

CHERAS

FREEHOLD



COVERED LINK-BRIDGE TO MRT STATION

THE FUTURE OF URBAN LIVING

Enjoy the ultimate convenience & connectivity of a transit-oriented development right at your doorstep and take a ride to the city centre within 7 stations away. Live your dream lifestyle amidst the vibrant, liveable and sustainable community for an enhanced living experience. This is a whole new level of unparalleled convenience & connectivity.

YOU CITY
RETAIL

TOWER A

TOWER B

NEW
FLYOVER
(CONTRIBUTED BY
OSK PROPERTY)

SUNTEX
WET MARKET
(CONTRIBUTED BY
OSK PROPERTY)

TAMAN SUNTEX
MRT STATION

CHERAS-KAJANG HIGHWAY

Immerse in the lifestyle vibrancy of modern living concept with ultimate conveniences under one roof.



Covered link-bridge to MRT Station

COVERED
LINK-BRIDGE TO



STATION

Take a stroll via the covered link-bridge to Taman Suntext MRT station with the KL city centre just a few stops away. With the park and ride facilities, YOU CITY III is poised to be the heart of a lively urban exchange to and from KL city.

YOU CITY RETAIL



MANAGED BY **ATRIA**
MANAGEMENT TEAM

A hybrid mall which is poised to take neighbourhood retail shopping experience to the next level with its exciting mix of a grocery store, plenty of eateries & food kiosks, beauty & wellness, home improvement and activities & entertainment centre to cater for families.



INDULGE IN **2.4 ACRES**
OF LIFESTYLE FACILITIES
TAILORED FOR ALL AGES

Live in the comfort of an extensive list of amenities specially planned for all ages. From wellness to fitness and relaxation, every corner is curated to enhance the lifestyle of the community.



THE KEY TO A MODERN LIFESTYLE

YOU CITY III features 39 storeys of 800 serviced apartments rising from two identical towers offering an urban retail experience where residents can live, ride, shop and eat, all in one place.





50M SWIMMING POOL

A SPACE TO RETREAT & REJUVENATE

Enjoy a relaxing retreat from the city with extensive facilities within the 2.4 acres podium crafted for all generations. Splash out in the 50M length pool or simply enjoy the meticulously landscaped greenery in serenity.



Spend precious moments with your loved ones at the kids play zone thoughtfully crafted for kids to grow and roam freely in a care-free atmosphere.



TREEHOUSE PLAYGROUND



FACILITIES FOR ALL AGES



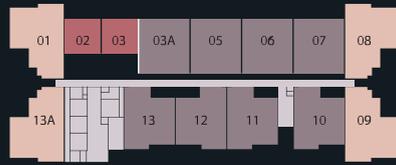
- | | | | |
|------------------------|--------------------|---------------------|--------------------------|
| 1 Treehouse Playground | 6 Function Hall | 11 Potpourri Garden | 16 Management Office |
| 2 Library | 7 Rain Shower Pool | 12 Changing Room | 17 Laundry |
| 3 Reading Pods | 8 50m Pool | 13 Gymnasium | 18 Parcourse Area |
| 4 Rolling Green | 9 Kids Pool | 14 Hydrotherapy Spa | 19 Half Basketball Court |
| 5 Karaoke | 10 BBQ Deck | 15 Surau | |

