kalista

Park Homes @ Bukit Rahman Putra

MRCB | LAND
Transforming Communities

Developer: CRYSTAL HALLMARK SDN BHD (1091990-A)
Level 30, Menara Allianz Sentral, No.203,
Jalan Tun Sambanthan, Kuala Lumpur Sentral, 50470 Kuala Lumpur.

03-2718 1771
or visit www.kalista.com.my

Developer: Crystal Hallmark Sdn Bhd (1091990-A) • Developer Licence No: 14600-1/01-2019/007 (L) • Validity Period: 05/01/2017 – 04/01/2019 • Advertising & Sales Permit: 14600-1/01-2019/007 (P) • Validity Period: 05/01/2017 – 04/01/2019 • Land Tenure: Freehold • Restriction in Interest: Nil • Land Encumbrances: Nil • Approving Authority: Majlis Bandaraya Shah Alam • Building Plan Approval No: MBSA/BGN/BB/600-1(PS)/SEK/U20/0118-2016 • Expected Date of Completion: January 2019 • Type: 3-Storey Semi Detached Homes • Total of Units: 18 • Selling Price: (Min) RM2,494,800 – (Max) RM3,993,800 • Built up: (Min) 4,500 sq. ft. – (Max) 4,600 sq. ft. • Land Area: 40' x 85' • Type: 3-Storey Superlink Homes • Total of Units: 28 • Selling Price: (Min) RM1,636,800 – (Max) RM2,661,800 • Built Up: (Min) 3,800 sq. ft. – (Max) 4,200 sq. ft. Land Area: 24' x 80' • Bumiputera Discount: 7%. All information contained herein including the measurements and illustrations are subject to amendments without notification as may be required by the authorities or the developer's consultants and are not intended to form and cannot form part of an offer or contact. All measurements are approximate. All illustrations are artist's impression only. *Terms & conditions apply.

DISCOVER EXCLUSIVELY-PRIVATE LUXURY HOMES.

FREEHOLD | ONLY 46 UNITS

ONE RESIDENCE.
THREE GENERATIONS.
UNLIMITED LEISURE.

Artist's Impression Only.

EVEN THE PARK COMES WITH BIG GREEN SPACES.

The specially crafted 14,500 sq. ft. private landscaped park forms the highlight of the enclave. Complete with family recreational facilities.

Artist's Impression Only.

Artist's Impression Only

HOMES FOR EXTENDED FAMILIES.

Extensive family space, extended private space, and even more expansive outdoor space.

- Semi-D homes (up to 4,600 sq. ft. built-up) with 6 + 1 bedrooms
- Superlink homes (up to 4,200 sq. ft. built-up) with 4 + 1 and 5 + 1 bedrooms

UNWIND IN YOUR OWN
PRIVATE GARDEN.
GREAT FOR QUIET TIME
OR DAILY ME-TIME.

Artist's Impression Only.

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DISCOVER A LIFESTYLE INFUSED WITH LUXURY AND HARMONY.

