



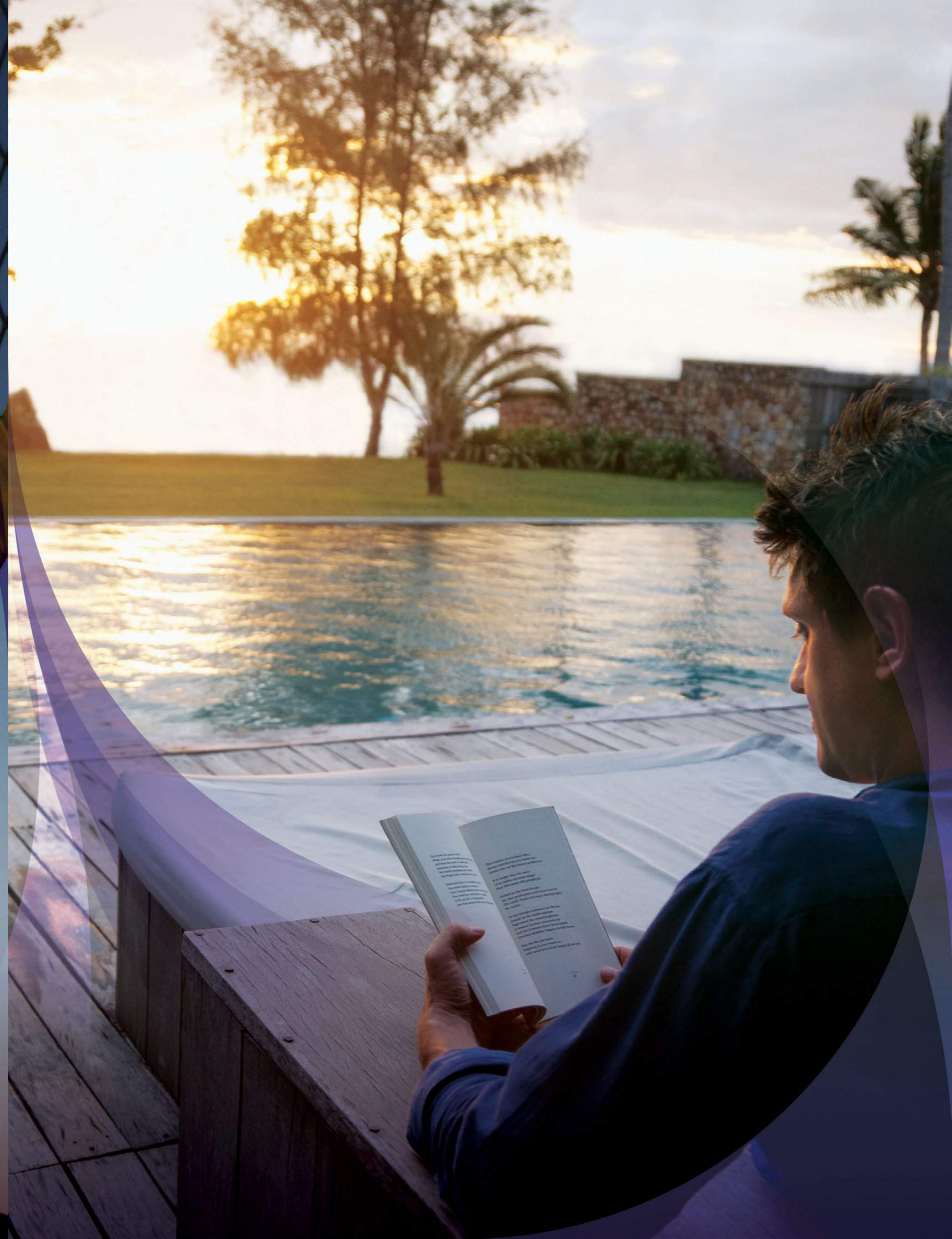
RESIDENSI

SEFINA

MONT'KIARA

