



LAKE CITY
— KL NORTH —

EMBRACE A WONDERFUL LIVING

TOD HOPSCA / Lakefront Lifestyle / Smart Community





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



Typical Floor Plan

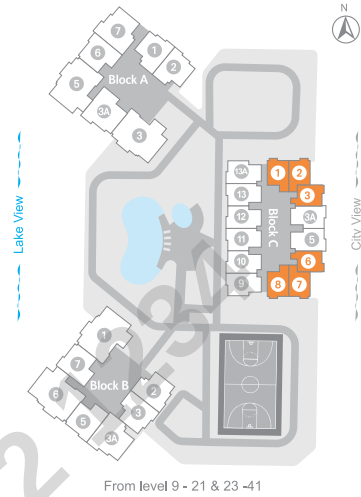
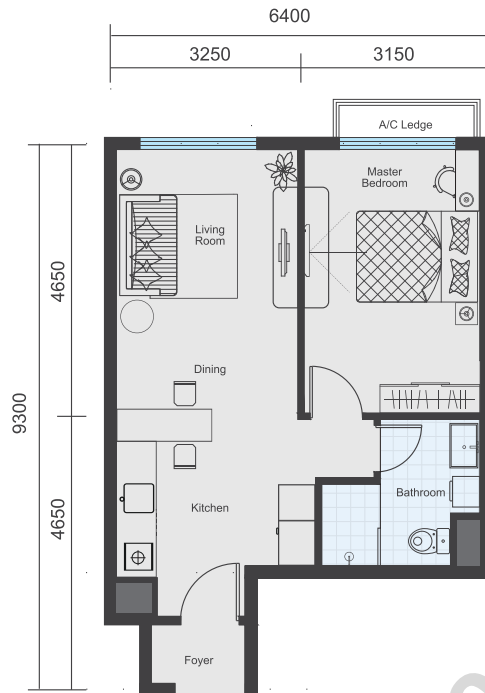
Type

A1

Built-up

547.88 ft² / 50.90m²

1 Bedroom 1 Bathroom



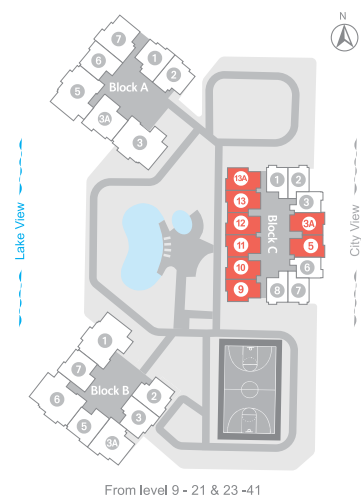
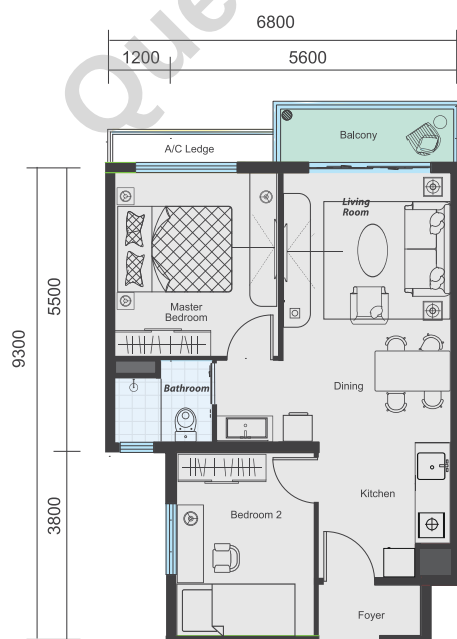
Type

