



**SAVVY**  
**RIANA DUTAMAS**  
FREEHOLD Multi-Gen Suites



**IJM LAND FCW**

Developer: JMB Segambut Sdn Bhd 201301032770 1162299-A/- Address: Ground Floor, Wisma IJM, Jalan Yong Shook Lin, 46050 Petaling Jaya, Selangor Darul Ehsan - Tel: +603-7985 8188 Fax: +603-7952 9848 - Developer License No. 19221-2-02-2022-016331 - Validity Period: 21/02/2020 - 20/02/2022 - Approving Authority: Dewan Bandaraya Kuala Lumpur - Approved Building Plan No. SP U1 GC-2019-969-231 - Tenure of Land: Freehold - Restriction in Interest: NIL - Land Encumbrances: Public Bank Mortgage No. of Units: Block A - 481 units Block B - 440 units with minimum 1 carpark per unit - Selling Price: Block A: RM615,800 (Min) - RM1,038,800 (Max) Block B: RM652,800 (Min) - RM1,263,800 (Max) - Expected Completion Date: October 2024 - Bumiputera Discount: 3% - ILMAN PN TELAH DILULUSKAN OLEH AJAIBAN PERUMAHAN NEGARA. All renderings contained in this advertisement are artist's impression only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the Sale and Purchase Agreement. Disclaimer: This brochure serves as an invitation to get response from public to preview and register only and is not to be treated as an offer for sale. This information contained in this brochure is subject to changes and cannot form part of an offer or contract.

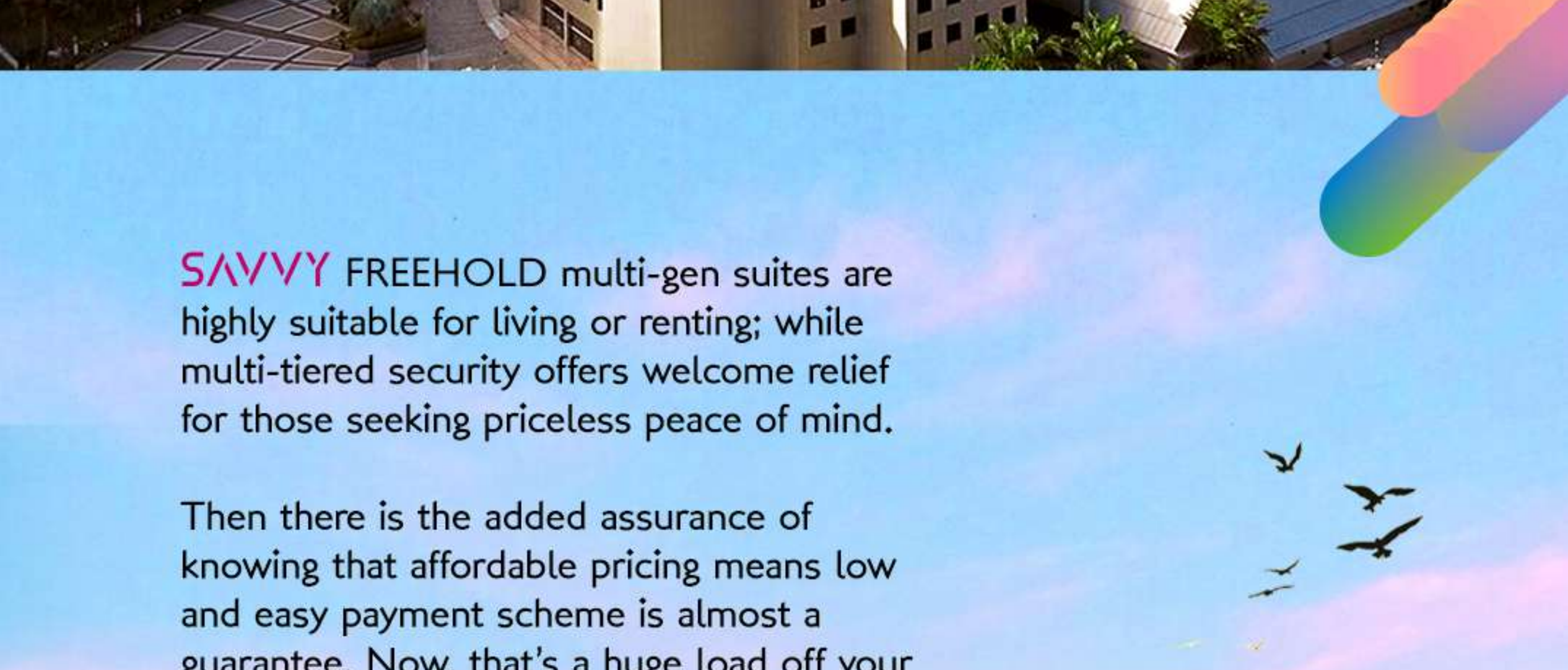


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## Move To The City Beat. *Step Up!*

