

Another Prestigious Project By



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Platinum Victory Sales Gallery @ Old Klang Road

Platinum Arena Sales Gallery

1-G Medan Klang Lama 2B, No. 419, Jalan Kelang Lama
58000 Kuala Lumpur.

RESIDENSI PLATINUM ARENA | Type of Property: Serviced Apartment | Developer's License No.: 19847-1/04-2021/0300(L) | Validity Period: 05/04/2019 - 04/04/2021 | Advertising Permit No.: 19647-1/04-2021/0300(P) | Validity Period: 05/04/2019 - 04/04/2021 | Building Plan Approving Authority: DBKL | Reference No.: BPS1/OS/20183851 | Land Tenure: Leasehold 99 years | Expiry Date: 2117 | Encumbrances: UOB Bank Baihd | Expected Date of Completion: Apr 2022 | Total Units: 728 | Selling Price - Min: RM14,540.00 - Max: RM895,050.00 | Developed By: Marques Land Sdn Bhd (A member of Platinum Victory) | Company Address: Lot 25067, Taman Melati Utama, Setapak, 53100 Kuala Lumpur. | Phone: 03 4108 8666 | 6% Discount for Bumiputeras | This land cannot be transferred, leased, pledged and mortgaged except with the permission of the Land Executive Committee of the Federal Territory of Kuala Lumpur.

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Reference no: PVA(SB)042019/V1

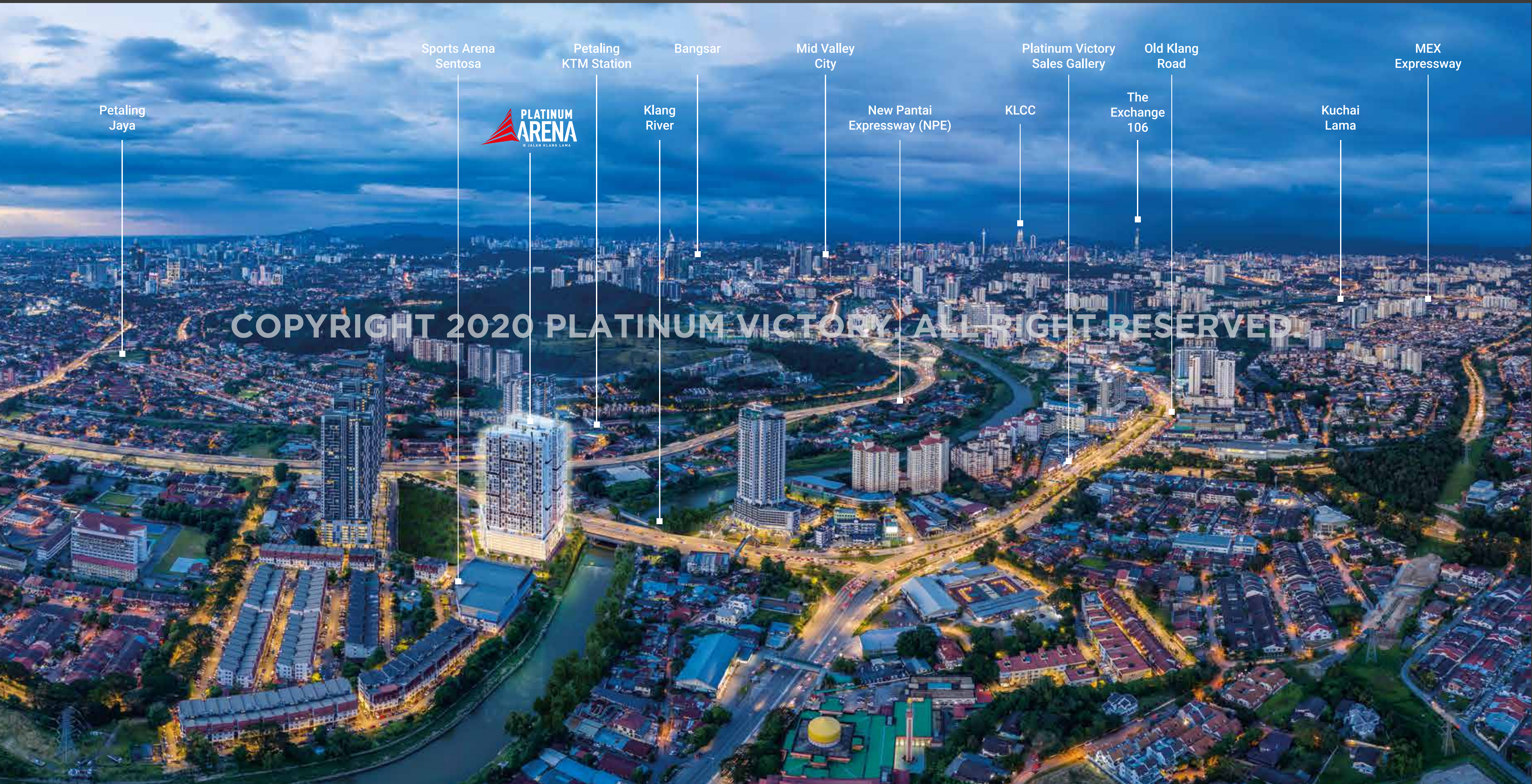
Welcome
To A Home Of
VICTORIES

THE COMPREHENSIVE ADDRESS

OLD KLANG ROAD

(JALAN KLANG LAMA)

Old Klang Road has several residential estates that started its way since 1960's. Complete with commercial spaces, large residential catchment and amenities, this premium location is one of the hotspots known for its great accessibility and connectivity.



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GRIDS AND FRAMES

FAÇADE DESIGN

Platinum Arena offers more than just a stunning façade; it is the modern and stylish home of choice for those seeking utmost comfort.