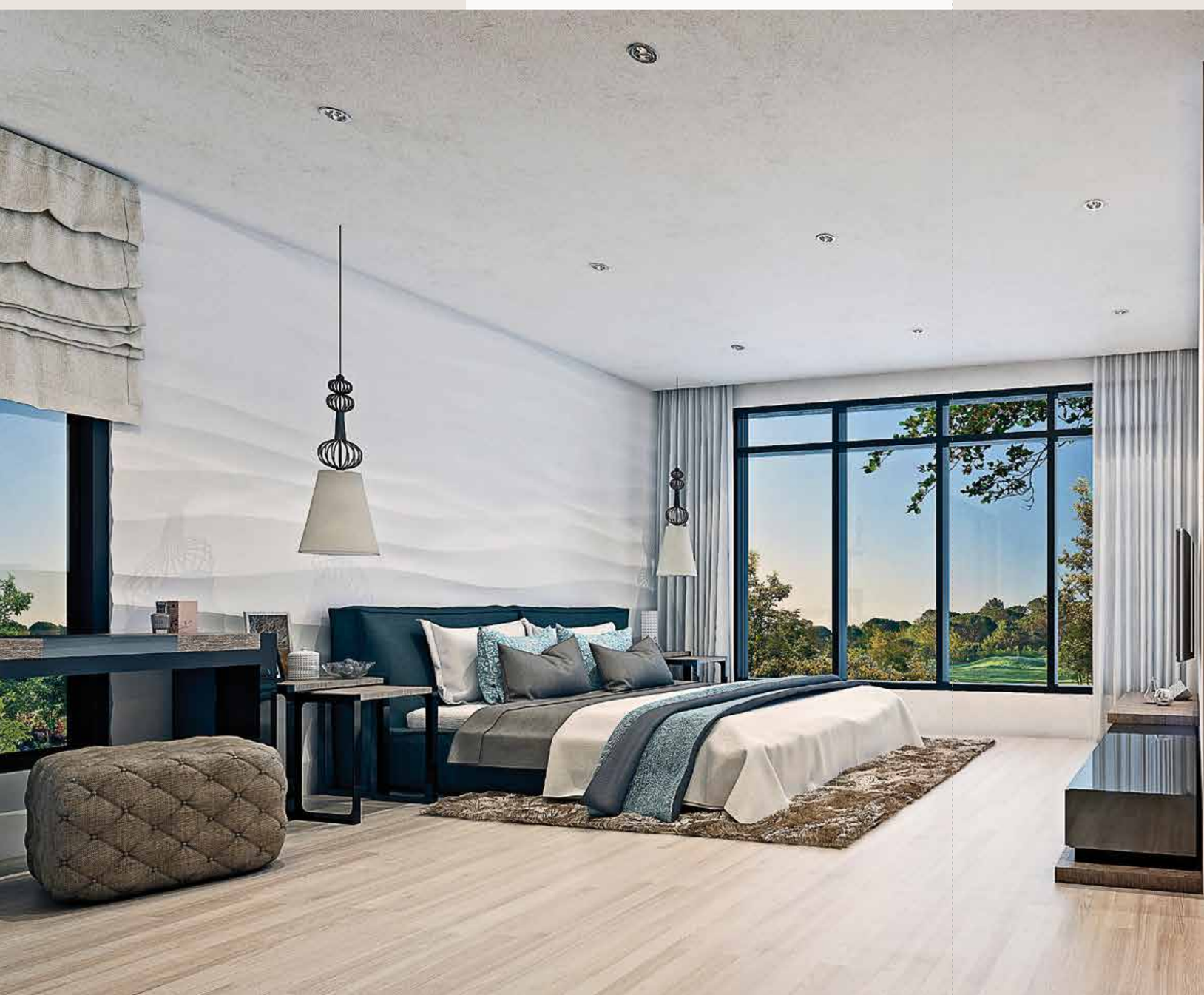
At Kalista, life is a celebration of family harmony. And Kalista is designed for a luxurious lifestyle that revolves around family togetherness.

Artist's Impression Only.

Artist's Impression Only.

Kalista homes let you indulge in the best of space and luxury. Experience the comforts of a well-designed modern home that you can luxuriate in every day.

A BLEND OF STYLE AND PRACTICALITY.



Artist's Impression Only.