Urban Aspirations Find Expressions  
In **SAVVY** Ways. Live Where The  
City Revolves Around You

Strategically positioned in a prime  
locale with seamless connectivity  
and surrounded by prestigious  
landmarks including MATRADE @  
KL Metropolis, **SAVVY** offers an  
upmarket lifestyle many will envy.

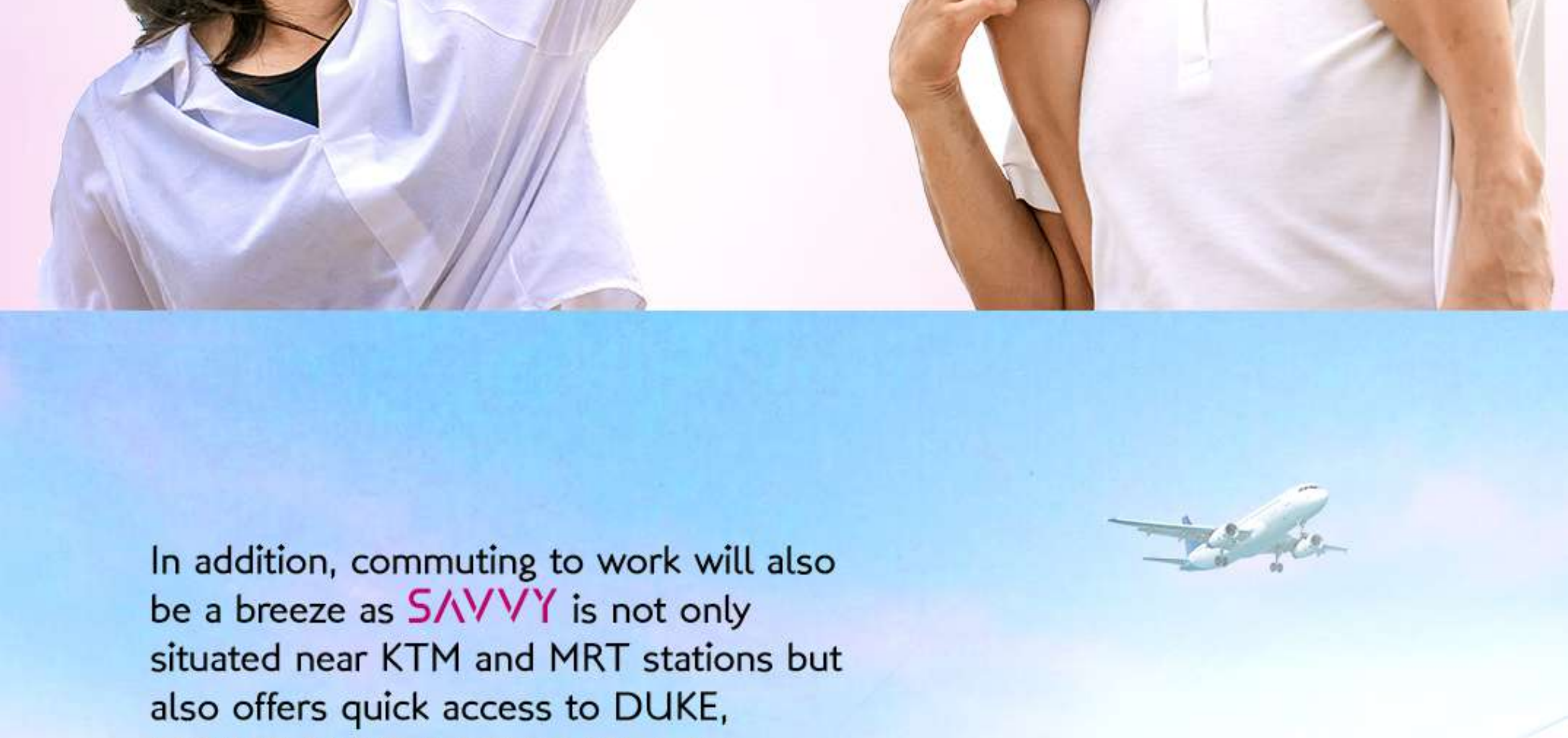


**SAVVY** FREEHOLD multi-gen suites are  
highly suitable for living or renting; while  
multi-tiered security offers welcome relief  
for those seeking priceless peace of mind.

