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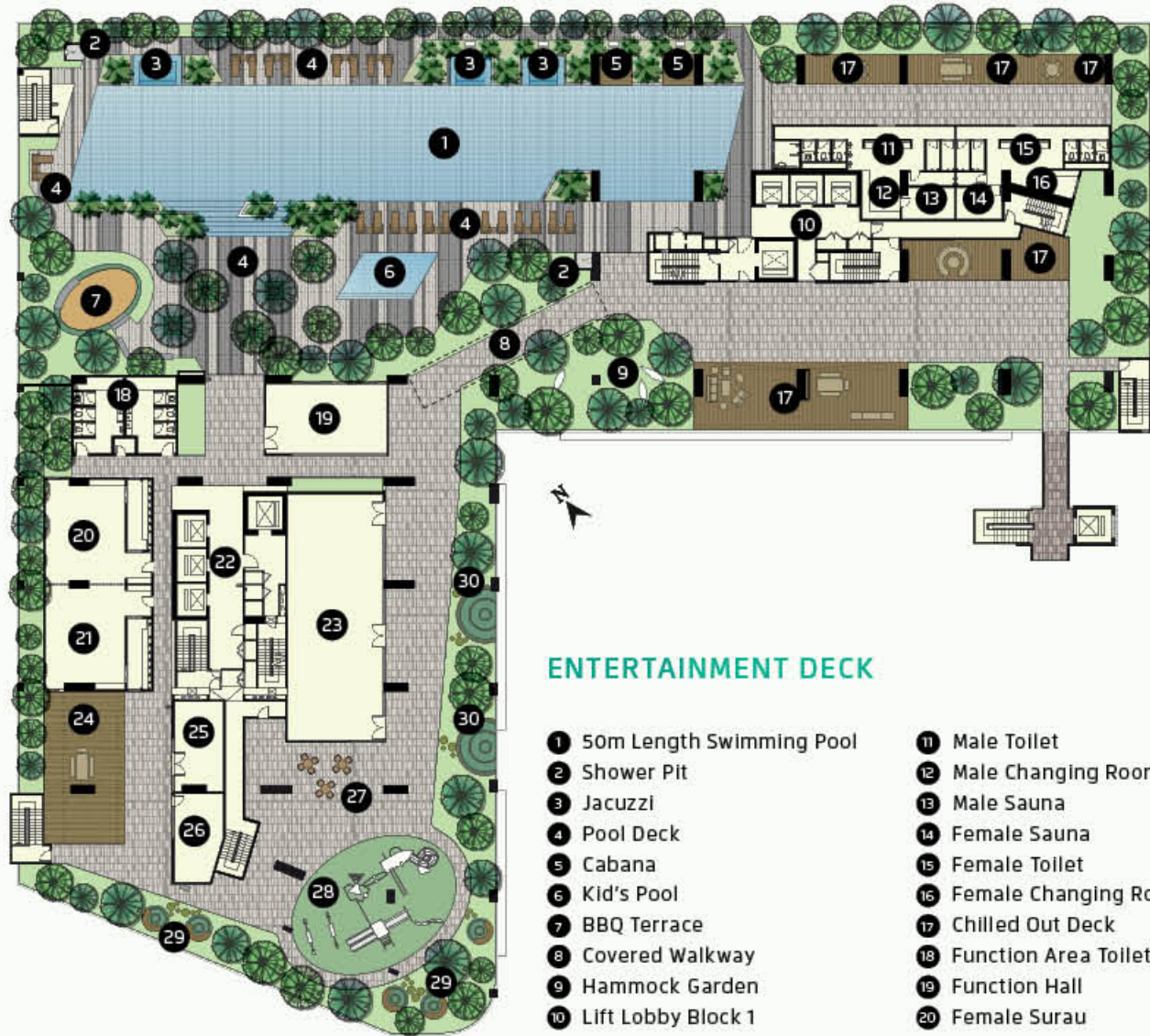
TYPICAL  
FLOOR PLANS

