

RIVER PARK

BANGSAR SOUTH

Queenie +6018-322 1234

Connectivity. **LIFESTYLE & ENTERTAINMENT**

Have it all and more at River Park – this is your home in a neighbourhood that puts connectivity and convenience first. Bangsar South is surrounded by a wealth of lifestyle amenities so that you can do more, see more, and experience more.

Bangsar South

Pantai Hospital Kuala Lumpur

Bukit Damansara

Bangsar



Direct access via
Federal Highway
/ NPE



Pedestrian walkway
to Angkasapuri
KTM Station (300m)



A stone's throw
away from
Mid Valley City



Residential titled
condominium



Electric Vehicle (EV)
charging station



Provisional
GreenRE Certification
Residential Category

RIVERPARK

BANGSAR SOUTH

KTM
Angkasapuri

Merdeka 118

KL Tower

KLCC

Pavilion KL

Mid Valley
City

TRX

Tower A

Tower B

Tower C

Federal
Highway

New Direct Access via
Federal Highway/NPE

New Pantai Expressway (NPE)

YOUR LIFESTYLE, *Your Way*

River Park is your sanctuary set amidst a vibrant and connected neighbourhood. With layout options to suit everyone, make this home an oasis of your own, all as you are surrounded by the endless possibilities of everything outside your front door.



WELCOME *Home*

Come home in style and ease to a robust 3-tier security system and a double-volume lobby for a touch of everyday luxury.



Artist's Impression



Artist's Impression



Artist's Impression

FIND YOUR *Balance*

Embrace a lifestyle of holistic balance through River Park's curated facilities. From a refreshing swimming pool to active zones for exercising and facilities crafted for young ones, enjoy the breathtaking views and landscaped greenery that surrounds you.

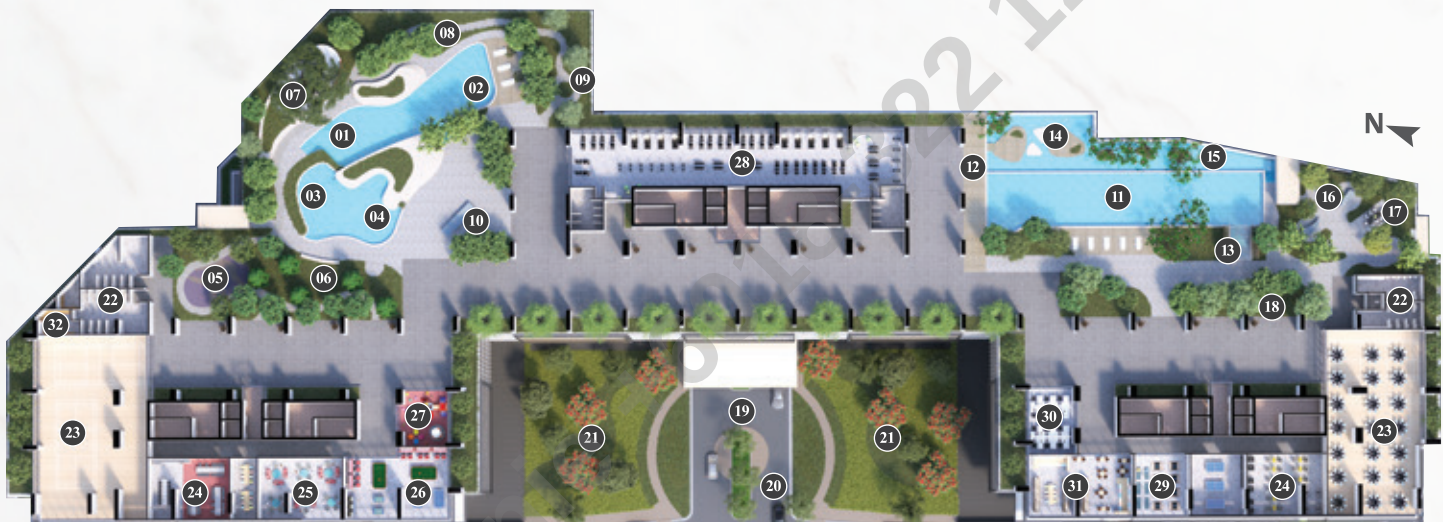
A SUSTAINABLE *Lifestyle*



At River Park, your lifestyle is designed to minimise environmental impact while maximising your comfort. As a GreenRE certified residence, you can experience practical sustainability that paves the way for a greener and more sustainable future.

