

No Ordinary *Place*

Damansara Heights
An address you want to own forever.
You want to hold it for your next generation.
And the next generation.

“ Damansara Heights
is one of the World Top 10
Coolest Neighbourhoods
in 2017 ”
- Lonely Planet



Set on Kuala Lumpur's tree-lined precincts and nearby Lake Garden, Damansara Fifty6 offers a unique location with Bukit Tunku, Kenny Hill, Bangsar and Damansara Heights as its distinguished neighbours. The KL Golden Triangle is only minutes' drive away. 56 exclusive condominiums with minimum 3 bedrooms, 2 bathrooms and a powder room, all featuring Malaysian inspired interiors and bespoke design.

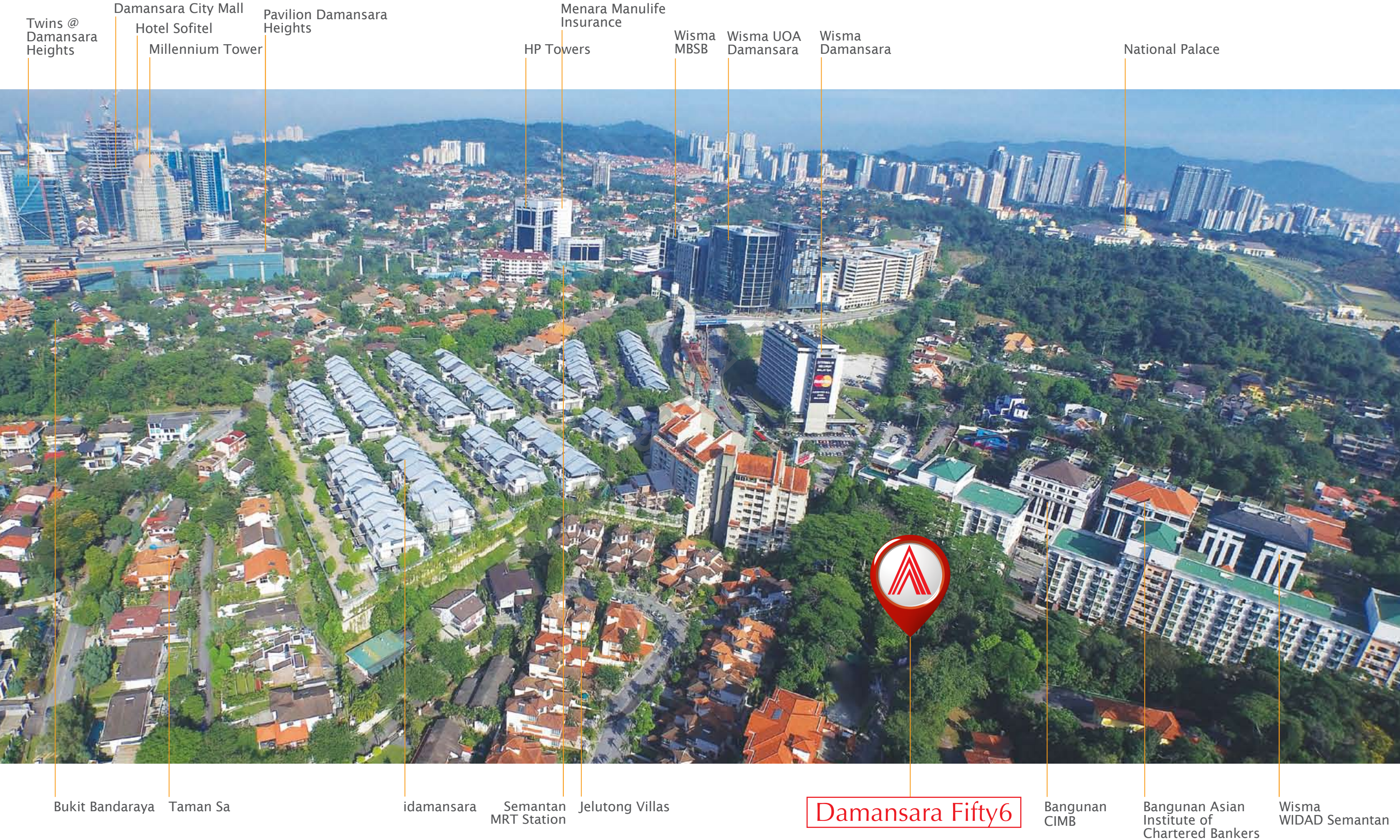
Exclusive • Bespoke • Tranquility

No Ordinary Place

Damansara Fifty6, a private low density sanctuary nestled in the tranquility of Damansara Heights, promises a luxury lifestyle living at its best.



No Ordinary Location



Drive
Explore
Discover



LRT Station



Shopping Centre



University & College



Sales Gallery
@ 10 Semantan Kuala Lumpur



MRT Station



Parks & Recreation



Medical Centre

LRT & MRT Stations

- Semantan
- Pusat Bandar Damansara
- KL Sentral
- Bangsar

Shopping

- Damansara City Mall
- Bangsar Shopping Mall
- Bangsar Village
- Nu Sentral
- Mid Valley Megamall

Medical Centre

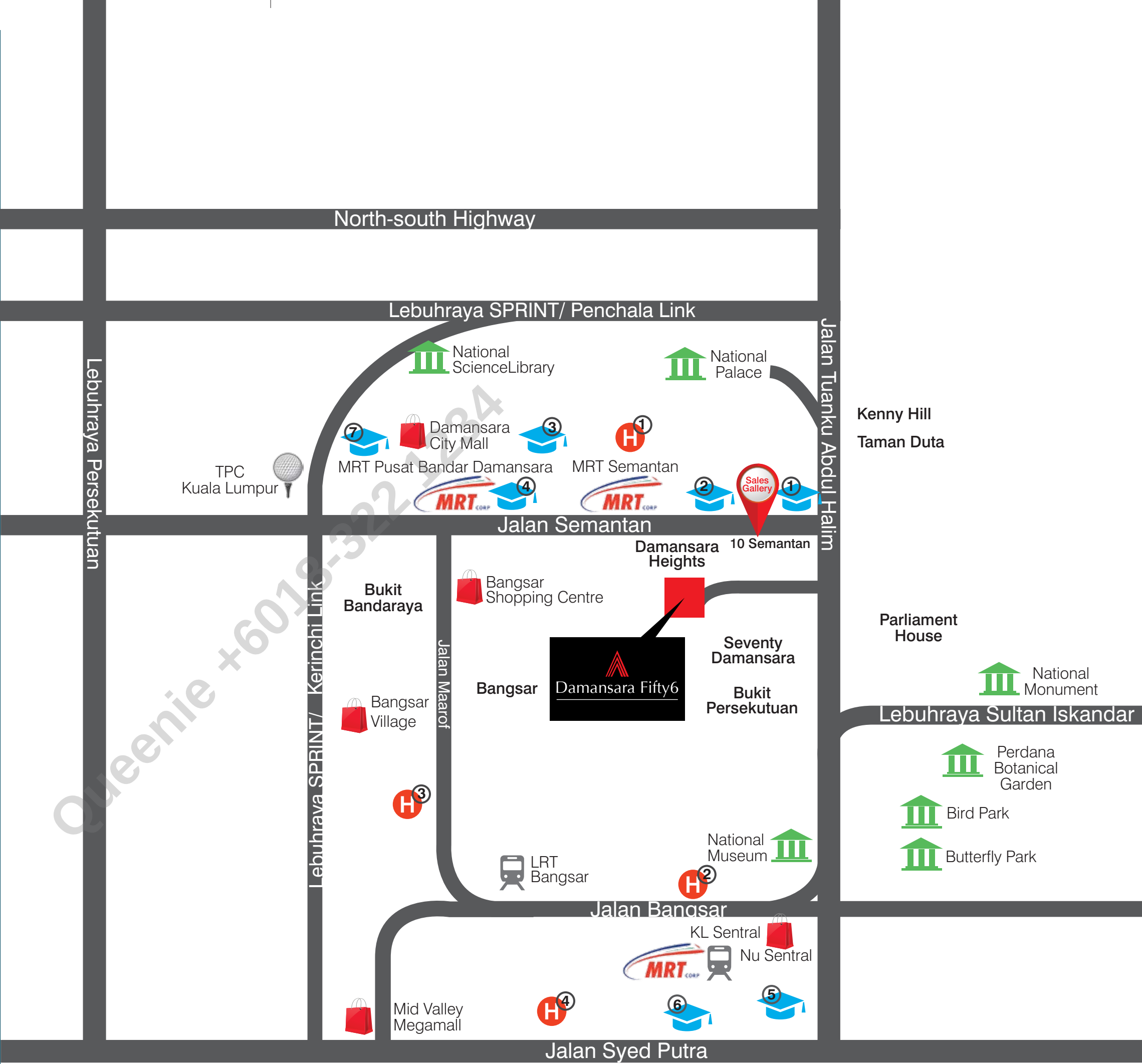
- ① Kuala Lumpur Sports Medicine Centre
- ② Bangsar Medical Centre
- ③ Pantai Hospital KL
- ④ IHEAL Medical Centre

Parks & Recreation

- Perdana Botanical Garden
- KL Bird Park
- KL Butterfly Park
- National Planetarium
- National Monument
- National Museum
- National Palace
- National Science Centre Library
- TPC Kuala Lumpur

Universities & Colleges

- ① ELM Bussiness School
- ② HELP University
- ③ Cempaka International School
- ④ HELP Academy
- ⑤ Brickfields Asia College KL
- ⑥ GlobalNxt University
- ⑦ University Malaya



No Ordinary *Address*

🌿 The Perfect Address

Situated in a much sought after neighbourhood in Kuala Lumpur, its address enjoys the best of both worlds in a low density sanctuary and yet easily accessible from all parts of Kuala Lumpur.

