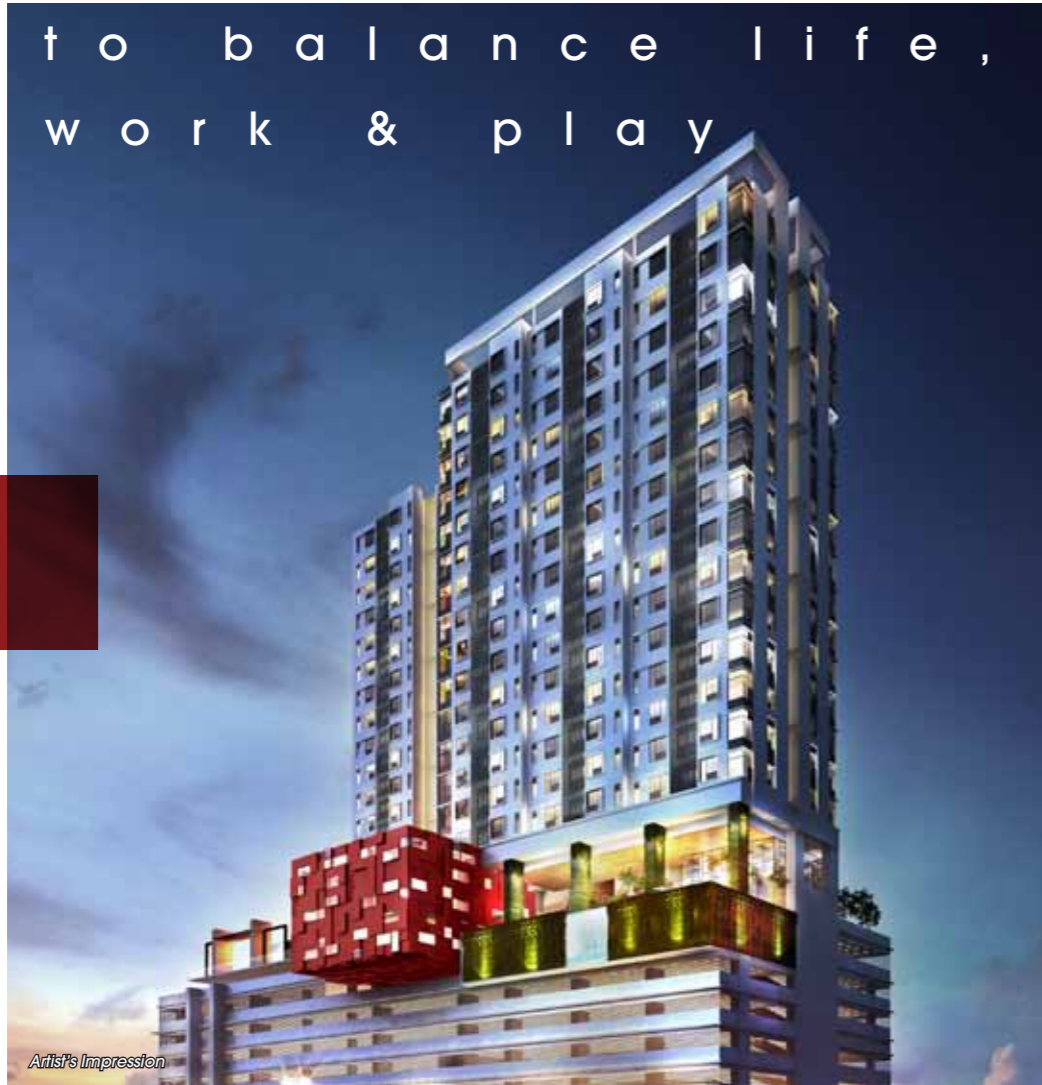




@ ONE SOUTH

S t a y
E d g y

The smart way
to balance life,
work & play



Artist's Impression

Cube @ One South is set to transform the way you go about your daily routine, bringing a whole new meaning to work & stay. The brand new SOHO offers more than just a space for productivity at the comfort of your own home. It is life made in a whole new dimension, with convenience, enjoyment, and all you could ever need under one roof.



Artist's Impression

Chillax
with
a hearty
meal and
more



- Retail levels located at ground floor
- Street Mall just a short walk away
- Vibrant mixed development
- Excellent choice for both business and investment purposes

Everyone deserves a treat or two to get through the day. Cube @ One South can give you just that with its retail and F&B selections just downstairs.

A
v e r s a t i l e
s p a c e



Cube @ One South offers flexibility and comfort in all its modular SoHo units, making it a great workspace for small and medium sized businesses.