FREEHOLD · SERVICE APARTMENT · 2 RESIDENTIAL TOWERS · 473 UNITS  
DEDICATED ENERGY COMPLEX · 2 CAR PARKS FOR EACH UNIT



  
**PANORAMA**  
RESIDENCES  
KELANA JAYA

# SITE FACILITIES PLAN



## ENTERTAINMENT DECK

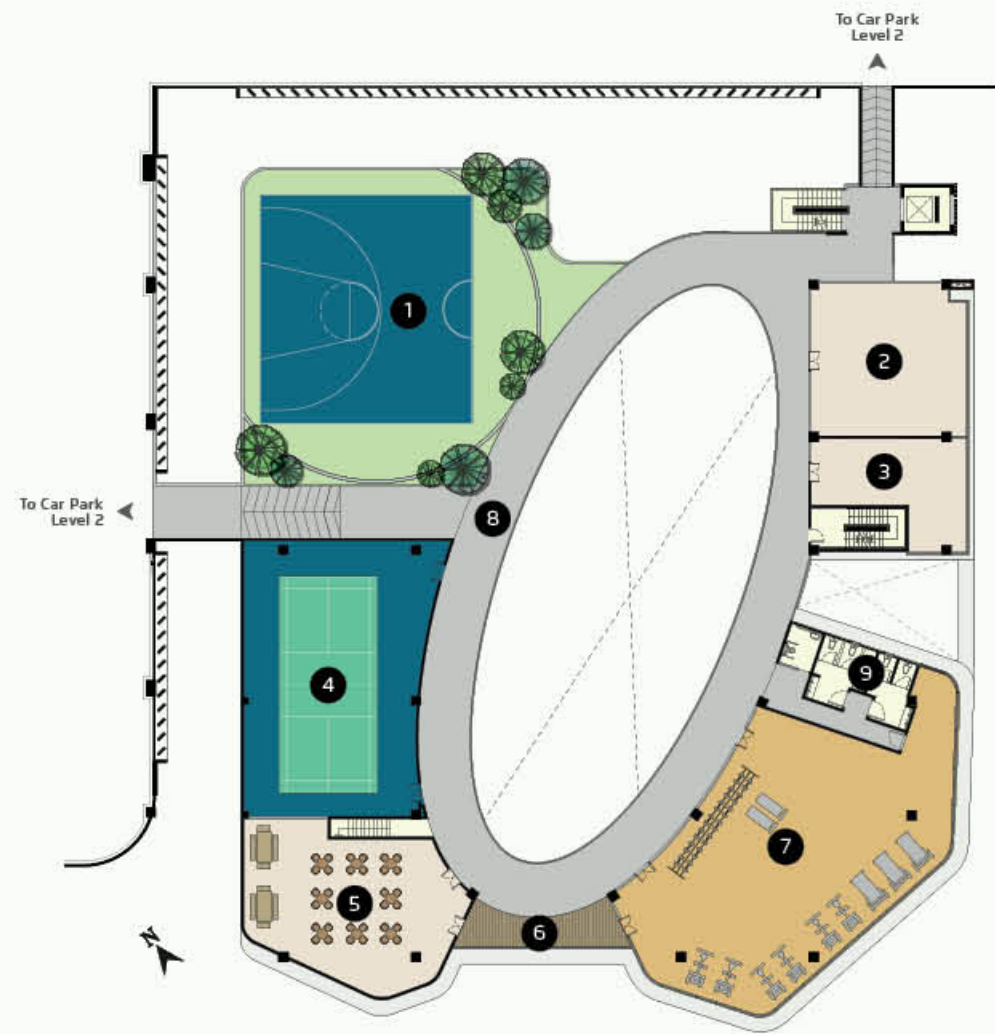
- |                            |                          |                         |
|----------------------------|--------------------------|-------------------------|
| 1 50m Length Swimming Pool | 11 Male Toilet           | 21 Male Surau           |
| 2 Shower Pit               | 12 Male Changing Room    | 22 Lift Lobby Block 2   |
| 3 Jacuzzi                  | 13 Male Sauna            | 23 Multipurpose Hall    |
| 4 Pool Deck                | 14 Female Sauna          | 24 Multi-Function Deck  |
| 5 Cabana                   | 15 Female Toilet         | 25 Management Office    |
| 6 Kid's Pool               | 16 Female Changing Room  | 26 Laundry              |
| 7 BBQ Terrace              | 17 Chilled Out Deck      | 27 Pre-Function Terrace |
| 8 Covered Walkway          | 18 Function Area Toilets | 28 Playground           |
| 9 Hammock Garden           | 19 Function Hall         | 29 Garden Terrace       |
| 10 Lift Lobby Block 1      | 20 Female Surau          | 30 Viewing Lounge       |