🌿 Rich & Famous Precinct

A location highly favoured by the affluent Malaysians and expatriates. Nestled within the greeneries and the private enclaves of Damansara Heights, Bukit Tunku, Kenny Hill and Bangsar, where the rich and famous reside in their beautifully designed mansions, bungalows and high end condominiums.

Exclusive



No Ordinary *Neighbourhood*

Education Precinct

The country's No.1 ranking university, University Malaya, HELP University and HELP Academy are within driving distance including established private schools of Garden International School, Mont Kiara International School and Cempaka International School.



Shopping Mall



Cafeteria

Shopping Precinct

Popular shopping malls in the locality include Bangsar Shopping Centre, Bangsar Village, Midvalley Megamall, the Gardens, Publika and the upcoming of Pavilion Damansara Heights, a mixed development which is slated for completion after 2020.



University



Wisma UOA

Office Precinct

With more than 23 corporate office towers nearby offering more than 4.3 million sq ft of quality office space, Damansara Heights is currently home to many multinational corporations like Manulife Insurance Bhd, JTI Malaysia, Fleishman Hillard, HSBC, Hewlett Packard, Ogilvy & Mather and Caltex. Demand for high end residential homes has always been consistent, be it for sale or for rental.



Restaurants

Bespoke

No Ordinary Lifestyle

Medical Precinct

The world class Pantari Medical Centre owned by IHH, the top 3 healthcare group in the world, the Kuala Lumpur Sports Medicine Centre and the National Heart Institute (IJN) are all within close proximity to cater to any medical needs.



Medical Centre



Parks & Recreation

The Largest Green Space in Kuala Lumpur Perdana Botanical Garden

Perdana Botanical Gardens (popularly known as Lake Garden) covers over an expansive 220 acres of wide-open spaces, water features and lakes, walking, jogging and cycling tracks and abundance of greenery. Since it was first established, it has been Kuala Lumpur's favourite park for recreation, relaxation and sport. Its surrounding is planted with a collection of tropical plants and trees whilst its well maintained garden itself boasts of a pleasant botanical setting amidst the ambience of a tropical rainforest. It is also home to the famous Bird Park and the Butterfly Park.

TPC Kuala Lumpur

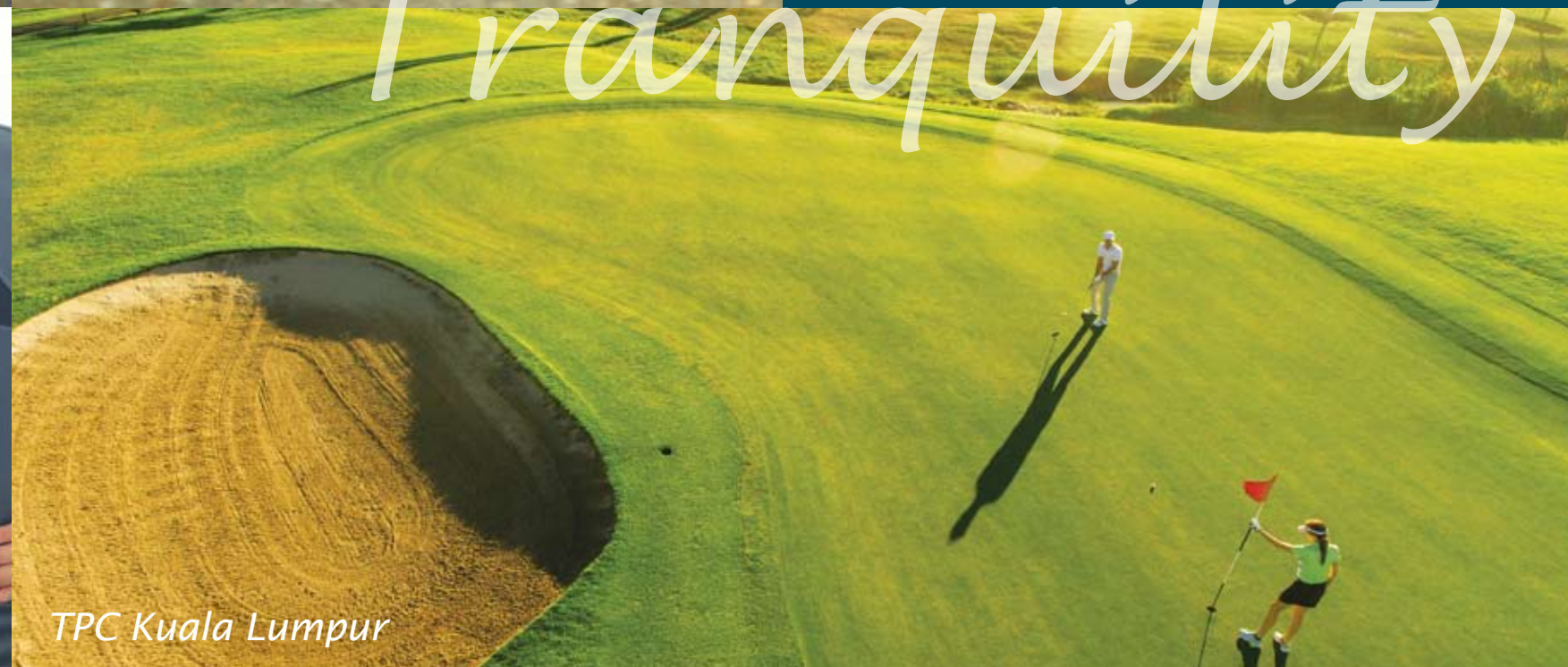
First of its kind in the region, this 36 holes golf course is endorsed by PGA and only a short drive away.



Gym



Sport Medicine



TPC Kuala Lumpur

Tranquility

Timeless | Reflective | Classic

Defined by a timeless Malaysian aesthetic and Architects61's renowned quality design and attention to details, Damansara Fifty6 is classic architecture designed to enjoy now and stand the test of time. Intelligent, stylish architectural form allow lights to reflect within, while at the same time the condominiums offer sweeping views and Damansara Fifty6 own intimate designer's courtyard garden and pool.

"The design of Damansara Fifty6 depicts an articulated and enduring architectural form. A bespoke and classic design fit for a prime location in Malaysia, Damansara Heights."

Jeffrey Ling, Architects61

ARCHITECTS 61 SDN BHD was formed in 1995 and has offices in Kuala Lumpur and Penang and is associated to the regional architectural firm of Architects 61 Pte Ltd, which is one of the largest firms in Singapore. ARCHITECTS 61 SDN BHD has been consistently winning the Architectural Design and Construction Excellence Awards, reflecting the excellent architectural design, creativity and professional service provided. It was awarded BCI Asia Top 10 Awards in 2007, 2010, 2013 and 2016 as being one of the 10 most active architectural firms in Malaysia.

Its major achievements include :

- Stonor Park in KLCC had emerged winner in the FIABCI Malaysia Property Awards 2007 for Residential (Highrise) Building of the Year and runner up in FIABCI Prix 'd' Excellence Property Award 2008 for Residential Category.
- Wisma Great Eastern and 2 Hampshire both won the Honorable Mention and Mention respectively for PAM Award 2008 for Excellence in Architecture.
- Springtide Residence in Penang had won the FIABCI Malaysia Property Awards 2010 for Residential (Highrise) Building of the Year, runner up in FIABCI Prix 'd' Excellence Property Award 2011 for Residential Category and the Honorable Mention for PAM Award 2010 for Excellence in Architecture.
- Bangunan Lestari Kumpulan Emkay had won the Citation Commercial Category, Future Arc Green Leadership Award in 2011 and winner for Sustainable Development Category in the FIABCI Malaysia Property Award 2012.



Springtide Condo by A61



Hunza Infiniti, Penang by A61



The Horizon Residence by A61



i-Residence by A61

No Ordinary Design



No Ordinary Concept

It is the connection between interior spaces and practicality that is at the heart of Damansara Fifty6.