3 -STOREY SEMI-DETACHED HOMES

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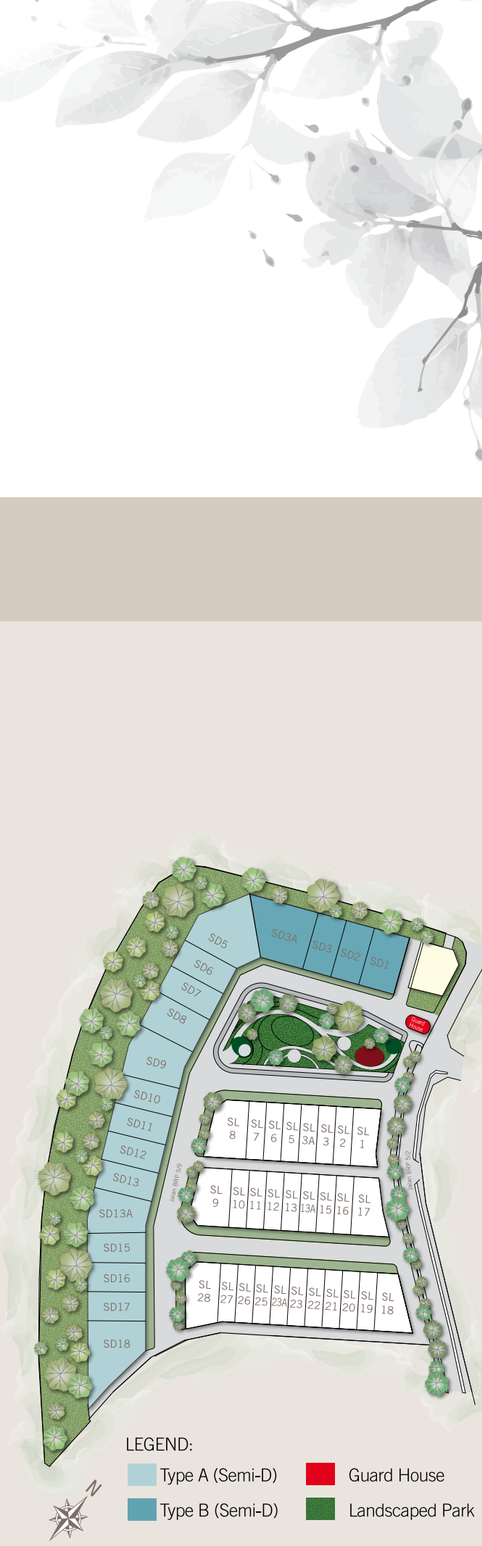
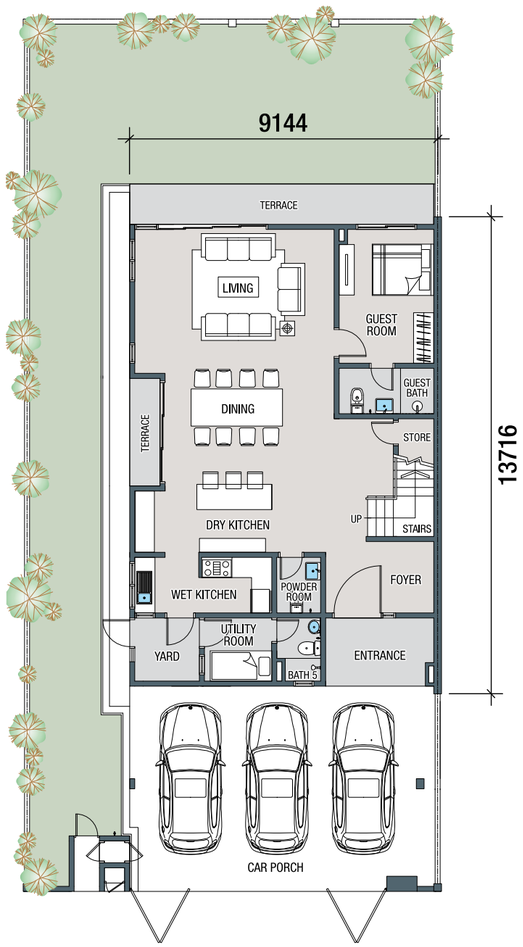


LEGEND:

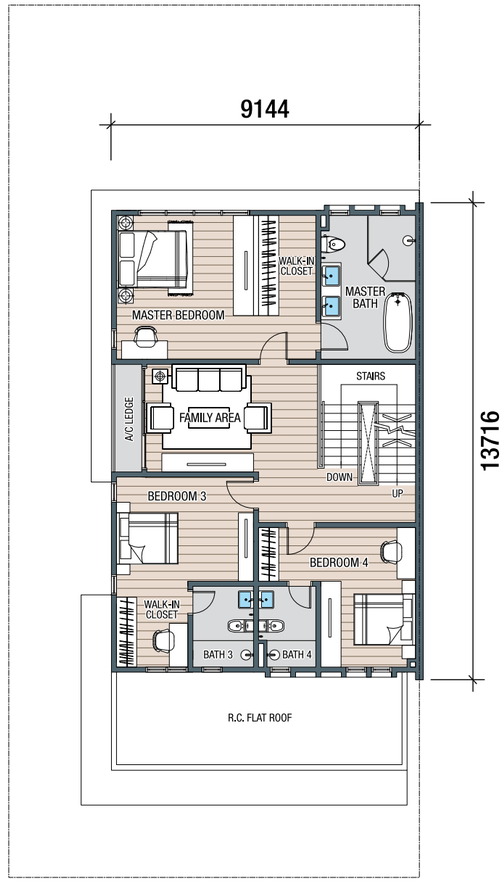
- Type A (Semi-D)
- Type B (Semi-D)
- Guard House
- Landscaped Park

Type A

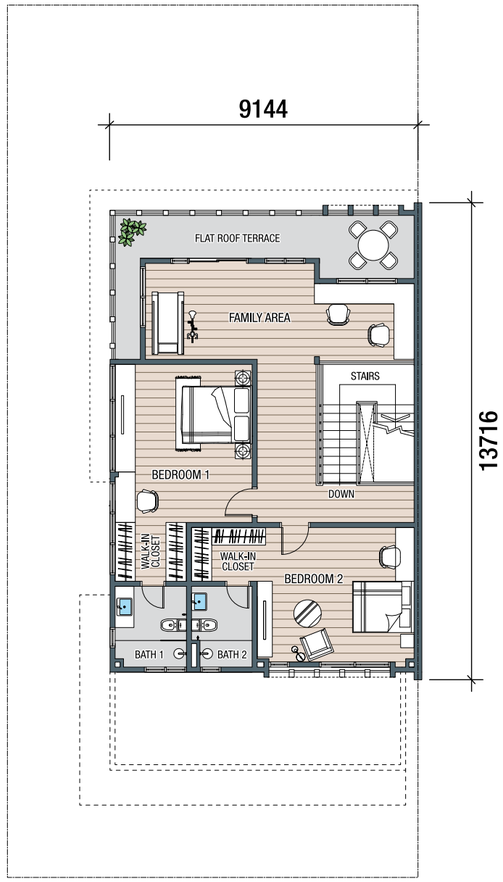
- Land Size: 40’ x 85’
- Built-up: 4,600 sq. ft.