The modern frame and interlock façade design is an aesthetic introduction to the city's diverse mix of lifestyles that interconnect seamlessly with one another.



Desirable Moment

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ENRICHING LIFESTYLES & ENHANCING EXPERIENCES

Platinum Arena comes complete with multi-faceted facilities for all kinds of daily activities alongside these comfortable abodes. From the vibrant game room for the busy adults to kid's playroom, Platinum Arena has ample facilities designed for the old, the young, the kids and the kids at heart.



Dynamic Moment



Relaxing Moment



Fictional Moment

Connective Moment

FACILITIES FOR YOUR CONVENIENCE

One's lifestyle is only complete when filled with activities that bring joy to spontaneous moments. Platinum Arena designs an array of facilities – arranged conveniently on the same floor – to foster healthy, enriching lifestyles. Each exclusive sky lounge is designed for you to relish in the city's skyline view.

- 1 25m Length Swimming Pool
- 2 Wading Pool/ Jacuzzi
- 3 Pool Pavilion
- 4 Kids Swimming Pool
- 5 Multi-Sports Hall
- 6 Laundrettes
- 7 Shop
- 8 Surau
- 9 Child's Playroom
- 10 Covered Playground
- 11 Open Fitness Zone
- 12 Outdoor Playground
- 13 Canopy Walk
- 14 Multi-function Hall
- 15 Game Room
- 16 AV Room
- 17 265m Jogging Track
- 18 BBQ area
- 19 Viewing/ Yoga Deck
- 20 Dance/ Yoga Studio
- 21 Gymnasium
- 22 Library
- 23 Lounge
- 24 Sky Lounge

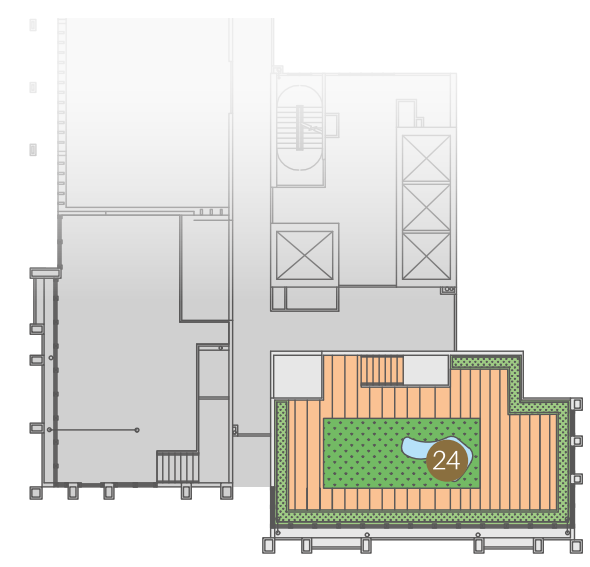


FACILITIES PODIUM Level 8

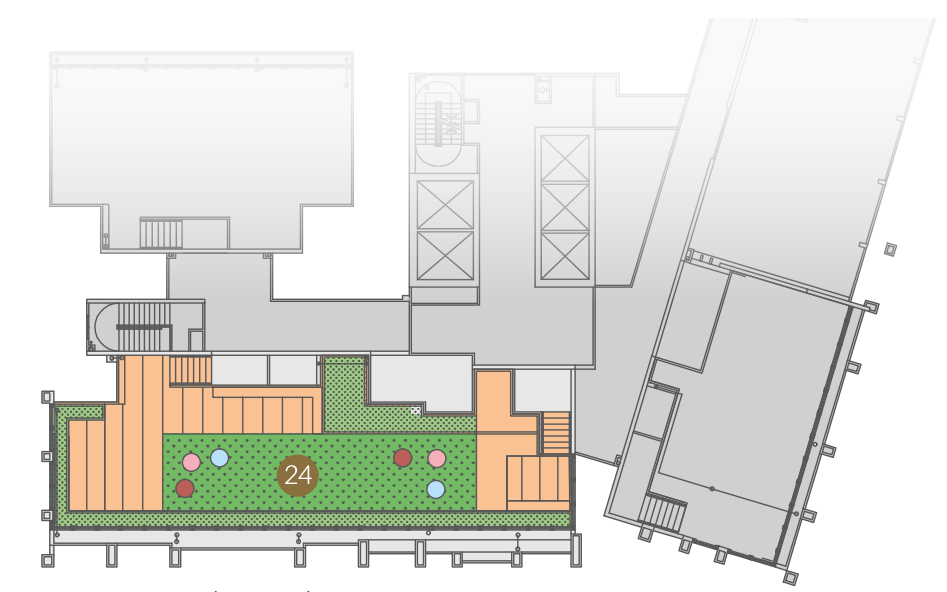


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SKY LOUNGE Roof Top



BORIS (Block B)



ARMSTRONG (Block A)