Selected car park bays are equipped with charging stations for Hybrid vehicles.



4 Tiered Security

Design Service Security

Safety and security have always been a priority with the provision of a fully manned 24/7 guard post, CCTVs and perimeter surveillance, card access, mobile security guard patrolling and clocking system.

No Ordinary *Facilities*

Exclusive Spacious Serene

The residences open up to the view of a designer's courtyard and pool. One can unwind at the hammock garden among the selected trees to relax, or take a leisure or competitive swim in a 25m pool and an equipped gym to burn away the calories and tone the muscles.



Tranquil Private Sanctuary

Designer Courtyard and Pool

Nestled within Damansara Fifty6 Condominiums is a beautifully designed garden courtyard - tranquil, private and lush green spaces. This innovative approach of garden and water amenities create an oasis for residents to enjoy.



No Ordinary *Style*

Damansara Fifty6 offers a Malaysian inspired design - clean design captivated by nature and the warm weather of Malaysia. There is a classic practicality to this design that is enduring and stylish.

No Ordinary Space

Most of Damansara Fifty6 condominiums have a private lanai integrated with the living area. Enjoy your morning coffee overlooking the courtyard and pool. That's life and to enjoy life. All bedrooms come with wardrobes to create a spacious interior and hasslefree renovation.



No Ordinary Detail

A choice of neutral colours offer more possibilities with natural materials used wherever possible. Selected kitchen cabinets complete the stylish yet practical interior.



East View



North View



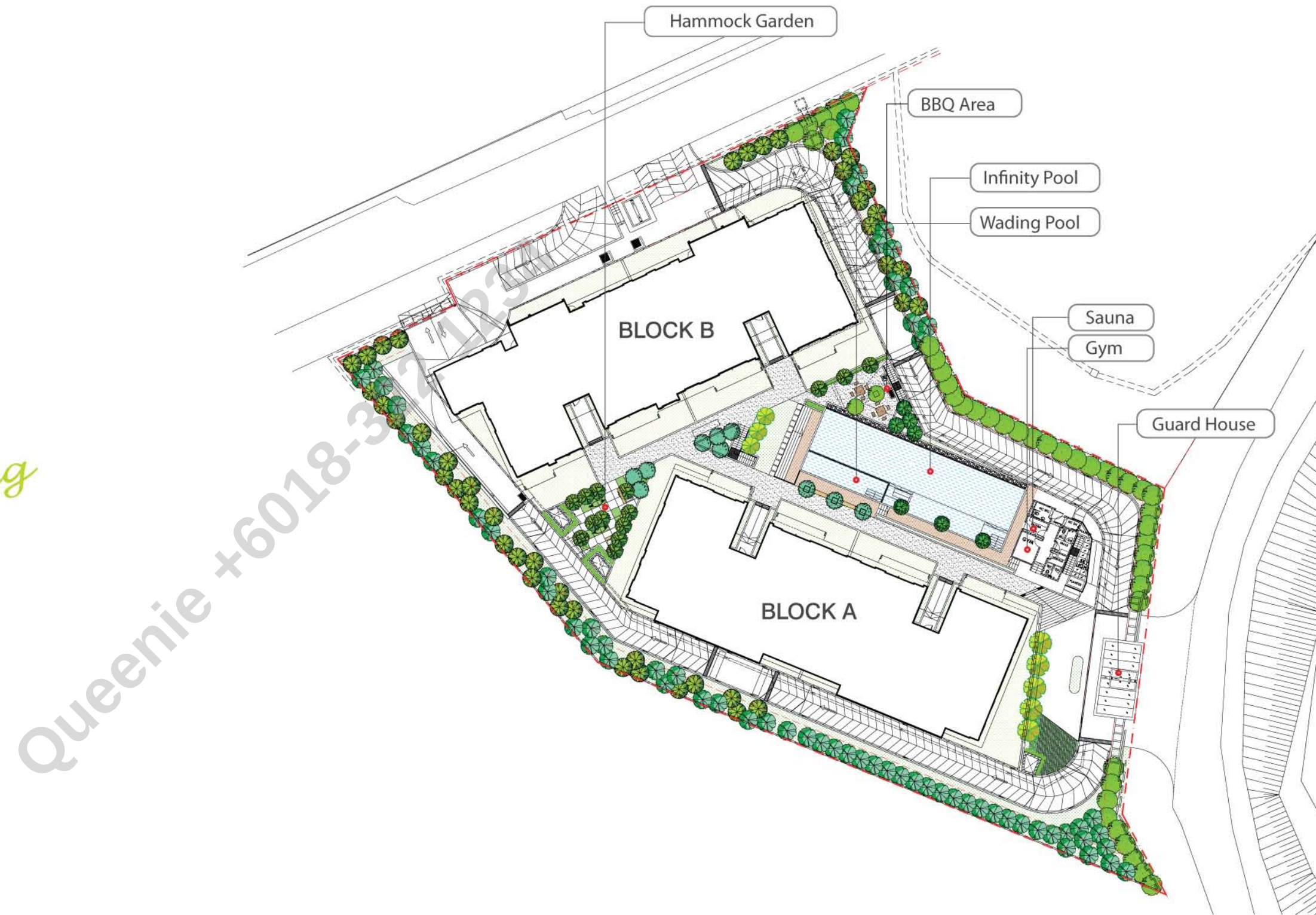
West View

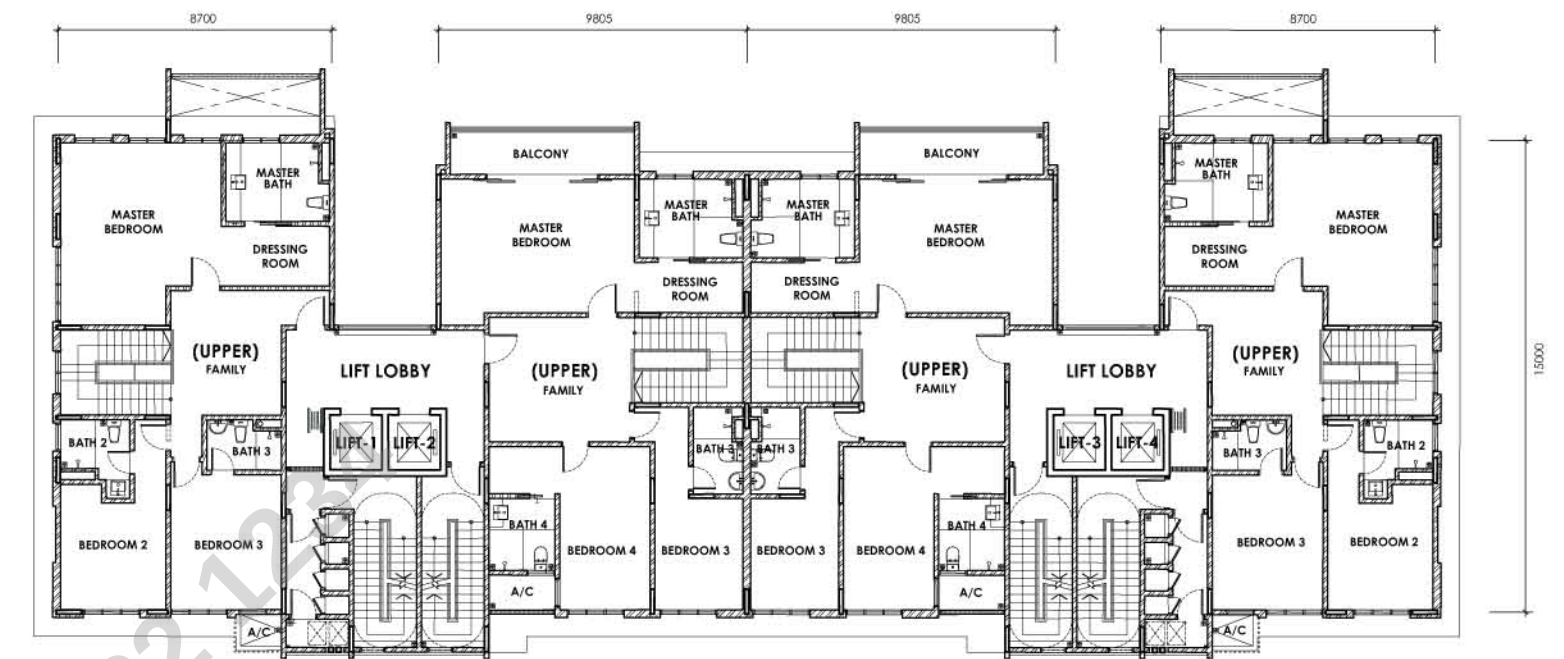


South View

* Aerial views as of March 2015

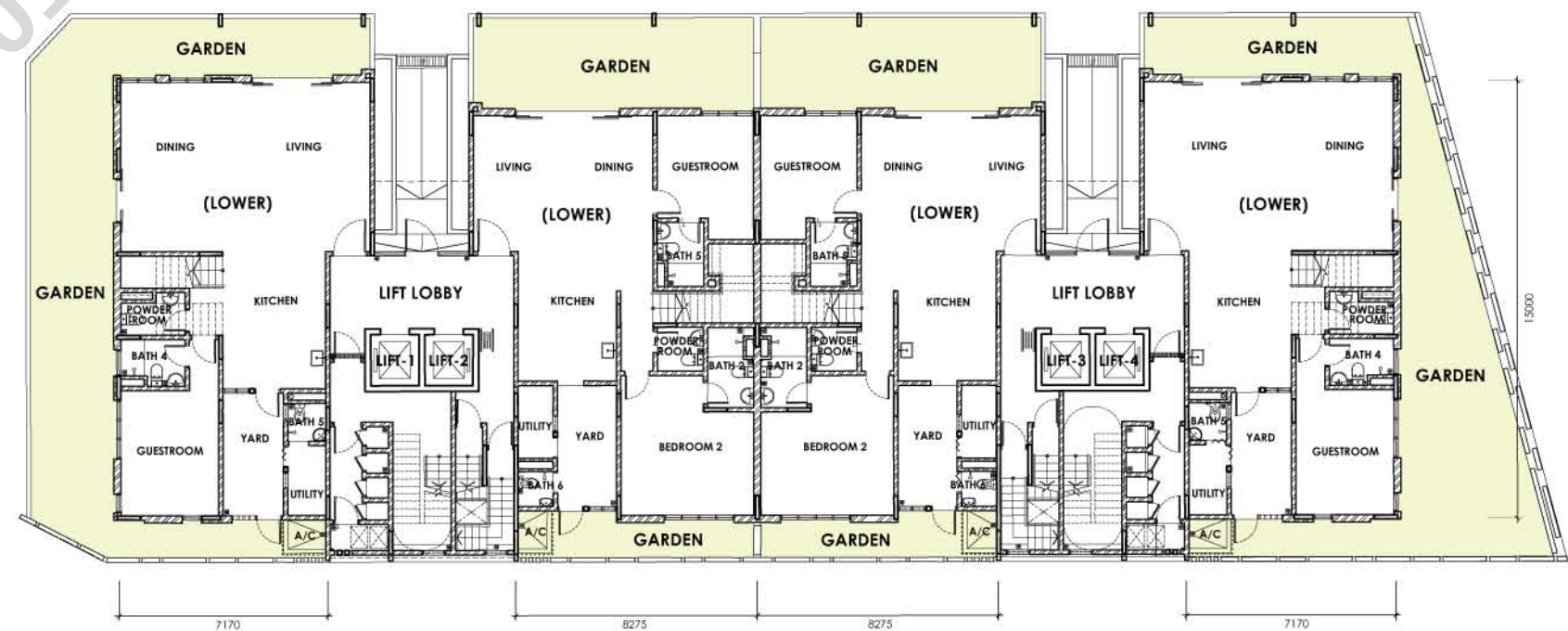
No Ordinary *Planning*





1st Floor

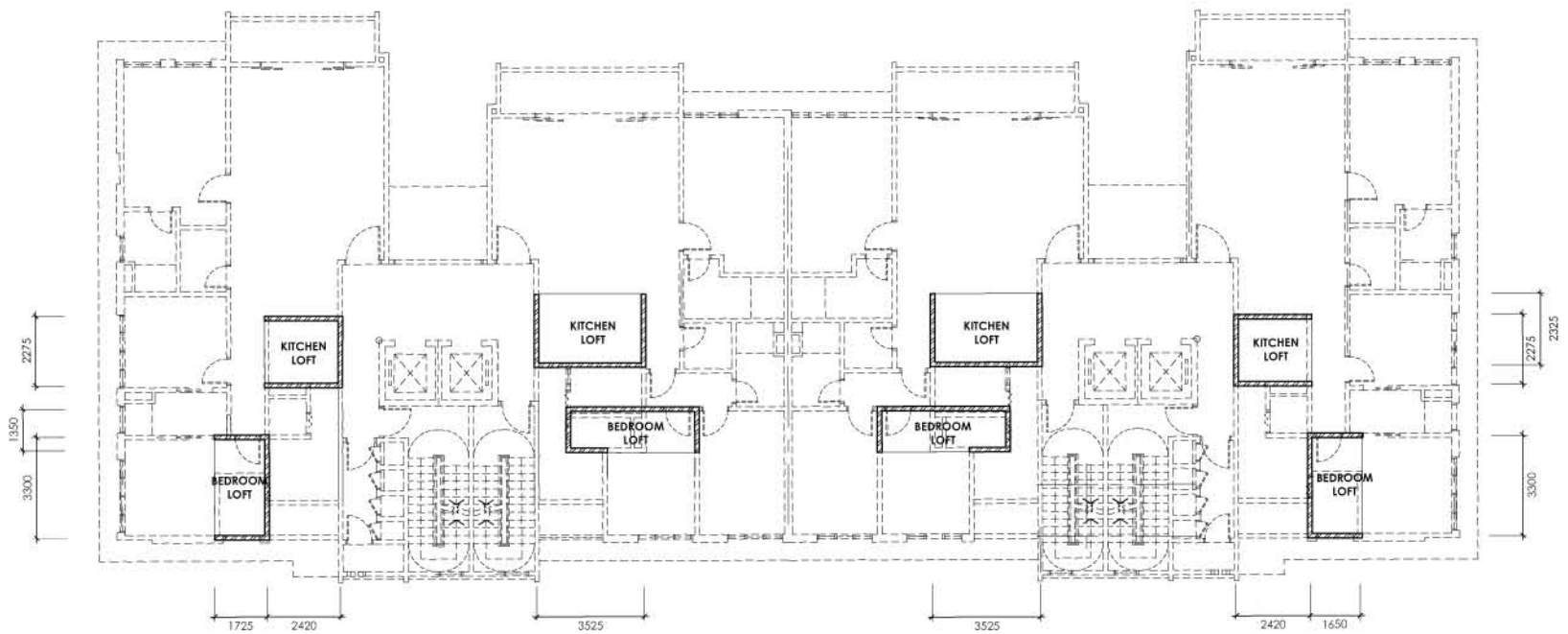
No Ordinary *Layout*



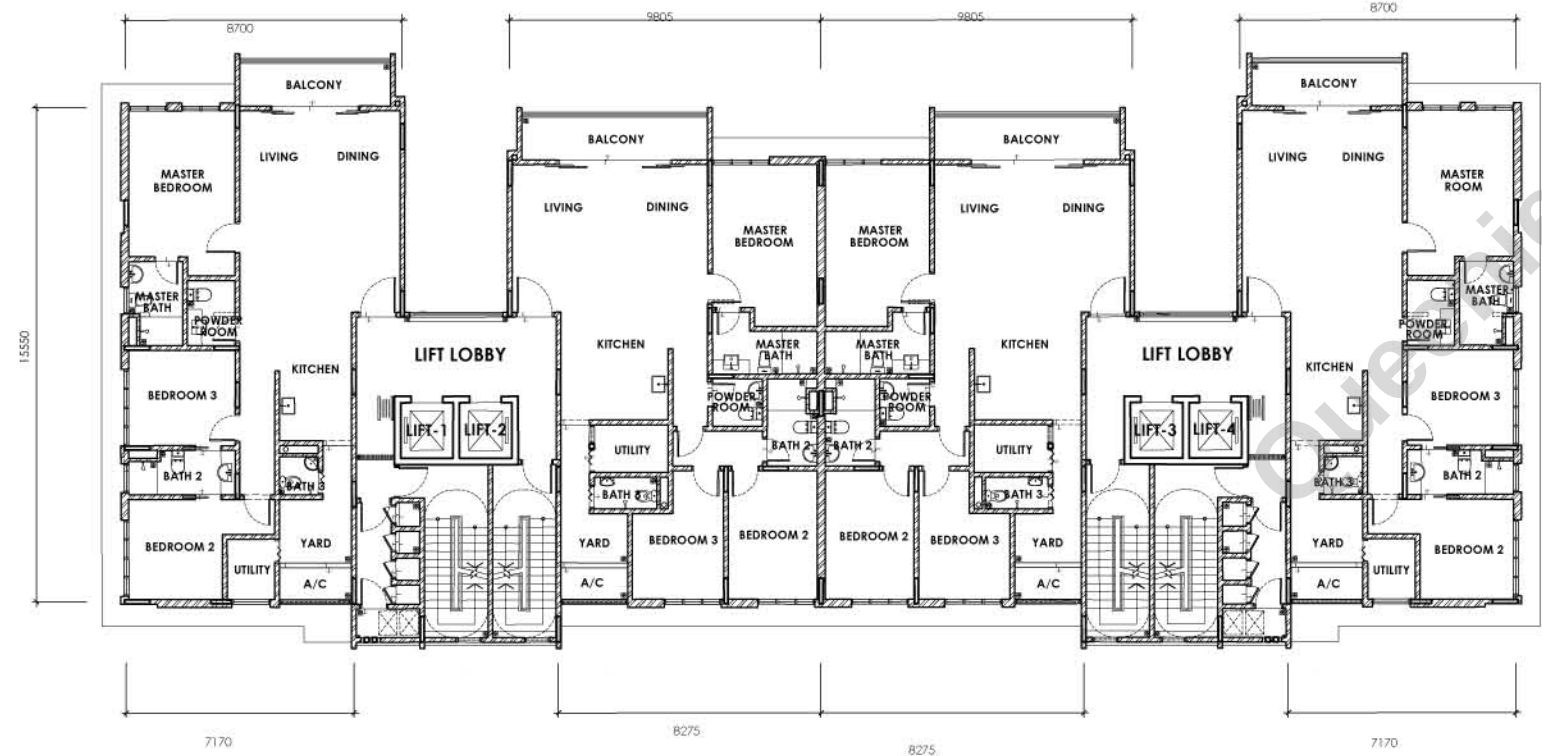