B

Built-up

671.67 ft² / 62.40m²

2 Bedrooms 1 Bathroom



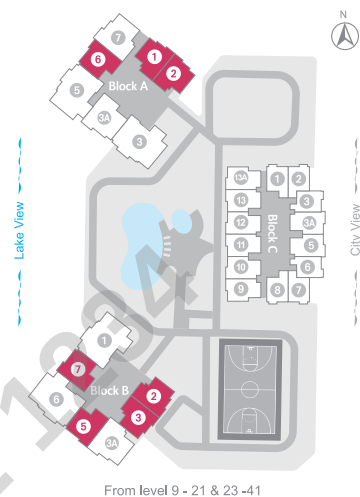
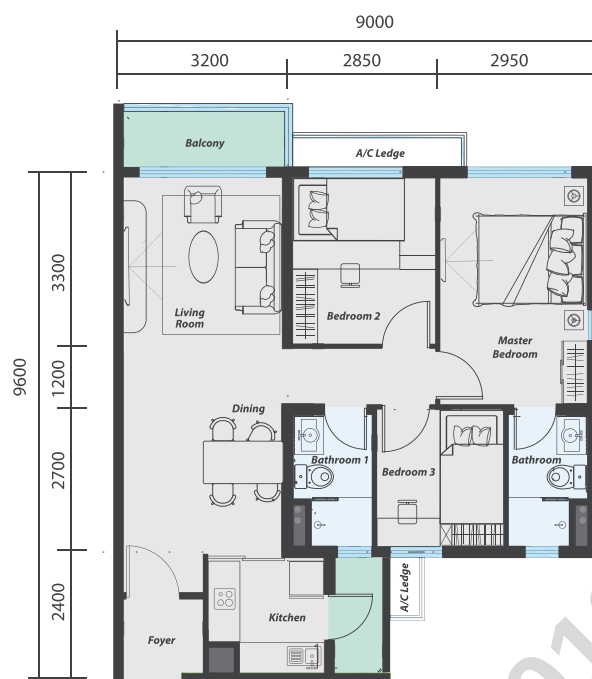
Type

C

Built-up

872.96 ft² / 81.10m²

3 Bedrooms 2 Bathrooms



From level 9 - 21 & 23 -41

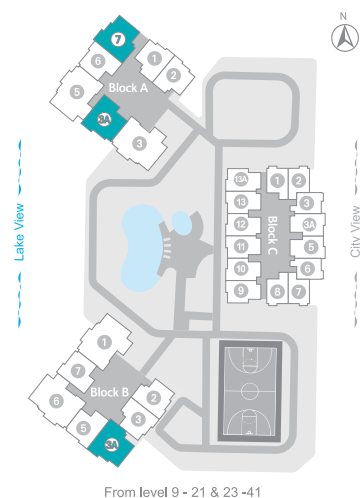
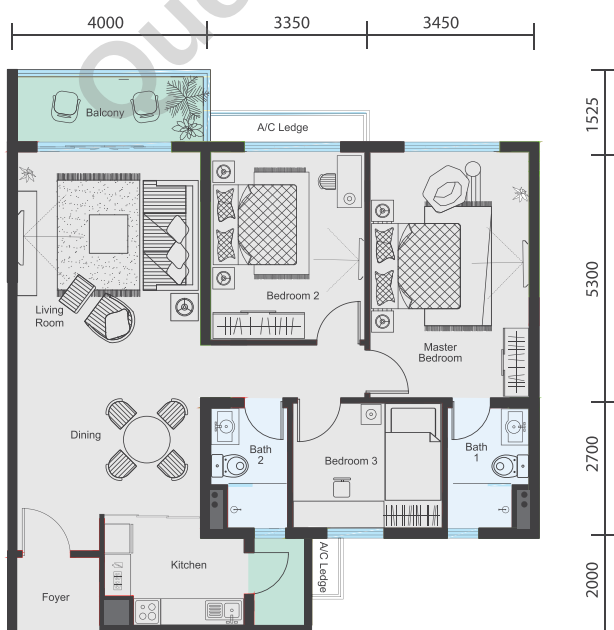
Type

