



MHP3

- KUALA LUMPUR -

FREEHOLD

DISCOVER THE STORY OF THE NEW-YOUNG COMMUNITY

DEVELOPMENT AREA:

4.97 Acres

LAND TITLE:

**Commercial
Strata**

LAND TENURE:

Freehold

SELLING PRICE FROM:

RM377,000

DEVELOPMENT TYPE:

Residential

TOTAL UNITS:

1,688 Units

NO. OF BLOCK:

2

MENU



- 2 towers of 41 storeys residences <
- 3 Tiers security level <
- Facilities @ Level 8 <
- Sky Garden @ Level 41 <
- Sky deck <

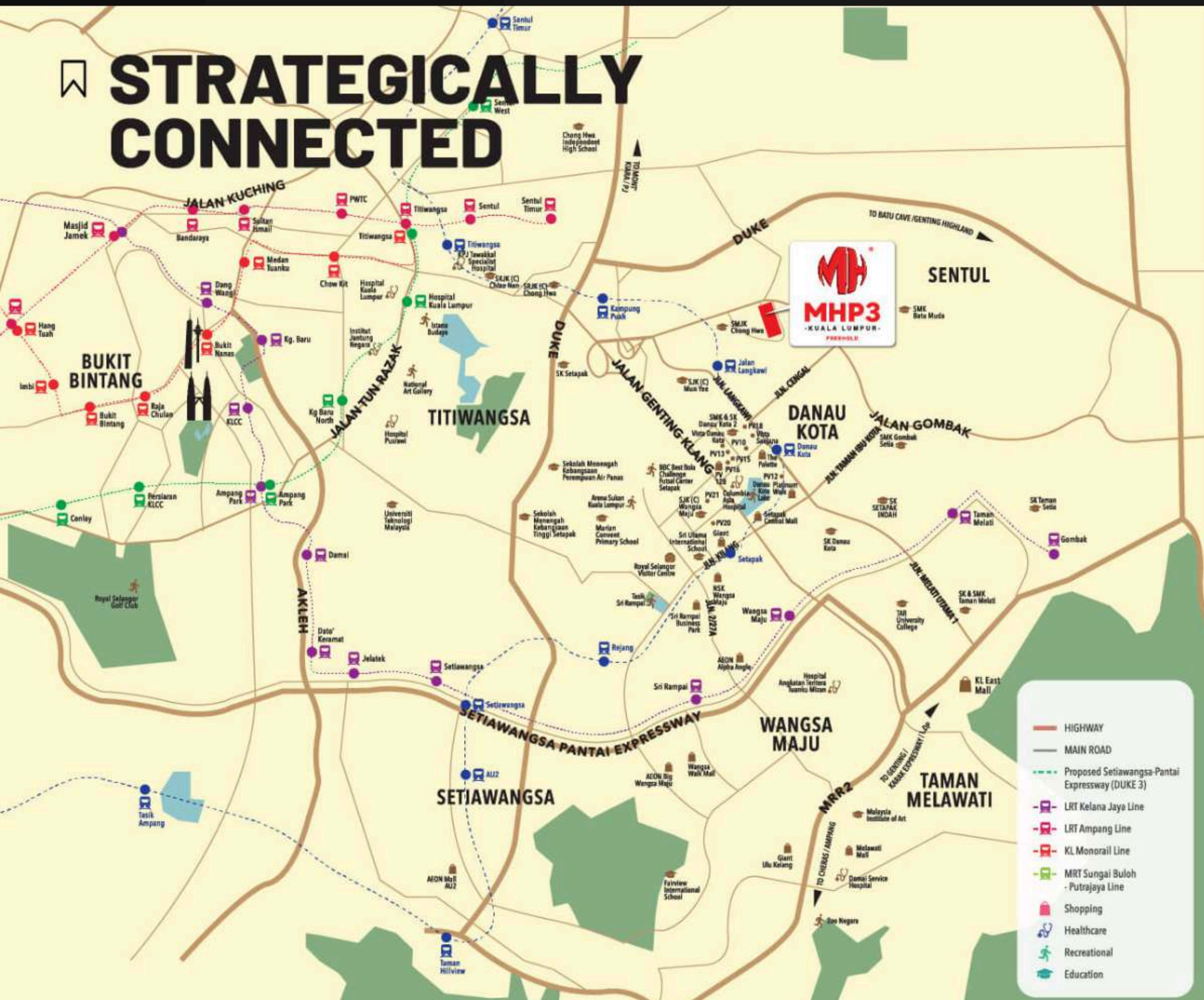
MENU

Elevate your every moment here

What's your mood today?