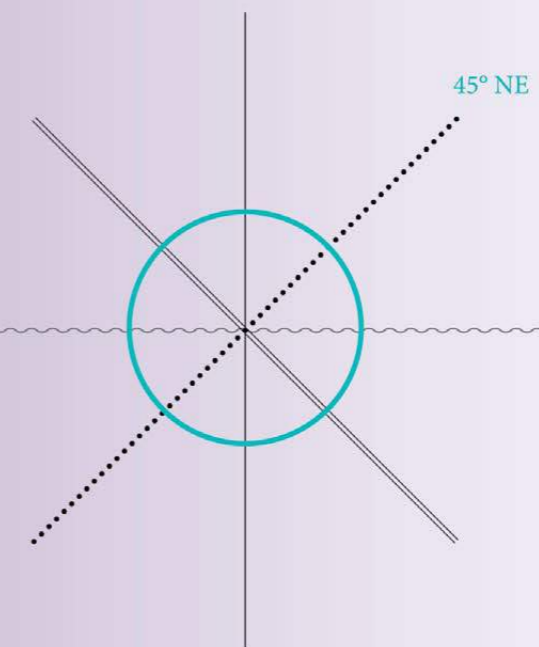
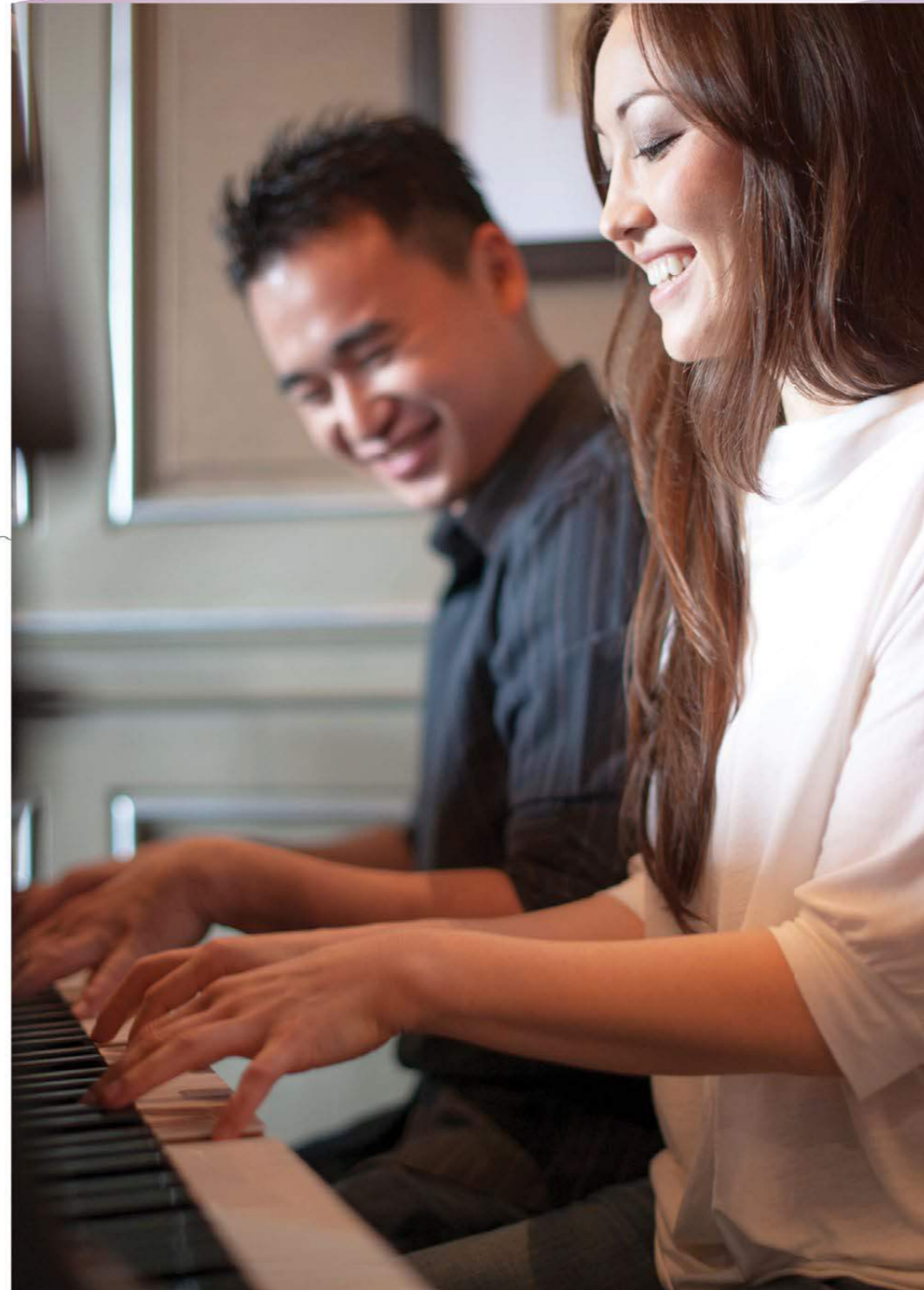
COME HOME TO
A GRAND ESCAPE