SPECIAL FEATURES

- Iconic cube architecture along KL - Seremban highway
- 80% furnished Soho
- Functional layout
- Smart door layouts for privacy
- 2 levels of lifestyle facilities deck
- 3-tier security
- Approx 35' wide drop-off entrance area
- Build up size: 445 sqft & 449 sqft
- Final Soho in One South



Artist's Impression

Artist's Impression

Get in sync
with a healthier
lifestyle

Here at Cube @ One South, we are all about balancing work and play. Take full advantage of all the facilities we have equipped for your work, fitness and pleasure.



- Level 6
- Lap pool (25m)
 - Wading pool
 - Pool deck
 - Changing rooms
 - Sauna rooms
 - Fitness centre
 - Yoga room
 - Dancing room
 - Rest area
 - Spa pool
 - Pool bed
 - House keeping/ cleaning

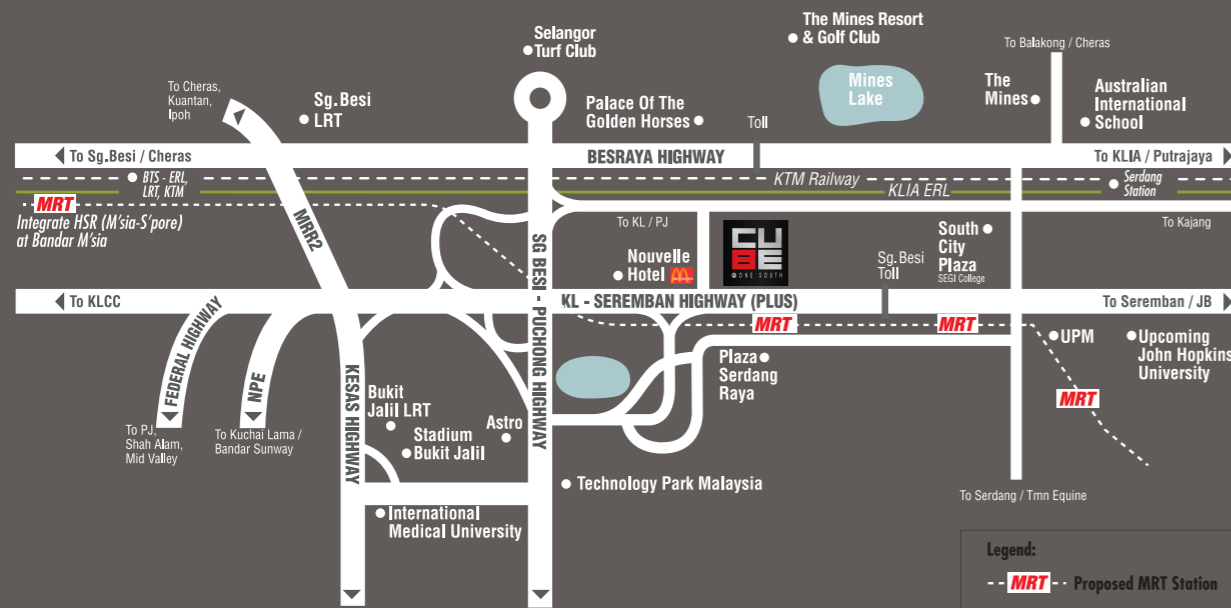
- Level 7
- 2 Meeting rooms
 - Nursery
 - Discussion room
 - Function room
 - Cafeteria
 - Lounge area
 - Dining area
 - Multi-purpose area
 - Mini market
 - Salon
 - Multi-purpose hall
 - Laundry
 - Prayer room
 - Playground and many more

Great connectivity

- Direct access and exit to KL-Seremban highway and Persiaran Serdang Perdana. It is also well-connected via other major highways such as the, Besraya highway, Puchong-Sg Besi highway, KESAS, NPE, LDP, MRR2, MEX, SILK, SKVE, Cheras-Kajang highway and Kajang-Seremban highway
- Upcoming highways: SKIP, KIDEX and SUKE
- Convenient commuting options with public transport such as bus service, LRT, KTM, bus terminal (TBS) nearby. The upcoming MRT line 2 services will also serve the area



Location Map



GPS N3°2'36.91" E101°42'21.75"

Product characteristics

- 270 units
- 18 units per floor with 4 lifts
- Functional layout which is easy to maintain for those with busy city lifestyles
- Well-planned entrance layouts that provide each unit more privacy
- Impressive architectural features:
 - Infinity swimming pool with water curtain features visible from the highway
 - Modern and sleek façade with a signature crimson cube that houses 2 levels of lifestyle facilities



