

KELAB
UKAY
RESIDENCE





ROOFTOP GARDEN

The 800-square-foot rooftop garden provides an excellent vantage point for the tranquil mountain ridges. Accessible by private lift, it stretches the home's living space into nature to present an ideal setting for alfresco gathering.



MOTHER NATURE AT YOUR DOORSTEP



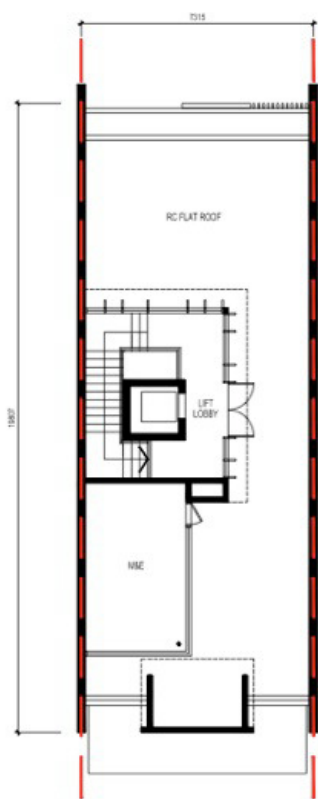
3 + 1 + 1 STOREY WITH LIFT

Kelab Ukay Residence is located within an upscale and mature residential area, its impressive exterior a blend of modern linear design and floor-to-ceiling glass panels. A private lift leads to all 5 levels of the home that include a large service area and two master bedrooms located on two different floors.



SECTION PLAN



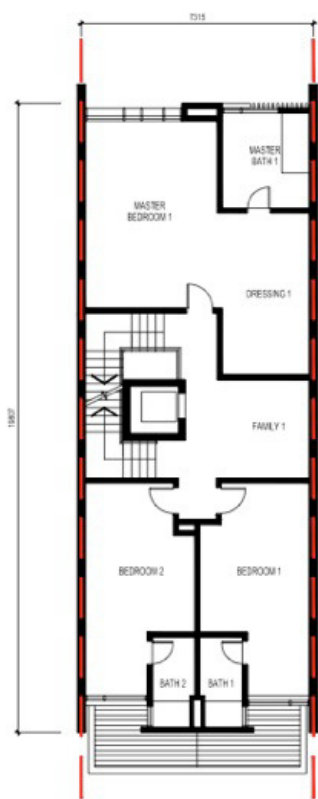


FLOOR PLAN

ROOF TOP

RC Flat Roof
Lift Lobby
M&E Area

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FLOOR PLAN

FIRST FLOOR

- Master Bedroom 1
- Master Bath 1
- Dressing 1
- Family 1
- Bedroom 1
- Bedroom 2
- Bath 1
- Bath 2

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FLOOR PLAN

GROUND FLOOR

Living
Balcony
Dining
Dry Kitchen
Wet Kitchen
Foyer
Powder Room
Car Porch

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FLOOR PLAN

LOWER GROUND 1

Master Bedroom 2
Master Bath 2
Dressing 2
Family 2

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FLOOR PLAN

LOWER GROUND 2

Service Area

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FLOOR PLAN

Floor	Description	Size (SF)
Roof Top	Garden, lift, M&E	1,240
First Floor	Bedrooms, Family	1,440
Ground Floor	Living, dining, kitchens	1,100
	Porte-cochere	480
Lower Ground 1	Bedroom, Family	870
Lower Ground 2	Service area	870
Total		6,000

SPACE

This elegant 6,000-square-foot contemporary home welcomes residents and guests into a 3+1+1-storey structure where a spacious living area, dining room and kitchen are hosted on the same floor. The lower ground floor offers the convenience of laundry and storage space.





AN ARTFUL EXPANSE INSIDE-OUT

Surpassing the contemporary design style of this home is the relaxing and tranquil aesthetic that combines with an element of practicality. The rich and layered layout is tiered to offer an unobstructed mountain view that extends to the living area and both master bedrooms. A high ceiling enhances the feeling of spaciousness.



LOCATION MAP

Kelab Ukay Residence is joined to key parts of Klang Valley by major highway networks, providing easy access to complete basic and support functions such as education, health, transportation, and shopping and recreational amenities.

DUKE Highway

8 minutes to Jalan Duta
10 minutes to Mont Kiara
10 minutes to Karak Highway
15 minutes to Petaling Jaya

AKLEH Highway

10 minutes to KLCC
10 minutes to Jalan Sultan Ismail

MRR2 Highway

15 minutes to Batu Caves
20 minutes to Sg. Besi toll

To Batu Caves

To Setapak

Jalan Genting Klang

ISKL Melawati

Giant
Hypermarket

Zoo

Jalan Ukay Perdana

Shell

ESSO

Jalan Wangsa 1

To Duta

DUKE Highway (E33)

Jalan Kelab Ukay 2

To KLCC

Akleh (E12)

To KDE Golf

ISKL

Ampang Puteri
Hospital

Gleneagles
Hospital

Ampang Point
Shopping Centre

To KLCC

Jalan Ampang

Ampang

GE Mall

To Cheras

MRR2 Highway



Kelab Ukay Residence offers 15 freehold titles, each covering a minimum of 24' x 90' plot of land. Every building is set back by 30 feet to provide ample parking space for four cars at the entryway.

FREEHOLD





SECURITY

Kelab Ukay Residence is an ideal model for contemporary urban development. The existing gated community and neighbourhood security service affords residents privacy and peace of mind.

A monthly charge is imposed on homeowners for this third-party* security service.

**Not owned, engaged and/or managed by Strong Heritage Sdn. Bhd.*

SPECIFICATIONS

FRAMEWORK

Structure: Reinforced Concrete
Walls: Clay Bricks, Plaster and Paint
Roofing: Reinforced Concrete
Ceiling Finishes: Skim Coat and Paint/Fibrous Plaster
Windows: Aluminum Frame Glass Panel

DOORS

Main Entrance: Solid Timber Door
Others: Timber, Steel, Aluminium and Glass Doors

LIFT

Passenger Lift (5 stops)

IRONMONGERY

Quality Locksets

FLOORING

Living, dining, Dry Kitchen and Bathrooms: Quality Tiles
Family and all Bedrooms: Timber Strip
Balcony and Terraces: Quality Tiles
Roof-top: Cement rendered
Service area: Gravel

WALL FINISHES

General: Plaster and Paint
All Bathrooms, Powder Room & Kitchen: Quality Tiles

SANITARYWARE & FITTINGS

Master Bathroom: Long Bath, Water Closet, Wash Basins and Shower
Other Bathrooms: Water Closet, Wash Basin and Shower
Powder Room: Water Closet and Wash Basin

ELECTRICAL INSTALLATIONS

3 Phase Power Supply
13A Socket Outlets: Adequate
15A Socket Outlets: Adequate
Light Points: Adequate
Ceiling Fan Points: All Bedrooms, Lanai, Family and Living
Air Conditioning: Power Supply and Copper Piping to every Room
Hot Water: Water Heater Piping to Kitchen and all Bathrooms
TV Outlets: Accessible to Living, Family and all Bedrooms
Internet and Telephone: Living, Family and Master Bedrooms

FENCING

Perimeter Walls & Grills with Auto Gate System



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Disclaimer

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