EXPLORE A UNIQUE
CRUISE-LIFESTYLE



EXCITEMENT BEGINS AT HOME

Life is different at Sefina. There is always an adventure to look forward to each day and the excitement begins when you get home. Embark on a unique, cruise-living concept between two enchanting worlds aboard a home for vibrant lifestyles and an off-shore playground for leisure.





Your cruise lifestyle awaits within a sleek, stylish facade.



Welcome to a private enclave of leisurely living.



A Grand Lobby welcomes you home.

EVERY DAY FEELS LIKE A GRAND OCCASION

A grand lobby welcomes you home each day with the anticipation of exciting moments to be savoured ahead. Returning home feels like a well-deserved getaway designed to pamper your senses at every opportunity.



Savour leisurely moments at spacious, comfortable lounges.

SUNNY PLEASURES OFF-SHORE

Sefina's Sandy Island is another private enclave for residents. Designed to be a landscaped activity area, it is an island of playful leisure.



Shady coconut trees, a sandy volleyball court and playgrounds beckon with the thrill of a beach-side getaway. Escape to a sunny adventure every day without leaving home.



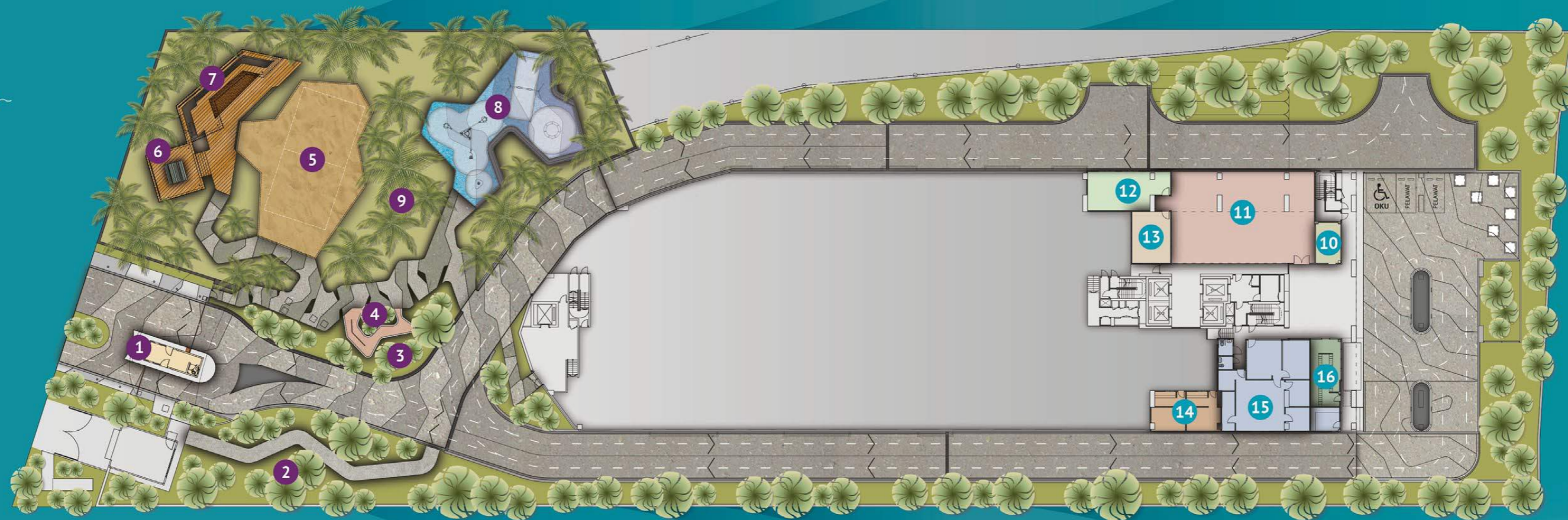
Entertain family and friends at the Barbecue Deck area.