SPECIFICATIONS

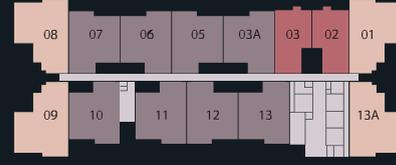
STRUCTURE	Reinforced Concrete		WALL FINISHES	Kitchen	1.5m High Wall Tiles / Skim Coat and Paint						
WALL	Brickwork / Reinforced Concrete / Precast Concrete Panel			All Bathrooms	Wall Tiles Up to Ceiling Height						
ROOFING	Concrete Slab			Others	Skim Coat and Paint						
CEILING	Skim Coat / Plaster Ceiling and Paint		IRONMONGERY	Quality Locksets							
WINDOWS	Aluminium Frame Windows / Louvers Window			TYPE	A	B	B1C	C1	D1	D2	
DOORS	Main Entrance	Solid Core Door	SANITARY & PLUMBING FITTINGS	Water Closet	2	2	2	2	2	3	3
	All Bedrooms	Flush Door		Wash Basin	2	2	2	2	2	3	3
	All Bathrooms	Flush Door		Kitchen Sink	1	1	1	1	1	1	1
	Balcony / Terrace (Type C1, B1, D1, D2)	Sliding Door		Shower	2	2	2	2	2	3	3
	Utility (Type D1, D2)	Bi-Fold Door		Long Bath	-	-	-	-	-	1	1
	Others	Flush Door	ELECTRICAL INSTALLATION	Light Point	9	11	12	12	16	21	19
FLOOR FINISHES	Living Area / Dining Area	Tiles		13A Switched Socket Outlet	10	11	11	12	12	18	17
	Kitchen	Tiles		Air-conditioner Point	3	4	4	5	5	6	6
	Yard	Tiles		Water Heater Point	2	2	2	2	2	3	3
	All Bedrooms	Laminated Timber Flooring		SMATV Outlet	1	1	1	1	1	3	3
	All Bathrooms	Tiles		Door Bell Point	1	1	1	1	1	1	1
	Balcony / Terrace	Tiles		Fibre Wall Socket	1	1	1	1	1	1	1
	Others	Cement Render		Electrical Distribution Board	1	1	1	1	1	1	1
				Ceiling Fan Point	1	1	1	1	1	3	3

SENSIBLE DESIGN & LAYOUT

KEY PLAN ■ TYPE A ■ TYPE B ■ TYPE C



TOWER A



TOWER B

TYPE A

678 SQFT



2 Bedrooms



2 Bathrooms

TYPE B

893 SQFT



3 Bedrooms



2 Bathrooms

TYPE C

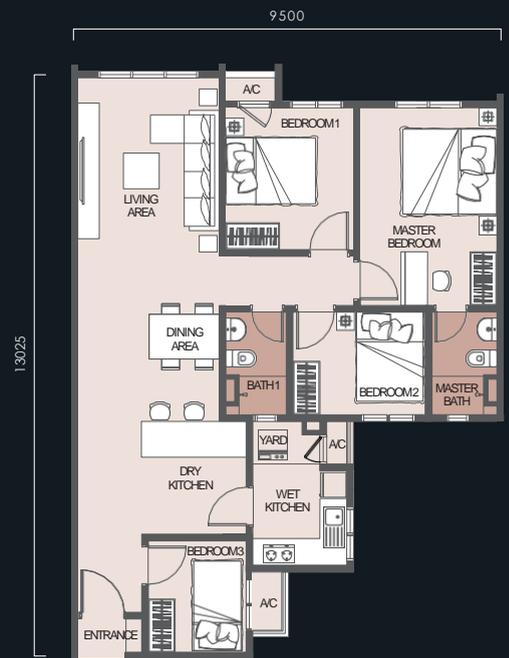
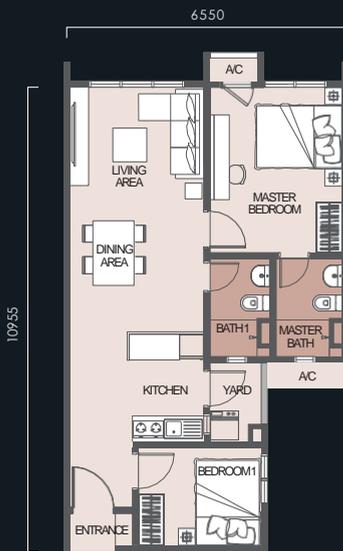
1,033 SQFT



4 Bedrooms



2 Bathrooms



Each unit of this development is a result of careful design consideration unlocking optimal space, value and functionality.

