THE
SHANG
RESIDENCE

FREEHOLD

SALES KIT

Shang Residences

A Sanctuary for Generations



**Artist's impression only*

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Grand Entrance

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Night View

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Second Entrance

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Why The Shang Residence?

5 km to
Mid Valley Megamall

Seamless access via
KESAS, NPE and MEX highways

Located along the
proposed **MRT Line 3**
(Jln Klang Lama Station)

Surrounded by
established townships and amenities

Modern **freehold condominium**
in Kuchai Lama

Low density living
with only 449
exclusive units

Oriental-inspired
lifestyle facilities &
design concept

Practical layouts for
family comfort



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THE SHANG RESIDENCE

A *Modern* Urban Address of Design, Convenience & Lifestyle



Modern Design

Spacious, efficient layouts with clean lines and refined details, shaped for everyday comfort and flexibility.



Convenience

Close to retail, amenities and major highways, enabling smooth daily movement with easy city access.



Lifestyle Focus

Curated facilities including clubhouse, pool, gym, and co-working spaces that support balance and wellbeing.

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The Four Pillars of Shang Residences

THE SHANG RESIDENCE

CHAPTER 1
HARMONY



A Sanctuary of
Place & Connection.

CHAPTER 2
VITALITY



A Wellspring of
Wellbeing & Experience.

CHAPTER 3
PRECISION



A Home of
Craftsmanship & Comfort.

CHAPTER 4
STEWARDSHIP



A Legacy of
Quality & Sustainability.

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*Artist's impression only

CHAPTER 1

HARMONY

THE SHANG RESIDENCE

A First *Impression* of Harmony

Shang Residence's facade rises with quiet grace, its soft lines and natural textures reflecting harmony. Each arrival is a gentle shift from the city to calm, a return to where you feel at ease.

Freehold, Low-Density Living

Thoughtfully planned homes offering privacy, openness, and long-term ownership.

Serene Arrival Courtyard

With stone, water, and warm timber elements that create a calm, welcoming atmosphere.

Gated & Guarded Arrival

With a dedicated entrance and 24-hour security for everyday peace of mind.

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Close to the City, Centred in Calm

Shang Residence connects you to it all.

Major Hubs

Shopping & Lifestyle

Pearl Point Shopping Mall	2 km
NSK Trade City Kuchai Lama	3 km
Bangsar South	4 km
The Scott Garden	5 km
Mid Valley Megamall	6 km
KL Eco City Mall	6 km
Pavilion Kuala Lumpur	9 km

Recreation & Attractions

Taman Desa Park & Happy Garden Parks	4 km
Thean Hou Temple	6 km
Bukit Jalil National Sports Complex	7 km
Bangsar Park	7 km
KL City Centre (Golden Triangle)	9 km

Education

Education & Institutions

SJK(C) Choong Wen	650 m
SMK Seri Sentosa	1 km
SK Seri Setia	1 km
ILP Kuala Lumpur	2 km
Brickfields Asia College (BAC)	7 km
University of Malaya (UM)	8 km
SJK(C) Kuen Cheng 2	8 km



Healthcare

Healthcare & Medical

KMI Taman Desa Medical Centre	1.4 km
Taman Desa Medical Centre	1.4 km
24 Hours Klinik Metromedic Kuchai Lama	3.2 km
Pantai Hospital Kuala Lumpur	5 km
Columbia Asia Hospital Bukit Jalil	6 km
Hospital Kuala Lumpur (HKL)	9 km

Transport

Major Highways & Expressways

New Pantai Expressway (NPE)	City Centre / Bangsar / PJ
BESRAYA Expressway	Sungai Besi / KL City
MEX Highway	Putrajaya / Cyberjaya
PLUS North–South Expressway	Nationwide connectivity
Federal Highway	PJ / Klang / KL
Old Klang Road	Mid Valley & KL

Public Transport

Future MRT Jalan Klang Lama Station	650m
RapidKL Bus Station along Jalan Kuchai Lama	850m
MRT Kuchai Station (Direct line to TRX & CBD)	3km
KTM Petaling Station-Klang Valley Rail Network	3km

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Harmoniously Connected for *Effortless Living*

- Close to Old Klang Road, OUG & Happy Garden
- Education and healthcare within easy reach
- Within 1 km to K88 Food Court
- 7 minutes walking distance to MRT Jalan Klang Lama Station





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Welcome Lounge

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Grand Lobby

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Co-Working

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Meeting Room & Work Station

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Podcast Studio

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Refreshment Lounge

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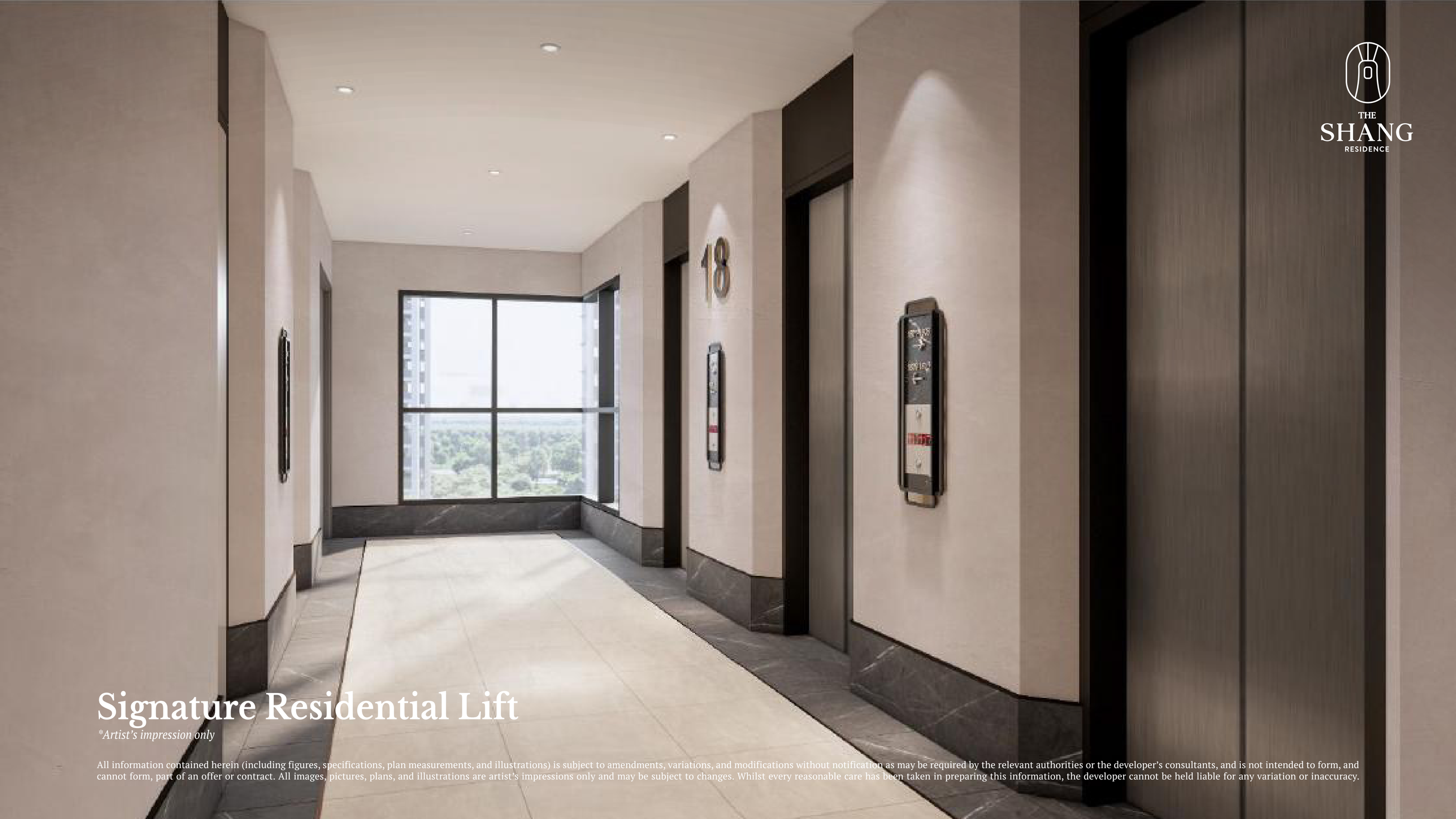


