

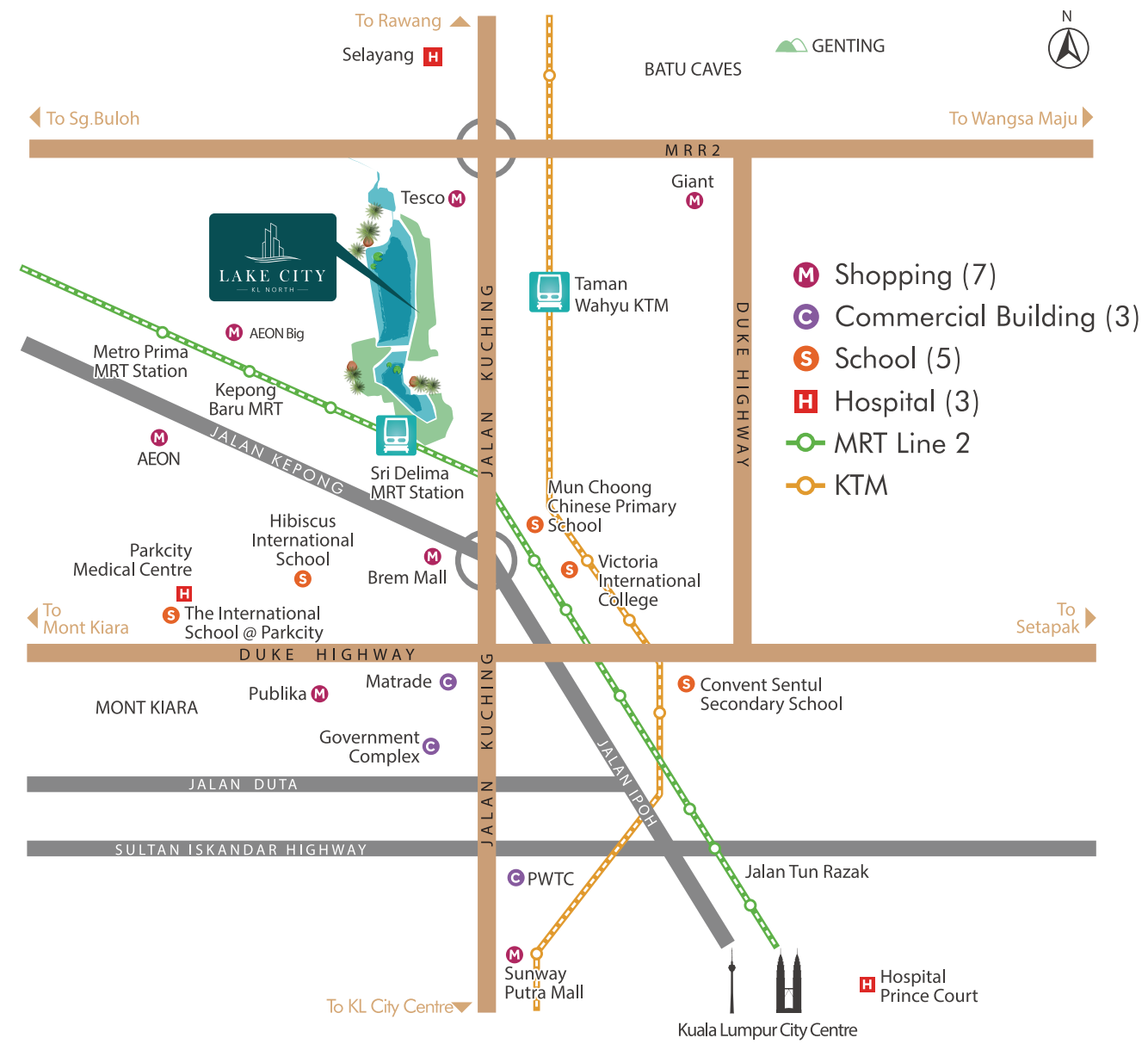


**OUR LOCATION ADVANTAGE:**

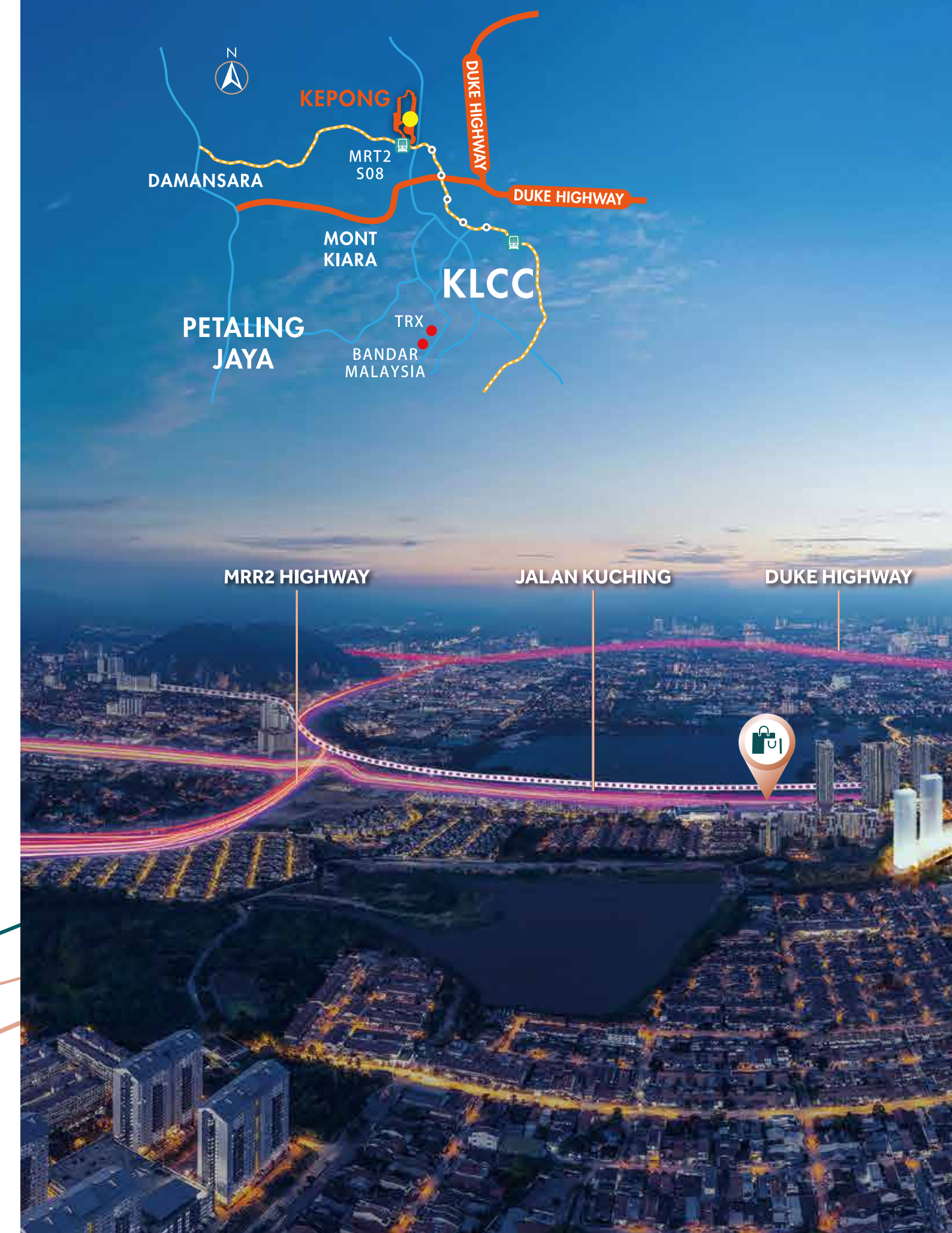
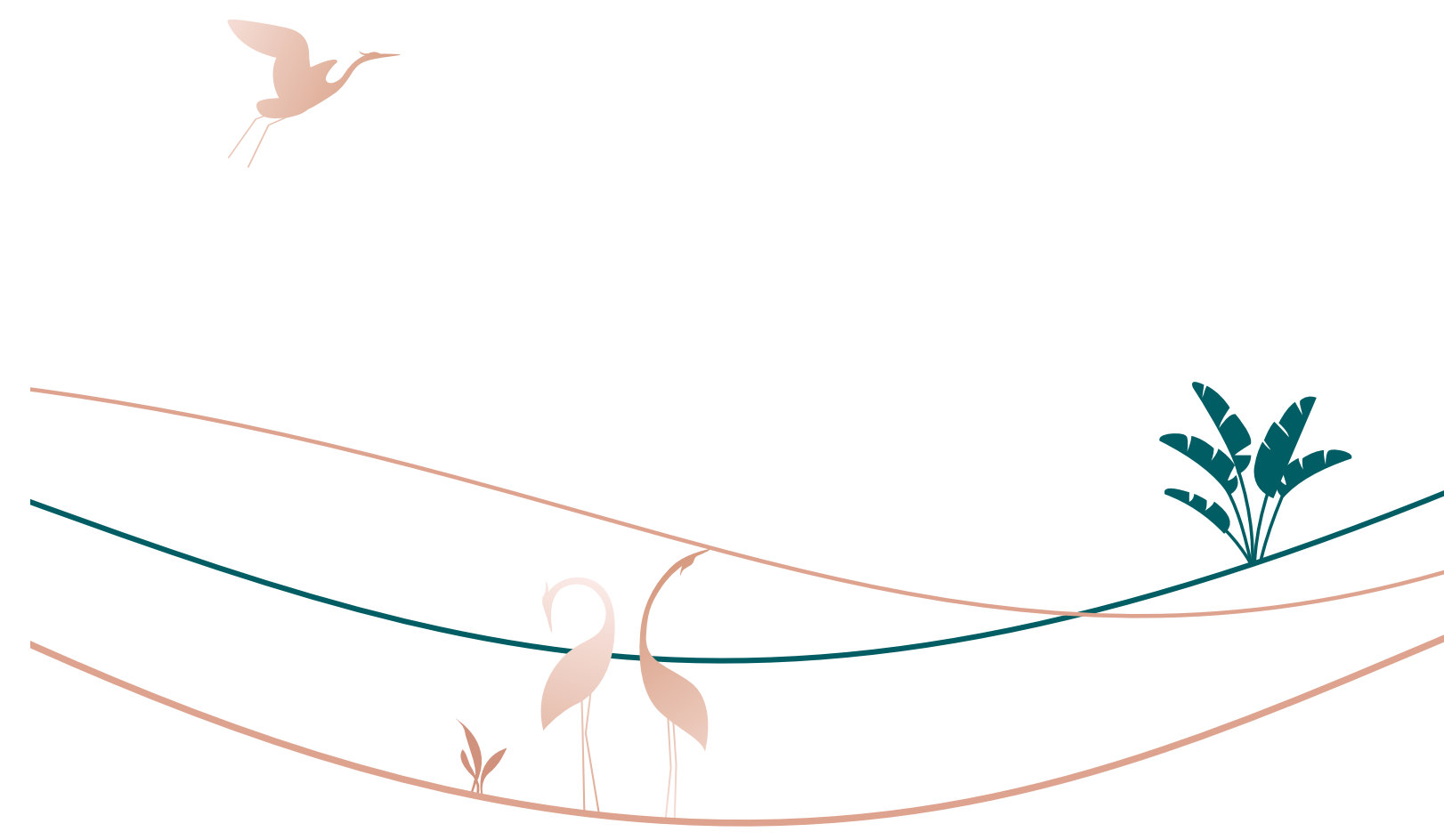
- EST. 12KM TO KLCC**  
EMERGING HOT SPOT IN KL NORTH  
HIGH PRICE APPRECIATION
- TOD DEVELOPMENT**  
KTM · MRT2 · 2 MAIN ROADS · 3 HIGHWAYS
- 66-ACRE LAKEFRONT LIVING**  
**80-ACRE HOPSCA DEVELOPMENT**
- 10KM RADIUS**  
6 HOSPITAL, 5 SHOPPING MALL AND  
6 INTERNATIONAL SCHOOLS



