



QUARTZ

@ QUEENS RESIDENZ,
QUEENSVILLE

A LIFESTYLE OF
ENERGY AND CREATIVITY

THE LAST JEWEL IN

Q Q BANDAR SRI PERMAISURI Q Q

Queensville, an integral aspect of Bandar Sri Permaisuri's beautiful township, is located in a vibrant part of Cheras, Kuala Lumpur, surrounded by prime spots such as Bandar Tun Razak, Taman Desa, Taman Pertama, and Salak South. This splendid locale prides itself on varied access routes via highways and roads for swift, satisfying travel. Moreover, residents can indulge in a blissful contemporary lifestyle with assorted amenities spread throughout.



TUN RAZAK
EXCHANGE

7.6KM



MERDEKA 118
TOWER

7.8KM



SURIA
KLCC

10.3KM



KL
TOWER

10.6KM





Artist's Illustration

Queens Mall is a lifestyle shopping hub in a convenient location with a wide range of international brands for dining, entertainment, fashion, retail, health and beauty. Additionally, the tropical-themed environment blends seamlessly with its contemporary architecture, so people can enjoy the ambient experience while shopping here.



INDULGENCES



SOCIAL



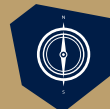
Hotspots in
5km Radius



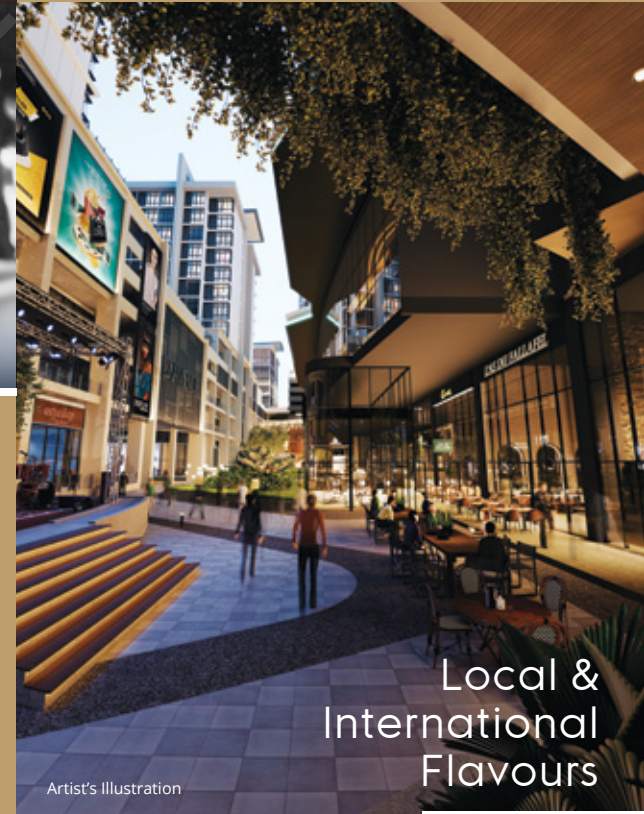
Integrated
Development



Panoramic
KL View



North & South
Orientation



Artist's Illustration

Local &
International
Flavours

Queensville is accessible via Sri Petaling LRT, which connects to other MyRapid lines, including the Kelana Jaya LRT, KLIA Express and Kajang MRT.

 6
Major Highways

Ample Parking
Spaces
Approx.
2,700   Lots

Designated
EV Charging
Stations 

500M To 
Salak Selatan LRT

ACCESSIBILITY





LIFESTYLE



Artist's Illustration

COSY URBAN LOFTS

Flexibility and longevity are the bywords of Quartz@Queens Residenz, with contemporary open layouts sheathed in timeless designs to ensure they never go out of style.

These adaptable spaces, coupled with a dual or triple key concept, are ideally suited for various living arrangements between landlords and tenants or multiple generations of the same family, living under one roof.



216
Low-Density Units



Dual Key and
Triple Key Concept



Versatile Spaces
Of 702 - 1,212 sq.ft.



