

DESA
PARKCITY®

Kuala Lumpur West

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Master Developer

PARKCITY®
PERDANA PARKCITY SDN BHD (13791-K)

Multiple Awards Winner



The Mansions
Winner
Institute of Landscape Architects Malaysia (ILAM)
MILAA HONOUR AWARD 2014
Landscape Design Awards – Professional Category



Casaman
Winner
Institute of Landscape Architects Malaysia (ILAM)
MILAA HONOUR AWARD 2014
Landscape Design Awards – Professional Category



ParkCity TownCenter

Winner
PCBC AWARD OF MERIT 2013
PACIFIC COASTERS BUILDERS CONFERENCE 2013

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Westside III

DESA PARKCITY

CONDO LIVING IN AN EXCEPTIONAL PLACE

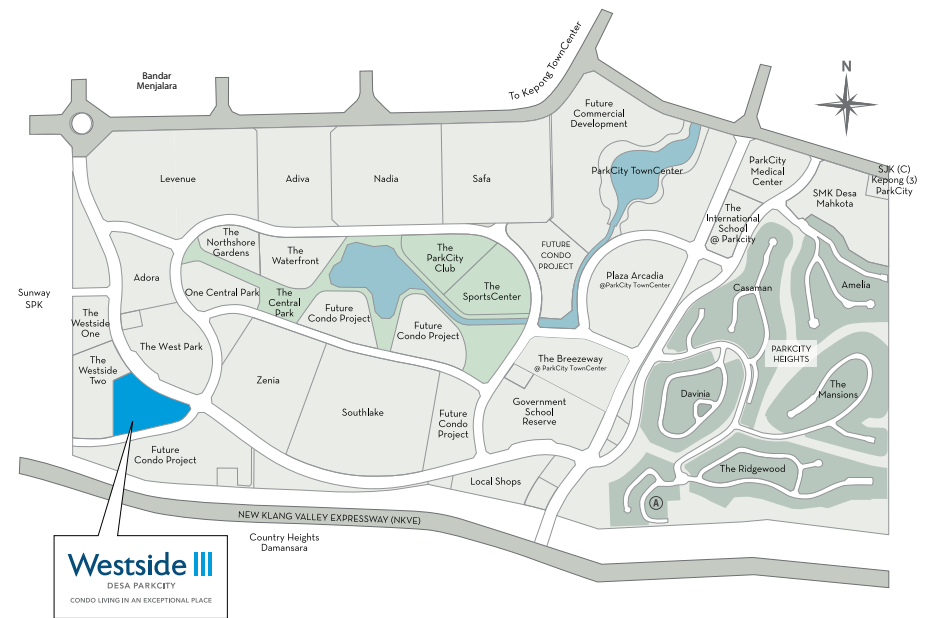


TYPE
A

Site Concept Plan
FUN Guide
Unit Identification Plan
Unit Floor Plans
Specifications & Finishes
Crime Prevention & Security Features

Desa ParkCity

Master Layout Plan



A place others call
a dream come true,
a garden community,
a safe haven,
You call home.



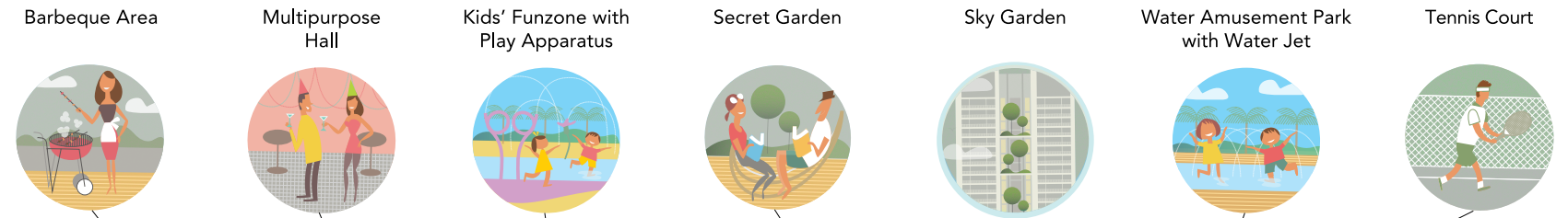
Westside III

DESA PARKCITY

CONDO LIVING IN AN EXCEPTIONAL PLACE

FUN Guide

Site Concept Plan



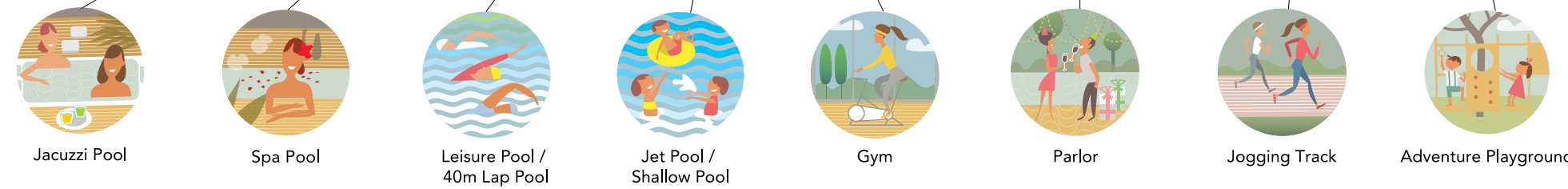
STREET LEVEL

- 1 Guardhouse
- 2 Jogging Track
- 3 Sun Deck
- 4 Water Amusement Park with Water Jet
- 5 Secret Garden
- 6 Sunrise Corner
- 7 Pavilion
- 8 Forest
- 9 Adventure Playground
- 10 Tennis Court
- 11 Parlor

FACILITY DECK (Level 6)

- A Facility Deck Link Bridge
- B Facility Deck Lift Lobby
- C Gym
- D Activity Deck
- E Leisure Pool / 40m Lap Pool
- F Jet Pool / Shallow Pool
- G Spa Pool
- H Jacuzzi Pool
- I Multipurpose Hall
- J Terrace
- K Barbeque Area
- L Kids' Funzone with Play Apparatus

★ Sky Garden
(Level 3, 6, 10, 13a, 18, 22, 26, 30, 33a, 38, 42 & 46)

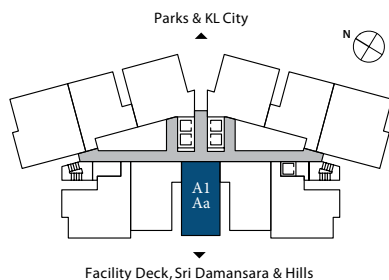


Unit Identification Plan



Unit Floor Plans





TYPE A1 Aa

2 Bedrooms • 2 Bathrooms

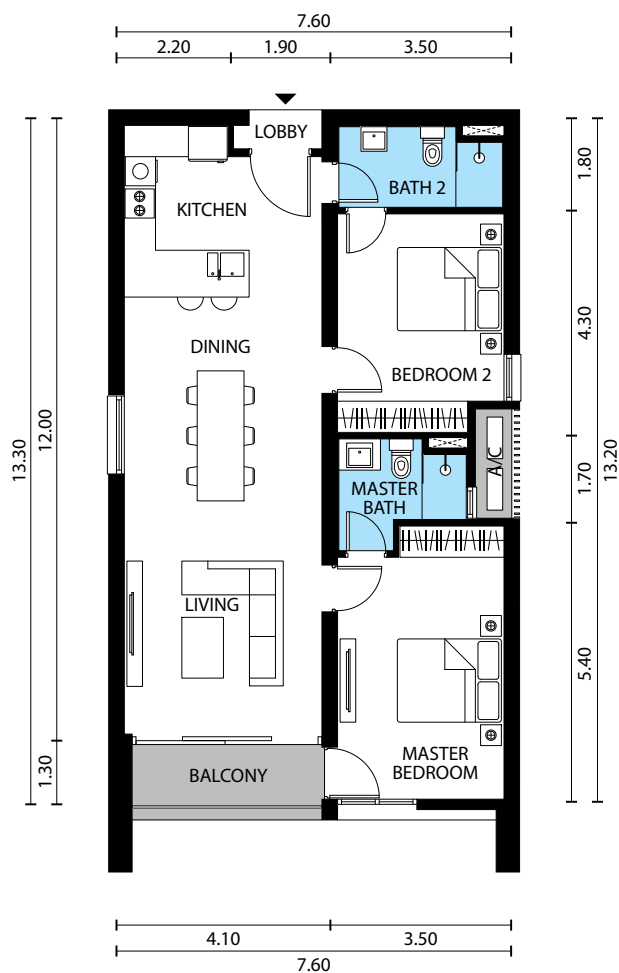
Level 22-23a

Main Parcel Area	Accessory Parcel Area	Total Built-up
98 m ² 1,055 sf	2 m ² 22 sf	100 m ² 1,077 sf