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The Prestige Arrival Lobby

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Signature Residential Lift

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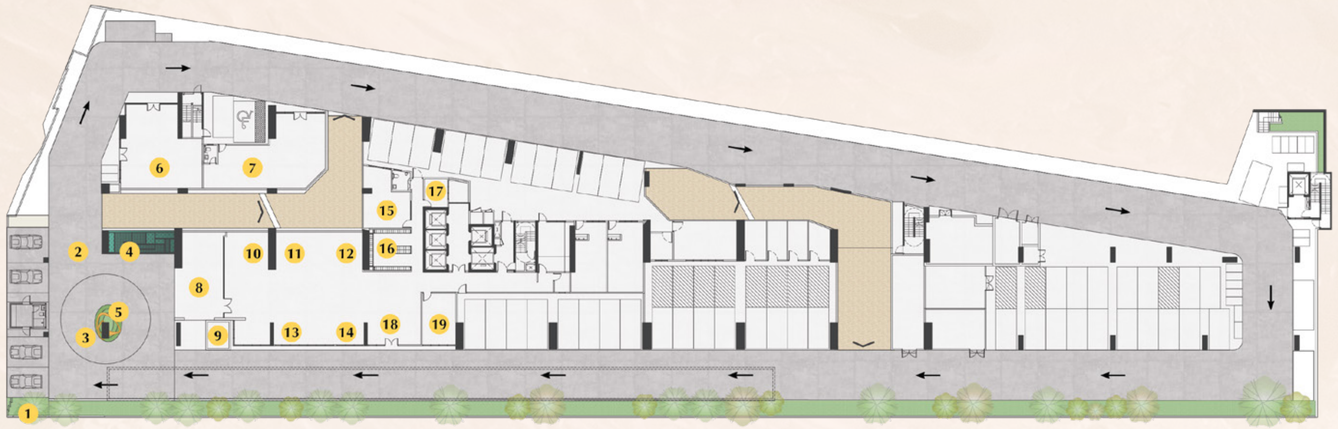
Spacious Parking with Seamless Turning Radius

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Grand Lobby

LEVEL G



1. Landmark Garden
2. Arrival Axis
3. The Green Glimpse
4. Prosperity Stream (Water Feature)
5. The Shang Pillar
6. Convenience Store
7. Taska / Nursery
8. Welcome Lounge
9. Iconic Tree
10. Grand Lobby
11. Private Meeting Suite
12. Co-Working Lounge
13. Work & Brew Bar
14. Podcast Studio
15. Management Office
16. Mail Room
17. Parcel Room
18. Refreshment Lounge
19. Learning Studio

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Joyscape Park

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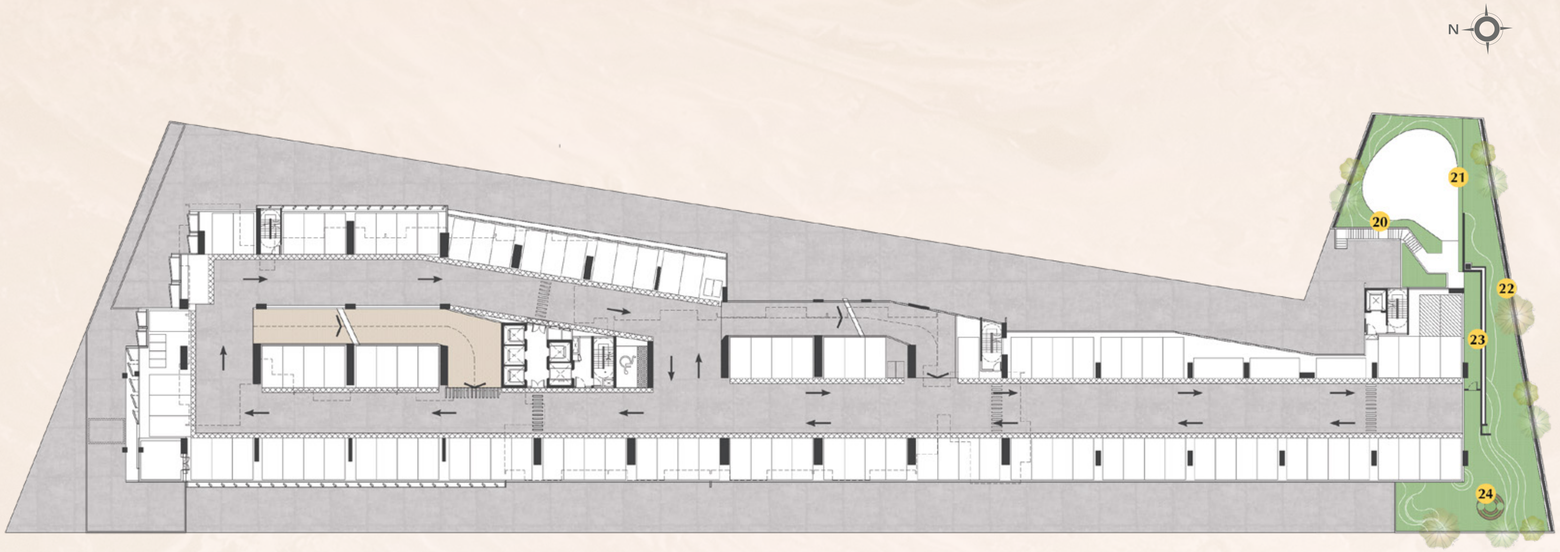
Paw Haven (Pet Park)

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Sweet Escape

LEVEL 1



20 Verdure Stairway

21 Joyscape Park

22 The Living Edge

23 Terraced Trail

24 Paw Haven (Pet Park)

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CHAPTER 3

VITALITY

THE SHANG RESIDENCE

Dwell in a Wellspring of Wellbeing

Rise with the morning light by the pool, ease into the day with yoga, enjoy an energising match of pickleball, and end the evening watching the sun gently melt into the horizon.

At Shang Residence, every moment moves at your pace, soothing, unhurried, and serenely yours.

