

[ **CITY CONDOS** ]

floor plans & specifications

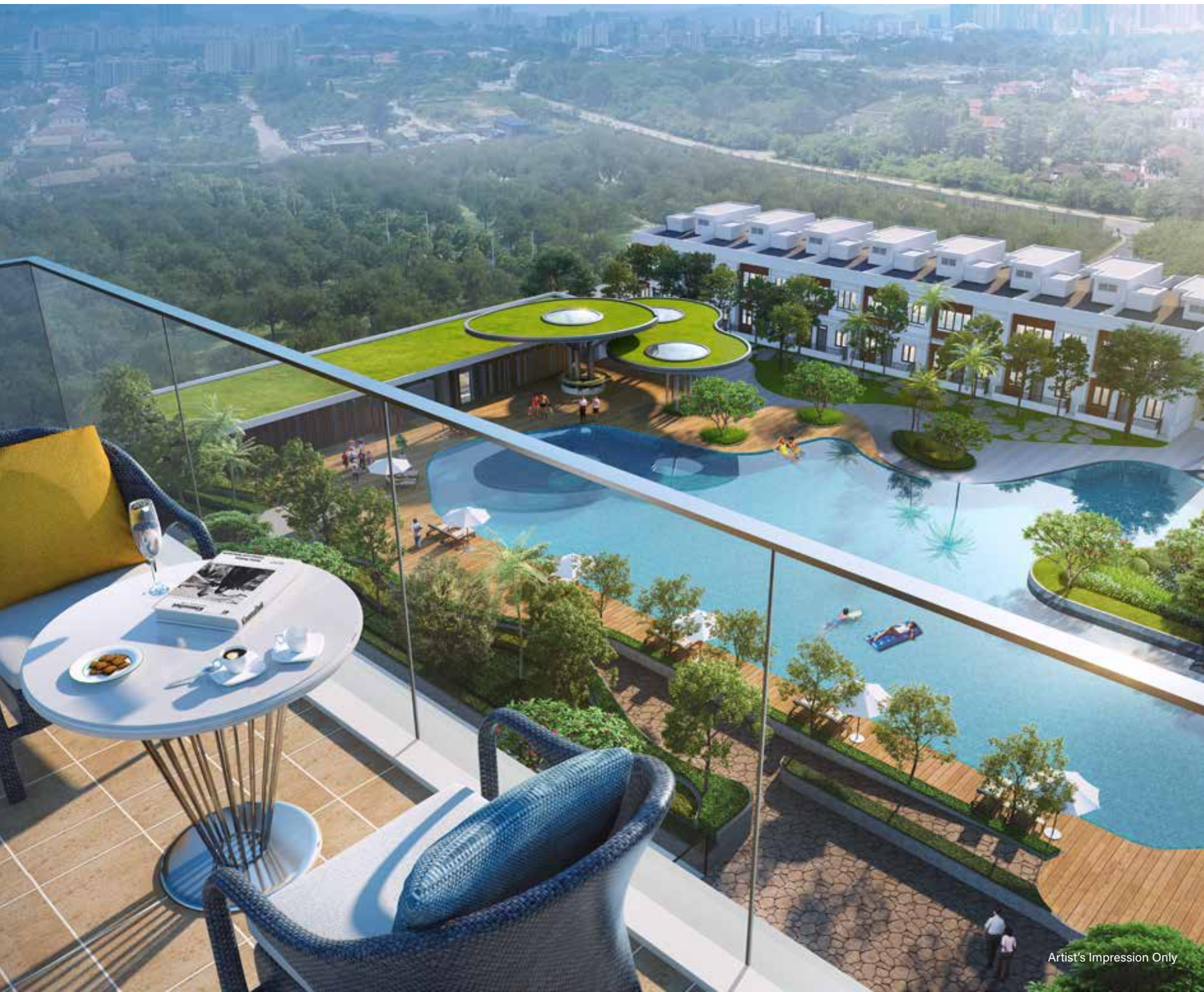
d'Brightton

RESIDENSI TIARA TITIWANGSA

LIVE TO  
EXPRESS & IMPRESS

Every element of these residences is devoted to living life to the fullest and relaxing in comfortable spaces.

