



nexus

TAMAN PERTAMA MRT STATION

FREEHOLD

EMBODIMENT OF CONNECTED LIVING

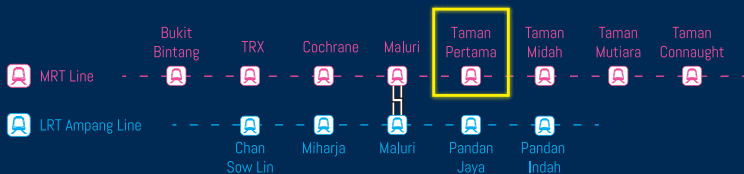




ENJOY GREATER MOBILITY, LESS STRESS

Nexus Taman Pertama is synonymous with connected living ... and where there's connectivity, there's liveability.

When the world is your oyster, you'd need a home base with great connectivity. Located within walking distance to 2 MRT stations, the liveable TOD that is Nexus Taman Pertama is a sought-after address in Kuala Lumpur City.





ENJOY UNEXPECTED VALUES

The future has arrived. A new way of living beckons. A smart home that is seamlessly and effortlessly connected by innovations.

How do MKH's SMART FEATURES bring comfort and convenience into your life? Picture this: you are driving home after a long day at work and even before you reach your front door, your home is ready to welcome you back.

MKH's SMART FEATURES are an emerging trend; properties equipped with these smart home technologies are highly desirable to property buyers today. They add value to homes, making them more appealing not only to seasoned homebuyers but also to millennials that are driving a new market with their purchasing power.



TOD | Artist's impression

SMART SECURITY™



FACE RECOGNITION READER

Face recognition technology at the pedestrian entrance and lift lobby at lower ground floor up to level 7 allows seamless, fuss-free and secure access to your home.



QR READER FOR VISITOR MANAGEMENT SYSTEM

By using a QR code, residents are able to pre-register their guests with the in-house security guards, allowing for a smoother process in providing access to your guests.



MOBILE ACCESS READER SYSTEM

Activate a "Twist and Go" access control solution; it attempts to provide a pleasant experience to residents by ensuring they get back home securely. It applies to car barrier gate system and up to lift car only (residents only).



24 HOURS CCTV SURVEILLANCE SYSTEM

Enjoy peace of mind with a comprehensive surveillance system that continuously monitors vulnerable points.

SMART COMMUNITY™



WI-FI ENABLED

Wi-Fi enabled apartment units ensure residents are well-connected and able to surf freely.



COIN-OPERATED LAUNDROMATS

The facility helps you in dealing with your laundry piles and you'll find more "me time" while waiting for your laundry to get done.



SOLAR PHOTOVOLTAIC PANELS

A feature at common areas that reduces electricity consumption and brings down maintenance cost.



EV CHARGING STATION

80% of EV charging takes place at work or home. Having an EV charger on-site will allow you to charge up your car at home for the utmost convenience. This feature helps to attract future and current eco-conscious residents to your home thus elevating the property value.



BICYCLES FOR RESIDENTS

Bike shares program is very attractive to prospective tenants who are interested in living more active or eco-friendly lifestyles. It offers an alternate way for city dwellers to save on commuting costs, cycling can save you more on car park rental.

SMART HOME™



SMART DIGITAL LOCK

Enjoy the convenience of keyless entry with the ability to unlock your door remotely.



WIFI SECURITY CAMERA

No matter where you are, keep an eye on your home using portable IP camera and web-enabled smartphone or PC. It's a security measure that safeguards your home and loved ones.



FIBER TO THE HOME (FTTH)

FIBER TO THE HOME (FTTH) provides seamless internet connectivity to enhance your enjoyment. It ensures higher speeds and better stability for light browsing and video streaming within your home.



WIRELESS DOOR SENSOR

This anti-burglary system prevents the entry of unauthorized persons. An alarm will be triggered when someone attempts to enter your home. Alerts are automatically sent to your smartphone when you are away from home.



SMART LIGHTING SYSTEM & SMART PLUG

It's a great feature you can easily turn on and off your house light with a simple touch through your phone.

With our smart power socket adaptor ready, you can easily set a schedule on your phone for any one of your home appliances to turn on/off while you are away, or before you arrive home. This is possible to make your space more energy-efficient and makes living more convenient.



A SMARTER
AND MORE
PERSONAL HOME

Swimming Pool | Artist impression

The beauty of TOD living: you're near the city, yet
enjoy privacy in a built environment focused on
providing a good quality of life.



Playground | Artist impression



LG Landscape | Artist Impression

PRIVACY AMIDST COOL FACILITIES

Nexus Taman Pertama is self-contained; designed with comfort and convenience in mind. Three levels of lifestyle facilities and green spaces encourage relaxation including a roof garden complete with landscape and Sky Gym.

A lap pool beckons and likewise the Sky Viewing Deck that offers panoramics views of the KL skyline. Also in place is 24-hour security that provides peace of mind.