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The Deck of *Splendour:*

Spaces for Activity, Community & Play (Level 8)

THE SHANG RESIDENCE



Active

- Shang Haus Fitness Studio
- Yoga Studio
- 30m Infinity Pool
- Pilates Studio
- Pickleball Court

Social

- Shang Haus Party Pavilion
- Hotpot Pavilion
- Pool Deck Lounge

Rejuvenate

- Himalayan Salt Sauna
- Verdant Lantern Court
- Harvest Garden

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Shang Haus | Party House

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The Shang Haus

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Water Lounge Deck | Azure Lane

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Ladies' Restroom

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THE SHANG RESIDENCE

Gentlemen's Restroom

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Echoes Garden | Yuora Pavilion

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Pickleball Court | Verdant Lantern Court | Playwatch Pavilion

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VistaFit Garden

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Hotpot Pavilion

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Harvest Garden

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Moonlink Garden & Flowing Link Walkway

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Shang Haus | Fitness Studio *(Technogym)*

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Yoga & Pilates Studio *(3 Set Pilates)*

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Deck of Splendour

LEVEL 8



25 VistaFit Garden
26 Playwatch Pavilion
27 Pickleball Court
28 Verdant Lantern Court
29 Yuora Pavilion
30 Echoes Garden
31 Flowing Link Walkway
32 Moonlink Garden
33 Lush Hideaway
34 Himalayan Salt Sauna
35 Water Lounge Deck
36 Changing Room
37 Pool Deck Lounge
38 Kid's Wading Pool
39 Azure Pool
40 Shang Haus Party Pavilion
41 Hotpot Pavilion
42 Harvest Garden
43 Shang Haus Fitness Studio
44 Yoga Studio
45 Pilates Studio

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The *Sky Deck:*

Elevated Serenity at Level 38

THE SHANG RESIDENCE



Entertain

- Sky Dining Pavilion
- Grille Deck & Lounge
- Mini Theatre

Relax

- CloudCrest Jacuzzi
- StarRest Garden
- Sunset Deck

Rejuvenate

- Reflexology Path
- Serenity Grove

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Sky Dining Pavilion

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Mini Theater & KTV Room

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Grille Deck & Lounge

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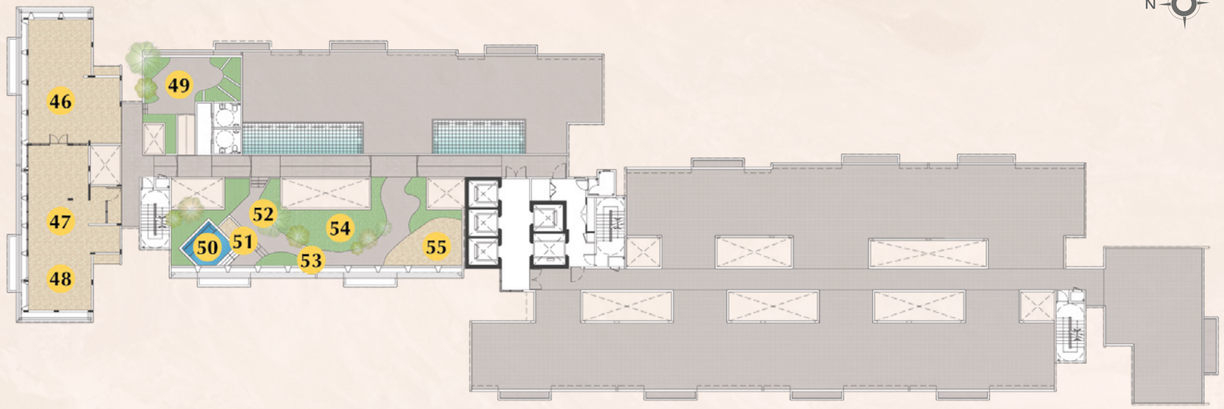
CloudCrest Jacuzzi | Chill Deck | Reflexology Path

**Artist's impression only*

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Sky Deck

LEVEL 38



46 Grille Deck & Lounge
47 Sky Dining Pavilion
48 Mini Theatre
49 Serenity Grove
50 CloudCrest Jacuzzi
51 Chill Deck
52 Reflexology Path
53 Golden Hours Node
54 StarRest Garden
55 Sunset Deck

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CHAPTER 3

PRECISION

THE SHANG RESIDENCE

Where Everyday Moments Become *Lasting Memories*

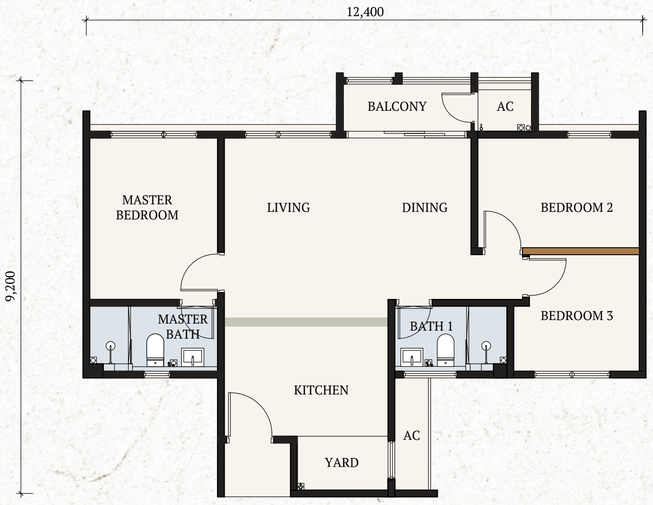
From sunlit living rooms to warm, open kitchens and tranquil corners of rest, each space is designed to bring families closer, where family comes together, where solitude finds its place, and where every moment is held with quiet intention.

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Unit Layout

Ceiling Height

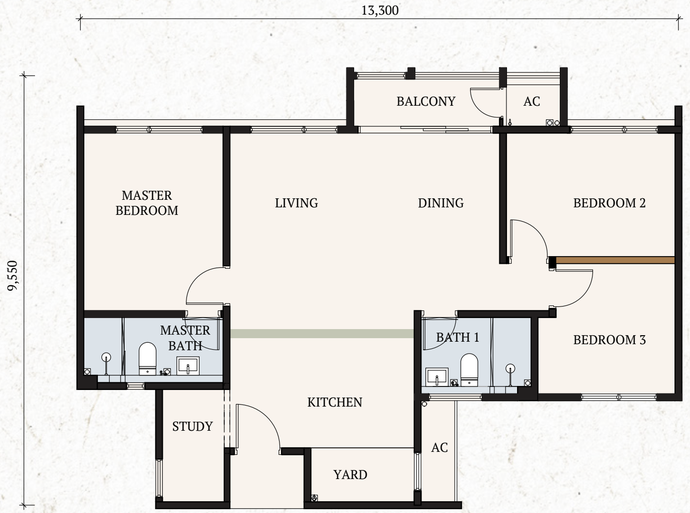
THE SHANG RESIDENCE



Type A: 893 sq.ft.