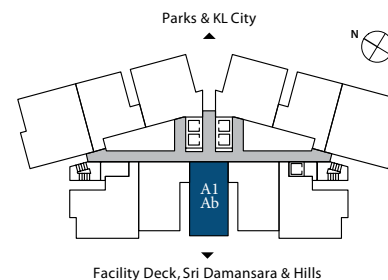
Level 25-27, 33-35 & 43-47

Main Parcel Area	Accessory Parcel Area	Total Built-up
100 m ² 1,077 sf	2 m ² 22 sf	102 m ² 1,099 sf

Floor Plan of units in level 22-23a
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A1 Ab

2 Bedrooms • 2 Bathrooms

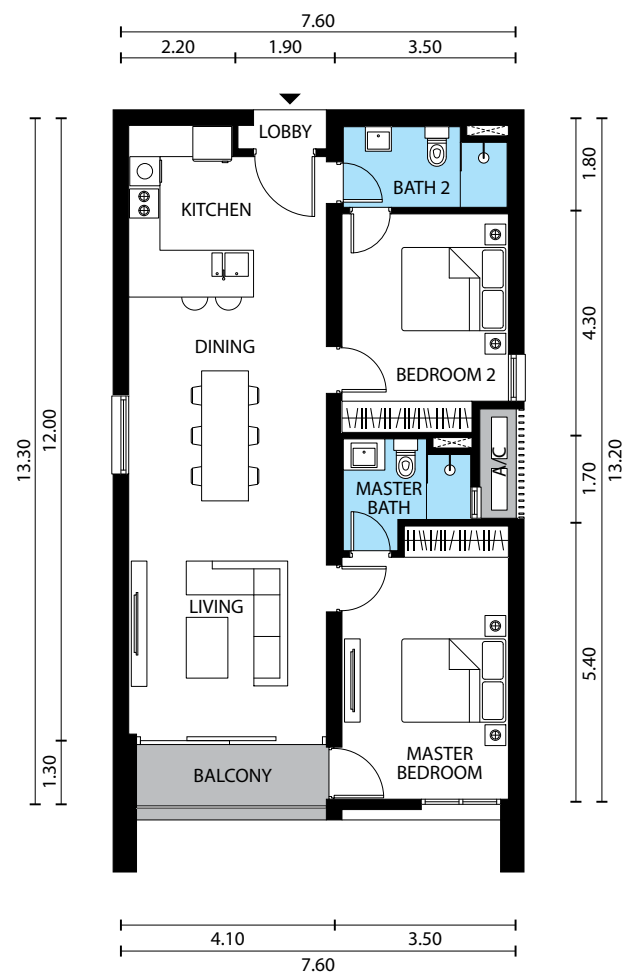
Level 10-19

Main Parcel Area	Accessory Parcel Area	Total Built-up
98 m ² 1,055 sf	2 m ² 22 sf	100 m ² 1,077 sf

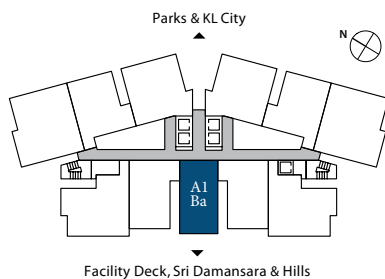
Level 30 & 38-40

Main Parcel Area	Accessory Parcel Area	Total Built-up
100 m ² 1,077 sf	2 m ² 22 sf	102 m ² 1,099 sf

Floor Plan of units in level 10-19
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A1 Ba

2 Bedrooms • 2 Bathrooms

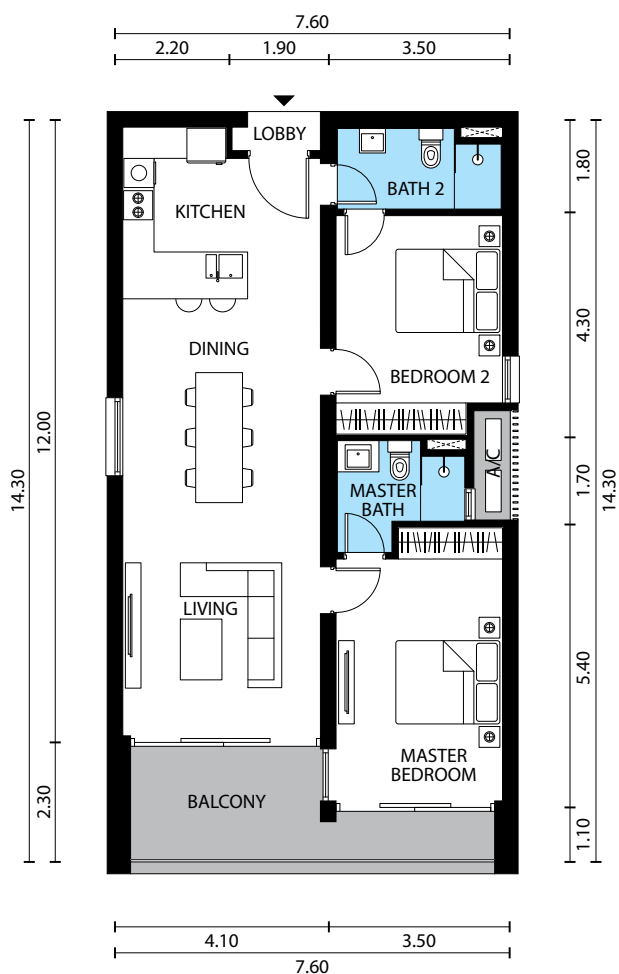
Level 9 & 21

Main Parcel Area	Accessory Parcel Area	Total Built-up
106 m ² 1,141 sf	2 m ² 22 sf	108 m ² 1,163 sf

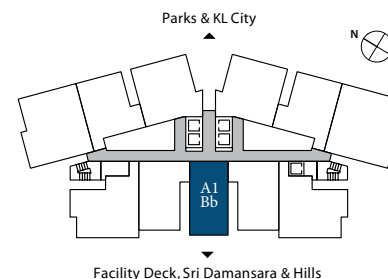
Level 29, 32, 37 & 42

Main Parcel Area	Accessory Parcel Area	Total Built-up
109 m ² 1,174 sf	2 m ² 22 sf	111 m ² 1,196 sf

Floor Plan of units in level 9 & 21
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).

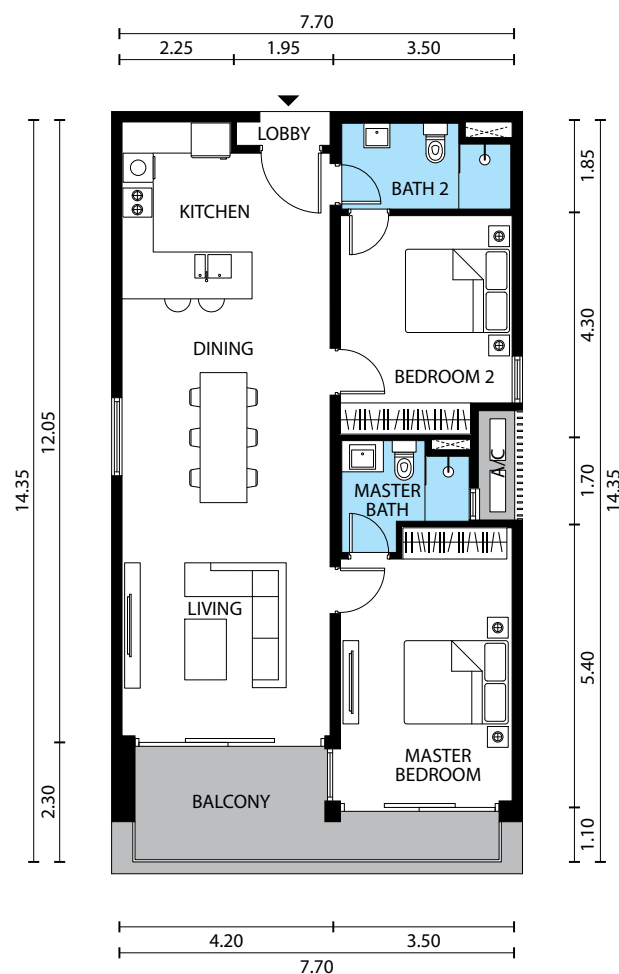


TYPE A1 Bb

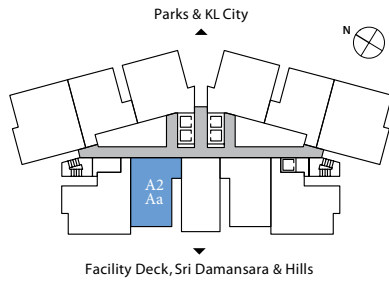
2 Bedrooms • 2 Bathrooms

Level 28, 31 & 41

Main Parcel Area	Accessory Parcel Area	Total Built-up
108 m ² 1,163 sf	2 m ² 22 sf	110 m ² 1,185 sf