STRATEGICALLY CONNECTED



Surrounded by a wealth of amenities, Setapak is a self-contained township that caters to everyone's lifestyle needs.

Shopping Malls / Hypermarkets/ Commercial

3.3KM - THE PALETTE
4.0KM - SETAPAK CENTRAL MALL
4.3KM - GIANT HYPERMARKET SETAPAK
4.9KM - NSK WANGSA MAJU
4.9KM - RAMPAI BUSINESS PARK
5.6KM - AEON ALPHA ANGLE
6.5KM - KL EAST MALL
7.0KM - WANGSA WALK MALL
7.8KM - MELAWATI MALL

Hospitals

2.7KM - COLUMBIA ASIA HOSPITAL
3.7KM - TAWAKAL HEALTH CENTRE
4.9KM - HOSPITAL KUALA LUMPUR
5.0KM - HOSPITAL PUSRAWI
6.0KM - INSTITUT JANTUNG NEGARA

Train Station

4.7KM - LRT TAMAN MELATI
5.3KM - LRT WANGSA MAJU
6.7KM - LRT SRI RAMPAI

Recreation / Places of interest

3.7KM - DANAU KOTA LAKE
4.2KM - ISTANA BUDAYA
5.2KM - TASIK SRI RAMPAI
5.3KM - TASIK TITIWANGSA
8.6KM - ZOO NEGARA

Primary Schools

1.3KM - SJKC MUN YEE
3.0KM - SJKC LEE RUBBER
3.0KM - SK DANAU KOTA 2
3.1 KM - SJKC CHONG HWA
3.6KM - SJKC WANGSA MAJU
3.6KM - SK DANAU KOTA
4.0KM - SMK TINGGI SETAPAK
4.2KM - SK SETAPAK INDAH
5.4KM - SK TAMAN SETIA
5.2KM - SK TAMAN MELATI
5.6KM - SMK TAMAN MELATI
5.9KM - SK TAMAN SERI RAMPAI
5.9KM - SMK TAMAN SERI RAMPAI
6.0KM - SK DESA SETAPAK

Secondary Schools

0.5KM - SMJK CHONG HWA
2.6KM - SMK(P) AIR PANAS
2.9KM - SMK DANAU KOTA
3.3KM - SMK TINGGI SETAPAK
4.2KM - SMK GOMBAK SETIA
5.8KM - SMK TAMAN MELATI
5.9KM - SMK TAMAN SERI RAMPAI

International Schools

7.2KM - MAREFAT INTERNATIONAL SCHOOL
8.8KM - BRIGHTON INTERNATIONAL SCHOOL

College / Universities

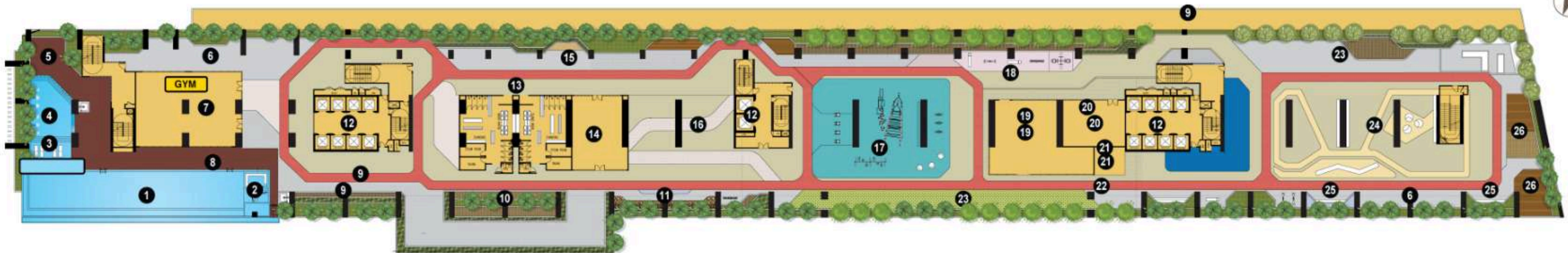
5.1 KM - OUM LEARNING CENTRE
5.5KM - TARUMT
7.9KM - MALAYSIA INSTITUT OF ART

MENU

Enjoy more than 1 ACRE of endless delight at Facilities Podium

PODIUM @ LEVEL 8

- | | | |
|------------------|----------------------------|------------------------|
| 1 Swimming Pool | 10 Pavilion Benches | 19 Games Room |
| 2 Spa Pool | 11 Reflexology Path | 20 Retail Shop |
| 3 Wet Deck | 12 Lift Lobby | 21 Laundry |
| 4 Wading Pool | 13 Changing Room / Toilet | 22 Jogging Track |
| 5 Family Port | 14 Utility Room | 23 Open Lawn |
| 6 Lounge | 15 Reading Nook | 24 Toddler's Play Area |
| 7 Gymnasium | 16 Clubhouse Open Activity | 25 Sitting Pod |
| 8 Pool Deck | 17 Playground | 26 BBQ Area |
| 9 Tiered Planter | 18 Outdoor Gym | |



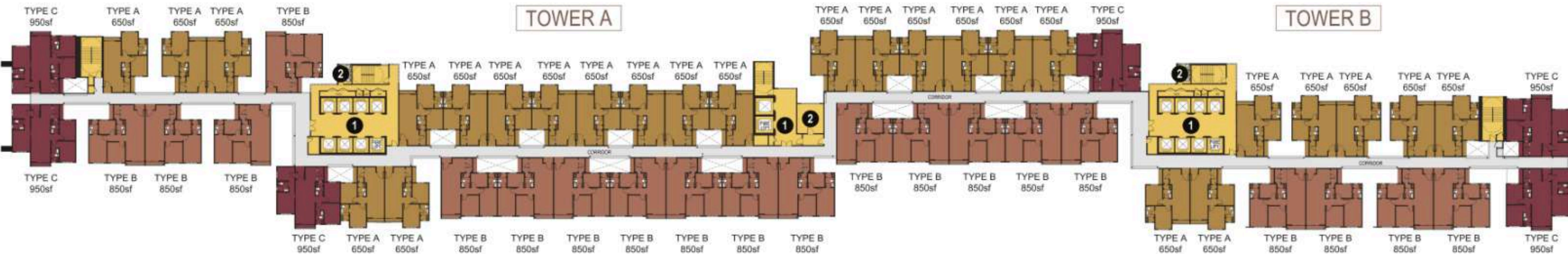
SITE PLAN



- | | |
|-----------------------------------|--|
| 1 Grab Station | 9 Prayer Room (Female) |
| 2 Security Guard Room | 10 Prayer Room (Male) |
| 3 Half Basketball Court | 11 Non-Muslim Mortuary Management Room |
| 4 Management Office | 12 Kindergarten |
| 5 Lobby | 13 Child Care Center |
| 6 Lift Lobby | 14 Bulky Waste Room |
| 7 Letter Box Room | 15 Refuse Chamber Room |
| 8 Muslim Mortuary Management Room | 16 Commercial Shop |



Of comfort and meticulous details



- 1 Lift Lobby
- 2 Refuse Room



TYPE A 650sf

2 Bedrooms + 2 Bathrooms

TYPE B 850sf

3 Bedrooms + 2 Bathrooms

TYPE C 950sf

3 Bedrooms + 3 Bathrooms

Recharge and relax at the Sky Garden

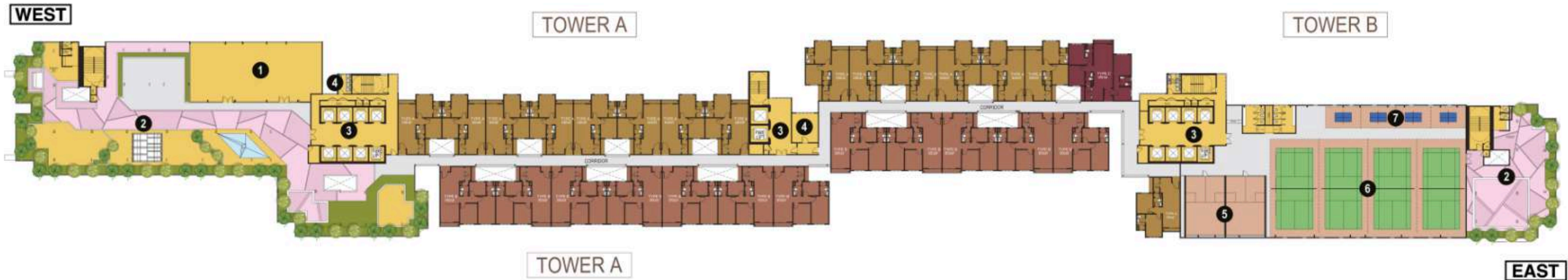
SKY GARDEN @ LEVEL 41

LEGENDS (WEST SIDE)

