

THE DEVELOPER

Kerjaya Property Sdn Bhd

Kerjaya Property Sdn Bhd, a prominent developer for its stellar projects within Klang Valley, Melaka and Penang, namely 222 Residency, 288 Residency & 100 Residency @ Setapak, Viridian @ Cheras Idaman, Residency V @ Old Klang Road, The Shore @ Melaka River, Kaleidoscope @ Setiawangsa, Straits Residences @ Seri Tanjung Pinang and Bloomsvale are all true investment gems.

KPProp believes in upholding management excellence, strong corporate values, business dynamism, and keeping an unwavering vision to ensure that every product and service adheres to the highest standards and quality that the company could offer. Our design ethos and commitment to sustainability mean that our homes are built in carefully considered locations and are sympathetic to the environment. This is the property's vision set by builders of the humblest beginnings.



VOX RESIDENCE@SENTUL
FREEHOLD CONDOMINIUMS



HEAD OFFICE
KERJAYA PROPERTY SDN BHD 200901015711 (858791-D)
(A MEMBER OF KERJAYA PROSPEK PROPERTY SDN BHD)
C-30-01 & 31-01, Menara Vista Petaling 137,
Jalan Puchong 58200 Kuala Lumpur.
Tel: 03 8682 8238 / 03 8682 8208
www.kpproperty.com.my

FOR ENQUIRIES
VOX RESIDENCE SALES GALLERY
Hui Ping - 012 7462059
Kok Wai - 012-9078059
 [voxresidence@sentul](https://www.facebook.com/voxresidence@sentul)
 [vox@sentul](https://www.whatsapp.com/channel/01234567890/vox@sentul)
www.voxresidence.com.my



CULTURE MEETS COOL

A unique mix of Kuala Lumpur's old and new, the best food finds, and a creative vibe - Sentul is one of the capital's most engaging neighbourhoods to offer a vibrant lifestyle while connecting you to all the major landmarks within the city.

You are never short of discovering new adventures yet staying close to all the comforts you are familiar with.

There's only one way to live it up in Sentul, and that's at VOX, your new home in the heart of Sentul.



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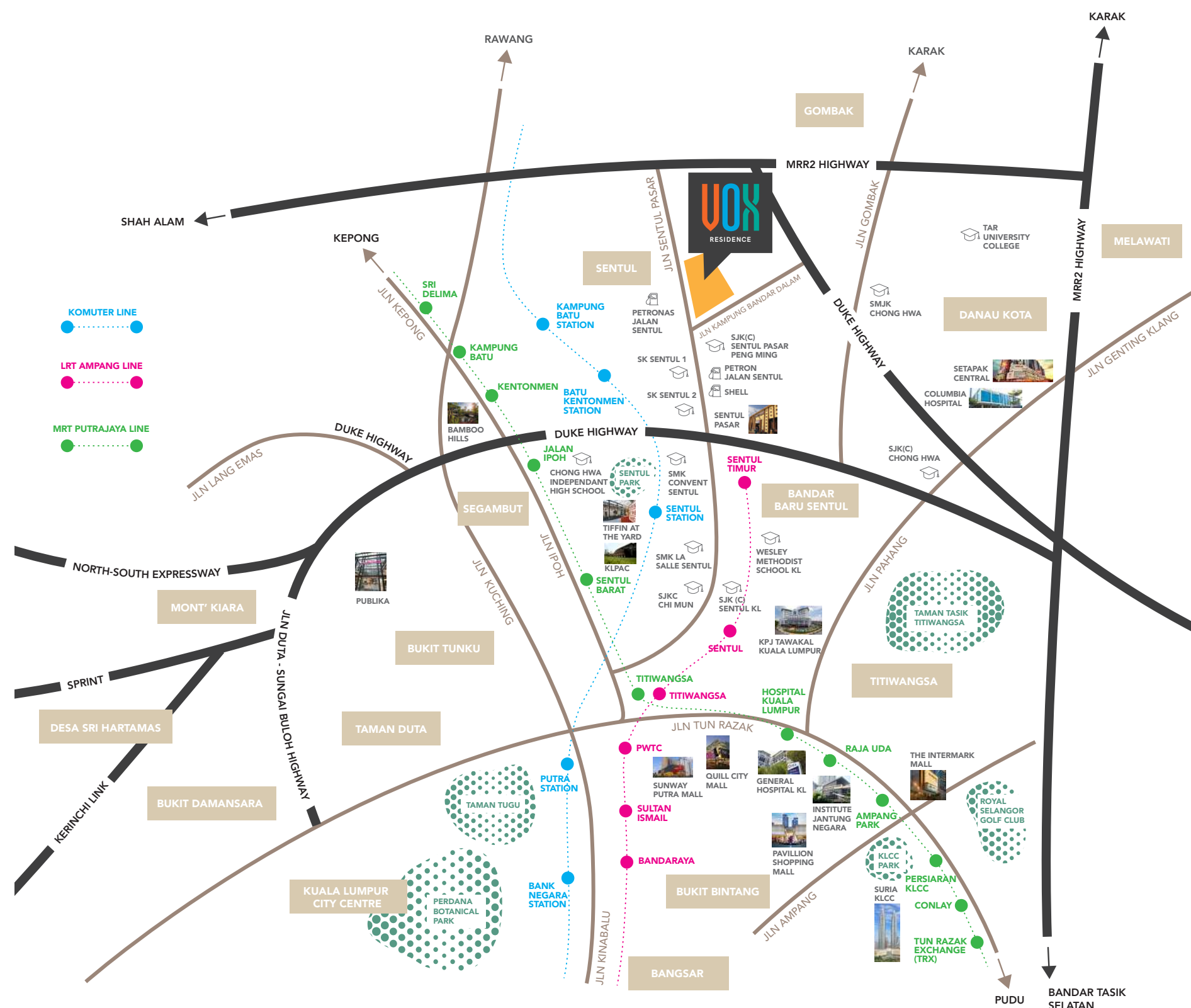
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FEAST ON BREATHTAKING VIEWS OF THE CITY SKYLINE

THE SENTUL LIFE

BE CONNECTED TO THE CITY AND BEYOND

Enjoy easy connectivity to all major highways and public transportation hubs for fast connections to Kuala Lumpur City Centre.



