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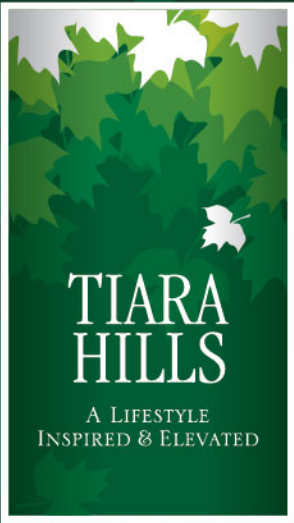
Developed by:  
**MODERN AGE DEVELOPMENT SDN BHD** (1009991-X)  
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GPS coordinates: **3°09'09.69"N    101°73'09.42"E**

Project financier:



**Phase 1** • Developer's License No : 13739-1/10-2016/01076 (L) • Validity Period : 25/10/2014 - 24/10/2016 • Advertising Permit No : 13739-1/10-2016/01076 (P) • Validity Period : 25/10/2014 - 24/10/2016 • Tenure of land : Freehold • Land encumbrances : Charged to Hong Leong Bank Berhad • Authority Approving Building Plan : DBKL • Building Plan Ref No : BP S2 OSC 2013 1773 • No of units : 50 units • Housing Types :TYPE 1 (12 units), TYPE 2A (6 units), TYPE 2B (10 units), TYPE 3A (6 units) and TYPE 3B (16 units) • Completion date : April 2017 • Minimum Price : RM3,207,651.00 • Maximum Price : RM4,662,075.00 • **Phase 2** • Developer's License No : 13739-2/11-2016/01123 (L) • Validity Period : 7/11/2014 - 6/11/2016 • Advertising Permit No : 13739-2/11-2016/01123 (P) • Validity Period : 7/11/2014 - 6/11/2016 • Tenure of land : Freehold • Land encumbrances : Charged to Hong Leong Bank Berhad • Authority Approving Building Plan : DBKL • Building Plan Ref No : BP S2 OSC 2013 1773 • No of units : 32 units • Housing Types : TYPE 3A (11 nos), TYPE 3B (19 nos) and TYPE 3C (2 nos) • Completion date : November 2017 • Minimum Price : RM3,682,627.00 • Maximum Price : RM4,371,115.00  
All illustrations are artist's impression only. The information contained herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing this information, it cannot form part of an offer or contract.



Larger than life  
*Super* SEMI-D





## Pantai Hospital Cheras

State-of-the-art medical facilities for your health and wellbeing.

## MRT

Your morning commute will be smoother with the completion of the two MRT stations, now under construction.

## Tesco

For your daily grocery and sundry needs.

## Cheras Leisure Mall

For some retail therapy, head over to this neighbourhood mall.

Go here, there, and  
*everywhere*

The easy accessibility to MRR2 is just the beginning of your journey that will allow you to travel smoothly to important destinations within the vicinity, outside it, and everywhere the road connects.





## A sheltered *shelter*

Because the safest place for you is being in your own home,  
we make sure that the community around it is safe as well.  
With round-the-clock security and intercom system,  
your life and lifestyle are protected.







Life,  
*in full bloom*

A lush one-acre recreational area where the breeze flows freely through the trees, children play happily among flowers, and everyone breathes easily.





## A Beauty *that's inside*

Each space in this super Semi-D is elegantly designed to bring out its real beauty. From exclusive fittings to the towering windows, you can see beauty, inside and out.







## Live *the high life*

From the elevated location of Tiara Hills, you will often catch yourself in a daze while admiring the beautiful lights of KLCC at night and the lush treetops in the morning.







# A location *too good to be true*

Fortunately for us, it is true. 10 km away from KLCC, a few skips away to KESAS and SILK expressways, paired with the proposed relocation of Imbi Primary School to Taman Taynton and with the completion of the MRT station, good just became better.