**KL NORTH  
NEW CENTRAL CITY  
IN CITY CENTER**



**EMBRACE A WONDERFUL LIVING**  
TOD HOPSCA / Lakefront Lifestyle / Smart Community



**Lake City Sales Gallery | 1300-22-9999 | Lake City KL North Sdn Bhd (971210-P)**  
www.lakecitykl.com | Managed and Marketed by Country Garden

Type of Property: Apartment Suite • Developer's License No: 19739-1/08-2021/0741(L) • Validity Period: 16/08/2019-15/08/2021 • Advertisement & Sales Permit No.: 19739-1/08-2021/0741(P) • Validity Period: 16/08/2019-15/08/2021 • Approving Local Authority: DBKL • Building Plan Approval: BP U1 OSC 2019 1503 • Expected date of Completion: November 2023 • Land Tenure: Leasehold 99 years (Expired 2115) • Land Encumbrances: Malayan Banking Berhad (Co. no. 3815-K) • Number of Units: 1003 Units • (Block A): Total Unit 325; Type C (111 unit) Price RM 634,700 (min), RM 1,000,198 (max); Type D (171 unit) Price RM 757,440 (min), RM 1,109,842 (max); Type E (43 unit) Price RM 1,030,938 (min), RM 1,376,038 (max); (Block B): Total Unit 330; Type C (118 unit) Price RM 635,061 (min), RM 983,362 (max); Type D (169 unit) Price RM 754,931 (min), RM 1,109,842 (max); Type F (43 unit) Price RM 1,171,415 (min), RM 1,553,482 (max); (Block C): Total Unit 348; Type A (35 unit) Price RM 407,992 (min), RM 582,082 (max); Type B (35 unit) Price RM 472,457 (min), RM 672,082 (max); Type C (153 unit) Price RM 645,827 (min), RM 971,362 (max); Type D (125 unit) Price RM 735,780 (min), RM 1,051,042 (max) • 5% Bumiputera Discount

The information contained herein do not form part of an offer or contract. Floor plans, specifications, measurements and other information contained herein are intended to give a general indication of the proposed design only and are subject to variations, modifications and substitutions due to land/developer changes as well as requirement from the relevant authorities, architect or engineer. While every reasonable care has been taken in preparing the advertisement, the developer cannot be held responsible for any inaccuracy.

# TYPICAL FLOOR PLAN

## TYPE C

**Built-Up: 943 sq.ft. (Approx)**  
3 Bedrooms 2 Bathrooms



## TYPE D

**Built-Up: 1122 sq.ft. (Approx)**  
3 Bedrooms 2 Bathrooms



# EMBRACE A WONDERFUL LIVING



## WORLD-RENOWNED ENTERPRISE 1

- Delivering on the promise
- Fortune Global 500 company
- +27 years / 1200+ townships / 2000+ projects / serve 4 million+ owners
- After recognition from 4 million owners, Country Garden is now officially entering to Kuala Lumpur as city operator



## CONVENIENT LOCATION 3

- Adjacent to MONT KIARA, DAMANSARA, KL CITY CENTER, PJ, Emerging an urban and growth-leading location with mature living amenities and vibrant lifestyle
- To KLCC est. 12KM
- To MONT KIARA est. 8.5KM
- To PETALING JAYA est. 2.1KM
- To DAMANSARA est. 11.5KM



