



KAJANG 2

PRECINCT 3

Iconic Office Tower
Artist's Impression



Alfresco Dining Zone
Artist's Impression



An integrated development
designed to be an urban
icon within business and
cultural districts of Kajang



Commercial Hub, Shopping Mall & Kajang 2 KTM Station
Artist's Impression

THRIVE IN A WELL-CONNECTED LOCATION

EDUCATIONAL INSTITUTIONS



1. Rafflesia International and Private Schools Kajang 2
2. SMJK Yu Hua 2 (future proposed school)
3. SJKC Bandar Kajang 2
4. SK / SMK Kajang Utama
5. SK Taman Jasmin / SMK Taman Jasmin 2
6. SK Jalan Bukit / SMK Jalan Bukit
7. German Malaysia Institute (GMI)
8. Universiti Kebangsaan Malaysia (UKM)
9. UniKL Malaysia France Institute
10. Nottingham University
11. Universiti Putra Malaysia (UPM)

TRANSPORTATION



1. KTM Kajang 2 Station
2. KTM MRT Kajang Station
3. MRT Kajang Stadium Station
4. MRT Sungai Jernih Station

MEDICAL CENTRES



1. Kajang Hospital
2. Kajang Plaza Medical Centre
3. KPJ Kajang Specialist Hospital
4. Serdang Hospital

SUPERMARKETS / MARKETS



1. Eonsave
2. MYDIN Hypermarket
3. Billion Shopping Centre
4. Eco Shop
5. Plaza Metro Kajang
6. Metro Point Complex

MAJOR LINKS / HIGHWAYS



1. SILK Highway
2. LEKAS Highway
3. PLUS Highway
4. Cheras Kajang Highway
5. SKVE Highway
6. Pintasan Kajang-Semenyih Bypass
7. Persiaran Bangi Kajang
8. Jalan Semenyih

LEGEND



Educational Institutions



Supermarkets



MRT



KTM



Future Link Access



COMMERCE

EDUCATION

COMMUNITY



AKINA
FLOWER OF SPRING

2-Storey Terrace Homes
FREEHOLD

PHASE 2
◆
UPGRADED SERIES

BE IMMERSED IN ZEN AESTHETICS

AKINA Homes in Kajang 2 Precinct 3 express the epitome of beautiful simplicity surrounded by serene Nature. Simple yet stylish, a freehold AKINA Home is ensconced amidst a low-density development aimed at enhancing tranquility. The result – balanced, harmonious abodes ensuring warmth and blissful relaxation.



