



121 RESIDENCES

IN THE HEART OF PJ-DAMANSARA

COMMUNITY. CONNECTION. COMFORT



COMMUNITY

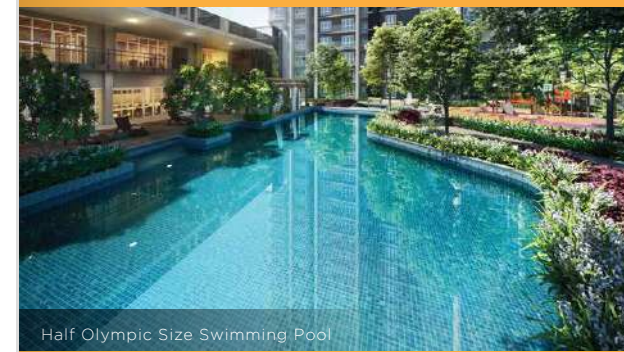
FACILITIES. LIFESTYLE. SOCIAL.

Beyond expectation, Sublime, Captivating are the very words that defines 121 Residences. The ideology of 121 residence is to be essence of the city. Aiming to provide an engaging and lifestyle space for community to grow in a shared environment. We strive to give you the quality of life that you seek in your new home.



Community Lounge

Residences of Glomac 121 have the privilege of a co-working space and a community lounge. It is for those who choose to work in a comfortable location than at your home along with the community. It makes a great place to make some friends and connections.



Half Olympic Size Swimming Pool



Gazebo



Landscaped Garden and Jogging Track

LEVEL 6

- 1 Swimming Pool
- 2 Wading Pool
- 3 Gazebo
- 4 BBQ Area
- 5 Multi-purpose Court
- 6 Children Playground
- 7 Jogging Path
- 8 Outdoor Gym
- 9 Reflexology Path

