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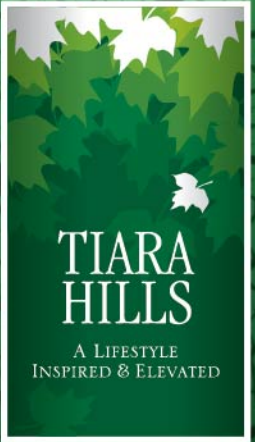
Developed by:
MODERN AGE DEVELOPMENT SDN BHD (1009991-X)
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GPS coordinates: **3°09'09.69"N 101°73'09.42"E**

Project financier:



Phase 1 - Developer's License No. : 13739-1/10-2017/02792(L) - Validity Period : 25/10/2016-24/10/2017 - Advertising Permit No. : 13739-1/10-2017/02792(P) - Validity Period : 25/10/2016-24/10/2017 - Tenure of Land : Freehold - Land encumbrances : Charged to Hong Leong Bank Berhad - Authority Approving Building Plan : DBKL - Building Plan Ref No. : BP S2 OSC 2016 0676 - No. of Units : 52 Units - Housing Types : SL 1A (23 units), SL 1B (2 units), SL 1C (1 unit), SL 1D (2 units), SL 1E (2 units), SL 1F (1 unit), SL 2A (17 units), SL 2B (1 unit), SL 2C (1 unit), SL 2D (1 unit) and SL 2E (1 unit) - Completion Date : June 2018 - Minimum Price : RM 2,197,263.00 - Maximum Price : RM3,536,421.00



An Elevated Lifestyle
Superlink Homes

Next level living

An exclusive home. A mature neighbourhood. An elevated lifestyle. Life at Tiara Hills sits on a higher ground. Enjoy the comforts of space, the assurance of security, the convenience of amenities, and the ease of accessibility. All from the high point of life.



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

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

For your daily grocery and sundry needs.

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





A lush sanctuary

A lush one-acre green park next to home.



A safe shelter

With the neighbourhood well-secured, an enhanced lifestyle is ensured.

- Gated and guarded neighbourhood
- Security mobile platform connecting residents with patrolling guards





Super spacious homes

There is always room for more in your superlink home. Elegant designs with generous space inside and outside.

- 3-storey superlink homes
- 5 & 5+1 bedrooms
- Built-ups from 3,100 sq. ft. to 4,100 sq. ft.
- Parking space for 4 cars

A location too good to be true

In the heart of Cheras, within easy reach from the city centre. Close proximity to major highways, coupled with the recent relocation of SRJK (C) Jalan Imbi to the neighbourhood and the pending completion of the MRT station, good just became better.



Legend: MRT station (Under construction)
 MRT route (Under construction)



SUPERLINK
 TYPE 1 - Aster
 TYPE 2 - Acacia
SEMI-D
 TYPE 3B - Bowenia

Aster (TYPE 1)

Built-up area
302.2 sq. m. / 3,253 sq. ft.



Acacia (TYPE 2)

Built-up area
346.05 sq. m. / 3,725 sq. ft.



Distinctive luxuries

STRUCTURE Reinforced Concrete Frame		<u>OTHERS</u> MASTER BATHROOM Full Height Ceramic Tiles / Mirror
WALL Plastered Bricks		BATHROOMS Full Height Ceramic Tiles WET KITCHEN Full Height Ceramic Tiles
ROOFING Clay Roof Tiles		FLOOR FINISHES LIVING & DINING Polished Porcelain Tiles FAMILY AREA Merbau Parquet DRY KITCHEN Polished Porcelain Tiles WET KITCHEN Ceramic Tiles BEDROOMS Merbau Parquet KITCHENETTE (TYPE 2) Merbau Parquet OTHERS BEDROOM ON Polished Porcelain Tiles LOWER GROUND FLOOR Ceramic Tiles MASTER BATHROOM Ceramic Tiles BATHROOMS Ceramic Tiles UTILITY ROOM & STORE Ceramic Tiles BACK YARD Coloured Cement WASH AREA Porcelain Tiles TERRACE / BALCONY Porcelain Tiles CAR PORCH Textured Concrete
CEILING Generally Skim Coat / Fibrous Plaster Board		ELECTRICAL INSTALLATIONS Adequate lighting, power & ceiling fan points provided according to M&E engineer’s specifications
WINDOWS Powder Coated Aluminium Framed Sliding / Casement / Top Hung / Louvres		ASTRO / TV POINTS 6 Nos
DOORS MAIN ENTRANCE Solid Door OTHERS Solid Door / Plywood Flush / Timber Louvre / Powder Coated Aluminium Framed Sliding Door with Glass		AIR CONDITIONING POINTS 8 Nos complete with refrigerant piping
STAIRCASE Reinforced Concrete finished with Merbau Parquet		PLUMBING Centralised hot & cold water plumbing with solar heater & booster pump
WALL FINISHES EXTERNAL Plaster and Paint INTERNAL Plaster and Paint		TELEPHONE POINTS 7 Nos
		SECURITY & HOME AUTOMATION Alarm system, contact sensor, PIR sensors, panic buttons, CCTV cabling & automatic gate according to M&E Engineer’s specifications
		LOCKS Quality locksets
		FENCING Brick wall with metal grille
		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 (TYPE 1)

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.