3 BEDROOMS | 2 BATHROOMS

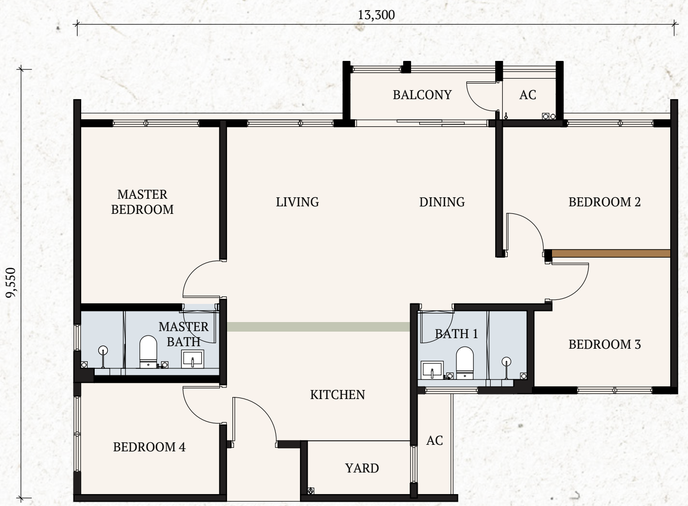
For mirco lifestyle-centric individuals or young families.



Type B: 1,076 sq.ft.

3+1 BEDROOMS | 2 BATHROOMS

Flexible space for a home office, or growing family needs.



Type C: 1,130 sq.ft.

4 BEDROOMS | 2 BATHROOMS

Generous comfort for multi-generational living.

Ceiling to ID details

Ceiling height (Skim Coat) = 10ft

Ceiling height (Bathroom) = 8ft

Curve Ceiling (proposed 150mm(H) x 200mm(D))

Hackable Wall

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Unit Layout

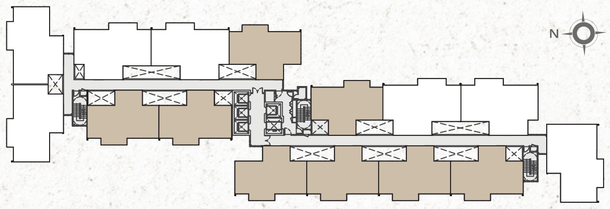
THE SHANG RESIDENCE

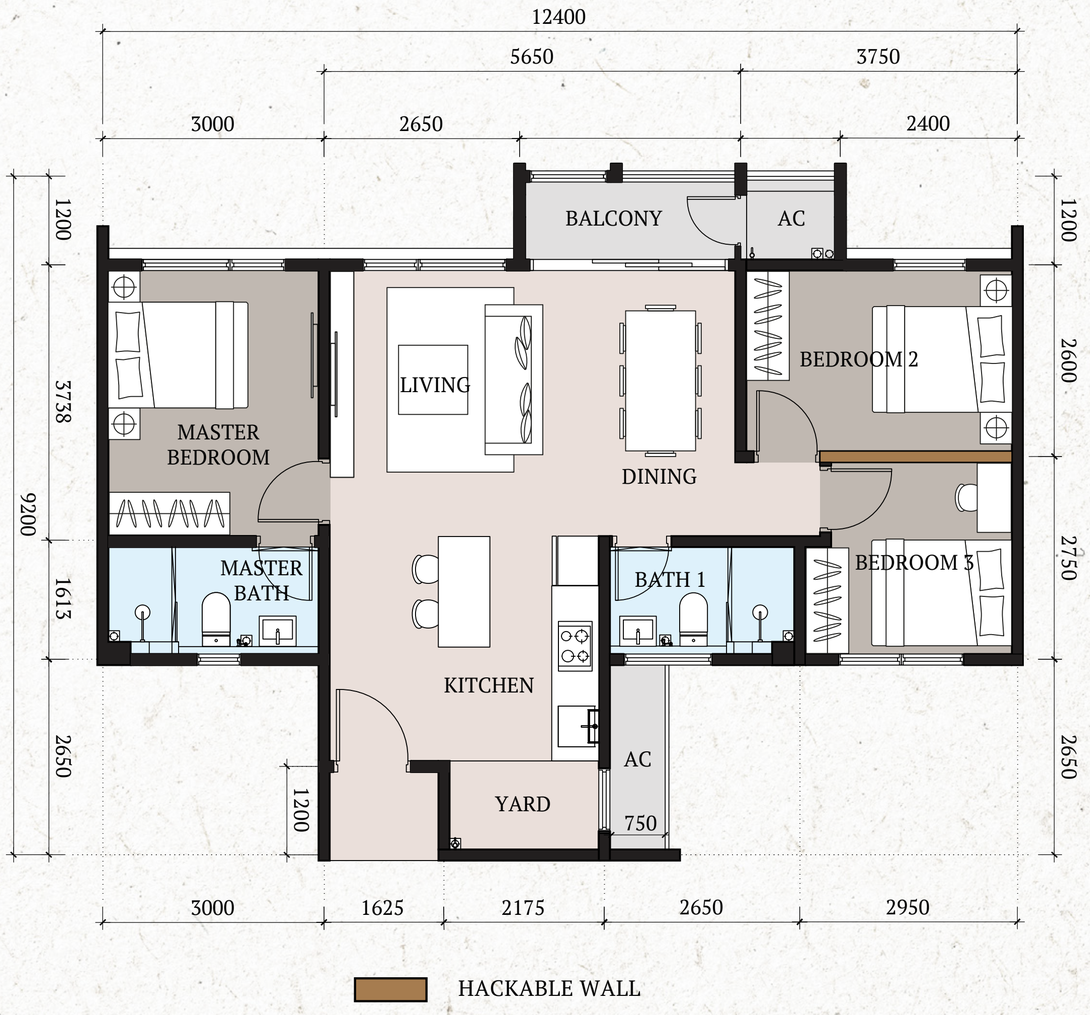
Type A

893 SQ. FT.

3 BEDROOMS

2 BATHROOMS





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Unit Layout

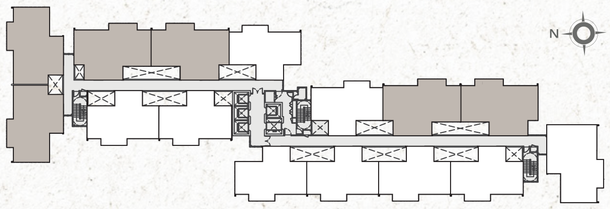
THE SHANG RESIDENCE

Type B

1,076 SQ. FT.

3+1 BEDROOMS

2 BATHROOMS





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Unit Layout

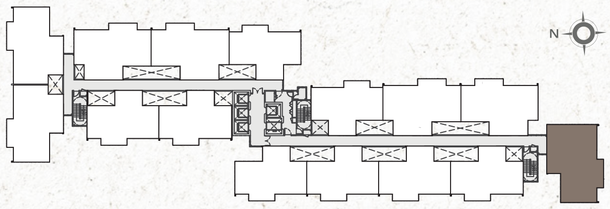
THE SHANG RESIDENCE

Type C

1,130 SQ. FT.