Ground Floor

DUPLEX GARDEN UNIT



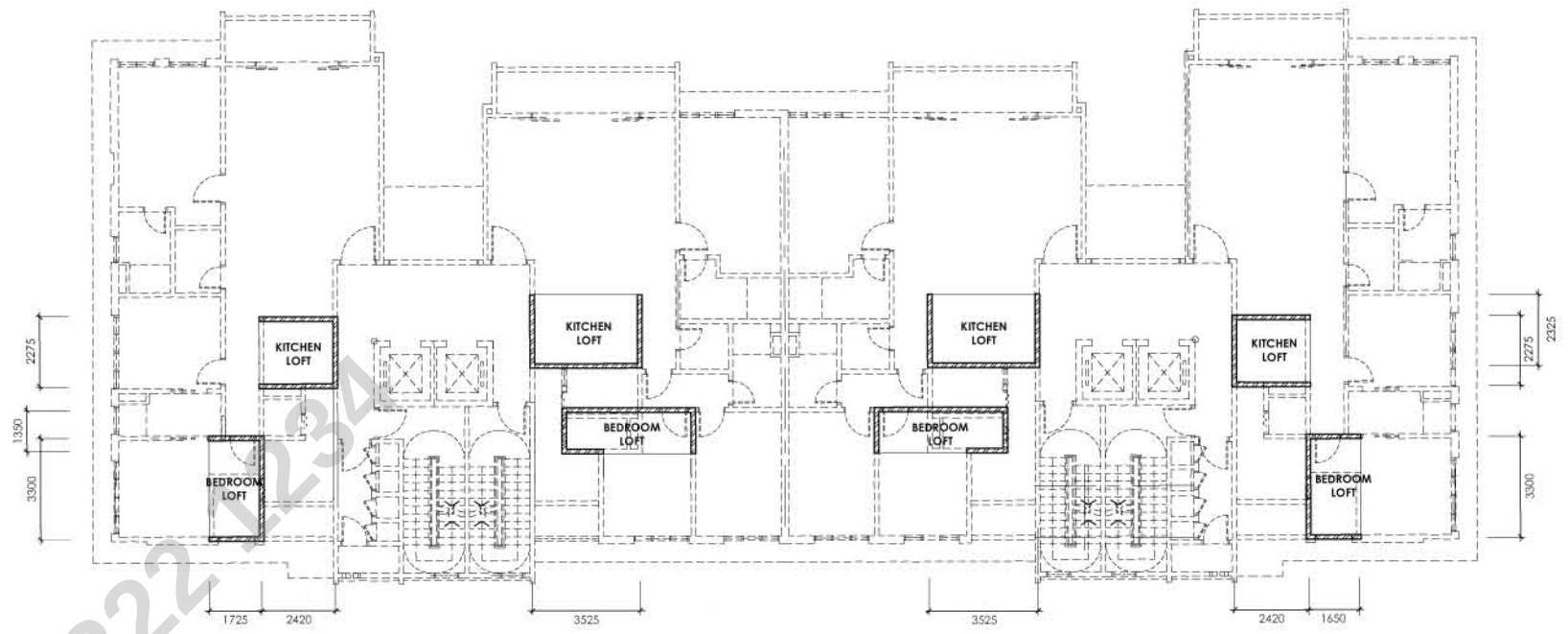


Loft Floor

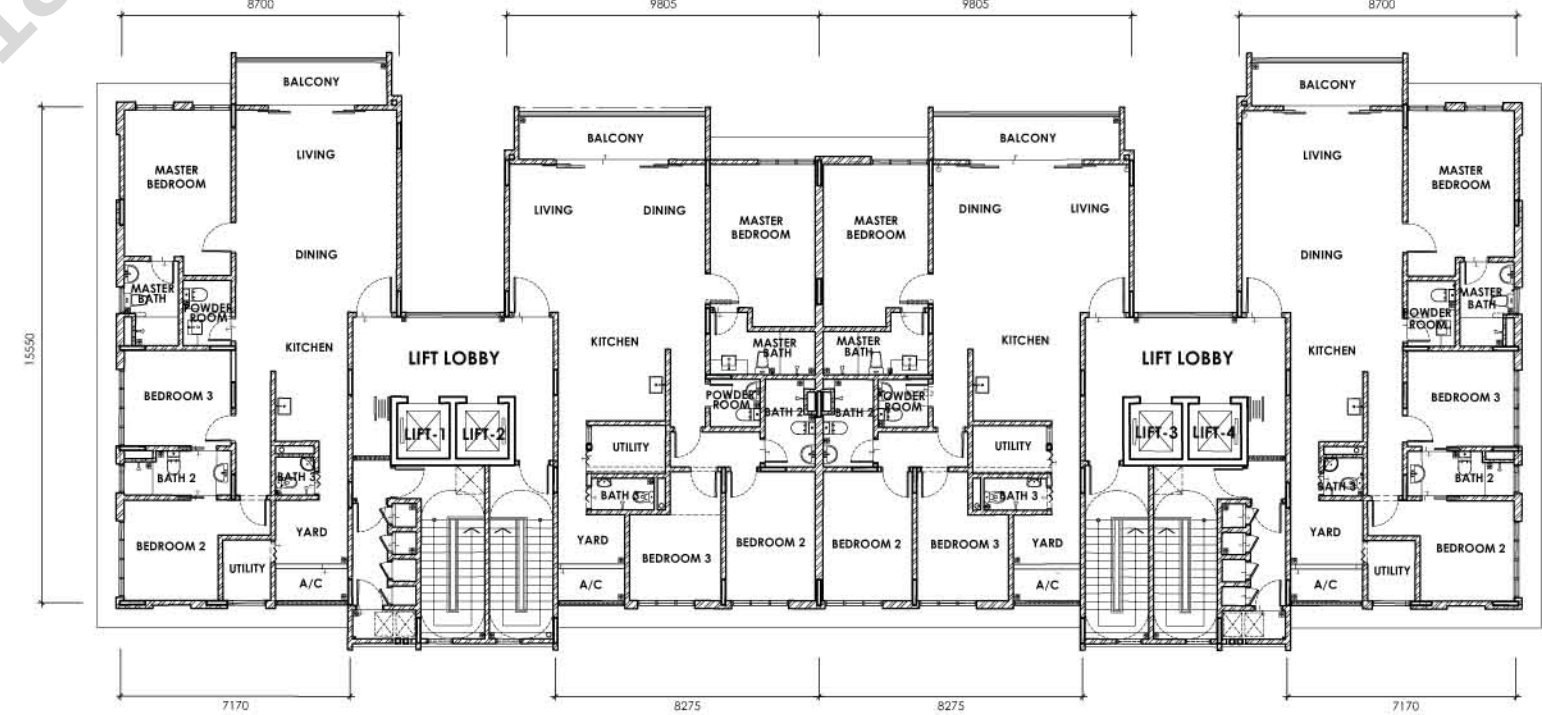


2nd Floor

STANDARD UNIT



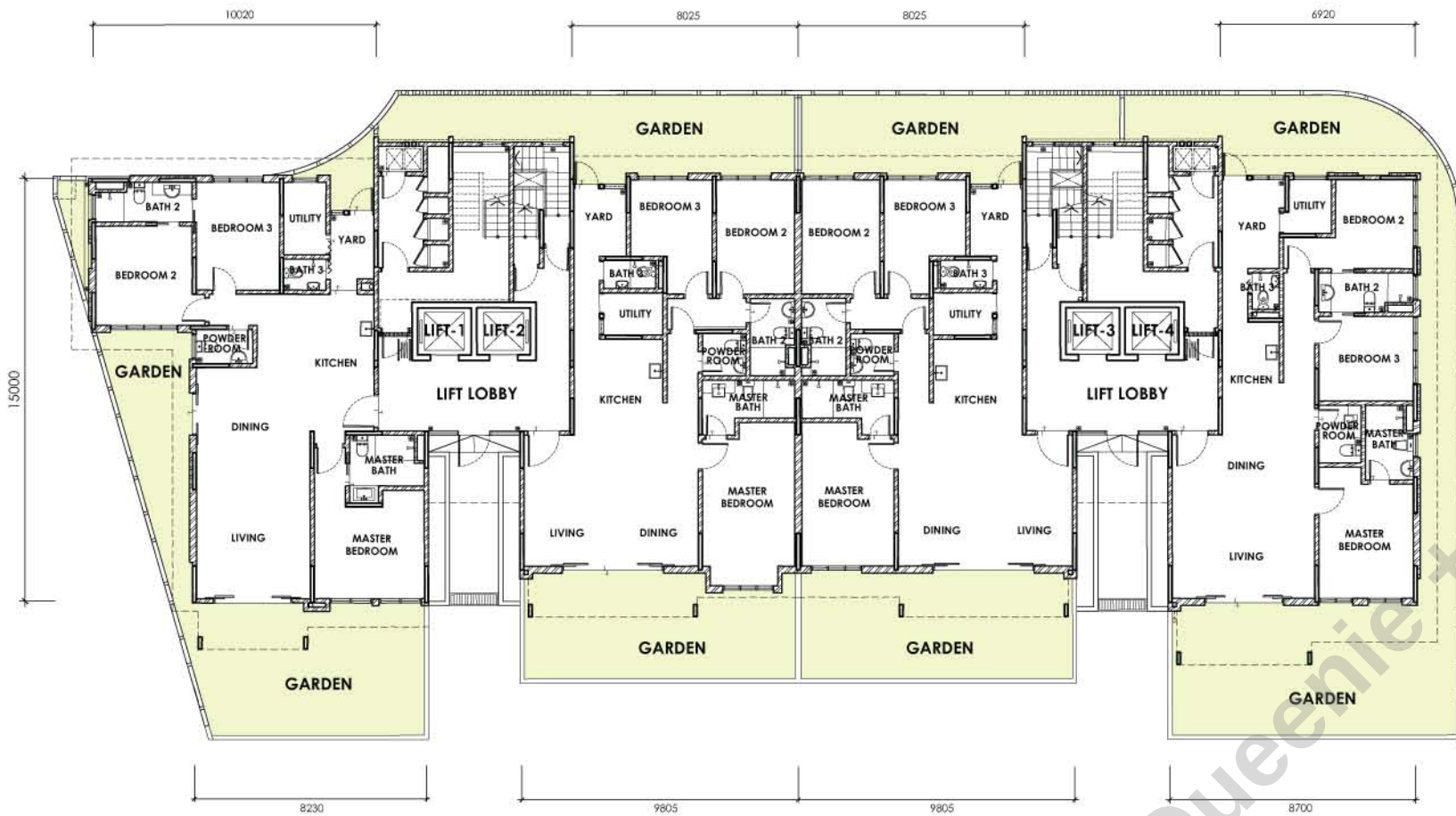
Loft Floor



3rd Floor

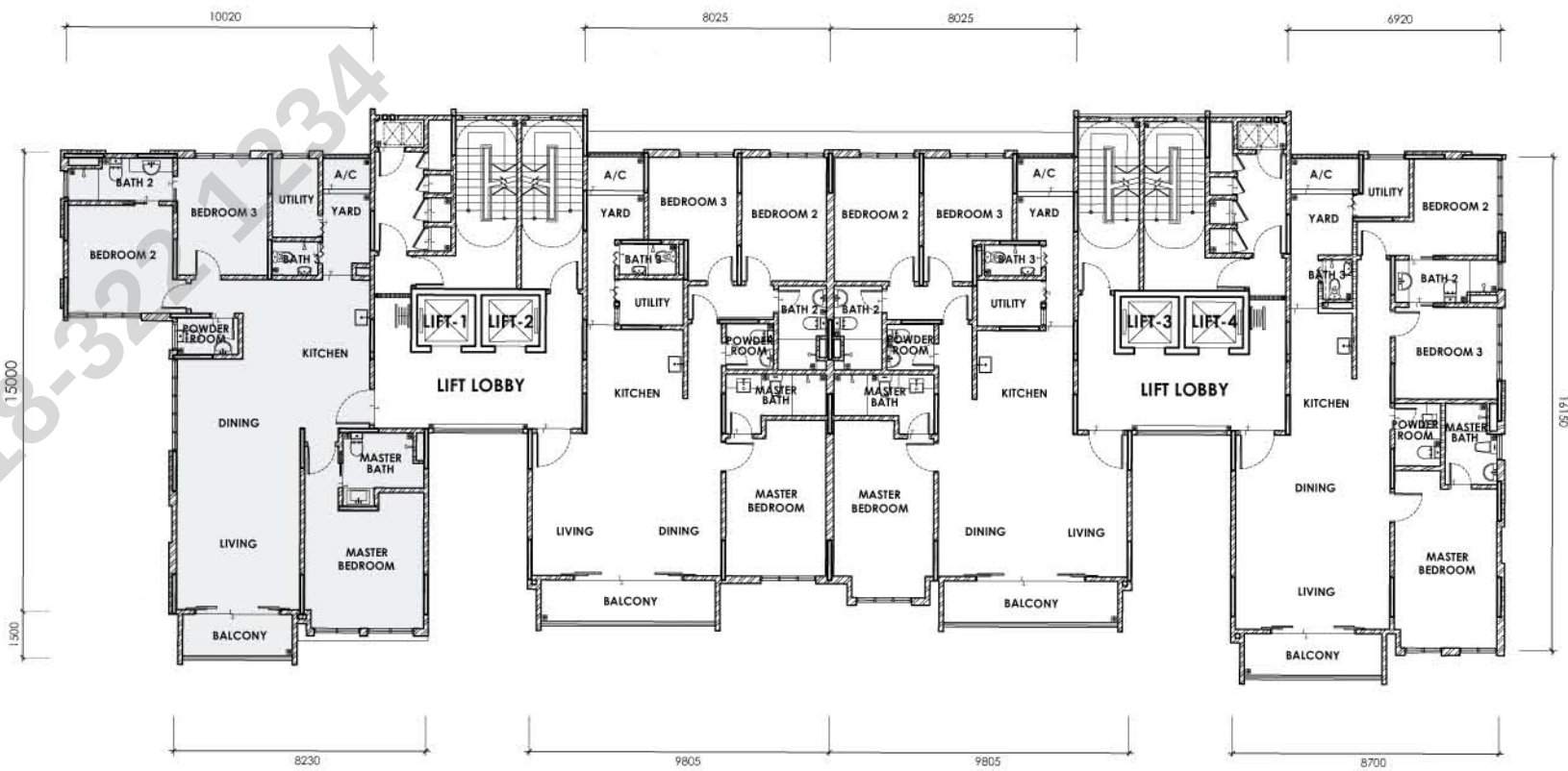
STANDARD UNIT





Ground Floor

STANDARD GARDEN UNIT



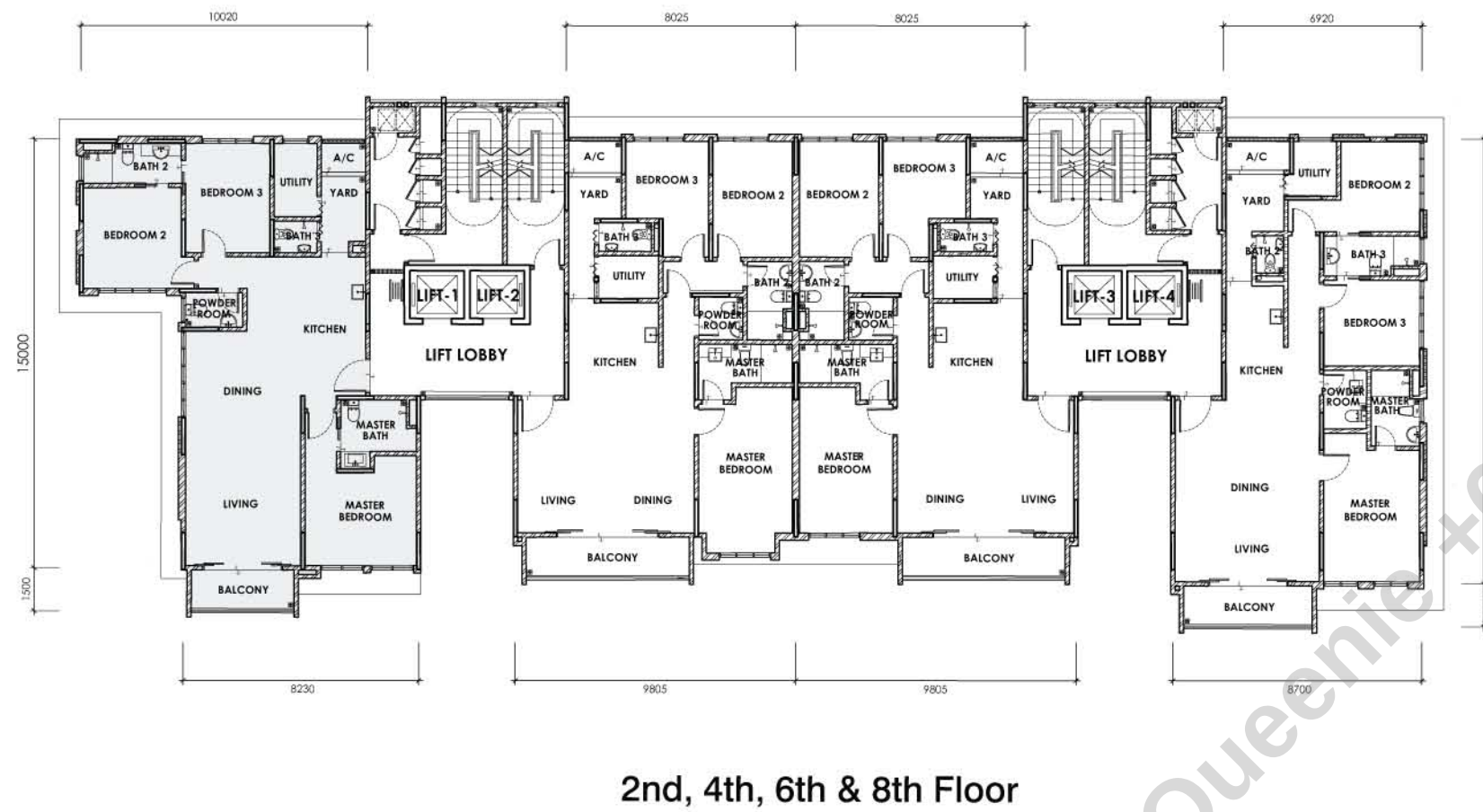
1st, 3rd, 5th, 7th & 9th Floor

CORNER SPECIAL UNIT

STANDARD UNIT



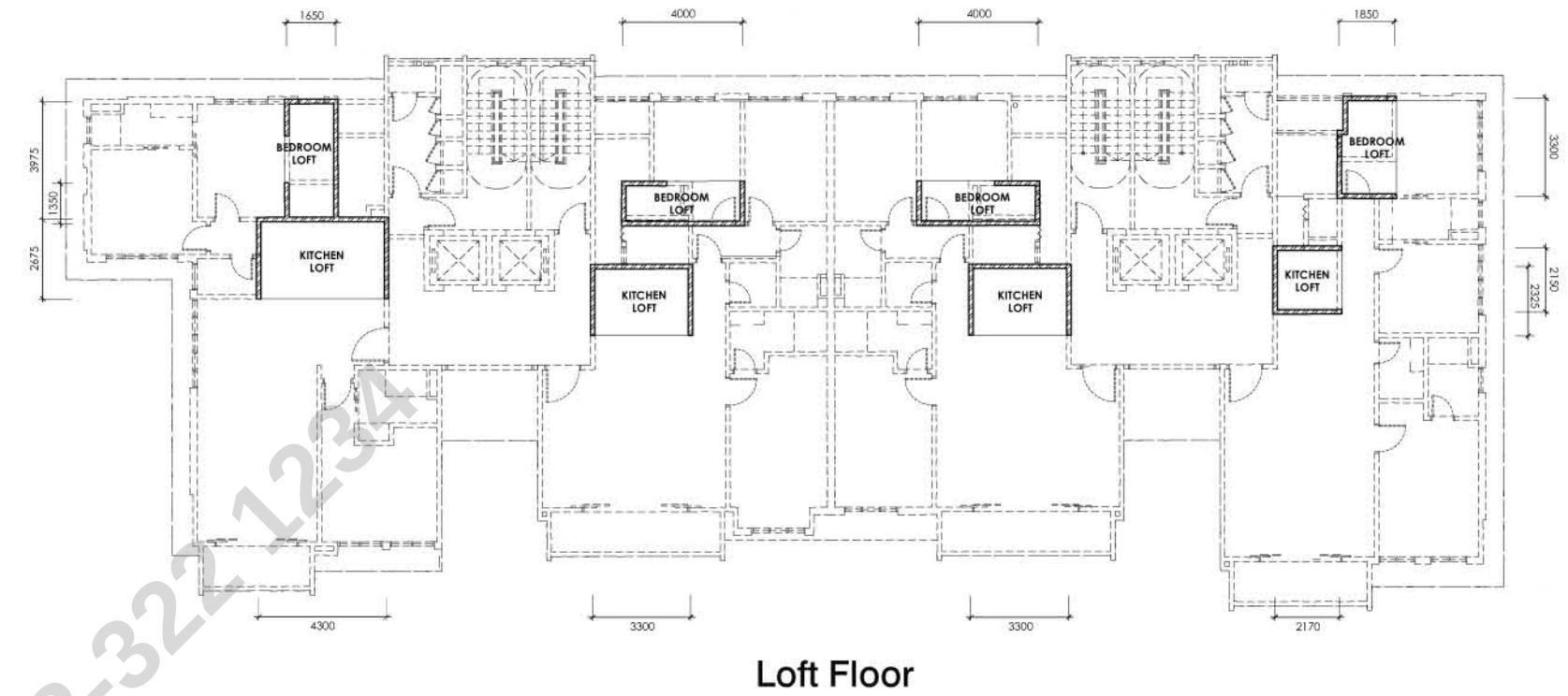
BLOCK B



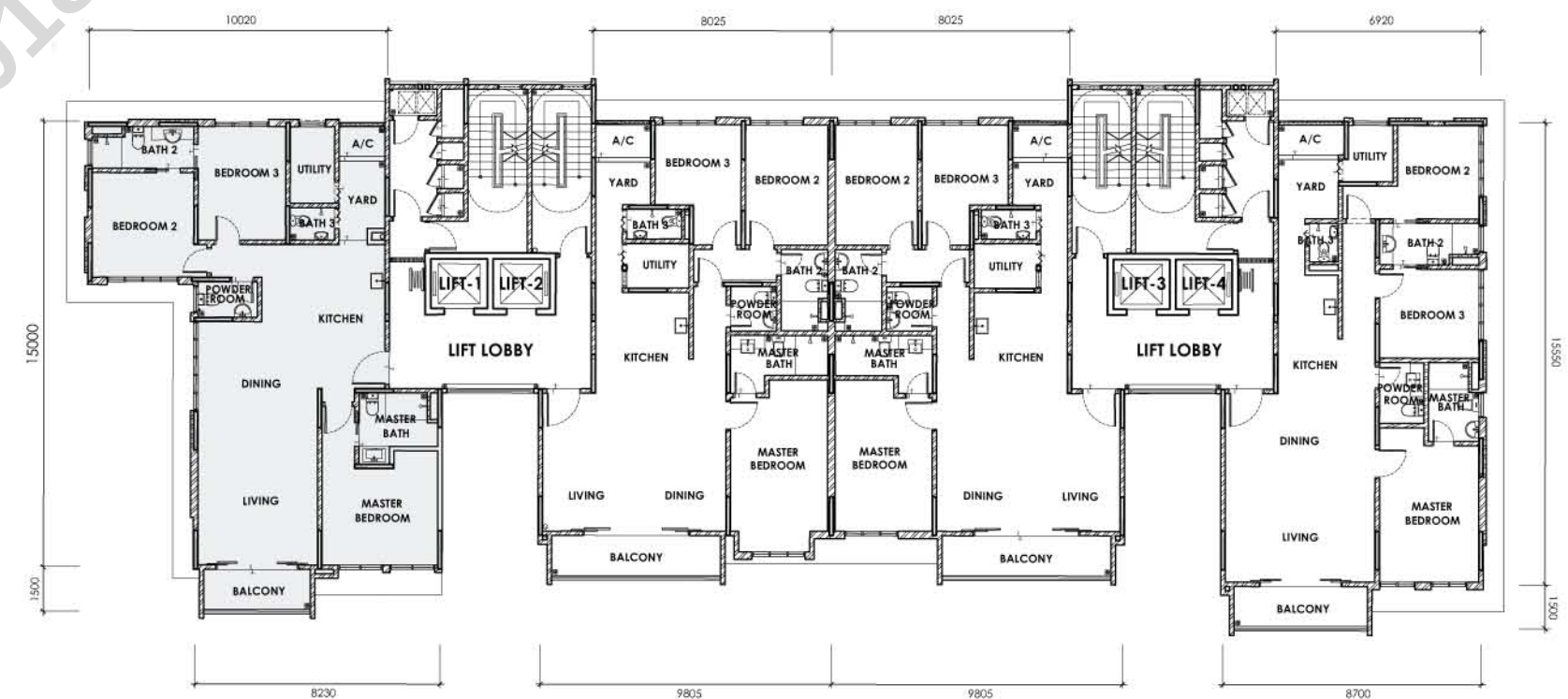
CORNER SPECIAL UNIT

STANDARD UNIT

BLOCK B



Loft Floor



10th Floor

CORNER SPECIAL UNIT

STANDARD UNIT



No Ordinary Specifications

FINISHES & SPECIFICATIONS

STRUCTURE	Reinforced Concrete
WALLS	Plastered brickwall and paint
ROOF	Reinforced Concrete Flat Roof
CEILING	Plaster fiber board ceiling/ cement plaster and painted
WINDOWS	Aluminum framed glass casement window/ top hung window/ fixed glass louvers window
DOORS	Timber flush doors in metal/ timber frames Aluminum framed glass sliding doors
IRONMONGERY	Quality Locksets