D'BRIGHTON CITY CONDOS



Artist's Impression Only



# FACILITIES LAYOUT PLAN

## LEVEL 1

- |                          |                      |                             |
|--------------------------|----------------------|-----------------------------|
| [A] Guard House          | [F] Basketball Court | [K] Co-working Space        |
| [B] Jogging Trail        | [G] Climbing Wall    | [L] Grand Entrance          |
| [C] Outdoor Fitness Area | [H] Nature's Corner  | [M] Car Wash Area           |
| [D] Multipurpose Deck    | [I] Drop-off Zone    | [N] Parcel Collection Point |
| [E] BBQ Pavilion         | [J] Waiting Lounge   |                             |

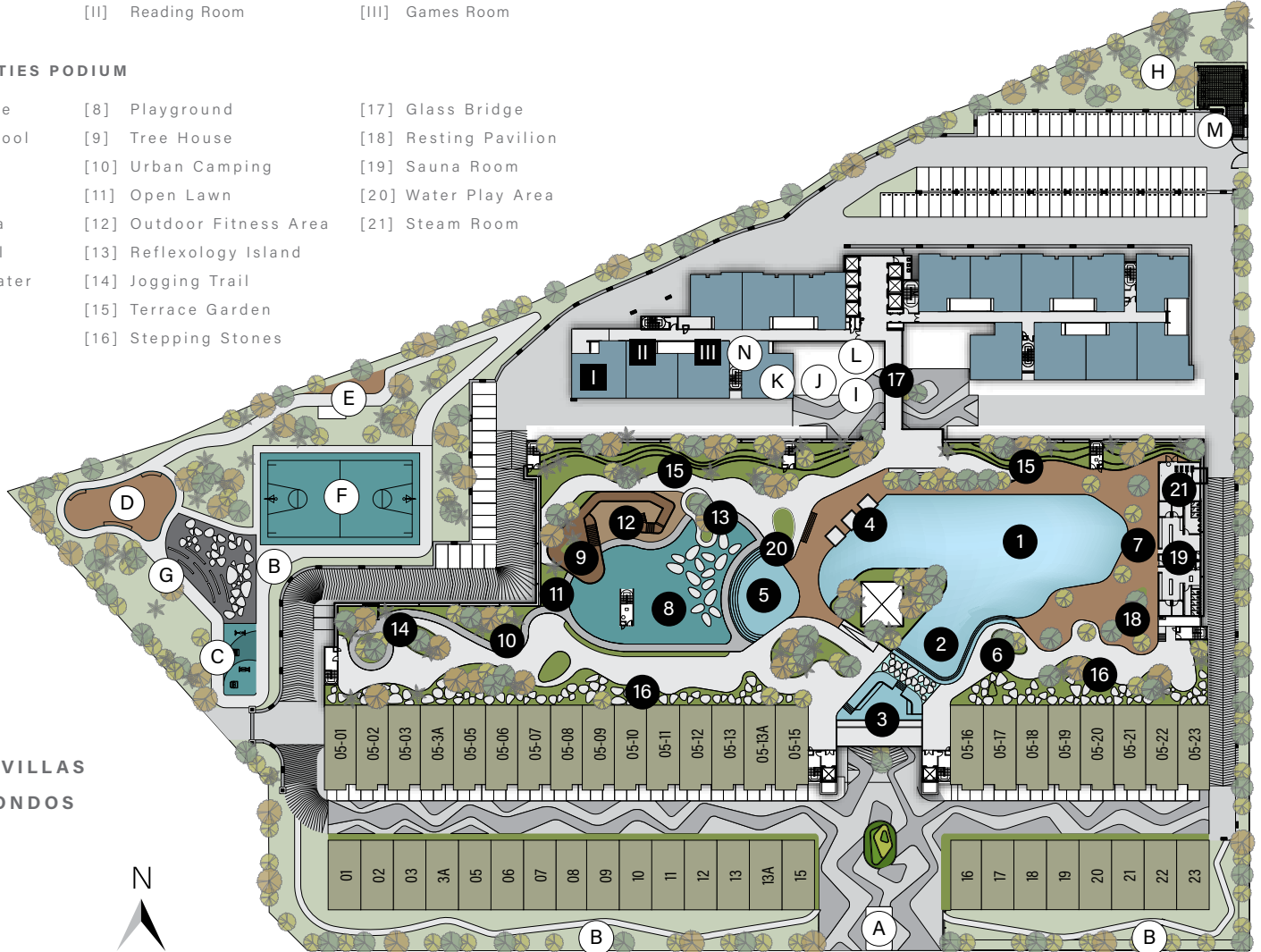
## LEVEL 2

- |                 |                   |                  |
|-----------------|-------------------|------------------|
| [I] Launderette | [II] Reading Room | [III] Games Room |
|-----------------|-------------------|------------------|

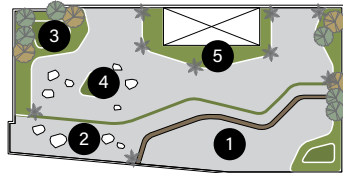
## LEVEL 5 FACILITIES PODIUM

- |                                |                           |                       |
