

FACT SHEET

DEVELOPMENT NAME : 121 Residences

DEVELOPER : FDM Development Sdn Bhd (212893-D)

BUSINESS ADDRESS : Level 1, Menara Glomac
Glomac Damansara, Jalan Damansara
60000 Kuala Lumpur

LAND TENURE : Leasehold (99 years) *Expiry 2099

TOTAL AREA OF PROJECT : 3.1 acres

LAND TYPE : Commercial Title

PROPERTY TYPE : - Aras 1 - Aras 5A Car parks
- Aras 6 - Facilities
- Aras 6 to 33 SOHO & Services Apartment

NO. OF UNITS :

SOHO	554
Serviced Apartment	280
TOTAL	834

EXPECTED COMPLETION : 48 Months from SPA (1st SPA 18/09/2019)

BUILT UP AREA :

TOWER A

View	Type	Built up (sf)	No. of Rooms	Average RM PSF	Indicative Unit Selling Price (RM)	No. of Units	Carpark
Facing Facilities (North)	A	450	1 + 1 room, 1 bath	786	RM350K – RM670K	55	1
	A1	450	1 + 1 room, 1 bath	786		56	1
	B	750	3 rooms + 2 bath	815		28	2
	B1	750	3 rooms + 2 bath	815		28	2
	B2	750	3 rooms + 2 bath	815		28	2
Facing Sprint H'way (South)	A1	450	1 + 1 room, 1 bath	786		166	1
	B	750	3 rooms + 2 bath	815		28	2
	B1	750	3 rooms + 2 bath	815		28	2
	B2	750	3 rooms + 2 bath	815		28	2

TOWER B

View	Type	Built up (sf)	No. of Rooms	Average RM PSF	Indicative Unit Selling Price (RM)	No. of Units	Carpark
Facing Glomac Bandar Utama (North)	A1	450	1 + 1 room, 1 bath	830	RM370K – RM690K	166	1
	B1	750	3 rooms + 2 bath	846		56	2
Facing Facilities & Tower A (South)	A	450	1 + 1 room, 1 bath	830		55	1
	A1	450	1+1 rooms, 1 bath	830		56	1
	B1	750	3 rooms + 2 bath	846		56	2

SELLING PRICE : Approximately from RM771psf

MAINTENANCE FEE : RM0.35 + RM0.03 sinking fund

LAUNCHING DATE : 25 August 2019

EXISTING FACILITIES :

Swimming Pool	Gazebo	Gym & Fitness Studio	Management Office
Wading Pool	Reflexology path	Lounge	Space for Launderette
BBQ Area	Jogging Path	Game Room	Space for Mini Market
Play Ground	Multipurpose Court	Reading Room	Multipurpose Hall
Outdoor Gym	Yoga/Tai Chi Area	Surau	Space for Child Care

UNIQUE SELLING POINT :
 1) Prime location next to Sprint
 2) Upcoming LRT3 Station
 2) Good accessibility & connectivity
 4) Matured amenities

SALES PACKAGES : TBC

DEVELOPER LICENCE & ADVERTISING PERMIT : 13925-2/07-2021/0665(L)(P)

BRIDGING FINANCIER : Charged to Amlslamic Bank Berhad

PROPOSED PANEL SOLICITORS :
 1) Sabri Ahmad & Co (Lead Solicitor)
 2) Noraishah Yasmin & Associates
 3) Nik Hisham, Fakhah & Co

PANEL END FINANCIERS : Ongoing discussion

BUILDING PLAN NO. : MBPJ/120100/T/P10/224/2019(7)
 Approval date: 17 April 2019

DEVELOPMENT NO. : (2)dIm.MBPJ/600-3.PPB/KSKA/6 JLD.3
 Approval date: 04 February 2019

TITLE : GRN HSD135937 LOT PT2 – *master title*