OUT AND ABOUT NEAR YOUR HOME

Find all the necessities you need plus amenities for your everyday routine all within the same neighbourhood.



EDUCATION



MEDICAL CENTRES



SHOPPING MALLS



PUBLIC TRANSPORT

BELOW 1KM

SJK (C) Sentul Pasar Peng Ming • 400m

1KM TO 3KM

Pusat Latihan Inovasi SKALI • 1km
SK Sentul 1 • 1.4km
SK Sentul 2 • 1.4km
SMK Batu Muda • 1.7km
SK Convent Sentul 1 • 1.8km
Wesley Methodist School Kuala Lumpur • 2.4km
SJK (C) Sentul KL • 2.6km
Chi Man Chinese Primary School • 2.6km
SMK Bandar Baru Sentul • 2.6km

3KM TO 5KM

International Islamic College • 3.1km
SMK La Salle Sentul • 3.3km
Pusrawi International College of Medical Sciences • 3.7km
Marefat International School • 4.1km

Sentul Medical Centre • 3.4km
KPJ Sentosa KL Specialist Hospital • 4.3km
Columbia Asia Hospital - Setapak • 4.4km
KPJ Tawakkal KL Specialist Hospital • 4.5km

Giant Hypermarket Batu Caves • 4.7km
Setapak Central Mall • 4.7km
Sunway Putra Mall • 4.8km
Chow Kit Market • 4.9km

LRT Sentul Timur • 2.7km
LRT Sentul • 3km
MRT Sentul Barat • 3.6km
MRT/KTM Kampung Batu • 3.6km
MRT/KTM Batu Kentionmen • 4.6km

5KM TO 8KM

Lai Chee Chinese Primary School • 5.2km
Mun Choong Chinese Primary School • 5.3km
Chong Hwa Independent High School • 5.4km
Wangsa Maju Chinese Primary School • 5.5km
Tunku Abdul Rahman University College • 6.5km
University Kuala Lumpur Business School • 6.6km

Hospital Pusrawi Titiwangsa • 5.3km
Kuala Lumpur General Hospital (HKL) • 5.4km
Institut Jantung Negara • 6.2km

Quil City Mall • 5.4km
Setapak Central Mall (formerly KL Festival City Mall) • 5.4km
Sogo Kuala Lumpur • 6.7km
Publika Shopping Gallery • 7.1km
The Linc KL • 7.2km

8KM TO 11KM

Suria KLCC • 8km
Avenue K Shopping Mall • 8.1km
Pavillion Kuala Lumpur • 9.3km





DISCOVER SENTUL'S CHARM

For the foodies, it's a destination dotted with deliciousness. For the artistic, it's home to the KL Performing Arts Centre for cultured happenings.



SOAK UP NATURE AND MORE

Go for a stroll at the 35-acres Sentul Park and inhale the fresh air. Explore nearby outdoor landmarks and parks to discover even more of nature.



ART & CULTURE

5KM TO 8KM

National Art Gallery • 4.9km
Kuala Lumpur Performing Arts Centre (KLPAC) • 5.3km
Royal Selangor Visitor Centre • 6.7km

8KM TO 11KM

Petronas Twin Towers • 8km
Maxis Tower • 8.2km
Menara 3 Petronas • 8.2km
Kuala Lumpur Convention Centre • 8.5km
MinNature Malaysia • 10.5km



NATURE & PARK

3KM TO 5KM

Metropolitan Batu Park • 3.9km

5KM TO 8KM

Sentul Park • 5.4km
Taman Tasik Titiwangsa • 5.7km
Titiwangsa Golf Course • 5.9km