|--------------------------------|---------------------------|-----------------------|
| [1] Olympic-Size Swimming Pool | [8] Playground            | [17] Glass Bridge     |
| [2] Aqua Yoga                  | [9] Tree House            | [18] Resting Pavilion |
| [3] Jacuzzi                    | [10] Urban Camping        | [19] Sauna Room       |
| [4] Pool Cabana                | [11] Open Lawn            | [20] Water Play Area  |
| [5] Wading Pool                | [12] Outdoor Fitness Area | [21] Steam Room       |
| [6] Overflow Water Feature     | [13] Reflexology Island   |                       |
| [7] Sun Deck                   | [14] Jogging Trail        |                       |
|                                | [15] Terrace Garden       |                       |
|                                | [16] Stepping Stones      |                       |

- URBAN VILLAS
- CITY CONDOS



LEVEL 1, LEVEL 2 & LEVEL 5 FACILITIES PODIUM



## LEVEL 46 SKY GARDEN

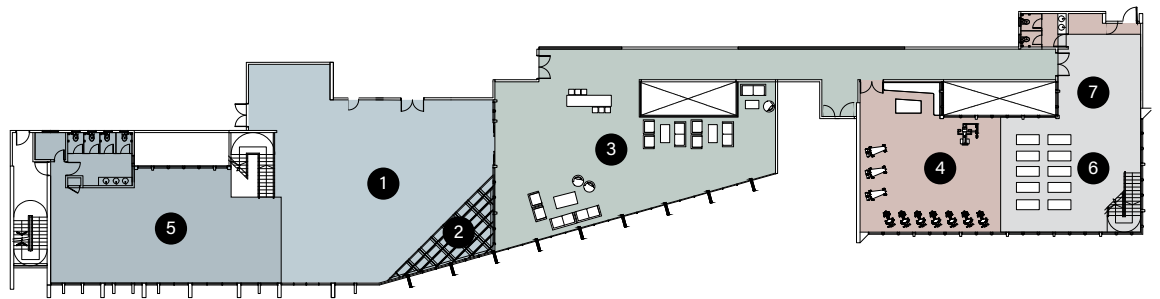
- |                      |
|----------------------|
| [1] Observation Deck |
| [2] Garden Lawn      |
| [3] Terrace Greens   |
| [4] Gathering Corner |
| [5] Starry Garden    |