Ground Floor



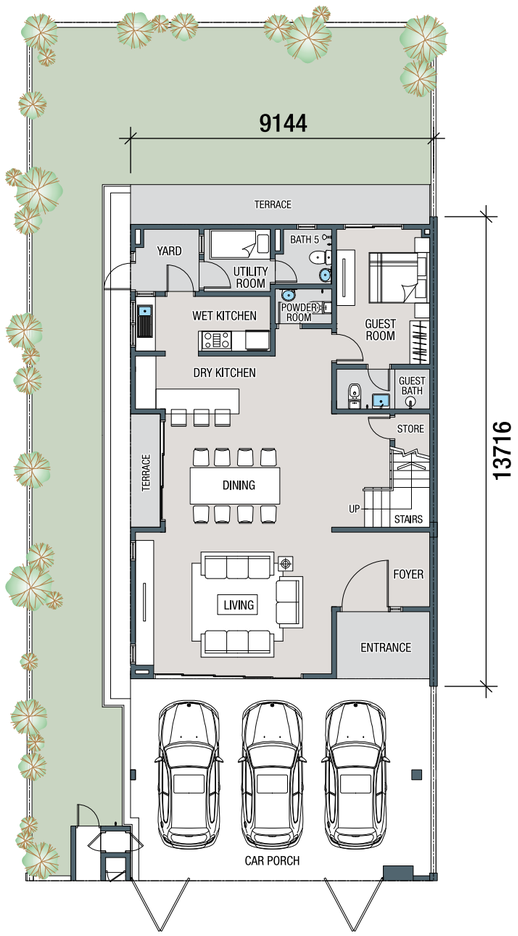
First Floor



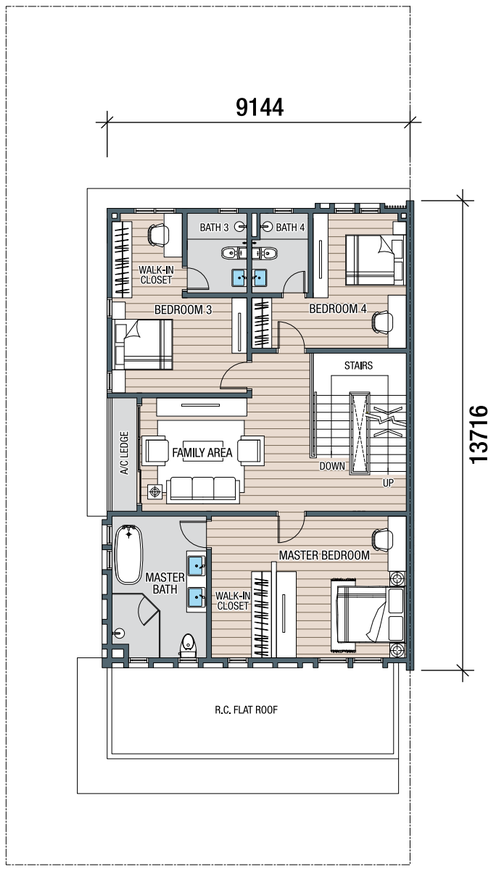
Second Floor

Type B

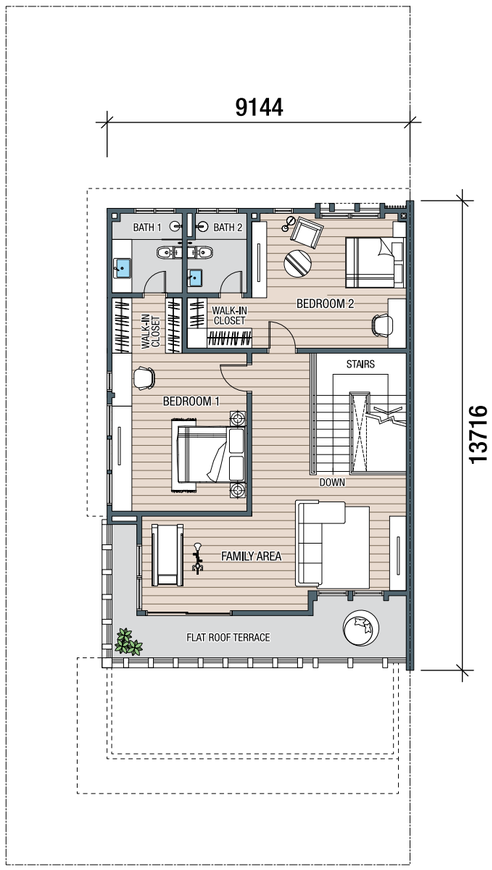
- Land Size: 40’ x 85’
- Built-up: 4,500 sq. ft.