CLUBHOUSE

Lower Floor

- 10 Multi-purpose Hall
- 11 Mini Market

Upper Floor

- 12 Gym Room & Fitness Studio
- 13 Community Lounge

- 14 Reading Room
- 15 Games Room

Rooftop

- 16 Surau
- 17 Tai Chi / Yoga Area

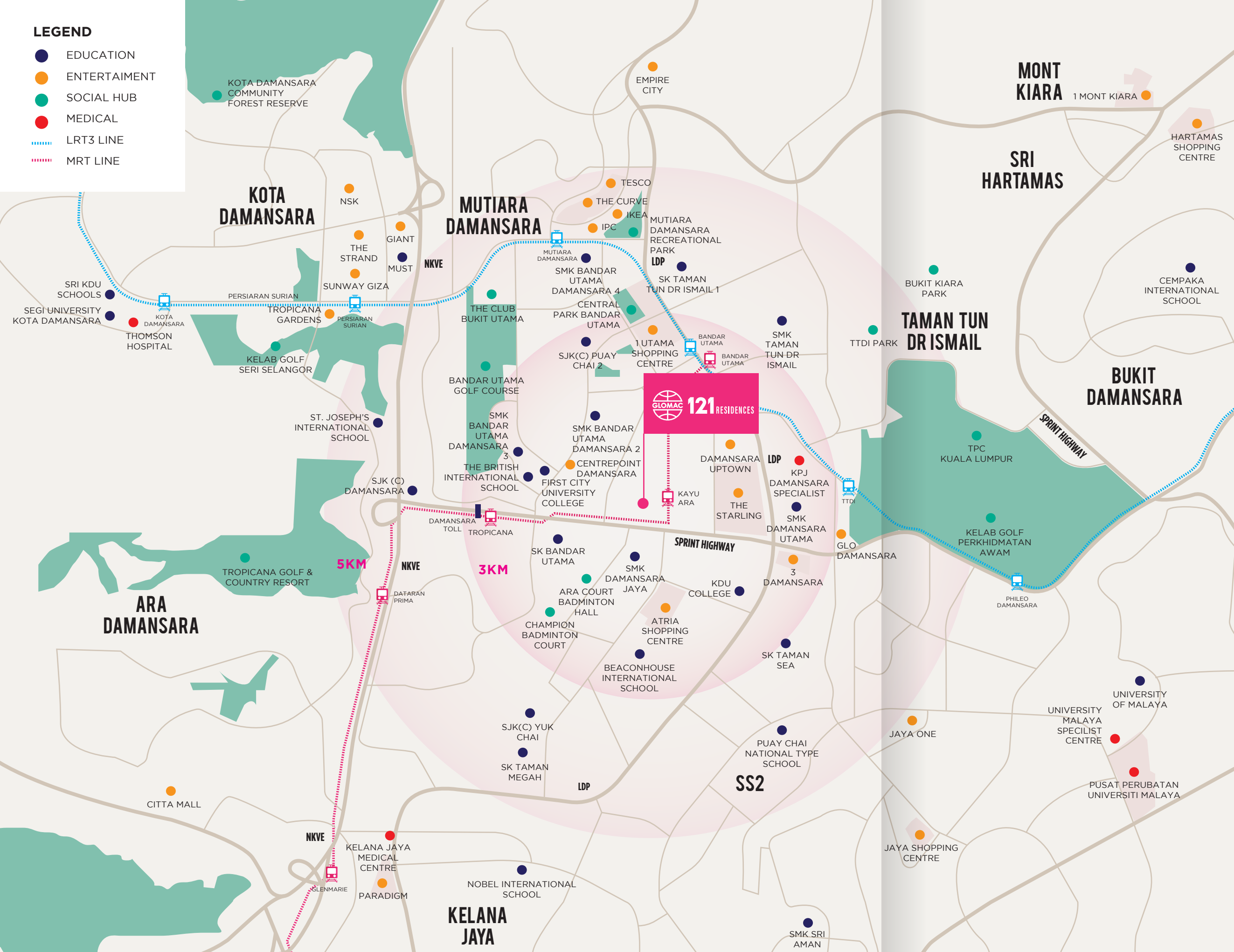
LEVEL 1

- Child-care Room
- Launderette
- Management Office



LEGEND

- EDUCATION
- ENTERTAINMENT
- SOCIAL HUB
- MEDICAL
- LRT3 LINE
- MRT LINE



THE CENTRE OF IT ALL

Surrounding 121 Residences are well-established and mature precincts and neighbourhoods, all within easy reach from home. Its strategic location in the centre of the satellite town of Petaling Jaya is easily accessible via LDP, NKVE, and SPRINT highways or via public transport with nearby Bandar Utama MRT and upcoming LRT3 line.

Enjoy a convenient access to lifestyle options galore - from premier shopping malls and medical centres to international schools and golf courses. At 121 Residences, you are centrally positioned to enjoy the very best of Petaling Jaya.



CONNECTION

EVERYTHING WITHIN REACH

EDUCATION



SMK Bandar Utama Damansara 2
1.3 KM
via Jalan Melati

KDU College
2.6 KM
via Jalan Melati

SJK (C) Damansara
5.8 KM
via Persiaran Surian

SJK(C) Puay Chai 2
1.5 KM
via Jln Masjid

SK Bandar Utama
2.7 KM
via Jalan SS 22/41

SMK Damansara Utama
3 KM
via Damansara Link/ SPRINT

First City University College
1.5 KM
via Jalan Melati

Sri KDU
7.5 KM
via Persiaran Surian

SEGi University
7.2 KM
via Persiaran Surian

The British International School of Kuala Lumpur
2.4 KM
via Changkat Bukit Utama

SMK Bandar Utama Damansara 3
3 KM
via Persiaran Bukit Utama

St. Joseph's Institution International School
6.6 KM
via Persiaran Surian

SHOPPING MALL

Centrepoint Bandar Utama
1.3 KM
via Jalan Melati

The Curve
2.9 KM
via Dataran Bandar Utama

3 Damansara
3.8 KM
via Damansara Link/ LebuhrayaSPRINT/

1 Utama Shopping Centre
1.6 KM
via Jalan Masjid

Glo Damansara
3.1 KM
via Damansara Link/ Lebuhraya SPRINT/

IKEA
4.5 KM
via Lebuhraya Damansara

Atria Shopping Gallery
2.2 KM
via Jalan SS 22/43

IPC Shopping Centre
3.2 KM
via Lebuhraya Damansara

Tropicana Gardens Mall
5.4 KM
via Persiaran Surian



HOSPITAL



Columbia Asia Hospital
5.7 KM
via SPRINT

Thomson Medical Centre
6.9 KM
via Persiaran Surian

KPJ Damansara Specialist Hospital
3.8 KM
via Lebuhraya Damansara

Kelana Jaya Medical Centre
7.4 KM
via Lebuhraya Damansara

LEISURE



Tropicana Golf & Country Resort
6.3 KM
via Lebu Bandar Utama

The Club Bukit Utama
3.8 KM
via Persiaran Surian

TPC Kuala Lumpur
8.1 KM
via Damansara Link/Lebuhraya SPRINT

Mutiara Damansara Recreational Park
4 KM
via Lebuhraya Damansara - Puchong/E11

Central Park Bandar Utama
2.1 KM
via lebu Bandar Utama

Champion Badminton Court
2.4 KM
via Jalan Cempaka

Bandar Utama Golf Course
3.5 KM
via Persiaran Bukit Utama

Ara Court Badminton Hall
2.3 KM
via Jalan Cempaka

CONNECTIVITY



Expected to be completed by 28 February 2024.

TRANSPORTATION



LRT3
Station

LRT3 KAYU ARA
3 MIN (400M)
via Jalan SS 21/13

6 MIN (500M)
via Lrg Masjid and Jalan Bridge 21/64



MRT
Station

MRT BANDAR UTAMA
7 MIN (3.4 KM)
via Lebuhraya Damansara - Puchong/E11

18 MIN (1.5 KM)
via Persiaran Bandar Utama and Jalan 5

- Bandar Utama
- Kayu Ara
- Tropicana
- Dataran Prima
- Kelana Indah
- Glenmarie
- Temasya

- Kota Damansara
- Surian
- Mutiara Damansara
- Bandar Utama
- TTDI
- Phileo Damansara
- Pusat Bandar Damansara

HIGHWAY

Glomac 121 is blessed by its location and the accessibility of popular highways it is being connected. Just within a radius of 5km there are Lebuhraya Damansara - Puchong (LDP), NKVE and SPRINT Highway. Outside of the 5km radius is Penchala Link, NPE and Kerinchi Link. This makes Glomac 121 a prime location with its territory.

DESIGN. SPACE. INSPIRATION.

Every corner of your home at 121 Residences is a personal sanctuary of considered design, gracefully welcoming you into a haven of your own. It is a place where exclusive spaces and designer details meet inspiration in every direction, creating a home of contemporary comfort.

COMFORT

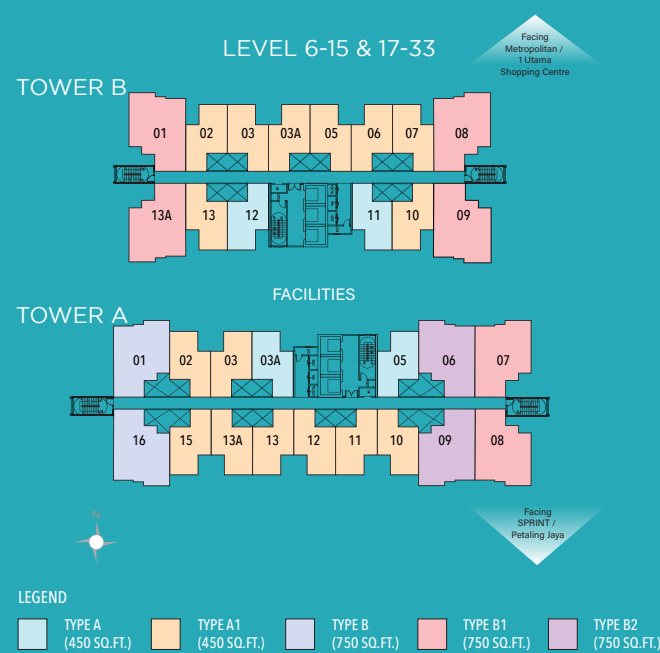


Living room - Type A

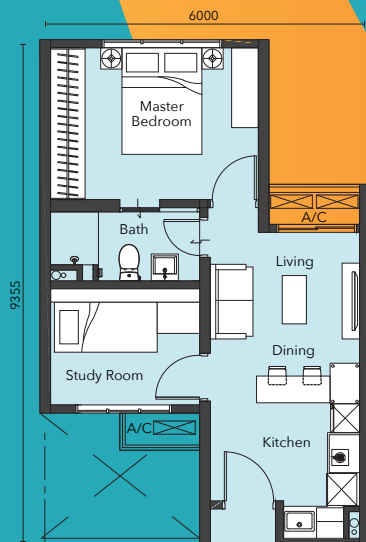


Master bedroom - Type B

TYPICAL FLOOR

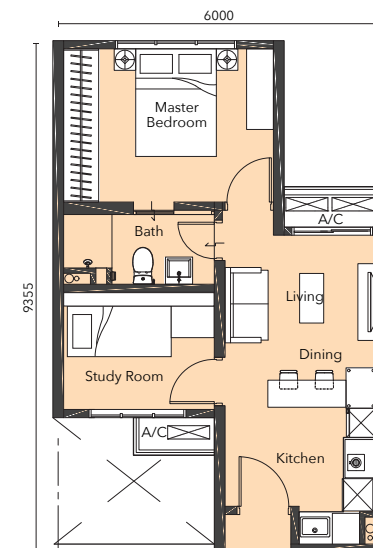


A
450 sq.ft.
1+1 room
1 bath



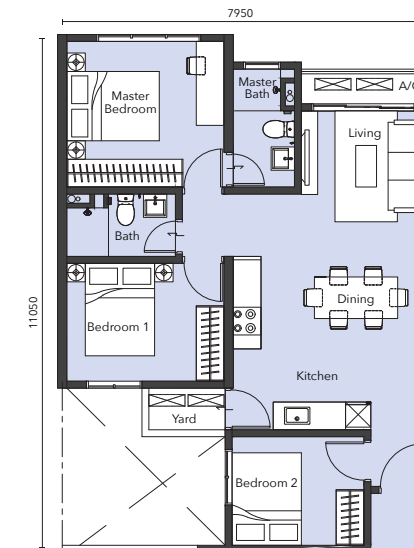
A1

450 sq.ft.
1+1 room
1 bath



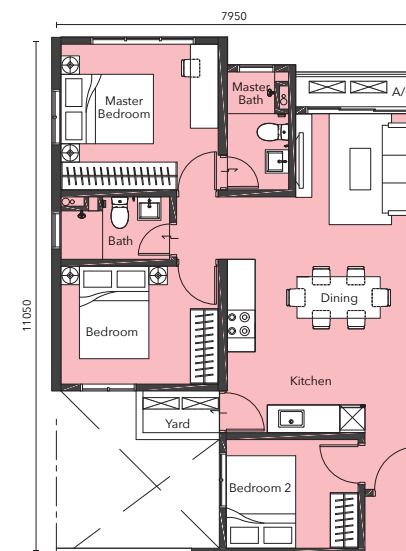
B

750 sq.ft.
3 room
2 bath



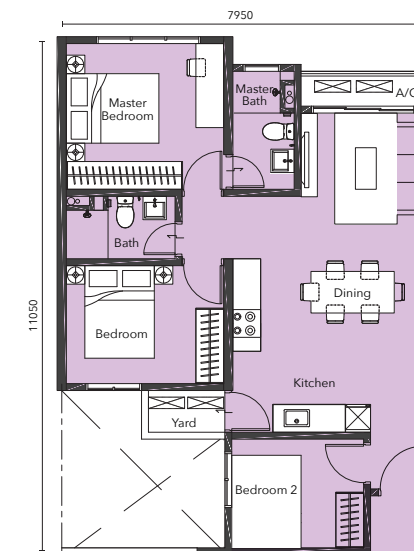
B1

750 sq.ft.
3 room
2 bath



B2

750 sq.ft.
3 room
2 bath



SPECIFICATIONS

STRUCTURE	Reinforced concrete framework
WALL	Concrete wall / Masonry block
ROOF	Reinforced concrete flat roof
CEILING	Plaster / skim coat and paint to soffit of beam and r.c. slab / fiber plaster ceiling
WINDOWS	Alumn. framed glass casement / Top hung / Sliding / Fixed glass windows
DOORS	Fire rated door to main entrance Flush doors Alumn. Sliding door
FLOOR FINISHES	Living / Dining / Kitchen: Porcelain Tiles Bedrooms : Laminated Timber Flooring Baths : Ceramic Tiles Yard (Type B,B1 & B2) : Ceramic Tiles A/C Ledge : Cement Render

WALL FINISHES	External : Cement plaster with weather resistant paint Internal : Cement plaster/ skim coat with emulsion paint Bathrooms: Ceramic wall tiles up to ceiling height Kitchen : Ceramic wall tiles up to 2100mm high
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SANITARY INSTALLATION	Generally Quality Fittings & Wares	
ELECTRICAL INSTALLATION	SOHO (TYPE A & A1)	SERVICE APARTMENT (TYPE B,B1 & B2)
Power Point	10	12
Cooker Point	1	1
SMATV Point	1	1
A/C Point	3	4
Fiber Wall Socket	1	1
Ceiling Fan Point	3	5
Lighting Point	9	14
Water Heater Point	1	2
Bell Push Button Point	1	1
Distribution Board	1	1
Intercom Set	1	1

THE IDEAL PROPERTY



SOUGHT-AFTER ADDRESS

IN THE CENTRE OF
DAMANSARA



4 TIER

SECURITY SYSTEM WITH
24 HOURS CCTV SURVEILLANCE



HIGHLY ACCESSIBLE LOCATION

400M TO LRT 3

NEAR TO 6 HIGHWAYS

MATURED NEIGHBOURHOOD



26
EDUCATIONAL
INSTITUTIONS



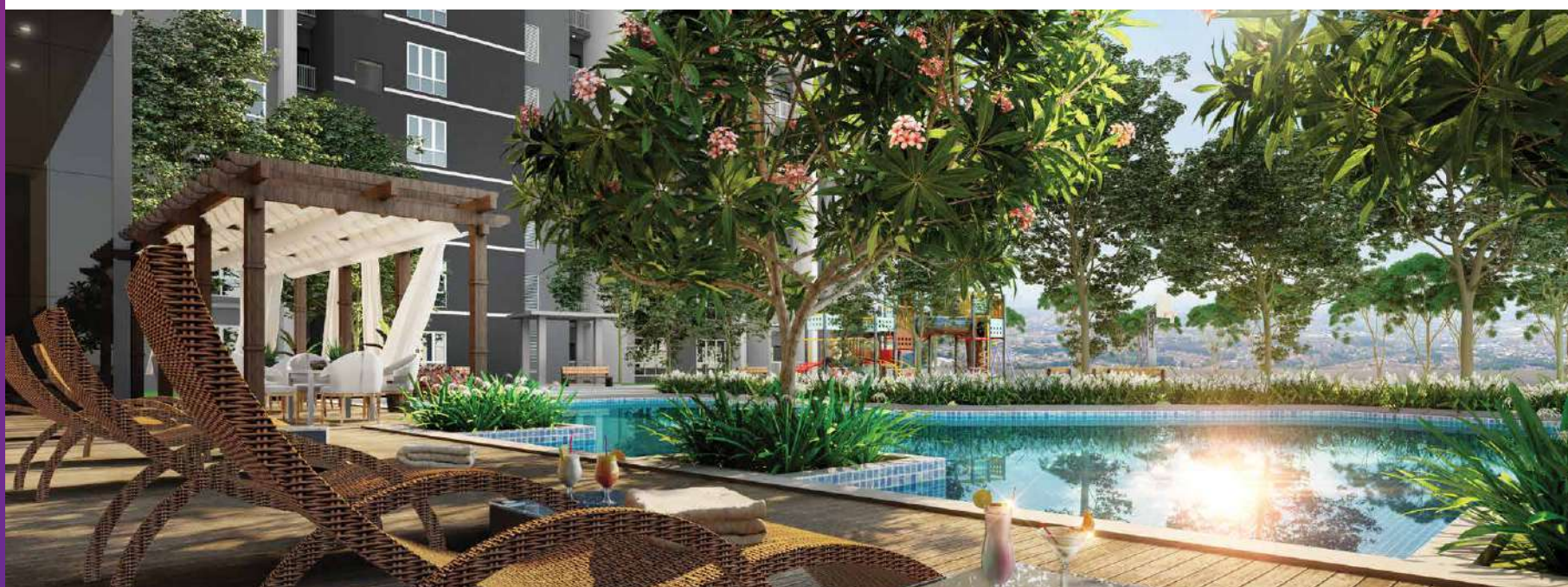
5
GOLF
COURSES



25
ENTERTAINMENT
PLACES



5
MEDICAL
FACILITIES



GLOMAC PROPERTY GALLERY

Monday to Friday 10am-6pm Weekends and Public Holiday 9am-6pm

 **waze** MENARA GLOMAC

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Developer: Fdm Development Sdn. Bhd. • Developer License No.: 13925-2/07-2021/0665(L) • Validity Period: 24/07/2017 until 23/07/2021 • Advertising & Sales Permit No.: 13925-2/07-2021/0665(P) • Validity Period: 24/07/2017 until 23/07/2021 • Approving Authority: Majlis Bandaraya Petaling Jaya • Building Plan Approval No.: MBPJ/120100/T/P10/224/2019(7) • Encumbrance: Charged to Ambank (M) Berhad • Land Tenure: Leasehold 99years (4 April 2099) • Restriction of Interest: This land is not transferable, leased or warded unless with the permission of the State Authority • Total No. Of Units: 834 units (Block A & B) • Expected Date of Completion: January 2024 • Type of Property: SOHO • Size: 450sq.ft. (554 units), Serviced Apartment, Size: 750sq.ft. (280units) • Total Parking: 1 & 2 carpark bay each unit • Selling price: RM450,900.00(MIN) – RM518,850.00(MAX), Serviced Apartment RM751,750.00(MIN) – RM846,750.00(MAX) • Bumiputera Discount: 7%
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