## COMMUNITY PARK

- |                         |
|-------------------------|
| 1 Water Feature Wall    |
| 2 Guard House           |
| 3 Drop Off Area         |
| 4 Main Entrance Lobby   |
| 5 Kid's Play Area       |
| 6 Hanging Swing         |
| 7 Seating Pods          |
| 8 Open Lawn             |
| 9 BBQ Terrace           |
| 10 Herbs Garden         |
| 11 Jogging Path         |
| 12 Picnic Terrace       |
| 13 Reflexology Path     |
| 14 Garden Swing Terrace |
| 15 Tennis Court         |

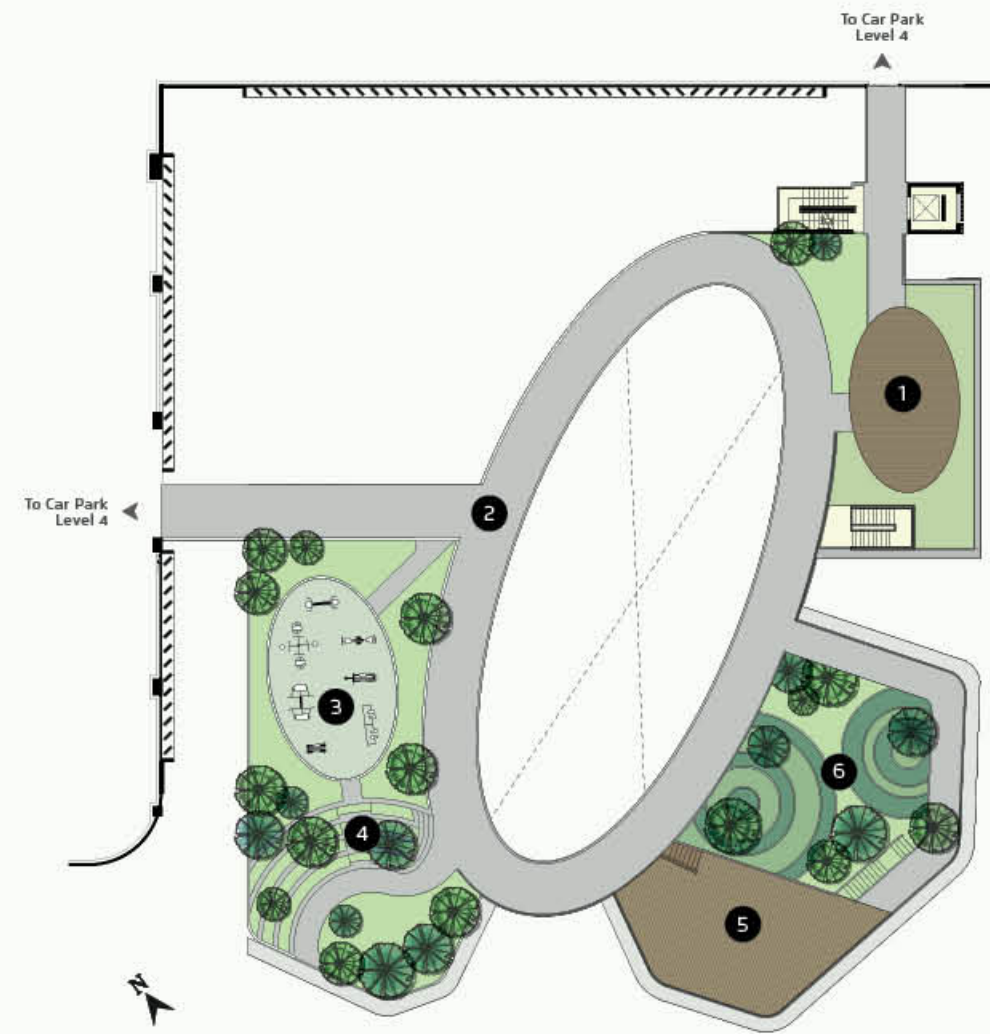
# SITE FACILITIES PLAN



## ENERGY COMPLEX

### Level 2

- 1 Half Basketball Court
- 2 Games Room
- 3 Reading Room
- 4 Badminton Court
- 5 Cafe
- 6 Observation Deck
- 7 Gymnasium
- 8 Jogging track
- 9 Toilet