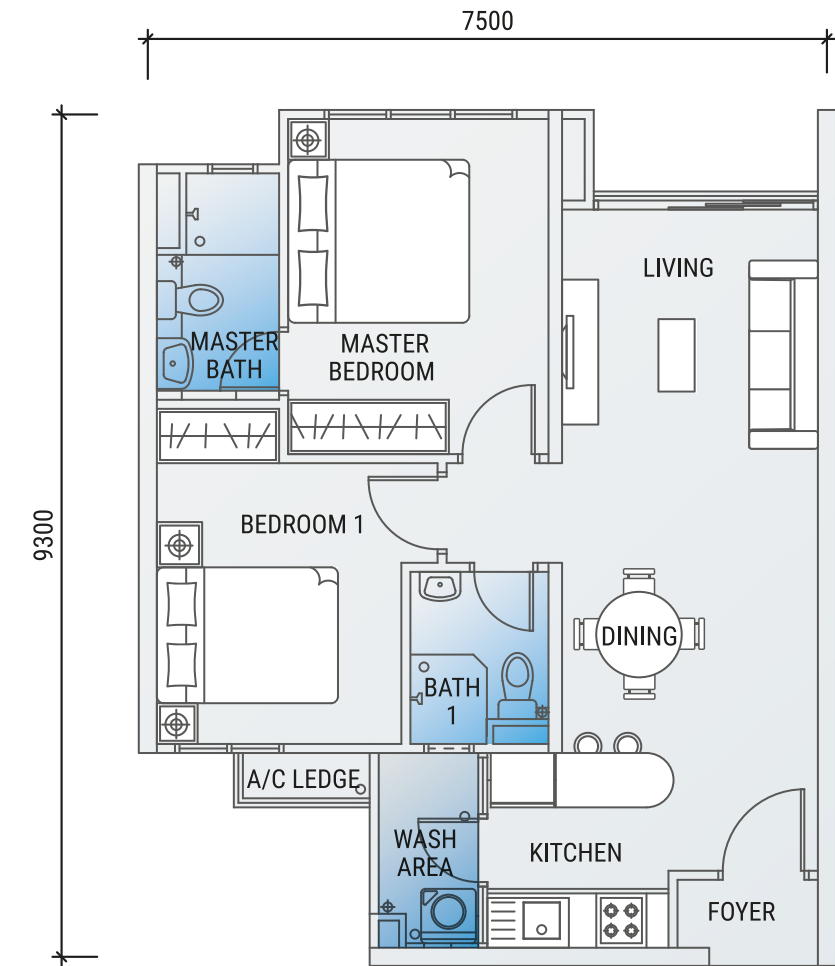


Master Bedroom

TYPE A/A1

Built-up : 650 sq.ft.
2 Bedrooms
+ 2 Bathrooms

	Square feet
Unit Area	650
A/C Ledge	10
Total	660



SPACES DESIGNED FOR YOUR COZY MOMENT

Fill the living room with laughter and kitchen with fragrant aroma. Platinum Arena is a home designed for you to create endless moments that you will cherish for a lifetime.



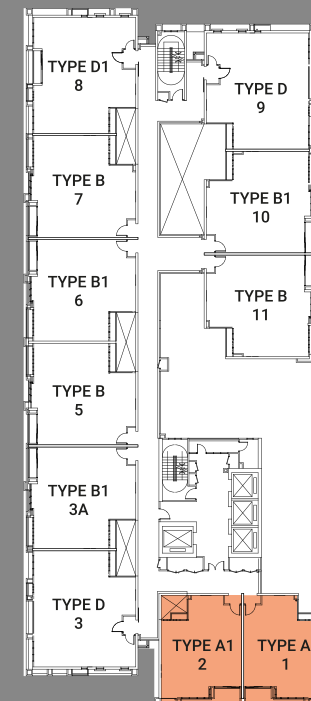
Playroom

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Living Room

BORIS (Block B)



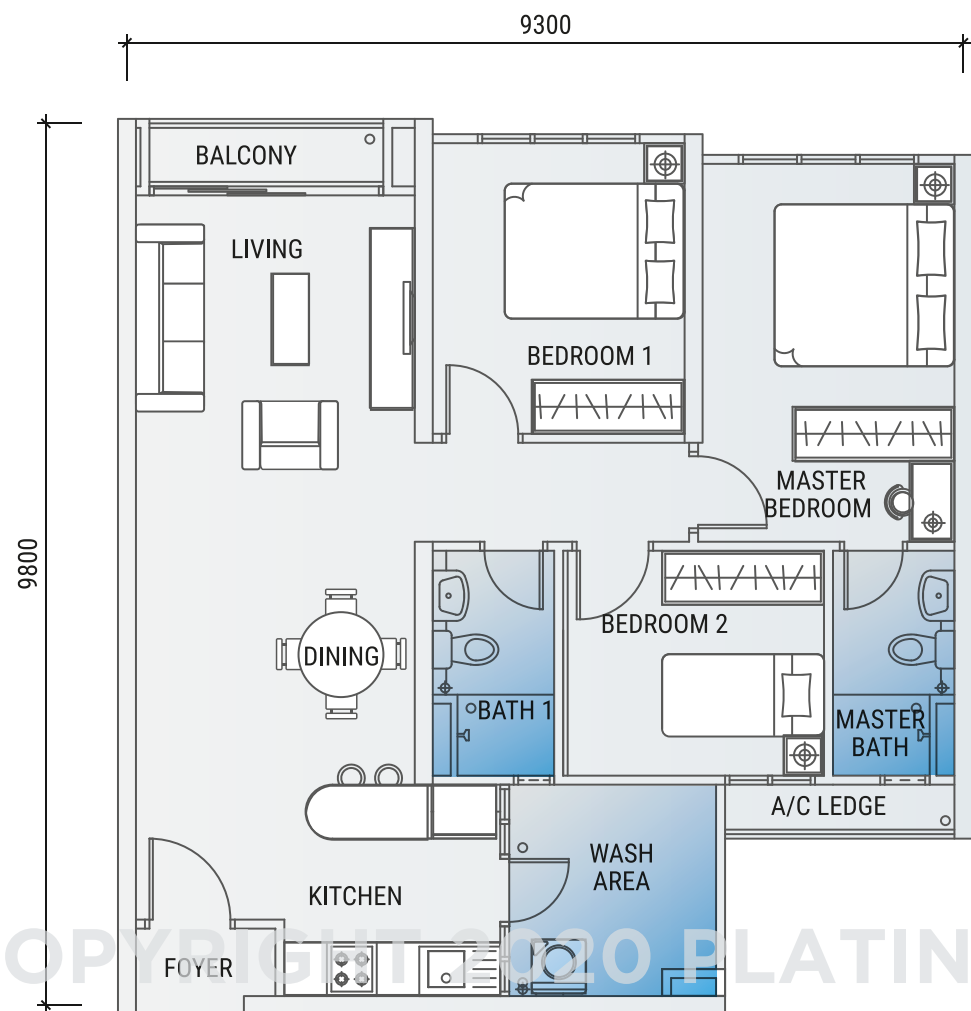
ARMSTRONG (Block A)



