

LIVING A
BALANCED
DYNAMIC LIFE

A new hot spot that combines
high-rise modern home living with
an iconic retail shopping mall, and
draws young vibes into the town.

An experience centre all day and
night served with exciting activities
where you can spend time shopping,
dining, meeting people, or even
chilling in the breeze.



LIFESTYLE CENTRUM WITH AN
INTEGRATED DEVELOPMENT



- Recreation
 - 1. Selayang Hot Spring Pool - 2 mins
 - 2. Bukit Lagong - 6 mins
 - 3. FRIM - 10 mins
 - 4. Taman Metropolitan - 10 mins
 - 5. Batu Caves - 10 mins
 - 6. Gua Damai Extreme Park - 19 mins
- Leisure
 - 7. Selayang Mall - 5 mins
- Public Transport
 - 8. SL382 One Selayang
- ◆ Education
 - 9. UiTM Medical Faculty Selayang Campus - 3 mins
 - 10. SMK Ideal Heights - 5 mins
 - 11. SK Selayang Utama - 5 mins
 - 12. SJK (C) Kheow Bin Batu Caves - 7 mins
 - 13. SJK (C) Selayang Baru - 8 mins
 - 14. SK Bandar Baru Selayang (2) - 8 mins
 - 15. SJK (Cina) Jinjang Utara - 14 mins
- ▲ Medical
 - 16. Selayang Hospital - 2 mins



Lot 37672, Jalan 3/37A,
Kawasan Industri Taman
Bukit Maluri, Kepong.

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Developer: 168 Park Selayang Sdn Bhd (1626609-W) | Developer Address: Lot 37672, Jalan 3/37A, Kawasan Industri Taman Bukit Maluri, Kepong, 52100 Kuala Lumpur | Type of Property: Serviced Apartment | Developer's License No: 30300/11-2027/0299 (A) | Validity Period: 29/11/2022 - 28/11/2027 | Advertising & Sales Permit No: xxx | Validity Period: xxx | Approving Authority: Majlis Perbandaran Selayang | Building Plan Ref. No: 3/2-1371/453 (PB/PIN 4/C) | Land Tenure: Leasehold 99 Years | Land Encumbrances: United Overseas Bank (Malaysia) Berhad | Expected Date of Completion: 36 months from Sale & Purchase Agreement | Total Units: Block C (956 units) | Price: Block C (Min RM 458,000 - Max RM 802,000) | Bumiputera Discount: xx% | Restriction in Interest: Nil

THIS ADVERTISEMENT HAS BEEN APPROVED BY MINISTRY OF HOUSING
All renderings are artist's impressions only. The developer reserves the right to modify any parts of the building, development and / or any unit prior to completions as directed or approved by the architects and / or the relevant authorities. While every reasonable care has been taken in preparing this material, the developer cannot be held liable for any inaccuracies.

168 PARK
SELAYANG

AN ENRICHING URBAN
OASIS IN SELAYANG THAT
ELEVATES A NEW
LIFESTYLE LIVING.



4-ACRES OF NATURAL LIFESTYLE FACILITIES AWAIT



LEVEL 9

1. Japanese Garden

2. Outdoor Cinema

3. Putting Green

4. Herbs Garden

5. Urban Farming

6. Outdoor Gym

7. Water Playground
8. BBQ Area

9. Sauna

10. Yoga Zone

11. Jogging Track

12. Swimming Pool

13. Reflexology

14. Indoor Gym
15. Reading/Games Room

16. Cafe

17. Sky Terrace

18. Management Office/Meeting Room

19. Playground

20. Surau
21. Child Care

22. Laundry

23. Multipurpose Room

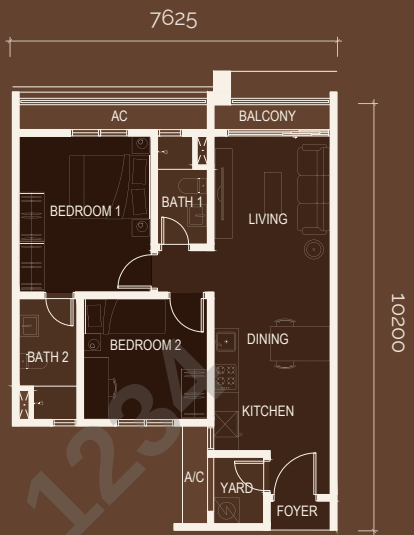
24. Basketball Court

25. Landscape Park

Upgrade your lifestyle with the comprehensive amenities for the modern urbanite just right at your doorstep for you and your family. These unique homes were all built with retreat-inspired facilities, ranging from a gym, BBQ area, playground, swimming pool, and badminton court. Ample space to indulge in your daily and dynamic lifestyle.

