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EAST UTAMA

YOUR HOME WHERE THE HEART IS

At East Utama, the ultimate contemporary lifestyle awaits you. With only 18 exquisite 3-storey terrace units, this gated community in Kayu Ara offers privacy, security and exclusivity. Each unit comes with a spacious frontage that allows 2 cars to be parked side by side. With artistically landscaped grounds just outside your very own private garden, East Utama is, without doubt, the urban oasis of your dreams.





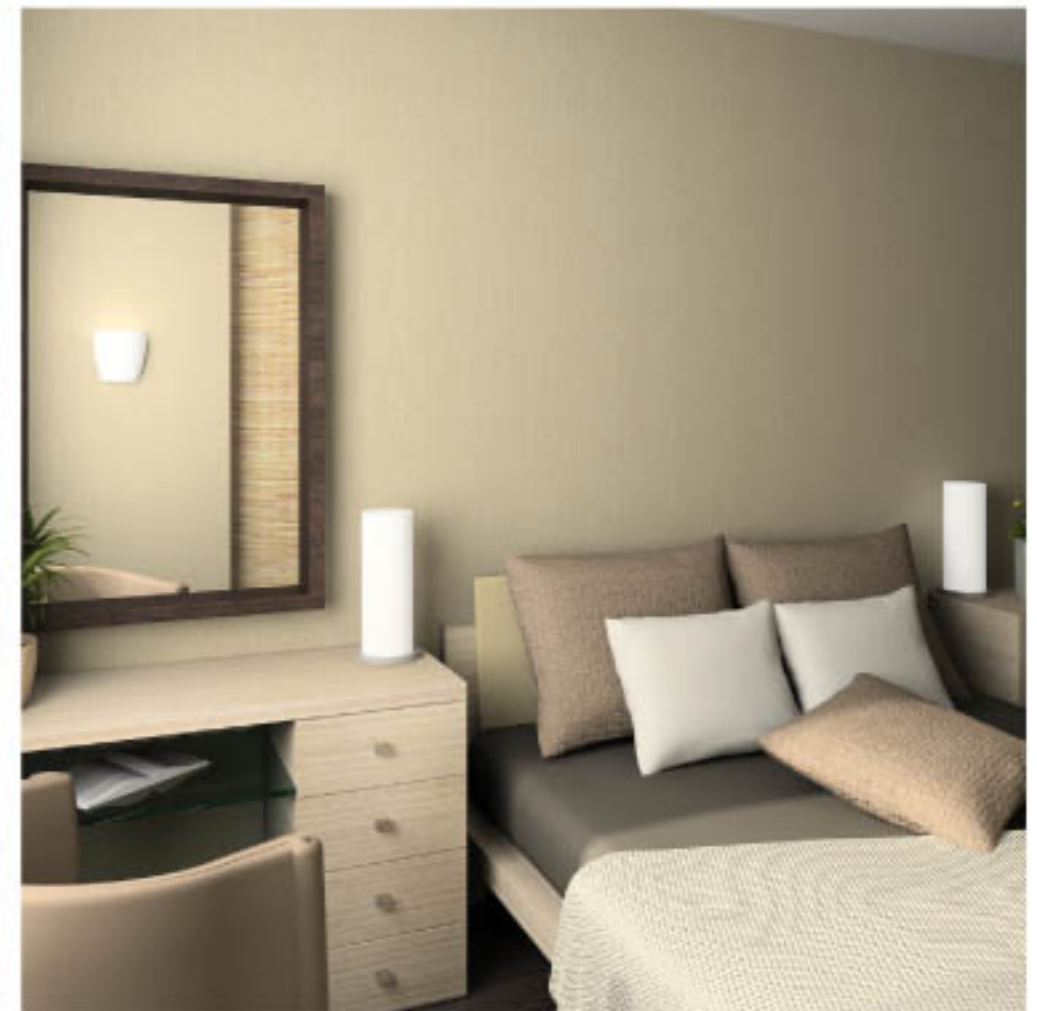
EMBRACE **NATURE**
RIGHT AT YOUR DOORSTEP.