4 BEDROOMS

2 BATHROOMS





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THE SHANG RESIDENCE

Living & Dining

**Artist's impression only*

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Living

**Artist's impression only*

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THE SHANG RESIDENCE

Master Bedroom

**Artist's impression only*

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THE SHANG RESIDENCE

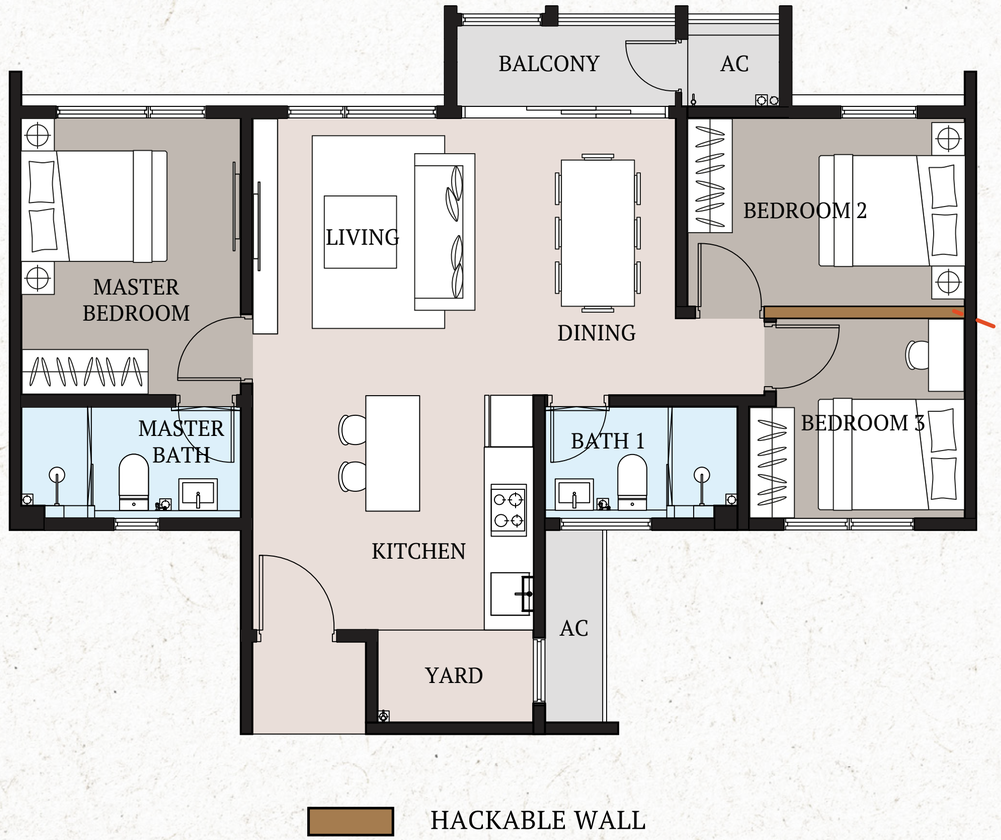
Bedroom 1

**Artist's impression only*

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Intelligent Spatial Planning

THE SHANG RESIDENCE



Designed For Micro Lifestyle-centric Individuals Or Young Families.

Flexible Hackable Wall

Located between Bedroom 2 and Bedroom 3, allowing owners to merge rooms for a larger master suite or study.

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Specifications

Smart Home System

THE SHANG RESIDENCE

Smart Digital Lockset

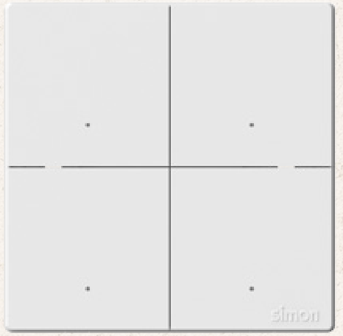


Access & Security:
Smart Digital Lockset with 6 Unlocking Modes

6 Unlocking Modes

- PASSCODE
- FINGERPRINT
- EKEY
- RFID CARD
- MECHANICAL KEY
- APP

Simon | M3 Smart Switches



Climate Control: Go Daikin App integration via built-in Network Adaptor (AWM61A01)

Compatible with

works with Hey Google

WORKS WITH alexa

- APP CONTROL
- VOICE CONTROL
- WALL SWITCH
- AUTOMOTION

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Specifications

Lighting Fittings

THE SHANG RESIDENCE

BALCONY & BATHROOMS

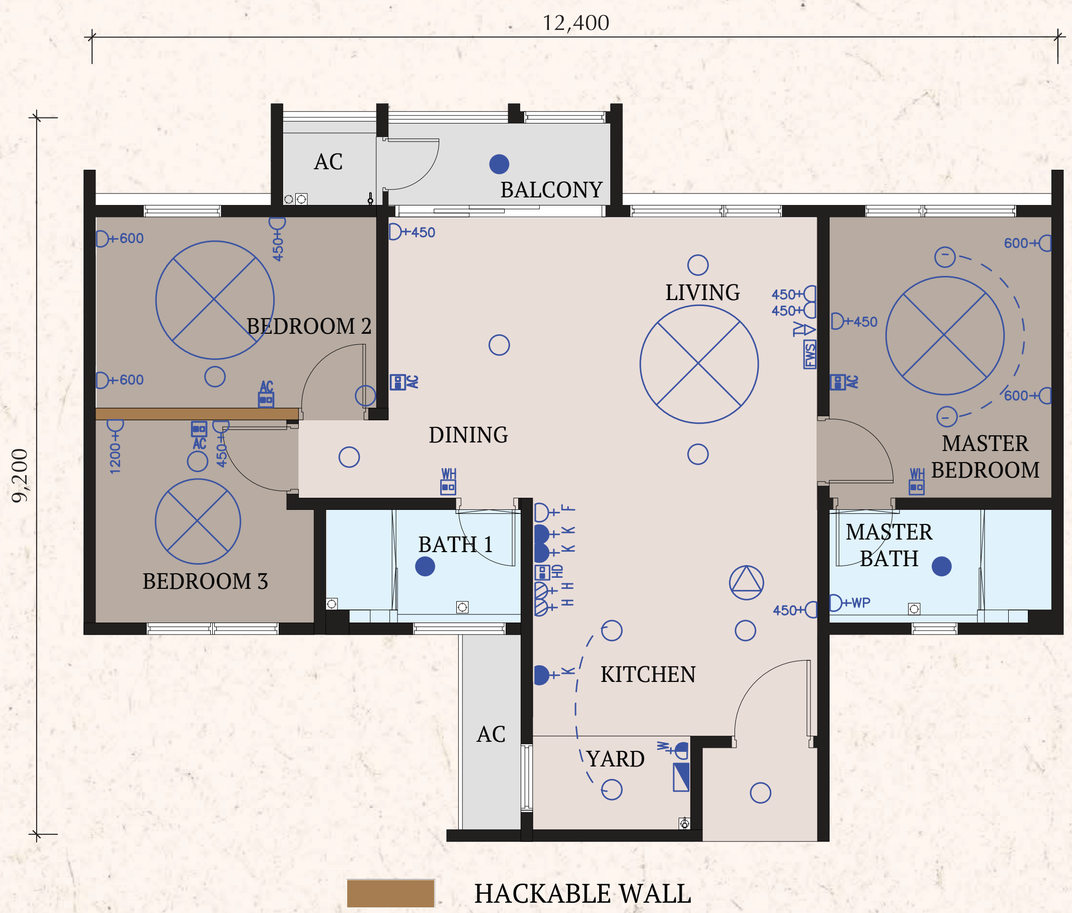
SIMON M3 SERIES SWITCHES AND SOCKETS



SIMON M3 SMART FOR

- LIVING : 3 (3G)
- MASTER BEDROOM : 1 (3G)
- BEDROOM 1 : 1 (3G)
- BEDROOM 2 : 1 (2G)