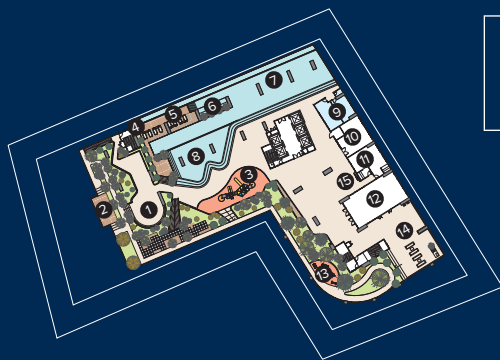
Gym View | Artist Impression





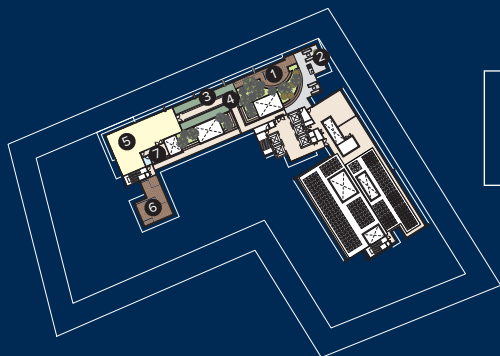
Lower Ground Floor

- ❶ Qi Deck
- ❷ Centre Lawn
- ❸ Lawn Seat
- ❹ Jogging Path
- ❺ Centre Path
- ❻ Kid's Play Land
- ❼ Ferns and Herbs Garden



Level 8th Facilities Podium

- ❶ Sitting Area
- ❷ Viewing Deck
- ❸ Children's Playground
- ❹ Shower
- ❺ Pool Deck
- ❻ Spa Seats
- ❼ Lap Pool
- ❽ Kid's Pool
- ❾ Changing Room
- ❿ Management Office
- ⓫ Surau
- ⓬ Multi-purpose Hall
- ⓭ Outdoor Gym
- ⓮ BBQ Area
- ⓯ Laundry



Level 41st Sky Roof Podium

- ❶ Viewing Sky Deck 1
- ❷ Sky BBQ
- ❸ Lawn
- ❹ Sheltered Canopy
- ❺ Gymnasium
- ❻ Viewing Sky Deck 2
- ❼ Changing Room

A wide-angle photograph of a modern living room. A light-colored sofa with two dark grey cushions sits against a wall with vertical wood slats. In front of the sofa is a low, rectangular coffee table with a glass top and dark frame. To the right, a tall white vase holds dried branches. In the background, a dining area with a round table and chairs is visible through an open-plan layout.

COMFORTABLE
AND COMPACT
SAFE SPACE

SMART COMPACT ABODES

The cleverly designed compactness of Nexus Taman Pertama's apartments delivers comfort. It should appeal to first-time homebuyers, those seeking home upgrades, and upwardly mobile professionals keen on a week day home.