## SUPERLINK

- TYPE 1 - Aster
- TYPE 2 - Acacia

## SEMI-D

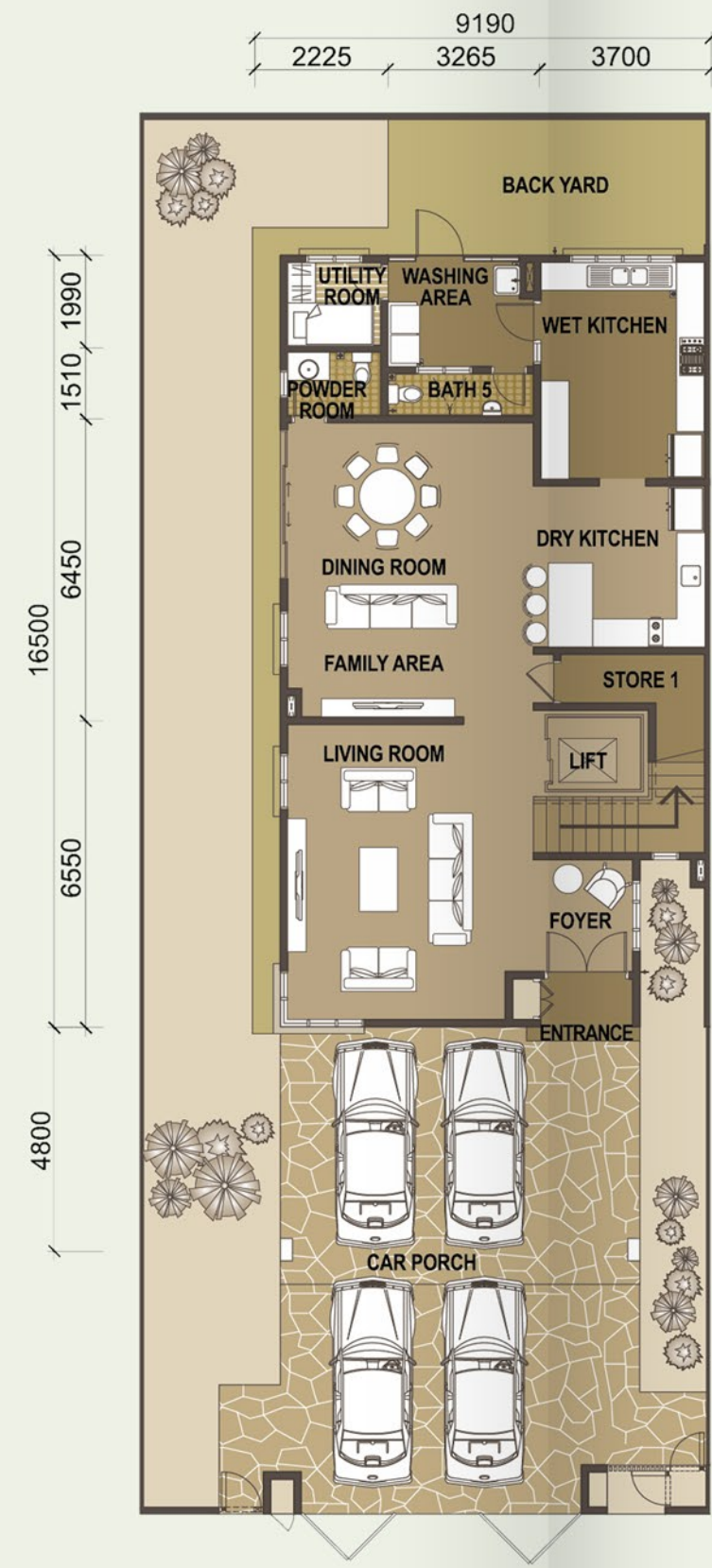
- TYPE 3B - Bowenia



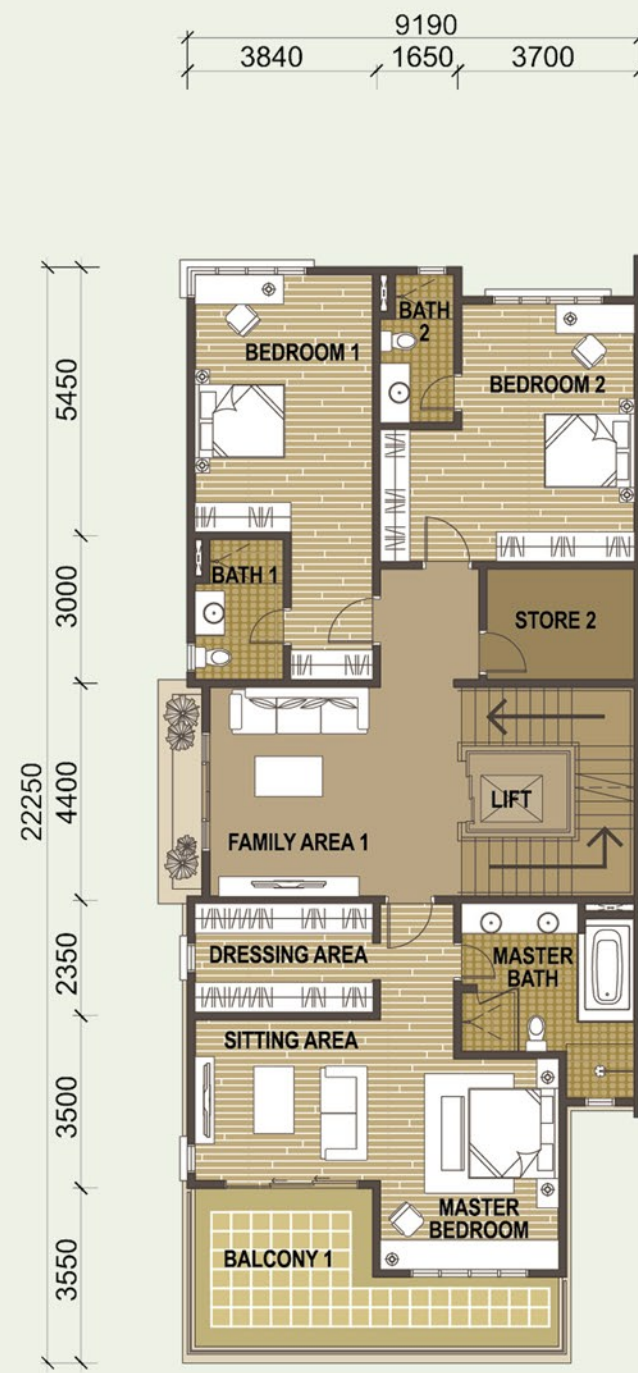