EXCITEMENT TO EXPLORE



Slip away for quiet relaxation at the Hammock Garden.





SANDY ISLAND

Lower Ground 3

- 1 Guard House
- 2 Spice Garden
- 3 Wellness Garden
- 4 Therapeutic Path
- 5 Beach Volleyball
- 6 Cabana
- 7 Beach Campfire
- 8 Children's Playground
- 9 Hammock Garden

Ground Floor

- 10 Waiting Lounge
- 11 Residents' Lounge
- 12 Nursery Room
- 13 Meeting Room
- 14 Prayer's Room
- 15 Management Office
- 16 Mail Room



Alight upon a deck of carefree pleasures. Sefina's Star Deck at the third floor podium offers an abundance of lifestyle facilities. Come unwind or come alive with fun-filled escapades.

Enjoy a rejuvenating dip at the shimmering pool on Star Deck.

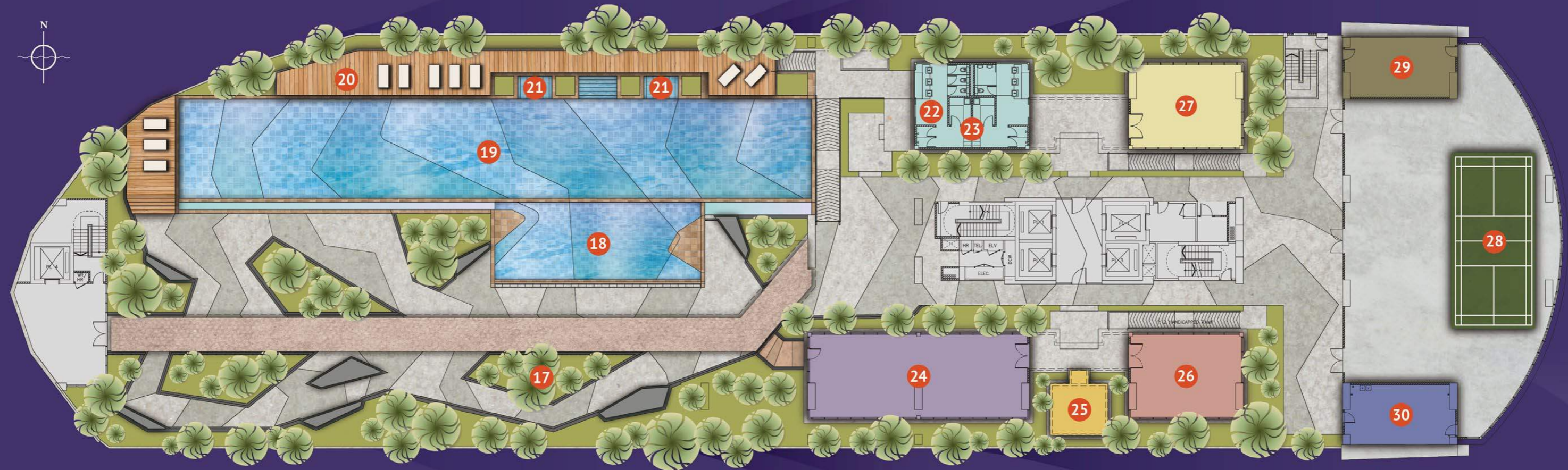
SUMPTUOUS SURPRISES ON DECK



Well-equipped gym connected to spacious play areas.

SHARE ENCHANTED EVENINGS

There are so many ways to play and relax. Spend glamorous evenings entertaining guests, fill the days with leisure and recreation, or relax with a book under a shady pavilion.



STAR DECK

3rd Floor

- | | | |
|------------------|-------------------|--|
| 17 Secret Garden | 22 Changing Room | 27 Reading Pavilion |
| 18 Wading Pool | 23 Sauna | 28 Multipurpose Hall/
Badminton Court |
| 19 Lap Pool | 24 Gymnasium | 29 Store |
| 20 Sun Deck | 25 Yoga Deck | 30 Preparation Room |
| 21 Jacuzzi | 26 Games Pavilion | |



STATELY CABINS

TO CALL HOME



Comfortable layouts feature spacious master bedrooms.



Live it up within a comfortable living deck.

Sefina evokes a living experience of spacious comfort and exclusivity. Choose cabin-style suites with **flexible 3-bedroom layouts** from **1,333 to 1,771 sq. ft.** Each unit features well-designed living areas and private balconies.



Sandy Volleyball Court enhances a beach getaway ambience.

A NEW DAY, A NEW ESCAPE

Your spacious cabin home at Sefina features a Sun Deck that enhances the cruise-lifestyle. Combine sunny delights and breezy evenings within the comforts of home, while overlooking Mont'Kiara's vibrant neighbourhood.



Plaza Mont'Kiara



Solaris Mont'Kiara



Hartamas Shopping Centre

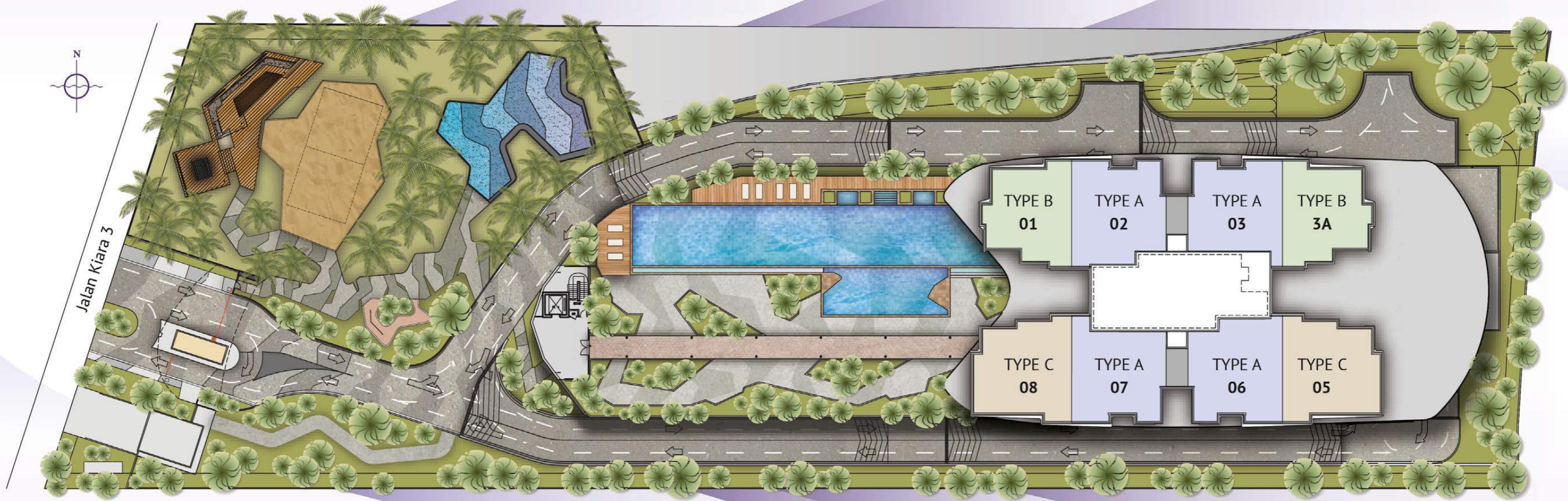


Publika



Mont'Kiara International School

SITE PLAN



TYPICAL FLOOR PLANS



SPECIFICATIONS

Structure	Reinforced concrete
Walls	Reinforced concrete / masonry / brick wall where applicable
Roofing	Reinforced concrete flat roof
Ceiling	Generally skim coat / plaster and paint finish to soffit of concrete slab except where covered by ceiling boards or boxed up ceiling in the unit where applicable
Windows	Aluminum / metal framed glass / metal louvered screens where applicable
Doors	Main entrance - Fire rated door approved by Jabatan Bomba dan Penyelamat Malaysia Internal doors - Timber flushed / metal / glass/ louvered / painted door or combination - Sliding / folding door where applicable - Aluminum framed sliding door with glass where applicable - or any other door selected by Architect where applicable
Locks	Main entrance - Locksets / ironmongery approved by Jabatan Bomba dan Penyelamat Malaysia Internal doors - Selected quality locksets / ironmongery
Floor finishes	Selected quality tiles to Living, Dining, Kitchen, Bathrooms, Utility, Balcony, Yard and where applicable Engineered timber flooring to bedrooms and where applicable Selected tiles / cement render to other areas
Wall finishes	Internal - Skim coat / plaster and paint All bathrooms - Selected tiles up to ceiling height
Sanitary Wares	Refer to sanitary schedule
Electrical installation	Refer to electrical schedule
Built-in furniture	Kitchen cabinet complete with hob and hood

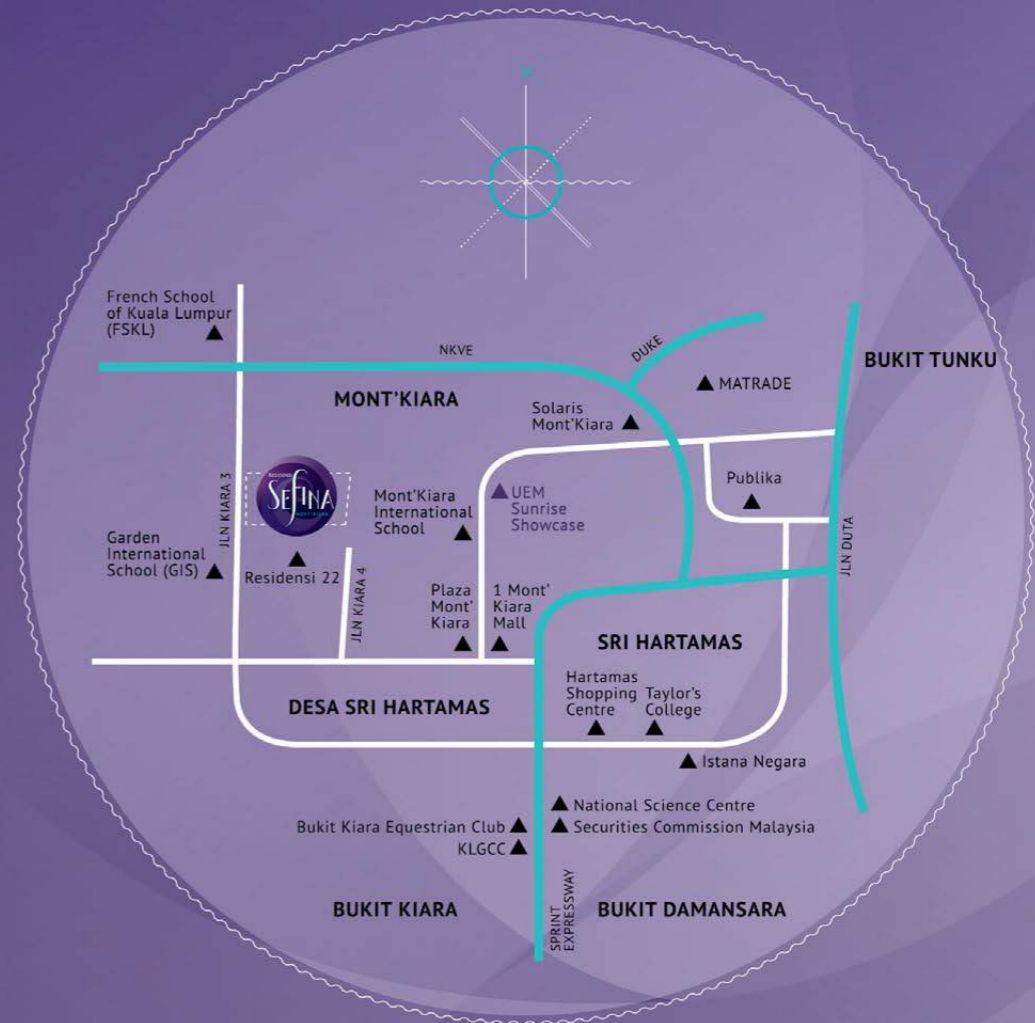
Electrical Schedule	TYPE A	TYPE B	TYPE C
Lighting point	20	21	26
Fan point	5	5	5
Power point	19	20	21
Air-cond unit */**	5	5	5
Exhaust hood power point	1	1	1
Cooker point	1	1	1
Washing machine point	1	1	1
Water heater power point	2	2	3
Door bell point	1	1	1
Distribution board	1	1	1
Telephone / Data outlet	1	1	1
Audio intercom set	1	1	1
SMATV antenna outlet	2	2	2

Sanitary Schedule	TYPE A	TYPE B	TYPE C
MASTER BATHROOM			
Hand basin with vanity top complete with tap	•	•	•
Water closet c/w hand bidet	•	•	•
Shower with tap	•	•	•
BATHROOM 2			
Hand basin complete with tap	•	•	•
Water closet c/w hand bidet	•	•	•
Shower with tap	•	•	•
BATHROOM 3			
Hand basin complete with tap			•
Water closet c/w hand bidet			•
Shower with tap			•
TOILET			
Hand basin complete with tap		•	•
Water closet		•	•
Shower with stop valve		•	•
Bib tap		•	•
KITCHEN			
Stainless steel sink	•	•	•
Swivel kitchen tap	•	•	•
YARD			
Bib tap for washing machine	•	•	•

Note:
 * Indicates number of air-conditioning unit blowers only. Blowers are wall-mounted.
 Air-conditioning compressor units shall be single-split unit.
 ** No air-conditioners are provided at the kitchen, bathrooms, yard, utility rooms and balcony within the parcel or the lift lobby.
 * All items mentioned above are subject to variations, modifications and substitutes as recommended by the architect and/or the approving authorities.



GET AWAY TO
YOUR DREAM HOME



A RARE TREASURE AT
MONT'KIARA

Sefina is located at the highly sought-after residential neighbourhood of MONT'KIARA. It is accessible from Jalan Kiara 3, with convenient access to vibrant choices for shopping, entertainment, education and other amenities. At this secluded haven you will enjoy the very best of privacy and security, with the convenience of being near vibrant lifestyle pursuits.

UEM SUNRISE BERHAD

UEM Sunrise Berhad ("UEM Sunrise" or the "Company") is a public-listed and the flagship company for township and property development businesses of UEM Group Berhad ("UEM Group") and Khazanah Nasional Berhad ("Khazanah"). UEM Group is wholly-owned by Khazanah, an investment holding arm of the Government of Malaysia.

The Company has core competencies in macro township development; high-rise residential, commercial, retail and integrated developments; as well as property management and project & construction services.

In Malaysia, UEM Sunrise is the master developer of Nusajaya, in Iskandar Malaysia, Johor and is currently

undertaking the development of the area to become the largest fully integrated urban development in Southeast Asia. Gerbang Nusajaya, the second phase development of Nusajaya is a 4,551 acre project will be developed over a period of 25 years and will feature various catalytic developments including Nusajaya Tech Park, Motorsports City, Signature Residences and Gerbang Nusantara.

In the Central Region, UEM Sunrise is renowned for its Symphony Hills project in Cyberjaya, an exclusive residential development featuring the country's first Connected Intelligent Community ("CIC") as well as the numerous award-winning high rise residential, commercial and mixed-use

developments largely within Kuala Lumpur's affluent Mont'Kiara enclave in Kuala Lumpur, Kuala Lumpur City Centre, Bangi, Seri Kembangan, Shah Alam and Seremban.

Internationally, UEM Sunrise's presence extends into Vancouver, Canada via Quintet mixed-use development and Aurora Melbourne Central in Australia. It also oversees the sales and marketing of Marina One and DUO mixed-use developments in Singapore. The Company retains a landbank in Durban, South Africa.



UEM Sunrise Showcase

No. 21, Jalan Kiara,
Mont'Kiara, 50480 Kuala Lumpur

For more information please contact

1800-888-008
sefinamontkiara.com

Developer's license no: 263-16/05-2017/0355 (L) • Validity: 07/05/2015 – 06/05/2017 • Advertising & Sales Permit no: 263-16/05-2017/0355 (P) • Validity: 07/05/2015 – 06/05/2017 • Approving authority: Dewan Bandaraya Kuala Lumpur • Ref no: BP T2 OSC 2014 1393 • Land tenure: Freehold • Total units: 245 unit • Built up: 1,333 sf-1,771sf • Expected date of completion: June 2019 • Land Encumbrances: N/A • Selling price: RM1,301,000 (Min)-RM1,872,000 (Max) • Type of Development: Condominium (35 storey)

The information, images, illustration etc contained herein ("Information") are intended to provide a general introduction only to the proposed development and should by no means be taken as part of any sale and purchase or ancillary agreements or representation / warranty of sorts of the end product, implied or otherwise. All information is subject to change without notice. Images and illustrations are artists' impressions only.

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