## LEVEL 48

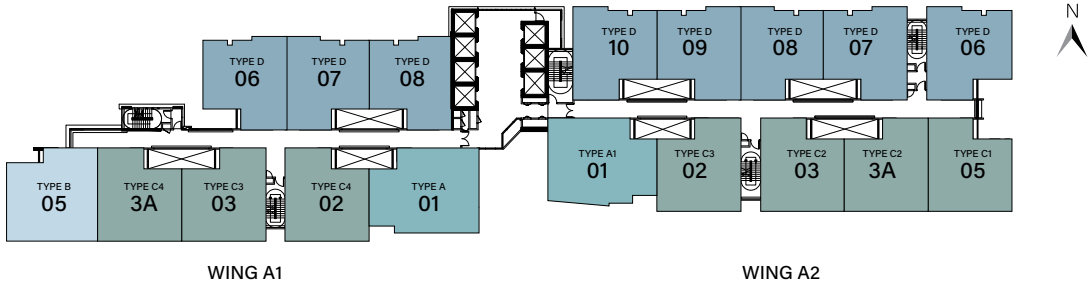
- |                            |
|----------------------------|
| [1] Function Hall          |
| [2] Glass Observation Deck |
| [3] Sky Terrace            |
| [4] Sky Gym                |

## LEVEL 49

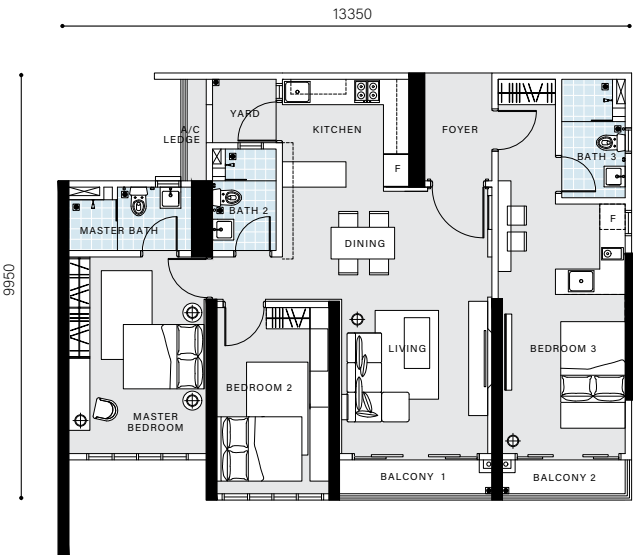
- |                  |
|------------------|
| [5] Sky Lounge   |
| [6] Dance Studio |
| [7] Yoga Studio  |



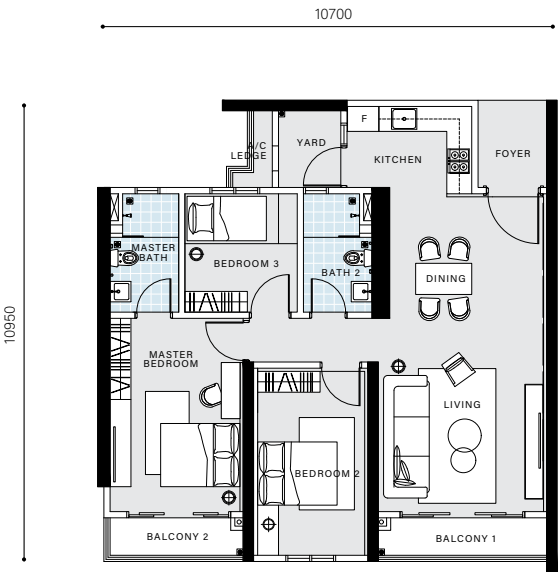
TYPICAL FLOOR PLAN



**A** 3 BEDROOMS  
3 BATHROOMS  
BUILT-UP  
1,324 sf



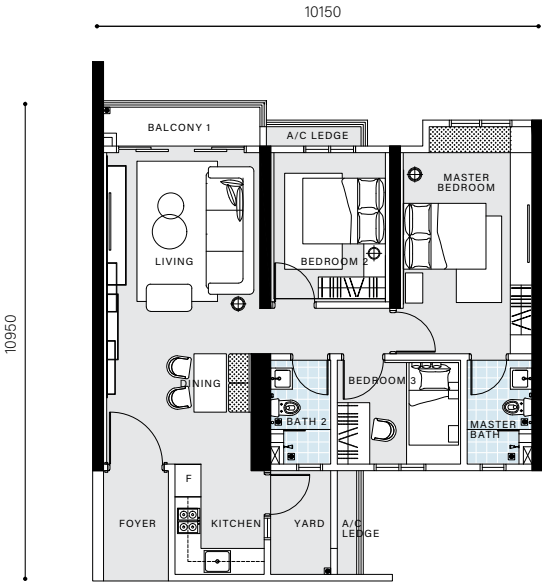
**B** 3 BEDROOMS  
2 BATHROOMS  
BUILT-UP  
1,194 sf