8KM TO 11KM

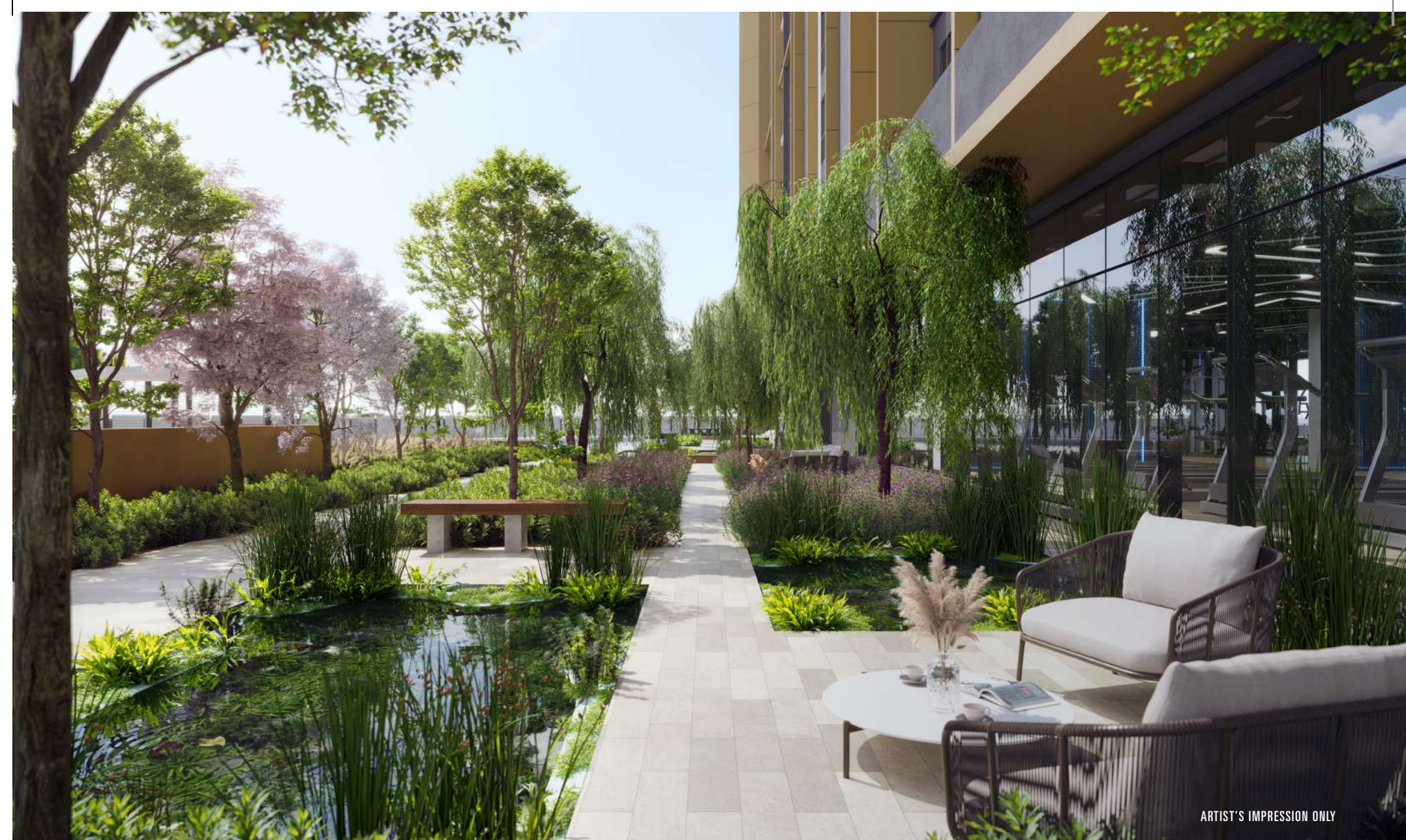
KLCC Park • 8.1km
Kuala Lumpur Bird Park • 8.5km
Perdana Botanical Garden • 8.8km
Taman Tugu Hiking Trails • 8.9km