## ENERGY COMPLEX

### Level 4

- 1 Yoga Deck
- 2 Jogging Track
- 3 Outdoor Gym
- 4 Amphitheater Terrace Lawn
- 5 Observation Deck
- 6 Chilled Out Lawn

# UNIT FLOOR PLANS

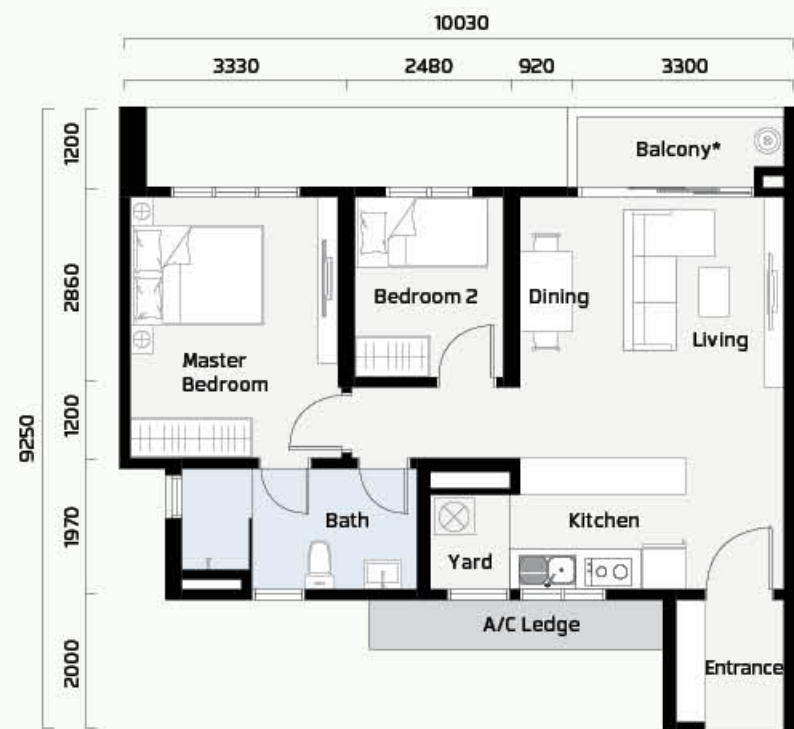
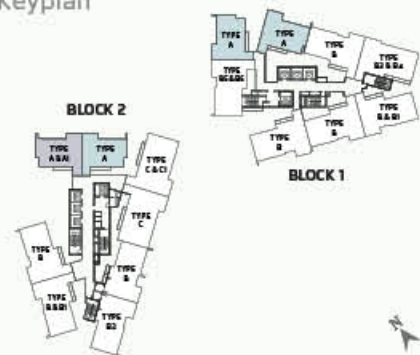
TYPE

**A / A1**

Room  
2 Bedrooms & 1 Bathroom

Gross Floor Area  
69.66 sq m / 749 sq ft  
Built-up : 66.36 sq m  
A/C Ledge: 3.30 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing differs according to floor / unit.  
All drawings are subjected to variation, modification & substitution as recommended by the Architect and / or directed by the relevant Authority.