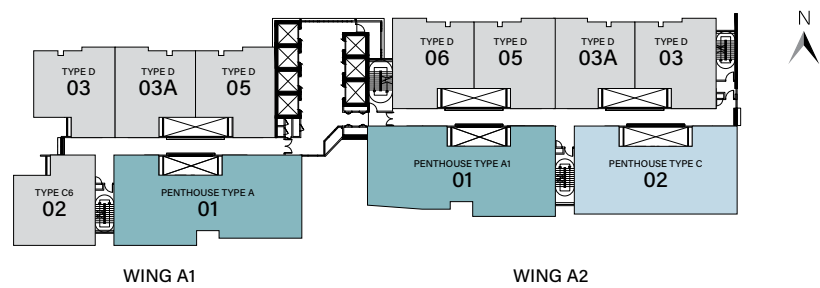
**C** 3 BEDROOMS  
2 BATHROOMS  
BUILT-UP  
1,076 sf



**D** 3 BEDROOMS  
2 BATHROOMS  
BUILT-UP  
1,044 sf



PENTHOUSE FLOOR PLAN

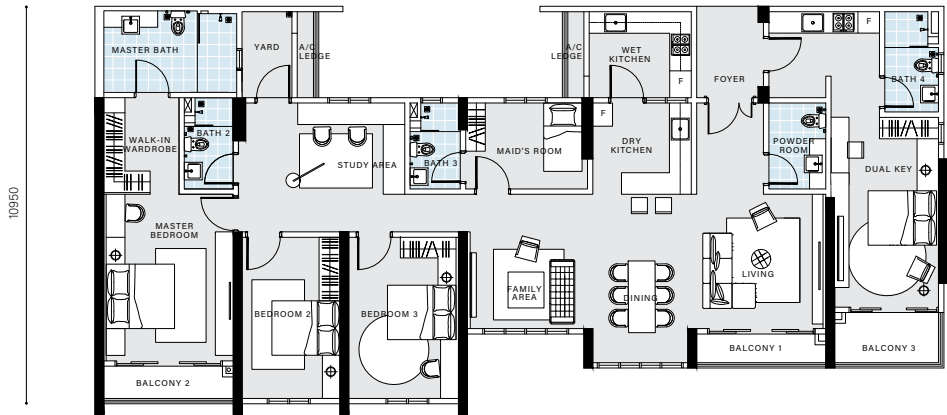


A

4+1 BEDROOMS  
5 BATHROOMS  
STUDY AREA

BUILT-UP  
2,400 sf + 355 sf

23500

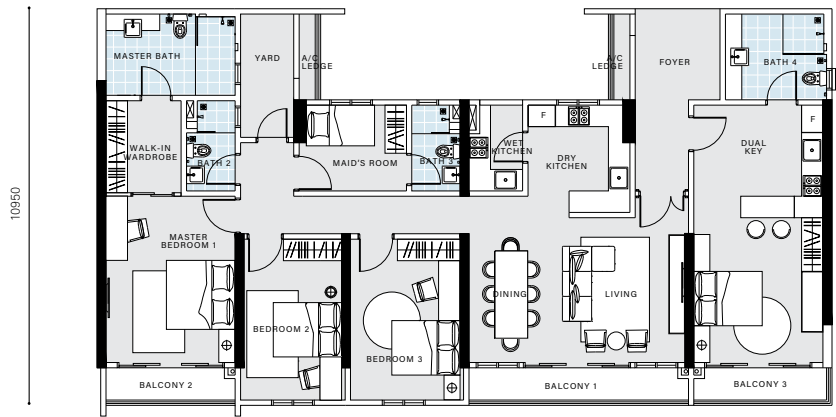


C

4+1 BEDROOMS  
4 BATHROOMS

BUILT-UP  
2,163 sf + 398 sf

20250



# SPECIFICATIONS

STRUCTURE	Reinforced Concrete Framework									
WALL	Brick Wall / Concrete Wall									
ROOF COVERING	Metal Roof / R.C. Flat Roof									
ROOF FRAMING	R.C. Flat Roof / Metal Roofing Frame									
CEILING	Skim Coat / Suspended Ceiling									
WINDOWS	Aluminium Frame Window									
DOORS	Main Entrance Bedrooms / Bathrooms / Yard Balcony				Decorative Timber Door Flush Door Sliding Door					
FLOOR FINISHES	Living / Dining / Bedrooms / Kitchen / Dry Yard / Bathrooms / Foyer / Balcony Other Areas				Quality Tiles					
					Cement Render					
WALL FINISHES	Kitchen Bathrooms Others				Plaster & Paint / 5' Strip Wall Tiles at Designated Area Wall Tiles Up to Ceiling Height Plaster & Paint / Skim Coat & Paint					
IRONMONGERY	Quality Lockset									
					TYPICAL UNIT		PENTHOUSE UNIT			
					A	B	C	D	A	C
SANITARY & PLUMBING FITTINGS	Basin				3	2	2	2	5	4
	Water Closet				3	2	2	2	5	4
	Shower				3	2	2	2	4	4
	Toilet Roll Holder				3	2	2	2	5	4
	Bib Tap				3	2	2	2	5	4
	Washing Tap				1	1	1	1	1	1
ELECTRICAL INSTALLATION	Lighting Point				18	15	15	14	29	25
	Power Point				18	14	14	14	30	23
	Air-conditioning Point				4	4	4	4	6	5
	Water Heater Point				3	2	2	2	4	4
	Ceiling Fan Point				4	4	4	4	8	6
	TV Point				3	2	2	2	3	3
	Doorbell Point				1	1	1	1	1	1
INTERNET TELEPHONE TRUNKING & CABLING	Broadband Point				1	1	1	1	1	1

## A COVETED ADDRESS

Access to d'Brightton is a breeze with a multitude of road and highway networks. Home is a mere 3 km from KLCC and no place in Greater Klang Valley is ever too far away – major highways such as the DUKE and DUKE 2, Jalan Tun Razak and Lebuhraya Sultan Iskandar (MRR1) plus Jalan Pahang and the Sentul Link will get you where you need to be.

If you prefer the convenience of public transport, taxis and RapidKL busses ply the major thoroughfares with regularity. Titiwangsa LRT and the monorail are close by.



**Lakaran Ceria Sdn Bhd** (931565-M)

Sales Gallery, Lot 533, Jalan Pahang, Setapak, 53000 Kuala Lumpur

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Developer: Lakaran Ceria Sdn Bhd • Company No.: 931565-M • Developer's License No.: 20013-1/12-2022/0789[L] • Validity Period: 05/12/2020 – 04/12/2022 • Advertising & Sales Permit No.: 20013-1/12-2022/0789[P] • Validity Period: 05/12/2020 – 04/12/2022 • Expected Completion Date: December 2024 • Land Tenure: Leasehold • Leasehold Period: 93 Years (Expiry Date: 7 September 2113) • Encumbrances: Maybank • Approval Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Reference No.: BP U2 OSC 2020 0213 OSC (B) U2 160531-004 • Type of Property: Condominium • Total No. of Units: 720 • Built-up Area: Type A – 1,324 sf; Type A1 – 1,313 sf; Type B – 1,194 sf; Type C & C1 – 1,076 sf; Type D – 1,044 sf; Penthouse A – 2,755 sf - 2,766 sf; Penthouse A1 – 2,766 sf - 2,798 sf; Penthouse C – 2,561 sf - 2,593 sf • Price: RM763,200.00 (min.) – RM1,791,600.00 (max.) • Bumiputera Discount: 5%

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA**

GSD Land (M) Sdn Bhd. All drawings and illustrations herein are artist's impressions only. All plans, specifications, measurements and information contained herein are subject to variations, amendments and changes as may be required by the relevant authorities and/or project architect without prior notification to purchasers and cannot form part of an offer or contract.