CONNECTED
CONVENIENCE
CULTURE
CLARITY
IT'S ALL YOURS
IN SENTUL



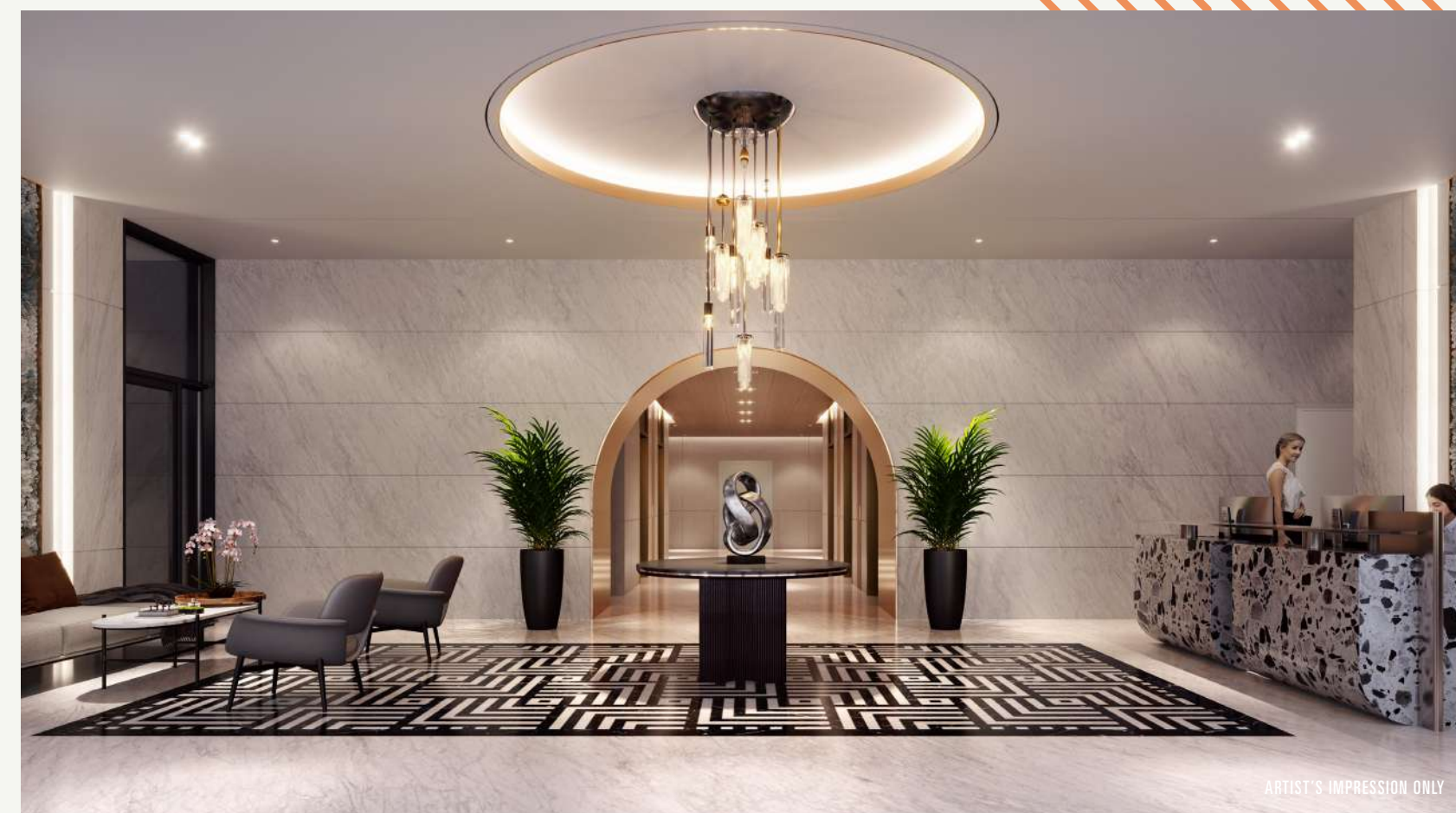
LIVE YOUR EXTRAORDINARY CITY LIFE



CONTEMPORARY CONDOMINIUM LIVING IN THE HEART OF KL

Enjoy your very own slice of Sentul at VOX, a collection of contemporary condominiums designed to complement your vibrant lifestyle. From the tranquil bedrooms to the spacious kitchen, sleek and stylish fixtures to a modern décor you can easily mix and match for your own. VOX is where you can live your best life with wellbeing and happiness in mind.

667SF TO 947SF
FREEHOLD
SINGLE BLOCK TOWER
3 FLOORS OF FACILITIES



IMMERSE IN THE LIFESTYLE
VIBRANCY OF MODERN LIVING
CONCEPT WITH ULTIMATE
FACILITIES UNDER ON ROOF

OPEN, FLEXIBLE LAYOUTS

You can easily plan according to your living needs and requirements to make your VOX home cosier and more suited for you. Need to switch it up? No problem. The flexible layout lets you redo your home whenever and in whatever style you desire.



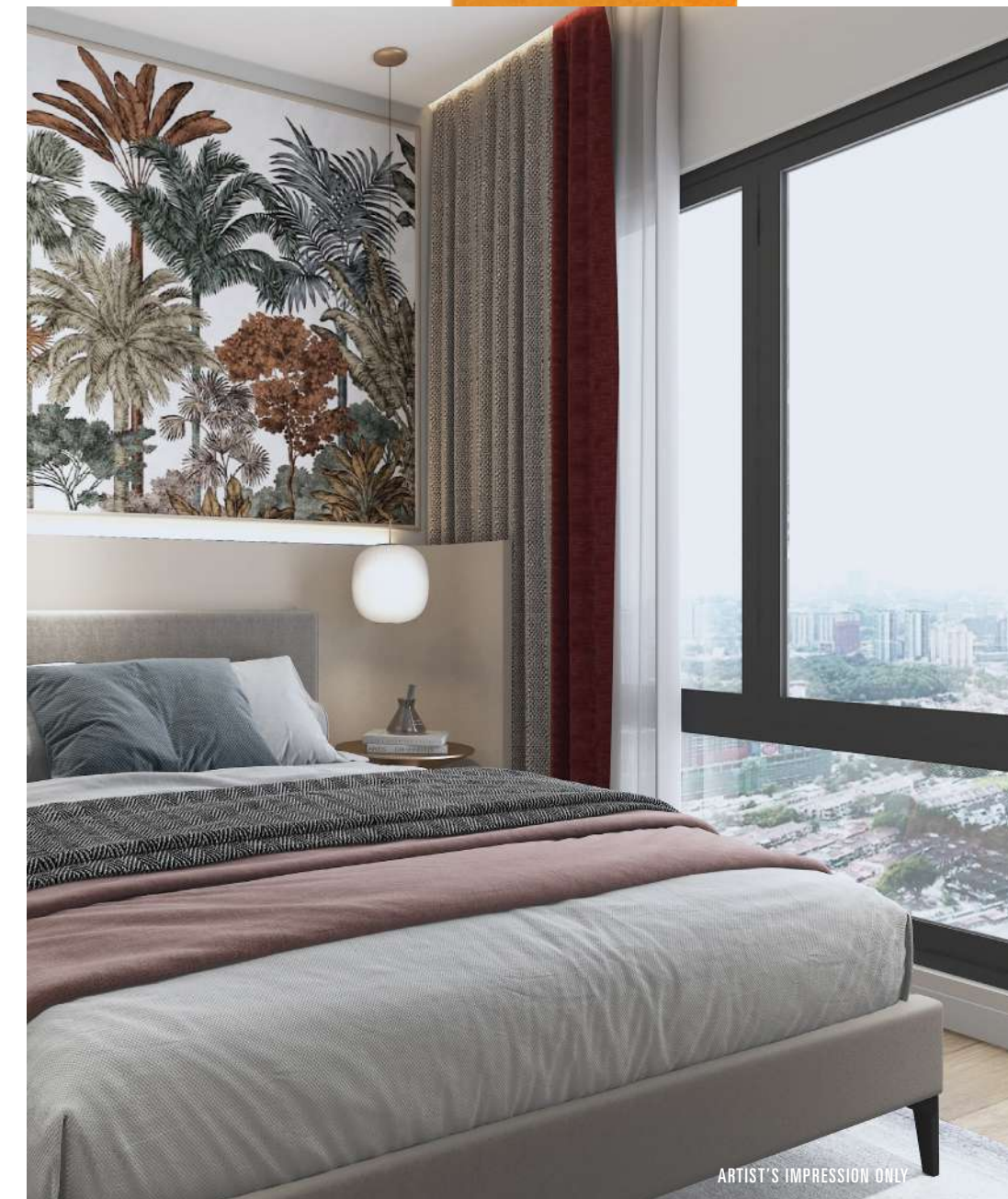
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ALL YOUR FAVOURITE SPACES WITH MORE COMFORT