D

Built-up

1129.14 ft² / 104.9m²

3 Bedrooms 2 Bathrooms



From level 9 - 21 & 23 -41

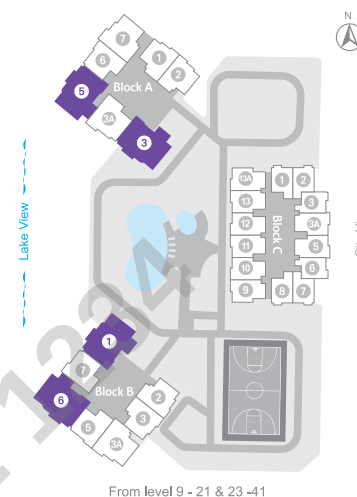
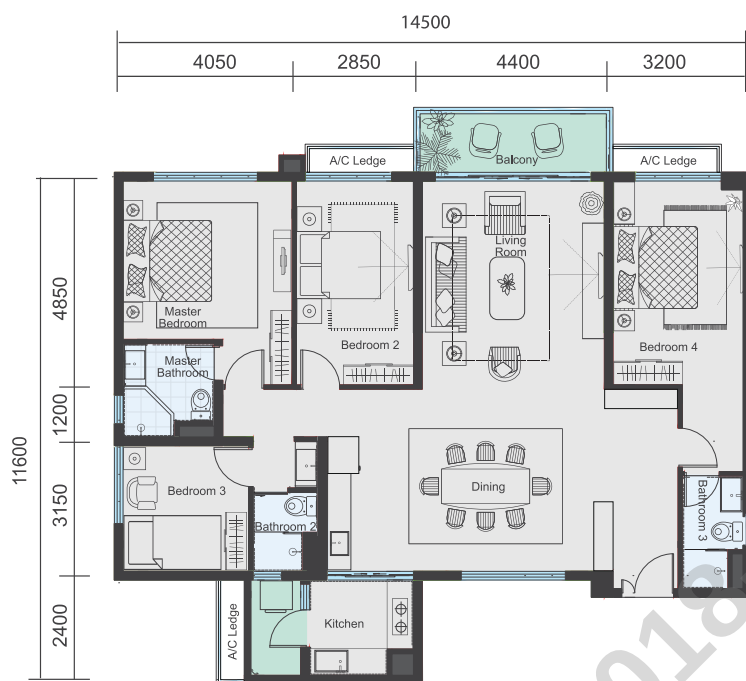
Type

F1

Built-up

1625.35 ft² / 151m²

4 Bedrooms 3 Bathrooms



Baron Residence Specification

BUILDING SPECIFICATION

STRUCTURE :	Reinforced concrete
ROOF :	Reinforced concrete slab
WALL :	Lightweight block / Concrete wall panel / Brick wall
WINDOWS :	Aluminium framed window
MAIN ENTRANCE DOOR :	Fire rated door
BEDROOM DOORS :	Timber flush door
OTHER DOORS :	Timber flush door /Aluminium frame door
IRONMONGERY :	Lock-set

WALL FINISHES

EXTERNAL :	Plaster & paint
LIVING, BEDROOM & DINING :	Plaster & paint
KITCHEN :	Plaster & paint
BATHROOM :	Tiles
YARD (where applicable) :	Plaster & paint

FLOOR FINISHES

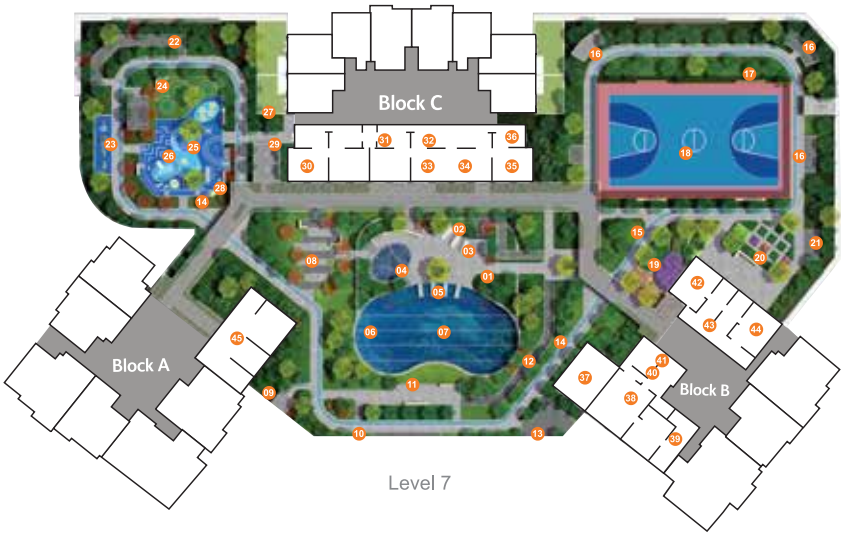
ENTRANCE FOYER :	Tiles
LIVING & DINING AREA :	Tiles
ALL BEDROOM :	Laminated flooring
ALL BATHROOM :	Tiles
KITCHEN :	Tiles
YARD (where applicable) :	Tiles
BALCONY (where applicable) :	Tiles

CEILING FINISHES

ENTRANCE FOYER :	Skim Coat
LIVING, GENERAL (where applicable) :	Skim Coat
BEDROOM, DINING, KITCHEN (where applicable) :	Skim Coat
BATHROOM :	Plaster board

Baron Facilities Plan

Rooftop Level 44



- | | | | |
|----------------------|------------------------------|--------------------------------------|-------------------------|
| 01 Rain-shower | 13 Yoga Deck | 25 Featured Seamless Rubber Flooring | 35 Recreation Area |
| 02 Poolside Lounger | 14 Jogging Path | 26 Children Playground | 36 Chess Room |
| 03 Resting Pavilions | 15 Creative Zone | 27 Stroller Parking | 37 Yoga Space |
| 04 Kid's Pool | 16 Stargazing Deck | 28 Water Refill Station | 38 Gymnasium |
| 05 Shallow Pool | 17 Resting Bench | 29 Family Resting Area | 39 Dance Hall |
| 06 Jacuzzi | 18 Multi-purpose Sport Court | 30 Indoor Children Playground | 40 Wash Room |
| 07 Infinity Pool | 19 Herbs Garden | 31 Infant Room | 41 Sauna Room |
| 08 Grove Garden | 20 Maze Garden | 32 Reading Room | 42 Pingpong Deck |
| 09 Viewing Pavilions | 21 Maze Lounge | 33 Library | 43 Prayer Room |
| 10 Viewing Deck | 22 Resting Deck | 34 Multi-purpose Hall | 44 Meeting Room |
| 11 Outdoor Lounger | 23 Outdoor Gym | | 45 Sheltered Sport Area |
| 12 Reflexology Path | 24 Play Mound | | |
-
- | | | | |
|-------------------------|----------------------------|----------------------|-------------------------|
| 01 Leisure Rooftop Deck | 03 Chit-chat Corner | 05 Resting Bench | 07 Rooftop Leisure Lawn |
| 02 Featured Planter Box | 04 Rooftop Gathering Space | 06 Lake Viewing Deck | 08 Outdoor BBQ |

Lake City Master Plan

- HOTEL / SERVICE APARTMENT
- OFFICE
- PARK
- SHOPPING MALL / SOHO / RETAIL
- CONNECTIVITY
- APARTMENT / SOHO / RETAIL



KL North New Central City In City Center



Lake City Property Gallery
www.lakecitykl.com

1300-22-9999

Lake City Development Sdn Bhd (1189631-P)
(formerly known as Big Plus Apartment Sdn Bhd)
Managed and Marketed by Country Garden

• No. Lesen Pemaju: 20110-1/05-2023/0399 (L) • Tempoh Sah: 05/05/2021-04/05/2023 • No. Permit Pengiklanan & Jualan: 20110-1/05-2023/0399 (P) • Tempoh Sah: 05/05/2021-04/05/2023 • Pihak Berkuasa Melulus: DBKL • No. Kelulusan Pelan Bangunan: BP U1 OSC 2020 0227 (26) • Jenis Perumahan: Pangsapuri Suite • Nama Pemajuan Perumahan: Residensi Baron • Nama Pemaju: Lake City Development Sdn Bhd (Formerly known as Big Plus Apartment Sdn Bhd) • Nama Pemilik Tanah: Lake City KL North Sdn Bhd (971210-P) • Pegangan Tanah: 96 Tahun (Tarikh Tamat 2115) • Bebanan Tanah: HSBC BANK MALAYSIA BERHAD (127776-V) • Tarikh Jangka Slap: Mei 2025 • Jumlah Unit: 1077 unit (Menara A) : 43 Tingkat, Jumlah unit 293, Harga RM 659,468.00 (min) - RM 1,597,588.00 (maks); (Menara B) : 43 Tingkat, Jumlah unit 278, Harga RM 858,168.00 (min) - RM 1,605,068.00 (maks); (Menara C) : 41 Tingkat, Jumlah unit 506, Harga RM 350,498.00 (min) - RM 686,688.00 (maks); • 5% Diskaun Bumiputera

The information contained herein is subject to contract and do not form part of an offer or contract. Floor plans, specifications, measurements and other information contained herein are accurate at the time of print but may be subject to variations, modifications and substitutions as may be required by the relevant authorities, architect or engineer. While every reasonable care has been taken in preparing the advertisement at time of print, the developer cannot be held responsible for any inaccuracy.

Kindly refer to the Sale and Purchase Agreement for plans and specifications of the actual unit approved by the authorities and the actual units shall be constructed accordingly.