Multigenerational
Homes



Artist's Illustration

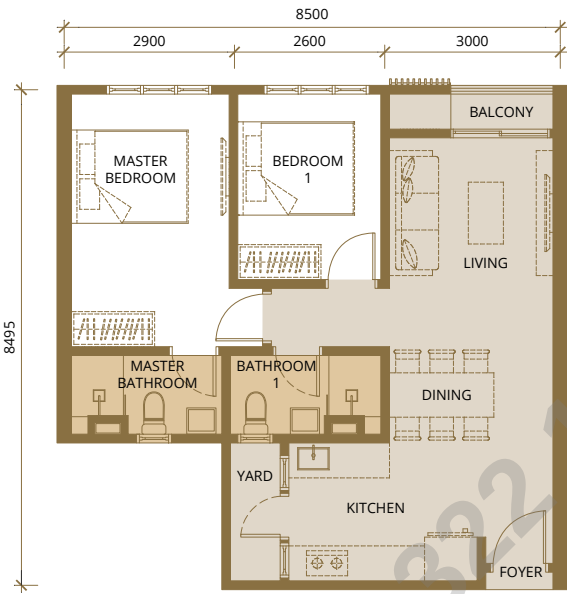
FLOOR PLANS



TYPE **A**

2 BEDROOMS
2 BATHROOMS

UNIT SIZE:
APPROX
702 SQ.FT.

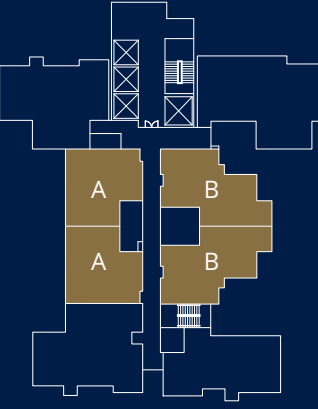
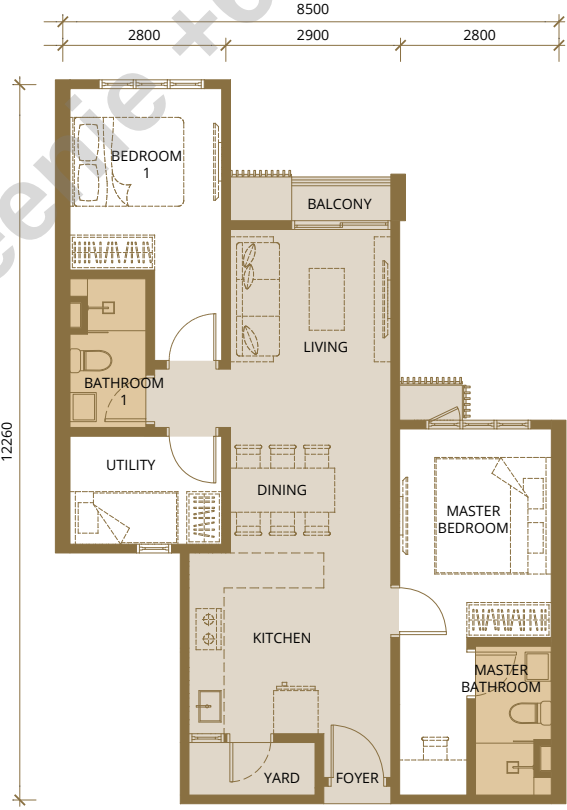


**DUAL KEY
CONCEPT**

TYPE **B**

2+1 BEDROOMS
2 BATHROOMS

UNIT SIZE:
APPROX
805 SQ.FT.



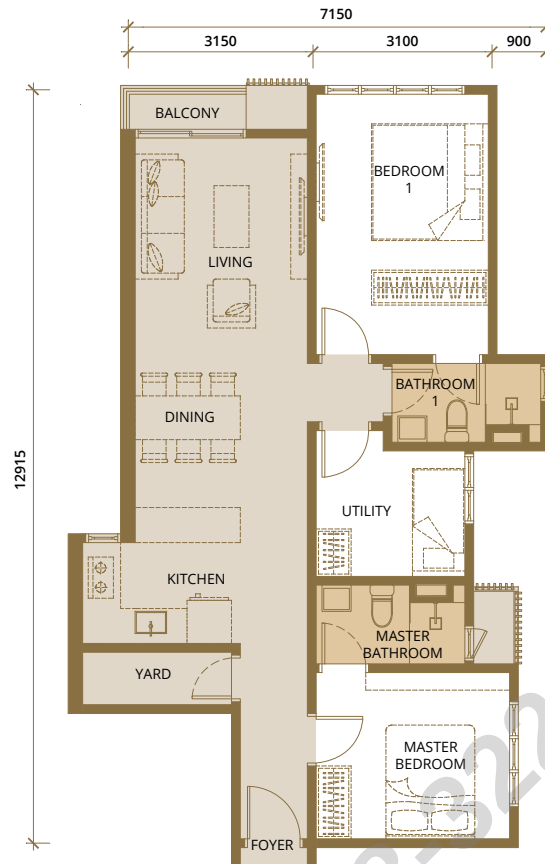
QUARTZ
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QUEENSVILLE