Gather your favourite people and have a feast
in your elegant open-plan kitchen perfect for
hosting and cooking up a storm.



Call it a day in your ultra-cosy
bedroom that's designed with all the
fittings and finishing for your very
own calming sanctuary.



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MAKE A LIFESTYLE STATEMENT

EFFORTLESS LIVING WITH EVERYTHING YOU NEED

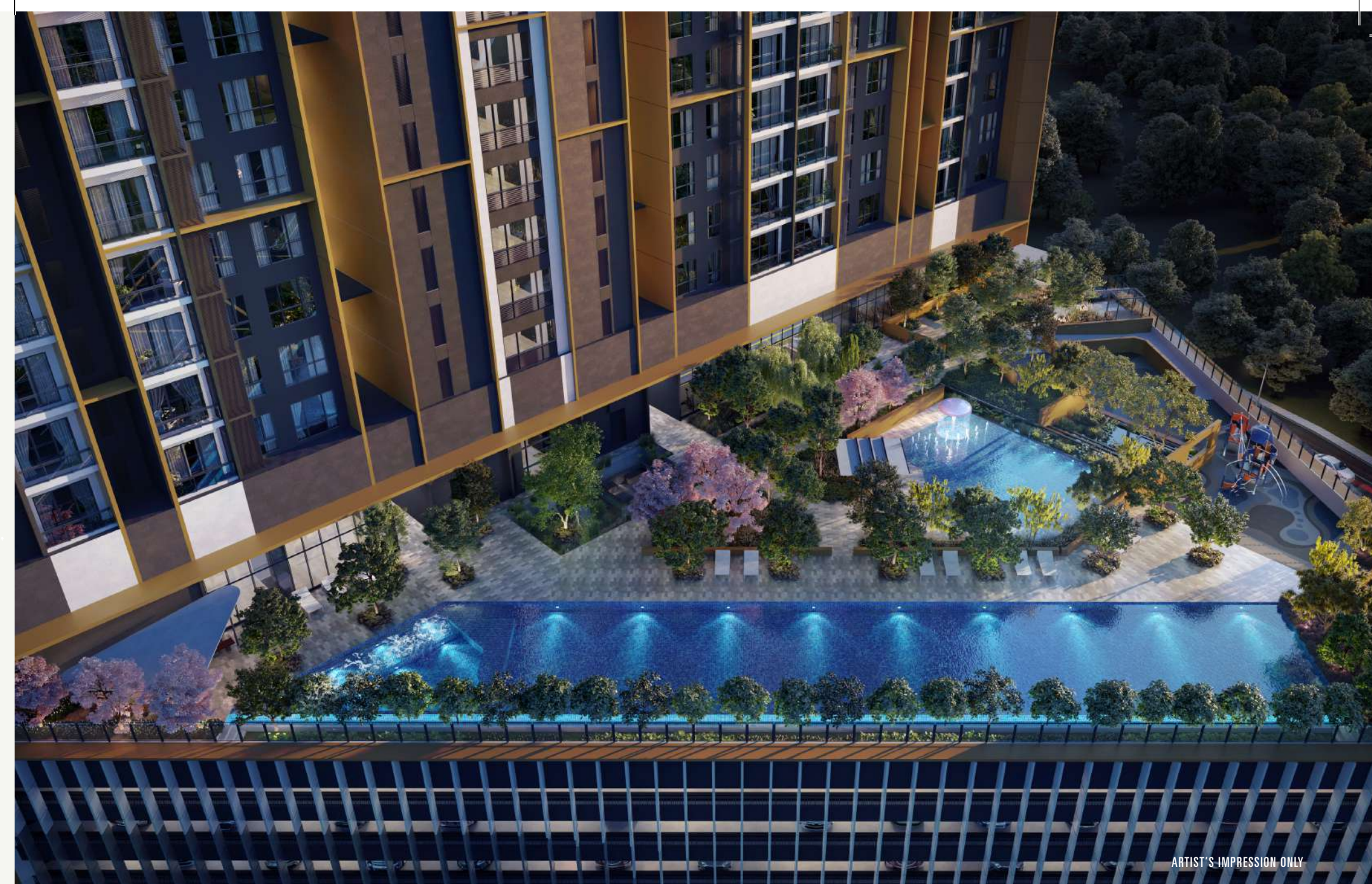
Indulge in the three floors of club-style facilities designed to help you live your life the way you want – a fully equipped gym and 40 metre lap pool for better health, and a multiple themed-gardens to enhance your wellbeing.

