

CHEERZ

Private Residences



For ownership
www.lavilekl.com

MALAYSIA

No.8, Jalan Medan Putra 4, Medan Putra Business Centre,
Off Jalan Damansara, 52200 Kuala Lumpur, Malaysia.

HONG KONG

Unit 1618, 16/F, Mira Place Tower A, 132 Nathan Road,
Tsim Sha Tsui, Kowloon, Hong Kong.
香港九龍尖沙咀彌敦道132號美羅華廣場A座16樓1618室

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Service Apartment • Developer License No: 14585-1/12-2020/03433 (L) • Validity Period: 23-12-2019 to 22-12-2020 • Advertising & Sales Permit No: 14585-1/12-2020/03433(P) • Validity Period: 23-12-2019 to 22-12-2020 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP U3 OSC 2017 0594 • Land Encumbrances: UOB Bank (M) Berhad • Land Tenure: Freehold • Expected Date of Completion: April 2021 • Total Units: 1,278 • Selling Price (Min) RM 466,500 - (Max) RM 2,078,400 • Bumiputra Discount: 5%

The information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this material, the developer cannot be held responsible for any inaccuracy. All the items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.



Asia Pacific
Property Awards
2016-2017



European
Business Assembly



European Society
for Quality Research



Queen Victoria
Award

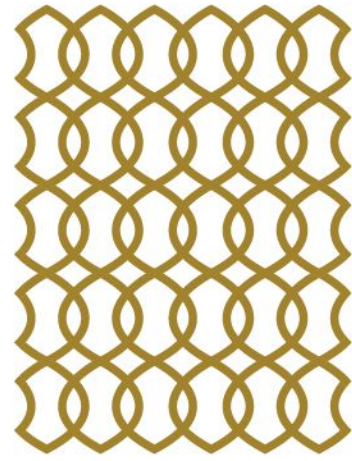


Sin Chew Business
Excellence Awards 2017



Platinum Award for
Best in CSR and Marketing 2017

FREEHOLD
LAVILE KUALA LUMPUR



bienvenue en Malaysia !
欢迎来到马来西亚

FACTS ABOUT MALAYSIA

Area 330,345 sq.km	Capital City Kuala Lumpur	Population 32.4 million (2020 est)
Gross Domestic Product(GDP) \$365.303 billion (nominal, 2019 est.)	GDP Growth(%) 4.3% (nominal, 2019 est.)	GDP per capital \$11,137 (nominal, 2019 est.)

REASONS
TO INVEST IN
MALAYSIA

One of the most prolific countries in Southeast Asia, Malaysia's reputation as a rich cultural melting pot filled with abundant natural wonders which make it an appealing option for first-time visitors as well as those looking to reside here on a more permanent basis.

ECONOMY

3rd Largest economy in **Southeast Asia** | **35th** Largest economy in the world

EDUCATION

5 Universities ranked among the world's top 200

RETIREMENT

7th Best country in the world to retire in year 2020

HEALTHCARE

95/100 Best Health Care in world category of year 2019 **International Living Annual Global Retirement Index**

MAJOR DEVELOPMENT

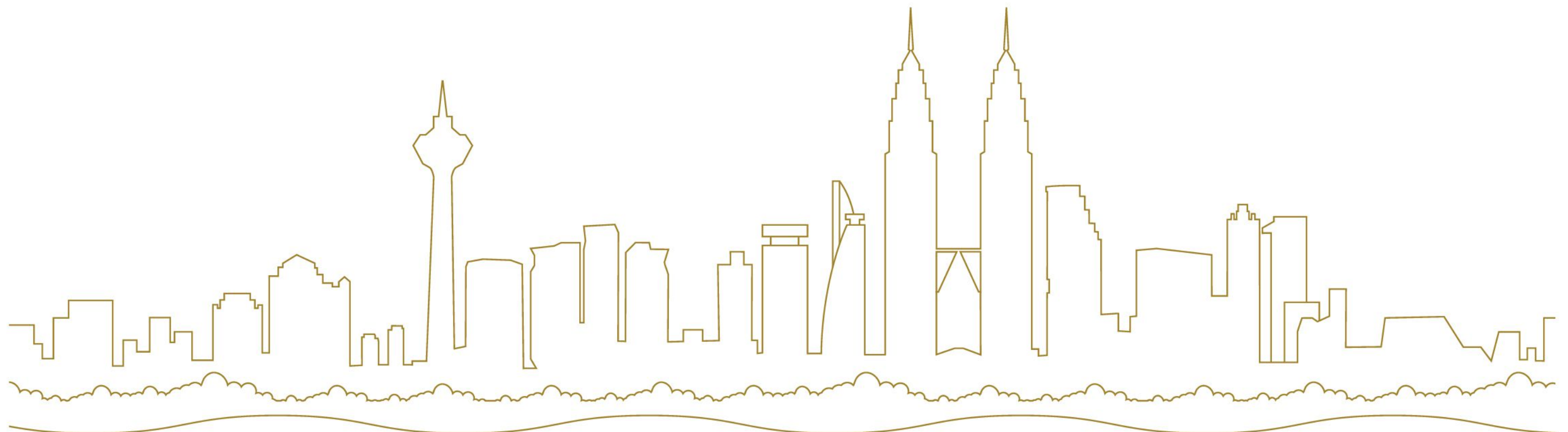
TUN RAZAK EXCHANGE Malaysia's first international financial district with an estimated total gross development value of **RM40 billion**

