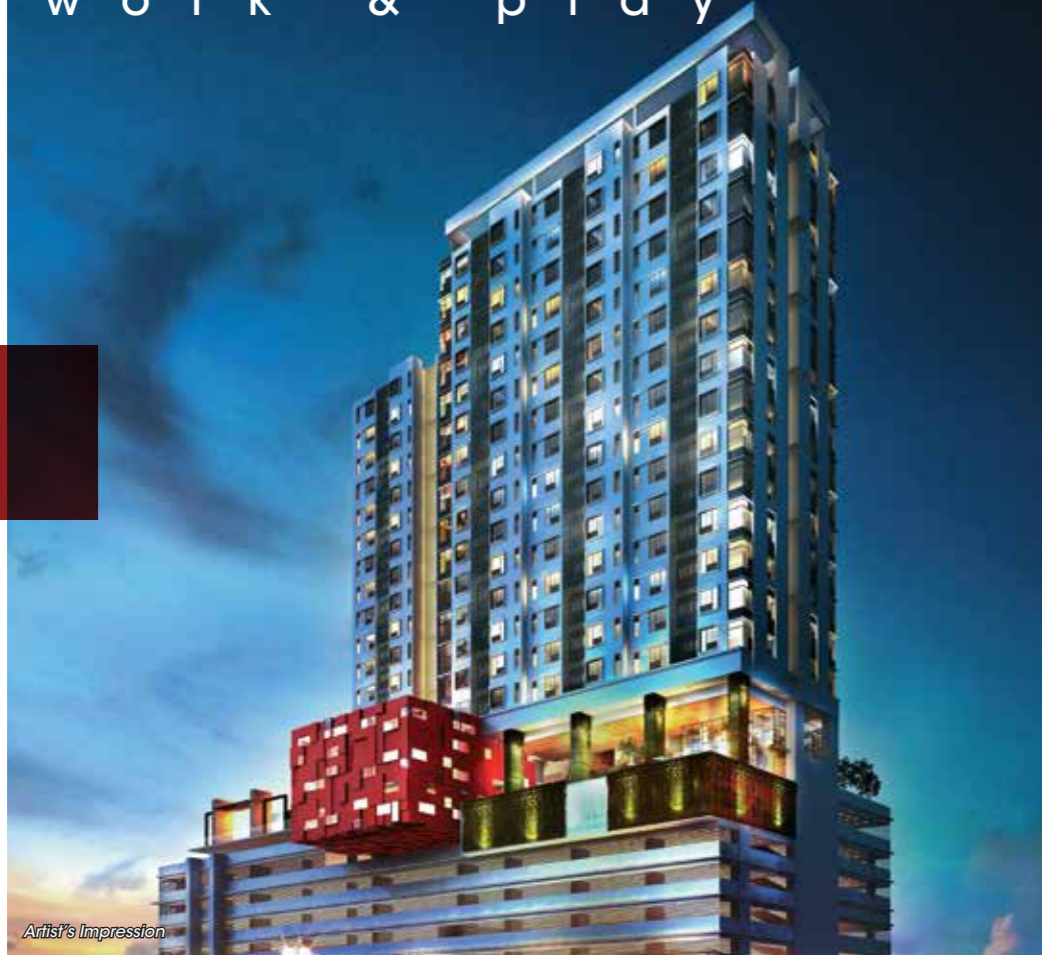




@ ONE SOUTH

S t a y
E d g y

The smart way
to balance life,
work & play



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.