A n a l l - i n - o n e m o d e r n c e n t r a l

Comprehensive amenities within the vicinity

Shopping hotspots:

- The Mines Shopping Mall
- AEON Cheras Selatan
- AEON Big Bandar Tun Hussein Onn
- AEON Equine Park
- IOI Mall
- Mid Valley Megamall
- Sunway Pyramid
- IOI City Mall (Putrajaya)
- Upcoming Pavilion 2 (Bukit Jalil)
- Upcoming Paradigm Mall (OUG)

Healthcare facilities:

- Columbia Asia Medical Centre
- Perdana Medical Centre
- Hospital Serdang

Educational institutions:

- Australian International School
- International Medical University
- Alice Smith International School
- SEGI College
- Universiti Putra Malaysia
- Universiti Tenaga Nasional
- Upcoming Johns Hopkins University

Leisure and sport facilities:

- Bukit Jalil Stadium
- The BSC Badminton Sports Club
- Technology Park Malaysia

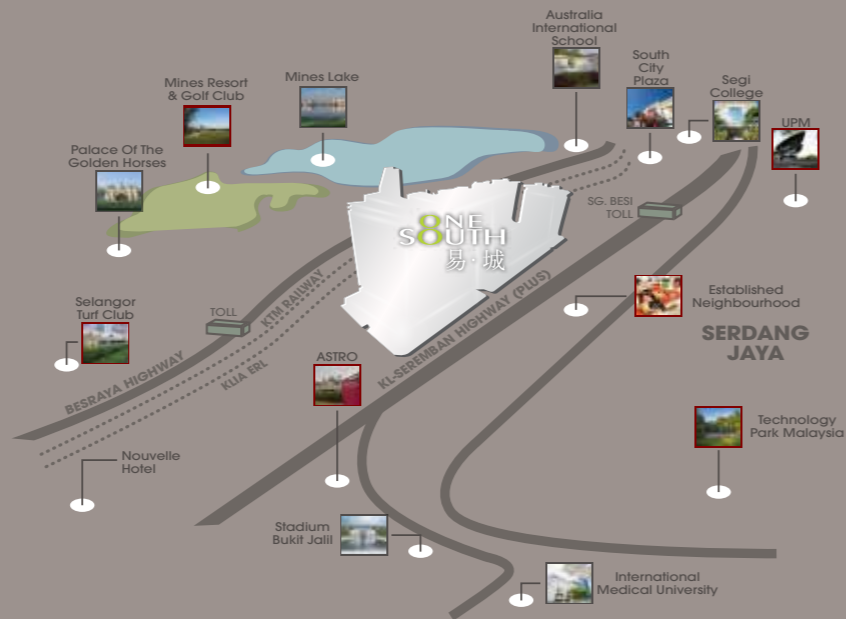
Tourist spots:

- Malaysia Agro Exposition Park Serdang (MAEPS)
- Farm in the City at Seri Kembangan

A short driving distance away from the upcoming Bandar Malaysia by 1MDB at Sungai Besi - the designated terminal for the high speed rail (Malaysia-Singapore rail link service)*

*Source: The Star, 8-4-2014

Its strategic location with highways, world-class facilities and a thriving community, cements it as the Southern Gateway of KL. So much that One South will be the most eye-catching icon for all traffic to and from the south.