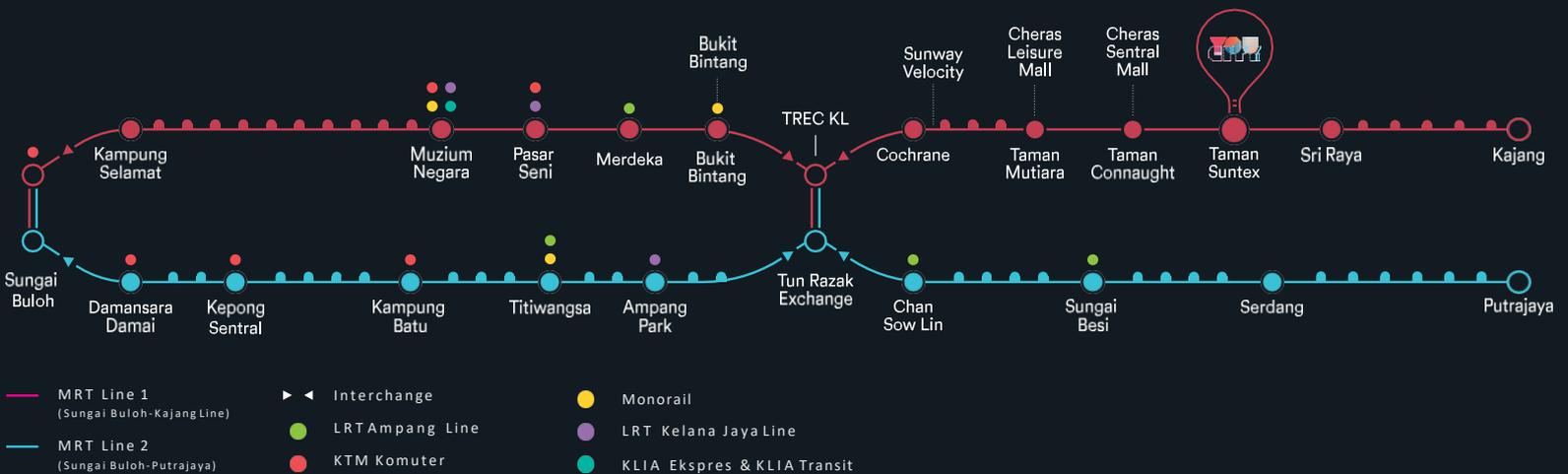
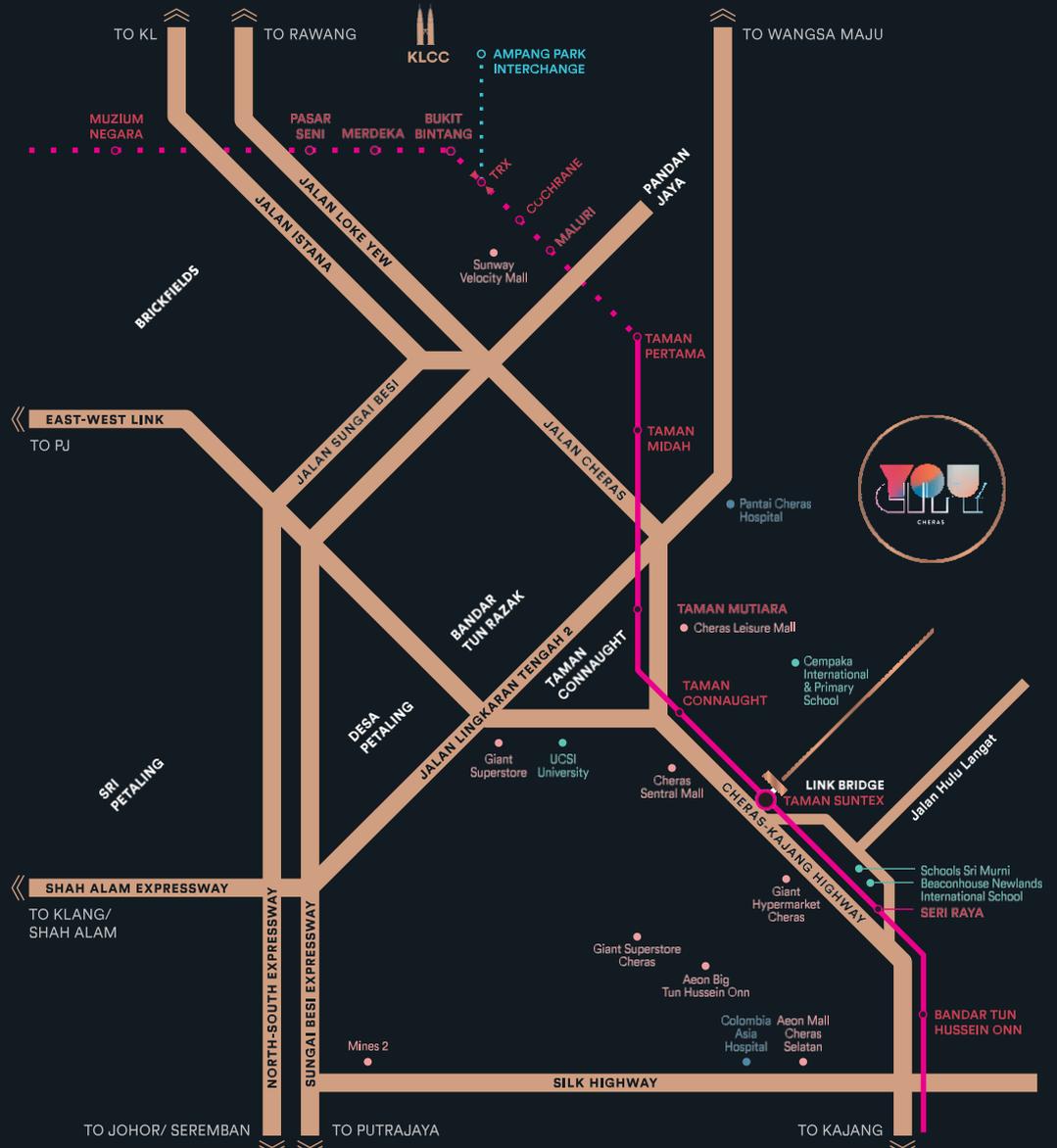