SYMBOL	DESCRIPTION	QUANTITY
	LIGHTING POINT	13
	LIGHTING POINT WITH LIGHT FITTING	3
	FAN POINT C/W HOOD	3
	3W CEILING SPEAKER	1
	13A SWITCH SOCKET OUTLET	12
+W	13A SWITCH SOCKET OUTLET FOR WASHING MACHINE	1
+F	13A SWITCH SOCKET OUTLET FOR FRIDGE	1
+K	13A SWITCH SOCKET OUTLET FOR KITCHEN	3
+H	13A SWITCH SOCKET OUTLET FOR HOOD	2
+WP	13A WEATHER PROOF SWITCH SOCKET OUTLET	1
HD	20A 2 POLE SWITCH FOR HOOD C/W NEON LIGHT	1
AC	20A 2 POLE SWITCH FOR AIRCOND C/W NEON LIGHT	4
WH	20A 2 POLE SWITCH FOR WATER HEATER C/W NEON LIGHT	2
	DISTRIBUTION BOARD*	1
TV	SMATV POINT	1
FWS	FIBER WALL SOCKET	1

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Specifications

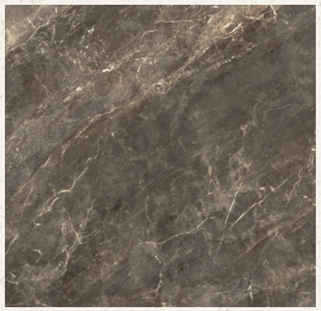
Floor Finishing

THE SHANG RESIDENCE

Item	
Living Dining Kitchen	600 x 600mm Matte Ceramic Tile Code: CM6646M
Bedrooms	Laminated Flooring Code: AB318
Balcony Yard	300 x 600mm Matte Ceramic Tile Code: CM36090
Bathroom	600 x 600mm Matte Ceramic Tile Code: CM6612M6



600 x 600mm Matte
Ceramic Tile
Code: CM6646M



600 x 600mm Matte
Ceramic Tile
Code: CM6612M



600 x 600mm Matte
Ceramic Tile
Code: CM36090



Nostalgia Grey Oak
Laminated Flooring
Code: AB318

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Specifications

Air-Condition

THE SHANG RESIDENCE

LIVING : 1.5 HP (WIFI CONTROL)
MASTER BEDROOM : 1.0 HP (WIFI CONTROL)



FTKE Inverter Wall Mounted

GO DAIKIN | Built-In Wifi Control | Gin-ION BLUE FILTER | R32

Required for Operation:

Network Adaptor (Built-in) AWM61A01 + Android™ Phone or iPhone + GO DAIKIN App (free) + Wireless Router + Internet

BEDROOM 1 & BEDROOM 2
(AIRCOND POINT INCLUDE COPPER & DRAIN PIPING)



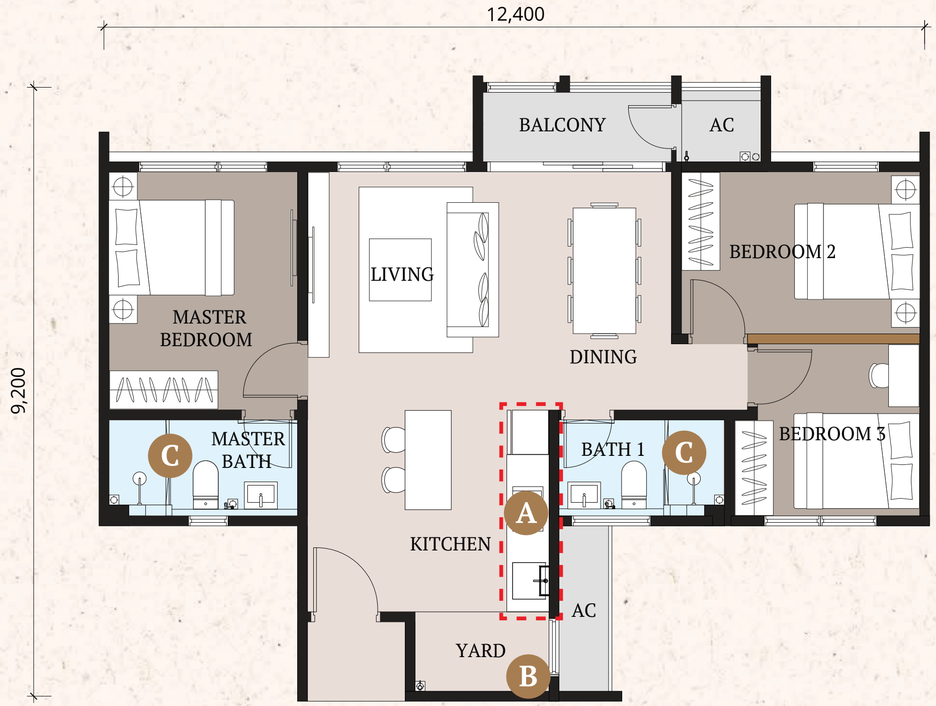
SYMBOL	DESCRIPTION	QUANTITY
2.0 HP	AIRCOND - 1.5 HP	1
1.0 HP	AIRCOND - 1.0 HP	1
AC Point	AIR COND POINT	2
- - - -	AIRCOND REFRIGERANT PIPE	4
— — —	AIR COND DRAIN PIPE	4

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Specifications

Kitchen Furniture

THE SHANG RESIDENCE



HACKABLE WALL

A KITCHEN SET

- TOP CABINET WITH LED STRIP LIGHT & BOTTOM CABINET
- KITCHEN TOP & BACKSPLASH
- KITCHEN SINK & TAP
- KITCHEN HOOD & HOB (INDUCTION)



