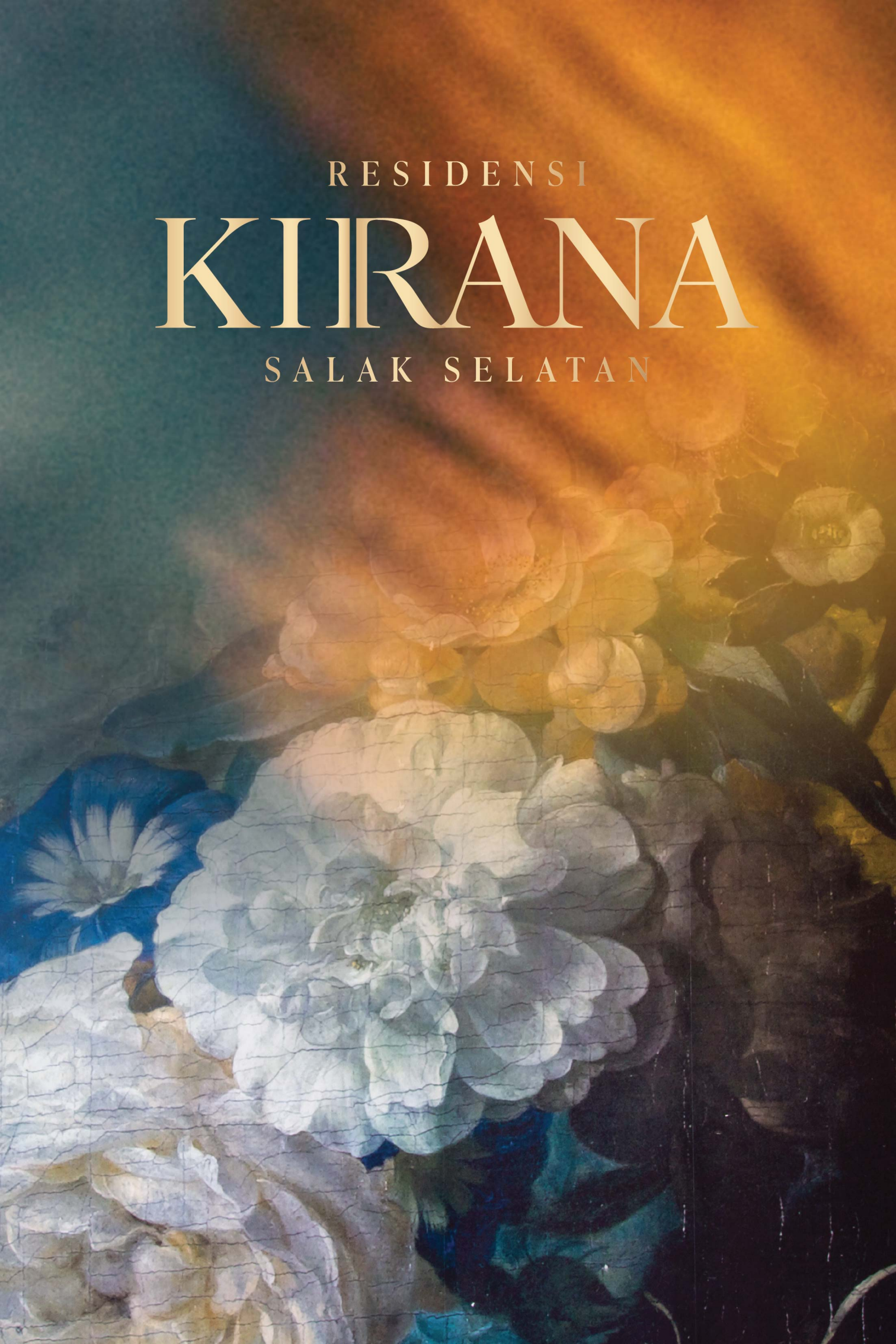


RESIDENSI

KIRANA

SALAK SELATAN



A nurtured enclave,
Rooted in the heart of the city,
Where community is a delight
and flourishing
our way of *life*

RESIDENSI KIRANA
SALAK SELATAN



COMMUNAL WARMTH, CITY BUZZ

Designed for a cozy, like-minded community to connect, but just a mere 5.5km to Mid Valley City and only 11km to KLCC, Kirana Residence keeps you comfortably grounded while conveniently minutes away from the bustling city.

A perfect balance
for all in the family.





Best of Both Worlds

Depending on the unit orientation, residents get to enjoy the breathtaking views of iconic Merdeka 118, Petronas Twin Towers, and the TRX Exchange 106, or the majestic sunrise over the KL skyline. Within the vicinity, residents have plenty to enjoy too.



Premium-like Experience



A guarded grand entrance archway leading to a gated compound



GRAB ride-hailing stop & drop-off point



Peace of mind with multi-tier security, including CCTV and lift access card control



Ample parking lots exclusively for residents



An en-suite master bathroom for each master bedroom



Lush facilities deck including a private for-residents gym



Rooftop viewing deck to savour the city skyline



Level 9

FACILITIES PLAN

Level 9

- | | |
|-----------------------------|---------------------------|
| 1. Infinity Swimming Pool | 9. Kids Playground |
| 2. Floating Sundeck | 10. Edible Garden |
| 3. Sundeck | 11. Recreation Sport Zone |
| 4. Pool Cabana | 12. Pickleball Court |
| 5. Kid's Water Play Pool | 13. Sports Area |
| 6. Outdoor Shower | 14. Games Room |
| 7. BBQ Terrace | 15. Reading Room |
| 8. Planter Box with Seating | 16. Yoga Studio |

Level LG2

- | | |
|--|-------------------|
| 17. Gym Room | 1. Penjaja Madani |
| 18. Indoor Dining Area | 2. Taska |
| 19. Changing Rooms (Male & Female) | 3. Tadika |
| 20. Multipurpose Hall / Recreational Court (Level 8) | 4. Shops |
| 21. Skydeck (Level 35) | |





Space, with everything in its place

Each unit has 3 bedrooms, 2 bathrooms, aircon balcony, and a yard, totalling 852 sq.ft. Ownership of each unit comes with allocation of 1 parking lot.