TYPE B/B1

Built-up : 890 sq.ft.
3 Bedrooms
+ 2 Bathrooms

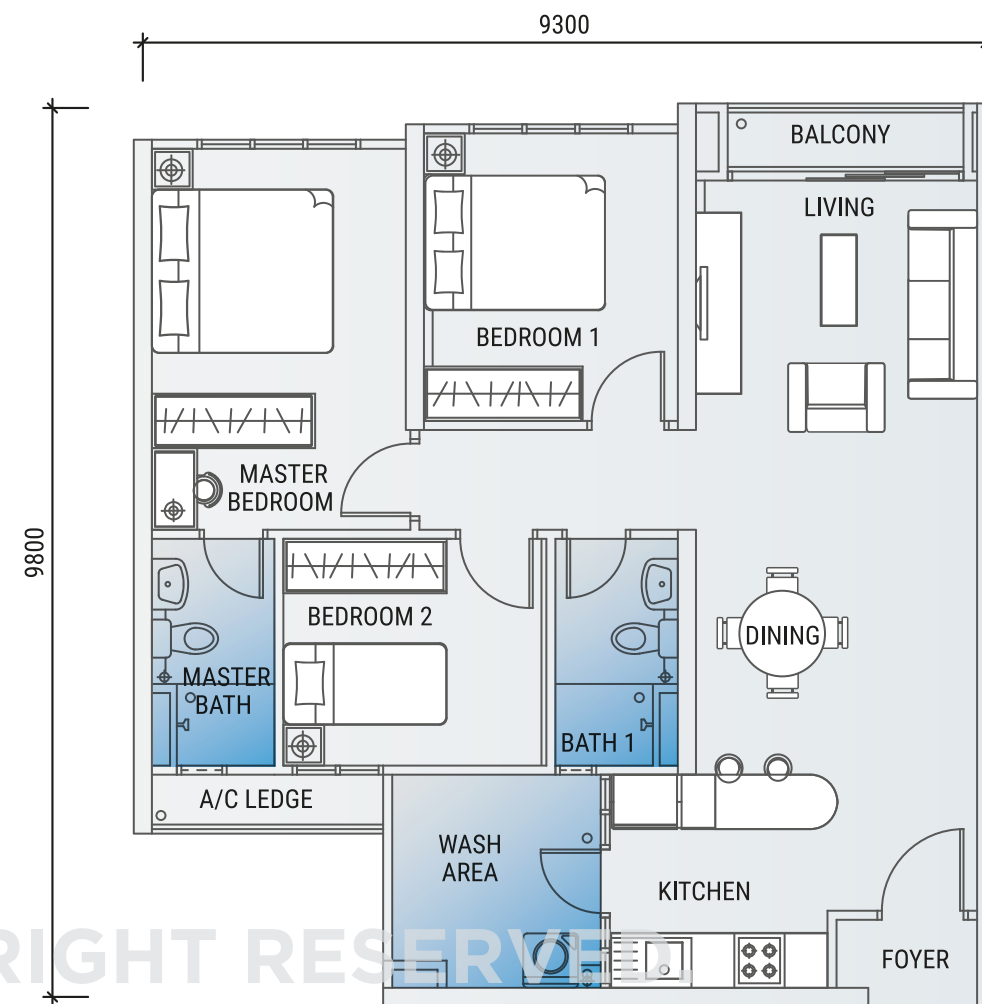
	Square feet
Unit Area	890
A/C Ledge	17
Total	907



TYPE C

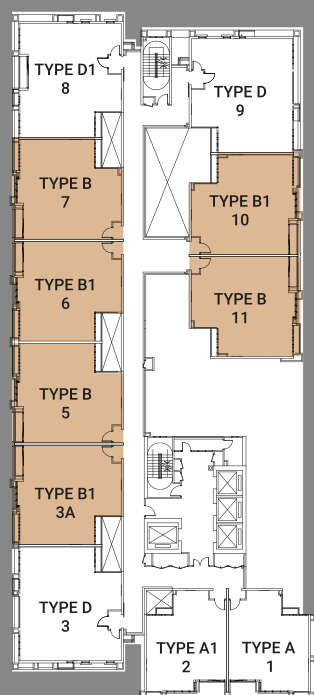
Built-up : 888 sq.ft.
3 Bedrooms
+ 2 Bathrooms