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



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

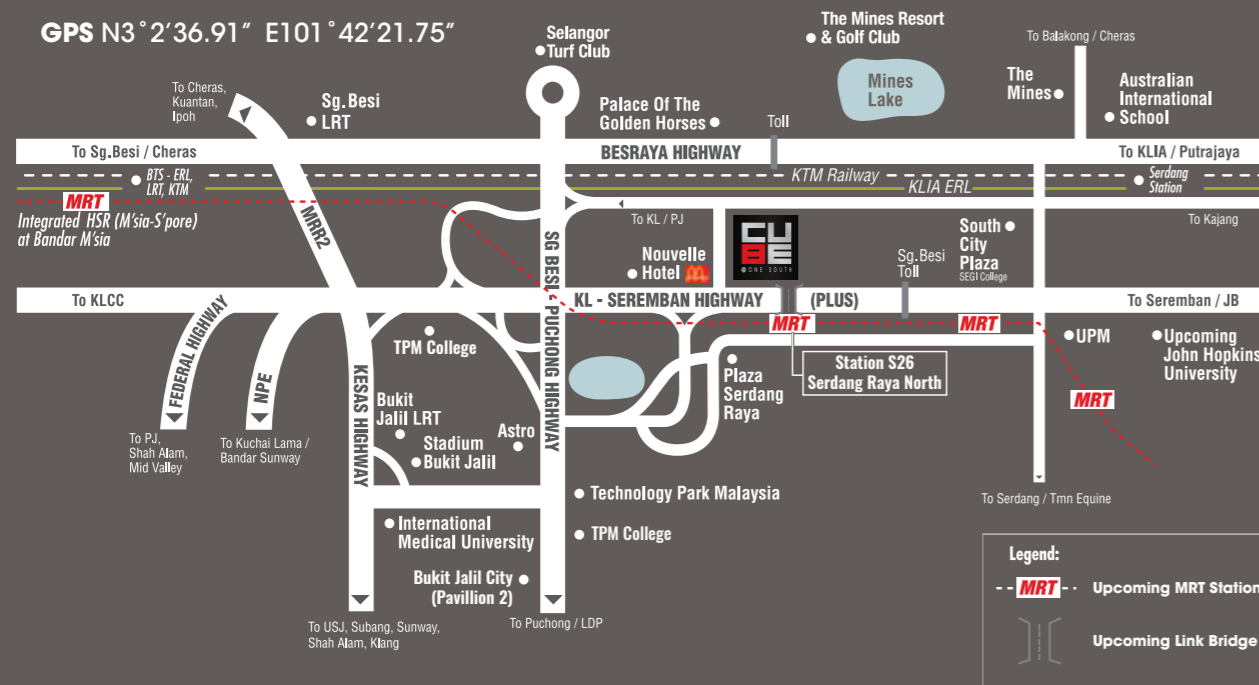
Great connectivity

- 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

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

Location Map



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

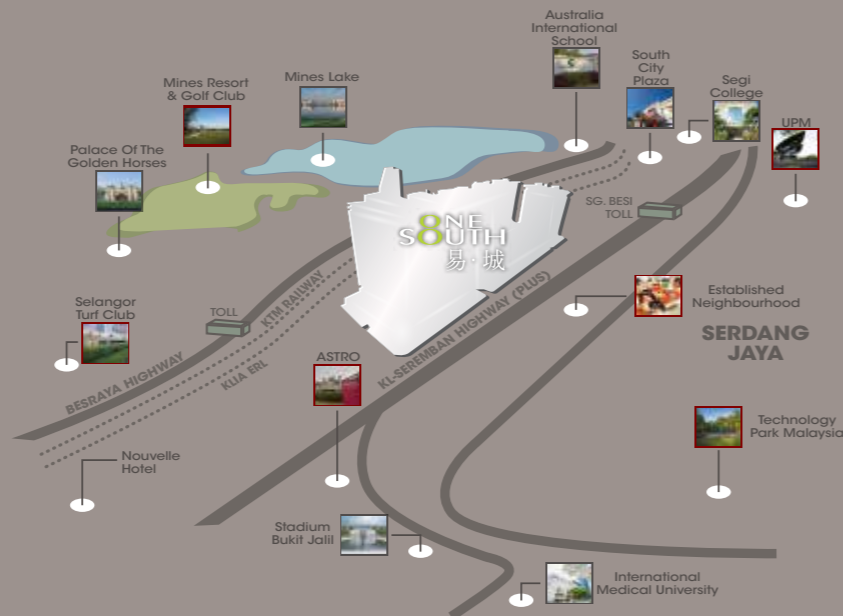
Tourist spots:

- 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.



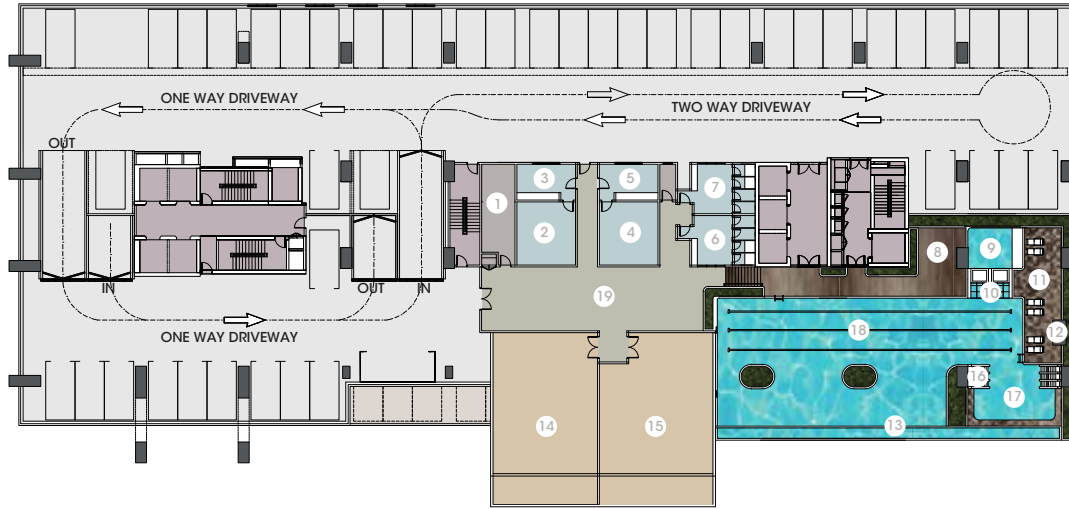
Artist's Impression



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
- 2. Male sauna room
- 3. Male changing room
- 4. Female sauna room
- 5. Female changing room
- 6. Male toilet
- 7. Female toilet
- 8. BBQ area

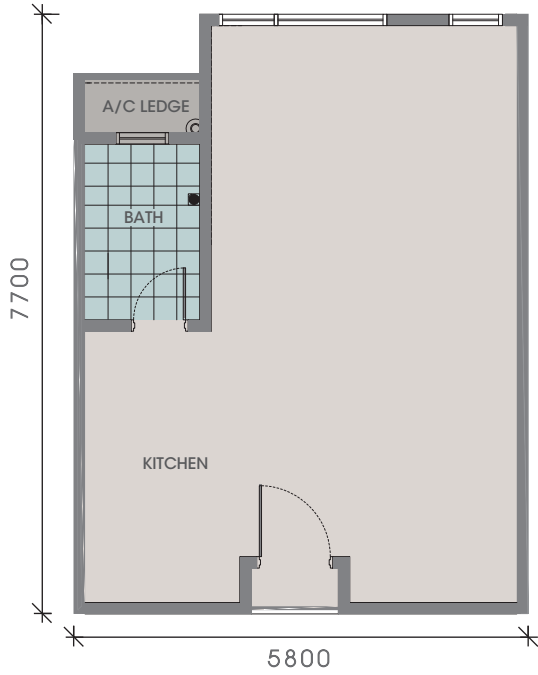
- 9. Wading pool
- 10. Pool beds
- 11. Pool deck
- 12. Outdoor shower
- 13. Water channel at level 4
- 14. Yoga room & dancing room
- 15. Fitness centre

- 16. Water spouts
- 17. Spa pool
- 18. Lap pool (25m)
- 19. Rest area
- 20. Function room
- 21. Children playground
- 22. Nursery

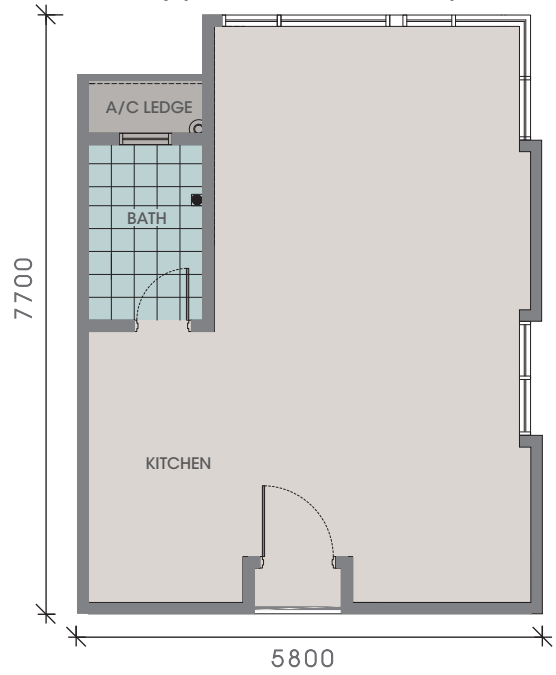
- 23. Cafeteria
- 24. Multi purpose area
- 25. Water fountain
- 26. Laundry
- 27. Male prayer room
- 28. Female prayer room
- 29. Discussion room

- 30. Meeting rooms
- 31. Terrace
- 32. Lounge/dining area
- 33. Viewing area
- 34. Mini market
- 35. Salon
- 36. Multi purpose hall

Type A - 445sqft



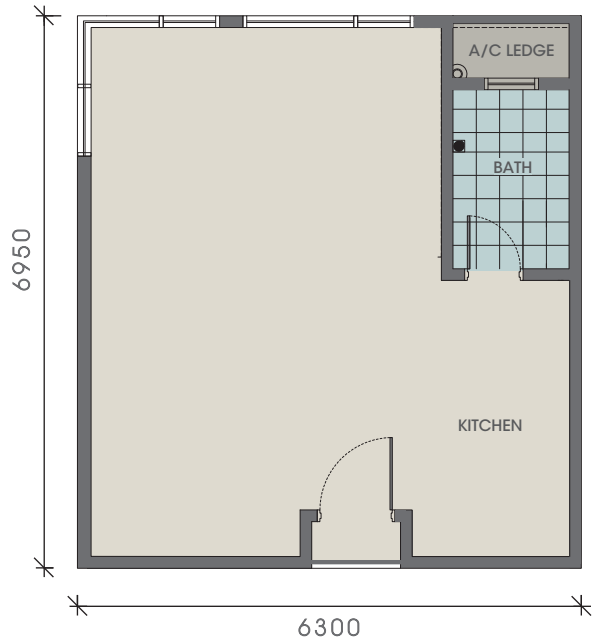
Type A1 - 445sqft



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/fixd 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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 **Huayang**
Your Dreams, Made Affordable

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43300 Seri Kembangan, Selangor.

Exclusive Marketing Agent

 **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.