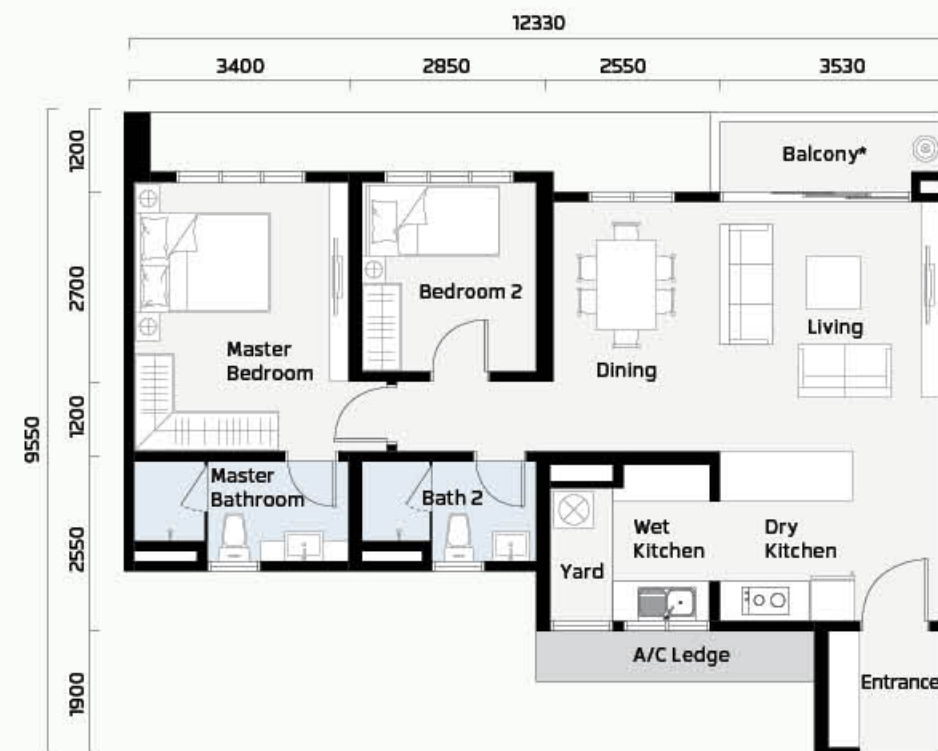
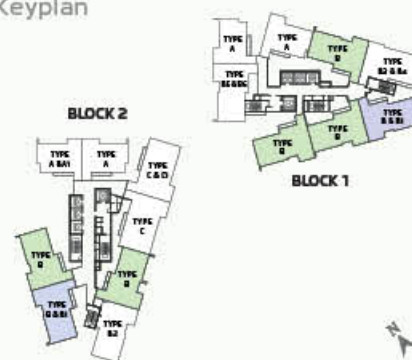
TYPE

**B / B1**

Room  
2 Bedrooms & 2 Bathrooms

Gross Floor Area  
86.24 sq m / 928 sq ft  
Built-up : 83.11 sq m  
A/C Ledge : 3.13 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing differs according to floor / unit.  
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# UNIT FLOOR PLANS

TYPE

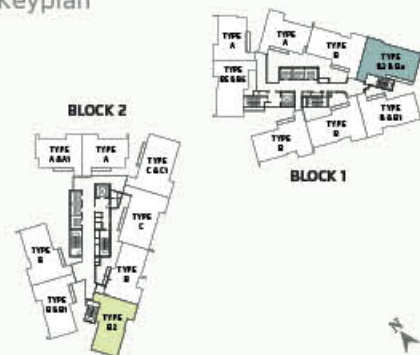
**B2 / B3 / B4**

Room  
2 Bedrooms & 2 Bathrooms

Type B2 - Gross Floor Area  
87.24 sq m / 939 sq ft  
Built-up : 83.11 sq m  
A/C Ledge: 4.13 sq m

Type B3 / B4 - Gross Floor Area  
87.64 sq m / 943 sq ft  
Built-up : 83.11 sq m  
A/C Ledge: 4.53 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
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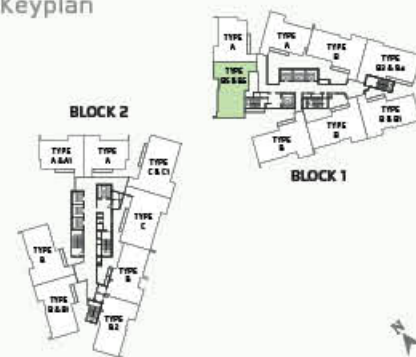
TYPE