Then there is the added assurance of  
knowing that affordable pricing means low  
and easy payment scheme is almost a  
guarantee. Now, that's a huge load off your  
shoulders.



Parents with young children can say  
goodbye to the mad morning rush of  
sending the kids to school for SRJK(C)  
Khai Chee is right opposite the  
residence – mere steps away.



In addition, commuting to work will also  
be a breeze as **SAVVY** is not only  
situated near KTM and MRT stations but  
also offers quick access to DUKE,  
SPRINT, NKVE & PENCHALA links.



Strategically located, **SAVVY** is envied for  
its upmarket amenities such as Publika and  
KLCC while access to practically every  
hotspot in town is effortlessly easy. The  
benefits are unbeatable. Go on, book  
NOW. Be a **SAVVY** homeowner today!



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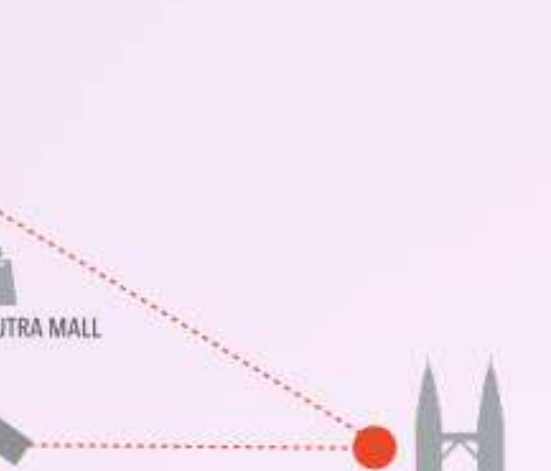


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## Live Here, Stay On Trend.

Strategic Location Amidst Prestigious Neighbourhoods

### Location



- SHOPPING**  
PUBLIKA  
HARTAMAS SHOPPING CENTRE  
SUNWAY PUTRA MALL  
SURIA KLCC  
PAVILION
- EDUCATION**  
SRJK(C) KHAH CHEE  
SMK SEGAMPUT  
GARDEN INTL  
MONT'KIAIRA INTL  
CEMPAKA INTL  
LYCEE FRANCAIS KL
- MEDICAL**  
KL  
INSTITUT JANTUNG NEGERA  
TAWAKKAL SPECIALIST HOSPITAL  
SENTOSA MEDICAL CENTRE  
PARKCITY MEDICAL CENTRE
- BUSINESS**  
MATRADE  
SOLARIS DUTAMAS & MONT'KIAIRA  
KL METROPOLIS  
PWTC  
KL CITY CENTRE
- COMMUNITY**  
MONT'KIAIRA  
BUKIT TUNKU  
HARTAMAS  
DUTAMAS
- CONNECTION**  
KTM SEGAMPUT  
DUKE HIGHWAY  
SPRINT HIGHWAY  
PLUS HIGHWAY  
NKVE HIGHWAY

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# AVANT- GARDE FACILITIES

Radical. Daring. Different. SAVVY facilities are leading-edge contemporary to pamper the senses while embracing green ethics and sustainability initiatives. A rejuvenation oasis amidst a bustling city just outside its doors.