DUAL KEY CONCEPT

TYPE 

2+1 BEDROOMS
2 BATHROOMS

UNIT SIZE:
APPROX
877 SQ.FT.

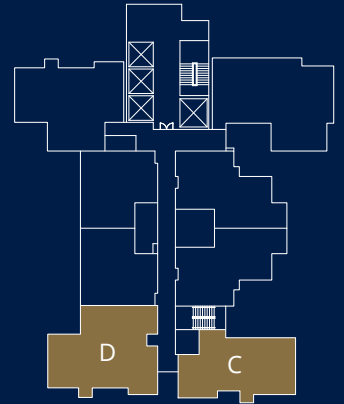
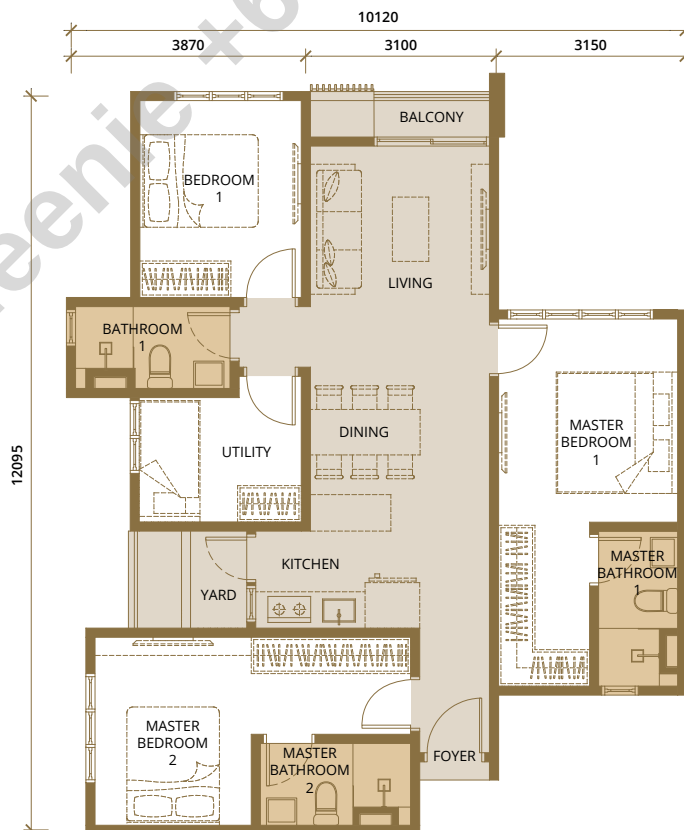


TRIPLE KEY CONCEPT

TYPE 

3+1 BEDROOMS
3 BATHROOMS

UNIT SIZE:
APPROX
1,011 SQ.FT.



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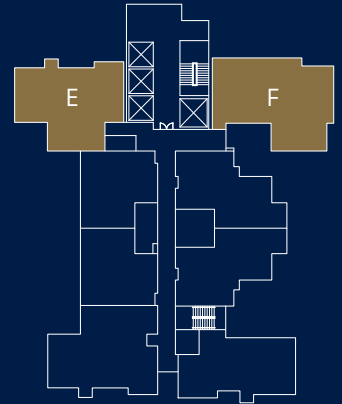


TRIPLE KEY CONCEPT



3+1 BEDROOMS
3 BATHROOMS

UNIT SIZE:
APPROX
1,063 SQ.FT.



DUAL KEY CONCEPT



4 BEDROOMS
3 BATHROOMS

UNIT SIZE:
APPROX
1,212 SQ.FT.