The dedicated concierge service and 24-hour security ensure your complete peace of mind at all times.



PODIUM

- | | | |
|---------------------------|--------------------------|----------------------|
| A. OUTDOOR EXERCISE SPACE | I. KID'S POOL | Q. SUNKEN LOUNGE |
| B. MULTIPURPOSE HALL | J. SUN DECK | R. FOREST GARDEN |
| C. GYM | K. PLAY AREA | S. OUTDOOR SHOWER |
| D. FAMILY LOUNGE | L. MINI AMPHITHEATRE | T. CASCADING BIOPOND |
| E. SPILLOUT SPACE | M. REFLEXOLOGY GARDEN | U. SECRET GARDEN |
| F. POOL PAVILION | N. YOGA COURT | V. COURTYARD |
| G. FAMILY POOL & JACUZZI | O. WATER GARDEN | W. BIOPOND |
| H. SWIMMING POOL | P. OUTDOOR LOUNGE GARDEN | X. SAUNA |

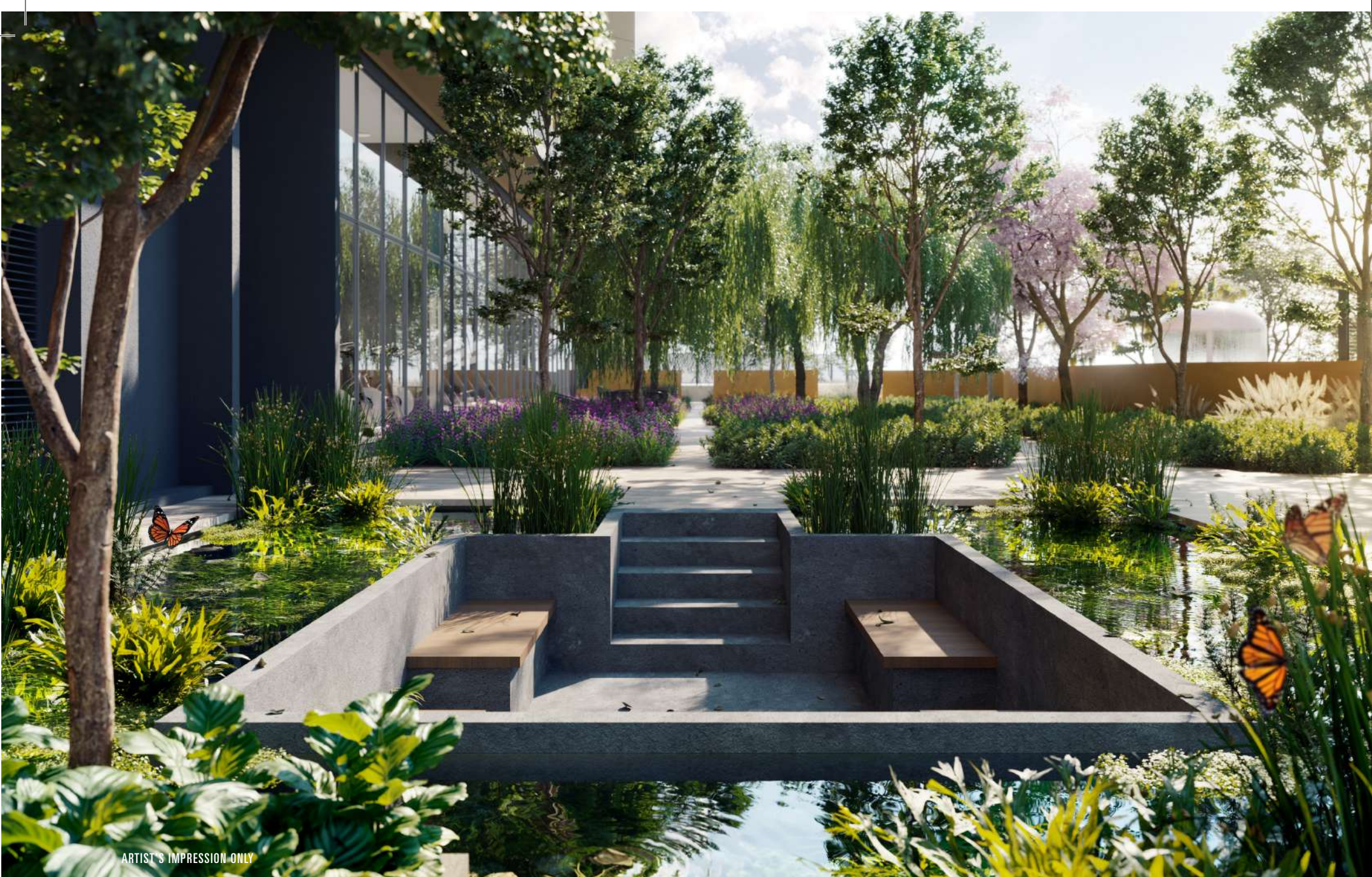


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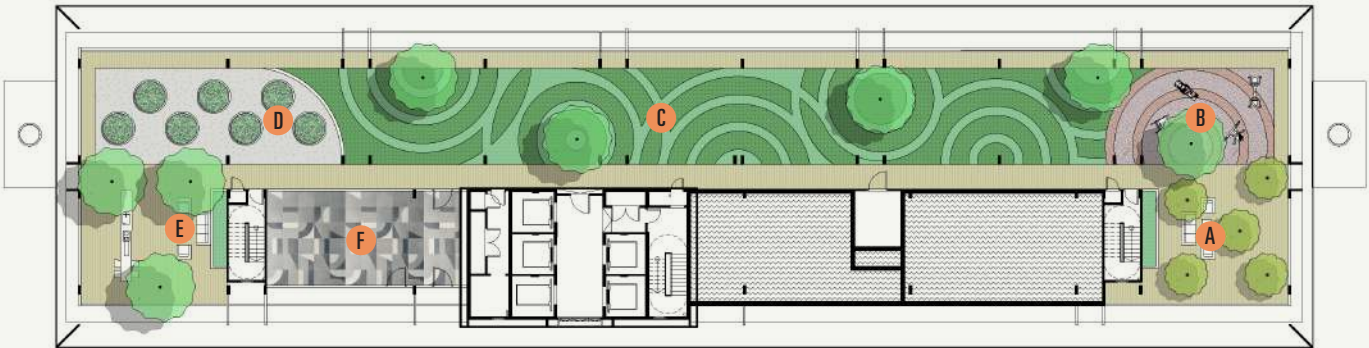
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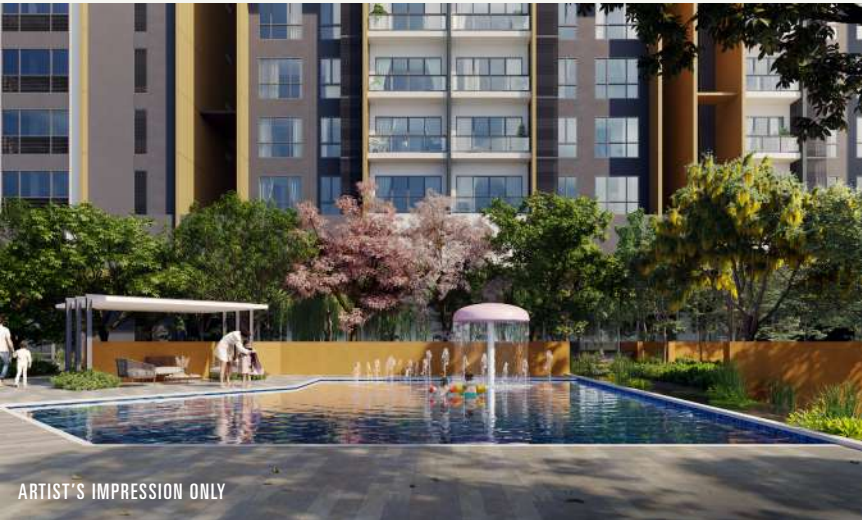
ROOF TOP

- A. SKY LOUNGE
- B. OUTDOOR SKY GYM
- C. PATTERN LAWN
- D. URBAN FARM
- E. BBQ AREA
- F. LIVE APARTMENT



GROUND FLOOR

- | | |
|--------------------------|-------------------|
| A. URBAN FOREST | K. READING AREA |
| B. JOGGING PATH | L. LAUNDRY AREA |
| C. OUTDOOR LOUNGE GARDEN | M. GROCERY |
| D. GUARDHOUSE | N. CAFE |
| E. DROP OFF PLAZA | O. AV ROOM |
| F. OUTDOOR LOUNGE | P. NURSERY |
| G. MANAGEMENT OFFICE | Q. GOLF SIMULATOR |
| H. COURTYARD | R. KINDERGARTEN |
| I. LOBBY LOUNGES | S. SURAU |
| J. HEALTH CARE CENTRE | T. LETTER BOX |



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CONVENIENT & CONNECTION

Convenience and connection are essential elements of a thriving community, and they can be conceptualized on both macro and micro levels.

MACRO LEVEL:

Neighbouring Amenities:

Proximity to schools, hospitals, and essential services enhances convenience, providing residents with easy access to daily needs and emergency facilities.

Interconnected Infrastructure:

Vox Residences integrates with the larger community, contributing to the neighborhood's development and connectivity, fostering a mutually beneficial relationship.

Educational Hub:

Nearby schools ensure educational convenience, promoting a family-friendly environment and supporting the community's growth through accessible learning opportunities.