## BOTANIC LIVING DECK 5

- 35 facilities
- Provide outdoor activities, lakeside trails, creating 3 community spaces and 6 living scenes, with WIFI coverage and HERBS GARDEN to transform the community area into a nature park



## SMART COMMUNITY SYSTEM 7

- Easy access with user friendly App for owners
- Video/Mobile Intercom System provided in every unit
- QR Code Scanning specifically for visitors as access pass
- Smart door lock come with fingerprint and password features
- 360 degree coverage with CCTV
- Facilities reservation via Mobile App



## INGENIOUS ARCHITECTURE AND DESIGN 9

- 567-1687 ft<sup>2</sup>, 2-5 bedrooms, partially furnished
- Multi-function layout design, 8 humanized features to enhance better living lifestyle
- Windmill architecture design to maximize unit's viewing, ventilation and lighting



## 80 ACRES HOPSCA DEVELOPMENT 2

- Lake City development consists of Hotel, Office, Park, Shopping Mall, Connection, Apartment to create a comprehensive and integrated mix development



## TOD DEVELOPMENT COMMUNITY 4

- Adjacent to MRT2 S08, 6 stops to KL City Centre
- Close to Jalan Kuching, Jalan Kepong, MRR2, DUKE, DUKE2 expressway
- Est. 2KM Lake Promenade accessible to commercial space, residential area and MRT / KTM station



## 8 TIER ULTIMATE SECURITY SYSTEMS 6

- 24/7 Smart Security System
- Intelligent security system with multiple technologies, enhance privacy and higher level of secure for our owners



## LAKEFRONT HEALTHY LIVING 8

- 66 acres of Lake, equivalent to 37 international standard football field size
- 210,000 ft<sup>2</sup> landscape with combination of nearly 100 plants, a landscape that obtains compliment from the Sultan of Johor
- 16500m<sup>2</sup> football field, fulfill the needs of leisure life in park
- Est. 2KM long, 7m wide Lake Promenade, connected to MRT station to enhance healthy lake view lifestyle



## 2019 CHINA'S TOP1 COMMUNITY SERVICE PROVIDER 10

- Intimate "Butler" property management to provide better services to our owners
- 5H concept to create a harmonic neighborhood

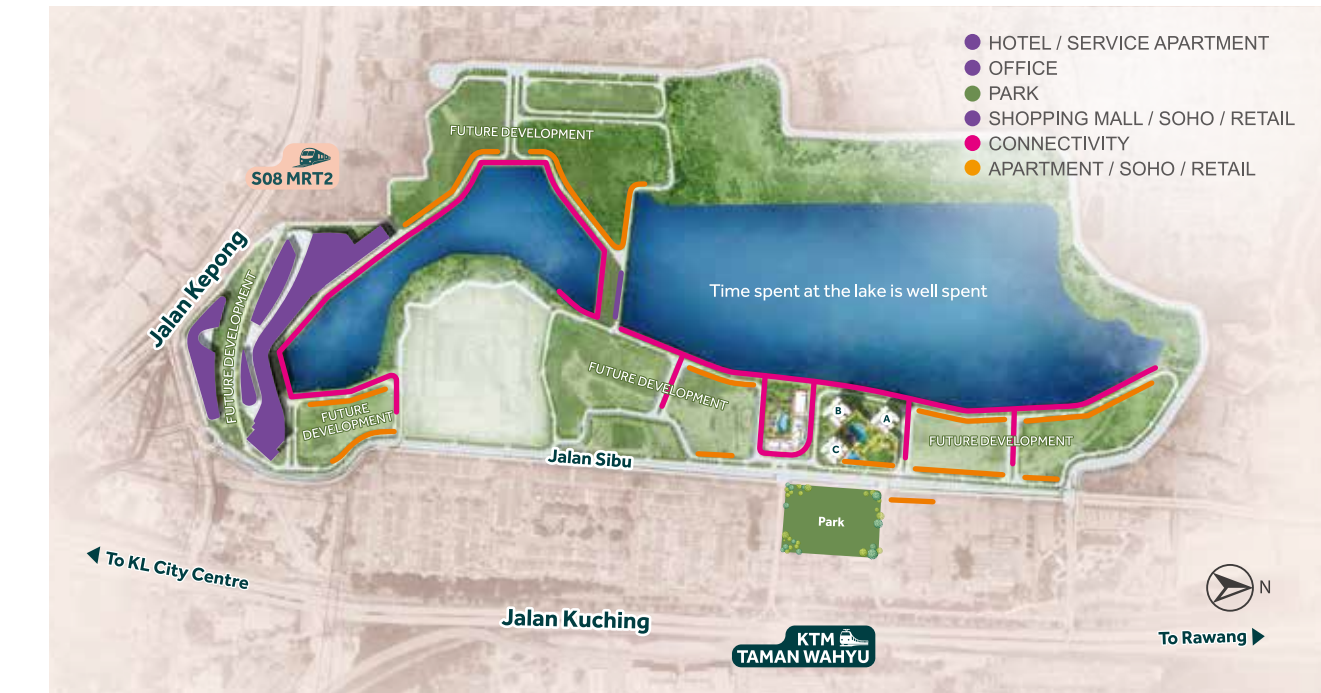
# ARADIA FACILITIES PLAN



## LEGEND

- 1 Badminton Court
- 2 Basketball Court
- 3 Futsal Court
- 4 Resting Pavilion
- 5 Activity Deck
- 6 Yoga Deck
- 7 BBQ Area
- 8 Maze Garden
- 9 Darts Room
- 10 Billiards Room
- 11 Reading Room
- 12 Viewing Deck
- 13 Water Lounger
- 14 Swimming Pool
- 15 Kid's Pool
- 16 Jacuzzi
- 17 Reflexology Path
- 18 Water Play
- 19 Outdoor Gymnasium
- 20 Shower Area
- 21 Outdoor Playground
- 22 Table Tennis Room
- 23 Games Room
- 24 Meeting Room
- 25 Male Prayer Room
- 26 Female Prayer Room
- 27 Gymnasium
- 28 Yoga Center
- 29 Male Changing Room
- 30 Male Sauna Room
- 31 Female Changing Room
- 32 Female Sauna Room
- 33 Children Playroom
- 34 Entertainment Room
- 35 Herbs Garden
- 36 Jogging Path
- 37 Covered Walkway

# LAKE CITY MASTER PLAN



# ARADIA RESIDENCE SPECIFICATION

BUILDING SPECIFICATION	
STRUCTURE:	Reinforced concrete
ROOF:	Reinforced concrete slab
WALL:	Brick wall / Concrete wall panel
WINDOWS:	Aluminium framed window
MAIN ENTRANCE DOOR:	Fire rated door
BEDROOM DOORS:	Timber flush door
OTHER DOORS:	Timber flush door / Aluminium frame door
IRONMONGERY:	Quality lock-set
FLOOR FINISHES	
ENTRANCE FOYER:	Tiles
LIVING & DINING AREA:	Tiles
ALL BEDROOM:	Laminated flooring
ALL BATHROOM:	Tiles
KITCHEN:	Tiles
MAID & YARD (where applicable):	Tiles
BALCONY (where applicable):	Tiles
WALL FINISHES	
EXTERNAL:	Plaster & paint
LIVING, BEDROOM & DINING:	Plaster & paint
KITCHEN:	Tiles, plaster & paint
BATHROOM:	Tiles
MAID & YARD (where applicable):	Plaster & paint
CEILING FINISHES	
ENTRANCE FOYER:	Skim Coat
LIVING, GENERAL (where applicable):	Skim Coat
BEDROOM, DINING, KITCHEN (where applicable):	Skim Coat
BATHROOM:	Plaster board