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Aa

2 Bedrooms • 2 Bathrooms • Study

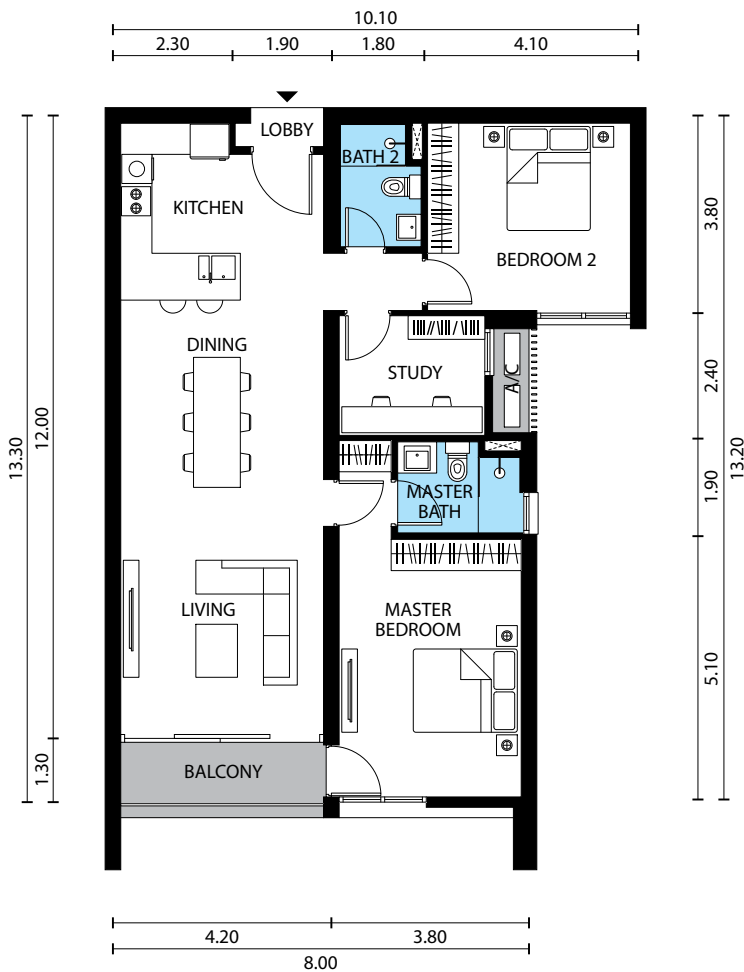
Level 7-13 & 23

Main Parcel Area 112 m ² 1,206 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 114 m ² 1,228 sf
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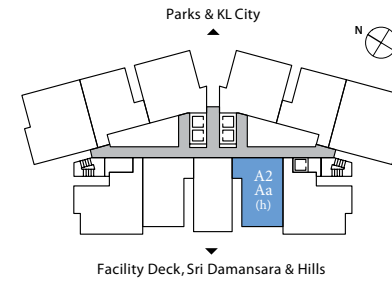
Level 36 & 37

Main Parcel Area 114 m ² 1,228 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 116 m ² 1,250 sf
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Floor Plan of units in **level 7-13 & 23**
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Aa(h)

2 Bedrooms • 2 Bathrooms • Study

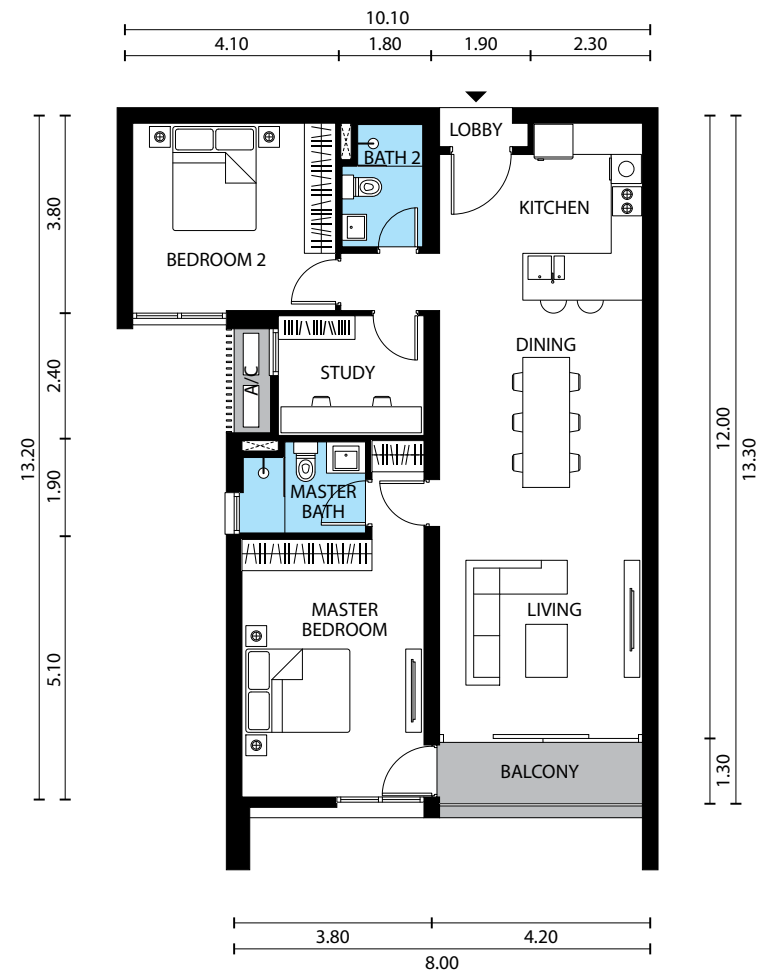
Level 7-15

Main Parcel Area 112 m ² 1,206 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 114 m ² 1,228 sf
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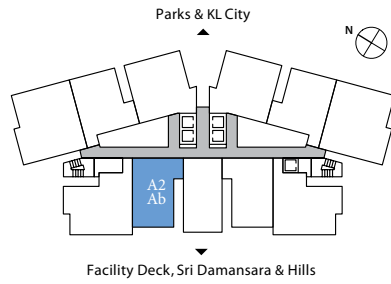
Level 25, 38 & 39

Main Parcel Area 114 m ² 1,228 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 116 m ² 1,250 sf
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Floor Plan of units in **level 7-15**
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Ab

2 Bedrooms • 2 Bathrooms • Study

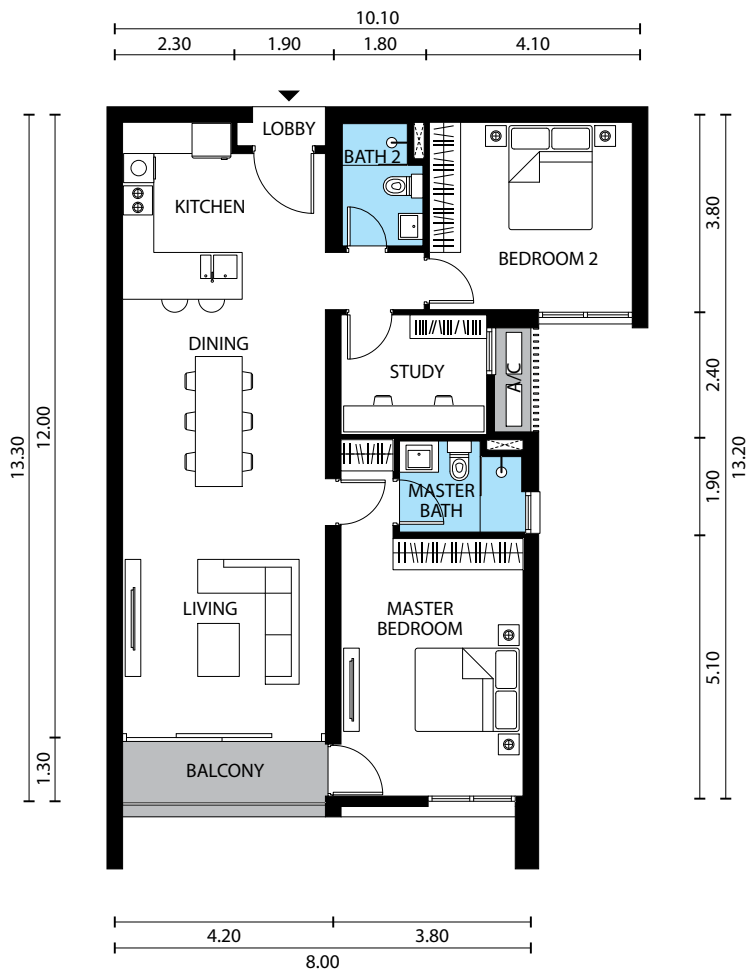
Level 16–20

Main Parcel Area	Accessory Parcel Area	Total Built-up
112 m ² 1,206 sf	2 m ² 22 sf	114 m ² 1,228 sf

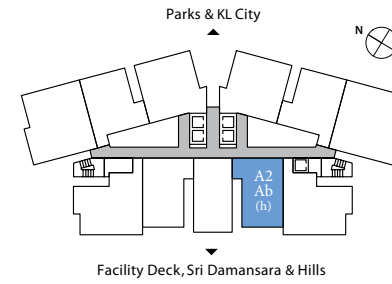
Level 26–33 & 40–47

Main Parcel Area	Accessory Parcel Area	Total Built-up
114 m ² 1,228 sf	2 m ² 22 sf	116 m ² 1,250 sf