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SPECIFICATIONS

STRUCTURE	<i>Reinforced Concrete</i>					
WALL	<i>Brickwall / Reinforced Concrete Wall / Blockwall</i>					
ROOFING COVERING	<i>Reinforced Concrete</i>					
CEILING	<i>Skim Coat / Plaster Ceiling Where Applicable</i>					
DOORS						
MAIN ENTRANCE	<i>Fire Rated Door</i>					
BEDROOM, BATHROOM	<i>Timber Flush</i>					
LIVING	<i>Glass Sliding Door</i>					
WINDOWS	<i>Aluminium Frame Glass Window</i>					
IRONMONGERY	<i>Selected Quality Lockset</i>					
WALL FINISHES						
EXTERNAL WALL	<i>Plaster / Skim Coat & Paint</i>					
INTERNAL WALL	<i>Plaster / Skim Coat & Paint / Tiles</i>					
KITCHEN	<i>Plaster / Skim Coat & Paint / Tiles</i>					
BATHROOM	<i>Tiles</i>					
FLOOR FINISHES						
LIVING, DINING, BALCONY, BATHROOM	<i>Tiles</i>					
KITCHEN, FOYER	<i>Tiles</i>					
ALL BEDROOMS	<i>SPC Flooring</i>					
A/C LEDGE	<i>Cement Render</i>					
SANITARY FITTINGS	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F
WATER TAP	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
WASH BASIN	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
WATER CLOSET	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
SHOWER	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
TOILET ROLL HOLDER	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
HAND BIDET	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
KITCHEN SINK	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.
KITCHEN TAP	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.
WASHING MACHINE TAP	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.
ELECTRICAL INSTALLATION	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E	TYPE F
LIGHTING POINT	16 NOS.	20 NOS.	19 NOS.	23 NOS.	23 NOS.	26 NOS.
GENERAL POWER POINT	10 NOS.	12 NOS.	13 NOS.	14 NOS.	14 NOS.	13 NOS.
A/C POWER POINT	3 NOS.	3 NOS.	3 NOS.	4 NOS.	4 NOS.	5 NOS.
WATER HEATER POINT	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
KITCHEN HOB POINT	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.
KITCHEN HOOD POINT	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.
DATA POINT	2 NOS.	2 NOS.	2 NOS.	3 NOS.	3 NOS.	3 NOS.
FIBRE WALL SOCKET	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.	1 NO.
TOILET EXHAUST POINT	-	2 NOS.	-	1 NO.	1 NO.	1 NO.
CEILING FAN HOOK	3 NOS.	3 NOS.	3 NOS.	4 NOS.	4 NOS.	5 NOS.



“ENJOY
MEMORABLE
MOMENTS
HERE”