	Square feet
Unit Area	888
A/C Ledge	19
Total	907

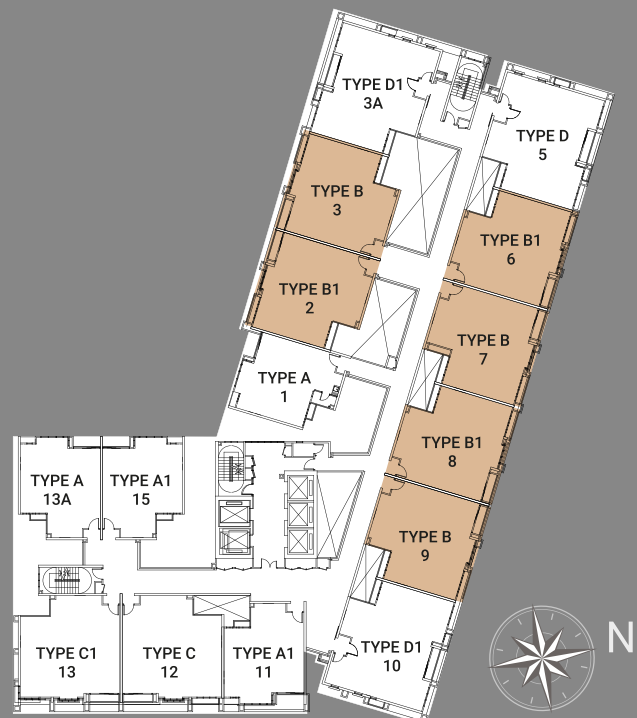


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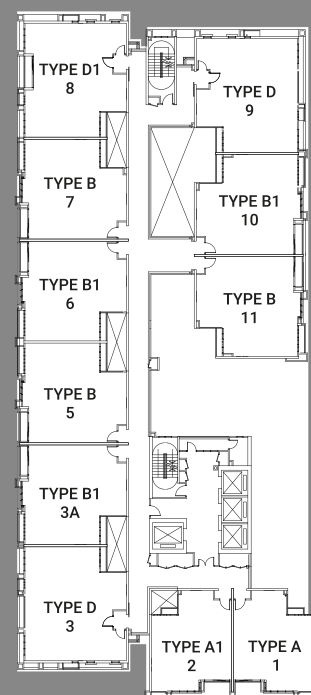
BORIS (Block B)



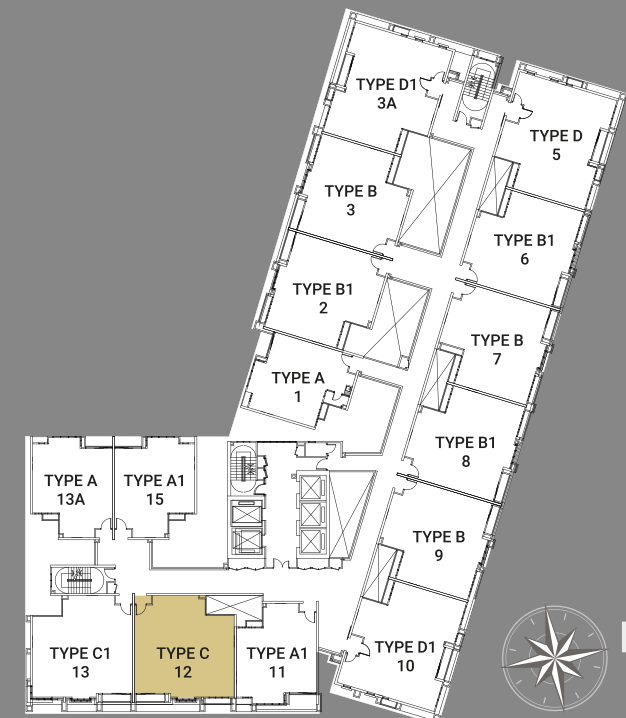
ARMSTRONG (Block A)



BORIS (Block B)



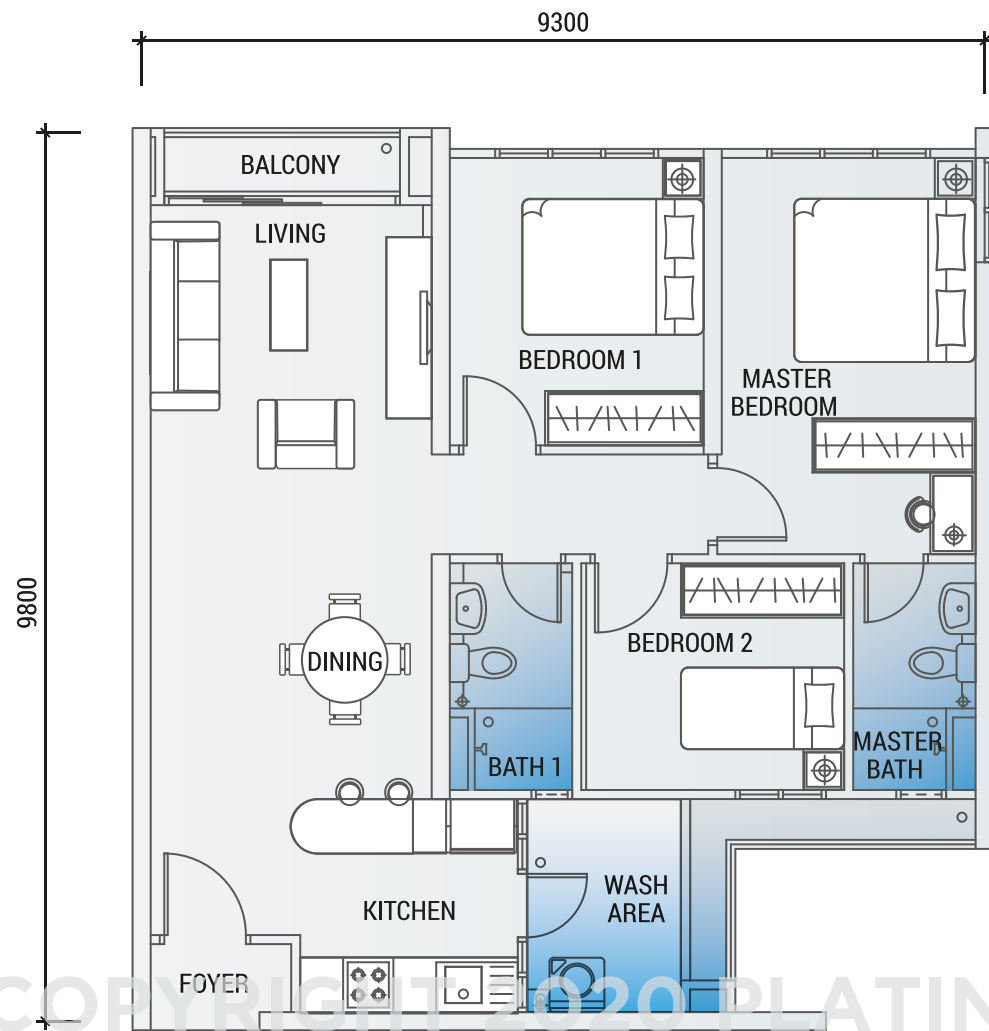
ARMSTRONG (Block A)