**B5 / B6**

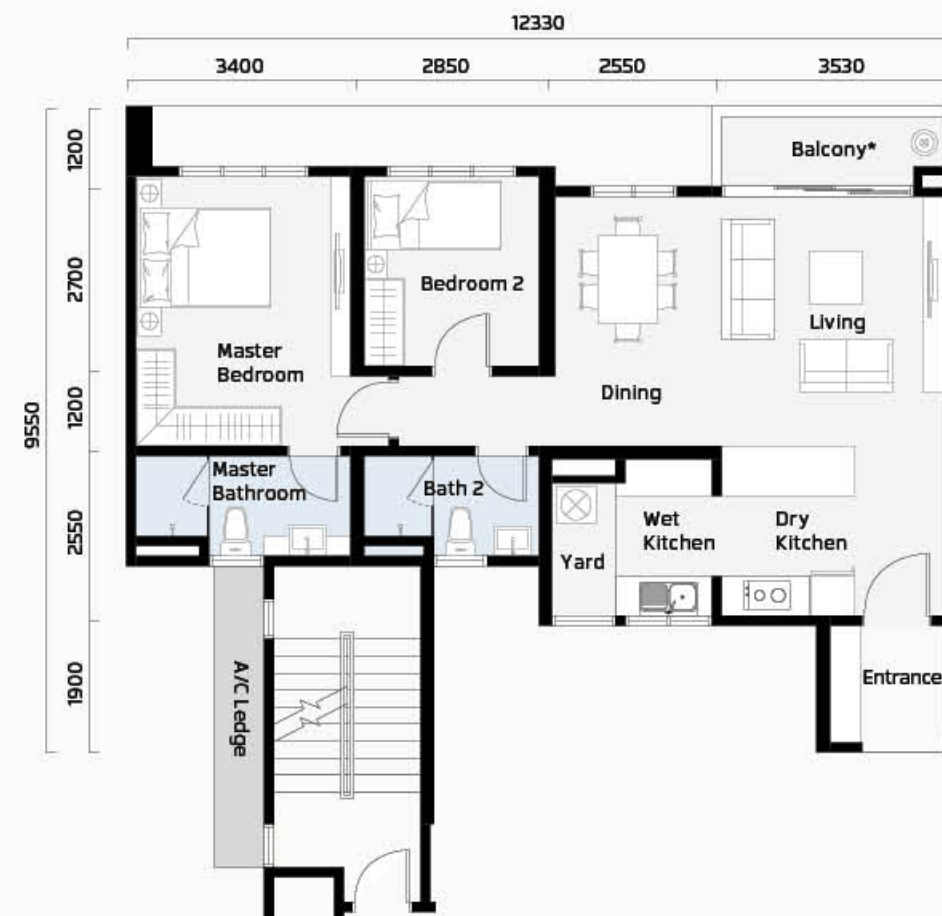
Room  
2 Bedrooms & 2 Bathrooms

Gross Floor Area  
86.50 sq m / 931 sq ft  
Built-up : 83.11 sq m  
A/C Ledge: 3.39 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing diers according to floor / unit.  
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# UNIT FLOOR PLANS