## LOWER GROUND

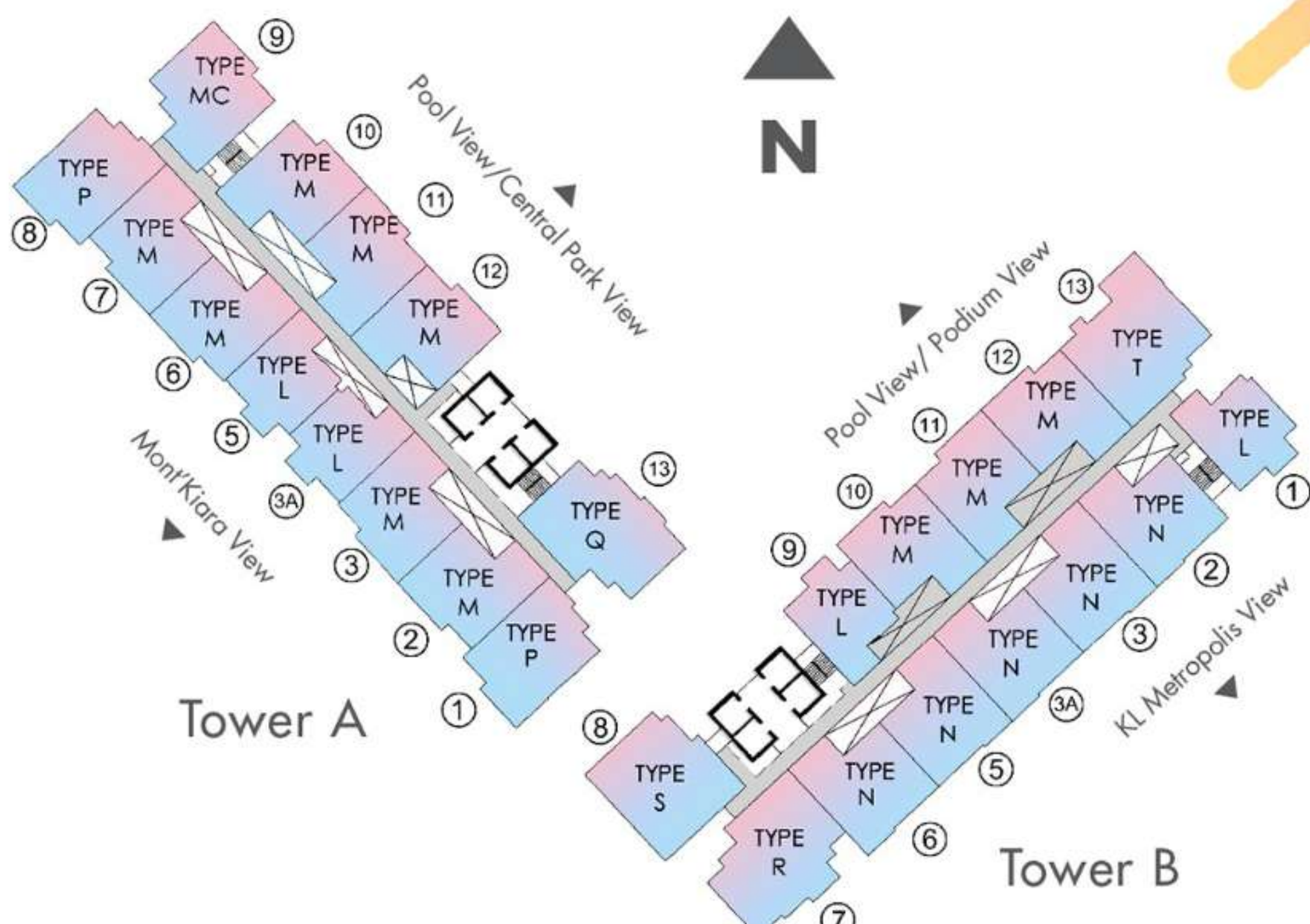
- 1 Arrival Plaza
- 2 Zen Garden
- 3 Reflexology Path
- 4 Fern Garden
- 5 Children Playground
- 6 Outdoor Lounge
- 7 Gymnasium / Featuring Dance & Yoga Studio (Ground Floor)

## PODIUM FLOOR (LEVEL 5)

- 1 Swimming Pool
- 2 Jacuzzi
- 3 Kid's Pool
- 4 Floating Deck
- 5 Pool Deck
- 6 Aromatic Garden
- 7 BBQ Deck
- 8 Changing Room & Sauna
- 9 Multipurpose Hall/ Featuring Indoor Badminton Court
- 10 Multipurpose Lawn
- 11 Multipurpose Court
- 12 Reflexology Path
- 13 Outdoor Study Corner
- 14 Herbs Garden
- 15 Hammock Garden
- 16 Casual Gathering Corner