Floor Plan of units in level 16–20
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Ab(h)

2 Bedrooms • 2 Bathrooms • Study

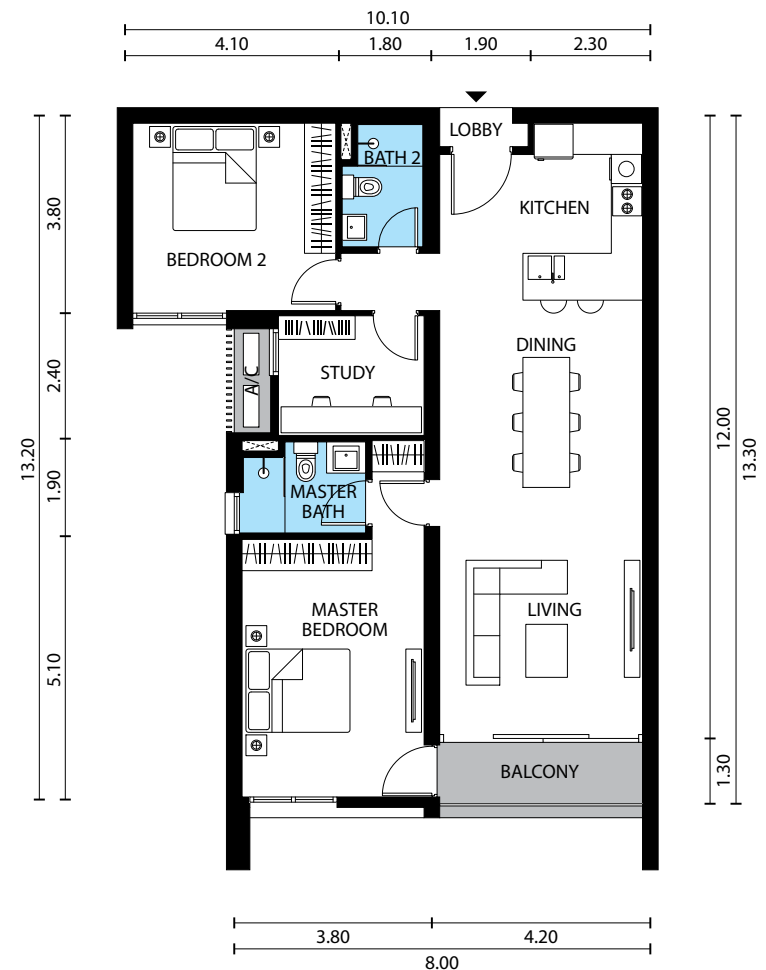
Level 18–22

Main Parcel Area	Accessory Parcel Area	Total Built-up
112 m ² 1,206 sf	2 m ² 22 sf	114 m ² 1,228 sf

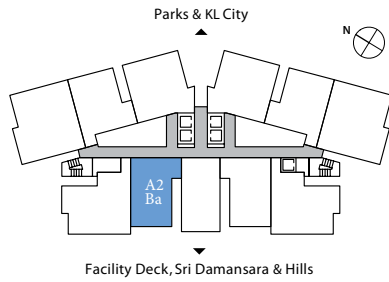
Level 28–35 & 42–45

Main Parcel Area	Accessory Parcel Area	Total Built-up
114 m ² 1,228 sf	2 m ² 22 sf	116 m ² 1,250 sf

Floor Plan of units in level 18–22
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Ba

2 Bedrooms • 2 Bathrooms • Study

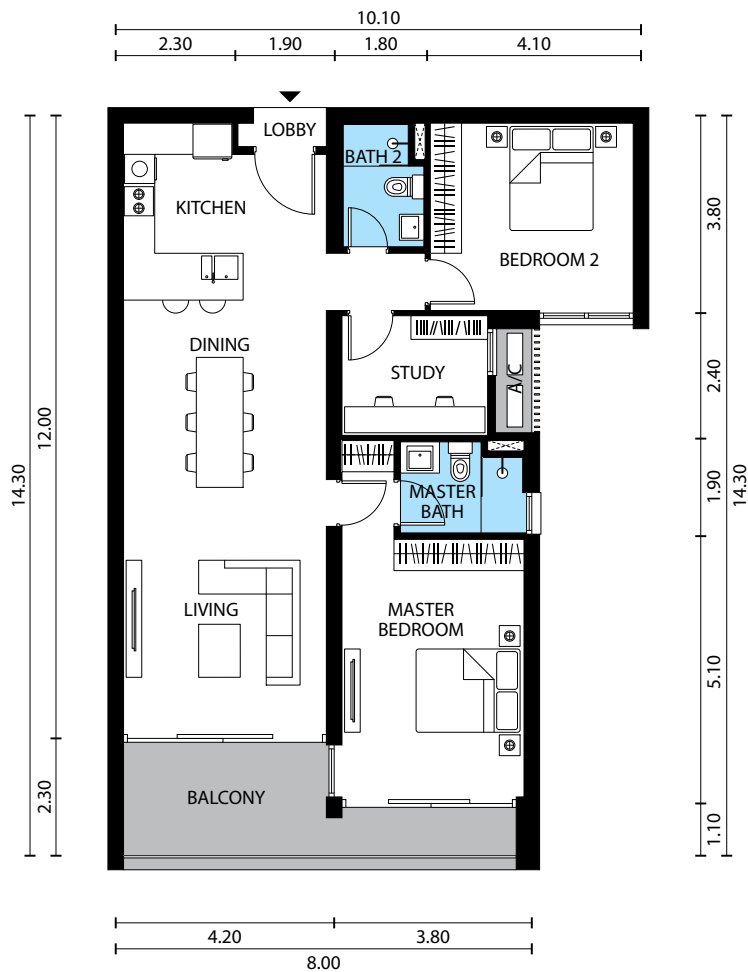
Level 6, 15 & 22

Main Parcel Area	Accessory Parcel Area	Total Built-up
121 m ² 1,303 sf	2 m ² 22 sf	123 m ² 1,325 sf

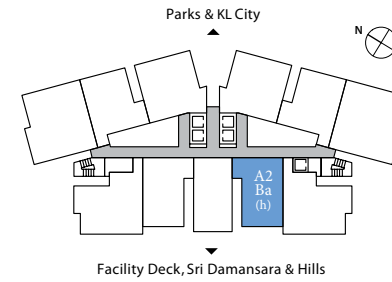
Level 25, 35 & 39

Main Parcel Area	Accessory Parcel Area	Total Built-up
122 m ² 1,314 sf	2 m ² 22 sf	124 m ² 1,336 sf

Floor Plan of units in level 6, 15 & 22
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Ba(h)

2 Bedrooms • 2 Bathrooms • Study

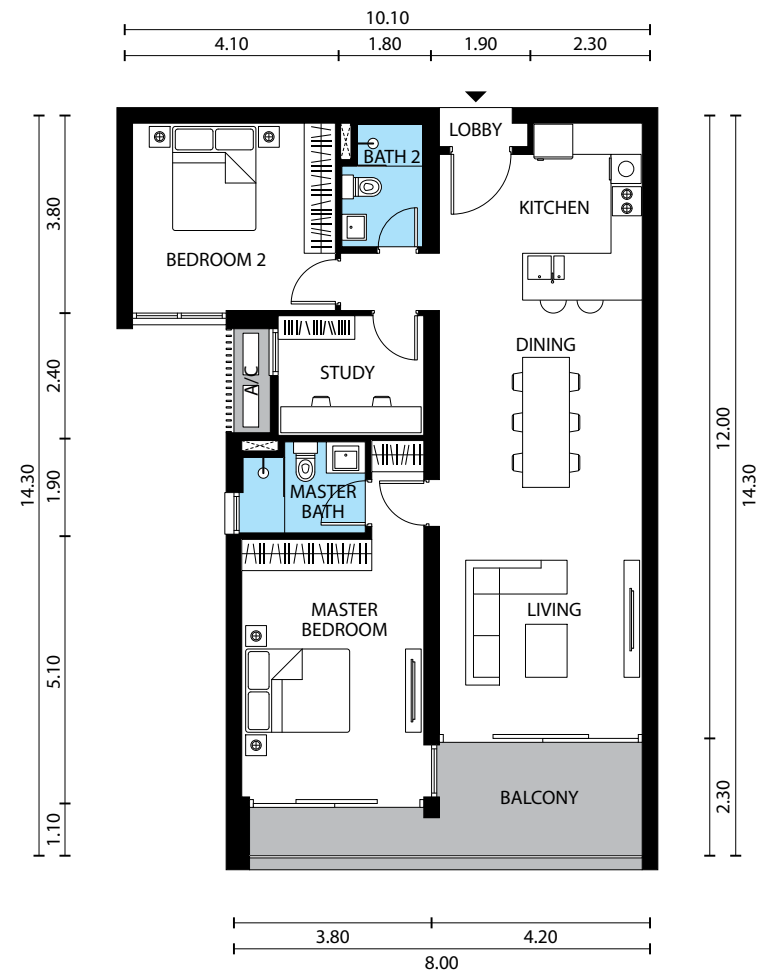
Level 6, 17 & 23a

Main Parcel Area	Accessory Parcel Area	Total Built-up
121 m ² 1,303 sf	2 m ² 22 sf	123 m ² 1,325 sf