Future Link

BETWEEN
PRECINCT 2 & 3



171 Units

FREEHOLD
DEVELOPMENT



12 Types

OF WELLNESS
FACILITIES



550m

JOGGING /
CYCLING TRACK



2-Storey

TERRACE HOMES



4R + 3B

SPACIOUS LIVING



Column-Free

CAR PORCH



For Internal Circulation Only



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Akina Central Park

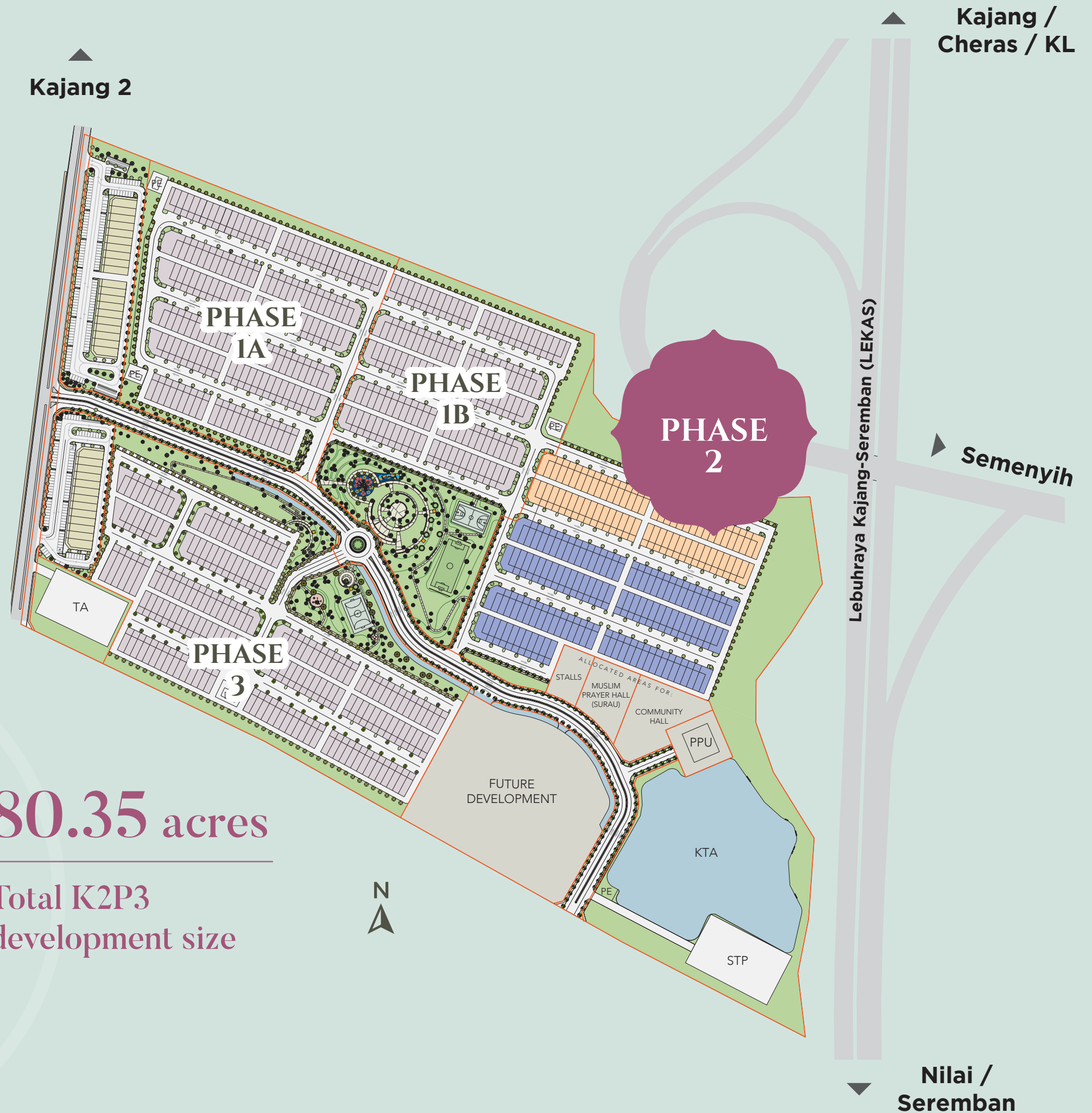


KAJANG 2
PRECINCT 3

MASTER SITE PLAN

80.35 acres

Total K2P3
development size





PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Bird's-Eye View of AKINA Central Park



AKINA Central Park

550m Perimeter

Jogging / Cycling Track



Jogging (550m)



Cycling (550m)



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Day Camp Site



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Open Greenland Park (with Mini Football Field)



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Open Park Walk



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Fuji Playground



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Basketball Court



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Castle Playground Phase 3 (Southern Park)



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Outdoor Gym Phase 3 (Southern Park)



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Active Plaza Phase 3 (Southern Park)



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



For Internal Circulation Only

Security Check Point



PHASE 2
UPGRADED SERIES

2-Storey Terrace Homes | FREEHOLD



Artist's impression

For Internal Circulation Only

Corner Terrace



Artist's impression

Interior - Living & Dining



Artist's impression

Interior - Living Room



Artist's impression

Interior - Master Bedroom

AKINA

PHASE 2

UPGRADED SERIES

Type B

Lot Size **20' x 70'**
Built-up Size **1,772 sq.ft.**

- Corner
- Intermediate
- End Lot 1
- End Lot 2

Type B2

Lot Size **20' x 75'**
Built-up Size **1,772 sq.ft.**

- Corner
- Intermediate
- End Lot 1
- End Lot 2



TYPICAL PLAN | FIRST FLOOR

TYPE B

Lot Size

20' x 70'

Built-up Size

1,772 sq.ft.