BANDAR MALAYSIA A **486** acre transit-oriented development with an estimated total gross development value of **RM140 billion**

TOURISM

26,100,784 International tourist arrivals during year 2019 | Total **RM86.14** billion contribution in tourist receipts to country's economy

90 minutes From Kuala Lumpur to Singapore via **Kuala Lumpur-Singapore high-speed rail (HSR)**





CHEERS TO A LIFE OF LUXURY

Cheerz private residences is the final tower in Lavile, Kuala Lumpur. Designed under the influence of freedom, Lavile recreates a luxury impression for residents and visitors, symbolizing a promise of a memorable living experience.

Sophisticated, crafted interiors will surround you in beauty while the truly brilliant building design affords the residences the luxury of having a self-sustained neighbourhood.

Welcome home!



LEVEL 9



- | | |
|---|--------------------------|
| 1 LCW Badminton Hall | 10 Sauna |
| 2 Lounge Area | 11 Changing Room |
| 3 Infinity Lap Pool | 12 Games Room |
| 4 Jacuzzi Bubble Pool | 13 Reading Room |
| 5 BBQ Leisure Deck | 14 Putting Green |
| 6 Leisure Play Pool | 15 Leisure Deck |
| 7 Sun Deck | 16 Half Basketball Court |
| 8 Theme Park-Style Children's Play Pool | 17 Children's Playground |
| 9 Shallow Bubble Pool | 18 Party Lap Pool |

LEVEL 10



- | | |
|----------------|----------------------|
| 1 Lounge Area | 4 Multi-Purpose Room |
| 2 Floating Gym | 5 Management Office |
| 3 Surau | |



UNWIND HIGH ABOVE THE CITY

Sky Lounge at the rooftop level of Cheerz private residences, captures both morning breeze and extravagant city lights view. This is where you can start off your day with a freshly brewed coffee or a sanctuary that allows you to relax your mind after a hectic day by admiring the beauty of Kuala Lumpur city right here at level 38 of Cheerz.

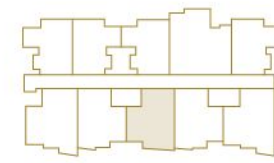


SPECIALLY CRAFTED PRACTICAL SPACE

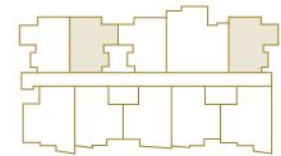
The units in Cheerz composed of varying sized suites that range sized from 750 sq ft to 961 sq ft with 2-bedroom and 3-bedroom layouts. All residences occupy a prized position notably featuring the stunning city views through full-height windows and generously high ceilings.