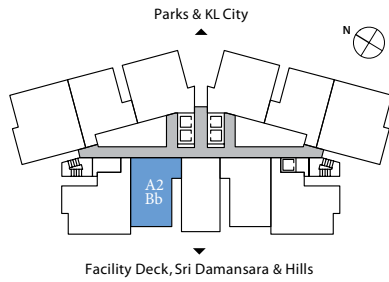
Level 27, 37, 41 & 47

Main Parcel Area	Accessory Parcel Area	Total Built-up
122 m ² 1,314 sf	2 m ² 22 sf	124 m ² 1,336 sf

Floor Plan of units in level 6, 17 & 23a
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Bb

2 Bedrooms • 2 Bathrooms • Study

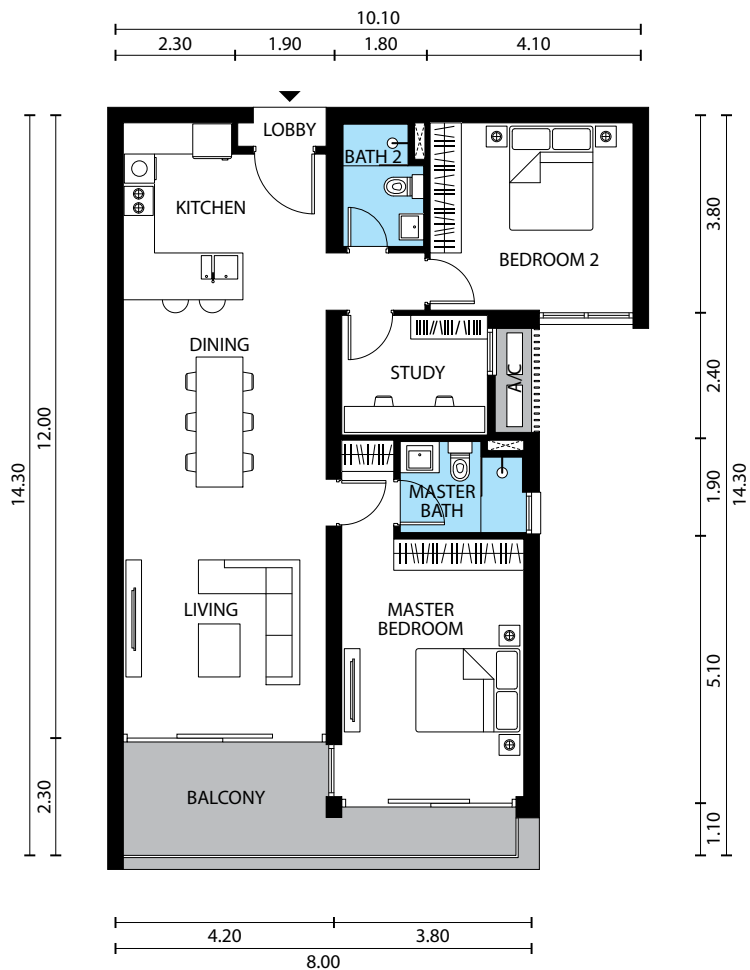
Level 13a, 21 & 23a

Main Parcel Area	Accessory Parcel Area	Total Built-up
121 m ² 1,303 sf	2 m ² 22 sf	123 m ² 1,325 sf

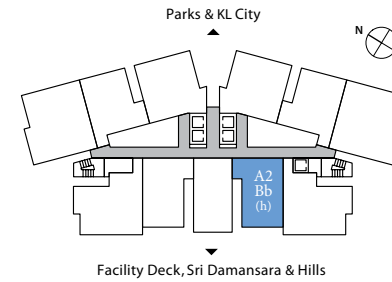
Level 33a & 38

Main Parcel Area	Accessory Parcel Area	Total Built-up
122 m ² 1,314 sf	2 m ² 22 sf	124 m ² 1,336 sf

Floor Plan of units in level 13a, 21 & 23a
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A2 Bb(h)

2 Bedrooms • 2 Bathrooms • Study

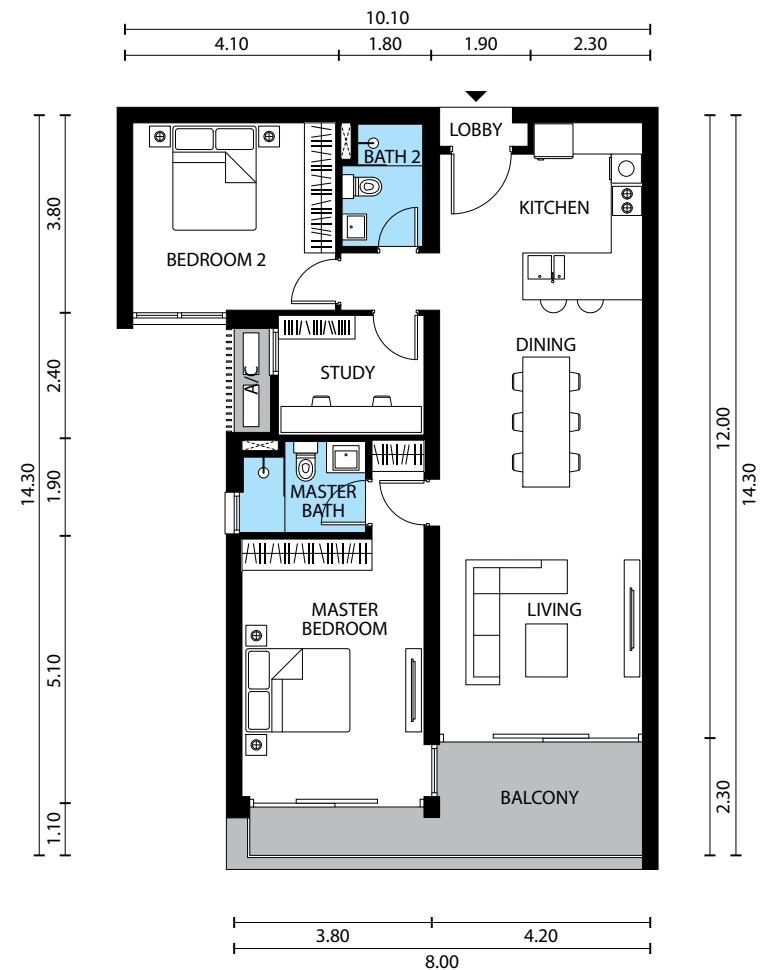
Level 16 & 23

Main Parcel Area	Accessory Parcel Area	Total Built-up
121 m ² 1,303 sf	2 m ² 22 sf	123 m ² 1,325 sf

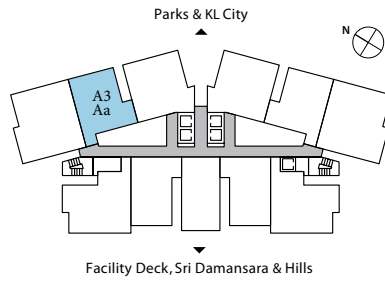
Level 26, 36, 40 & 46

Main Parcel Area	Accessory Parcel Area	Total Built-up
122 m ² 1,314 sf	2 m ² 22 sf	124 m ² 1,336 sf

Floor Plan of units in level 16 & 23
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Aa

2 Bedrooms • 2 Bathrooms • Study

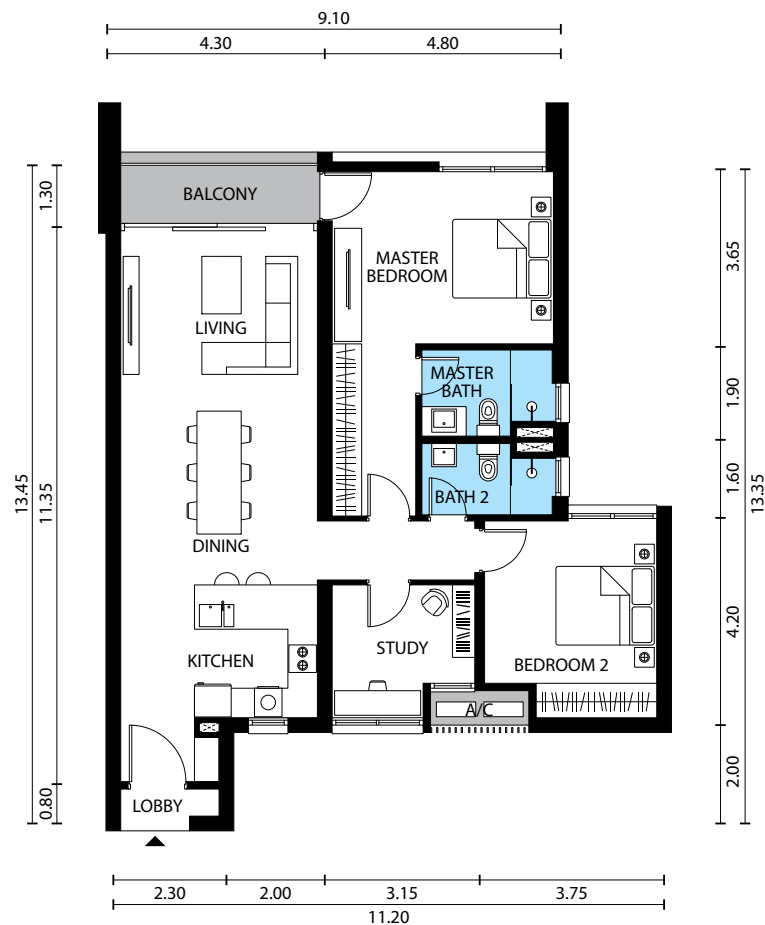
Level 9–16, 23 & 23a

Main Parcel Area	Accessory Parcel Area	Total Built-up
116 m ² 1,249 sf	2 m ² 22 sf	118 m ² 1,271 sf