BLOCK A Duplex and Standard units <i>Living and Dining</i>	
FLOORING	Ceramic tile - 600mm x 600mm
WALLS/CEILINGS	Plastered brickwall,plaster fiber board ceiling and painted
<i>Kitchen</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
KITCHEN ISLAND	Concrete top in cement industrial finish
KITCHEN CABINET	Post form with timber carcass
SPLASHBACK	Glass mosaic tiles
SINK	Stainless steel double bowl single drainer
TAP FITTINGS	Single lever tap in chrome finish
<i>Powder Room</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm, moisture resistant fibrous plaster board ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
<i>Bedroom/ Guestroom</i>	
FLOORING	Solid natural timber
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
WARDROBE	Post formed with timber carcass with pre-finished doors
<i>Duplex Corner - Master Bath, Bath 2, 3 & 4</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower

<i>Duplex Corner - Bath 5</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<i>Duplex Intermediate - Master Bath, Bath 2, 3, 4 & 5</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower
<i>Duplex Intermediate - Bath 6</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<i>Standard - Master Bath & Bath 2</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower
<i>Standard - Bath 3</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<i>Lanai</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted
<i>Yard and Utility</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted
<i>Loft</i>	
FLOORING	Cement render
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling & paint

BLOCK B Corner Special and Standard units <i>Living and Dining</i>	
FLOORING	Ceramic tile - 600mm x 600mm
WALLS/CEILINGS	Plastered brickwall,plaster fiber board ceiling and painted
<i>Kitchen</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
KITCHEN ISLAND	Concrete top in cement industrial finish
KITCHEN CABINET	Post form with timber carcass
SPLASHBACK	Glass mosaic tiles
SINK	Stainless steel double bowl single drainer
TAP FITTINGS	Single lever tap in chrome finish
<i>Powder Room</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm, moisture resistant fibrous plaster board ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
<i>Bedrooms</i>	
FLOORING	Solid natural timber
WALLS/CEILINGS	Plastered brickwall, plaster fiber board ceiling and painted
WARDROBE	Post formed with timber carcass with pre-finished doors
<i>Master Bath & Bath 2</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Ceramic tile - 300mm x 600mm upto ceiling height, moisture resistant fibrous plaster board ceiling and painted
SHOWER	Acrylic shower screen
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
WATER HEATER	Instant water heater and rain shower
<i>Bath 3</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Ceramic tile - 300mm x 300mm upto 1.5m high, cement plaster ceiling and painted
WASH BASIN	White vitreous china
WATER CLOSET	White vitreous china
TAP FITTINGS	Single lever tap in chrome finish
SHOWER	Fixed shower head
<i>Lanai</i>	
FLOORING	Ceramic tile - 300mm x 600mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted

<i>Yard and Utility</i>	
FLOORING	Ceramic tile - 300mm x 300mm
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling and painted
<i>Loft</i>	
FLOORING	Cement render
WALLS/CEILINGS	Plastered brickwall, cement plaster ceiling & paint

SPLIT UNIT AIR CONDITIONING SYSTEM				
- Living/ Dining				
- Bedrooms				
- Guestroom				
CEILING LED LIGHTS AND FITTINGS				
- Living/ Dining/ Kitchen				
- Powder room				
- Bathrooms/ Family hall				
- Bedrooms/ Guestroom/ Lanai				
- Yard/ Utility				
ELECTRICAL INSTALLATION	BLOCK A		BLOCK B	
	Standard	Duplex	Standard	Corner Special
13A Socket Outlet	20	26	20	20
15A Socket Outlet	1	1	1	1
13A Socket Outlet (external)	-	2	2*	2*
Lighting point	19	32	19	23
Wall lighting point	-	7	-	-
Fan point	1	2	1	1
Air cond point	4	6	4	4
Intercom point	1	2	1	1
SMATV point	2	3	2	2
Door bell point	1	1	1	1
Telephone point/Fiber wall socket	1	2	1	1
* For Ground Floor units only				
FACILITIES AND AMENITIES				
Security	Proximity card access to car park and lift lobby Security Intercom system to individual unit Closed Circuit Televisions (CCTVs) Visitors' Management System Panic Buttons Security patrolling and clocking system			
Gymnasium				
Sauna				
Infinity Pool and wading pool				
BBQ area				
Hammock garden within the courtyard				
Hybrid vehicle charging stations (cables not provided)				
Multipurpose Hall/Children playroom				
Designated car wash area				

The Developer is a wholly owned subsidiary of the Allstones Group Asia Sdn Bhd. Established since 2000, the Group is in the business of property development, investment and real estate management services. The Group developed its niche in specialised situation projects and has since successfully undertaken residential, commercial, hotel and retail developments in Malaysia.

The projects undertaken and completed by the Group include :

- Taragon Puteri YKS, a luxurious condominium project in the vicinity of KLCC
- Taragon Puteri Cheras, gated and guarded town villas in Cheras, Kuala Lumpur
- Taragon Puteri Bintang, a mixed retail, hotel and service apartment development in Bukit Bintang, Kuala Lumpur
- Plaza Taragon Kelana, a mixed retail, shop offices and office suites development in Petaling Jaya
- Seremban Prima Mall, in JV with its owner, a German Property Fund



Taragon Puteri YKS



Plaza Taragon Kelana



Seremban Prima Mall



Taragon Puteri Cheras



Taragon Puteri Bintang

Queenie +6018-322 1234

Developer :

Damansara Fifty6 Sdn Bhd (915441-U)
(Formerly known as Taragon Bukit Ledang Sdn Bhd)
B-13A-9, Block B, Level 13A, Unit 9, Megan Avenue II
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur
Tel. +603-2711 9798 Fax. +603-2161 9798

Development Manager :

blackstone®

Blackstone DM Sdn Bhd (792794-P)
B-13A-9, Block B, Level 13A, Unit 9, Megan Avenue II,
12, Jalan Yap Kwan Seng, 50450 Kuala Lumpur
Tel. +603-2711 9798 Fax. +603-2161 9798

Project Financier :

Hong Leong Bank
Hong Leong Bank Berhad



IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Land Owner : Rahmadin (M) Sdn Bhd • Developer's License No: 13859-1/02-2019/01335(L) • Validity Period: 27/2/2018 - 26/2/2019 • Advertising & Sales Permit No:13859-1/02-2019/01335(P) • Validity Period: 27/2/2018-26/2/2019 • Approving Authority : Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BP T2 OSC 2017 2650 • Expected Date of Completion: January 2021 • Land Tenure: Leasehold for 99 years expiring on 22 May 2108 • Land Encumbrances : Hong Leong Bank Berhad • Express Condition: Tanah ini hendaklah digunakan untuk bangunan kediaman bertingkat bagi tujuan pangsapuri sahaja. • Restrictions in Interest: Tanah ini tidak boleh dipindahmilik, dipajak, dicagar ataupun digadai tanpa kebenaran Jabatan Kuasa Kerja Tanah Wilayah Persekutuan, Kuala Lumpur. • Selling Price: RM1,625,000 (min) - RM3,779,000 (max) • Built-up area: 1,356 sf (min) - 3,510 sf (max). • Total units: 56 • Bumiputra Discount 5%

The information contained herein is subject to change without notification as may be required by the relevant authorities or the Developer' or Architect and cannot form a part of an offer or contract. Whilst every care is taken in providing this information, the owner, developer and managers cannot be held liable for variations. All illustrations and pictures are artist impressions only. The items are subject to variations, modifications and substitutions as may be recommended by the Company's Architect and/ or relevant approving authorities.