TYPE

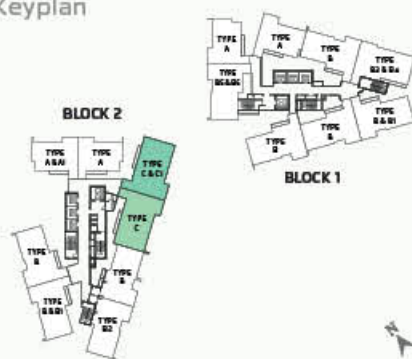
C / C1

Room  
3 Bedrooms & 2 Bathrooms

Gross Floor Area  
95.72 sq m / 1,030 sq ft

Built-up : 91.82 sq m  
A/C Ledge: 3.90 sq m

Keyplan



\* Balcony type (a), (b), (c), (d), (e) & (f) - balcony railing differs according to floor / unit.  
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# GENERAL SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete Frame			
<b>WALL</b>	Reinforced Concrete Wall or Brickwall (where applicable)			
<b>ROOFING COVERING</b>	Reinforced Concrete Flat Roof / Metal Deck (where applicable)			
<b>ROOF FRAMING</b>	Reinforced Concrete / Steel (where applicable)			
<b>CEILING</b>	Skim Coat & Paint or Plaster Ceiling / Board & paint (where applicable)			
<b>WINDOWS</b>	Aluminium Frame Glass Windows			
<b>DOORS</b>	Main Entrance	Decorative Fire Rated Door		
	Bedroom & Others	Decorative Flush Door		
	Balcony	Aluminium Framed Sliding Glass Door		
<b>IRONMONGERY</b>	Quality Lockset			
<b>WALL FINISHES</b>	External Wall	Skim Coat & Paint		
	Internal Wall	Plastering / Skim Coat & paint (where applicable)		
	Kitchen	Ceramic Tiles Up to Ceiling Heights (where applicable)		
	Bathrooms	Porcelain Tiles Up to Ceiling Heights (where applicable)		
<b>FLOOR FINISHES</b>	Living / Dining / Bedrooms	Quality Porcelain Tiles		
	Bathroom / Balcony / Others	Porcelain / Ceramic Tiles (where applicable)		
<b>SANITARY &amp; PLUMBING FITTINGS</b>		Type A & A1	Type B, B1, B2, B3, B4, B5 & B6	Type C & C1
	Water Closet	1	2	2
	Basin with Tap	1	2	2
	Shower	1	2	2
	Kitchen Sink	1	1	1
	Kitchen Tap	1	1	1
	Washing Machine Tap	1	1	1
	Toilet Roll Holder	1	2	2
	Shower Screen with Door	NA	2	2
	Toilet Bip Tap	1	2	2
<b>ELECTRICAL INSTALLATION</b>	Air-Conditioning Electrical Point	3	3	4
	Hot Water Heater Electrical Point	1	2	2
	Lighting Point	14	18	20
	Fan Point	3	3	4
	Power point	15	16	18
	Fibre Wall Socket	1	1	1
	SMATV Point	1	1	1
	Audio Intercom	1	1	1
	Door Bell Point	1	1	1
	Distribution Board	1	1	1
<b>INTERNAL TELECOMMUNICATION TRUNKING &amp; CABLING</b>	Yes			

All items mentioned above are subject to variations, modifications and substitution as may be recommended by the Architect and / or the approving authorities.

+603 6201 3888

[www.panoramaresidences.com.my](http://www.panoramaresidences.com.my)

DEVELOPER: MILLENIUM CREATION SDN BHD (1050513-K)  
a wholly owned subsidiary of LLC Properties Sdn. Bhd.

19, 21, 23 & 25, Jalan Sri Hartamas 7  
Taman Sri Hartamas, 50480 Kuala Lumpur  
Tel: +603-6201 3888  
Fax: +603-6201 3113

Developer: Millennium Creation Sdn Bhd (1050513-K)  
• Developer's Address: 19, 21, 23 & 25, Jalan Sri Hartamas 7,  
Taman Sri Hartamas, 50480 Kuala Lumpur • Developer's License No.:  
19396-1/04-2020/0399 (L) • Validity: 20/04/2018 - 19/04/2020  
• Advertising & Sales Permit No.: 19396-1/04-2020/0399 (P)  
• Validity: 20/04/2018 - 19/04/2020 • Approval Authority:  
Majlis Bandaraya Petaling Jaya • Building Plan Reference:  
MBPJ/120100/T/P10/1314/2016 • Expected Date of Completion:  
June 2022 • Tenure of Land: Freehold (with restrictions)  
• Land Encumbrances: Al-Rahji Bank & Investment Corporation Berhad  
• Type of House: Service Apartment • Built-up Areas: 749sf - 1,030sf  
• Total Units: 473 units • Selling Price: Block 1: RM642,010 (min) -  
RM829,106 (max); Block 2: RM642,010 (min) - RM931,056 (max)  
• 10% Bumiputera Discount • Express Condition: The Land Cannot  
be Transferred, Leased, or Charged except with the Consent of  
The State Authority.

ANOTHER NICHE DEVELOPMENT BY