- PULL DOWN TRAY, SPICE TRAY, SOFT CLOSING DRAWER







- PROVISION SOCKET UNDER SINK FOR FUTURE WATER DISPENSOR INSTALLATION

B BYPASS PIPING FOR FUTURE WATER FILTER AT YARD

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THE SHANG RESIDENCE

Well-Appointed Kitchen Cabinet

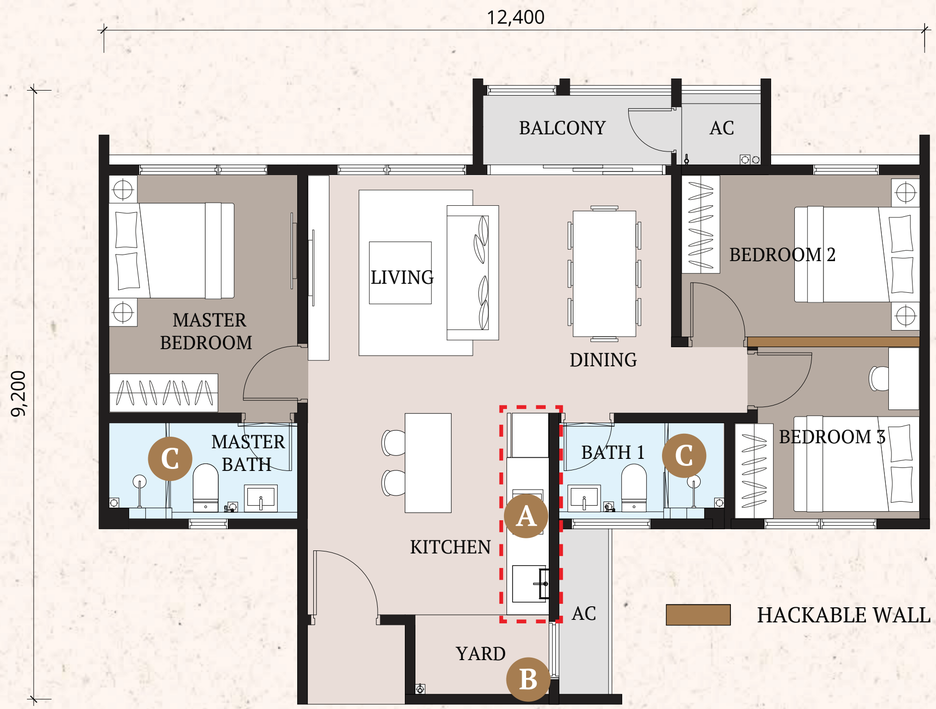
**Artist's impression only*

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Specifications

Bathrooms

THE SHANG RESIDENCE



C MASTER & COMMON

- 1 UNIT DOWN LIGHT
- MIRROR 750X1000MM
- SANITARY



Johnson Suisse Venice Rimless OP WC Set



Vanity Closet FBC 8047Z023



JP Johnson Suisse Basin Pillar Tap



Paper Holder SUS 304



Multipurpose Tap



Bidet

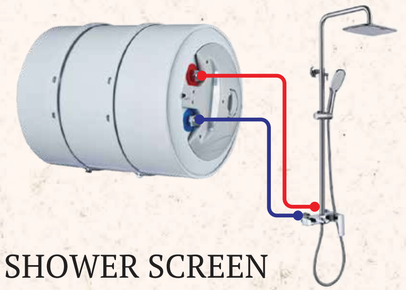


Quality Gun Metal Rain Shower Set



750 x 1000mm Mirror

- STORAGE HEATER



- Capacity : 30L
- Rate Power : 3000W
- Rate Voltage : 220-240V
- Max of Water Heating Temperature : 70 C - 5 C
- Waterproof Grade : IPX4

- FIXED SHOWER SCREEN

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THE SHANG RESIDENCE

Well-Appointed Bathroom

**Artist's impression only*

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Specifications

Polymer Skirting

THE SHANG RESIDENCE



Waterproof & Moisture-Resistant
Will not swell, warp, or rot—ideal for humid climates and wet areas.

Termite & Pest Proof
Unlike timber skirting, polymer material is immune to termites and insects.

Crack-Free & Long-Lasting
High durability ensures a neat finish without cracking over time.

Low Maintenance
No repainting, polishing, or special treatment required—easy to clean.

Consistent Premium Finish
Smooth, uniform appearance that enhances overall interior aesthetics.

Eco-Friendly Material
Often made from recyclable or sustainable compounds, reducing environmental impact.

Easy & Clean Installation
Precise factory moulding allows faster installation with minimal mess.

Colour Stability
Resistant to fading and yellowing, maintaining a fresh look for years.

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CHAPTER 4

STEWARDSHIP

THE SHANG RESIDENCE

Sustainable Comfort, Effortless Living

Smart Living

Smart Home Integration for lighting, climate, & security control (select units).

Built to Last

Durable quality materials and premium finishes reduce long-term wear and upkeep.

Eco-Innovation

Rooftop Solar Panels (harvests renewable energy), Rainwater Harvesting System (for non-potable uses).

Climate-Responsive Design

Well-planned for shade and ventilation to minimize heat gain.

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How Sunlight Becomes Real Savings

THE SHANG RESIDENCE



1 Solar Panels Power in All Common Areas

The system generates clean electricity for shared facilities and spaces.



RM7,208

2 Estimated Monthly Electricity Savings

This directly cuts the building' largest operational expenses.

The Result:

Direct Benefits for Residents



a. Reduced Monthly Maintenance Charges

Cost savings from solar power are passed directly to homeowners.



b. More Efficient Long-Term Building Management

Lower operating costs are achieved without compromising facility quality.



c. A Cost-Efficient & Eco-Friendly Home

Live in a future-ready environment where sustainability means savings.

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Understanding Your Maintenance Fees



RM 1,657,260
Projected Annual Collection

Sourced from 449 residential units across three different types.



RM 1,379,000
Total Annual Expenses

Covers all operations, staffing, and building maintenance costs.

Top Expense Categories



28.00%
on Electricity
The single largest operational expense for the property's common areas.



21.93%
on Security
Covers the cost of a 7-person security team.



21.15%
on Management
Pays for the Building Manager & administrative support team.



12.02%
on Sinking Fund
Reserved for future large-scale repairs and asset replacements.



RM 278,260
Projected Annual Surplus

This is the positive balance remaining after all expenses are paid.



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Smart Irrigation: Precision Meets Sustainability