FACILITIES

LEGEND

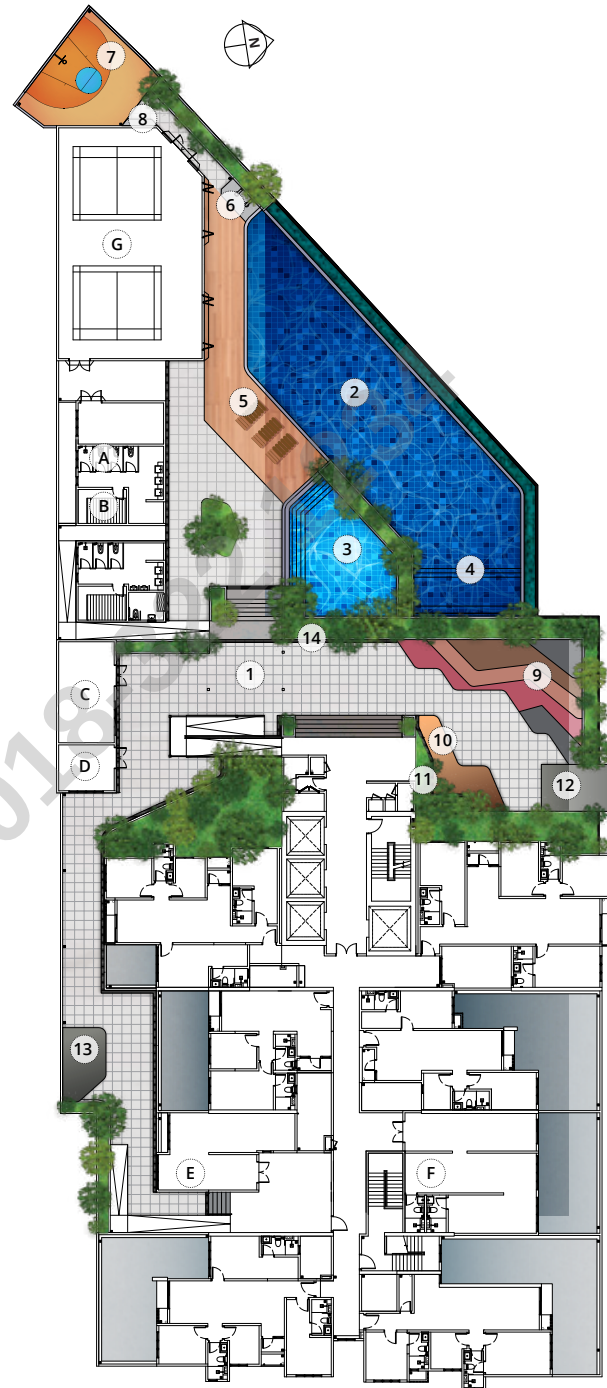
LEVEL 6

BUILDING FACILITIES

- A Toilet / Changing Room
- B Sauna
- C Convenience Shop (Kedai)
- D Dobby
- E Management Office
- F Reading Room
- G Multipurpose Hall

LANDSCAPE FACILITIES

- 1 Walkway Connection
- 2 Infinity Pool (25m)
- 3 Wading Pool
- 4 Jacuzzi / Spa Pool
- 5 Pool Deck
- 6 Outdoor Shower
- 7 Leisure Sports Court
- 8 Resting Bench
- 9 Children's Playground
- 10 Yoga Deck
- 11 Wellness / Reflexology Path
- 12 Cantilevered Lookout Pavilion
- 13 Reading Pavilion
- 14 Feature Wall



LEVEL 6



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QUEENSVILLE





LEGEND

LEVEL
7

LANDSCAPE FACILITIES

- 1 Resting Lounge / Chit-chat Lounge
- 2 Hangout Lounge

LEVEL
13

LANDSCAPE FACILITIES

- 1 Co-Working Space
- 2 Chilling Pod
- 3 Kids' Fun Pod / Co-Working Pod

ROOFTOP

BUILDING FACILITIES

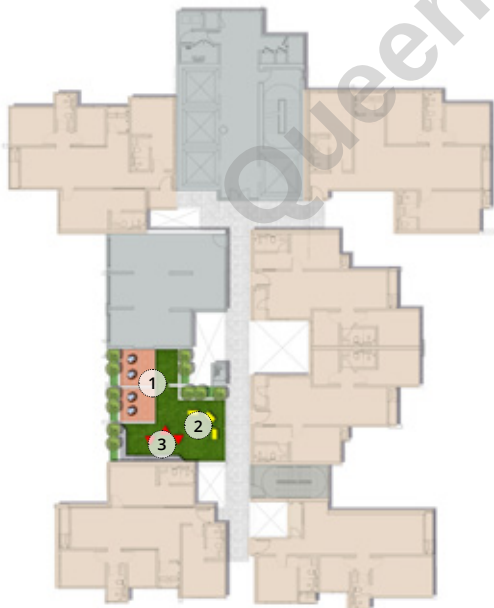
- A Toilet
- B Sky Gym c/w Yoga Space

LANDSCAPE FACILITIES

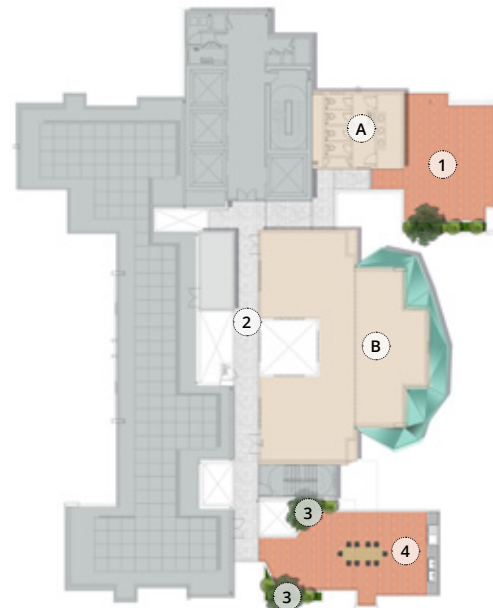
- 1 Sky Deck
- 2 Covered Walkway
- 3 Sky Lounge with Herb Garden
- 4 BBQ Area