- Minimize heat with usage of Low-E glass
- Rainwater harvesting for irrigation of landscape
- Energy-efficient lighting at common areas
- Provision of EV charging bays

FACILITIES PLAN - LEVEL 9



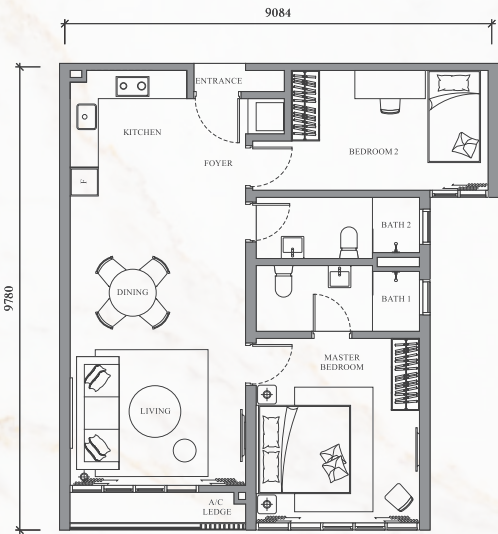
LEGEND

- | | | | |
|---------------------------|-----------------------------|------------------------------------|------------------------------|
| 01. Leisure Pool | 09. Scented Gardens | 17. BBQ | 25. Entertainment Room |
| 02. Sun Deck | 10. Outdoor BBQ / Islet Bar | 18. Exercise Lawn | 26. Games Room |
| 03. Jacuzzi | 11. Infinity Lap Pool | 19. Central Park (G Floor) | 27. Indoor Kid's Play Room |
| 04. Kid's Pool | 12. Sun Bath Decks | 20. Circle Gateway (G Floor) | 28. Gymnasium |
| 05. Kid's Play Area | 13. Bubbly Jacuzzi / Cabana | 21. Four Seasons Gardens (G Floor) | 29. Therapy Room |
| 06. Play Lawn | 14. Islet Deck | 22. Toilet | 30. Library / Virtual Office |
| 07. Pavilion | 15. Shallow Pool | 23. Multi-purpose Hall | 31. Reading Room |
| 08. Strolling Garden Path | 16. Dining Lounges | 24. Kitchen / Prep Room | 32. Steam Room |