Ground Floor



First Floor

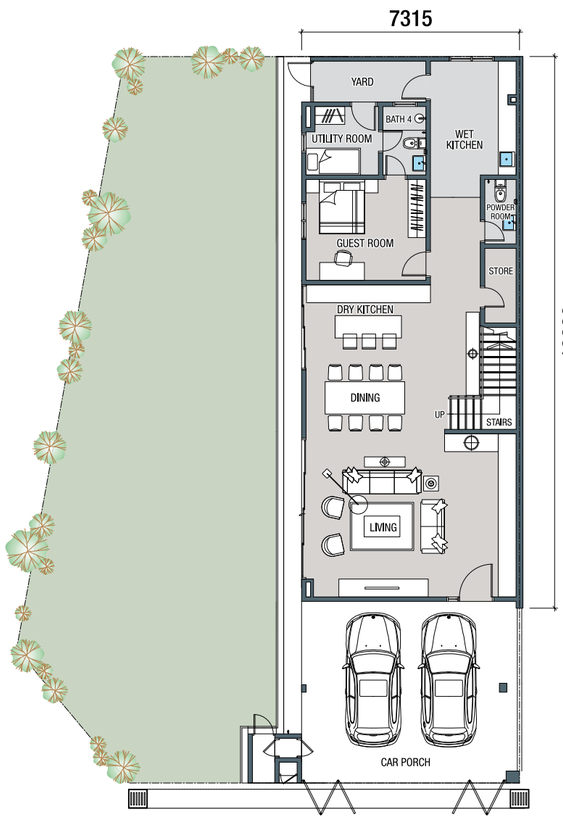


Second Floor

3 -STOREY SUPERLINK HOMES

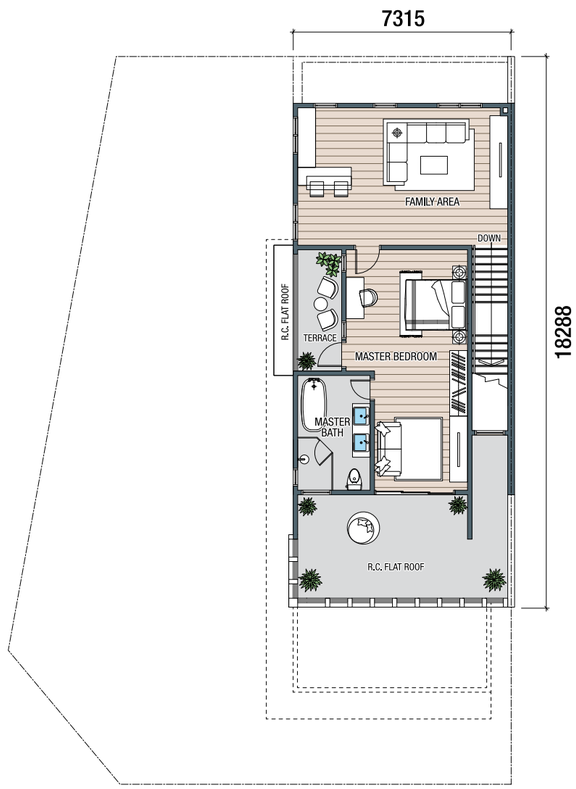
Type C

- Land Size: 24’ x 80’
- Built-up: 4,200 sq. ft.