- 1 Function Hall
- 2 Sky Garden
- 3 Lift Lobby
- 4 Refuse Room

LEGENDS (EAST SIDE)

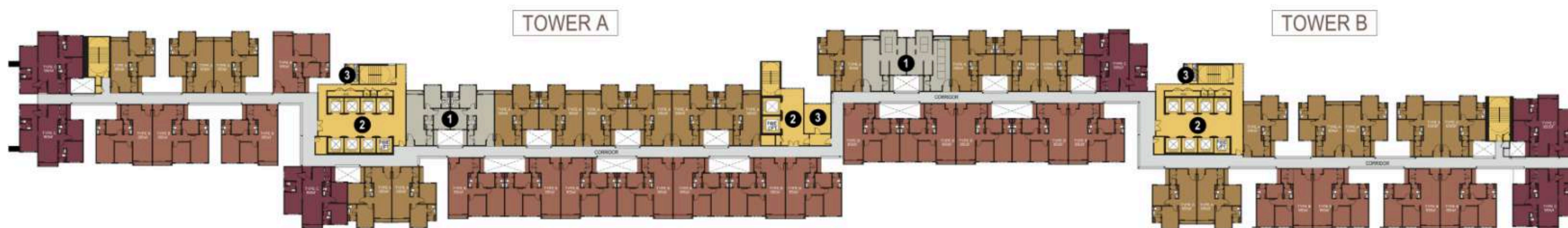
- 5 Squash Court
- 6 Badminton Court
- 7 Table Tennis Court



LEVEL 41 FACILITIES



LEVEL 41



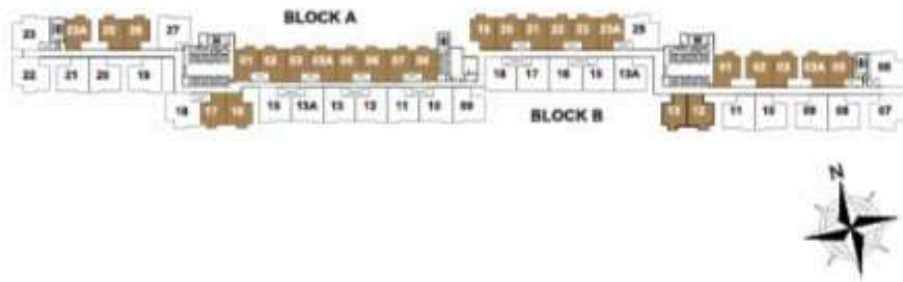


TYPE A



TYPE A (M)

TYPE A
650 Sqft
2 Bedrooms + 2 Bathrooms





TYPE B

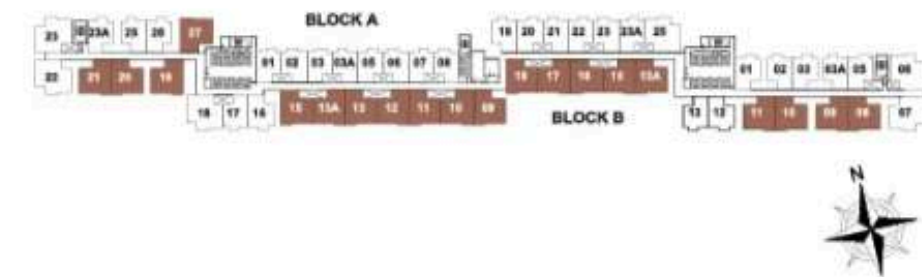


TYPE B (M)

TYPE B

850 Sqft

3 Bedrooms + 2 Bathrooms





TYPE C

TYPE C (M)

TYPE C
950 Sqft
3 Bedrooms + 3 Bathrooms