# KEY PLAN



## TYPE L

722 sq. ft  
2 Bedrooms  
2 Bathrooms

Tower A + B



## TYPE M

911 sq. ft  
3 Bedrooms  
2 Bathrooms

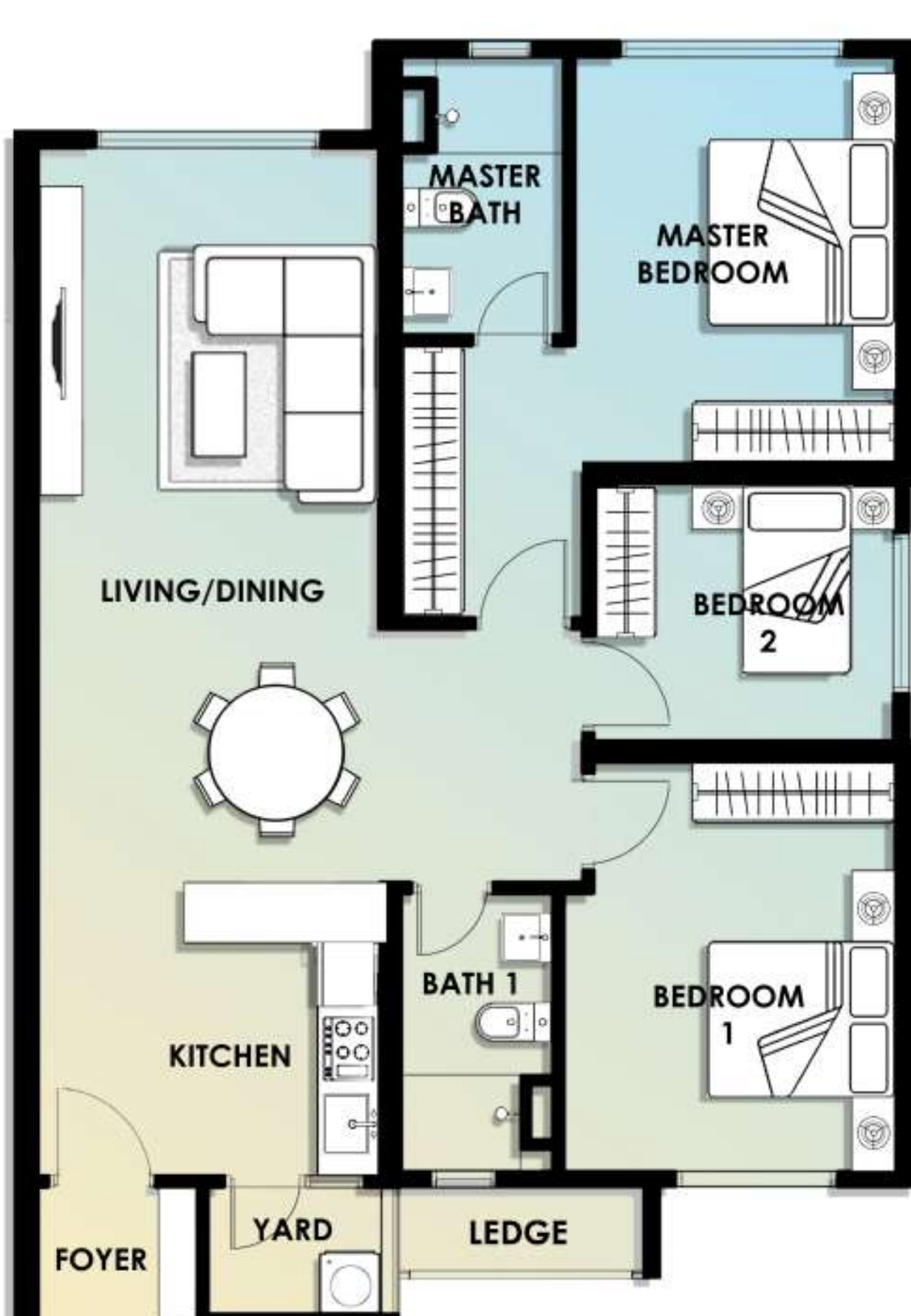
Tower A + B



## TYPE MC

911 sq. ft  
3 Bedrooms  
2 Bathrooms

Tower A



## TYPE P

953 sq. ft  
3 Bedrooms  
2 Bathrooms

Tower A

## TYPE Q

1,125 sq. ft  
3 Bedrooms  
2 Bathrooms  
1 Studio  
(Dual-Key)