TYPE D LIVING & DINING AREA



BE IN THE CENTER OF CONVENIENCE

- MRT Line 1
- MRT Line 2
- Retail & Mall
- Education Institution
- Medical Centre



PJD REGENCY SDN BHD
 Level 9, Plaza OSK, Jalan Ampang,
 50450 Kuala Lumpur.
 Waze: Plaza OSK



Developer License No: 10662-4/03-2021/0205 (L) • Validity Period : 05/03/2019 – 04/03/2021 • Advertising and Sales Permit No: 10662-4/03-2021/0205 (P) • Validity Period: 05/03/2019 – 04/03/2021 • Developer: PJD Regency Sdn Bhd • Address: Level 9, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur • Tel: 603 2161 3322 • Land Tenure: Freehold • Expected Date of Completion: May 2023 • Type of Property: Serviced Apartment • Minimum Selling Price: RM438,800 • Maximum Selling Price: RM1,220,000 • Land Encumbrances: Public Investment Bank Berhad. • Total Units: 800 • Approved Authority: Majlis Perbandaran Kajang • Building Plan Reference No: MPKJ 6/P/14/2017 • 10% Bumiputra Discount • This advertisement has been approved by National Housing Department • The development details and information contained herein are subject to changes and shall not constitute/be treated as an offer or representation by the Developer. While every reasonable care has been taken in the provision of the information contained herein, the Developer shall not be held responsible for any inaccuracy and/or changes as may be required by the authorities and/or by consultants. The development layout and/or plans are merely approximate measurements only and the visual presentation/images are merely an artist's impression only and in no way a representation by the Developer as to the final product. *Terms & conditions apply.