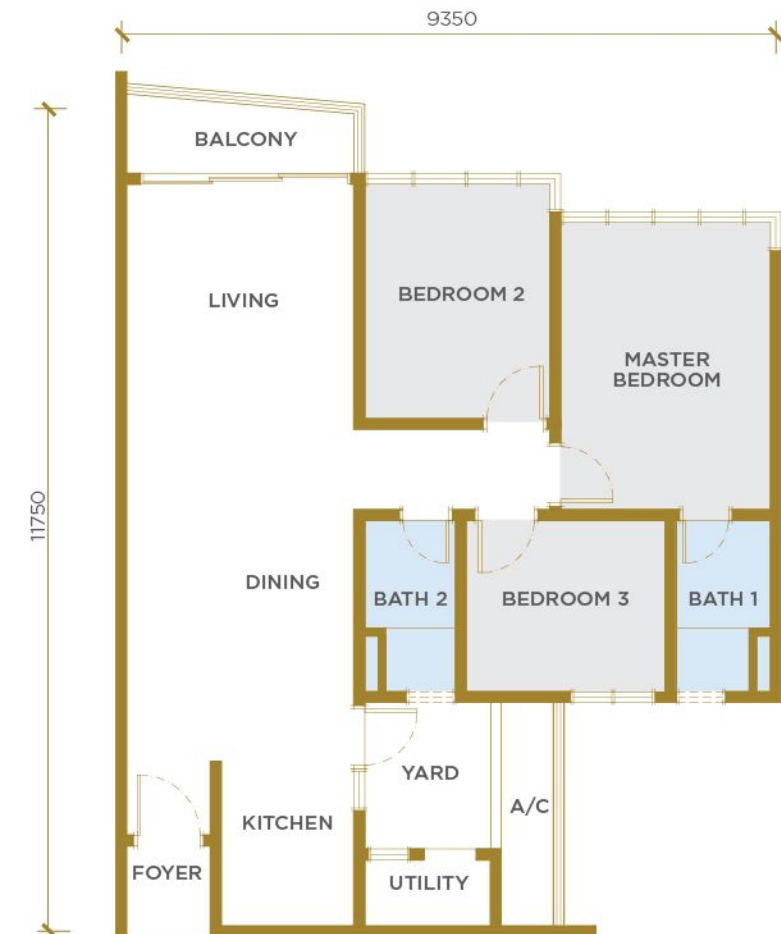
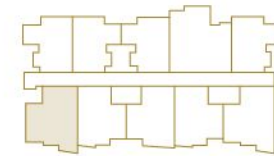
TYPE B2
864 sq.ft | 3 2



TYPE A
750 sq.ft | 2 2



TYPE C4
961 sq.ft | 3 2





YOUR SAFETY, OUR PRIORITY

Security Tailored To You And Your Family.
Equipped with 5-tier security system:



24/7 HD CCTV



Access card
to designated floors
only



Residential
carpark barrier



Visitor
management system
via intercom



Assist button in
commercial parking



THE LAVILE LIFESTYLE

OUR OFFERINGS AT A GLIMPSE - A 15-MINUTE NEIGHBOURHOOD

An evolving six essential urban social functions: Living, working, supplying, caring, learning & enjoying. This is a development where, in less than 15 minutes, dwellers can access their essential living needs.