TYPE C1

Built-up : 908 sq.ft.
3 Bedrooms
+ 2 Bathrooms

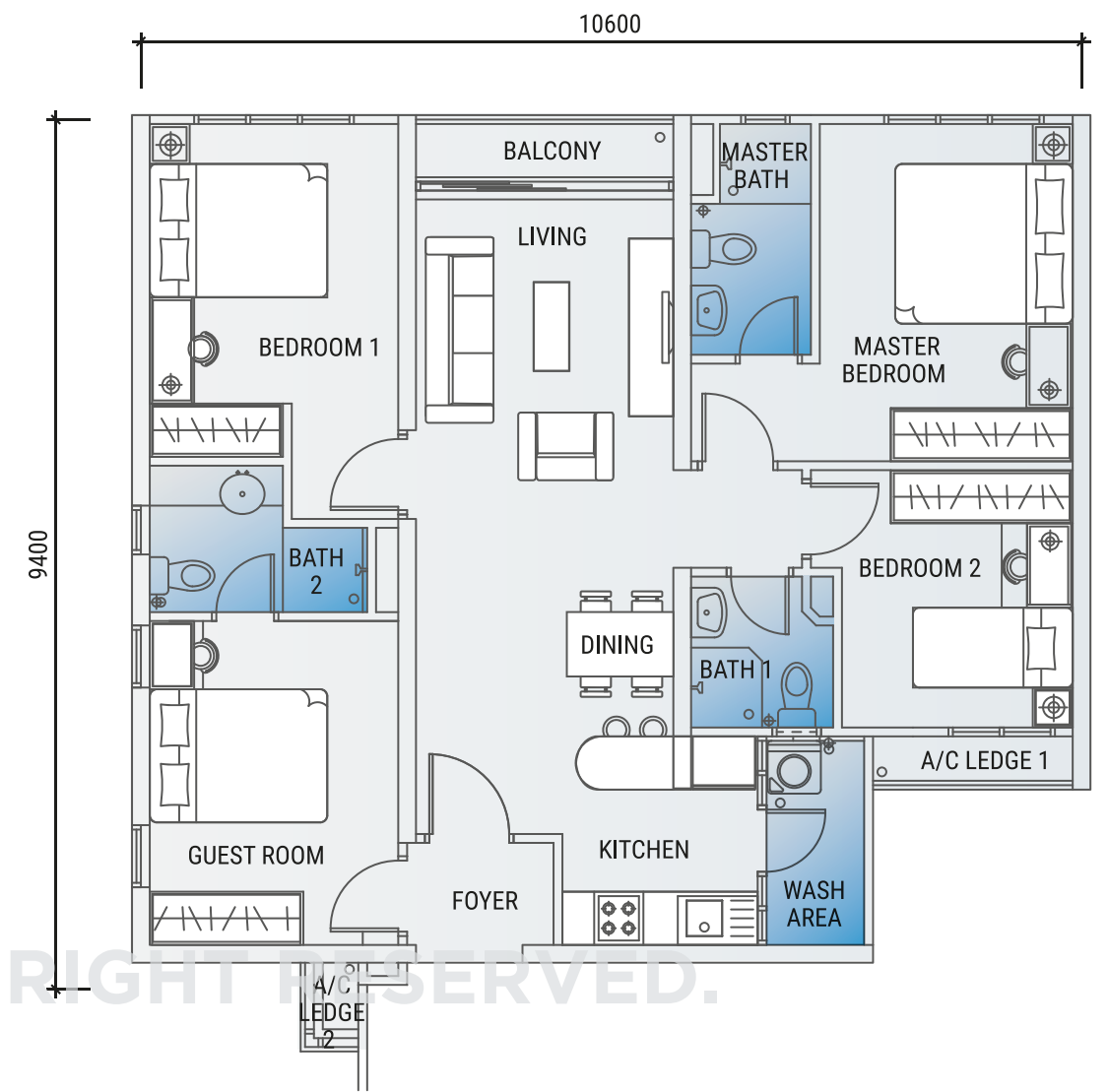
	Square feet
Unit Area	908
A/C Ledge	0
Total	908



TYPE D/D1

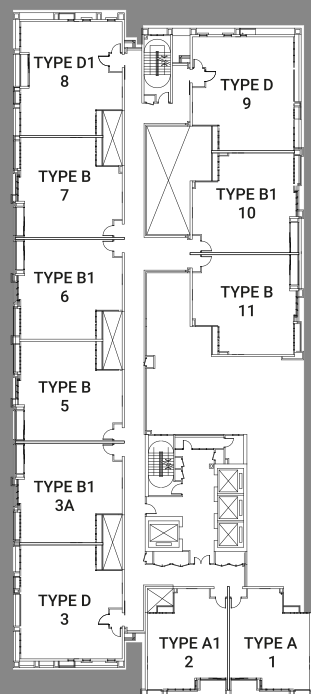
Built-up : 1,008 sq.ft.
4 Bedrooms
+ 3 Bathrooms