Living Room | Actual Show Unit



Dining Area | Actual Show Unit



Office Area | Actual Show Unit



Master Bedroom | Actual Show Unit

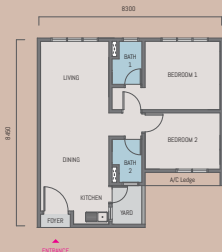


Bedroom | Actual Show Unit

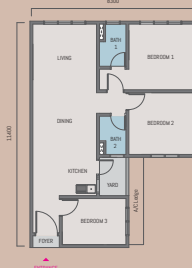
TYPICAL FLOOR PLANS

KEY PLANS

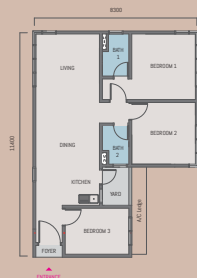
A 660 sq.ft.
2 Bedrooms + 2 Bathrooms



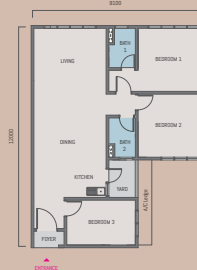
B 850 sq.ft.
3 Bedrooms + 2 Bathrooms



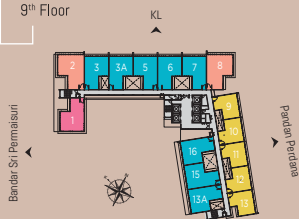
B1 850 sq.ft.
3 Bedrooms + 2 Bathrooms



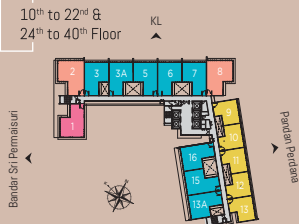
C 1000 sq.ft.
3 Bedrooms + 2 Bathrooms



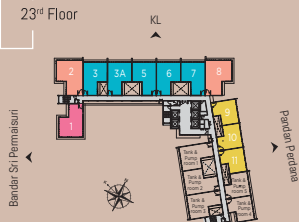
9th Floor



10th to 22nd & 24th to 40th Floor



23rd Floor



SPECIFICATION

Type

A B B1 C

Structure	: Reinforced Concrete	Sanitary Installation	Water Closet	: 2	2	2	2
Wall	: Brick Wall / Block Wall / Reinforced Concrete Wall	Electrical Installation	Basin with Tap	: 2	2	2	2
Ceiling	: Ceiling Board / Skim Coat and Paint		Shower Set	: 2	2	2	2
Windows	: Aluminium Frame / Glass Window		Hand Bidet	: 2	2	2	2
Doors	: Main Entrance : Fire-rated Door		Bib Tap	: 1	1	1	1
	: Others : Flush Door		Kitchen Sink and Tap	: 1	1	1	1
Floor	: Living / Dining / Kitchen : Porcelain Tiles		Light Point	: 10	12	12	12
Finishes	: Bathrooms : Porcelain Tiles		Fan Point	: 2	2	2	2
	: Yard : Ceramic Tiles		13A Power Point	: 11	11	12	12
	: Bedrooms : Porcelain Tiles		Air Conditioning Point	: 3	4	4	4
	: Others : Cement Render / Concrete Slab		Water Heater Point	: 2	2	2	2
WALL FINISHES	: Bathrooms : Porcelain Tiles (ceiling height)		Fiber Wall Socket	: 1	1	1	1
	: Kitchen : Porcelain Tiles (appx. 1500mm high)		Door Bell Point	: 1	1	1	1
	: Others : Skim Coat / Plaster and Paint		Hob Point	: 1	1	1	1
			SMART TV Point	: 1	1	1	1

Note: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and By-Laws as they arise.

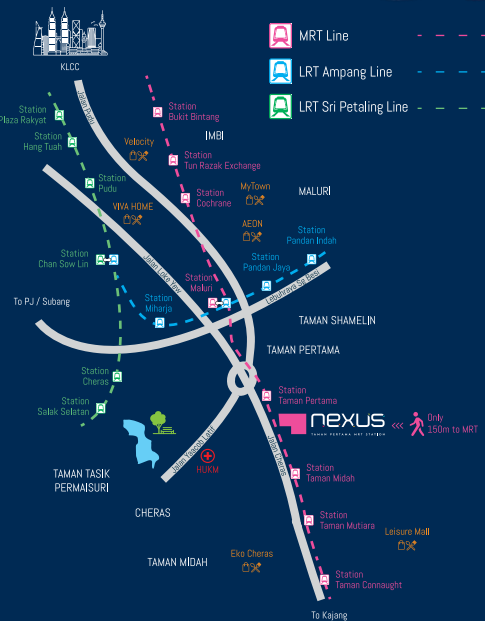
AMAZING LOCATION.
SURROUNDED BY RICH AMENITIES.



150 m	to Stesen MRT Taman Pertama
800 m	to Stesen MRT Taman Midah

- | | |
|--------|---|
| 1 Stop | to Aeon Maluri |
| 2 Stop | to Stesen Cochrane |
| 3 Stop | to TRX / Imbi |
| 4 Stop | to Bukit Bintang
(Major shopping belt) |

2 km	to Velocity
2.7 km	to HUKM
2.8 km	to Taman Tasik Permaisuri
2.9 km	to MyTown / IKEA
5.8 km	to Eko Cheras / Leisure Mall
7 km	to Bukit Bintang
8.4 km	to KLCC / KL Suria



Taman Pertama MRT Station
Taman Midah MRT Station
Taman Maluri LRT & MRT
Interchange
Miharja LRT Station



UCSI, Taman Connaught Cheras
Help Institute of Art & Technology
IPG Kampus Khas



Ulu Pudu Recreational Park
Permaisuri Lake Garden
Sungai Long GCC
The Golf Club KLCC
The Royal Selangor Golf Club

Leisure Mall
Eko Cheras
TESCO Cheras
Viva Homes
AEON Maluri
Sunway Velocity Mall
My Town / Ikea



Pantai Hospital Cheras
HUKM
Pantai Hospital Ampang
Prince Court Medical Centre
Ampang Hospital



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Residensi Nikesus Taman Pertama • Developer: MKH Development Sdn Bhd, [2005010121191 (70332)*D]* • Developer: 20010•1/11-2022/0753(L) • Validity Date: 09/11/2020-08/11/2022 • Advertising & Sales Permit No: 20010•1/11-2022/0753(P) • Validity Date: 09/11/2020-08/11/2022 • Property Type: Serviced Apartment, Land Tenure: Freehold • Approving Authority: Dewan Bandaraya Kuala Lumpur • Building Plan Approval No: BPT205C20200295 • Expected Date of Completion: May 2025 • Land Encumbrances: NIL • Total Units: 507 units • Selling Price: RM615,000 (min.) - RM987,000 (max.) • Restrictions in Interest of Land: NIL • 10% Bumiputera's Discount

Disclaimer: The information contained herein is in its subject to change and cannot form part of an offer or contract. All rendering are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing the advertisement, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.

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