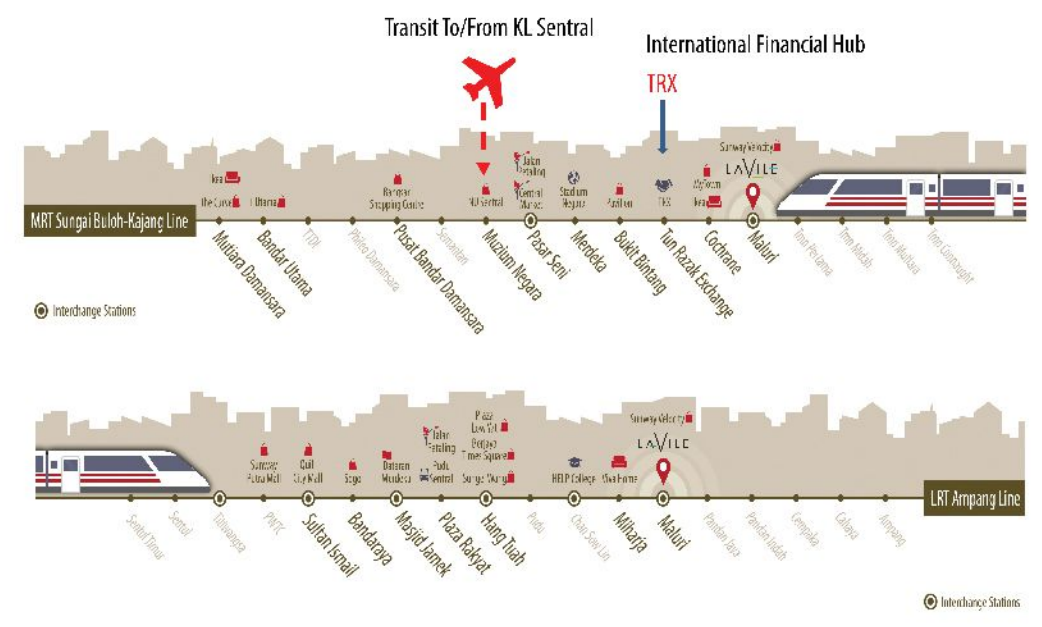
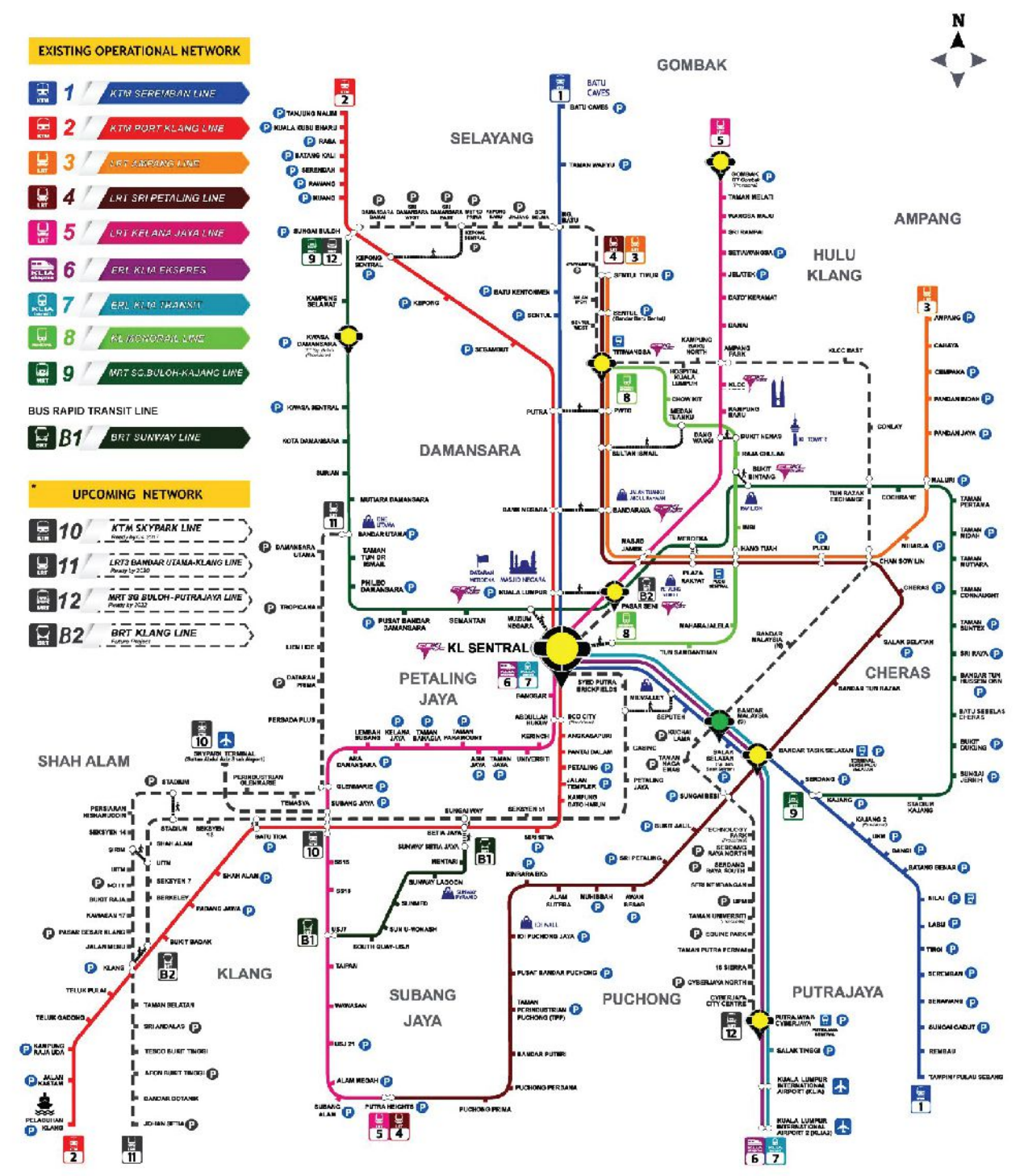
AN URBANITE'S PLAYGROUND - An inimitable location is paramount to Cheerz value as a distinctive property. Perfectly poised between nature and prime urban attractions situated in the heart of Maluri Cheras KL, the development exists as a tranquil respite while affording residents the luxury of being at the heart of the action at any given moment.

With easy access to virtually every facet of Kuala Lumpur's public transport network including the LRT and MRT lines, residents can also opt to explore nearby malls on foot — retail mainstays such as Aeon Taman Maluri and Sunway Velocity are situated a leisurely walk away via a sheltered walkway, making for an unparalleled and convenient shopping experience.





STRATEGICALLY-CONNECTED



LOCATION

Not only does the development have so much to offer within its own boundaries, it is perfectly placed to reach a plethora of Kuala Lumpur's most iconic and best-loved attractions, venues and locations.



MALURI MRT-LRT INTERCHANGE

AEON Maluri Station 150m
LRT
MRT

ACCESSIBILITY

Sungai Besi Highway (Besraya)
North-South Highway (PLUS)
Maju Expressway (MEX)
Middle Ring Road 2 (MRR2)
Jalan Tun Razak
Jalan Loke Yew
Jalan Cheras
Jalan Peel
Jalan Jejaka

SHOPPING & LEISURE

AEON Taman Maluri Shopping Centre 150m
Sunway Velocity 1km
MyTOWN Shopping Centre 1.5km
IKEA Cheras 1.5km
Pavilion KL 4.6km
KLCC 5.2km

MEDICAL CENTERS

Sunway Velocity Medical Centre 300m
Hospital Universiti 3km
Kebangsaan Malaysia (HUKM) 3.5km
Pantai Hospital Ampang 4km
Beverly Wilshire Medical Centre 4km
Prince Court Medical Centre 4.5km
Pantai Hospital Cheras 5.4km

EDUCATION

INTERNATIONAL SCHOOLS
Taylor's International School 3km
EtonHouse Malaysia 5km
Alice Smith School 6km
COLLEGES & UNIVERSITIES
Wawasan Open University 1.9km
Business & Management International College 4km
Sunway University 23.7km

SPORTS & CLUBS

Taman Pudu Ulu 1.1km
Royal Selangor Golf Club 3.4km

SPECIFICATIONS

STRUCTURE	Reinforced Concrete Structure
WALL	Reinforced Concrete Wall / Brick Wall
ROOFING COVERING	Concrete Flat Floor
ROOFING FRAMING	Reinforced Concrete Structure / Steel Structure
CEILING	Internal Skim Coat / Plaster and Paint Finish Bathroom Plasterboard Ceiling
WINDOWS	Aluminium Framed Window with Glass Panel
DOORS	Main Entrance Fire Rated Door Approved by Jabatan Bomba & Penyelamat Malaysia Internal Timber Flush Door Balcony Aluminium Framed Glass Sliding Door
LOCKS	Internal Selected Quality Lockset Main Entrance Locks / Ironmongery Approved by Jabatan Bomba & Penyelamat Malaysia
FLOOR FINISHES	Foyer Selected Quality Tiles Living Selected Quality Tiles Dining Selected Quality Tiles Bedroom Laminated Timber Flooring Bathroom Selected Quality Tiles Kitchen Selected Quality Tiles Utility Selected Quality Tiles Balcony Selected Quality Tiles Yard Selected Quality Tiles A/C Cement Render Bathroom Selected Quality Tiles Up to Ceiling Height Kitchen Selected Quality Tiles / Wall Panel Others Plaster / Skim Coat and Print Finish
WALL FINISHES	

SANITARY FITTING SCHEDULE

Unit Type A | Aa | B1 | B1a | B2 | B2a | B3 | B3a | C1 | C1a | C2 | C2a | C3 | C4 | C4a | C5 | C6 | C6a | C7

Water Closet	2
Wash Basin C/W Tap	2
Shower Head	2
Toilet Roller Holder	2
Hand Bidet	2
Kitchen Sink C/W Tap	1
Bib Tap for Washing Machine	1

ELECTRICAL SCHEDULE

	A Aa	B1 B1a B2 B2a B3 B3a	C1 C1a C2 C2a C3 C4 C4a C5 C6 C6a C7
Distribution Board (DB)	1 no.60 Amp Single	1 no.60 Amp Single	1 no.60 Amp Single
Lighting Points	13	15	15
Ceiling Fan Point	1	1	1
Power Points	12	15	17
TV Outlets	2	2	2
Fibre Wall Socket	1	1	1
Water Heater Points	2	2	2
Intercom Point	1	1	1
Door Bell Point	1	1	1
Air Cooled Split Units	3	4	4
Hood Point	1	1	1
Hob Point	1	1	1