	Square feet
Unit Area	1,008
A/C Ledge 1	15
A/C Ledge 2	5
Total	1,028

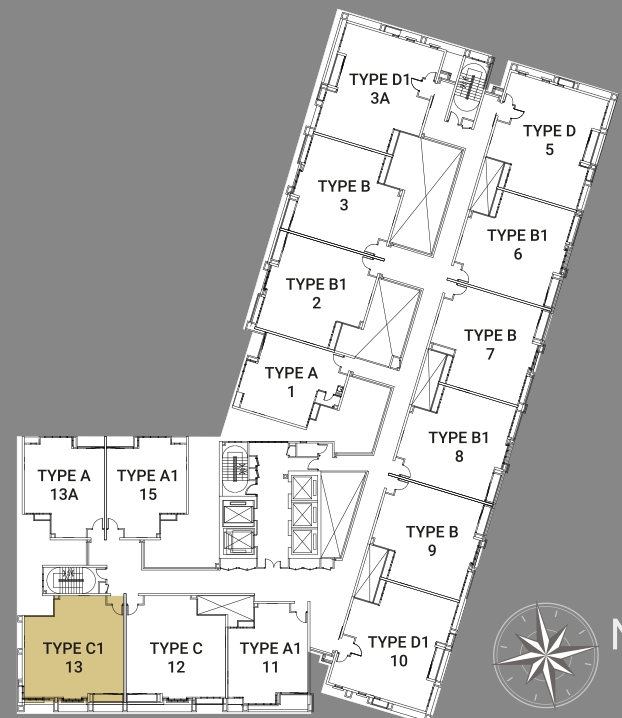


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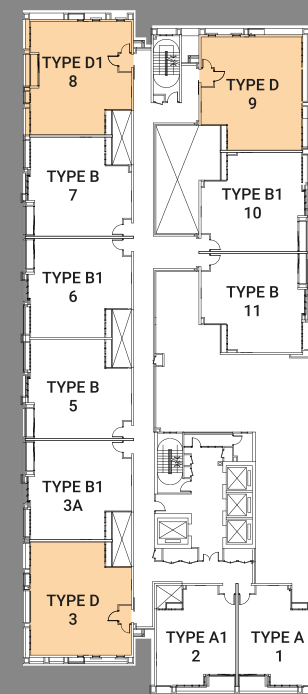
BORIS (Block B)



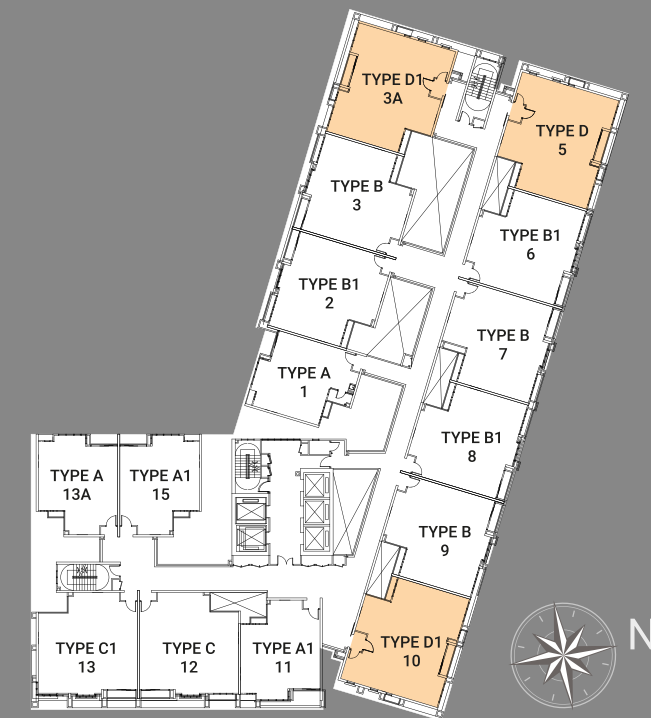
ARMSTRONG (Block A)



BORIS (Block B)



ARMSTRONG (Block A)