Tower A

## TYPE N

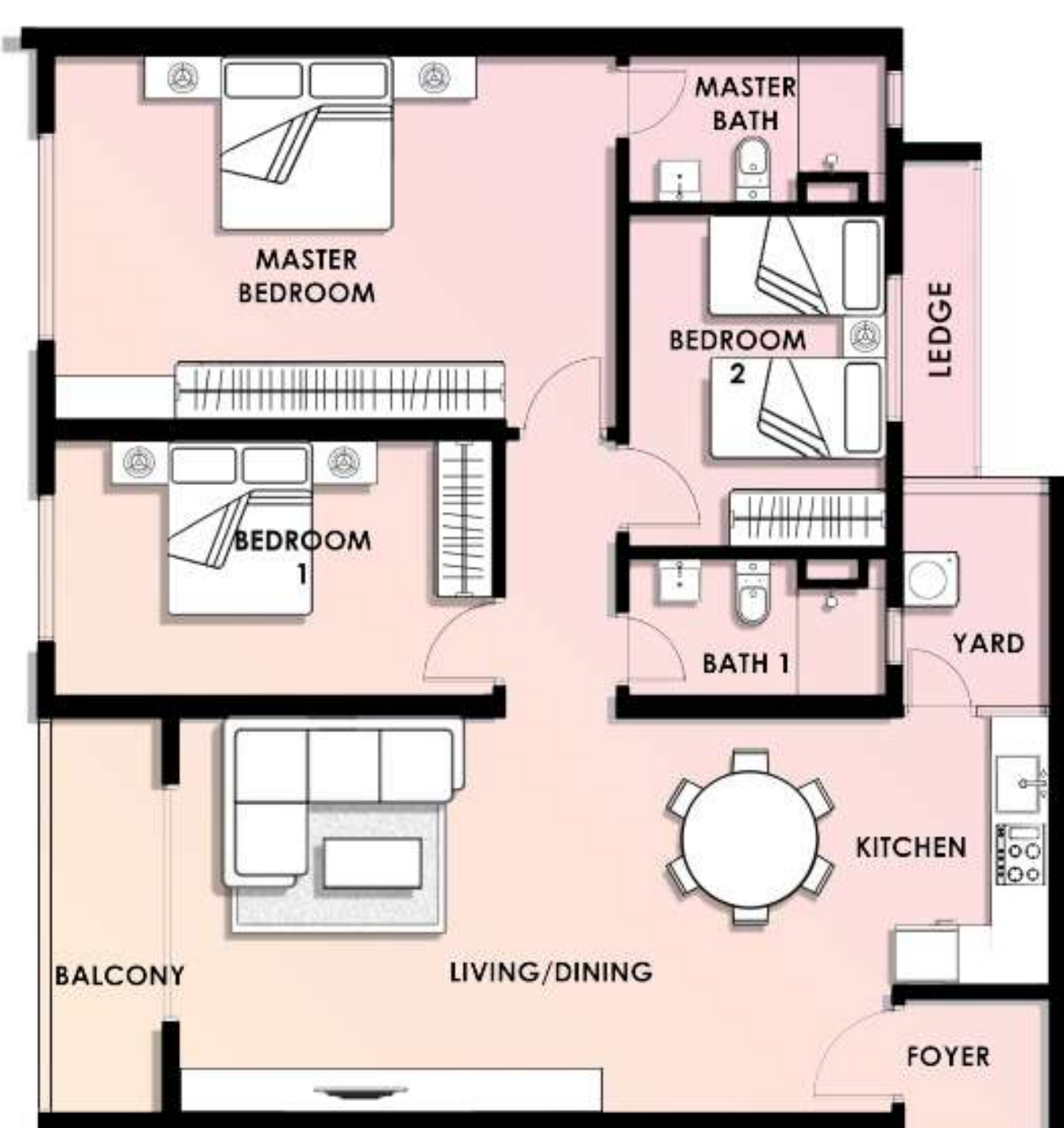
951 sq. ft  
3 Bedrooms  
2 Bathrooms



Tower B

## TYPE S

1,121sq. ft  
3 Bedrooms  
2 Bathrooms



Tower B

## TYPE R

1,166 sq. ft  
3 Bedrooms  
2 Bathrooms  
1 Studio  
(Dual-Key)



Tower B

## TYPE T

1,232 sq. ft  
3 Bedrooms  
2 Bathrooms  
1 Studio  
(Dual-Key)



Tower B