscape**  
 2016 Award Winner  
 INTERNATIONAL PROPERTY AWARDS  
 Best International Commercial Landscape Architecture



**Breezeway (2015)**  
**The Mansions (2014)**  
**Casaman (2014)**  
 MLAA HONOUR AWARD  
 Institute of Landscape Architects Malaysia (ILAM)  
 Landscape Design Awards - Professional Category



**The ParkCity Club (2010)**  
**Zenia (2009)**  
**Adiva (2007)**  
 Award Winner  
 Institute of Landscape Architects Malaysia (ILAM)  
 Landscape Design Awards - Professional Category

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[sales@ppcity.com.my](mailto:sales@ppcity.com.my)  
 Open daily from 10am to 5pm (including Saturdays & Sundays)

Master Developer  
**PARKCITY**<sup>®</sup>  
 PERDANA PARKCITY SDN BHD (13751-K)

Developer's License No.: 2463-19/08-2019/0621(L) • Validity Period: 17/08/2017-16/08/2019 • Advertising & Sales Permit No.: 2463-19/08-2019/0621(P) • Validity Period: 17/08/2017-16/08/2019 • Approving Authority: DBKL • Building Plan Approval No.: BP T1 OSC 2017 0666 • Expected Date of Completion: August 2021 • Tenure of Land: Freehold Tenure • Land Encumbrances: Charged to Malayan Banking Berhad • Total No. of Units: 920 units (Block A: 460 units • Minimum Price: RM715,000; Maximum Price: RM1,544,000; Block B: 460 units • Minimum Price: RM719,000; Maximum: RM1,581,000) • 5% Bumiputera Discount

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