Ground Floor

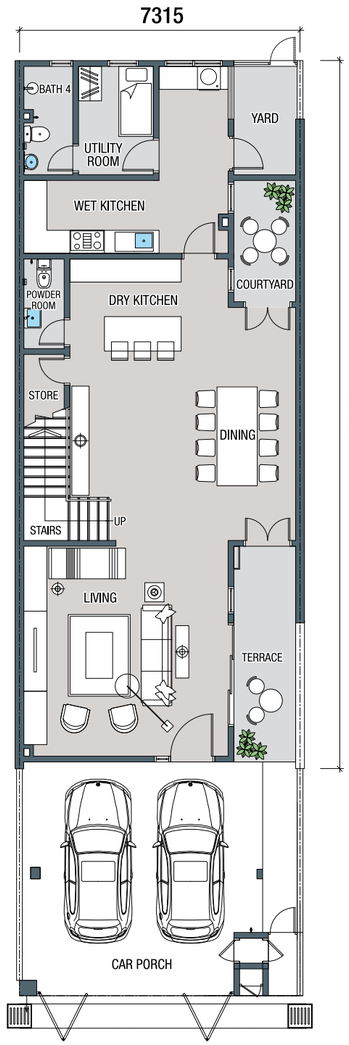
First Floor



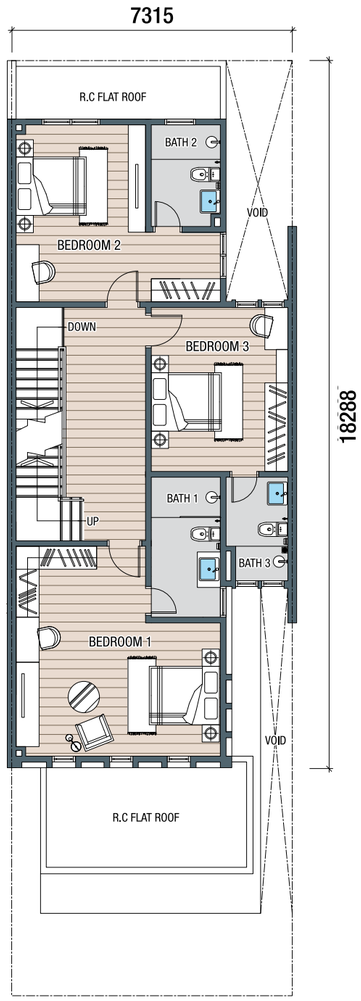
Second Floor

Type D

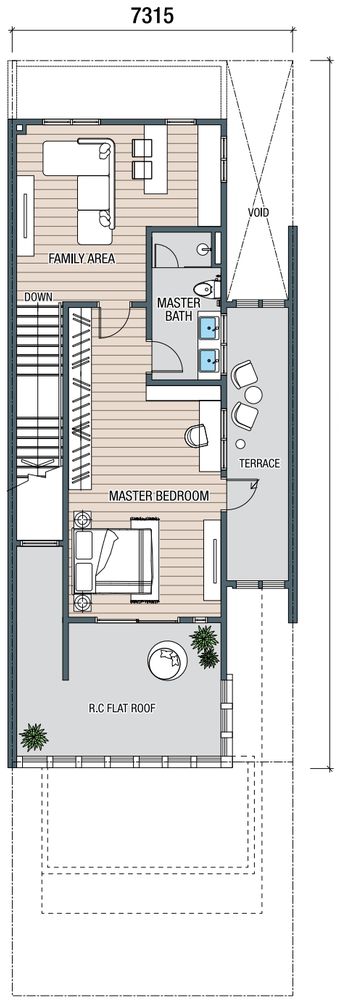
- Land Size: 24’ x 80’
- Built-up: 3,800 sq. ft.



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

STRUCTURE : Reinforced concrete framework

WALL : Brick wall

ROOF
Roof covering : Metal deck roof / Reinforced concrete flat roof
Roof framing : Lightweight roof truss / Reinforced concrete frame

CEILING : Plaster ceiling / Skim coat

WINDOW : Aluminium frame glass casement / Top hung / Fixed glass / Sliding

DOOR
Main entrance : Solid timber door
Bedroom & bathroom door : Timber flush door
Sliding door : Aluminium frame sliding door
Others : M.S. grille door, metal frame timber flush door with louvers

IRONMONGERY : Quality locksets

WALL FINISHES
Toilets : Ceiling-height quality tiles
Kitchen : Ceiling-height quality tiles / Plaster & paint
Internal walls : Plaster & paint
External walls : Plaster & paint

FLOOR FINISHES
Entrance, living & dining : Quality tiles
Kitchen, yard & utility : Quality tiles
Guest room, balcony, terrace & bathroom : Quality tiles
Bedrooms, family area & staircase : Engineered timber flooring
Car porch : Concrete imprint
Others : Cement render

SANITARY INSTALLATION

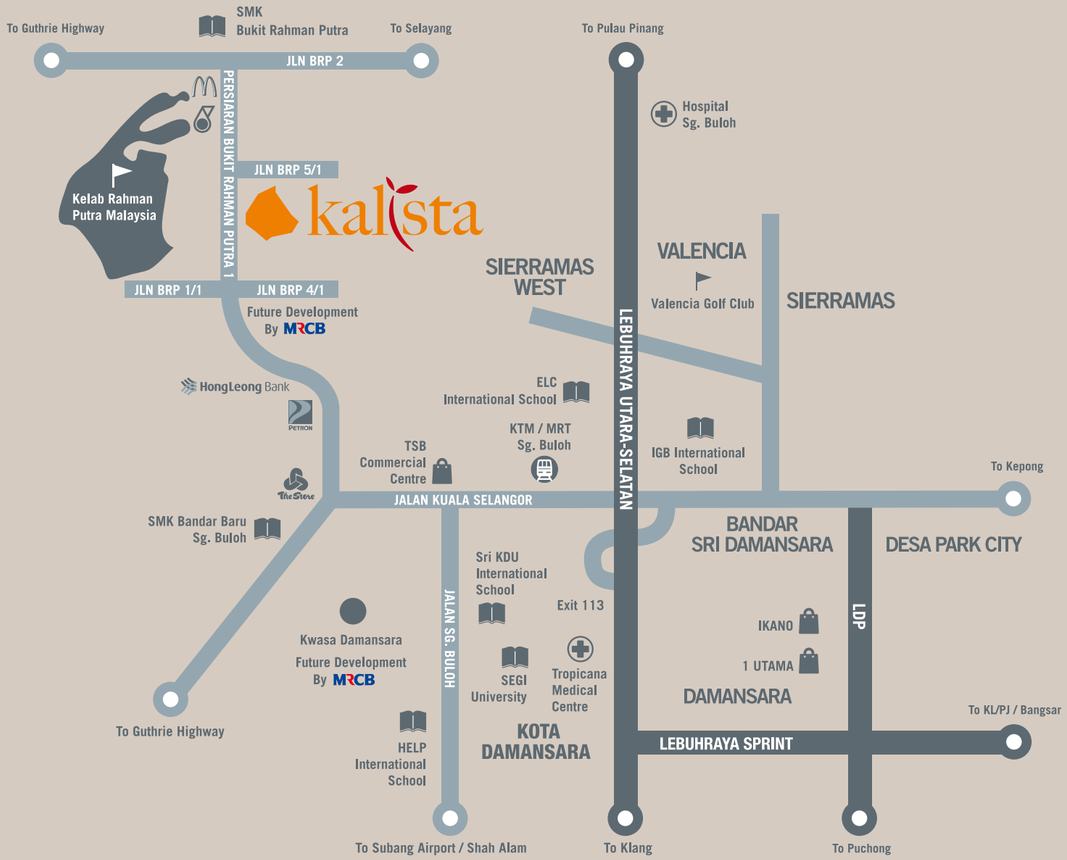
TYPE	A	B	C	D
Water closet	8	8	6	6
Wash basin	9	9	7	7
Shower head	7	7	5	5
Kitchen sink	1	1	1	1
Bathtub	1	1	1	-
Tap	21	21	17	17

ELECTRICAL INSTALLATION

TYPE	A	B	C	D
Ceiling fan	10	10	8	7
Power point	49	49	38	34
A/C point	10	10	8	7
Lighting point	53	53	46	39
Doorbell point	1	1	1	1
Door chime point	1	1	1	1
Wall fan point	1	1	1	1
Solar water heater point	1	1	1	1
Gate light point	2	2	2	2
Telephone point	1	1	1	1
Data point	2	2	2	2
SMATV point	3	3	3	3
Exhaust point	1	1	1	1

A LOCALITY CONNECTED TO EVERYWHERE.

No generation gap here. All three generations would absolutely love living in Bukit Rahman Putra. The network of established highways offers you enhanced convenience. While the neighbourhood schools, shopping malls, lifestyle spots and MRT station make life even more interesting for all.



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Transforming Communities

KUALA LUMPUR SENTRAL™

3-TIME WINNER
FIABCI
Prix d' Excellence Awards

6-TIME WINNER
FIABCI Malaysia Property Awards

2-TIME WINNER
PROPERTY WINNER
Prestigious Developer Awards

MEET AN AWARD-WINNING DEVELOPER.