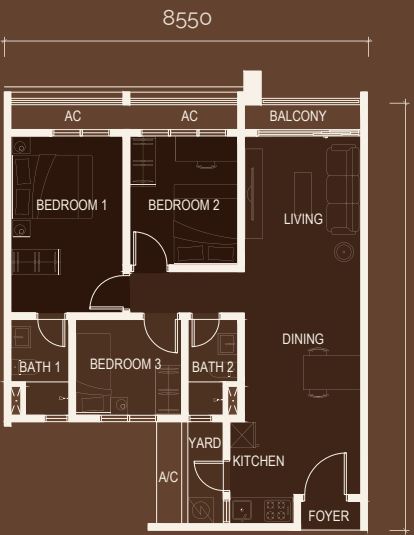


UNIT PLAN



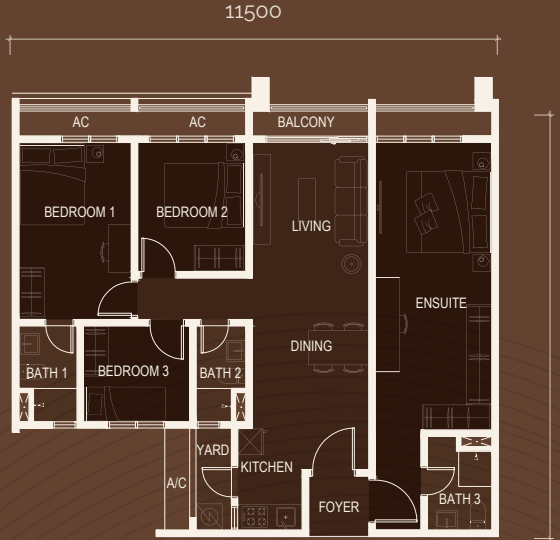
TYPE K 674 SQ.FT

- 2 Bedroom
- 2 Bathroom



TYPE L 774 SQ.FT

- 3 Bedroom
- 2 Bathroom



TYPE M 1074 SQ.FT

- 1 Ensuite
- 3 Bedroom
- 3 Bathroom

Choose from cozy retreats, versatile spaces, or grand abodes, and indulge in the perfect home tailored to your desires. Embrace luxury living at its finest with our thoughtfully designed floorplans.

SPECIFICATIONS

Structure		Reinforced Concrete Frame	
Wall		Reinforced Concrete Wall / Brick Wall / Lightweight Blocks	
Roof		Concrete Slab	
Roof Framing		Reinforced Concrete Frame	
Ceiling		Skim Coat Finishes with Emulsion Paint / Plasterboard Ceiling	
Window		Aluminium Framed Glass Window	
Door		Solid Timber Door / Timber Flush Door / Aluminium Framed Sliding Glass Door	
Ironmongery		Quality Locksets	
Wall Finishes		Internal Wall	: Emulsion Paint
		External Wall	: Weather Resistant Paint
		Kitchen	: Quality Tiles to 1500mm Height (on 1 side only)
		Bathroom	: Quality Tiles to Ceiling Height
Floor Finishes		Bedroom	: Laminated Timber Flooring
		Utility	: Quality Tiles
		Living / Dining / Kitchen	: Quality Tiles
		Bathroom / Balcony	: Quality Tiles
		Yard	: Quality Tiles

Sanitary & Plumbing Fittings

	K	L	M
Water Closet	2	2	3
Wash Basin	2	2	3
Kitchen Sink	1	1	1
Shower Rose	2	2	3
Bib Tap (Yard / Toilets)	1	1	2
Hand Bidet	2	2	3

Electrical Installation

	K	L	M
Lighting Point	14	14	19
Power Point	15	16	22
Water Heater Point	2	2	3
Door Chime Point	1	1	2
SMATV Point	1	1	2
Fan Point	3	4	5
Air - Conditioning Point	2	2	3
Network Point	1	1	2