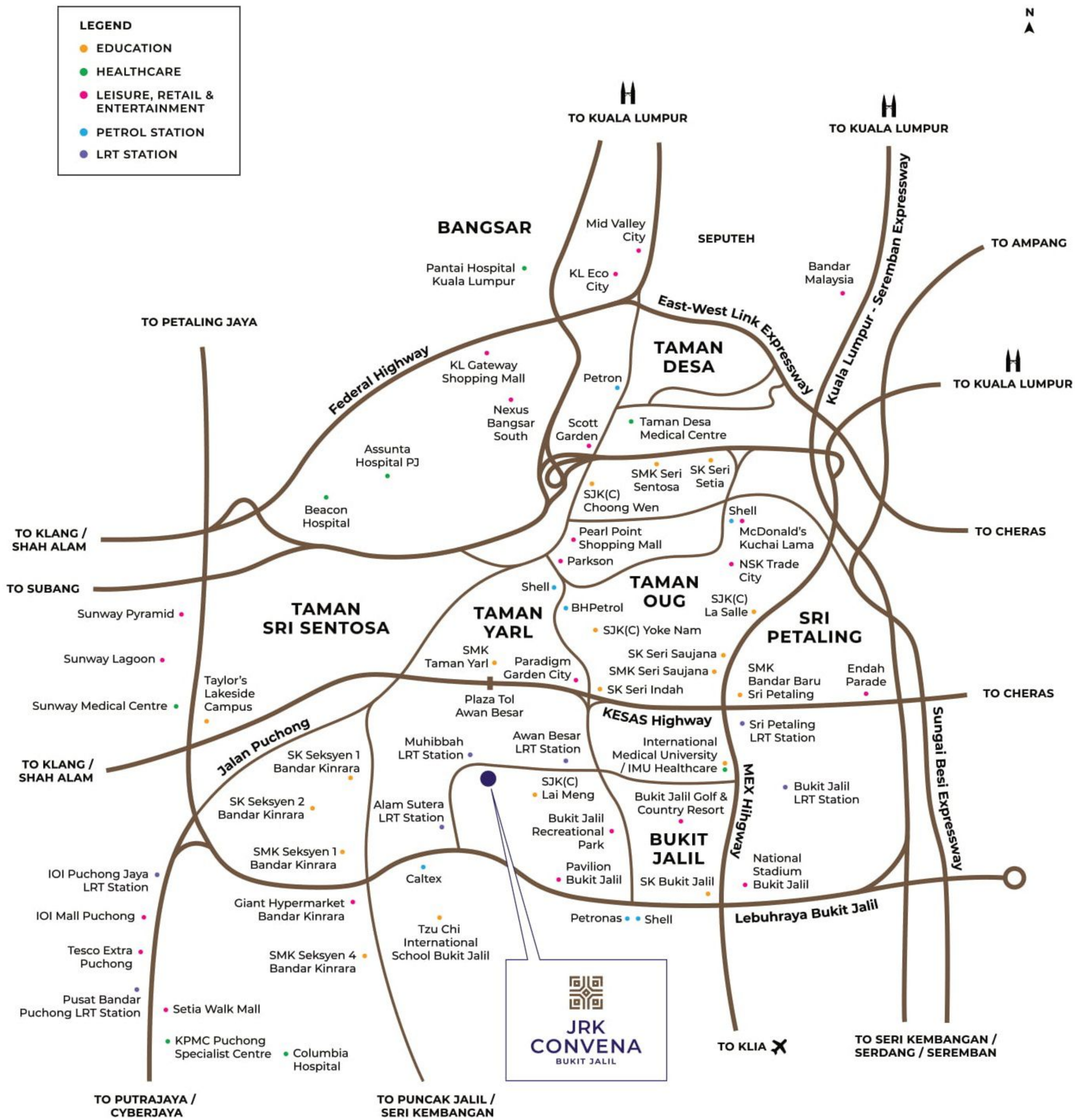




JRK
CONVENA
BUKIT JALIL

LOCATION



A CONVENIENT PLACE TO CONVENE

JRK Convena's name is derived from the words *Convenient* and *Convene*. This refers to its strategic central location in Bukit Jalil with a plethora of key amenities within close proximity such as Taman Muhibbah LRT station, education institutions, healthcare facilities, convenience stores and major shopping malls, as well as easy access to arterial roads and major highways connecting to Klang Valley and Kuala Lumpur.

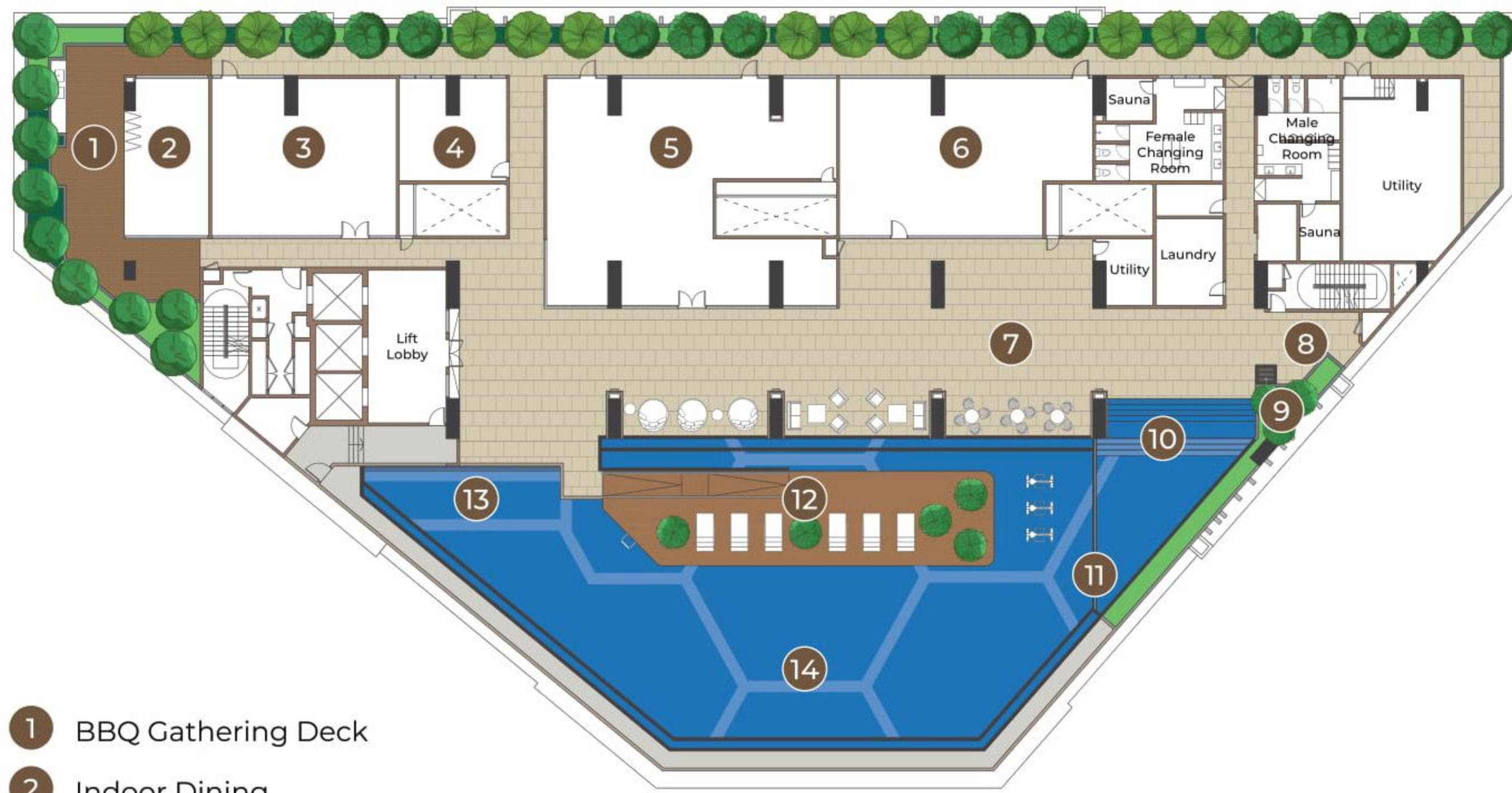


A GRAND WELCOME HOME

Welcome to JRK Convena, where a life of luxury and convenience awaits. We expect JRK Convena to attract families and individuals who intend to relocate in order to spend more quality time at home.

FACILITIES DECK

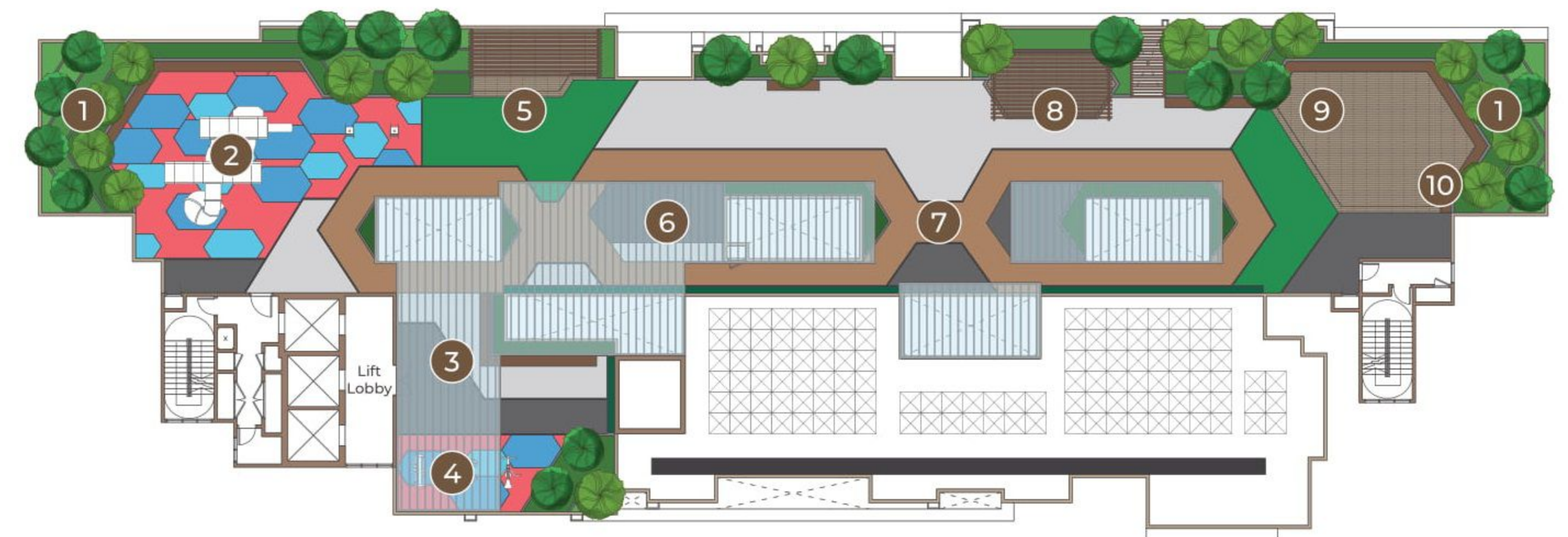
With a wide variety of facilities provided at JRK Convena, residents will never have to leave the comfort of their own home to enjoy a relaxing swim or host a barbecue party with family & friends. We have dedicated the Kiddoz World wading pool and Thematic Children's Playground to keep young ones entertained, while also providing a relaxing lounge by the pool where the elderly can enjoy the cool breeze and amazing views.



- 1 BBQ Gathering Deck
- 2 Indoor Dining
- 3 Games Room
- 4 Karaoke Room
- 5 Multipurpose Room
- 6 Gymnasium
- 7 Relaxing Lounge
- 8 Outdoor Shower
- 9 Feature Tree
- 10 Kiddoz World
- 11 Cascading Water
- 12 Floating Deck
- 13 Bubble Soak
- 14 Infinity Pool

SKY PODIUM

JRK Convena offers breathtaking panoramic views of Kuala Lumpur's skyline and the surrounding districts of Bukit Jalil from above. Mesmerise your family & friends with distant yet amazing morning sunrises and evening sunsets.



- 1 Terrace Planting
- 2 Thematic Children's Playground
- 3 Pavilion
- 4 Outdoor Gym
- 5 Romantic Shelter
- 6 Relaxing Swing
- 7 Jogging Track
- 8 Yoga Deck
- 9 Chit-Chat Deck
- 10 Long Bench

FLOOR PLANS



TYPICAL FLOOR PLAN



LEVEL 32



LEVEL 33 - 35

FLOOR PLANS



TYPE A
890 sq ft



TYPE B
735 sq ft



TYPE C
1,050 sq ft

SPECIFICATIONS

STRUCTURE	Reinforced Concrete	
WALL	Brickwall / Reinforced Concrete Wall	
ROOFING COVERING	Reinforced Concrete Roof / Metal Deck Roofing	
CEILING	Skim Coat / Plaster Ceiling Where Applicable	
DOORS	Main Entrance Yard Other Areas Living	Fire Rated Door Timber Door Timber Door Glass Sliding Door (Where Applicable)
WINDOWS	Aluminium Frame Glass Window	
IRONMONGERY	Quality Lockset	
WALL FINISHES	All Bedrooms Kitchen All Bathrooms	Plaster / Skim & Paint Plaster / Skim & Paint / Tiles Tiles
FLOOR FINISHES	Living / Dining Foyer / Yard Utility (Type C) All Bathrooms All Bedrooms	Tiles Tiles Tiles Tiles Laminated Timber

	Type A	Type B	Type C
SANITARY FITTINGS			
Wash Basin	2	2	2
Water Closet	2	2	2
Shower	2	2	2
Toilet Roll Holder	2	2	2
Hand Bidet	2	2	2
Kitchen Sink	1	1	1
ELECTRICAL INSTALLATION			
Lighting Point	15	13	17
Ceiling Fan Point	1	1	1
Power Point	16	14	18
Air Conditioner Point	4	3	5
Water Heater Point	2	2	2
Distribution Board	1	1	1
TV Point	1	1	1
Fiber Wall Socket	1	1	1
Door Bell Point	1	1	1

JUDICIOUS • RELIABLE • KNOWLEDGEABLE



TWINWOOD DEVELOPMENT SDN BHD 1149752-W
(A SUBSIDIARY COMPANY OF JRK HOLDINGS BERHAD)

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Developer: Twinwood Development Sdn Bhd (1149752-W) • Office: No. 122, Jalan Dataran Cheras 8, Cheras Traders Square, 43200 Cheras, Selangor, Malaysia. • Tel: +603-9081 3355 / 5115 • Fax: +603 9081 1001 • Type of Property: Serviced Apartments • Developer License No.: 20006-1/10-2022/0738(L) • Advertising & Sales Permit No.: 20006-1/10-2022/0738(P) • Validity Period: 31/10/2020 – 30/10/2022 • Approving Authority: Dewan Bandaraya Kuala Lumpur • Approved Building Plan No.: BP S3 OSC 2019 2506 • Tenure of Land: Freehold • Land Encumbrances: AmBank (M) Berhad (8515-D) • No. of Units: 332 unit • Selling Price: RM448,000 (min) – RM915,000 (max) • Expected Completion Date: November 2024 • Bumiputra Discount: 5% • **THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.**

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