LEVEL 7



LEVEL 13



ROOFTOP



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TRANSPORTATION

Rapid KL Bus Stand (on-site)
 0.5km LRT Salak Selatan
 0.7km KTM Salak Selatan
 Jalan Sungai Besi
 1.3km LRT Cheras
 1.3km LRT Bandar Tun Razak
 3.0km LRT Chan Sow Lin
 3.0km MRT Taman Pertama
 3.5km MRT Taman Midah
 5.0km MRT Maluri
 7.0km KL Sentral
 7.0km Terminal Bersepadu Selatan

SHOPPING

5.0km Sunway Velocity
 5.8km Ikea Cheras
 7.7km Mid Valley Megamall
 10.3km Suria KLCC

RECREATION

1.7km Taman Tasik Permaisuri
 1.9km Cheras Stadium KL
 4.5km Taman Pudu Ulu
 6.8km Ketumbar Hill

EDUCATION

Rocklin International School (on-site)
 1.0km SMK Seri Tasik
 1.4km SM Sains Selangor
 1.4km SMK Seri Permaisuri
 1.8km SM Teknik Kuala Lumpur
 2.1km Kolej Tun Dr Ismail
 2.8km SRJK(C) Naam Kheung
 4.0km Wawasan Open University
 4.1km SJK Confucian
 5.7km Sunway College Velocity
 5.4km SJK (C) Taman Connaught
 5.5km UCSI International School
 6.7km Taylor's International School

HEALTHCARE

2.1km Hospital Canselor
 Tuanku Muhriz UKM
 2.6km UKM Specialist Centre
 3.1km Hospital Rehabilitasi Cheras
 5.2km Pantai Hospital Cheras
 5.8km Sunway Medical Centre Velocity

ACCESS POINTS

- East-West Link Expressway
- Kuala Lumpur-Seremban Expressway
- Maju Expressway
- MRR2
- Sungai Besi Expressway
- SMART Tunnel

A Joint Venture Development By:



**DATUK BANDAR
KUALA LUMPUR**

Turnkey Contractor & Project Manager:

SEAL



Scan for
more information

No. Lesen Pemaju: 6627/06-2027/0438(A) • Tempoh Sah: 19/05/2022 - 09/06/2027 • No. Permit Jualan: 6627-17/12-2026/1326(N)-(S) • Tempoh Sah: 14/12/2023 - 13/12/2026 • Pemaju: Dwitask Sdn Bhd [No.Pendaftaran 198801009492 (176849-A)] • Alamat: Level 2, Kompleks Permaisuri Q, 02-23, No. 6 Jalan Sri Permaisuri, Bandar Sri Permaisuri, 56000 Kuala Lumpur. • Pajak: 99 Tahun (Tamat pada 06 Mei 2112) • Nama Pemajuan Perumahan: Residensi Kuartz • Cagaran Tanah: Tiada • Majlis Perbandaran yang Meluluskan: Dewan Bandaraya Kuala Lumpur • No. Kelulusan Pelan Bangunan: BP S2 OSC 2022 1131 • Tarikh Dijangka Siap: Disember 2026 • Jenis Hartanah: Pangapuri Servis • Jumlah Unit: 216 unit • Harga Min. dan Maks.: RM531,000 hingga RM892,000 • Bilangan Pakir: Type A - 2 Pakir, Type B - 2 Pakir, Type C - 2 Pakir, Type D - 2-3 Pakir, Type E - 2-3 Pakir, Type F - 3 Pakir • Diskaun 5% Bumiputera • Sekatan Tanah: Tanah ini tidak boleh dipindah milik, dipajak, atau digadaikan tanpa kelulusan terlebih dahulu oleh Jawatankuasa Kerja Tanah Wilayah Persekutuan Kuala Lumpur.

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