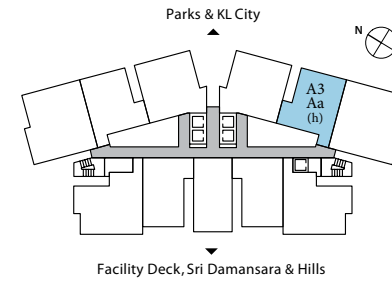
Level 25–33, 46 & 47

Main Parcel Area	Accessory Parcel Area	Total Built-up
117 m ² 1,259 sf	2 m ² 22 sf	119 m ² 1,281 sf

Floor Plan of units in level 9–16, 23 & 23a
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Aa(h)

2 Bedrooms • 2 Bathrooms • Study

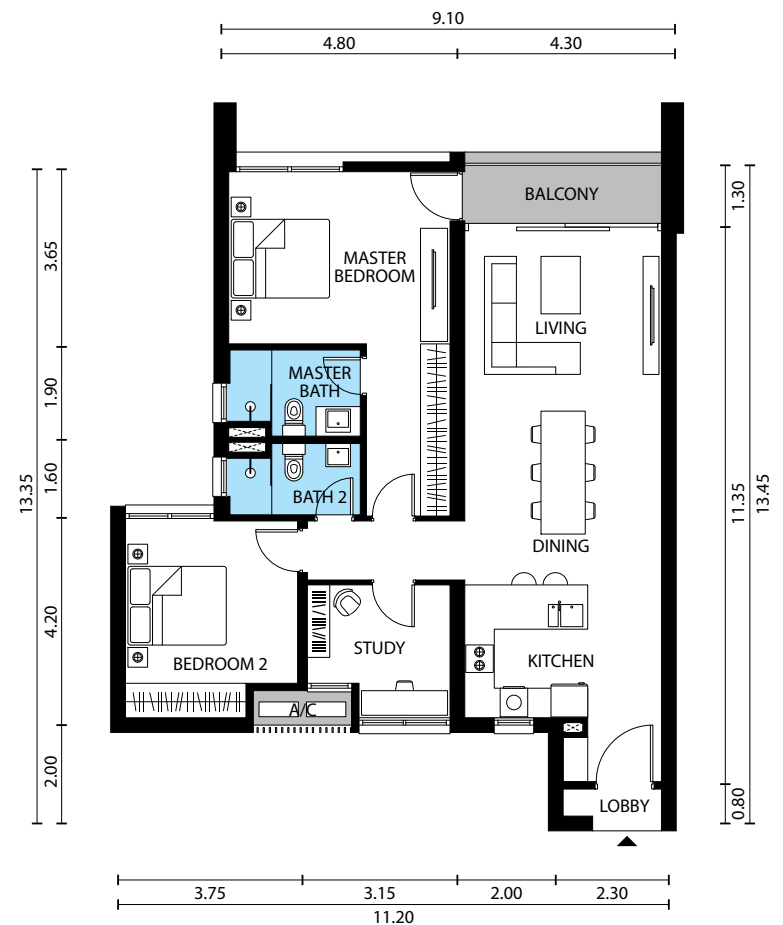
Level 5–8 & 16–23a

Main Parcel Area	Accessory Parcel Area	Total Built-up
116 m ² 1,249 sf	2 m ² 22 sf	118 m ² 1,271 sf

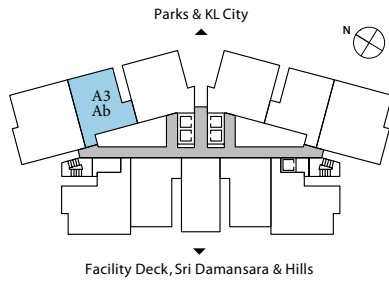
Level 25 & 40–45

Main Parcel Area	Accessory Parcel Area	Total Built-up
117 m ² 1,259 sf	2 m ² 22 sf	119 m ² 1,281 sf

Floor Plan of units in level 5–8 & 16–23a
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Ab

2 Bedrooms • 2 Bathrooms • Study

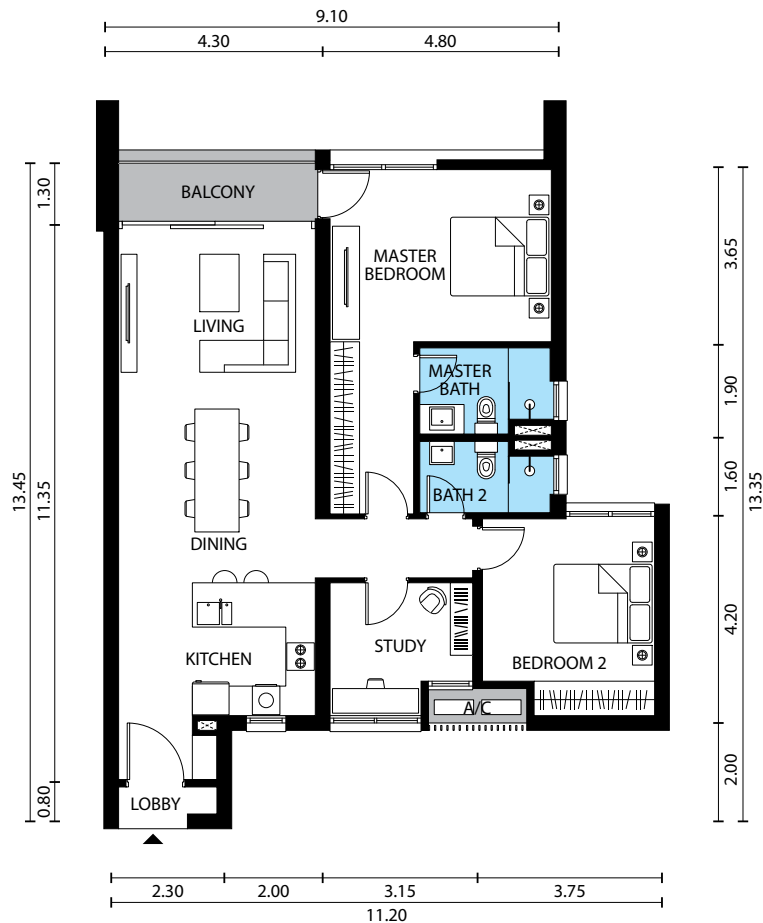
Level 5-6 & 19-20

Main Parcel Area 116 m ² 1,249 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 118 m ² 1,271 sf
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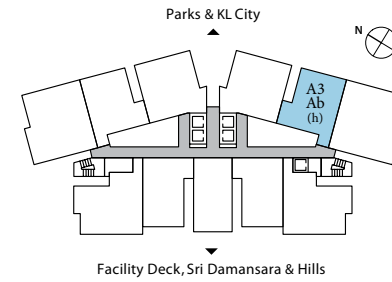
Level 36-43

Main Parcel Area 117 m ² 1,259 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 119 m ² 1,281 sf
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Floor Plan of units in level 5-6 & 19-20
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Ab(h)

2 Bedrooms • 2 Bathrooms • Study

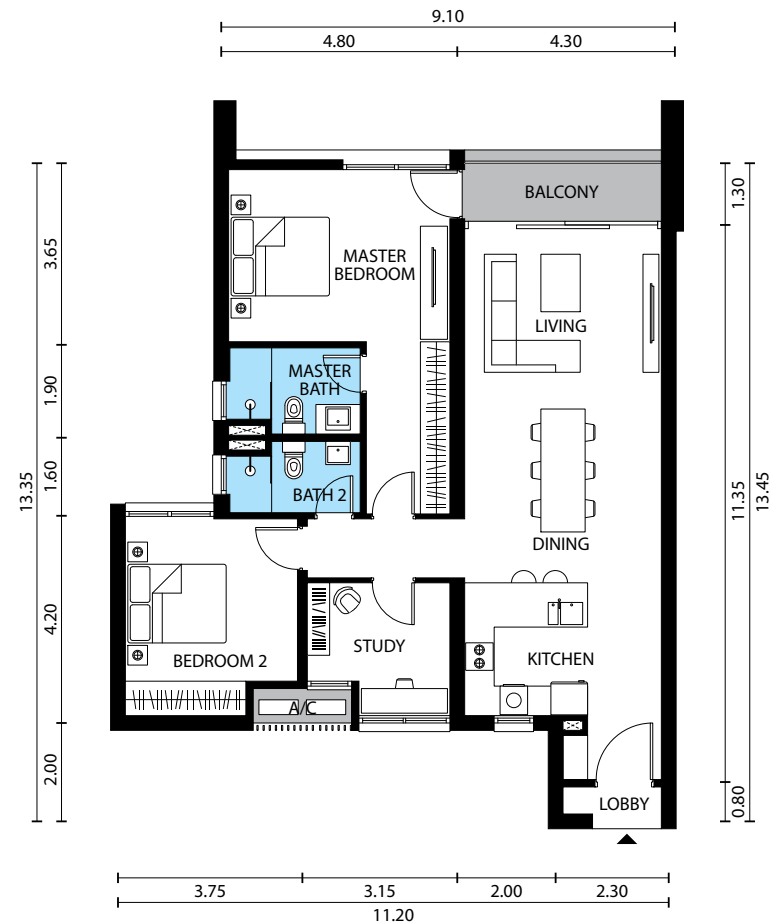
Level 11-13

Main Parcel Area 116 m ² 1,249 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 118 m ² 1,271 sf
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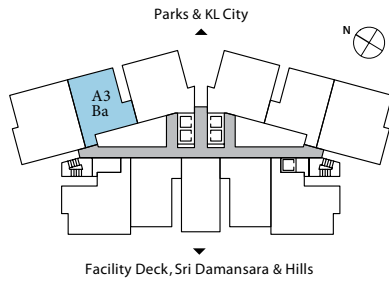
Level 28-37

Main Parcel Area 117 m ² 1,259 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 119 m ² 1,281 sf
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Floor Plan of units in level 11-13
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Ba

2 Bedrooms • 2 Bathrooms • Study

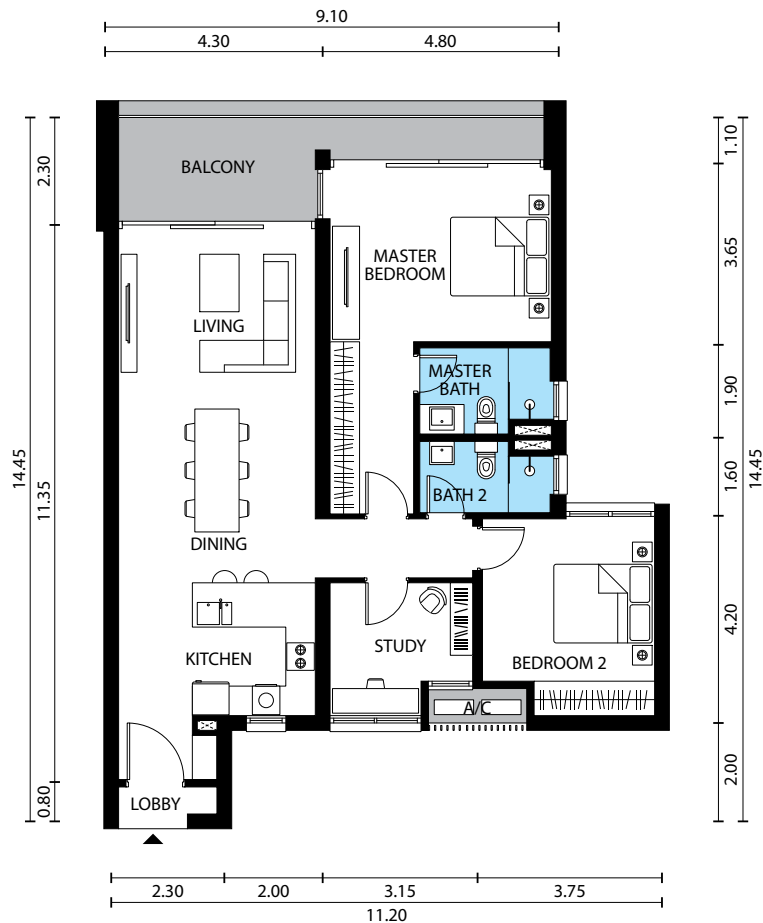
Level 3a, 8, 18 & 22

Main Parcel Area 125 m ² 1,345 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 127 m ² 1,367 sf
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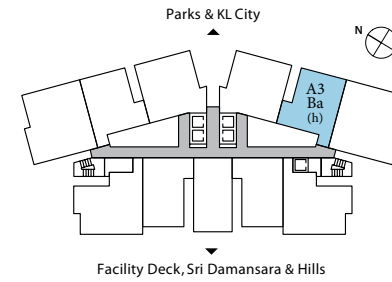
Level 35 & 45

Main Parcel Area 126 m ² 1,355 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 128 m ² 1,377 sf
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Floor Plan of units in level 3a, 8, 18 & 22
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Ba(h)

2 Bedrooms • 2 Bathrooms • Study

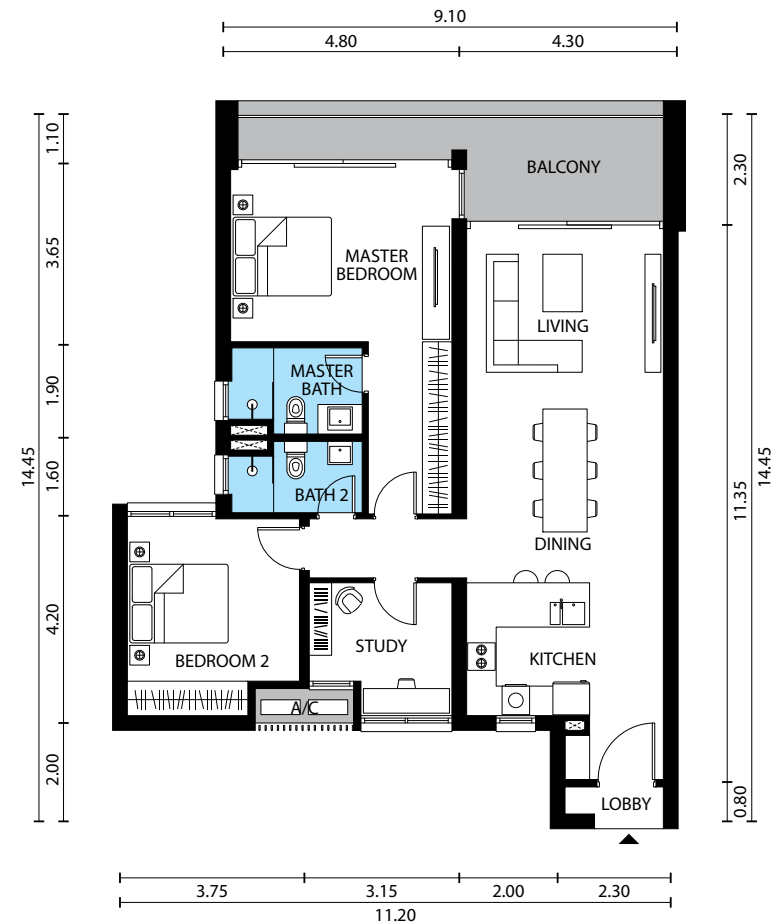
Level 3a, 10 & 15

Main Parcel Area 125 m ² 1,345 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 127 m ² 1,367 sf
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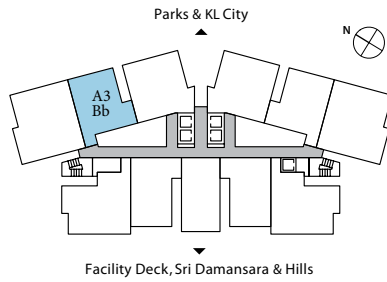
Level 27, 39 & 47

Main Parcel Area 126 m ² 1,355 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 128 m ² 1,377 sf
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Floor Plan of units in level 3a, 10 & 15
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Bb