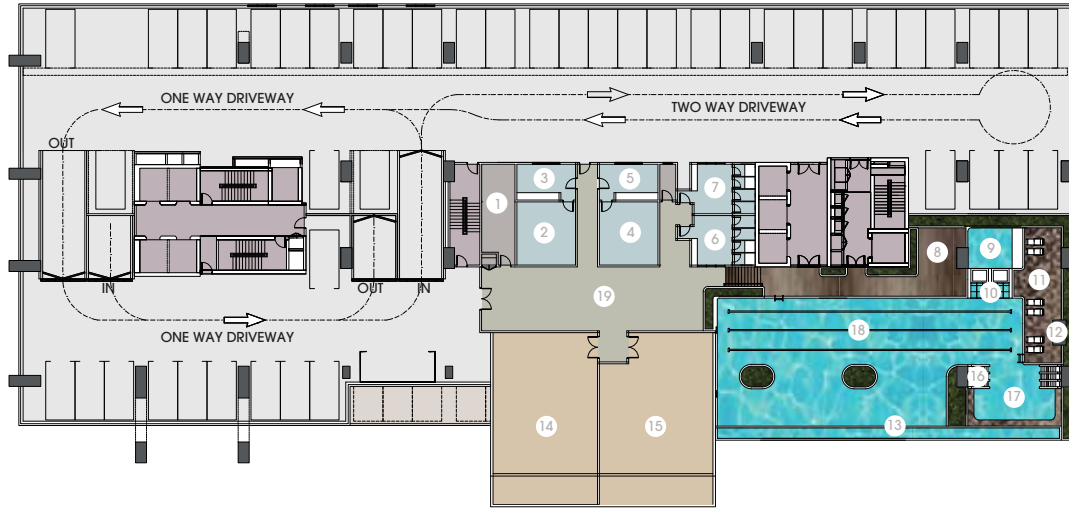




Stay Edgy

F L O O R P L A N S & S P E C I F I C A T I O N S

6th Floor Facilities plan

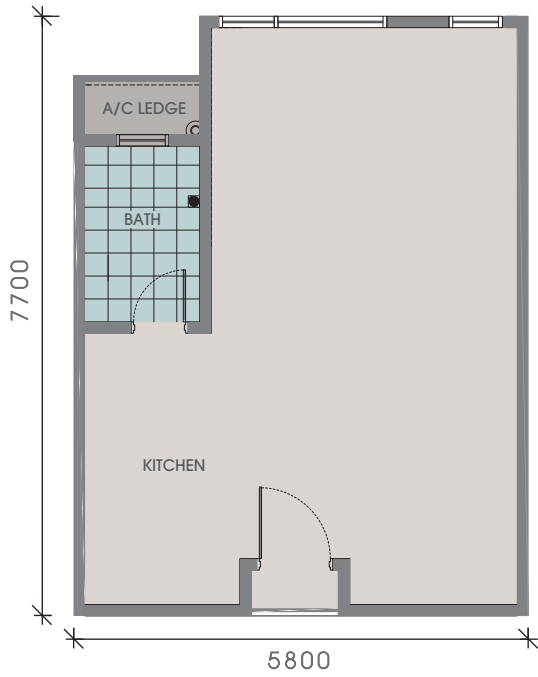


7th Floor Facilities plan

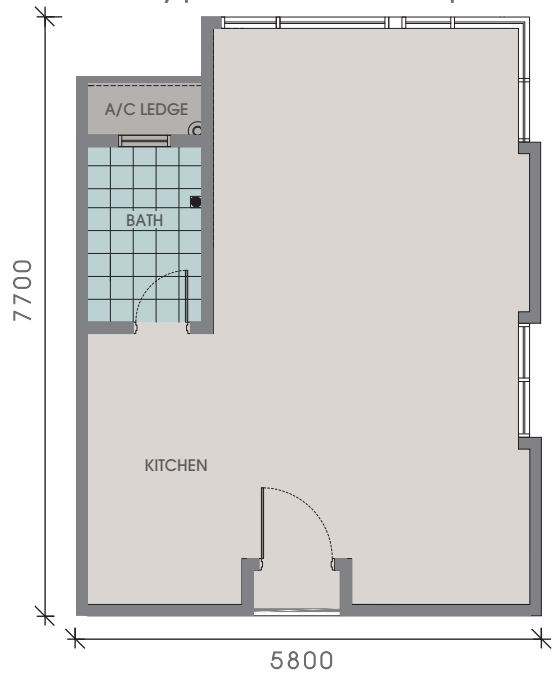


- | | | | | |
|----------------------------|------------------------------|-------------------------|------------------------|-------------------------|
| 1. House keeping/ cleaning | 9. Wading pool | 16. Water spouts | 23. Cafeteria | 30. Meeting rooms |
| 2. Male sauna room | 10. Pool beds | 17. Spa pool | 24. Multi purpose area | 31. Terrace |
| 3. Male changing room | 11. Pool deck | 18. Lap pool (25m) | 25. Water fountain | 32. Lounge/dinning area |
| 4. Female sauna room | 12. Outdoor shower | 19. Rest area | 26. Laundry | 33. Viewing area |
| 5. Female changing room | 13. Water channel at level 4 | 20. Function room | 27. Male prayer room | 34. Mini market |
| 6. Male toilet | 14. Yoga room & dancing room | 21. Children playground | 28. Female prayer room | 35. Salon |
| 7. Female toilet | 15. Fitness centre | 22. Nursery | 29. Discussion room | 36. Multi purpose hall |
| 8. BBQ area | | | | |