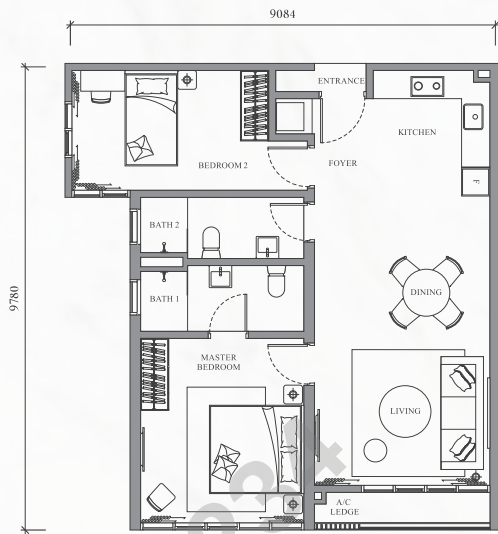


FLOOR PLANS

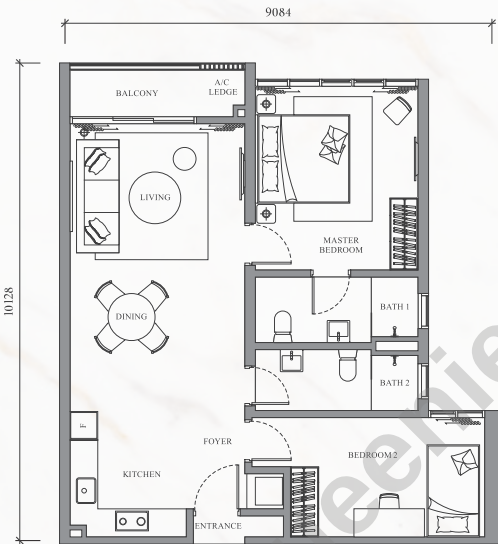
TYPE A1 | 812 sq.ft. (76 sq.m.)
2 Bedrooms 2 Bathrooms 2 Car Parks



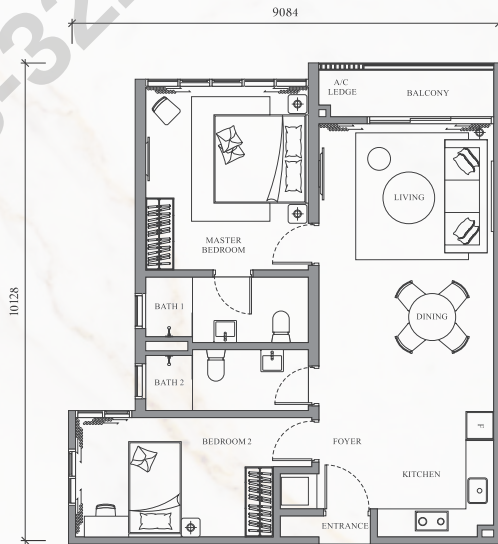
TYPE A2 | 812 sq.ft. (76 sq.m.)
2 Bedrooms 2 Bathrooms 2 Car Parks



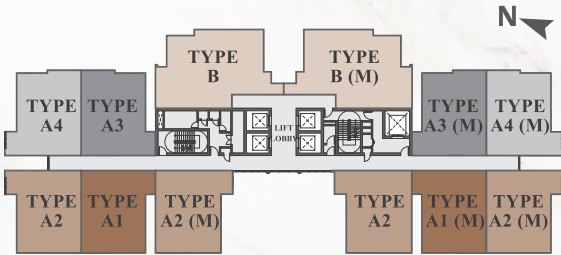
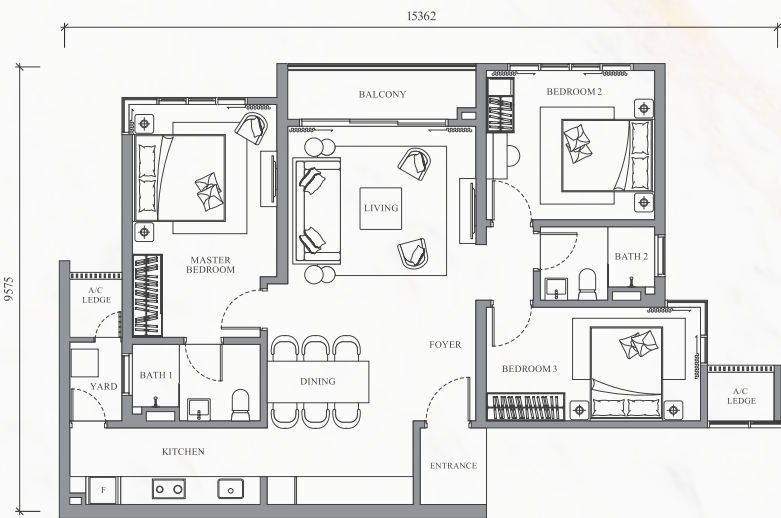
TYPE A3 | 861 sq.ft. (80 sq.m.)
2 Bedrooms 2 Bathrooms 2 Car Parks