TYPE **A** | 852 (sq. ft.)



Bedroom(s)
3



Bathroom(s)
2



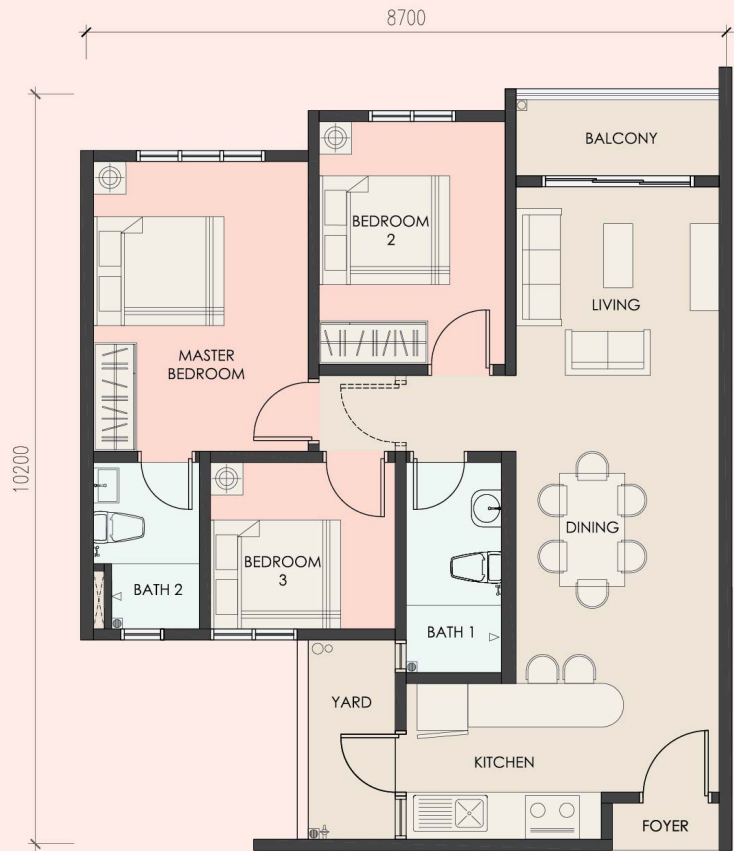
Balcony
1



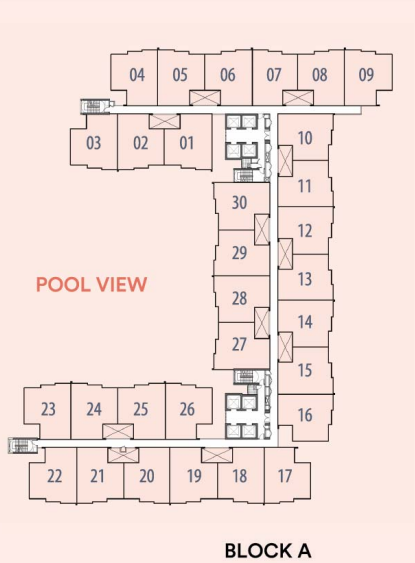
Yard
1



Parking Lots
1



Key Plan



Strategically located in Salak South Baru, the community is perched right at the heart of the arteries with highways leading to virtually all directions in and out of the city. It is easily accessible to Salak South Highway, BESRAYA Sungai Besi Expressway, MEX Highway, KL-Seremban Highway, and the East-West Link from Cheras to Seputeh and Petaling Jaya.



Crafted By



Nama Pemaju: BEAKS DEVELOPMENT SDN BHD • Alamat: NO 5, JALAN 51A/225 POTALING JAYA 46100 SELANGOR • No Telefon: 012-2996608 • Emel: sales@beaks.myNo Lesen Pemaju: 30024/03-2027/0023(A) • Tempoh Sah Lesen: 28/03/2022-27/03/2027 • No Permit Iklan Dan Jualan: XXXXX • Tempoh Sah Permit Jualan: XXXX • Jenis Pegangan Tanah: PAJAKAN 99 TAHUN TAMAT PADA 11 JULAI 2122 DAN 22 MEI 2123 • Sekatan Kepentingan Tanah: TANAH INI TIDAK BOLEH DIPINDAHMLIK, DIPAJAK ATAU DIGADAI TANPA KEBERANJAWANTAKUASA KERJA TANAH WILAYAH PERSEKUTUAN KUALA LUMPUR. • Bebanan Tanah: TIADA • Perihal: TYPE A (852SQFT), TYPE B (910SQFT) • Tarikh Permohonan Dijangka Siap: MARCH 2031 • Harga Jualan: MIN RM299,990 - MAX RM364,000 • Bilangan Unit: BLOK A (849 UNIT), BLOK B (446 UNIT) • Pihak Berkualas Tempatan: DKL • No Rujukan Pelan Bangunan: BP 3 OSC 2025 0925 (1/4). Spesifikasi Pernajuan: PANGSAUPURI

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN BOLEH DISEMAK MELALUI PORTAL TEDUH .KPKT.GOV.MY