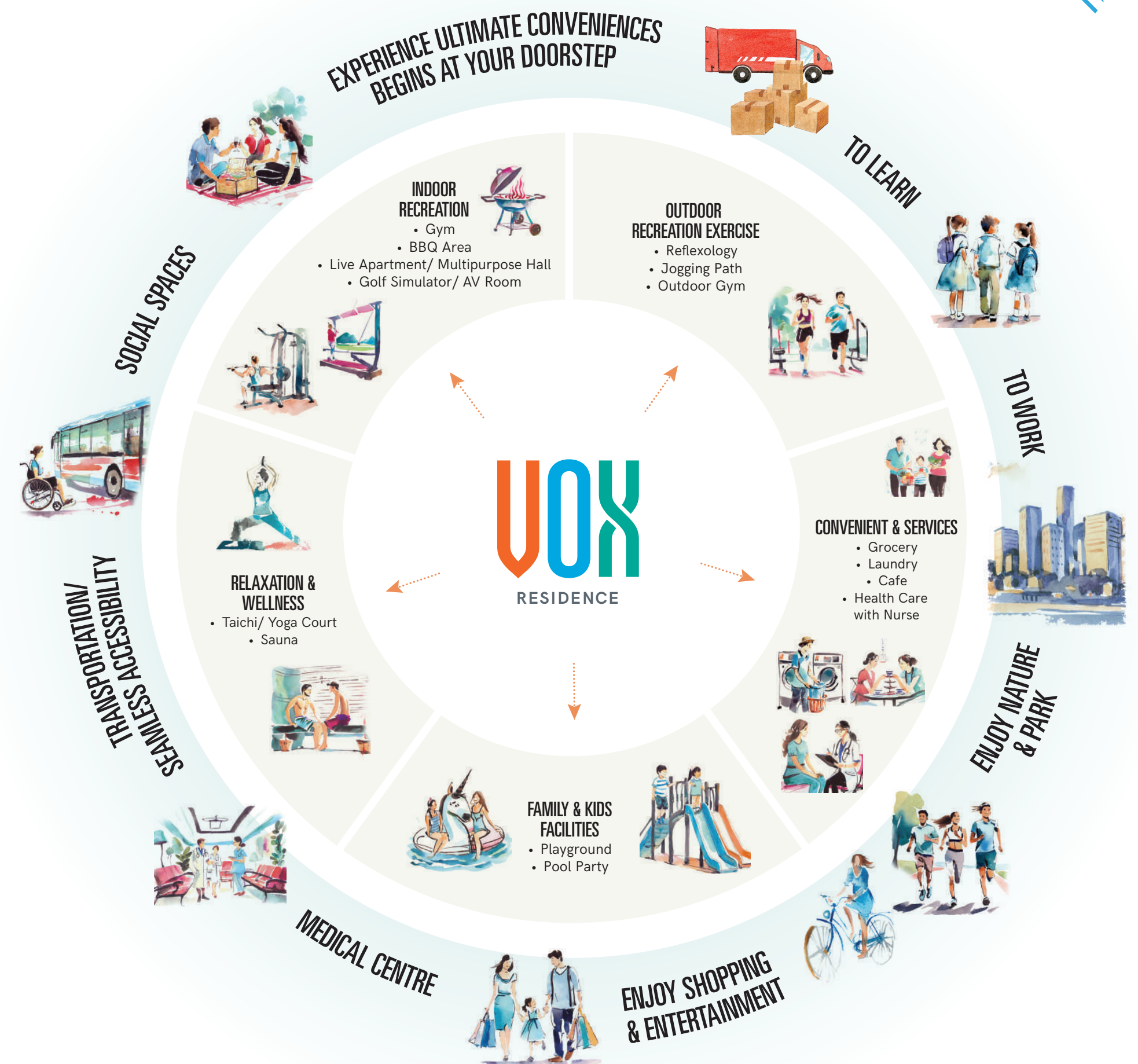
MICRO LEVEL:

Recreation Spaces:

Vox Residences prioritizes on-site recreational areas, encouraging social interactions and community bonding, creating a vibrant and enjoyable living environment.

Tailored Services:

Dedicated services within Vox Residences streamline daily tasks for residents, such as maintenance, security, and parcel deliveries, enhancing convenience and quality of life.



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BUILDING SPECIFICATIONS

STRUCTURE
Reinforced concrete framework and concrete wall

WALL
Cement sand brick and concrete wall

ROOF COVERING
Reinforced concrete

ROOF FRAMING
Reinforced concrete framework

CEILING
Skim coat / Fibrous plaster ceiling* (*wherever applicable)

WINDOWS
Aluminium framed window

DOORS
Main Entrance
Timber fire door

Bedrooms & Bathrooms
Timber flush door

Balcony
Timber flush door / Aluminium framed swing / Sliding* door with glass panel / Aluminium louvers door (A/C ledge) (*wherever applicable)

IRONMONGERY
Selected quality locksets

WALL FINISHES
Internal / External
Plaster with paint* (*wherever applicable)

Kitchen
Plaster with paint

Bathrooms
Porcelain tiles / Ceramic tiles / Plaster with paint / Mirror

FLOOR FINISHES
Living & Dining
Laminated flooring

Kitchen
Laminated flooring

Bedrooms
Laminated flooring

Bathrooms
Porcelain tiles / Ceramic tiles

Balcony
Ceramic tiles / Cement render* (*wherever applicable)

SANITARY AND PLUMBING FITTINGS
Selected quality sanitary wares and fittings

ELECTRICAL INSTALLATION
Adequate electrical points

INTERNAL TELEPHONE TRUNKING AND CABLING
Applicable

FENCING
Not applicable

TURFING
Not applicable

GAS PIPING
Not applicable

(Subject to changes by the relevant Authorities / Engineers / Architect)

NO LESEN PEMAJU: 11255/02-2028/0448(A) TEMPOH SAH: 15/02/2023 - 14/02/2028 NO PERMIT IKLAN DAN JUALAN: 11255-7/04-2027/0296(N)-(S) TEMPOH SAH: 04/04/2024 - 03/04/2027 PEGANGAN TANAH: KEKAL PIHAK BERKUASA: DEWAN BANDARAYA KUALA LUMPUR (DBKL) NO RUJUKAN BAGI PELAN BANGUNAN: BP UI OSC 2023 1881 (20) TARIKH DIJANGKA SIAP: APRIL 2027 JUMLAH UNIT : 587 UNIT HARGA: MIN. RM680,160 MAK. RM1,016,990 LUAS BINAAN : 62- 88 METER PERSEGI BUMIPUTERA DISKAUN: 5% SEKATAN KEPENTINGAN: TIADA IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

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