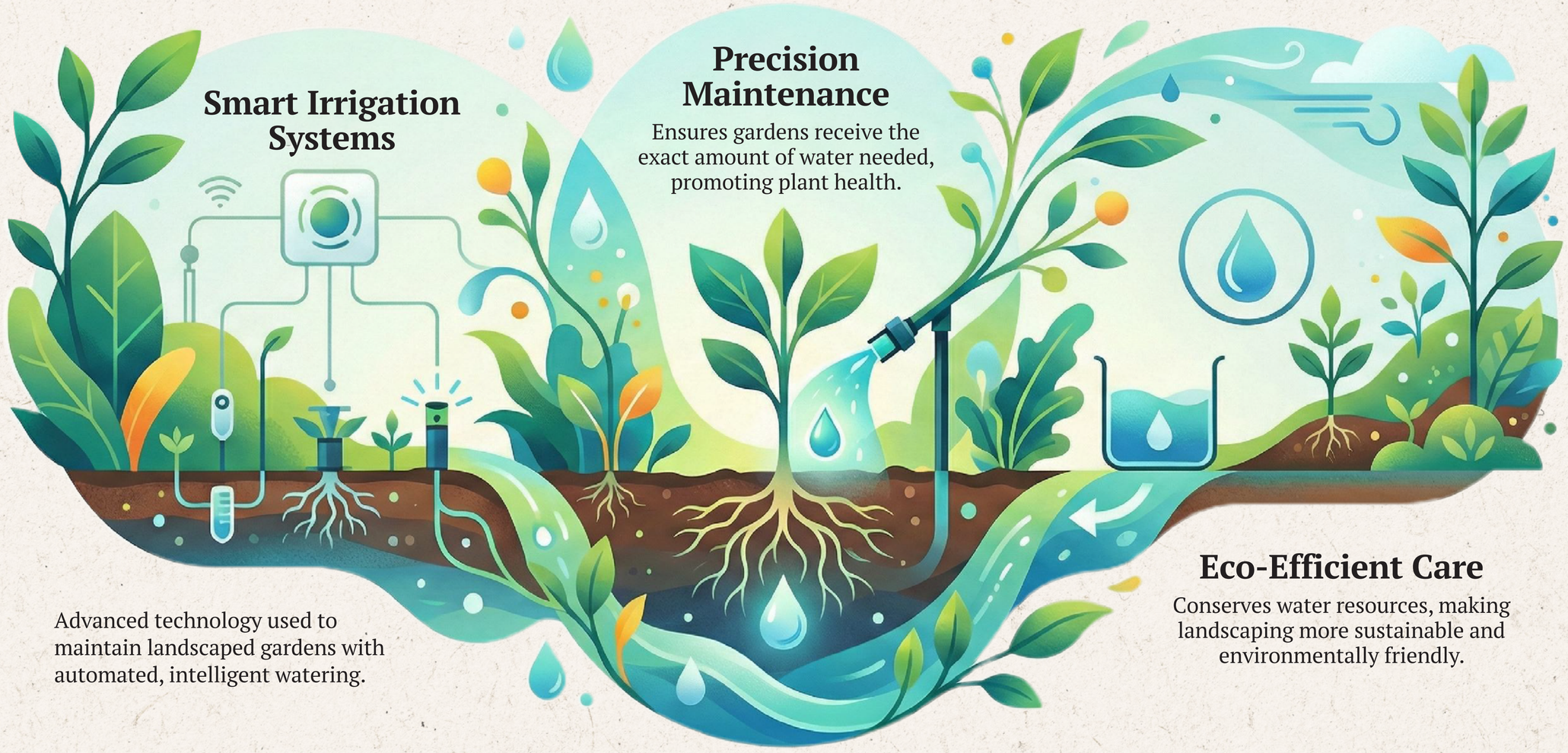
THE SHANG RESIDENCE

Smart Irrigation Systems

Advanced technology used to maintain landscaped gardens with automated, intelligent watering.

Precision Maintenance

Ensures gardens receive the exact amount of water needed, promoting plant health.



Eco-Efficient Care

Conserves water resources, making landscaping more sustainable and environmentally friendly.

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Legal Fees & Disbursement

THE SHANG RESIDENCE

A. Borne by Developer

1) SPA

Legal Fees

SPA Price	RM (Inclusive of SST 8%)
TYPE A : RM645,000 – RM680,000	3,400.00
TYPE B : RM777,000 – RM815,000	4,075.00
TYPE C : RM826,000 – RM872,000	4,300.00

Disbursement

Subject	RM (Inclusive of SST 8%)
Miscellaneous + Printing + Travelling	360.00
Stamping SPA	40.00

**All disbursement subject to government changes , express condition and restriction in interest on the property title*

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Legal Fees & Disbursement

THE SHANG RESIDENCE

2) Loan
Legal Fees

Loan Amount (including MRTA/MRTT)	RM (Inclusive of SST 8%)
TYPE A : RM645,000 – RM680,000	3,400.00
TYPE B : RM777,000 – RM815,000	4,075.00
TYPE C : RM826,000 – RM872,000	4,300.00

Disbursement

Subject	RM (Inclusive of SST 8%)
Filing Power of Attorney	Subject to High Court Charges
Bank/ Charge Documents Fees (if any)	Subject to Bank Charges
Other Disbursement	480.00

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Legal Fees & Disbursement

THE SHANG RESIDENCE

3) Perfection Of Transfer Only (Cash Buyer)

Loan Amount (including MRTA/MRTT)	RM (Inclusive of SST 8%)
TYPE A	425.00
TYPE B	500.00
TYPE C	550.00

3A) Perfection Of Transfer And Charge

Loan Amount (including MRTA/MRTT)	RM (Inclusive of SST 8%)
TYPE A	725.00
TYPE B	800.00
TYPE C	850.00

**All disbursement subject to government changes , express condition and restriction in interest on the property title*

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Legal Fees & Disbursement

THE SHANG RESIDENCE

Disbursement for Perfection

Subject	RM
Stamping fee for Charge	40.00
Registration fee for Transfer	100.00
Registration fee for Transfer	100.00
Land Search	80.00
Miscellaneous + Printing + Travelling	360.00
Other Disbursement (if any)	Subject to relevant government /bank charges

Type A

SPA – RM 3,400
Disbursement – RM 400
Loan – RM3,400
Filing PA - Subject to High Court Charges
Other Disbursement - RM480
Perfection of Transfer & Charges – RM725
Disbursement for Perfection – RM680
Filing Borang I - Subject to DBKL charges
TOTAL : RM9,085 + Filing PA ***(Borne by Developer)***

Type B

SPA – RM 4,075
Disbursement – RM 400
Loan – RM4,075
Filing PA - Subject to High Court Charges
Other Disbursement - RM480
Perfection of Transfer & Charges – RM800
Disbursement for Perfection – RM680
Filing Borang I - Subject to DBKL charges
TOTAL : RM10,510 + Filing PA ***(Borne by Developer)***

Type C

SPA – RM 4,300
Disbursement – RM 400
Loan – RM4,300
Filing PA - Subject to High Court Charges
Other Disbursement - RM480
Perfection of Transfer & Charges – RM850
Disbursement for Perfection – RM680
Filing Borang I - Subject to DBKL charges
TOTAL : RM11,010 + Filing PA ***(Borne by Developer)***

**All disbursement subject to government changes , express condition and restriction in interest on the property title*

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Legal Fees & Disbursement

THE SHANG RESIDENCE

B. Borne by Purchaser

1) Loan Disbursement

Subject	RM
Stamp Duty of Facility Agreement	0.5% + 20.00

[To pay during SPA & Loan Agreement Signing Stage]

Example :
TYPE A – RM680,000 (Loan Amount x 0.5% + RM20)
Stamp Duty for FA : RM3,400 + RM20 = RM3,420 *(Borne by Purchaser)*

2) Perfection Of Transfer Disbursement

Subject	RM (Inclusive of SST 8%)
Stamp Duty for Transfer	Subject to Purchase Price

[To pay during Perfection of Transfer and Charge Stage]

**All disbursement subject to government changes , express condition and restriction in interest on the property title*

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Legal Fees & Disbursement

THE SHANG RESIDENCE

3) Perfection Of Transfer Only (Cash Buyer)

Stamp Duty (ies)		
Memorandum of Transfer	First RM100,000.00	1%
	Next RM100,000.00	2%
	Next RM100,000.00	3%
	Thereafter	4%

Example :
Type A - RM680,000.00
Stamp Duty for Transfer (MOT) : RM14,400.00 ***(Borne by Purchaser)***

**All disbursement subject to government changes , express condition and restriction in interest on the property title*

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THE SHANG RESIDENCE

Where Heritage Meets Innovation



The *Asset*

Freehold,
Low Density, Connected.



The *Experience*

4 Pillars of Harmony,
Vitality, Precision, Stewardship.



The *Specifications*

Premium partnerships with
Daikin, Simon, and Johnson Suisse.



The *Promise*

A home designed not just for today,
but as a sanctuary for generations.

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THE SHANG RESIDENCE

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