TYPE A4 | 861 sq.ft. (80 sq.m.)
2 Bedrooms 2 Bathrooms 2 Car Parks

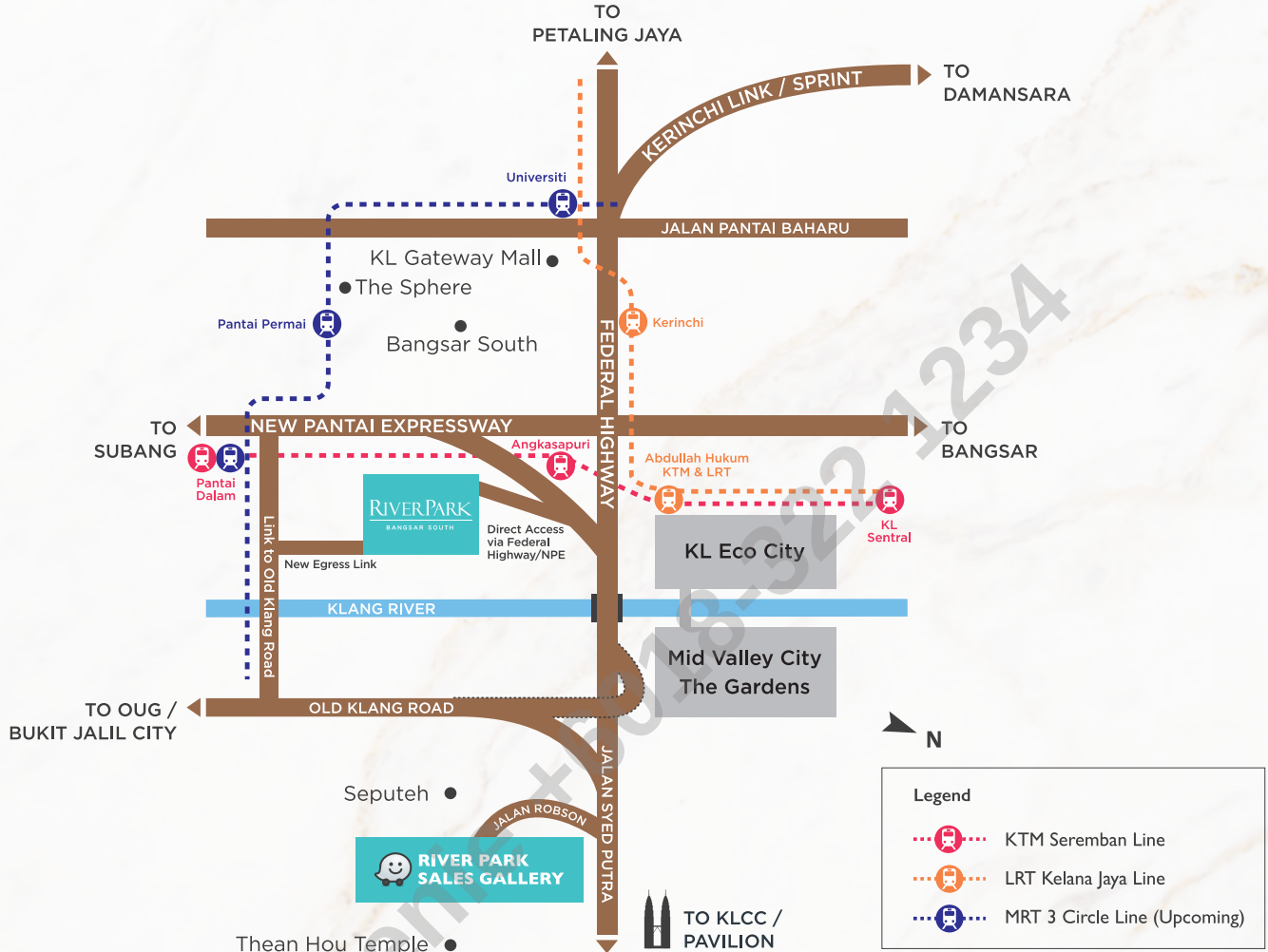


TYPE B | 1,180 sq.ft. (110 sq.m.)
3 Bedrooms 2 Bathrooms 2-3 Car Parks



CONNECTED TO Endless Possibilities

River Park is in the position to connect you to all of life's possibilities through both the NPE and Federal Highway for better connectivity, along with public transportation options through the pedestrian walkways that lead to Angkasapuri KTM only 300m away. Mid Valley City is just a stop away, and you are connected to the rest of the Klang Valley and beyond through LRT and MRT lines.