# Bowenia (TYPE 3B)

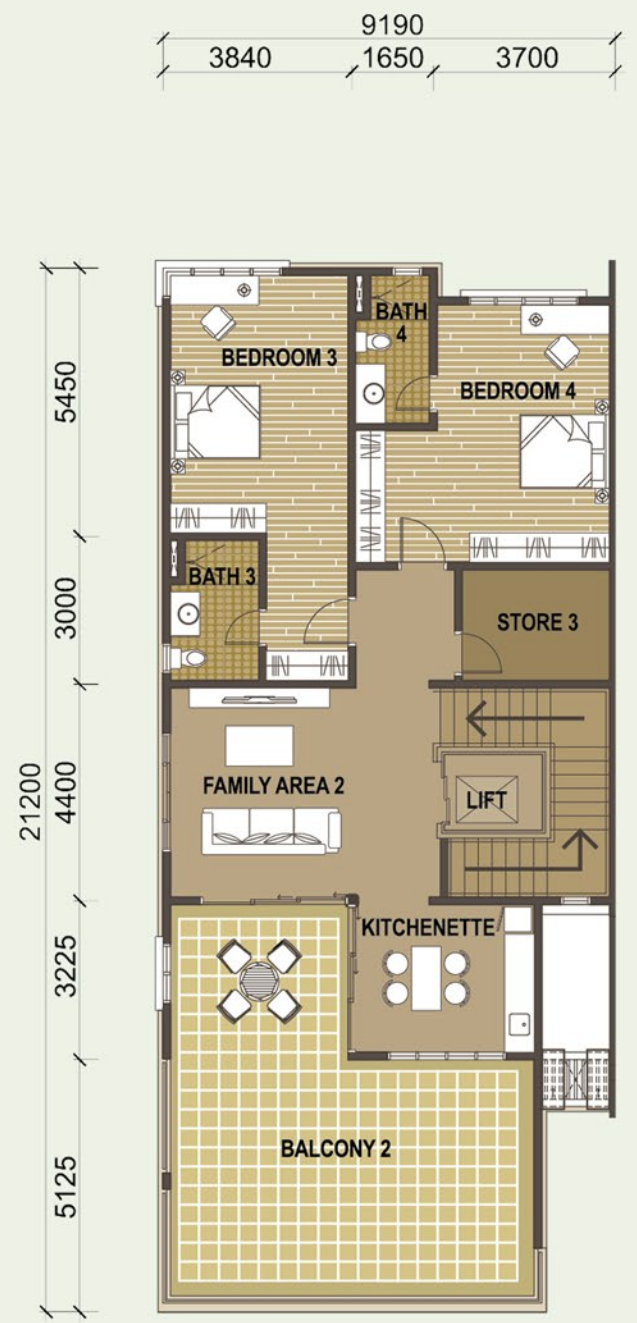
Built-up area  
557.67 sq. m. / 6,003 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# Distinctive luxuries

STRUCTURE

Reinforced Concrete Frame

WALL

Plastered Clay Bricks

ROOFING

Clay Roof Tiles

CEILING

Generally Skim Coat / Fibrous Plaster Board / Timber Strip

WINDOWS

Powder Coated Aluminium Framed Sliding / Casement / Top Hung / Louvres

DOORS

|               |   |
|---------------|---|
| MAIN ENTRANCE | Hardwood  |
| OTHERS        | Hardwood / Plywood Flush / Timber Louvre / Powder Coated Aluminium Framed Sliding Door with Glass |

STAIRCASE

Reinforced Concrete finished with Teak Parquet

WALL FINISHES

|                 |                             |
|-----------------|-----------------------------|
| EXTERNAL        | Plaster and Paint           |
| INTERNAL        | Plaster and Paint           |
| OTHERS          |                             |
| MASTER BATHROOM | Full Height Marble / Mirror |
| POWDER ROOM     | Full Height Marble / Mirror |
| BATHROOMS       | Full Height Porcelain Tiles |
| WET KITCHEN     | Full Height Ceramic Tiles   |

FLOOR FINISHES

|                 |                          |
|-----------------|--------------------------|
| LIVING & DINING | Polished Porcelain Tiles |
| FAMILY AREA 1   | Teak Parquet             |
| FAMILY AREA 2   | Teak Parquet             |
| DRY KITCHEN     | Polished Porcelain Tiles |
| WET KITCHEN     | Porcelain Tiles          |
| BEDROOMS        | Teak Parquet             |
| KITCHENETTE     | Teak Parquet             |
| MASTER BATHROOM | Marble / Mosaic Tiles    |

POWDER ROOM

Marble

BATHROOMS

Porcelain Tiles

UTILITY ROOM & STORES

Ceramic Tiles

BACK YARD

Coloured Cement

WASH AREA

Porcelain Tiles

TERRACE / BALCONY

Porcelain Tiles / Pebble Wash

CAR PORCH

Textured Concrete

SANITARY INSTALLATIONS

Quality sanitary wares & tap fittings. Hand bidets to all Baths

SHOWER SCREEN

Tempered glass shower screen for all Baths except Maid’s bath

ELECTRICAL INSTALLATIONS

Adequate lighting, power & ceiling fan points provided according to M&E engineer’s specifications

ASTRO / TV POINTS

8 Nos

AIR CONDITIONING POINTS

11 Nos complete with refrigerant piping

PLUMBING

Centralised hot & cold water plumbing with solar heater & booster pump

TELEPHONE POINTS (LAN Compatible)

12 Nos

SECURITY & HOME AUTOMATION

Alarm system, contact sensor, PIR sensors, panic buttons, intercom, CCTV cabling & automatic gate according to M&E Engineer’s specifications

LOCKS

Quality locksets

FENCING

Brick wall with metal grille

IMPORTANT NOTES:

- I. All stone (including marble) are natural materials containing veins and tonality differences. There will be colour and markings caused by their complex mineral composition and incorporated impurities. While such materials can be pre-selected before installation, this non-conformity in the stone cannot be totally avoided. Thus, it is not possible to achieve total consistency of veins, tonality, colour and pattern of stone in their selection and installation.
- II. Timber is a natural material containing grain and tonality differences. Thus, it is not possible to achieve total consistency of grain and colour in its selection and installation.
- III. Please note that there are no stone/tile finishes behind mirrors and areas enclosing any bathtub.