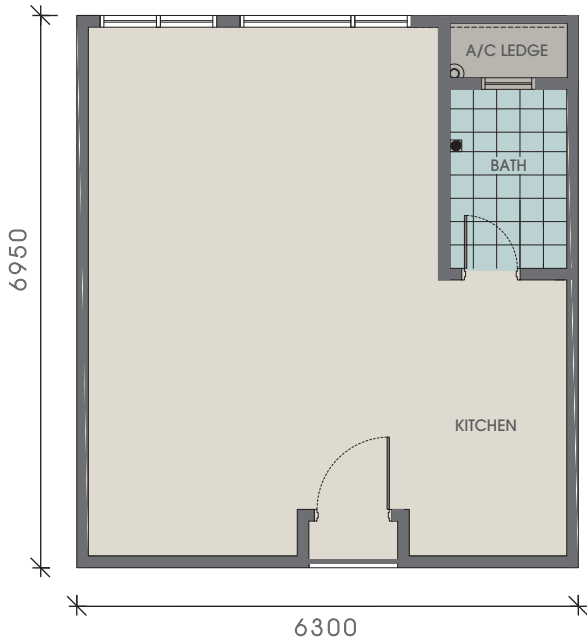
Type A - 445sqft



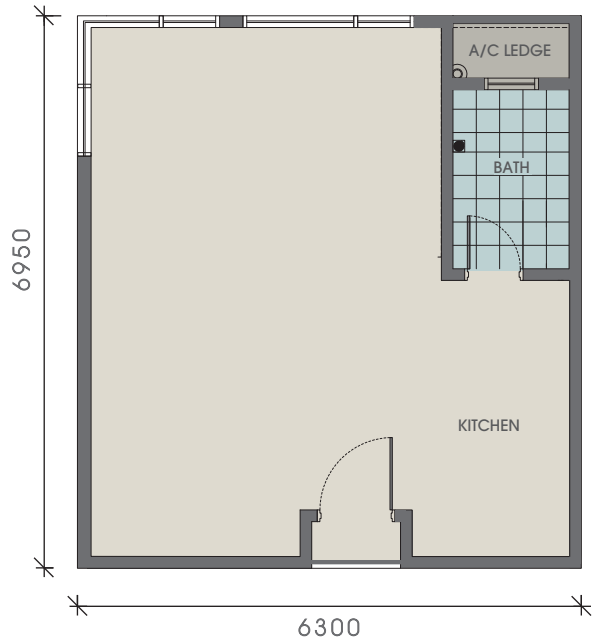
Type A1 - 445sqft



Type B - 449sqft



Type B1 - 449sqft



Specifications

STRUCTURE

Reinforced concrete frame

WALLS

Brick wall/reinforced concrete

ROOFING

Reinforced concrete flat roof/metal deck roof

CEILING

Skim coat/plaster & paint

WINDOW

Powder coated aluminum window/fixed glass panel

DOOR

Main entrance door - Fire rated timber door

Others - Timber flushed door

LOCKS

Digital locksets

FLOOR FINISH

Workspace - Porcelain tiles

Kitchen - Porcelain tiles

Baths - Ceramic tiles

A/C Ledge - Cement render

WALL FINISH

Bathroom - Ceramic tiles to ceiling height

Kitchen - Ceramic tiles

External - Plaster & paint

Internal - Skim coat/plaster & paint

SANITARY & PLUMBING

Quality sanitary wares and fittings

ELECTRICAL INSTALLATION

| TYPE | A | A1 | B | B1 |
|--------------------------|----|----|----|----|
| Lighting point | 12 | 12 | 12 | 12 |
| Ceiling fan point | 2 | 2 | 2 | 2 |
| 13A switch socket outlet | 14 | 14 | 14 | 14 |
| Air conditioning point | 2 | 2 | 2 | 2 |
| Water heater point | 1 | 1 | 1 | 1 |
| TV point | 1 | 1 | 1 | 1 |
| Telephone/data point | 1 | 1 | 1 | 1 |
| Door bell point | 1 | 1 | 1 | 1 |
| Audio intercom handset | 1 | 1 | 1 | 1 |
| Distribution board | 1 | 1 | 1 | 1 |
| Fiber wall socket | 1 | 1 | 1 | 1 |

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 **Metro Homes**



Lesen Pemaju: 11477-7/07-2016/0695(L) • Permit Iklan & Jualan: 11477-7/07-2016/0695(P) • Tempoh Sah: 17/07/2014 – 16/07/2016 • Bebanan Tanah: Public Bank Berhad • Pegangan Tanah: 99 Tahun (19 Oktober 2094) • Pihak Berkuasa: Majlis Perbandaran Subang Jaya • No. Rujukan Pelan Bangunan: MPSJ/BGN/600-1/10/4(BP7-6) (24) • Tarikh Dijangka Siap: August 2017 • Harga (Min) RM372,600, (Max) RM435,200 • Jumlah Unit: 270 unit • Sekatan Kepentingan: Tanah yang diberi milik tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri.