




verdana

AT NORTH KIARA



*Perched on the highest point
in North Kiara, a whisper
away from the hustle and bustle
of Mont Kiara and embraced by
lush greenery, lies Verdana –
your sanctuary, within reach.*

Verdant 1. Green with vegetation; covered with green growth. 2. Green.



*Where the gentle
rhythm of water
lulls you to sleep*

*Where restful green
rewards you
wherever you gaze*

A network of major highways and ring roads offer many access options to approach Verdana. The next few years will welcome the widened stretch of Jalan Segambut, and an MRT station at the nearby Matrade Centre.

North Kiara is the last available green lung in the area and represents an extremely attractive opportunity for investment.





not far from...

...the cosmopolitan lifestyle of the city centre, Mont Kiara, Bangsar and Damansara Heights; Verdana is a convenient haven for the discerning, who enjoy the proximity of these hotspots, but not the crowd.

Schools:

- Garden International School
- Mont Kiara International School
- French International School

Clubs:

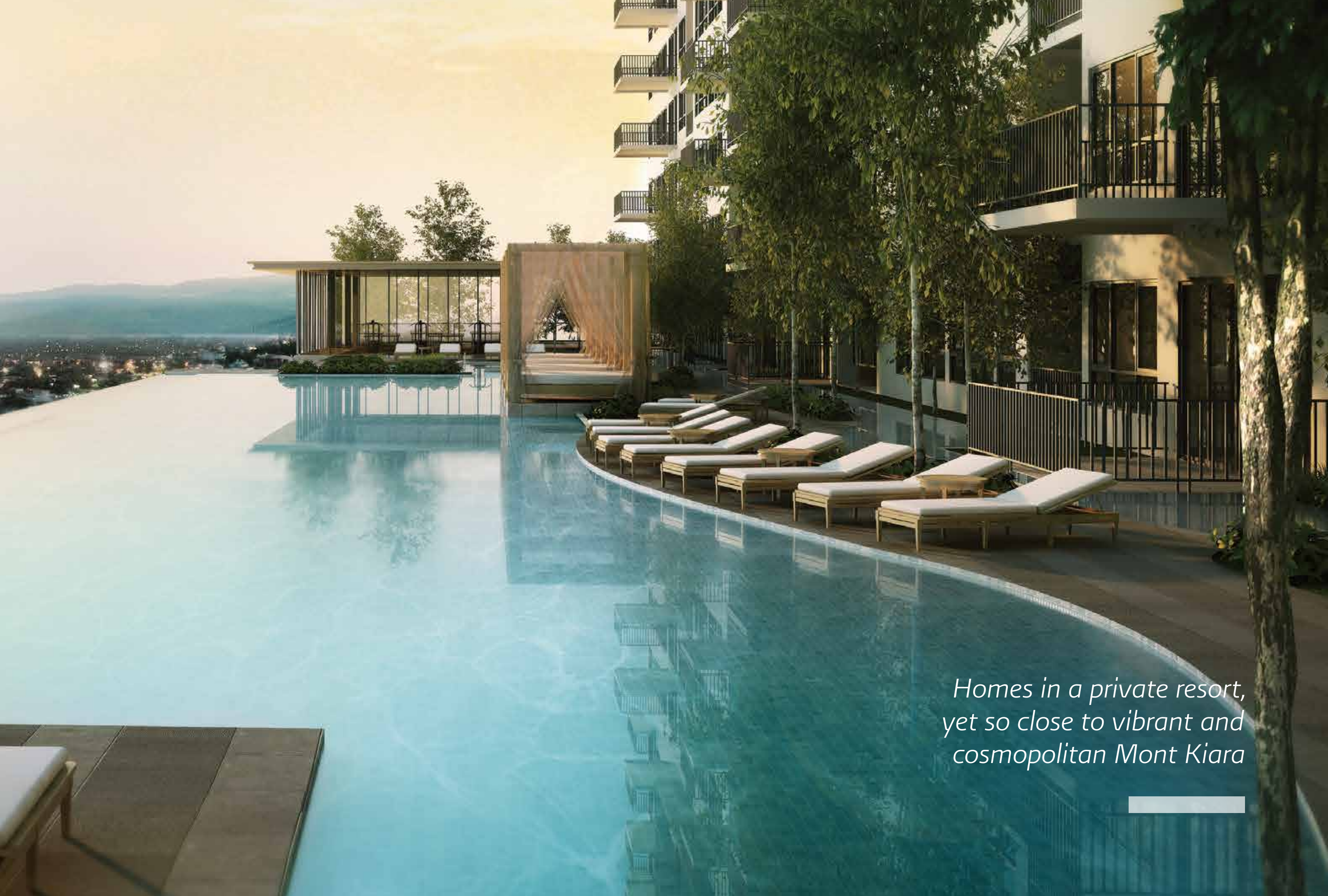
- Kuala Lumpur Golf & Country Club
- Royal Selangor Club
- Bukit Kiara Equestrian Club

Dining & Retail:

- Solaris Dutamas
- Hartamas Shopping Centre
- Plaza Mont Kiara
- One Mont Kiara
- Bangsar Shopping Centre

Surrounding neighbourhoods:

- Mont Kiara
- Desa Sri Hartamas
- Dutamas
- Bangsar
- Damansara Heights



*Homes in a private resort,
yet so close to vibrant and
cosmopolitan Mont Kiara*

not just greenery...

Embraced by the soft green of nature, Verdana is a haven for those who value privacy. Of its vast 5 acres, 70% is devoted to recreation and open space.

- Gymnasium
- Tennis court
- Badminton court
- Recreation deck
- Olympic-length swimming pool
- Kids' pool
- Cabanas
- Jogging path
- Playground
- Multi-purpose hall



*3.4-acres
of immaculate
landscaping,
water features
and lavish
facilities*



*not just
floorspace...*

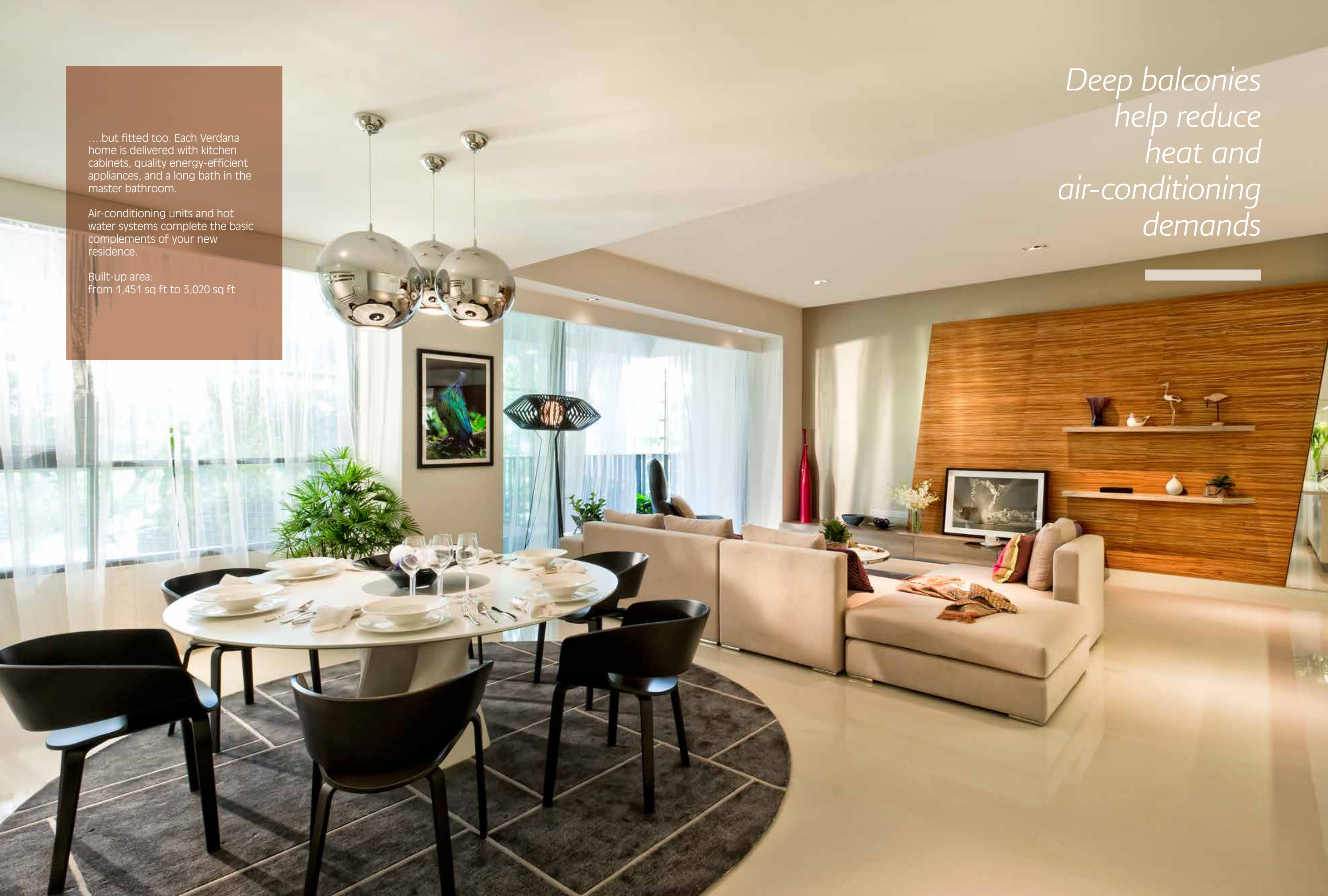


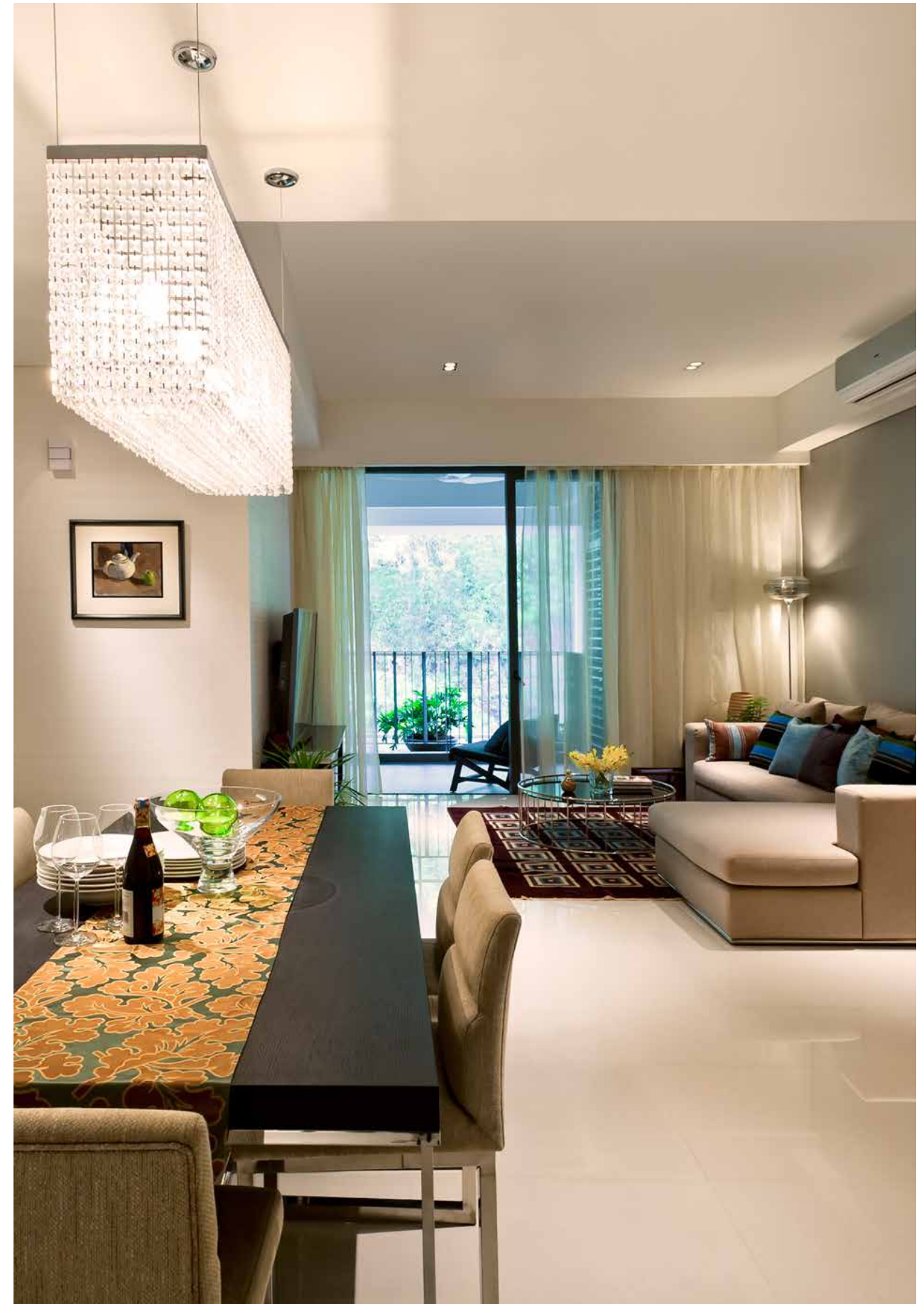
...but fitted too. Each Verdana home is delivered with kitchen cabinets, quality energy-efficient appliances, and a long bath in the master bathroom.

Air-conditioning units and hot water systems complete the basic complements of your new residence.

Built-up area:
from 1,451 sq ft to 3,020 sq ft

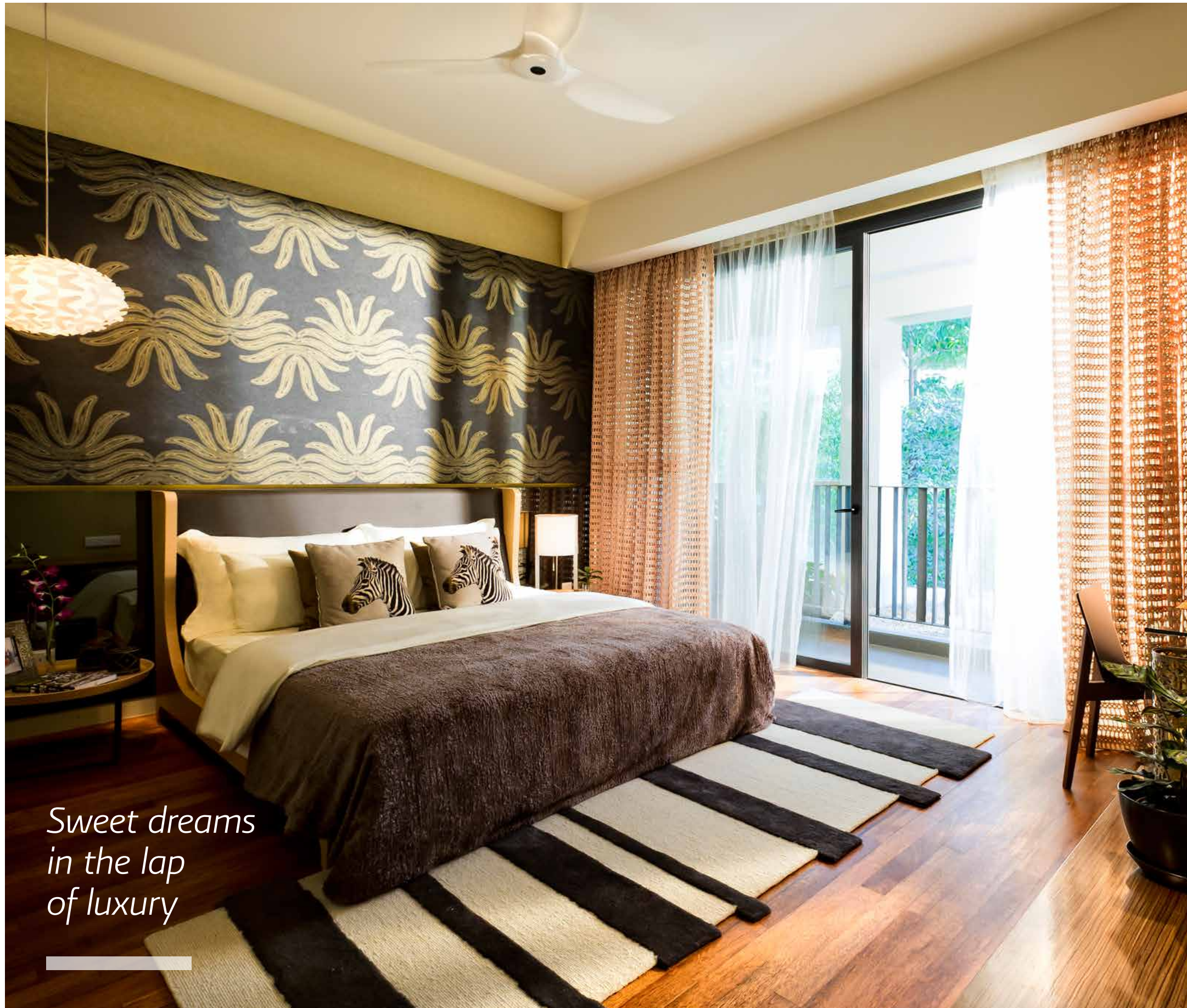
*Deep balconies
help reduce
heat and
air-conditioning
demands*





*Glamorous kitchen
cabinets and
branded appliances
in your new home*





*Sweet dreams
in the lap
of luxury*



*Flexible spaces
for changing
lifestyles*



*Friendly,
safe and
secure homes*

Nothing makes a house feel more like a home than the knowledge that here you are safe and secure.

Verdana protects its residents with a multi-tier security system with CCTV and motion detectors as the first layer. The technology divides areas into individual security zones for efficient monitoring and detection, and quickens response time as well.

Residents' and visitors' vehicle access and lift access are also under strict scrutiny.

Each unit has an intercom that allows Verdana residents to communicate with the guards.



CONQUAS®

Verdana continues BRDB's history of developing intelligently designed and functional homes of the highest quality, and is to be measured according to the Construction Quality Assessment System.

WHY CONQUAS?

- To have a recognised standard against which to benchmark the quality of our development.
- To ensure our customers receive a product of the highest quality.

CONQUAS is a standardised method of quality assessment and is used to ensure the quality of building projects.

The Architectural Works Assessment primarily deals with the finishes and components, where the quality of workmanship is most visible.

The Architectural Works Assessment covers:

- Site inspection of internal finishes, roofs, external walls, and external works at the completion stage of the building. Internal finishes include floors, internal walls, ceilings, doors, windows and components.
- Material and Functional tests such as water-tightness of windows and external walls and adhesion of internal wall tiles.
- Tests on the materials used and the performance of installations and services.

These tests help to safeguard the interests of building occupants in relation to safety, comfort and aesthetics.



As a creator of vibrant and enduring communities, sustainability and environmental protection are primary concerns of BRDB.

Verdana strives to:

- Minimise the impact of the development on the environment.
- Eliminate waste and reduce demand on natural resources.
- Improve the indoor environment for healthy living.

WATER AND AIR

The building plinth of Verdana covers only 50% of the development's 5-acres – allowing residents to benefit from the natural ventilation, light and views.

ENERGY EFFICIENCY

- Installation of low-energy usage fittings for all common areas.
- High-efficiency lifts that consume 70% less energy than conventional lifts, and which during the braking phase are able to recover 30% of the total energy used.

WATER EFFICIENCY

- Installation of water efficient fittings in units with projected savings of up to 30%.
- Rain water harvesting which waters the development's landscaped area, reduces potable water consumption in common areas by 50%, and reduces storm-water runoffs.

ENVIRONMENTAL PROTECTION

- Recycling bins are placed at strategic locations throughout the development to encourage residents to sort and recycle waste.
- Low volatile organic compound paint that reduces emissions to the environment and improves indoor air quality.



Your journey to and from your new home can be approached from more than one direction. Verdana residents enjoy easy access to most major highways and ring roads from North Kiara. Works to widen Jalan Segambut have already begun, and in light of its progress they are on target to be completed by 2015.



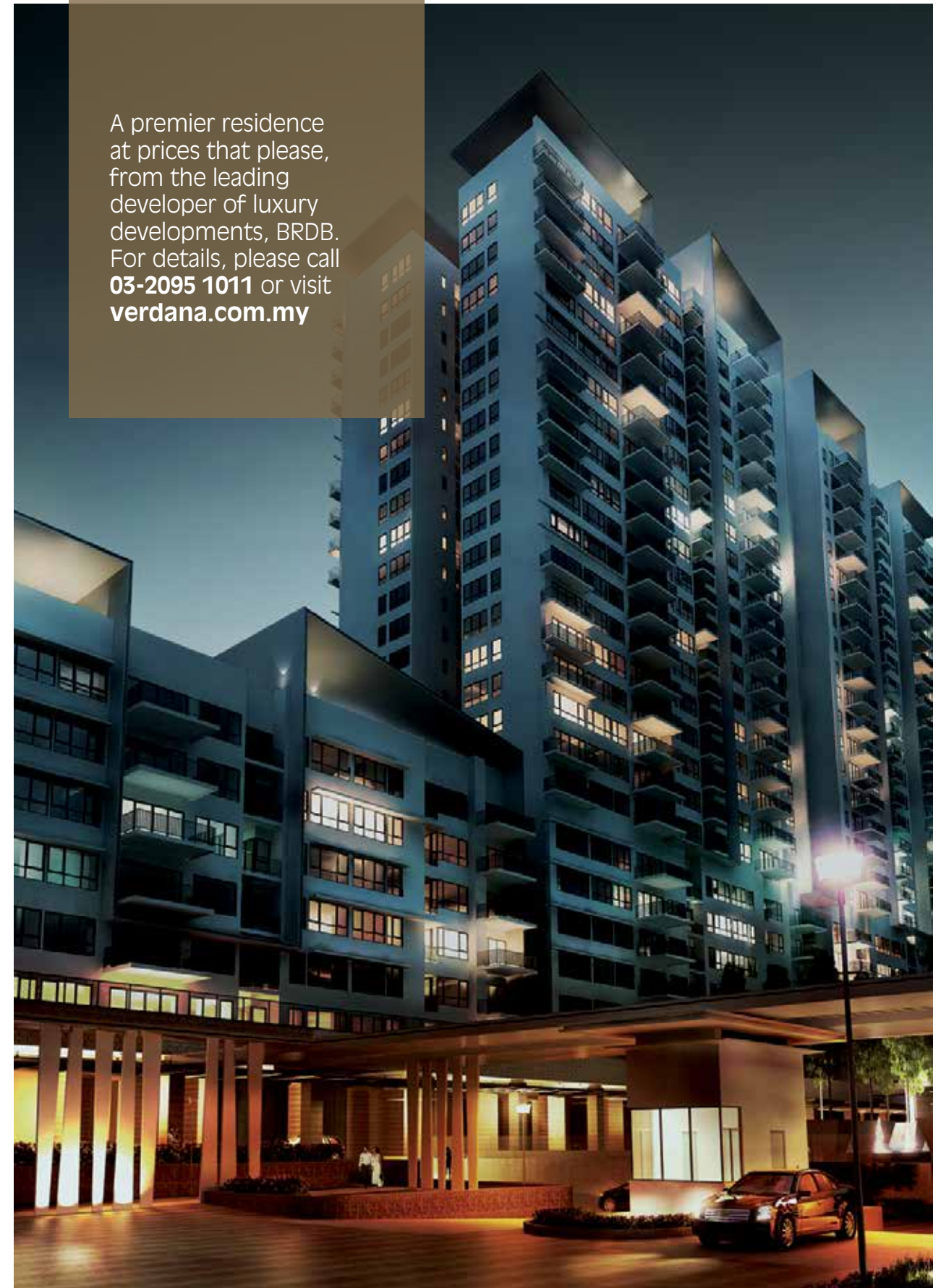
Hop on to these with ease:

Sprint Highway
Penchala Link
Jalan Kuching

North-South Highway
Jalan Duta

To KLCC – 15 minutes
To Bangsar – 15 minutes
To PJ – 24 minutes
To Bandar Utama – 20 minutes

A premier residence at prices that please, from the leading developer of luxury developments, BRDB. For details, please call **03-2095 1011** or visit **verdana.com.my**



Developer: Freedom Estates Sdn Bhd • Type of Property: Condominium • Developer's License No.: 11611-1/06-2016/685 • Validity Period: 03/06/2011 to 02/06/2016
• Advertising & Sales Permit No.: 11611-1/1207/2012(06) • Validity Period: 08/06/2011 to 07/06/2012 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No.: BPT10SC20110151 • Land Tenure: Freehold • Land Encumbrances: The Bank of Nova Scotia Berhad • Minimum Price: RM1,040,000 • Maximum Price: RM2,760,000 • Total No. of units: 298 • Expected Date of Completion: December 2014 • 5% discount for Bumiputera



ONE MENERUNG, BANGSAR



BANGSAR SHOPPING CENTRE, BANGSAR



THE TROIKA, KLCC

BRDB

BANDAR RAYA DEVELOPMENTS BERHAD

One of Malaysia's first developers to be publicly listed, the primary focus of Bandar Raya Developments Berhad (BRDB) is on the creation and management of premier landmarks in the residential and commercial sectors.

The BRDB name is synonymous with highly sought-after developments in the popular and affluent neighbourhood of Bangsar such as the luxury condominium One Menerung and Bangsar Shopping Centre.

The Troika, designed by Foster + Partners in the heart of the KLCC district; CapSquare, an integrated commercial, retail and residential development in downtown Kuala Lumpur; and Permas Jaya, a well-established township in Johor Bahru are also part of the BRDB property investment portfolio.

Thanks to its philosophy of continuously reinvesting in its developments, BRDB has created some of Malaysia's most desirable addresses, resulting in neighbourhoods that have stood the test of time and continue to command a premium.

BRDB

Bandar Raya Developments Berhad (5521-A)

Level 10 Menara BRDB, 285 Jalan Maarof, Bukit Bandaraya, 59000 Kuala Lumpur, Malaysia.
Tel: +603 2688 2888 Fax: +603 2284 9988 Website: www.brdb.com.my