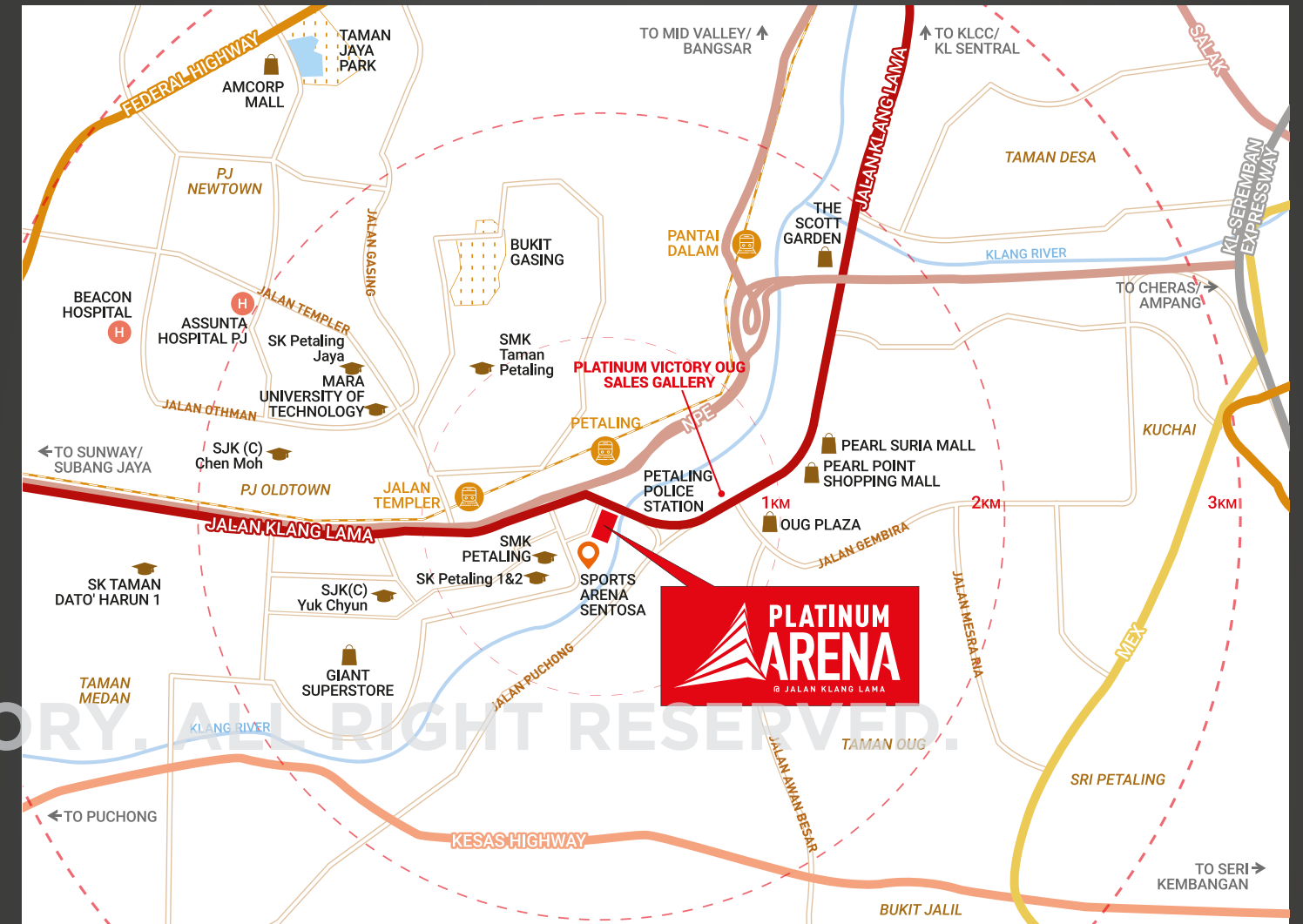


SPECIFICATION

STRUCTURE	: Reinforced Concrete Frame			
WALLS	: Reinforced Concrete/ Masonry Bricks/ Lightweight Block & Panel			
ROOFING	: Reinforced Concrete Slab/ Metal Deck			
ROOF	: Reinforced Concrete			
CEILING FINISHES	: Living/ Dining	- Skim Coating		
	: Bedrooms	- Skim Coating		
	: Bathrooms	- Plaster Ceiling		
	: Other Areas	- Skim Coating		
WINDOWS	: Aluminium Framed Window With Clear Glass			
DOORS	: Fire Door/ Timber Flush Door/ Aluminium Frame Sliding Door			
LOCKS	: Quality Lock Sets			
FLOOR FINISHES	: Living/ Dining Area			
	: Bedrooms/ Kitchen/ Foyer	- Porcelain Tiles		
	: Bathrooms	- Ceramic Tiles		
	: Yard/ Balcony	- Ceramic Tiles		
	: A/C Ledge	- Cement Render		
WALL FINISHES	: Bathroom	- Wall Tiles to Ceiling Height		
	: Kitchen	- Wall Tiles to 1.5 m Height		
	: Other Areas	- Cement & Sand Plaster/ Skim Coating with Paint		
SANITARY INSTALLATION				
UNIT TYPE	:	<u>A, A1, B, B1, C, C1</u>	<u>D, D1</u>	
	: Water Closet	2 nos.	3 nos.	
	: Wash Basin With Tap	2 nos.	3 nos.	
	: Shower Point	2 nos.	3 nos.	
	: Kitchen Sink With Tap	1 nos.	1 nos.	
	: Bib Tap	3 nos.	4 nos.	
	: Toilet Paper Holder	2 nos.	3 nos.	
ELECTRICAL INSTALLATIONS				
UNIT TYPES	:	<u>A, A1</u>	<u>B, B1, C, C1</u>	<u>D, D1</u>
	: Lighting Points	13	16	21
	: 13 Amp Power Points	15	19	23
	: Water Heater Points	2	2	3
	: Ceiling Fan Points	2	2	2
	: Fibre Wall Socket	1	1	2
	: A/cond. Points	3	4	5
	: S.M.A.T.V Points	1	1	2
	: Door Bell Point	1	1	1
	: Electrical DB	1	1	2

All information, specifications and plans contained herein are subject to amendments as may be required by the Authorities or Developer's Project Consultants.

SHORT DISTANCES AWAY FROM CONVENIENCES



EDUCATION

SMK Petaling	500m
SK Petaling 1 & 2	600m
MARA University of Technology	2km
SK Petaling Jaya	2km
SMK Taman Petaling	2.5km
SRJK (C) Yoke Nam	3km
SJK (C) Choong Wen	4km

MEDICAL CENTRES

Assunta Hospital PJ	4km
Beacon Hospital	5km
UMMC	5.5km
UMSC	8km
Sunway Medical Centre	8.5km
Subang Jaya Medical Centre	9.6km
UKMMC	10.6km

LEISURE

OUG Plaza	2km
Pearl Point Shopping Mall	2.2km
Giant Superstore	3km
Amcorp Mall	5km
Jaya One	5.5km
Mid Valley Megamall	7km
Sunway Pyramid	7km

ACCESSIBILITY

Petaling Jaya	4km
Bangsar	7km
KL Sentral	8km
KLCC	12km

HIGHWAYS

Jalan Puchong - Petaling Jaya - Kuchai Lama	4km
New Pantai Expressway (NPE)	5km
East-West Link Expressway	5.5km
Shah Alam Expressway (KESAS)	8km
Damansara - Puchong Expressway (LDP)	8.5km

TRAIN STATIONS

KTM Petaling	650m
KTM Jalan Templer	1.2km
KTM Kg. Dato Harun	3.5km