TRANSPORTATION

Angkasapuri KTM	300 M
Pantai Permai MRT 3 (upcoming)	800 M
Abdullah Hukum LRT & KTM	3.8 KM
KL Sentral (Transit Hub)	5.7 KM

MEDICAL CENTRE

LifeCare Diagnostic Medical Centre	2.4 KM
Pantai Hospital Kuala Lumpur	3.8 KM
University of Malaya Medical Centre	5.1 KM

EDUCATION

SJK (Cina) Choong Wen	6.3 KM
Kuen Cheng High School	7.5 KM
Stella Maris Int'l School	8.0 KM
Cempaka Int'l School	9.6 KM
Alice Smith School	10.3 KM

SHOPPING & LEISURE

The Sphere	2.0 KM
Mid Valley City	3.7 KM
Bangsar Village	4.6 KM
Pavilion Bukit Jalil	8.8 KM
Pavilion KL	9.2 KM

RECREATIONAL

Taman Rimba Kerinchi	3.3 KM
Perdana Botanical Garden	8.6 KM

Tower A & C • Developer: Kumpulan Gapadu Sdn. Bhd. (199601000702) • Address: Level 19, Pavilion Tower, No.75, Jalan Raja Chulan 50200 Kuala Lumpur, Malaysia • Developer License No.: 14035/02-2029/0042(R) • Validity: 25/2/2024 – 24/2/2029 • Advertising & Sales Permit No.: Block A & C: 14035-4/02-2026/0076(R)-(S) • Validity: 25/2/2025 – 24/2/2026 • Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Approval No.: DBKL/JKB.BP S1 OSC 2024 0591 (25) • Land Tenure: Leasehold 99 years (Expiring 28 July 2118) • Type of Property: Condominium • Project Name: Residensi Taman Hilir • Tower A (440 units) • Built-Up Area: Type A1 and A2: 812 sq.ft. (218 units); Type A3 and A4: 861 sq.ft. (148 units); Type B: 1,180 sq.ft. (74 units) • Selling Price: (Min.) RM720,000 – (Max.) RM1,226,400 • Tower C (440 units) • Built-Up Area: Type A1 and A2: 812 sq.ft. (218 units); Type A3 and A4: 861 sq.ft. (148 units); Type B: 1,180 sq.ft. (74 units) • Selling Price: (Min.) RM744,000 – (Max.) RM1,246,800 • Car Park: 2 – 3 per unit • Bumiputera Discount: 5% • Land Encumbrances: Ambank (M) Berhad • Expected Date of Completion: September 2026 • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KP.KT.GOV.MY

Tower B • Developer: Kumpulan Gapadu Sdn. Bhd. (199601000702) • Address: Level 19, Pavilion Tower, No.75, Jalan Raja Chulan 50200 Kuala Lumpur, Malaysia • Developer License No.: 14035/02-2029/0042(R) • Validity: 25/2/2024 – 24/2/2029 • Advertising & Sales Permit No.: Block B: 14035-5/05-2026/0533(A)-(S) • Validity: 10/5/2023 – 09/5/2026 • Approving Authority: Dewan Bandaraya Kuala Lumpur (DBKL) • Building Plan Approval No.: DBKL/JKB.BP S1 OSC 2024 0591 (25) • Land Tenure: Leasehold 99 years (Expiring 28 July 2118) • Type of Property: Condominium • Project Name: Residensi Taman Hilir • Tower B (452 units) • Built-Up Area: Type A1 and A2: 812 sq.ft. (224 units); Type A3 and A4: 861 sq.ft. (152 units); Type B: 1,180 sq.ft. (76 units) • Selling Price: (Min.) RM783,600 – (Max.) RM1,291,200 • Car Park: 2 – 3 per unit • Bumiputera Discount: 5% • Land Encumbrances: Ambank (M) Berhad • Expected Date of Completion: September 2026 • IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KP.KT.GOV.MY

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