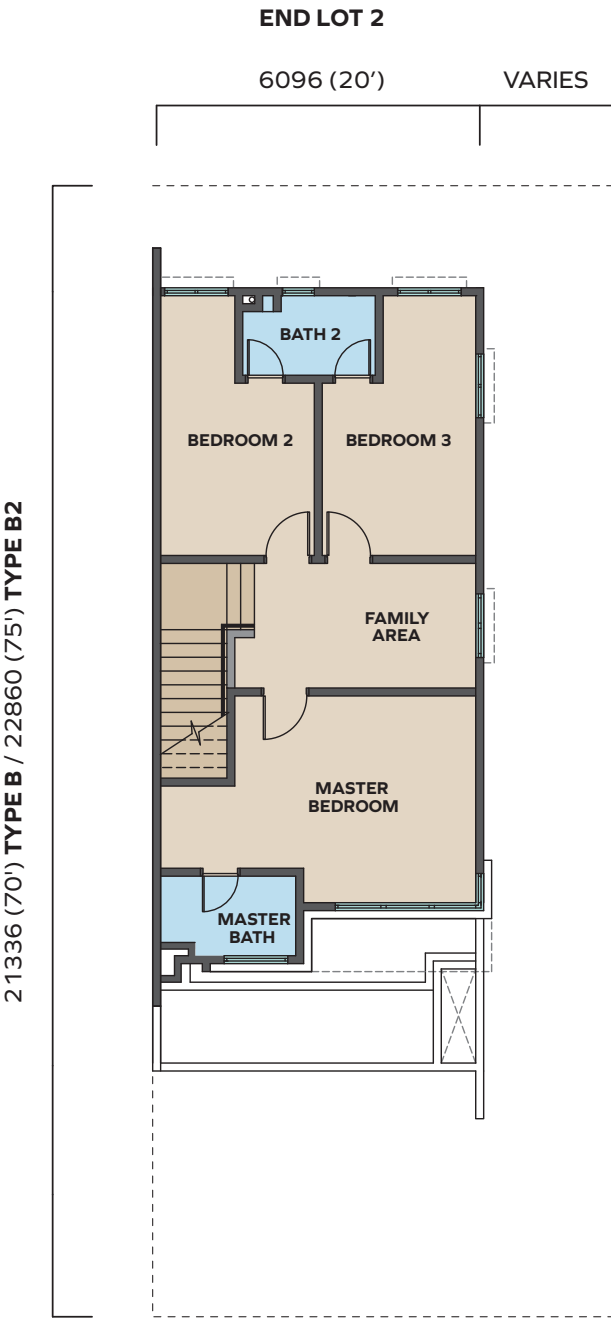
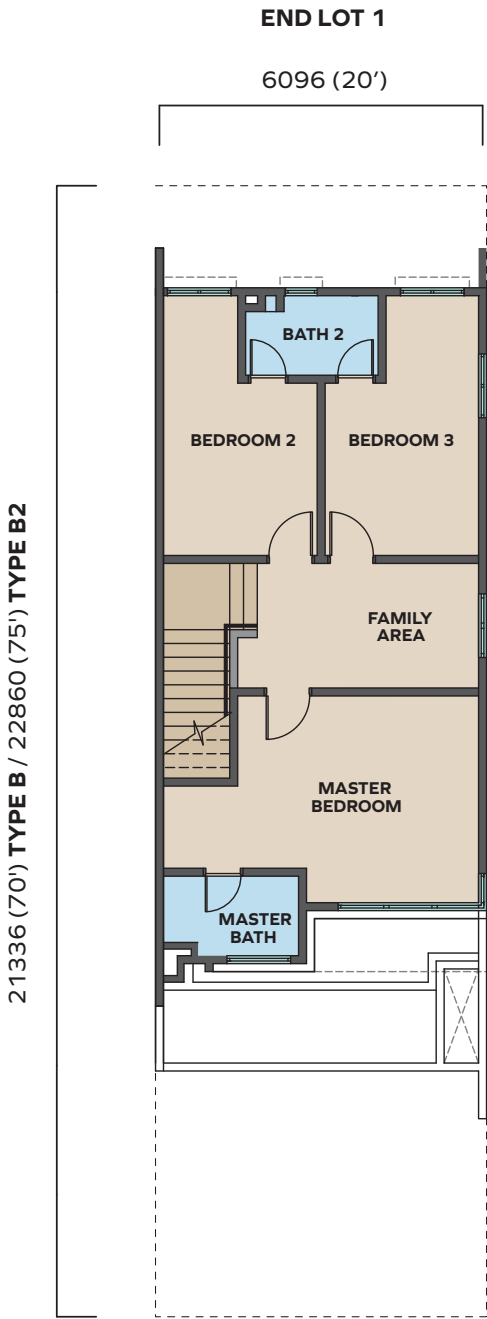
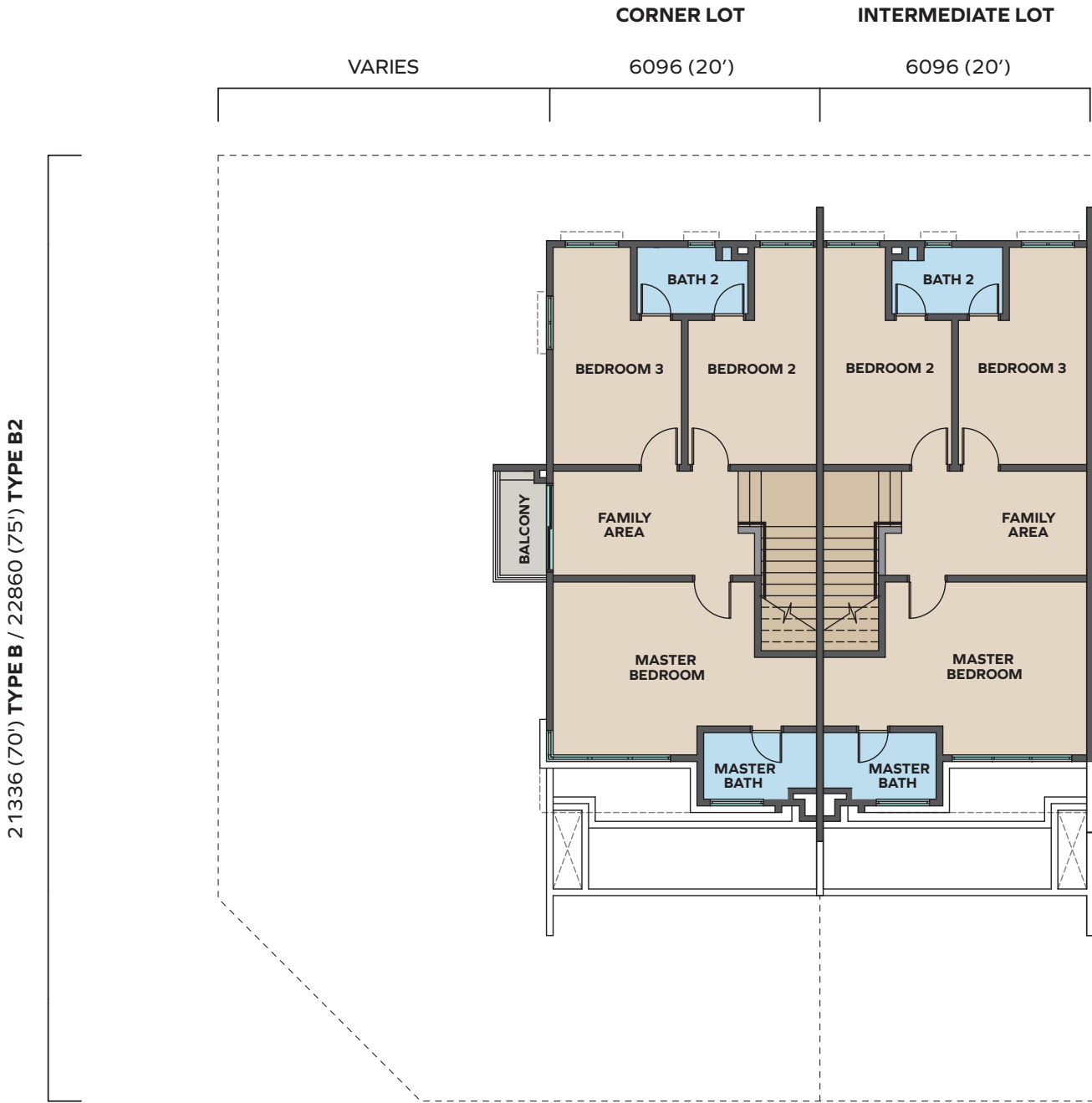
TYPE B2

Lot Size

20' x 75'

Built-up Size

1,772 sq.ft.



TYPICAL PLAN | GROUND FLOOR

TYPE B

Lot Size

20' x 70'

Built-up Size

1,772 sq.ft.

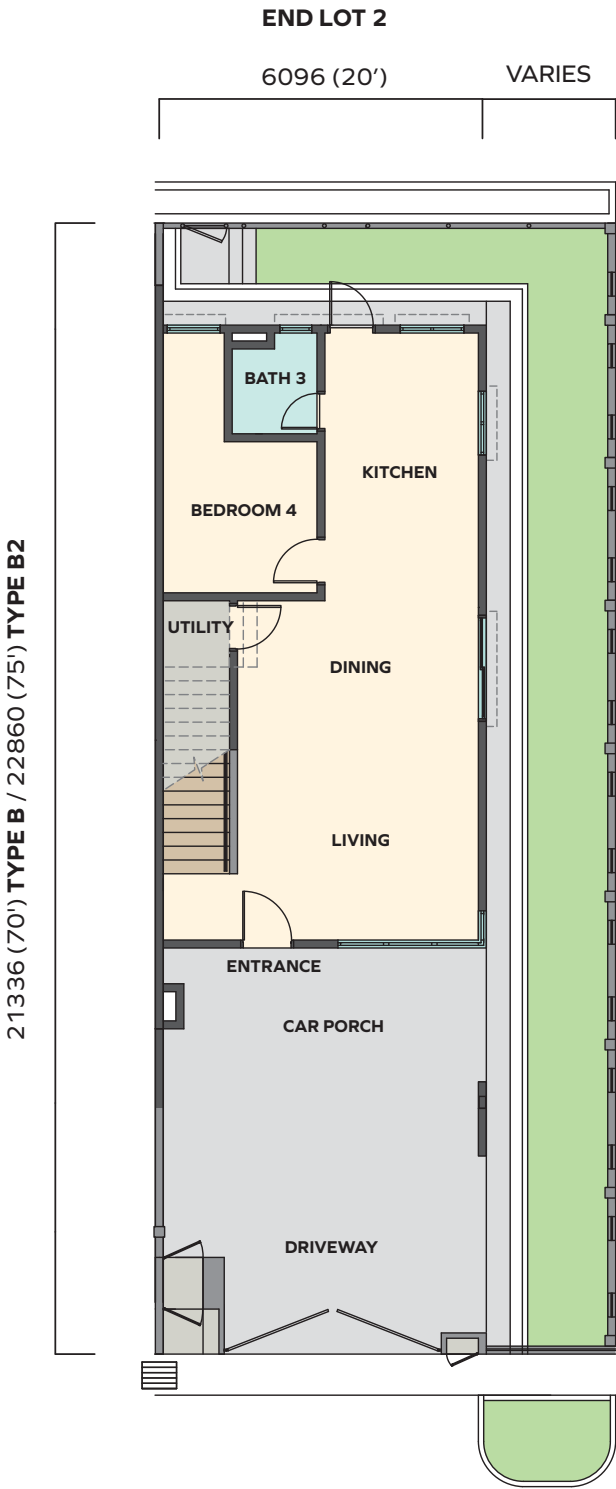
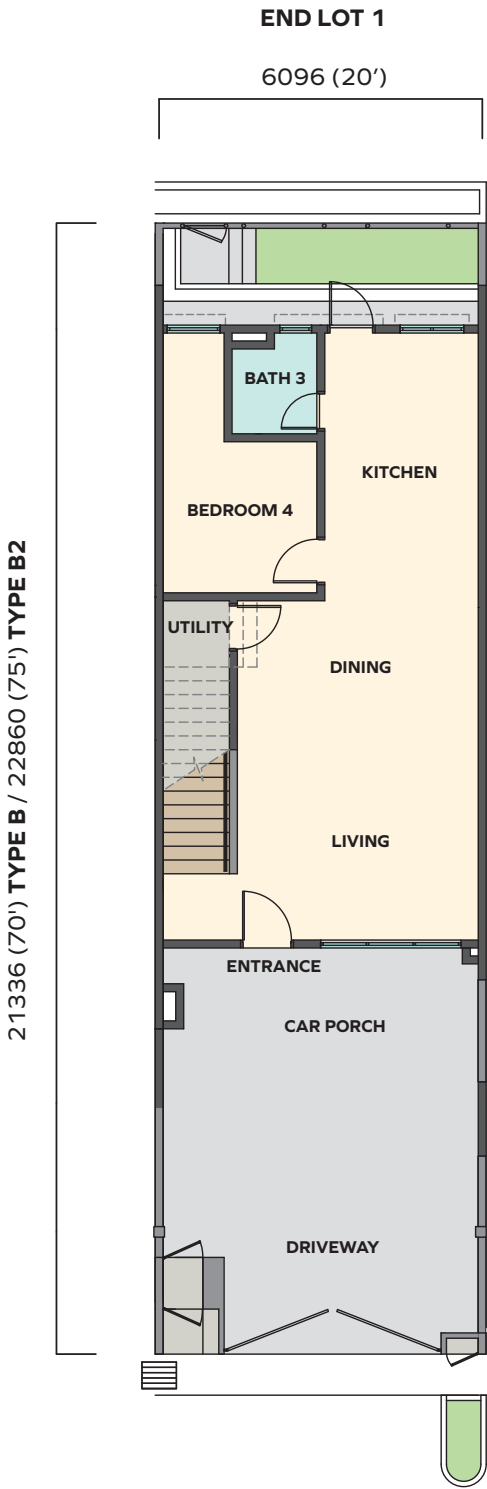
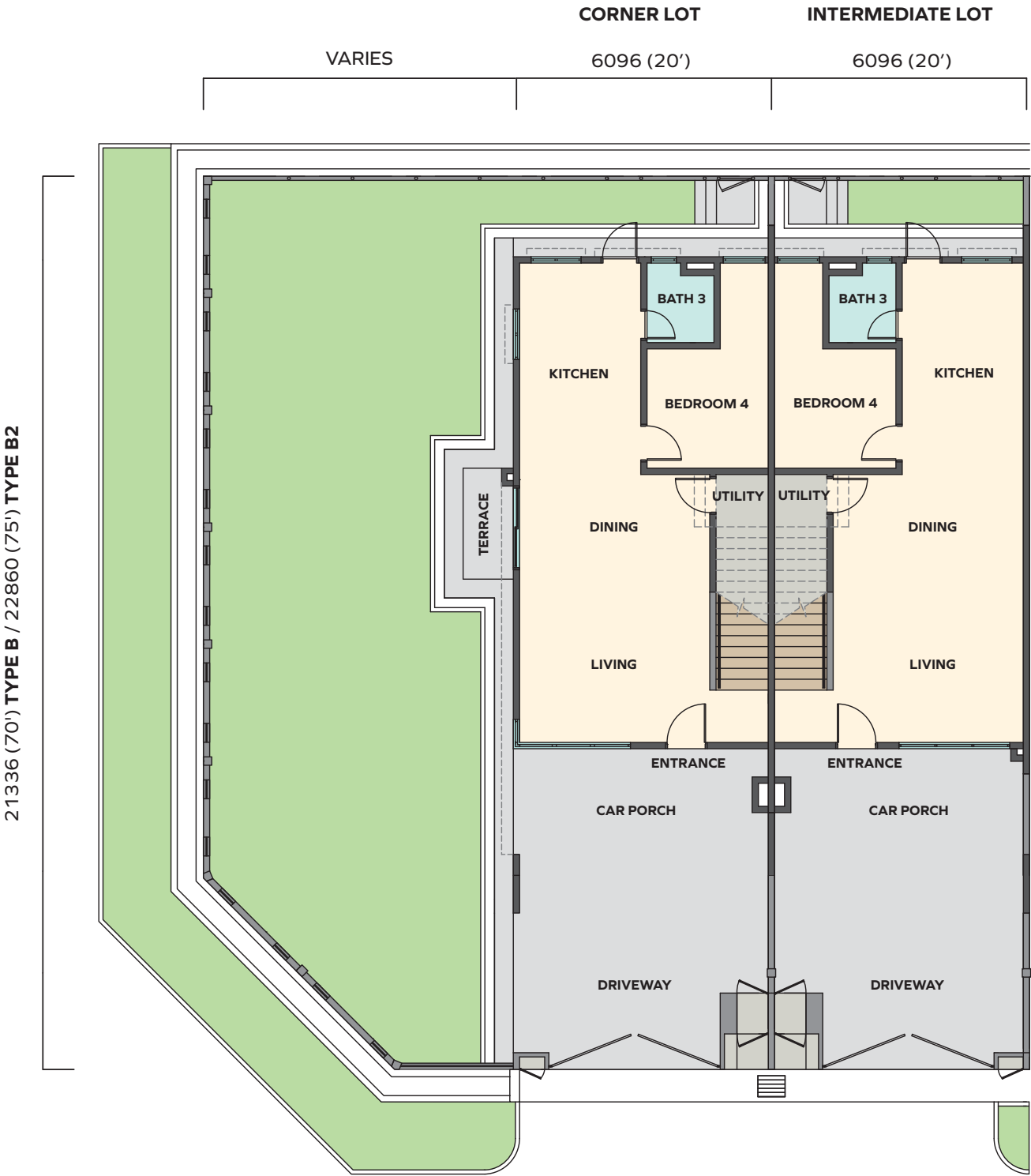
TYPE B2

Lot Size

20' x 75'

Built-up Size

1,772 sq.ft.



SPECIFICATION

STRUCTURE

Reinforced Concrete Frame

ROOF

Roof Tiles on Metal Roof Truss / Reinforced Concrete

WALL

Concrete / Block / Brick Wall with Skim Coat / Plaster

CEILING

Skim Coating / Ceiling Board with Paint

FLOOR FINISHES

Living, Dining, Kitchen and Bedroom 4	Tiles
Other Bedrooms / Family Area	Laminated Timber
All Bathrooms	Tiles
Staircase	Laminated Timber
Utility	Cement Render
Car Porch	Tiles
Terrace and Balcony	Tiles (Corner Lot only)
Other Areas	Cement Render / Concrete Slab

WALL FINISHES

All Bathrooms	Tiles to ceiling height
Kitchen	Tiles to approx. 1500mm height
Others	Skim Coat / Plaster and Paint

DOOR

Flush / Sliding Door (End Lot 2 & Corner only)

WINDOW

Aluminium Frame / Glass Window

Type	CORNER UNIT	INTERMEDIATE / END LOT 1 & 2
	B & B2	B & B2
SANITARY INSTALLATION		
Bib Tap	3	3
Water Closet	3	3
Wash Basins with Tap	3	3
Shower	3	3
Tap	4	3
Kitchen Sink with Tap	1	1
ELECTRICAL INSTALLATION		
Light Points	22	20
Fan Points	6	6
Power Points	17	17
Fibre Wall Socket	1	1
Water Heater Points	3	3
Air Conditioner Points (with Drain Pipe only)	5	5
TV Point	1	1
Doorbell Point	1	1
Auto Gate Point	1	1
TNB Incoming Supply	Three-Phase	Three-Phase

FENCING

Mild Steel Grille on Concrete (End Lot 2 & Corner only) / Block/ Brick Wall/ Chain Link Fencing/ Gate

Note: All items stated above are subject to variation, modification and substitution so as to comply with the relevant Authorities and by-laws as they arise.

For enquiries, please call:

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+60 17-300 7699 (Kevin)	+60 18-209 2816 (Joe Ng)
+60 12-364 6389 (May Koh)	

Our End-Financiers



Developer:

PETIK MEKAR SDN BHD (961606-X)
(A Subsidiary of MKH Berhad)
Tingkat 5, Wisma MKH, Jalan Semenyih,
43000 Kajang, Selangor Darul Ehsan.
T +603-8737 8228 F +603-8736 5436
W www.mkhberhad.com



@mkhbhd



Kajang 2
Sales Gallery

03-8733 0888
019-335 0882
www.mkhberhad.com



Kajang 2 Presint 3 (Akina) (Fasa 2) • Pemaju: Petik Mekar Sdn Bhd (201101033471) (961606-X) (Anak Syarikat MKH BERHAD) Tingkat 5, Wisma MKH, Jalan Semenyih, 43000 Kajang, Selangor Darul Ehsan. Tel.: 03-87372323 / 8228 Fax.: 03-87365436 • No. Lesen Pemaju: 30120/07-2027/0119(N) • Tempoh Sahlaku: 15/07/2022 - 14/07/2027
• No. Permit Iklan & Jualan: 30120-3/04-2025/0490(N)-(L) • Tempoh Sahlaku: 27/04/2023 - 26/04/2025 • Tarikh Dijangka Siap: Julai 2025 (24 bulan daripada SPJB) • Jenis Hartanah: Rumah Teres 2 Tingkat (20'x70' & 20'x75') • Pihak Berkuasa Yang Meluluskan: Majlis Perbandaran Kajang • No. Rujukan Pelan Pembangunan: 122-02-K2P3/P2/JKB_MPK-J/02 MPKJ.OSC/B01/3/287-2022 BIL. (15) DLM.MPKJ 2/P/37/2022 • Pegangan Tanah: Pegangan Bebas • Bebanan Tanah: Tiada • Jumlah Unit: 171 unit • Harga Jualan (20'x70', 64 unit): RM977,500.00 (Min.) - RM 1,286,850.00 (Maks.) • Harga Jualan (20'x75', 107 unit): RM989,000.00 (Min.) - RM 1,327,100.00 (Maks.) • 10% Diskaun untuk Bumiputera
• Sekatan Kepentingan: Tiada

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.