2 Bedrooms • 2 Bathrooms • Study

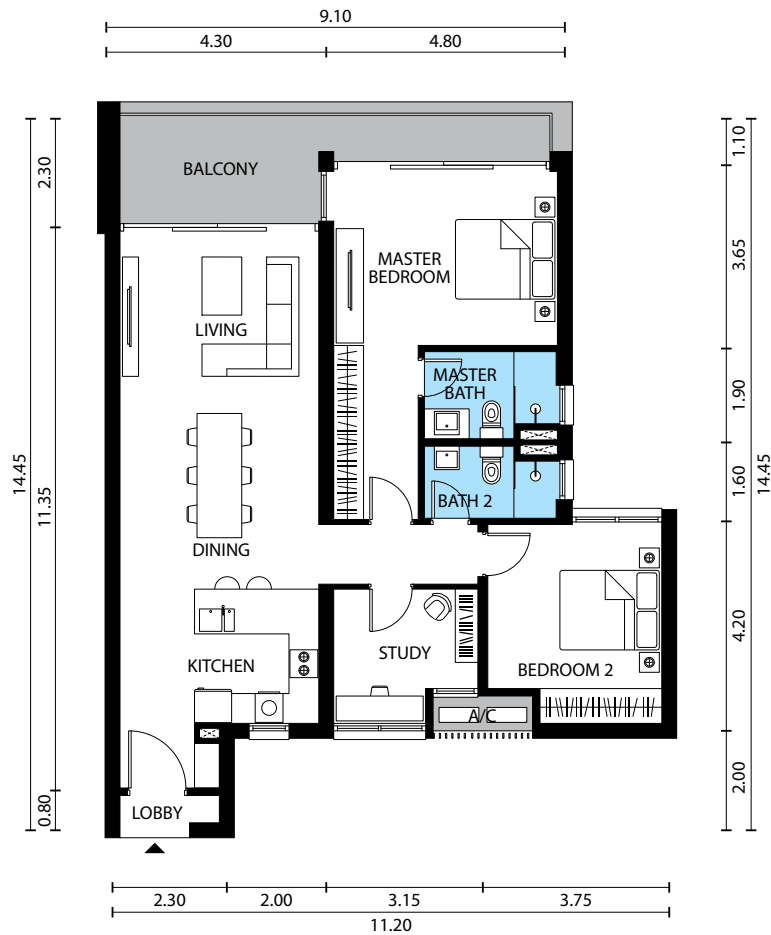
Level 7, 17 & 21

Main Parcel Area 125 m ² 1,345 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 127 m ² 1,367 sf
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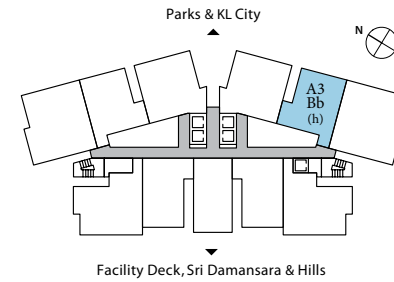
Level 33a & 43a

Main Parcel Area 126 m ² 1,355 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 128 m ² 1,377 sf
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Floor Plan of units in **level 7, 17 & 21**
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).



TYPE A3 Bb(h)

2 Bedrooms • 2 Bathrooms • Study

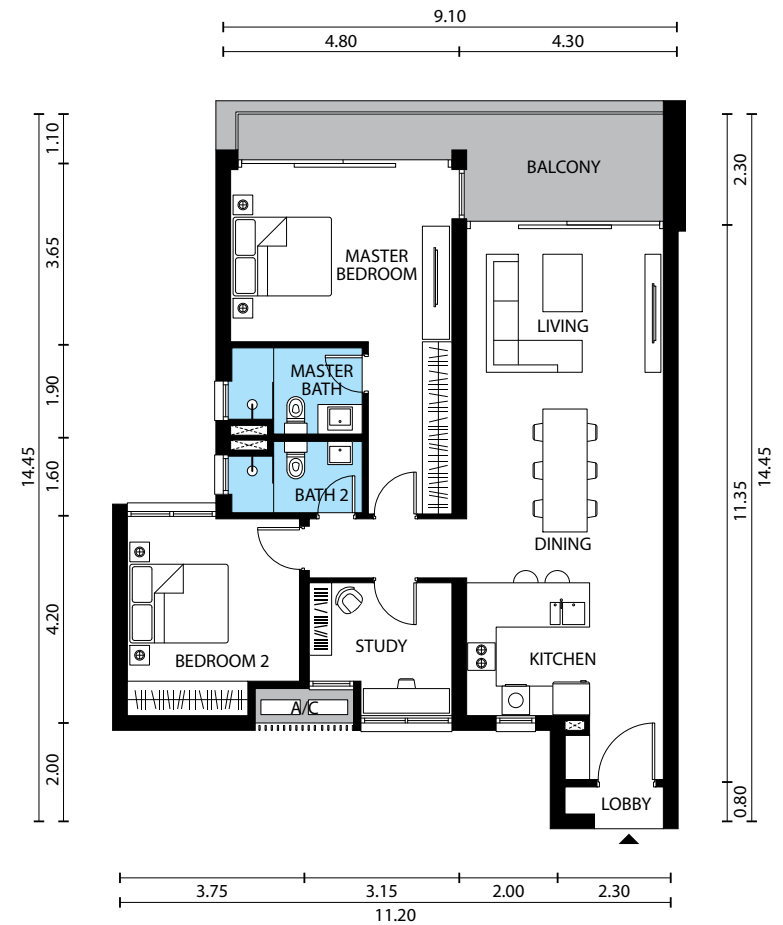
Level 9 & 13a

Main Parcel Area 125 m ² 1,345 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 127 m ² 1,367 sf
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Level 26, 38 & 46

Main Parcel Area 126 m ² 1,355 sf	Accessory Parcel Area 2 m ² 22 sf	Total Built-up 128 m ² 1,377 sf
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Floor Plan of units in **level 9 & 13a**
(For others, the dimensions are slightly larger)



All dimensions are expressed in meters unless specified otherwise.
Total built-up areas are inclusive of accessory parcel areas (air-con ledges).

Specifications & Finishes

Structure	Reinforced concrete frame
Wall	Reinforced concrete wall or brickwork or light weight blocks or dry wall (where applicable)
Roof	Reinforced concrete slab
Ceiling Finishes	Skim coat and paint or plaster board and paint (where applicable)
Windows	Generally powder-coated aluminium frame windows with clear or frosted glass (where applicable) Fixed or openable windows (where applicable)
Doors	
<i>Main Entrance</i>	Selected quality fire rated timber door
<i>Bedrooms</i>	Selected quality timber doors
	Selected quality aluminium framed sliding or hinged glass door (where applicable)
<i>Balcony</i>	Selected quality aluminium framed sliding glass door (where applicable)
<i>Others</i>	Selected quality aluminium hinged door or timber louvered door or aluminium glass door or aluminium framed folding door (where applicable)
Ironmongery	
<i>Locks</i>	Selected quality locksets
Wall Finishes	
<i>Bathrooms</i>	Selected quality homogeneous or porcelain or ceramic tiles or plaster and paint or skim coat and paint (where applicable)*
<i>Kitchen</i>	Plaster and paint or skim coat and paint (where applicable)*
<i>Others</i>	Plaster and paint or skim coat and paint (where applicable)
Floor Finishes	
<i>Living /Dining/Kitchen/Balcony</i>	Selected quality homogeneous or porcelain tiles
<i>Bedrooms</i>	Selected quality timber flooring (where applicable)**
<i>Bathrooms</i>	Selected quality homogeneous or porcelain or ceramic tiles
<i>Others</i>	Selected quality homogeneous or porcelain or ceramic tiles or cement render (where applicable)
Sanitary Installation	Selected quality sanitary wares and fittings Selected natural stone or moulded solid surface counter top to master bathroom only***
Additional Features	Designer kitchen cabinets with cooker hood and hob Air-conditioning units to living, dining and all bedrooms and / or study (where applicable) Shower screen to all bathrooms Hot water supply to bathroom basin and shower

Additional Features (cont'd)	2-way audio communication via intercom to guard house SMATV system compatible for Astro Personal Video Recorder (PVR) transmission ready (1 no. only at living area) Fiber-to-the-home (FTTH) infrastructure ready		
Electrical Installations	Single phase power supply		
Unit Types	A1Aa/A1Ab/ A1Ba/A1Bb	A2Aa/A2Ab/ A2Ba/A2Bb	A3Aa/A3Ab/ A3Ba/A3Bb
Air-Conditioning Unit	4	5	5
Light point	17-18	19-20	21-22
SMATV point	2	2	2
13Amp Power point	14	15	15
15Amp Power point	1	1	1
Fan point	4	5	5
Door Bell point	1	1	1
Telephone point	1	1	1
Water Heater point	2	2	2
Oven point	1	1	1
Kitchen Cabinet Light point	1	1	1
Kitchen Hood point	1	1	1

* No finishes will be provided at the back of the fixtures such as mirrors, kitchen cabinets and etc (where applicable).
** As timber is a natural material, it is not possible to achieve total consistency of color and grain in its selection and installation.
*** Natural stone contains veins with tonality differences and there will be color and marking caused by their complex mineral composition and incorporated impurities.

Crime Prevention & Security Features

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

Residents' vehicle access control system

Visitor control management system at guardhouse

Perimeter security with welded mesh fencing monitored by CCTV camera, intelligent video motion detection and perimeter intruder detection system linked to a computerized alarm handling system

Uninterruptible Power Supply/Gen-set power supply to security systems

Multi-storey car park levels monitored by CCTV cameras

Intercom system from residential units to guardhouse

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

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

Condominium drop-off area monitored by CCTV cameras