Enjoy a leisurely stroll along a beautifully landscaped garden stretching right across the first floor, or simply relax amidst the lush greenery of your balcony garden. The rooftop patio can easily be transformed into another expanse of refreshing green space. East Utama is indeed your sanctuary to unwind after a hard day's work. Come home to a green retreat and feel the difference.



GRACIOUS LIVING.

Need more space and privacy? With 2 living rooms and 4 bedrooms, including 2 super master bedrooms, there is ample space for your growing family. You are all set to entertain in style too! Each room is meticulously designed with flexible spaces to maximise comfort and utility. Simple lines give the interior the feel of elegance, style and refinement. And of course, premium finishing is our hallmark.









ULTIMATE EXCITEMENT.

Strategically located in a vibrant neighbourhood, East Utama is minutes away from The Curve Shopping Mall, Tropicana City Mall, One Utama Shopping Mall and 10 Boulevard. Also within a 5 km radius are various exclusive golf clubs and exciting entertainment spots. There is easy access to the LDP and other major expressways while an LRT station serves the community here.

SITE PLAN



FLOOR PLAN - TYPE A



GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



ROOF FLOOR PLAN



GROUND FLOOR PLAN

FLOOR PLAN - TYPE B1



1ST FLOOR PLAN



2ND FLOOR PLAN



ROOF FLOOR PLAN 1



ROOF FLOOR PLAN 2



GROUND FLOOR PLAN

FLOOR PLAN - TYPE B2



1ST FLOOR PLAN



2ND FLOOR PLAN



ROOF FLOOR PLAN 1



ROOF FLOOR PLAN 2



GROUND FLOOR PLAN

FLOOR PLAN - TYPE B3



1ST FLOOR PLAN



2ND FLOOR PLAN



ROOF FLOOR PLAN 1



ROOF FLOOR PLAN 2

SPECIFICATION

■ GENERAL

STRUCTURE	: Reinforced concrete structure frame
WALL	: Masonry brick
ROOF FRAMING	: Concrete roof slice
CEILING	: Skim coat and paint
WINDOW	: Aluminum framed window
DOOR	: Solid timber door, timber flush door

■ WALL FINISHES

EXTERNAL	: Plaster & Paint
INTERNAL	: Plaster & Paint
KITCHEN	: Ceramic wall tiles
BATHROOM	: Ceramic wall tiles

■ FLOOR FINISHES

LIVING & DINING	: Homogeneous tiles
KITCHEN	: Ceramic tiles
BATHROOM	: Ceramic tiles
BALCONY	: Homogeneous tiles
BEDROOM	: Homogenous & Timber Strips
OTHERS	: Plaster

■ PROJECT NAME

East Utama

■ PROJECT LOCATION

Lot 13612 PN 444, Jalan Seroja,
Kampung Kayu Ara, Mukim Sungai Buloh,
Daerah Petaling, Selangor Darul Ehsan.

■ PROJECT DETAILS

House Layout consist of :

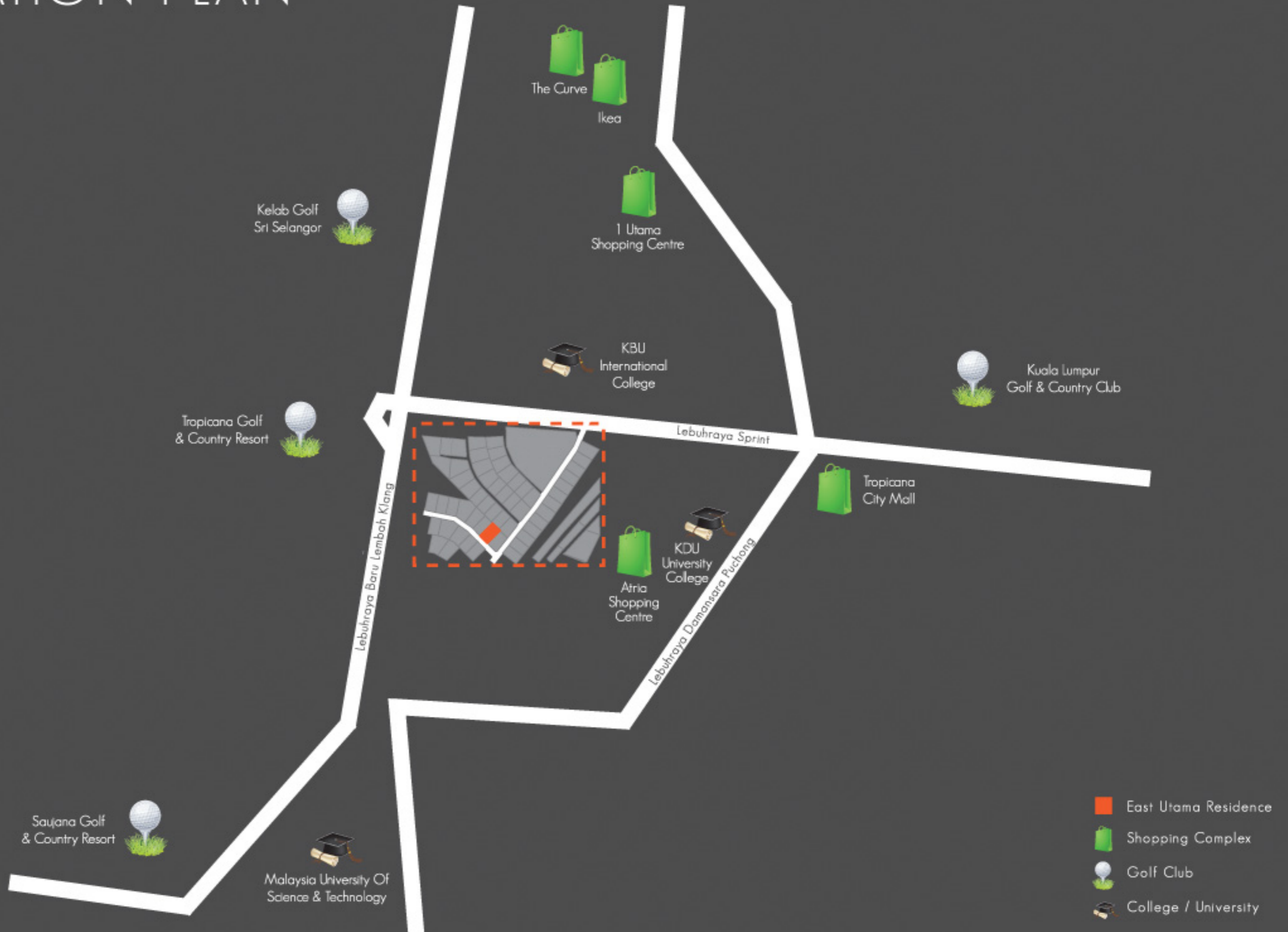
- i. Living room : 2
- ii. Bedrooms:
 - a. Master Bedrooms : 2
 - b. Bedrooms : 2
- iii. Bathrooms :
 - a. Master Bathrooms: 2
 - b. Bathrooms : 3
- iv. Utility room : 1
- v. Kitchen : 1
- vi. Balcony : 1
- vii. Podium Garden
- viii. Gated and Guarded

Restriction-in-interest: This land cannot be transferred, pledged or charged without receipt of consent from the relevant state authority. The information contained herein is subject to change and cannot form part of an offer or contract. All illustrations are artist's impressions only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held for any inaccuracy. All the items are subject to variations, modification and substitution as may be required by the Authorities or recommended by the Architect or Engineer.

• Developer License No: 11379-1/03-2016/295 • Validity period: 11/03/2011 - 10/03/2016 • Advertising & Sales Permit No.: 11379-1/869/2012(04) • Validity period: 26/04/11 - 25/04/12 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/T/P10/1219/2009 • Expected Date of Completion: December 2013 • Land Tenure: Leasehold (Expiration: 2079) • Land Encumbrances: Free • Type A: 14 Units • Type B: 4 Units • Total Units: 18 Units • Selling Price: RM 1,038,000 (Min Price) - RM 1,600,000 (Max Price) • Development Type: Residential Development



LOCATION PLAN



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Developed by:



CK EAST DEVELOPMENT SDN BHD (885071-A)

A-0-1, PV3-Platinum Hill Condo, No. 3, Jalan Melati Utama 3, Taman Melati Utama, Setapak, 53100 Kuala Lumpur.

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